

Holland Union Gakuen Charrette

Planning for a Lasting Future

May 30, 2014



Delta Protection Commission



SACRAMENTO - SAN JOAQUIN

DELTA CONSERVANCY

A California State Agency

Acknowledgements

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Office of Historic Preservation



Holland Union Gakuen Charrette Steering Committee

The following people played an integral role in planning this event through their dedication and involvement on the Steering Committee.

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All photographs in this report are by Nancy Ullrey, unless otherwise noted.

1.0 Introduction

The past was present at the Holland Union Gakuen as former students and their families, current and former Clarksburg residents, planners, architects, historians, and preservationists gathered to reminisce and learn about a community built in hope and disrupted by war that was



connected by one constant: the Japanese language school in Clarksburg.

The Gakuen is currently owned by the Sakata family. They have expressed their desired to gift the site to an organization that will help ensure its preservation and acknowledge the historical role it has played in the community. This generous act is the starting place of the meeting. The Sakata family has been clear about their wishes in protecting the site and these were shared with the participants.



The Delta Protection Commission (DPC) and the Sacramento-San Joaquin Delta Conservancy (Conservancy) sponsored the Holland Union Gakuen Charrette on May 30, 2014. The Charrette was designed “to explore economically sustainable re-use and re-development options of the Holland Union Gakuen which preserve the site’s important history.” The Gakuen was brought to DPC’s attention by Preserving California’s Japantowns (PCJ), a project that has been documenting pre-World War II Japantowns since 2006. In 2010, PCJ received funding from the California Civil Liberties Public Education Program to focus on documenting the Gakuen and supporting community members in preserving the site. An ad hoc committee of local steward began meeting around that same time.



By reaching back into the past, the Holland Union Gakuen Charrette is also reaching toward the future as it began planning for reuse and

Photos, top to bottom: Lantern Festival at the Holland Union Gakuen (undated); Erik Vink and Steve Hiromoto; Locke Boarding House room display. Photos courtesy of California’s Japantowns (top) and Nancy Ullrey

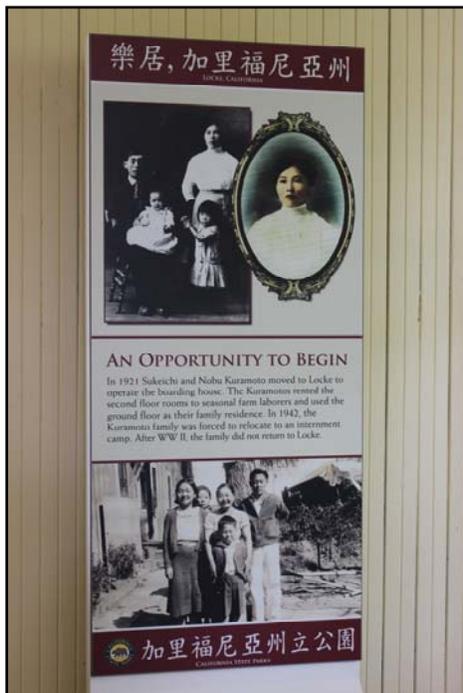
reconstruction of the site that would combine a cherishing of the community's memories and meeting the community's needs.

Japanese immigration to California began in the 1890s, as Japanese laborers began to replace Chinese farm laborers who had been banned from further immigration by the Chinese Exclusion Act of 1882. Japanese and Chinese residents often shared districts in the Delta towns, but dwelt in separate neighborhoods. In general, Japanese immigrants went from being laborers to becoming independent sharecroppers by the time of the Delta's agricultural boom during World War I.

Sakata Family's Wishes:

- Gakuen and residence preserved
- Never falls into private hands exclusively
- No land transaction expenses
- Must maintain home/school exterior/interior except to meet code
- Divide 4.7 acre parcel—flexible about how division goes. Essential secondary need
- Does not have to be solely part of a Japanese-American historic site
- Reuse respects and interprets sites' history
- Façade of both buildings maintained

The Japanese worked hard, were ambitious, and many were able to purchase land and transition into successful farmers. This transition resulted in an anti-Japanese attitude on the part of many whites which led to a 1913 California law that forbade Japanese ownership of farmland and severely limited the ability of Japanese to lease farmland. Due to the great



Interpretive signage at the Lock Boarding House about the original owners, Sukeichi and Nobu Kuramoto.

concern that Japanese were dominating some of the “very best lands in California,” a 1920 State law forbade Japanese farmers from even leasing of land; in 1924 a federal law banned Japanese immigration. Despite these setbacks, a Japanese community grew in the Delta and in 1927 built the Holland Union Gakuen near Clarksburg to teach the *Nisei* (Americans of Japanese descent) Japanese culture and language. However, in 1942, the Delta Japanese community once again faced discrimination as they were forcibly relocated and imprisoned in War Relocation Centers in Arizona or California.

This is the historical context the Charrette participants kept in mind as they met to explore possibilities for renovation and reuse of the gakuen, one of the few remaining pre-World War II Gakuens on the West Coast. To assist in these explorations, the Charrette began with a tour of

restored historic Japanese sites in Locke and Walnut Grove. The group first visited the Locke Boarding House, restored and operated by the California State Parks. Climbing the small enclosed stairs to the cell-like rooms on the second floors, people read the interpretive signs that explained the site's historic importance and saw examples of what the rooms looked like during the many decades. The boarding house had

multi-ethnic lodgers, and the owners were a Japanese American family. On the first floor, visitors looked at several artifacts such as jade bowls, cooking utensils, and clothing.

At Walnut Grove, the Charrette participants explored the newly restored Miyazaki Bathhouse. The restoration was painstakingly done by hand, using reconstructed period tools, by Eugene (Jeep) Phillips. The bathhouse is an example of a privately owned and restored historic building, and is open for rental. The first floor houses the historic baths meant for communal bathing, a downstairs bedroom, and an art gallery space. A narrow outdoor staircase leads to the beautifully restored and decorated “vacation cottage” consisting of two bedrooms, a modern-day bathroom, a dining area, and a kitchen.

Also on the itinerary was a visit to the Walnut Grove Buddhist Temple, completed in 1927. While technically not a restored building, it is a well-regarded site with much cultural and historic significance. Some tour members got a glimpse of the shrine as the curtains were drawn back to reveal a bright gold altar and a portrait of the Buddha. Guests also viewed the historic photographs lining the walls of the Walnut Grove Buddhist community.

What is A Gakuen?

To teach and instill Japanese language and culture to their children, Japanese Language Schools, or *Gakuens*, were a priority for the Japanese immigrants. In many Japantowns, the community invested in the formation of a Gakuen, even before building a temple or a church. The Gakuen would also serve as a community hall and gathering place to hold celebrations, festivals, meetings, cultural arts, and events.

The last stop on the tour was the Holland Union Gakuen. The white clapboard school with aqua-green trim was surrounded by tall trees and bush. The consensus among the restoration professionals (architects, preservationists, etc.) was that the Gakuen and the adjacent teacher’s residence had good structural integrity, and would be a good site for restoration to take place.

After a brief lunch, the Charrette began with the participants divided into four groups. Each group addressed one of four possible ownership scenarios which are discussed more fully in the Section 3 of this report.

2.0 Meeting Objectives and Process

There were four objectives to the Holland Union Gakuen Charrette:

1. Share history and perspective of the values of the Gakuen
2. Conduct a field trip to other historical sites in the area
 - Locke Boarding House
 - Walnut Grove Miyazaki Bath house
 - Walnut Grove Gakuen

3. Create a shared vision for the reuse and redevelopment of the Gakuen among the participants
4. Develop next steps

To achieve these objectives, the Charrette team hired a professional facilitator to lead the general discussions and assist in developing the meeting agenda. The agenda included viewing an oral history video of the Gakuen, a field trip to comparable historic sites, small group discussions to develop ideas for reuse and redevelopment of the Gakuen, and some conversation about the next steps.

Outreach prior to the Charrette. Extensive outreach was conducted prior to the event. On April 12, 2014, the Holland Union Doshi Kai held their annual luncheon in Sacramento. This group is composed of Japanese-American members who had once used the Gakuen when it functioned as a schoolhouse/community center. A presentation was made at this luncheon to inform members about the Charrette logistics and objectives, and to encourage participation. This presentation led to several Holland Union Doshi Kai members attending and participating in the Charrette.

A presentation was also made about the Charrette at the 2014 California Preservation Foundation Conference, which was held at the Asilomar Conference Grounds in late April 2014. This presentation was tailored towards conference participants including historians, preservationists and architects as a means to inform the preservation community about the Gakuen Charrette and the broader concept of an Asian Pacific Islander Heritage Corridor in the Delta. Several audience members served as Charrette participants.

Additional outreach included notifications to the Commission's and Conservancy's email lists, press releases, and extensive internet promotion via Facebook and webpages.

3.0 Meeting Outputs

All four objectives set for the Charrette were met in varying degrees. Most of the participants evaluated the Charrette as excellent or very good (see Appendix D for details). Some participants wanted to spend more time visiting the historic sites; others wanted to hear more from the “old-timers” about the history, and still other’s expressed a desire to get younger generations involved in creating the shared vision. At the end of the meeting, some distinct next steps were developed to work with the initial ideas developed during the small group discussion.



Sharing the History. The Gakuen’s history was shared using different media, including personal stories, photographs, and previously written articles about the Gakuen. Many of the Charrette participants were former students, or children or grandchildren of former students. Prior to beginning the tour, the group viewed the video “*Memories of Place: Clarksburg’s Japanese Language School*” produced by Preserving California’s Japantowns. This 14-

minute video presents former students reminiscing about the Gakuen, living in the Delta, and of having to leave their community for relocation camps at the start of World II. Several of the interviewees on the video participated in the Charrette as well. The video helped to set the stage for the field trips to the Gakuen and other historical site.

Beginning in the late 1920s, the Clarksburg Japanese School was the center for Japanese American community life in this part of the Sacramento Delta. It was built in 1927 by immigrants who envisioned a future where their American-born children could retain Japanese language and culture, while flourishing in their adopted home. Tatsuki and Yaeko Sakata, who farmed nearby, generously donated land for the school.



Top: A group gathers in the Gakuen for a photo. Bottom: Holland Union Gakuen students sit on the school house steps in this undated photo.
Photo courtesy of California Japantowns

At its peak, the Japanese School employed three teachers to instruct approximately 120 students ranging in age from first grade through high school. In addition to lessons in reading and writing in Japanese, students learned about Japanese culture and

participated in an annual speech contest. The Gakuen was used by the larger Japanese American community as a center for culture, entertainment, and social gatherings. From the early days, the building and grounds hosted silent movie screenings with *benshi* (narrator), annual picnics, and New Year's parties.

Following Japan's attack on Pearl Harbor and U.S. entry into WWII, all people of Japanese descent on the West Coast were forced to leave their homes and businesses, taking only what they could carry. On June 8, 1942, approximately 500 Japanese Americans were ordered to gather near Clarksburg High School and were forcibly removed from their community to remote inland "War Relocation Centers." Most people from the greater Sacramento Delta area were incarcerated in Tule Lake near the northern California border, and at Gila River in the Arizona desert.

Clarksburg area families began to return in spring and summer of 1946. Because California law prevented most Japanese immigrants from owning land before the war, rebuilding their lives and community was difficult. Yet some returned to farming and the Clarksburg Japanese School once again became a community gathering place for several decades following WWII.

Seeing the Sites. Participants boarded a tour bus and headed to the first historic site, the Locke Boarding House. In 1921 the Kuramoto family operated the boardinghouse for seasonal Japanese farmers. In 2008 the building was restored and opened as a museum under the California State Parks system; interpretive signage highlights the Japanese seasonal farm worker experience and exhibits show the changes in living conditions throughout the years.

Visiting this site allowed Charrette participants to see an example of public ownership and reuse of an historic building.



Foot washing bowl detail from Miyazaki Bathhouse.

The Miyazaki Bathhouse in Walnut Grove is the example of private owner restoration. Another pre-World War II building, the bathhouse was built around 1916 and was in use probably up until the 1960's. The owners purchased the abandoned and dilapidated building in 2003 and began the painstaking work of restoring the building, reusing as much of the original materials as possible and adhering to historical accuracy for much of the building, especially the baths. The upstairs boarding rooms were converted into a two-bedroom vacation rental, and part of the first floor is an art gallery.

While in Walnut Grove, the participants were able to visit Walnut Grove Gakuen Hall as well, but were unable to go inside the building. Built in 1927, the Walnut Grove Gakuen Hall has been renovated and is in use as a Japanese Community Center; in 1980 the hall was added to the National Register of Historic Places.

The tour culminated with a visit to the Holland Union Gakuen and adjacent teacher's residence. Hidden by over grown brush, the Holland Union Gakuen bridges generations and history. The one-room school house, which at one time had as many as 102 students under its roof, also served generations of Delta residents of Japanese heritage as a cultural and community center. Built in 1927 on land donated by Tatsuki Sakata, a prominent Delta farmer, the *gakuen* and adjoining teacher's residence still are on property owned by his decedents.



SCENES FROM THE TOUR: Clockwise from upper left: Charrette participants look at the newly restored baths at the Miyazaki Bathhouse; the sign outside the Walnut Grove Gakuen; the sign outside the Locke Boarding house; a Japanese statute in the Locke Boarding house museum. Center: the shrine at the Walnut Grove Buddhist Temple.



EXPLORING THE GAKUEN:
 Clockwise from top left:
 Participants head into the school house; the teacher's residence was also on the tour; participants talked about their impressions and memories of the Gakuen; the oil heater for the school; participants listen to presentations about the school; Clark Tokunaga and Steve Hiramoto give a presentation about the school.





Jill Shiarki and Dan Reilly note participants' comments during the Charrette.

Creating a Shared Vision. After the tour, the Charrette participants met in small groups to discuss potential reuse and restoration opportunities for the Gakuen. The wishes of current owner Tom Sakata regarding the site's future were conveyed, which included preservation of the Gakuen and teacher's residence and that any reuse respect and interpret its history.

Using these basic guidelines, the Charrette participants were divided into four smaller groups. These groups—assigned colors to avoid any sense of prioritization—met to discuss the possibilities and challenges for the reuse and redevelopment of the Gakuen under

one of our ownership scenarios. The four ownership scenarios were: (1) community-owned, nonprofit (501(c)(3) option; (2) public-private partnership; (3) for profit business with historic preservation protection easement; and (4) state or local agency ownership and management. Each of these groups was asked to consider the following questions:

- What uses could the site be put to?
- How feasible is the reuse? Is the site right? Are the buildings right? Funding?
- Who will manage?
- Where will funding come from?
- Will this maintain the historical character?

After about 90 minutes of table-side conversation, each small group presented their ideas to the whole group. Certain common themes emerged as the groups gave their presentations, such as keeping the site as an educational center; making sure to incorporate historic interpretation of the site into any reuse; developing parking was essential; and that being next to Elk Slough was beneficial for several potential uses.



The Blue Group discusses the Charrette questions.

Potential Uses and Managers. The groups also agreed that the site lent itself to multiple uses and that activities for youth in particular would be in keeping with the Gakuen’s history. Ideas for reuse are listed in Table 1.

Table 1. Potential Uses for the Gakuen Site			
Blue Group (Non-profit group)	Green Group (public/private partnership)	Red Group (private business)	Yellow Group (state or local ownership/management)
Community Center in the Gakuen and commercial kitchen in the Teacher’s residence	Lease land to bring in revenue; farming	Education or Resource Center: private school, daycare, UC Resource Center or Extension, outdoor education	Concession with mixed use
Event Center	Education Center—for classes, workshops, or meetings	Recreation: summer camp, sports facility, dance or theater both classes and performance, lodging for family or small groups, tent camps with a community kitchen in the Teacher’s residence	National Heritage Area Offices
Rest stop for cyclists	Agriculture—“craft” farm, demonstration or community garden; farm-to-fork venue	Indoor/Outdoor Experience: Japanese garden, private events, retreat or conference center, art and culture center	Museum
Historic attraction on its own	Bike path with rest stop	Tie into winery and agricultural history	Camping/Hostel
Delta Agricultural Center or Museum	Education Center—focused on farming, culinary academy, tie back to culture and Japanese farmers	Anchor site for north Delta to promote tourism	Bingo
Youth Educational Center possibility including a campground, demonstration farm	Restaurant—using locally grown vegetables		Community Center
Cultural Center	Healing, therapy, religious-spiritual, or meditative-retreat center		Japanese Events
Agri-Tourism Center	Museum		Agri-tourism
Water Access/Water Trail	Micro cinema		Sake Tasting Room
	Community space (e.g., church; picnic area)		

Feasibility. Once the initial brainstorming was completed, the groups began addressing how feasible their ideas were in light of the sites current condition. Several of the architects participating in the Charrette told the groups that the Gakuen appeared to be well-built and relatively well-maintained, which contributes to the feasibility of restoring the building. Challenges to restoring the site include the need to create parking (it is illegal to park on county roads) and adequate fire access, which can be accommodated by a parking lot large enough for a fire truck to enter. A new septic system would be needed as well, and likely would require building a separate restroom facility to meet American with Disabilities Act requirements.

Acquiring the full 4.3 acres would make certain options more feasible because it would allow access to the waterway (Elk Slough). The Sakata family indicated it was willing to donate only the land upon which the Gakuen and teacher’s residence sits, not the full acreage.

Funding Options. Given the range of reuse and management (ownership) options, the range of potential funding also was broad based. The groups all suggested similar options and combinations of options to fund the restoration and reuse of the site. Among the funding options are grants (public and private), fee structure, and seasonal fundraisers. Table 2 lists the potential funding options by potential management group.

Table 2. Funding Options by Potential Management Group

Blue Group (Non-profit group)	Green Group (public/private partnership)	Red Group (private business)	Yellow Group (state or local ownership/management)
Partner or lease the property to a non-profit group (e.g., Future Farmers of America)	Grants, both public and private	Fee-based use	Grants
Feature a store where people can purchase local produce or other projects to help with a sustainable income flow.	Public or private sources other than grants	Corporate sponsorship for education center	State funding
Form a 501 (c)(3) group to hold fundraisers in conjunction with seasonal cultural festivals (e.g., Obon Festival)	“Friends of the Gakuen” could raise funds	Anchor business	Develop a “friends of” non-profit to collect funds and conduct fundraising
If site served as headquarters for National Heritage Area Visitors Center, possibility of designated government funding for the site	New market tax credits (would allow for scattered sites to combine and be eligible for credit)	Founder’s wall	Get listed on National Register of Historic Places
	Water park county bonds		
	Commercial loans		
	Satellite for another existing business or museum		

Historical Character. Every group agreed that preserving the buildings and open space and acknowledging the Gakuen’s history were important features of any reuse. In addition to preserving the site and historic landscaping, ideas included:

- Plaques, signage, interpretive panels
- Mobile apps, computer kiosks, mini-movies
- Museum, and period costumes
- Nominate for National Register of Historic Places

Next Steps. After the small group reports, the larger assembly was asked, “What next?” Most acknowledged that the site has great potential for restoration and reuse, and there was general consensus that the project ought to move forward. To facilitate this, the ad hoc committee will continue to explore and refine the ideas developed during the charrette. One of the participants—Adrienne Ito, the granddaughter of a former Gakuen student—agreed to work with a local architect to research and complete the National Register of Historic Places application.

One technical comment gave some specific ideas regarding a task the ad hoc committee could begin with, “... [it] would be important to begin generating funds ASAP to pay for a ‘focused condition assessment report’ for the buildings. Need to identify areas where stabilization and repair are needed to *halt* weather encroachment further eroding of [building] materials *before* it becomes too cost prohibitive to stabilize (much less to rehabilitate the resources and buildings).”

Other next steps coming out of the charrette is to complete the final Holland Union Gakuen Charrette report, continue working with the Delta Asian Pacific Island Steering Committee, find or form a non-profit entity to assist with fundraising and grant writing, and expand and solidify the Clarksburg Ad Hoc stakeholders.

Evaluating the Charrette. A little shy of two-thirds of the participants who completed the Charrette evaluation gave the overall experience an excellent rating (62%). The remaining third rated the Charrette as very good. Table 3 shows the actual evaluation tally.

	Excellent 5	Very Good 4	Average 3	Fair 2	Poor 1	Blank
Facilitation	16 (62%)	10 (37%)	1 (3%)			
Presentations	14 (51%)	13 (48%)				
Facility & Access	14 (51%)	9 (33%)	4 (14%)			
Overall Evaluation	17 (62%)	9 (33%)				1

Most of the people found that the tour, and visiting the Holland Union Gakuen site, was the best part of the Charrette. As one participant wrote, “(we) need to see the resources and understand their historic context in order to comment effectively on their potential uses.” Another commenter said that visiting the Gakuen brought life to the site.

When asked for areas that could have been approved, most comments focused on the noisiness of the meeting site. The Old Sugar Mill is itself a renovated and repurposed building, once serving as a sugar factory and now provides a retail space for local Delta wineries and an events venue. Non-site related suggestions for improvement included giving more time for the former Gakuen students to share their memories of the school, and more engagement with younger generations about the site.

“I believe it would be best to get the younger generations involved (since they will be the future users) in the planning process. Being able to reach out to them and have them participate in events like this would help increase the ideas/proposals for the site,” wrote one participant.

A full evaluation tally and all comments can be found in Appendix D.

APPENDIX A. Agenda



Holland Union Gakuen Charrette

"Planning for a Lasting Future"

Hosted by

**Delta Protection Commission
and
Sacramento - San Joaquin Delta Conservancy**

At:

THE OLD SUGAR MILL
35265 Willow Avenue Clarksburg, CA 95612
(916) 744-1615
www.oldsugarmill.com

May 30, 2014

Agenda

8:30 Registration

9:00 Welcome

Background

History, values, challenges, other success models

Field trip to Gakuen (Transportation provided)

12:30 Lunch (provided by Mark Wilson)

Creating a Vision for the Holland Union Gauken

Discuss next steps

Concluding comments

4:30 Adjourn

APPENDIX B. Participants

Red Group Participants

- Erik Vink, Delta Protection Commission
- Melisa Gaudreau, Page and Turnbull
- Jill Shiraki, Preserving California's Japantowns
- Mark Huck, Office of Historic Preservation
- Jan Wooley, State Parks Historican
- Eugene (Jeep) Phillips, Miyazaki Bathhouse
- Jim Burchill, Ad Hoc Clarksburg
- Gene Itogawa, retired, former OHP, Sac JACL
- Cindy Heitzman, California Preservation Foundation
- Dave Stuart, San Joaquin County Historical Society/Museum
- Nancy Kirchhoff, neighbor to the Gakuen
- Glenn Osaki, family of former Gakuen principal
- Phyllis Iwasaki, Walnut Grove family
- Sachi Hiomoto, Clarksburg Gakuen student
- Jim Shimada, Clarksburg Gakuen student

Blue Group Participants

- Hisashi (Bill) Sugaya, Carey & Company
- Donna Graves, Preserving California's Japantowns
- Maria Baranowski, State Parks Architect
- Ed Short, Yolo County Chief Building Official and Floodplain Manager
- Stephanie Cormier, Yolo County Senior Planner
- Janet Sakata, Ad Hoc Clarksburg
- Don Finocchio, Clarksburg High School
- Susan Goto, Clarksburg Gakuen student
- Adrienne Ito, Walnut Grove Family
- Bob Tokunaga, Clarksburg Gakuen student
- Sayoko Shimada, Clarksburg family
- Sean Teramoto, Walnut Grove family
- Cecelia, West Sacramento Historical Society
- Mark Wilson, Wilson Vineyards & Ad Hoc Clarksburg

Green Group Participants

- Campbell Ingram, Delta Conservancy
- Michael Garavaglia, Garavaglia Architecture, Inc.
- Jean Yokotobi, Isleton Chambers (Bing Kong Tong Building)
- Allan Hoshida, Hoshida & Reyes Architecture
- Jeremy Liu, Real Estate expert
- Debbi Gibbs, staff to Congressman John Garamendi
- Kathy Harryman, Yolo County Historical Society
- Craig Kirchhoff, neighbor to the Gakuen
- Sally Osaki, family of former Gakuen principal
- David Unruhe, JACL
- Heather Ito, Nichi Bei reporter
- Clark Tokunaga, Clarksburg Gakuen student
- Dave Shimada, Clarksburg Gakuen student
- John Muranishi, Clarksburg family
- Bruce Simmons, Ad Hoc Clarksburg, resident/caretaker

Yello Group Participants

- Shakoora Azimi-Gaylon, Delta Conservancy
- Stephen Farneth, Architectural Resources Group
- Jay Correia, Office of Historic Preservation
- Linda Stonier, National Park Service
- Paulette Hennum, State Parks (Archeology, History & Museum Division) and Courtland resident
- Steve Hiromoto, Ad Hoc Clarksburg, resident
- Thomas Lewis, West Sacramento Historical Society
- Heidi Sakazaki, Clarksburg resident
- Jon Osaki, family of former Gakuen principal
- Tadao Koyama, staff to Assemblymember Mariko Yamada, Davis
- Roger Tokunaga, Clarksburg Gakuen student
- May Shimada, Clarksburg family
- Jeff Shimada, Clarksburg Gakuen student
- George Goto, Clarksburg family

APPENDIX C. Small Group Brainstorm Notes

Red Group

Education or Resource Center

- *maintain direct tie for original purpose for educating young people
- Private school
- Daycare
- UC Resource Center/Extension
- Outdoor Education

Recreation

- *consider location/setting and facility
- Summer Camp
- Sports Facility
- Dance or Theater – classes, performance
- Stay/Lodging for family or small group [NOTE: Lodging may be untapped opportunity for the Delta.]
- Tent Camps – create a community kitchen in Teacher's House, build bathroom/showers
- Offers Delta waterway – Kayak access, Elk Slough exploration; Cycling – bike path on Waukena Rd (parallel to Elk Slough),
- Partner with Boy Scouts and other groups
- Create River access – link with business across river, dock/river access may be challenge to obtain

Indoor/Outdoor Experience

- Create a Japanese Garden with memorial sponsorships
- Arrange for private events, ceremonies, tea/refreshments
- Retreat or Conference center like Marconi
- Art/Culture Center
- Tie in Winery/Agricultural History to draw in tourists
- Serve as anchor site for the Delta – upper Delta to promote tourism [i.e. Discover the Delta – located at Hwy 160/12, has a produce stand, info center]

- NOTE: Gakuen location is conducive to through traffic. Jefferson is main thorough fare, close to Sacramento, links to lower Delta

—

For Profit Business – high quality level needed to draw in customers from outlying areas

- Dining experience, featuring local wines and locally grown produce
- Bakery/Café
- Convert Teacher's Home into commercial kitchen with serving/sales counter
- Picnic Foods – for eating outside or in Gakuen; or Comfort Foods - soups/bread for winter months
- Local entertainment – music, performance, poetry, art
- Agriculture - Draw in Japanese food related companies from Sacramento – bean sprouts, etc.; Tie in agricultural traditions from Japan, Japanese agricultural heritage in region, truck farming, etc.

The brainstorm of ideas may not be mutually exclusive. Rather, a combination of ideas may be helpful to generate higher use.

Summary

- Mixed Use Property - offering meetings/retreat site/events
- Use Gakuen for group meeting, activities, and presentations; converting Teacher's House as communal kitchen; convert shed as additional space.
- Add ADA restrooms – may consider showers for cottages or tent camps?
- Create outdoor garden, founder's wall.
- Considerations: parking, pave roadway, fire/flood protection, ADA accessibility
- Programming: environmental outdoor or agricultural education, program calendar events with films, speakers, and festival celebrations related to Japanese American heritage/Japanese culture
- Financial: fee-based use, corporate sponsorship for education center, anchor business?, founder's wall,
- Historic Preservation: plaques, signage, interpretive panels, mobile apps, educational panel on agricultural history, Japanese immigrant history and language school, nominate for National Register of Historic Places for protection, historic documentation (HABS)
- Easement for protection, working with non-profit or agency as steward

Blue Group

Initial Brainstorming Best Uses

- Community Center (in Gakuen) and Commercial kitchen/coffee shop/offices (Teacher's residence) for special events like weddings, etc.
- Event Center
- As an attraction on its own accord
- Rest stop for cyclists
- Delta Agricultural Center/Museum to celebrate people and crops
- Historical designation
- Youth Educational Center
 - Campground
 - Demonstration Center
 - FFA, 4-H, Center for Land Based Learning site, or Soil Born Farms
- Multi-use center
 - Events
 - Classes
 - Youth
- Cultural Center
- Agri-Tourism Center
- Historic Landscaping
- Water Access/Recreation
 - Water Trail

The group determined that the best use was likely one that combined many of the ideas listed above; however there was a lot of support and energy around the idea of creating a Youth Learning Center focused on the Gakuen history, the Japanese-American contributions to Delta Agriculture, and Agriculture. The central idea was to keep the historic exterior or both buildings, with interpretive signage or exhibits regarding the Gakuen history, and have active youth educational programs regarding agriculture.

A question arose regarding how much of the parcel was actually being considered. The parcel is 4.63 acres and reaches to the edge of Elk Slough. The Sakata family indicated it would donate the buildings and 1.5 acres that included the buildings and front yard.

Challenges. One of the members of the Blue Group works for Yolo County, who said any reuse would need to accommodate parking (cannot park on county roads) and access for fire trucks. The fire access could be accomplished by developing a parking lot in what would now be the front yard of the site. The group discussed that for any reuse to happen, the full 4.63 acres needs to be acquired to address fire access and parking requirements as well as re-use activities such as small agricultural demonstrations or overnight campground experiences. Water access would also be good, especially if a kayaking trail were to be developed in the area.

Other challenges include:

- Historic landscaping—property overgrown and some landscaping was relatively recently
- The restrooms need to be ADA compliant—they are not part of the original building. This also would take additional space (regarding needing the full site) and, since there is no infrastructure (sewer) new leech lines and fields will have to be developed
- Re-zoning may need to happen, especially if full site cannot be acquired
 - Make sure re-use does not trigger need to rebuild county road
- Renovation costs
 - One group member is a retired state architect with historical preservation background. Estimating a cost of \$75 per square foot, plus cost of architectural drawings/plans, permitting, etc., she estimated a minimum of \$511,000 to restore the two buildings. This cost does not include any interpretive upgrades or additional modernizations that might be desired to make the site an attraction.

Fundraising/Stewardship

- Partner or lease the property to FFA, 4-H, or Center for Land Based Learning as a youth learning center.
 - Renovate the teacher's house into a caretaker's house
- Having a historic designation is important as certain funding can be available
- It should either be self-sustaining or partially self-sustaining
 - Feature a store where people can purchase local agricultural products
- Possible connection with the National Historic Area designation may help with funding
 - Could serve as the NHA Visitors Center
 - Could form a 501(c) support group to raise funds for the Gakuen and the group could have its office there
- Hold fundraisers for stewardship, especially those in conjunction with seasonal cultural festivals
 - Obon (summer), New Year's (fall/winter), Mochi Zuki (winter)
- Form partnerships with other non-profits

Green Group

Topic: Public Private Partnership [P=points that members prioritized themes]

- Privately financed-publicly owned (state, county, private)
- Multiple uses, economically viable, sustainable
- Lease Land to bring in revenue, is property large enough to farm
- Education center- possible a satellite campuses for classes/workshops, meeting center
- Bike path to site with rest stop
- 7p-Agriculture-back to the earth farming, specialty crops, demonstration or community garden, farm to fork venue, 'craft' farm
- 12p- Education center focusing on farming, local source food, farm to school, 501c3, culinary academy, how to use food, tieback to culture and Japanese farmers
- 2p- Restaurant- using veggies grown there [either on site restaurant or farm supplying to urban restaurant]
- Healing, therapy, religious-spiritual, meditative-retreat center
- 7p-Museum
- 2p-Micro cinema as a fundraiser (this would lend to historical, since movies were shown in the Gakuen)
- Community Space (church etc..)
- Crop Sustainable on small acreage.
- 1p-Picnic area

Site Feasibility Issues

- septic needs a lot of work
- flood plain restrictions
- parking space needed
- remote location
- preserve current old growth trees
- next to slough is an asset

Funding Options

- grants; public/private sources; fresh foods financing
- revenue; new market tax credits (would allow for scattered sites to combine and be eligible for credit); satellite for another existing business; satellite for a museum, such as the museum of Woodland looking for satellite location
- friends of the Gakuen
- water park county bonds
- commercial loans
- hidden treasures
- house might be good for following uses: artist and residence center; office; non-profit

How to start

- Create a friends of the Gakuen group; Support group; find public agencies that are interested; public ownership (park's department); 3p-find sponsor/entrepreneur; restoration work probably not extensive; have a current resident to live on property and help maintain; park/rec/museum use; reach out to the Japanese American Council on Leadership

Site work

- driveways needed for accessibility; has a functioning water well
- Fresh food farming
- **5p- Historic Preservation Concepts:** 5p-light hand-in the renovation/keep integrity of building and exterior; bring to code; moderate facility changes; 3p-needs restroom; needs kitchen; accessibility needs path as means of travel
- **26p-History Recognition:** use technology to tell history include computer kiosks; 3-costumes; 2- interpretive panels; 1p-mini movies; 12p-interpretive center for API heritage corridor; 8p-use has to be respectful –educational component

Top Voted Themes from the Group

- **33 Points-History Recognition-** use technology to tell history include computer kiosks; 3-costumes; 2- interpretive panels; 1p-mini movies; 12p-interpretive center for API heritage corridor; 8p-use has to be respectful–educational component; 7p-museum
- **19 Points- Education, farming,** local source food, farm to school, 501c3, culinary academy, tie back to Japanese Culture, Japanese farmers. Agriculture, 'back to the earth' type farming, specialty crops, community garden, farm to fork, 'craft' farm.
- **12 Points- Interpretive center for corridor**

Yellow Group

Summary Points

- Sole management not feasible
- Concession with mixed use ideas
 - National Heritage Area Offices
 - Museum
 - Camping/Hostel
 - Bingo
 - Community Center
 - Japanese Events
 - Agri-tourism
 - Sake Tasting Room
- Principles of use
 - Increase visibility
 - Flexibility of uses
 - Education specific to Japanese-American experiences
 - Use entire setting (including grounds)
 - Community use element remains
- Next steps
 - California Japanese American Community Leadership Council (CJACLC) can serve as 501c3
 - Apply for National Register of Historic Places

Discussion Notes

- Local Non-Profit Management
Concessions – 2nd Tier (examples – State Park closures with local partners)
- Agency Feasibility
 - State Parks – with “Friends of” group
 - Concession with mixed uses
 - Conservancy, land trust, etc.
 - Mixed use
 - Community
 - Museum
 - Education
 - Concession/revenue generating
 - (Local or Japanese-specific)
- Funding
 - Use fees for events
 - Assessment district
 - Day use fees
 - Baseline maintenance agreement with government agency
 - Concessionaires pay rent
- Uses
 - National Heritage Area offices

- Museum for immigrant history
 - With interactive maps – overnight field trip
 - Map with Japan that depicts immigrant route to CA
 - Map with concentration camps – where Delta Japanese-Americans were sent
 - Retain school usage
 - House concerts
 - Camping/hostel
 - Community center
 - Specifically Japanese-American community uses
 - Japanese-American Holidays (New Years, Blossom Festival, Summer Holidays)
 - Limited Hours/by appointment
 - Agri-tourism
 - *Flexibility is key – multiple use*
 - Bingo
 - Performing arts
 - Sake tasting room
- Principles of Use
 - Visibility
 - Increased awareness
 - Flexibility
 - Compelling
 - Education specific to Japanese-American experience
 - Use entire setting
 - Community use element
 - Question – Who values this site/
 - Historians/science
 - Resource of Californians
 - It's a miracle it is still here
 - Funding
 - Grants
 - State Funding
 - “Friends”, Non-profit foundation
 - CJALC can serve as 501c# to collect funds, and serve as fundraising point
 - Get listing on National Register of Historic Places

APPENDIX D. Meeting Evaluation Summary

Holland Union Gakuen Charrette
May 30, 2014

Twenty-seven (27) evaluations were received from approximately 50 participants.

1. Participants self-identified as:

8 Agency 4 Resident 7 Technical 1 Former Gakuen Student 9 Other

2. Participants rated the following:

	Excellent 5	Very Good 4	Average 3	Fair 2	Poor 1	Blank
Facilitation	16 (62%)	10 (37%)	1 (3%)			
Presentations	14 (51%)	13 (48%)				
Facility & Access	14 (51%)	9 (33%)	4 (14%)			
Overall Evaluation	17 (62%)	9 (33%)				1

3. In my opinion, the best part of the Charrette was...

- Tour & Conversations
- Bus Tour and speakers on the bus tour... need to see the resources and understand their historic context in order to comment effectively on their potential uses. Providing lunch was wonderful- thanks!!
- The discussion process and figuring out what to do next
- The four-seeing it in the field w/people who had personal connection
- Site visits, local Japanese/Am Community & resident participation, group discussions – well organized – good attendance – knowledgeable/skilled participants
- Being involved in the process to create the vision/tour
- The tours, being at the school
- Bus tour of Delta areas/buildings/historic venues/tours
- Plenty of positive ideas/thoughts for school sustainability
- Visiting the restored sites, stepping into their history, then coming back to the Holland Gakuen and feeling it come alive.
- Tour
- Small Group
- On site visits – got a greater appreciation of developing a historical-use plan
- The dynamics and synergy tour really helped
- The tour of other historical sites. It was great to help brainstorm future uses of the Holland Union Gakuen

- Movie background
- Enthusiasm
- A starting direction
- Tour of the facilities
- Well-planned: appropriate tour, organized small group sessions, focused next steps
- Specific next steps established including time-line/deadlines (important)
- Working groups
- Coming someplace unique I've never been before and seeing such a gem of a resource.
- The breakout groups
- Tour to Gakuen site
- Tour, rides, networking
- Good mix of people, very well organized; good use of time on bus w/ presentations in route. Amazing closing with names, dates, and commitments!
- Wide representation of local state holders, state agencies, preservation professionals

4. Areas that could have been improved include:

- Hearing in the meeting room was difficult (fan noise, etc.) Microphones helped
- More time to explore the various sites visited
- Improve communication to the younger generations (high school/college students)
- Noisy meeting space
- More time
- Little more discussions about overall goals & objectives with site – fundraising.
- Clarification in the process of the different options
- None- prefect
- No fan
- Too noisy
- No comment. Very good
- Loud fan that was turned off
- More time for elaboration of proposals.
- Overlap of small groups study areas
- Wrap up
- Wine with lunch (ha,ha)
- PA system- was really very good most of the time
- Better directions to the location- I got lost!
- 0 immediate alternatives to suggest.
- Maybe each group note on; uses 3/prioritize, organization type, FR concepts, revenue concepts, potential partners
- Coordination with State Park, opening; should make more of an effort to include/ involve Japanese American participants in discussions
- Time for old-timers to share memories

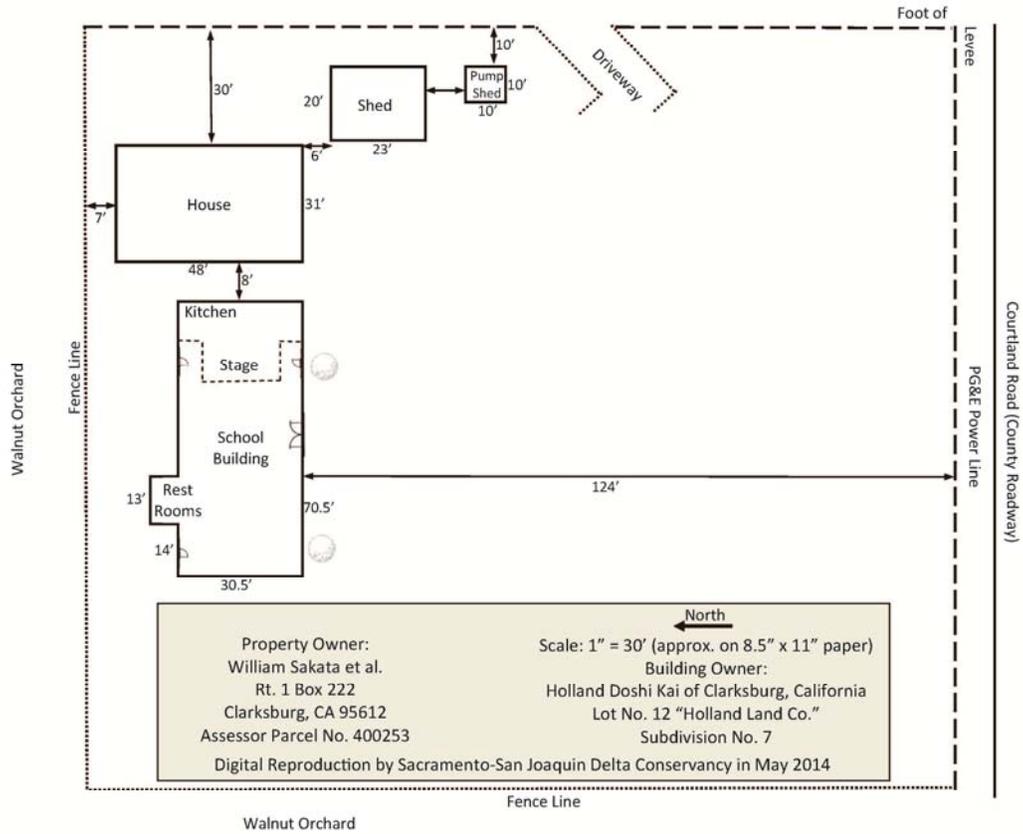
5. Other comments:

- Would be important to begin generating funds asap to pay for a “focused condition assessment report” for the buildings. Need to identify areas where stabilization and repair are needed to halt weather encroachment further eroding of bldg materials before

it becomes too cost prohibitive to stabilize. (much less rehabilitate the resources/bldgs.)

- I believe it would be best to get the younger generations involved (since they will be the future users) in the planning process. Being able to reach out to them and have them participate in events like this would help increase the ideas/proposals for the site.
- Wonderful day- stay in touch via e-mail
- Thank you to Alex, Donna, Jill & Jim. This was very inspirational.
- Impressed with number & different individuals/organizations represented
- Too much on agenda for small group work
- Very excited to see the project move forward!
- Would like follow-up on progress
- I'm available to help with interpretive planning in the future
- Enjoyed the video very much
- The visits to WG & Locke were very crucial to evaluate this project; even as a local I learned a bit & it put this project in focus.
- Like the size and amiability of the group in general- friendly and productive
- Very thoughtful to include morning snacks; afternoon chocolate; excellent lunch; cushy bus!

Appendix E. Site Map of Holland Union Gakuen



Appendix F. Sacramento Delta Asian-Pacific Islander Heritage Corridor Map

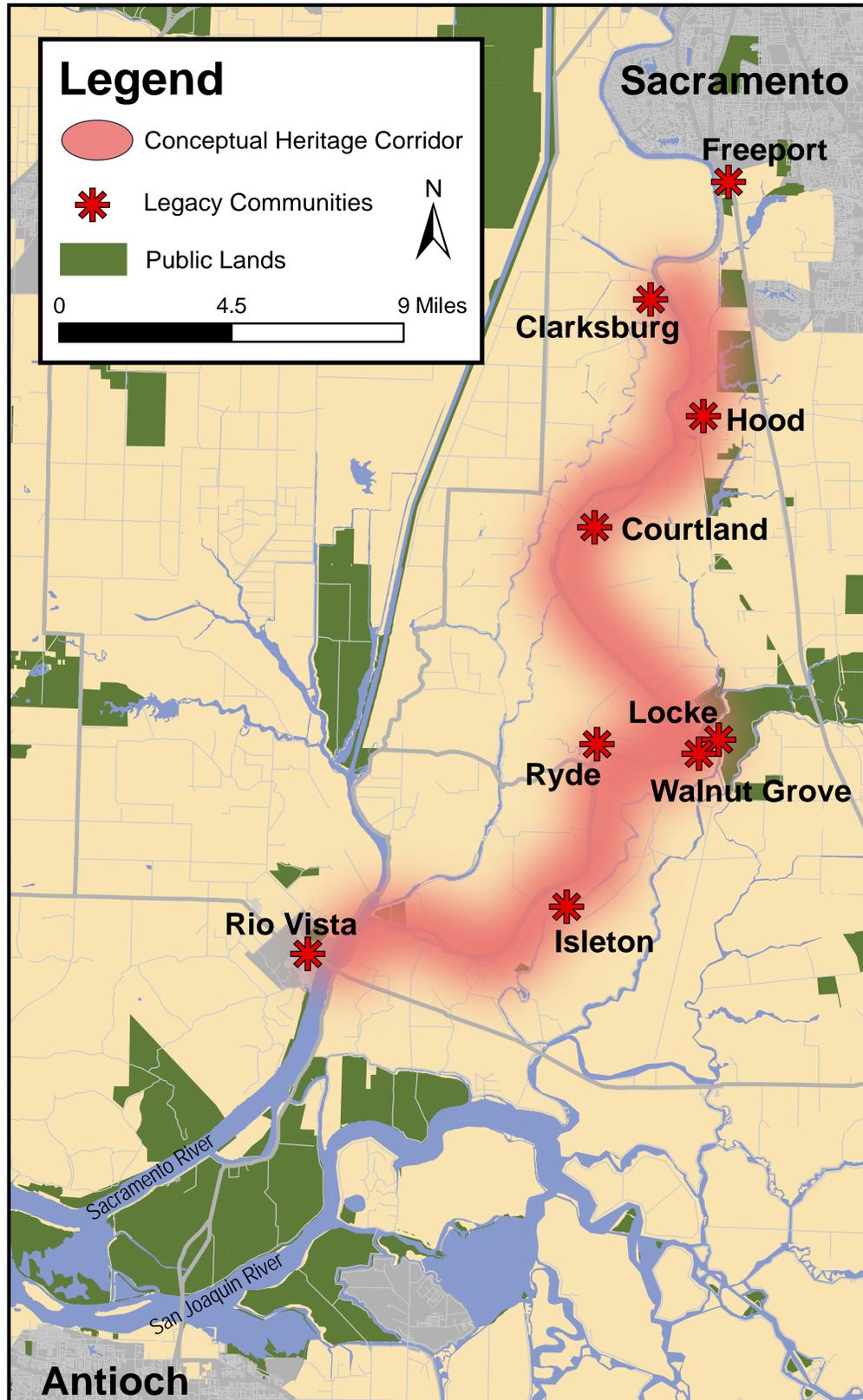


Sacramento Delta Asian Pacific Islander Heritage Corridor



Draft Concept

Conceptual Map



Supporting Resources

1. Holland Union Gakuen

BUILT IN 1927, CLARKSBURG'S GAKUEN IS ONE OF FEW REMAINING PRE-WORLD WAR II JAPANESE LANGUAGE SCHOOLS IN THE STATE, AND HAS AN ADJACENT TEACHER'S RESIDENCE. LOCAL STAKEHOLDERS AND TECHNICAL EXPERTS ARE CURRENTLY DISCUSSING ITS FUTURE.



2. Courtland

SEVERAL HISTORIC BUILDINGS REMAIN IN COURTLAND'S CHINATOWN, WHICH WAS REBUILT IN 1906, AFTER ITS ORIGINAL CHINATOWN BURNED DOWN. THE TOWN IS SURROUNDED BY PEAR ORCHARDS, DATING BACK 100+ YEARS, WHICH ONCE PROVIDED A MAJOR SOURCE OF EMPLOYMENT FOR CHINESE IMMIGRANTS. ITS ANNUAL PEAR FAIR HAS A HISTORICAL EXHIBIT FILLED WITH ARCHIVAL PHOTOGRAPHS.



3. Locke

THIS NATIONAL HISTORIC LANDMARK STANDS AS A TESTAMENT OF CHINESE IMMIGRANT CONTRIBUTIONS TO DELTA RECLAMATION AND AGRICULTURE. BUILT IN 1915 AFTER A FIRE DESTROYED THE CHINATOWN IN NEIGHBORING WALNUT GROVE, LOCKE IS THE ONLY TOWN IN THE UNITED STATES BUILT EXCLUSIVELY BY AND FOR CHINESE IMMIGRANTS. WITH NUMEROUS POINTS OF INTEREST INCLUDING MUSEUMS, RESTAURANTS, ART GALLERIES, AND MORE, VISITORS CAN TAKE SELF GUIDED, OR DOCENT TOURS ARRANGED BY RESERVATION. ANNUAL ASIAN PACIFIC SPRING FESTIVALS ARE HELD IN MAY WITH LION DANCERS, TAIKO DRUMMERS, POLYNESIAN DANCING, ETHNIC SONGS AND MUSIC, FOOD VENDORS, POKER TOURNAMENTS, MAHJONG, AND MORE.



4. Locke Boarding House

THIS SITE HAS BEEN REHABILITATED FROM A HISTORIC FARM LABORER BOARDING HOUSE TO AN EXHIBIT AND RESEARCH FACILITY OPERATED BY STATE PARKS AND THE LOCKE FOUNDATION. FILLED WITH DISPLAYS AND ARTIFACTS, THE SITE IS AN EXCELLENT PLACE TO LEARN MORE ABOUT CHINESE IMMIGRANT EXPERIENCES IN THE DELTA.



5. Locke Memorial Park and Monument

DEDICATED IN 2006, THE LOCKE MEMORIAL PARK INCLUDES A MONUMENT COMMEMORATING CHINESE IMMIGRANTS WHO CONSTRUCTED THE REGION'S RAILROADS, LEVEES, AND FARM LANDS.



6. Locke Dai Loy Museum

ORIGINALLY A GAMBLING HOUSE OWNED BY LOCKE'S FOUNDER, LEE BING, THE SITE NOW SERVES AS MUSEUM THAT CLOSELY RESEMBLES ITS HISTORIC CHARACTER.



7. Walnut Grove Chinese-American Historic District

THE WALNUT GROVE CHINESE-AMERICAN HISTORIC DISTRICT WAS CONSTRUCTED AROUND 1937. NUMEROUS HISTORIC BUILDINGS REMAIN, SERVING AS LOCAL BUSINESSES, RESTAURANTS, ART GALLERIES, AND MORE.



8. Walnut Grove Japanese-American Historic District

ENCOMPASSING FIVE ACRES, THE DISTRICT, REFERRED TO AS "KAWASHIMO" WAS BUILT IN 1915 AFTER FIRE DESTROYED THE NEIGHBORING CHINATOWN WHICH ISSEI RESIDENTS RESIDED IN. ITS NUMEROUS BUILDINGS HAVE CHANGED LITTLE SINCE CONSTRUCTION.



9. Miyazaki Bathhouse

AS THE ONLY FUNCTIONING PRE WORLD WAR II BATHHOUSE IN THE COUNTRY, THE MIYAZAKI SERVES AS AN ART GALLERY, AND LUXURIOUS BED AND BREAKFAST WITH A BATH, STEAM AND LOUNGE AREA. THE GALLERY PARTICIPATES IN WALNUT GROVE'S ART OPEN HOUSE ON THE FIRST FRIDAY OF EVERY MONTH.



10. Walnut Grove Backtown

EAST ACROSS THE SOUTHERN PACIFIC RAILROAD TRACKS, THE BACKTOWN HELD MANY NIKKEI RESIDENCES, A HOTEL, AUTO GARAGE, A JAPANESE SCHOOL, AND A BUDDHIST CHURCH WHICH STILL HOSTS AN ANNUAL BAZAAR EVERY JULY.



11. Isleton Asian-American Historic District

THE DISTRICT INCLUDES HISTORIC CHINESE AND JAPANESE SECTIONS WITH BRICK AND FRAME COMMERCIAL BUILDINGS CONSTRUCTED AFTER A 1926 FIRE. THE 1920S PRESS TIN SIDING ARCHITECTURAL STYLE IS UNIQUE TO ISLETON, AND MANY OF THE FAÇADE IMPROVEMENTS REMAIN INTACT. FOUR GAMBLING HALLS FRONTED MAIN STREET WHICH WERE UTILIZED BY FILIPINOS, EAST INDIANS, AND CAUCASIANS IN ADDITION TO CHINESE AND JAPANESE.



12. Bing Kong Tong Building

BUILT IN 1933, THIS BUILDING REPRESENTS A SIGNIFICANT EXAMPLE OF CHINESE AMERICAN ARCHITECTURE, AND ONCE SERVED AS A COMMUNITY CENTER FOR CHINESE LABORERS ORGANIZED UNDER A BENEVOLENT SOCIETY. A 2008 EPISODE OF PBS' HISTORY DETECTIVES UNVEILS SOME OF THE WELL KEPT SECRETS OF THE BUILDING'S PAST. CURRENTLY UNDER RESTORATION, THE SITE WILL EVENTUALLY BE USED AS A MUSEUM AND ISLETON COMMUNITY SPACE, WITH OVERNIGHT SLEEPING QUARTERS FOR INDIVIDUAL MEMBERS OF THE BING KONG TONG SOCIETY.



13. Isleton Museum

THE ISLETON MUSEUM IS CURRENTLY HOUSED IN A BUILDING ADJACENT TO THE BING KONG TONG, AND CONTAINS NUMEROUS PHOTOGRAPHS AND ARTIFACTS. WALKING TOURS OF ISLETON'S HISTORIC MAIN STREET CAN BE ARRANGED BY APPOINTMENT.



14. Rio Vista Chinese Cemetery

NOT MUCH IS LEFT OF RIO VISTA'S CHINATOWN THOUGH ITS BRUNA VISTA PARK CONTAINS A CEMETERY FOR VICTIMS OF THE TRAGIC 1930 EXPLOSION OF THE YOSEMITE STEAMER, WHICH KILLED ABOUT 70 CHINESE. DUE TO RACIAL BIAS, THE CHINESE DEAD WERE NOT PERMITTED TO BE BURIED IN RIO VISTA'S OTHER CEMETERIES.

Compiled in 2014 by Delta Protection Commission staff with advisory assistance from Preserving California's Japantowns. For visioning and discussion purposes only.

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