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Final Technical Report Southern Villages Guam Architectural Survey



30 September 2014



Prepared for:
Government of Guam
Guam Department of Parks and Recreation
490 Chalan Palasyo
Agaña Heights, Guam 96910
Project 66-13-001

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GANDA Report No. 2290-1



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MANAGEMENT SUMMARY

The history of Guam's built environment is punctuated by episodes of large-scale architectural reconstruction and renewal spurred by colonialism, wartime destruction, and natural disasters. Historic architecture studies are vital for documenting this evolution. However, while previous studies have concentrated on individual buildings and districts, the present study focuses on much of the southern half of the island of Guam with the aim of identifying and characterizing the range, number, and locations of historic architectural properties that are eligible for listing on the National Register of Historic Places (NRHP). To accomplish this goal, a reconnaissance-level architectural history survey of Guam's seven southern villages was conducted on behalf of the Guam Historic Resources Division through a Historic Preservation Fund Grant provided by the National Park Service. The survey involved the evaluation of buildings, sites, structures, and objects over 50 years of age (built on or before 1964) that are significant to the history of Guam's built environment. Twenty-three historic architectural properties, all from the post-World War II Period, were documented within southern Guam's historical settlement communities. Six of these properties were determined eligible for listing on the NRHP. The results demonstrate a rebirth of architectural design, particularly in the domestic sphere, in the post-World War II and post-Typhoon Karen era on Guam.

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We would like to thank the many individuals and institutions that made this research possible. First, to Lynda Aguon and the Guam Historic Resources Division (GHRD) for initiating the project through a Historic Preservation Fund Grant provided by the National Park Service. GHRD staff members Michelle Yamasta, who provided contractual oversight, and John Mark Joseph and Alfred Masga, who provided access to site files, greatly contributed to our research effort. We are also particularly grateful to Perry Pangelinan at the Micronesian Area Research Center, Mario Garcia at the Department of Land Management, and Virginia Limtiaco at the Naval Facilities Marianas Technical Library for lending their valuable time.

The local knowledge provided by village mayors and their staff, church and school officials, and local residents greatly expanded our research effort. We would especially like to thank the mayoral offices of Carol Tayama in Agat, Doris Lujan in Inarajan, Ernest Chargualaf in Merizo, Dale Alvarez in Santa Rita, Vicente Taitague in Talofofo, Johnny Quinata in Umatac, and Ken Ada in Yona for discussing potential historic buildings and helping to locate individual homeowners.

We would also like to extend a special thank you to the numerous village residents whose friendly, local knowledge was both enjoyable and immensely beneficial to the study; in particular, former mayor of Agat, Tony Babauta, who took us on a historical driving tour of Agat; Shannon Murphy of Santa Rita who volunteered her time to discuss potential historic properties, and also shared her beautiful garden; Joe Aguon of Talofofo who shared insightful first-hand experiences of domestic construction in the 1950s; and Johnny Sablan of "Agat Town" who shared wonderful memories of his southern village days.

Lastly, we would like to acknowledge Jack Jones, Darlene Moore, and Judy Amesbury for their previous research in this subject area and for sharing their time and insight during the course of our own study.

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INTRODUCTION

At the request of Guam Department of Parks and Recreation (DPR) and Guam Historic Resources Division (GHRD), Garcia and Associates (GANDA) conducted an architectural history survey of seven southern villages on the island of Guam through a National Park Service (NPS) Historic Preservation Fund Grant (Grant No. 66-13-51960; Project No. 66-13-001). Villages surveyed include Agat, Santa Rita, Umatac, Merizo, Inarajan, Talofofo, and Yona. The goal of the project was to conduct a reconnaissance-level architectural history survey of these villages to identify and characterize the range, number, and locations of historic architectural properties that are eligible for listing on the National Register of Historic Places (NRHP). The survey involved the evaluation of buildings, sites, structures, and objects over 50 years of age (built on or before 1964) that are significant to the history of Guam's built environment.

Work was conducted under the authority of the National Historic Preservation Act of 1966, as amended and adhered to the scope-of-work in Request for Proposal No. DPR-14-001 dated 2 January 2014. All work was performed in accordance with the *Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation* and all relevant NPS bulletins.

This report presents project objectives and survey methodology, a review of regional historic contexts and previous architectural history studies conducted in the project area, results of the field survey, and conclusions and recommendations.

Project Location

The study area includes much of the southern half of the island of Guam (Figure 1), comprising seven villages (municipalities): Agat, Santa Rita, Umatac, Merizo, Inarajan, Talofofo, and Yona. Specifically, the study area consists of a 0.5-mile corridor on either side of the main southern roadways beginning at the intersection of Route 1 and Route 2a (the intersection of Naval Base Guam and the T. Stell Newman Visitor Center) and continuing along Route 2 to Route 4, which loops around the south tip of the island (Figure 2). The study area terminates at Pago Bay Bridge in Yona. Inland routes through Santa Rita and Yona were also inventoried. Surveyed roadways include Routes 1, 2, 2a, 4, 4a, 5, 12, and 17.

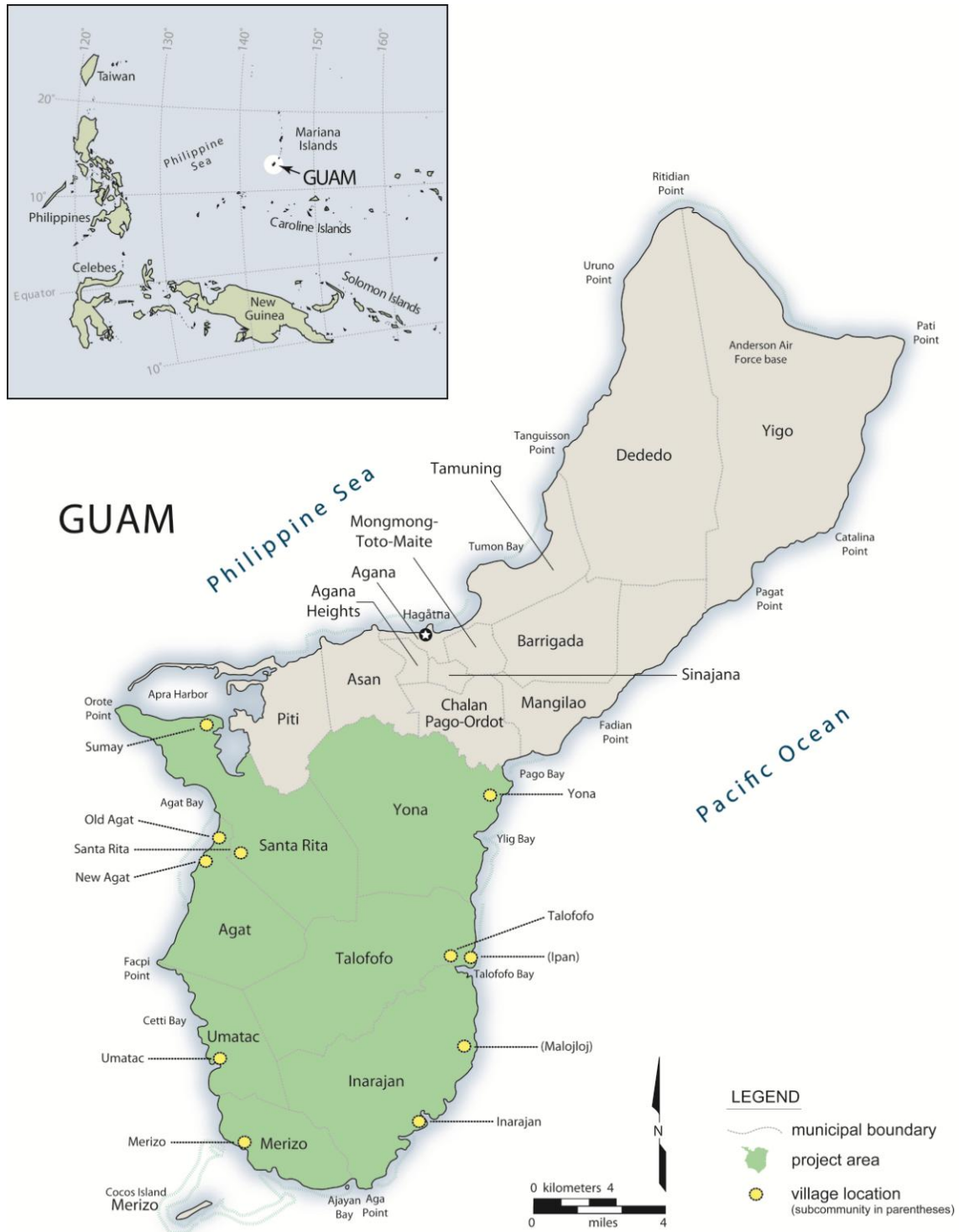


Figure 1. Project location in the Western Pacific region and island of Guam.



Figure 2. Study area displayed on USGS 7.5-minute series quadrangles.

PROJECT METHODOLOGY

The aim of the historic architecture survey was to locate buildings, structures, and objects representing Guam's built environment that are potentially eligible for listing on the NRHP. Several stages of research were conducted in pursuit of this goal. The following sections detail these research tasks and methods.

Archives and Repositories Research

GANDA initiated research by reviewing current data on southern Guam's historic properties, including in-house literature, online repositories, Guam Historic Properties Inventory (GHPI) files, and other relevant GHRD documents. This initial research identified all previously recorded historic properties within the project area. GANDA produced a GIS-based map that illustrated the locations and concentrations of these previously recorded properties to provide insight into undocumented areas and to prevent duplicate recordation.

GANDA also conducted extensive background research on the study area before and concurrent with the architectural survey. This research focused on primary source materials including historical maps and photographs, local histories, blueprints, property records, and other relevant documents. The following repositories and specific resources were accessed:

- Guam Historic Resources Division: previously evaluated and listed historic properties and reports of previous architectural history surveys;
- Nieves M. Flores Memorial Public Library: secondary source material;
- Micronesian Area Research Center: secondary source material, map and photography collection, and historical newspaper collection;
- Guam Department of Land Management: GIS parcel layer for basic land ownership and designation information (e.g., individual lot numbers);
- Guam Department of Revenue and Taxation: real property information (to aid in determining approximate built dates);
- Naval Base Guam Technical Library: architectural plans for relevant buildings;
- Government Maps and Documents Collection, University of Hawaii: historical aerial photography collection; and
- Agaña Catholic Cemeteries Office, St. Fidelis Friary Archives, and individual parish records: records pertaining to cemetery and church construction histories.

Unfortunately, the types of records typically utilized for architectural history research, such as historic town maps and building records, are not readily available on Guam. Additionally, many maps and records kept in official repositories and private collections have been lost or destroyed.

The Department of Public Works, for example, keeps building records for the island of Guam, but due to typhoon damage, there are no extant records prior to the early 1990s (Department of Public Works, personal communication, May 2014). As an alternative to traditional research venues, historical aerial photography and local informants were utilized to obtain information on potential historic properties.

Historical Aerial Photography

Historical aerial photography was used to locate potentially eligible resources within the project APE. In particular, low-altitude U.S. Army aerial photographs from the mid-1940s to mid-1960s facilitated a study of post-World War II residential and commercial development. The study of village settlement over several decades proved invaluable for narrowing the research focus to relevant study locations that were likely to contain resources 50 years or older, while minimizing research in areas that were not developed until after the late 1960s.

Aerial photographs were georeferenced using ESRI ArcGIS 10.0 software and overlaid with modern satellite imagery and GIS layers (e.g., roads and land parcels) to show the changes in historical use of the project area. This overlay of historical imagery focused on comparing modern village concentrations with original village layouts. Georeferenced aerial photography was then used during the field survey to help determine which buildings were present by the mid-1960s, as well as to eliminate more recent buildings that did not appear on historical imagery.

Local-Level Research

Project methodology was tailored to Guam's unique research environment by emphasizing research at the local level. This approach acknowledges the fact that village histories are largely accessible only through local informant recollections (provided orally), rather than in written documents. Local-level research thus involved interviews with village mayors and their staff, local residents, and private homeowners.

The mayor's offices of the seven villages were contacted for information about historic resources as well as relevant background information. Unfortunately, village records are very limited because many documents are not retained between successive mayoral terms. This has stymied the development of local village repositories. Despite the lack of available information, the mayoral staff in several villages were helpful in identifying homeowners and possible build dates for individual structures, a task facilitated by review of field photographs of possible historical buildings and structures identified during initial fieldwork.

Local residents proved to be the most valuable information resource for this study. In particular, *man'amko* (village elders) shared pertinent insight on older houses as well as names of original builders and construction techniques. With an absence of other supporting data, individual homeowners were often relied upon for determining build dates and modification histories of evaluated houses. Local-level research involved a large time commitment, however, and not every homeowner could be contacted. As a result, construction dates could not be obtained for all potential historic properties.

Field Survey

Following initial background research, GANDA conducted a reconnaissance-level field survey of the project area. A two-member team, consisting of Architectural Historian, Carole Denardo, MA, and Project Manager, Cacilie Craft, MA, performed the field inventory during late July of 2014. The field survey was conducted in accordance with the U.S. Department of the Interior's *Standards and Guidelines for Archaeology and Historic Preservation* and the NPS National Register Bulletin 24: *Guidelines for Local Surveys: A Basis for Preservation Planning*.

The field survey and inventory commenced at the intersection of Route 1 and 2a and continued by village along the main roadways of Routes 2a, 2, and 4, transecting the southern tip of Guam and terminating at Pago Bay Bridge on Route 4. The inland roadways of Routes 12, 5, 17, and 4a were surveyed in tandem with associated villages. The survey area encompassed a 0.5-mile corridor on either side of the major roadways.

Documentation of historic architectural properties within the project area included recordation of resource locations on project aerial photograph maps, collection of Global Positioning System (GPS) locational data, completion of GHPI data forms, digital photographs taken with a Canon PowerShot SX160IS with 16.0 megapixels, and interviews with local residents. Architecturally pertinent information on style, condition, modifications, and distinguishing details were noted in the field.

Evaluation Criteria

Information obtained during the background research and architectural field survey, including field maps, GHPI forms, photographs, GPS data, historical information, and current site conditions, was compiled to identify potential historically significant properties and districts in the study area. Every effort was made to identify properties that qualify as significant at the national, territorial, or local level.

To be eligible for listing in the NRHP, a building, structure, object, site, or district must be 50 years old or older and possess historic significance and integrity when evaluated within its historic context (U.S. Department of the Interior 1991a). A property is eligible for the NRHP if it is significant under one or more of the following criteria:

- Criterion A: It is associated with events that have made a significant contribution to the broad patterns of our history.
- Criterion B: It is associated with the lives of persons who are significant in our past.
- Criterion C: It embodies the distinctive characteristics of a type, period, or method of construction; represents the work of a master; possesses high artistic values; or represents a significant and distinguishable entity whose components may lack individual distinction.
- Criterion D: It has yielded, or may be likely to yield, information important in prehistory or history (36 CFR 60.4).

Historic integrity is “the survival of physical characteristics that existed during the property’s prehistoric or historic period” that authenticates the property’s historic identity (U.S. Department of the Interior 1991b:4). In order for an historic property to retain integrity it must meet a combination of the following conditions:

- Location: the place where the historic property was constructed or the place where the historic event occurred;
- Design: the combination of elements that create the form, plan, space, structure, and style of a property;
- Setting: the physical environment of a historic property;
- Materials: the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property;
- Workmanship: the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;
- Feeling: a property’s expression of the aesthetic or historic sense of a particular period of time; and
- Association: the direct link between an important historic event or person and a historic property.

The properties documented during the survey were evaluated according to these NRHP significance and integrity criteria. The year 1964 was used as the cutoff date for evaluating properties. Buildings and structures constructed after 1964 were occasionally examined, but not included in the current recordation. Select resources were considered under NRHP criteria considerations (U.S. Department of the Interior 1991b:36–37). These included religious properties (namely churches, under Criteria Consideration A) and cemeteries (Criteria Consideration D). According to NRHP Criteria Consideration A, a religious property is only eligible if it derives its primary importance from architectural or artistic distinction or historical importance. A cemetery, according to Criteria Consideration D, is eligible “if it derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events” (U.S. Department of the Interior 1991b:37).

HISTORIC CONTEXT

Guam's history is punctuated by large-scale resettlement and rebuilding phases spurred by colonialism, wartime destruction, and natural disasters. These events and processes have had a profound effect on the built environment and are critical for understanding the architectural development of Southern Guam. The chronological sequence developed by GHRD (2014) is used to structure the following historical overview. This information provides a framework for interpreting the results of the architectural survey and for evaluating the significance of documented resources.

Pre-Contact Period (1500 BCE to 1521 CE)

The presence of charcoal in paleoenvironmental cores retrieved from southern Guam (Athens and Ward 1995) and radiocarbon-dated cultural horizons from northern Guam (Kurashina et al. 1981) indicate initial human settlement on the island by ca. 1500 BCE. Linguistic, archaeological, and anthropological genetic evidence indicates that the first migrations originated from Island Southeast Asia (Bellwood 1979; Butler 1995; Hung et al. 2011; Vilar et al. 2013). The early settlers favored resource-rich coastal environments where they could exploit reef flats for fish and shellfish. Habitation sites during the Pre-Latte Period probably consisted of small, nucleated groups of dwellings near the shoreline as well as caves and rockshelters useful for storm protection (Russell 1998:90–91). Over time, coastal progradation and accumulation of sediment may have provided more arable land for the development of agriculture and population expansion (Amesbury et al. 1996; Dickinson 2000).

This first wave of migration set the stage for Guam's extensive architectural history. Pre-Latte dwellings were made from locally sourced wood and plant fibers, which do not typically survive in archaeological contexts. Dwellings likely consisted of pole and thatch structures raised on poles or set into the ground. Subsidiary structures, which provided protection from the elements for cooking and other activities, may have been set apart from the main dwelling, similar to historical and modern trends.

Indigenous architectural styles are defined for the first time during the Latte Period (1000–1668), an historical evolution that begins with the appearance of *latte* sets, or stone foundation structures, around 1000 CE. *Latte* sets are parallel rows of (typically) eight stone pillars (*haligi*) topped by hemispherical capstones (*tasa*), which supported wood and thatch superstructures (Figure 3 and Figure 4). Heights of the *haligi* range from less than 1 meter to 4.8 meters at the distinctive House of Taga site on Tinian, the largest standing *latte* set. On Guam, *haligi* are typically hewn from limestone, while the *tasa* are made from either limestone or inverted coral heads, such as brain coral.

Wood and thatch superstructures supported by *latte* stones are assumed to be foundations for domestic dwellings or communal spaces (e.g., men's houses). Archaeological midden, including concentrations of food remains, pottery, and other artifacts, support an association of *latte* sets with habitation. Human burials are also often located underneath or near *latte* set footprints.



Figure 3. Archaeological remains of a Latte Period structure in Mochong, Rota, with fallen *tasa* and standing *haligi* (photograph by the author).

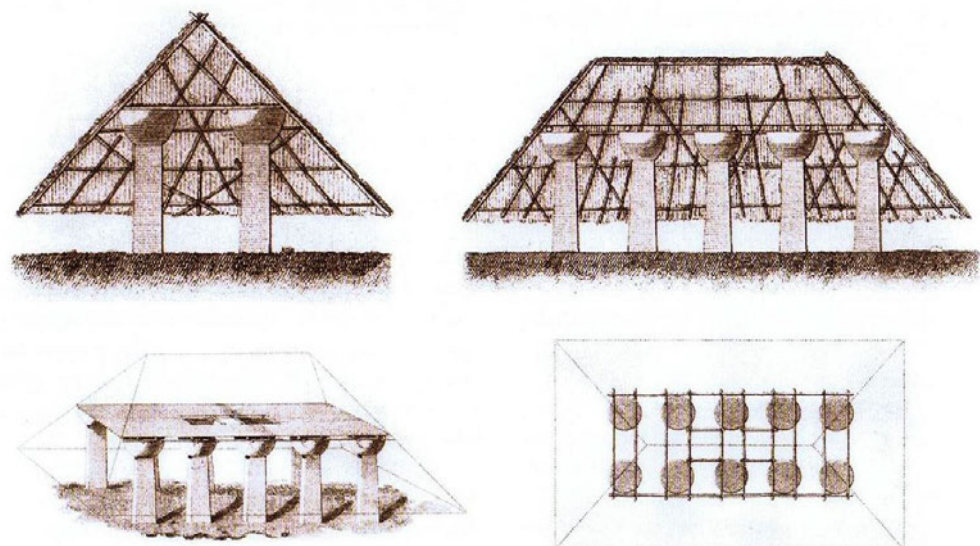


Figure 4. Freycinet's 1819 conceptualization of Latte Period superstructures (Farrell 2011:86).

In addition to the stone structures, Latte Period settlements also likely included peripheral structures associated with cooking, storage (e.g., canoe sheds), and other activities (Russell 1998:107). Although the remains of *latte* structures are ubiquitous throughout the Mariana Islands, the entire population may not have resided in them. Types of shelters adapted during the pre-Latte Period likely persisted for certain segments of the population or for certain activities (such as cooking or temporary shelters for hunting forays).

Pre-Colonial European Trade Period (1521 to 1668)

Guam's contact with Europeans began with the arrival of the Magellan expedition in 1521. Soon thereafter, Spanish galleons routinely stopped over in Guam from Acapulco, Mexico to trade for fresh provisions before completing the journey to Cavite, Philippines. Umatac Bay on the southwest coast of the project area was the most common anchorage point. The ensuing post-Contact Period introduced foreign commodities and peoples to the Marianas and had a profound impact on the island's culture and environment. The indigenous Chamorro population traded for iron and other exotic materials during this time, but appears to have continued Latte Period architectural and settlement patterns. Archaeological documentation of *latte* site complexes supports the notion that these sites continued to be occupied into the early Contact Period (Reinman 1977; Henry et al. 1998; Hunter-Anderson and Moore 2002).

Spanish Missionization / Colonial Period (1668 to 1898)

Spain formally acknowledged colonial possession of the Mariana Island chain in 1565, and, in 1668, a Jesuit mission was established on Guam. Introduced diseases and clashes with Spanish military forces greatly affected the indigenous population, and by the end of the seventeenth century the local population was reduced to a mere 1,600 (Russell 1998). The Spanish *Reducción* further consolidated the local population into seven parish villages, known as *pueblos*, the first ever resettlement phase on Guam (Hunter-Anderson and Moore 2006). Six of these *pueblos* were located on Guam, including Agat, Pago, Merizo, Hagåtña, Umatac, and Inarajan, with the seventh located on Rota (Rogers 1995). The dissolution of indigenous settlement practices thereby ended with the intensification of Spanish colonialism and missionization in the late seventeenth century.

Early Spanish villages on Guam are shown on a map compiled by Alonso Lopez and reproduced by Le Gobien (1700; Figure 5). The map reflects the character of late pre-Contact and early Historic Period indigenous settlement patterns prior to the *Reducción*. The southern villages of Sumay, Agat, Umatac, Merizo, Inarajan, and Talofofo are shown by this time. Several official Spanish municipalities had developed on Guam by the 1880s, particularly along the coastal route from Umatac to Agaña. Spanish Period settlement was typically concentrated in the coastal areas, whereas the interior of Guam was sparsely populated with farms and *lanchos* (ranches) owned by Chamorro-Spanish families.

Peter Coomans (2000:11–12), among the first missionaries to arrive in the Marianas, describes four of the early architectural types used by the local population around 1668: 1) a cook house, 2) a structure raised on stone pillars used to store riches and other belongings, 3) a dormitory with woven mats for sleeping, and 4) a canoe house “as big as a barn” positioned along the shore with a roof made of plaited palm leaves and other fibers.



Figure 5. Seventeenth-century Spanish map of Guam designating village names and locations (Le Gobien 1700).

By the early nineteenth century, the typical “modern house” had developed into a simple rectangular-shaped, wood building raised on wood piers with a palm-thatched roof (Freycinet 2003:114–115). The house had shuttered windows and at least two doors affixed with ladders and steps for entry, and a kitchen detached from the main structure. Merizo is described as having 55 dwellings at this time, all of wood, although woven matting and straw were used in other villages. The contemporary house was not very unlike *latte* structures, although stone posts were replaced by wood.

Introduced materials and non-indigenous building methods appear for the first time during the Spanish Period, particularly in public buildings and more affluent houses. *Mampostería*, a Spanish building technique adapted for the Marianas using coral blocks and lime mortar, became a distinctive method of construction during this period, and used extensively in the popular *bodega* house type. The *bodega* house consisted of thick *mampostería* walls with a hipped or steeply pitched thatch or tile roof. Similar to other private buildings, the floor was raised but typically closed off with thick *mampostería* walls and no visible pillars. This produced a cellar-like space for storage, the *bodega*, and was punctuated with small openings for windows. The upper walls were typically constructed of *mampostería* or *ifit* framing, a sturdy and termite-resistant indigenous wood. According to Freycinet and other early Spanish chroniclers, the structures were unpleasantly humid, a reflection of “Colonial Spanish construction methods which were developed in the hot-dry Mexican climate [which had been] imported to Guam and reflected little appreciation of the wet-humid tropical environment” (Ruth et al. 1976:8).

Southern Villages

Francisco Olive y Garcia chronicled the late nineteenth-century development of the southern villages of Agat, Sumay, Umatac, Merizo, and Inarajan (2006:65). By this time, the village of Agat consisted of two wide streets. The residents apparently lived mostly in houses of woven cane, although eight houses were reportedly constructed of *mampostería* with a thatch roof, 41 constructed of wood, and 79 of woven cane with a roof of thatched coconut fronds. The *convento* (priest’s house) was also constructed of *mampostería*, but with a tile roof. The document describes in some detail the fertile lands beyond the village, including the availability of high-quality timber for construction.

Meanwhile, the larger village of Sumay on Orote Peninsula consisted of “houses arranged along six streets running perpendicular to the sea” (Garcia 2006:66). Sumay houses were constructed of *mampostería*, wood, and woven cane, although, according to Garcia, more houses were constructed of *mampostería* than cane in this village. The village church was also of *mampostería* and featured a tile roof.

Umatac was in poor condition by this time, as the *Casa Real*, *almacen*, and old Spanish forts were all in ruins. The *mampostería* church and *convento* were apparently in forlorn condition as well. The inhabitants lived in “about two dozen houses of thatch and cane” (Garcia 2006:66).

Merizo consisted of two parallel streets, one short and the other quite long, in Garcia’s accounts (2006:67). He elaborates: “the *convento* and church, built of *mampostería* and roofed with sword grass or *neti* (*Miscanthus floridulus*), are located in the center of the *pueblo*. . . one house [is] built of *mampostería*, seven of wood, and ninety-five of cane” (Garcia 2006:67).

The village of Inarajan consisted of two wide parallel streets. The village had one house constructed of *mampostería*, four constructed of wood, and 59 made from woven cane. The church and *convento* were both constructed of *mampostería* and roofed with coconut fronds or sword grass.

Public buildings (e.g., municipal buildings, schools, churches, *conventos*) across the island in the late Spanish Period are described by Garcia as being built with a variety of methods and materials, including some of woven cane with thatch roofs, some of wood, and others of *mampostería* with either thatch or tile roofs. The church in Agaña notably boasted a galvanized iron roof by this time.

First American Territorial Period (1898 to 1941)

In 1898, the United States secured Guam from Spain as a result of the Spanish-American War. Captain Henry Glass sailed into Apra Harbor aboard the USS Charleston on 20 June 1898, with the goal of capturing the Port of Guam before providing reinforcements for the battle in Manila (Rogers 1995:103). The Spanish Governor at the time, Juan Marina, relinquished control of Guam to Captain Glass one day later (Rogers 1995:105). Guam was largely ignored by the Americans until the turn of the twentieth century, when a U.S. Naval government was installed on the island. The new naval administration was headquartered in Agaña and governed by a long line of short-term naval officers until the Japanese occupation in 1941.

The Spanish-Chamorro way of life persisted for the first several years of the early twentieth century, and the local population remained largely self-sufficient, relying on ranching and local fishing. A vast majority of the approximately 9,000 residents resided in six main villages and visited their *lanchos* during the week. The main villages, according to a 1903 American Geographical Society article, consisted of Agaña (population 6,400), Sumay (population 900), Inarajan (population 550), Agat (population 400), Merizo (population 300), and Umatac (population 200) (American Geographical Society 1903).

A rural economy based on limited agriculture and acquisition of goods soon emerged, largely to meet the needs of U.S. Navy residents and their families. In 1905, the Navy created a local civil service system (Rogers 1995:126). The changing economy enticed laborers away from traditional subsistence agriculture, since they were able to make a higher wage working for the government. Efforts were initiated to attract Chamorros back on to local farms to supply food for the growing population and to mitigate the increasing overcrowding in Agaña (Thompson 1947; Rogers 1995). New schools were built in each of the southern villages to support rural living (Sanchez 1988:112). The Merlyn G. Cook School in Merizo (GHRD Site 66-06-1123), for example, was built by 1930 and is still present in the village.

The naval government began road improvement and other infrastructure projects in the 1920s. Surveys were conducted to extend and maintain roadways used to access the southern region. Roads at this time were constructed of crushed limestone *cascajo* with bridges of reinforced concrete. The road from Agat to Umatac and Merizo was completed by 1931 (Sanchez 1988:123, 131). By 1938, a bridge over Talofofo River and a road leading into the village were completed (Sanchez 1988:139). The ample number of rivers and streams in southern Guam were also used for constructing small concrete dams and other catchments to support rice and other

agricultural fields (Moore and Amesbury 2008). A reinforced reservoir with 18,000-gallon capacity was built in Mata, Talofofo (Sanchez 1988:115).

Domestic architecture during the First American Period largely continued traditional and Spanish-influenced trends (Figure 6), albeit with the increasing adoption of new materials. Fritz (2001:22) maintained that the early twentieth-century Chamorro house simply replaced *latte* pillars with two rows of wooden posts. The typical house observed by Fritz featured:

. . .a roof of plaited coconut fronds [which] forms the framework for the walls consisting of the same material or of reed work. The floor...made of poles of betel palm or boards, is about one meter above the ground and attached to posts. The space under the floor is sometimes closed off with poles and serves as a chicken coop or pig sty...Four to six square window openings...are closed by simple shutters made of the same materials as the walls. These, as well as the two doors on the front and rear of the house, are attached with bast [fiber] (Fritz 2001:22).

The kitchen area, still placed behind and separate from the main house, was constructed as a simple lean-to shelter with a “roof erected directly upon the earth with no walls” (Fritz 2001:23). In addition to village dwellings, *lanchos* built outside of the villages were of similar construction but typically smaller and not as well built.

For wealthier residents, especially those living in Agaña, the *bodega* house continued in popularity, with *mampostería* lower walls, *ifit* framing, massive exterior stairways, and steeply pitched roofs (Figure 7). The addition of glass windows or tile roofs indicated increased affluence, and a small tile factory built at the Libugon Farm in 1938 supplied tile to the more affluent families (Sanchez 1988:145).

Corrugated metal and concrete also began to appear in public buildings and some private residences. Around 1930, the Sherry House in Talofofo (GHRD Site 66-09-1169) was built of concrete with *ifit* framing and flooring, “one of the first major concrete private residences built outside of Agaña” (Jones 1982:2).

World War II Japanese Military Occupation (1941 to 1944)

American intentions to fortify the island in the decades leading up to World War II were never realized, so Guam was unfortified when Japan invaded in 1941. The Japanese offensive lasted for two days and consisted of air strikes on the village of Sumay and ground invasions of Tumon Bay, Agaña Bay, and Merizo. The U.S. Naval administration quickly surrendered and the invading Japanese forces assumed control of the island.

The residents of Sumay (about 2,000 people) were evicted from their village by the Japanese. Residents were later allowed to retrieve personal belongings only after obtaining written permission and securing entry through a Japanese sentry placed at the village entrance (Sanchez 1988:191). Several Sumay families waited in the Apla area during the occupation in the hopes of returning to their homes after an anticipated American invasion.



Figure 6. Pole and thatch houses in Umatac in 1937 (photograph on file at MARC).



Figure 7. 1901 *bodega* house in Inarajan Historic District (photograph from <http://www.pacificworlds.com/guam/native/native2.cfm>).

In an attempt to avoid the Japanese regime, many Chamorros fled urban areas to more remote locations, such as their pre-war *lanchos*, where they relied on fishing and agriculture. Local houses were routinely used as Japanese headquarters, offices, and barracks. The Japanese increasingly utilized forced labor by Chamorros to fortify the island against an American assault, particularly along the southwest coast. Chamorros were also forced to work agricultural fields to supply food for Japanese troops stationed on the island (Rogers 1995:163–164). Rice paddies proliferated in the south and a Japanese rice mill was constructed in Merizo (GHRD Site 66-06-2399). Throughout the occupation, numerous atrocities were committed by Japanese soldiers, including the Fena Caves Massacre of more than 30 residents from Agat and Sumay in late July 1944. Shortly before the American invasion, a large percentage of the population was relocated to concentration camps, most notably Manenggon Concentration Camp in Yona.

Battle of Guam

On 16 June 1944, the U.S. military commenced preliminary air and sea bombardment on Guam's west coast. On 8 July the attack escalated to last for thirteen consecutive days, the longest preliminary bombardment sustained by any Pacific island during World War II (Crowl 1993:320). By 21 July Japanese coastal defenses were significantly damaged, facilitating the U.S. land invasion of Guam, which took place at Agat (within the project area) and Asan beaches.

By the end of 29 July, the assault phase of the Battle of Guam was complete, the Inland Force Beachhead Line was secured by U.S. forces, and two weeks of reconnaissance of southern and northern Guam began. General Roy S. Geiger announced the end of organized resistance on the island on the 10th of August. The remaining Japanese forces were dispersed and unorganized within the jungles of Guam, requiring significant reconnaissance activities by U.S. forces.

Second American Territorial Period (1944 to 1950)

Following the U.S. invasion and recapture, a flurry of military construction took place across the island. Large plots of land were acquired and bulldozed to accommodate new airfields, depots, headquarters, and related military facilities. Extensive road networks were cut by the Navy Construction Battalions (SeaBees), including the road from Agat to Umatac. The southern villages of Agat and Sumay were completely destroyed during the invasion, and the sustained naval bombardment had caused extensive damage along the island's west coast. Only the southern villages of Umatac, Merizo, and Inarajan survived with minimal damage. Thus began an unprecedented phase of rebuilding and resettlement for the island's population (see Hunter-Anderson and Moore 2006 for an extensive discussion of the post-war resettlement phase on Guam).

Since Agat was completely leveled, and Orote Peninsula, including the now destroyed village of Sumay, was appropriated by the U.S. military, both villages were relocated and rebuilt during the post-war resettlement phase (Figures 8–10). “New Agat” was planned directly south of the old village. While they waited to receive lots and construct new houses, residents were housed in a refugee camp consisting of rows of thatch houses directly across from the new settlement. An entirely new village, called Santa Rita, was planned for Sumay residents and located in the hills overlooking Sumay. Talofofo and Yona, which had mostly been scattered farms before the war, were resettled according to a new grid-layout pattern.



Figure 8. Beginning of construction in newly plowed Santa Rita village, 1945 (photograph on file at MARC).

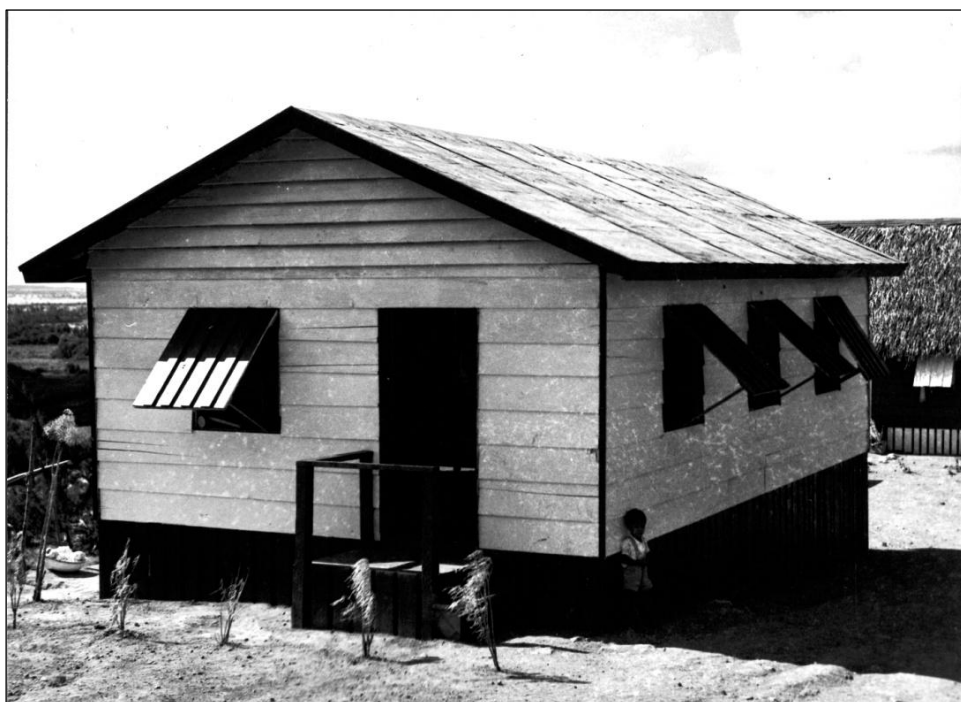


Figure 9. Wooden Santa Rita house in 1945. Note thatch roof building in background (photograph on file at MARC).



Figure 10. Oblique 1949 aerial view of New Agat village, Santa Rita village at left in background (photograph on file at Government Maps and Documents Collection, University of Hawaii).

The structural layout of post-war resettlement villages in southern Guam reflects American influence on the traditional parish structure. The church still occupied the heart of the village and was accompanied by the commissioner's office, a general store, and perhaps a school surrounded by evenly spaced, residential lots. In order to accommodate the hilly terrain of Agat and Santa Rita, however, a curvilinear street pattern was adopted, which departed from the straight, parallel street pattern of pre-war years. Residential lots were typically laid out according to a block pattern with lots assigned to individual families by the Native Welfare and Education Department and village commissioners. Once lots were attained, families could begin construction of new housing. According to Sanchez (1988:269):

. . . in the new villages, the homes were all built alike: wooden siding and floor, coconut-thatched roofs, raised in traditional fashion on wooden posts two or three feet high. The houses had electricity and running water but no indoor toilet and shower facilities. Each home had an outside bored-hole latrine . . . as time went on the people renovated them, adding more rooms, changing thatched to galvanized tin, and adding modern cooking, shower, and toilet facilities inside their homes.

Photographs of the initial building phase show houses of wood and thatch with simple shutters propped open with a pole (Figure 9).

By 1946, the refugee camps were closed and more than 10,000 people were living in temporary houses provided by the government in the new resettlement communities (Rodgers 1995:193). Agat and Santa Rita retained the most residents in southern Guam with a combined population of 2,620, while Yona's population, 1,156 in 1946, had more than doubled since 1940 (Sanchez 1988:268-9).

Organic Act/Economic Development Period (1950 to Present)

The Organic Act of 1950 solidified Guam as an unincorporated territory of the United States and gave its citizens the right to limited citizenship and self-governance, with the freedom to elect their own governor by 1968. Federal security clearance was finally lifted in 1962, thereby accelerating private sector economic development and ushering in tourism on Guam. This had a profound effect on the island. Development, however, was initially concentrated in the north-central part of the island. Tumon Bay was selected for hotel development, gradually becoming the hotel hub it is today.

Government-sponsored road improvement projects facilitated increased access to southern Guam and promoted residential development. By 1952, Routes 2 and 4 were connected, and by 1961 the stretch of road from Agat to Umatac was asphalted for the first time (Rodgers 1995:217). Cross Island Road (Route 17) was an all-access road by the early 1960s, which allowed for the gradual development of the north-central part of southern Guam.

As southern Guam became more populated, the island government focused on increasing access to early childhood education. Temporary schools had opened in refugee camps in Quonset huts and other temporary structures after the war, while schools in Umatac, Merizo, and Inarajan had opened in their pre-war buildings. Post-war resettlement planning often accounted for construction of new schools in the new communities. Agat Elementary School, for example, was built in New Agat and became the first all-concrete school built on Guam (Sanchez 1988). In the 1950s and 1960s, Governor Skinner's Capital Improvement Plan allocated funds for elementary school construction in the southern villages of Santa Rita, Umatac, Merizo, Inarajan, and Talofofo (Carano and Sanchez 1964; Sanchez 1988). Since Agat supported a larger population, it also received a junior-senior high school (now Oceanview Middle School) by the mid-1960s. The plan also allocated funds for concrete housing units for teachers to be built adjacent to the schools, now extensively refurbished and used by the Guam Housing and Urban Renewal Authority.

In residential construction, new materials, increased employment, and the distribution of war claims allowed homeowners to expand and remodel government-supplied housing units (Hunter-Anderson and Moore 2006). A surplus of lumber, metal, and entire Quonset huts abandoned by the U.S. military provided readily available construction materials, and additional goods and materials were now available from overseas markets. Concrete and galvanized metal quickly replaced traditional domestic building materials, such as *ifit* and thatch.

Stevedoring jobs were prevalent among workers from southern Guam and provided additional access to scrap building material (Hunter-Anderson and Moore 2006). The traditional method of self-construction, particularly when employed by groups of local builders, was prevalent once again. Talofofo residents Jose Castro Aguon, Francisco Borja, and Thomas Pablo, self-constructed several houses in their village in the 1950s, including the first all-concrete house

now owned by Aguon's son, Joe Aguon (Joe Aguon, personal communication, August 2014). Aguon recalls helping to haul sand from the beach to backfill the house foundation. The house itself was then built of concrete blocks with poured concrete pillars (visible on the side elevations), a slab roof, and louvered windows. Construction took about one year to complete. The new house replaced an all-wood (*ifit*) *bodega* house.

The *bodega* house evolved with modern materials and uses in the post-war period. Many post-war houses retained the massiveness of pre-war houses, but modernized the closed-off *bodega* for use as an interior living space, creating a two-story house. The two floors could now be separated into a duplex with an exterior stairway permitting access to the second floor, which was useful for large families. Concrete replaced *mampostería* on the ground floor, while tongue-and-groove wood siding or corrugated metal replaced *ifit* framing on the second floor.

Typhoon Karen

The wide-spread structural damage resulting from frequent typhoons on Guam has historically led to recurrent episodes of architectural reconstruction and renewal. Perhaps the most notable recent example is Typhoon Karen. On 11 November 1962, this typhoon slammed into the southeast part of the island, bringing sustained winds of 175 mph with gusts upwards of 200 mph. The event had a profound impact on the island and changed the face of Guam's built environment. Over 90 percent of the island's structures were damaged by the storm. Temporary structures and many older houses were completely destroyed. The village of Yona was hardest hit, with over 90 percent of houses leveled (Figure 11). Aside from exceptionally strong winds, the typhoon also brought an extreme drop in barometric pressure, which apparently shattered windows and caused entire structures to collapse.

President Kennedy declared Guam a major disaster area following the storm and federal aid poured into the island. Only a year later, Typhoon Olive hit the island when many residents were still living in temporary structures. After the devastating impact of these two storms, extensive urban renewal programs were initiated. The Guam Rehabilitation Act of November 1963 brought in \$45,000,000 in federal funds for economic expansion and reconstruction efforts (Rodgers 1995:219). New building codes and insurance policies promoted new, typhoon-strength construction methods. According to Rodgers (1995:221), "new homes and other buildings were required to be constructed of reinforced concrete block walls on concrete foundations under concrete slab roofs with wide overhangs." This new house style was termed the "pill-box" style and, as noted by Ruth et al. (1976:116), became the first time in the history of Guam's domestic architecture that house styles were not based on anything remotely traditional. A benefit of the new pill-box design was full-length louvered windows that allowed for tropical breezes, although the flat concrete roof did not insulate heat well.

As part of the urban renewal effort, the Government of Guam sold land parcels within existing communities to private developers for low-cost housing subdivisions, a trend which would continue into the 1970s (Rodgers 1995:221). The first subdivisions, known as Kaiser Subdivisions, were built by the Kaiser Company and Black Construction Company in the northern villages. This new type of residential community began to pull village populations away from the traditional parish-village structure, and has led to increasing decentralization today (Ruth et al. 1976:9).



Figure 11. Destruction from Typhoon Karen in Yona in 1962 (photograph on file at MARC).

In the southern villages, small construction firms and independent contractors (spurred by the influx of laborers from the Philippines, many of which were housed in Camp Roxas in Agat) were hired by private homeowners to build on existing village lots, often with forms and styles influenced by the new pill-box style. In Agat, for example, Samar Construction Company built houses of reinforced concrete on concrete foundations. Initially, many of these houses had wood-framed corrugated metal roofs, but they were eventually replaced by concrete slab roofs (Tony Babauta, personal communication, July 2014). Particular features of this period include small concrete porches (in contrast with the massive pre-war entry stairways) with latticework concrete blocks (or breeze blocks) used as a decorative element. The simple square or rectangular floor plan of the single-story pill-box house allowed for building additions over time, and in fact, many of these original houses have been extensively modified with structural additions for increased interior space (including upper level additions) as well as carports and sheds. With the increasing availability of air conditioning, windows and doors were often replaced by sealed metal slider windows and paneled doors.

Typhoon Karen was not the first or last storm to bring island-wide destruction. Typhoon Pamela hit in May 1976, and although wind speeds were less than those sustained during Typhoon Karen, Pamela crawled over the island inflicting damage over a longer period. Construction efforts were again initiated to replace older and damaged buildings with typhoon-grade structures.

Insurance companies ceased coverage for older style structures, and wood and corrugated metal quickly fell out of use. More recent storms continue to impact Guam's built environment. Typhoon Paka in 1998, for example, completely destroyed a total of 73 houses in Agat (with several hundred experiencing partial damage), 50 houses in Santa Rita (with more than 100 roofs damaged), and 130 houses, including St. Francis School, in Yona (Governor of Guam 1998). Large-scale storm damage has routinely led to urban growth and renewal in damaged sectors, which consequently has replaced many historic structures with new, modern architectural forms and styles.

Previous Architectural History Studies

Two architectural history studies, Jones (1982) and Hunter-Anderson and Moore (2006), were conducted on the built environment of southern Guam, and provide a valuable stepping-stone for the current investigation.

Jones (1982) conducted a large-scale historic architectural survey of the island of Guam that included NRHP eligibility determinations. Jones documented historic buildings (mostly private residences) in the southern villages of Agat, Umatac, Merizo, Malojloj (Inarajan), and Talofofo. No historic buildings appear to be documented for Agat, Umatac, or Malojloj. Instead Jones described post-war and some pre-war houses in Talofofo and Merizo that represent the *bodega* house type, characterized by *mampostería* construction with *ifit* posts and framing and massive concrete stairways at the front or side elevation. Jones recorded one NRHP-eligible house in Talofofo. The Sherry House (GHRD Site 66-09-1169), built ca. 1930, is one of the first private residences utilizing concrete outside of Agaña; it includes a massive exterior stairway and porch. Jones recorded three additional structures, including a concrete water catchment, old village elementary school, and a private residence, but these were recommended for GHRD staff files since none retained integrity and several were about to be demolished. In Merizo, Jones recorded one NRHP-eligible building and five "borderline" buildings. The NRHP-eligible building is the private residence of Jose Barcinas (GHRD Site 66-06-1170), which according to Jones, is the best preserved *bodega* house in Merizo, even rivaling the historic houses of Inarajan. The five subsidiary buildings noted by Jones were mostly one and two-story private residences of the *bodega* type with *ifit* posts and framing. Jones recommended these houses as potentially eligible under Criteria C if evaluated as part of a small Merizo historic homes district. None of the houses were individually significant. Aside from the private residences, Jones also noted the World War II-era Japanese Rice Mill, later documented by Vernon (2010), and currently listed in the NRHP (GHRD Site 66-06-2399).

Hunter-Anderson and Moore (2006) conducted an extensive archival study of the post-World War II resettlement period on Guam, which included a brief survey of potential historical buildings and structures. The report does not contain GHPI data forms for documented properties and does not evaluate properties for NRHP eligibility. The authors recommend, however, that more intensive surveys are needed to obtain construction histories and additional information that may facilitate future eligibility determinations (Hunter-Anderson and Moore 2006:43). While the architectural survey was minimal due to time constraints and the difficult research environment, Hunter-Anderson and Moore developed an essential historic context with pertinent themes for the post-war resettlement period on Guam. Their work was used to help guide research for the current study.

The eight resettlement villages included in Hunter-Anderson and Moore's study are Agaña Heights, (new) Agat, Barrigada, Dededo, Santa Rita, Sinajana, Talofofo, and Yona. Four of the villages are relevant to the current study. In Agat, the authors photographed seven houses that appeared to be of older construction (2006:67–70). The houses consist of simple square-shaped, single-story floor plans with wood cladding, some raised on piers, and with corrugated metal roofs and louvered windows. They photographed three one- and two-story houses in Santa Rita (Hunter-Anderson and Moore 2006:73–74) which exhibited wood and concrete cladding, with corrugated metal roofs and louvered windows. No private residences were documented in Talofofo, although the authors discuss the Talofofo mayor's office (an old U.S. Navy dispensary), water catchments (now destroyed), and concrete slabs and features associated with Camp Dealy in Ipan. In Yona, no historical buildings were evaluated, because, according to the mayor at the time, none existed.

Previously Recorded Historic Properties

Previously recorded historic properties in the study area include 27 historic architectural properties and one historic district. Significant pre-World War II public buildings and private residences extant in southern Guam were identified through their National Register listing or in assessments completed prior to repair and rehabilitation work, such as the Japanese Rice Mill in Merizo (Vernon 2010) or the San Dionisio Church in Umatac (Arizala et al. 1994). Previously recorded historic properties in the study area are listed below in Table 1 and Figures 12–20, to the extent records were available.

The Inarajan Architectural and Historical District (GHRD Site 66-05-1320) is the “last major remaining example of the urban and architectural scale that was once prevalent throughout the island” (Jones 1977:2). The historic district originally consisted of 66 NRHP-eligible structures and 78 contributing structures representing the development of domestic architecture on Guam in the late nineteenth and early twentieth centuries (Jones 1977; Flores 2011). The district's period of significance is 1901 to the immediate post-World War II period (ca. 1945–1950). Recent efforts have attempted to revitalize the historic district through an assessment of current conditions, historical research, and interviews with village residents and stakeholders (American Institute of Architects 2011). According to recent assessments, approximately 30 historic structures were demolished and several structures are in poor condition since the district was listed on the National Register in 1977 (American Institute of Architects 2011:3). Planned revitalization efforts, including reconstruction of historic structures, will hopefully restore the historic character of the district.

Table 1. Previously Recorded Historic Properties in the Study Area

GHPI Site No.	Register Listing (GR/NR)*	Property Name	Village	Build Date
66-02-1071	GR; NR	Taleyfac Spanish Bridge	Agat	1800s
66-02-1072	GR; NR	Talayag Spanish Bridge	Agat	1800s
66-02-1868	GR	Umang Dam	Agat	ca. 1935
66-02-1001	GR; NR	Fort San Jose	Umatac	ca. 1805
66-02-1011	GR	Magellan Monument	Umatac	1926
66-02-1023	GR	San Dionisio (Pre-War) Catholic Church	Umatac	1939
66-02-1024	GR; NR	San Dionisio Catholic Church Ruins	Umatac	Rebuilt 1902
66-02-1073	GR; NR	Fort Nuestra Senora de la Soledad	Umatac	ca. 1810
66-02-1074	GR; NR	Fort Santa Angel	Umatac	ca. 1756
66-02-1187	GR; NR	Umatac Pillbox	Umatac	1941–1944
66-02-1661	GR	F. Q. Sanchez Elementary School	Umatac	1953
66-02-1662	GR	Umatac Outdoor Library	Umatac	1933
66-06-1013	GR; NR	Merizo Bell Tower	Merizo	ca. 1910
66-06-1067	GR; NR	Merizo Convento	Merizo	1858
66-06-1123	GR; NR	Merlyn G. Cook School	Merizo	Early 1920s
66-06-1170	GR	Jose Barcinas House	Merizo	Early 1900s
66-06-1188	GR; NR	Merizo Pillbox	Merizo	1941–1944
66-06-2399	GR; NR	Malesso Japanese Rice Mill	Merizo	1941–1944
66-05-1021	GR	St. Joseph's Catholic Church	Inarajan	1937
66-05-1034	GR	Inarajan Baptist Church	Inarajan	Early 1900s
66-05-1107	GR; NR	Inarajan Pillbox	Inarajan	1941–1944
66-09-1109	GR; NR	Adjoulan Pillbox	Inarajan	1941–1944
66-05-1320	GR; NR	Inarajan Architectural & Historical District	Inarajan	1901–ca. 1950
66-09-1169	GR	Sherry House	Talofofo	ca. 1930
66-09-1213	GR; NR	Mana Pillbox	Talofofo	1941–1944
66-09-1215	GR; NR	Togcha Pillbox	Talofofo	1941–1944
66-09-1174	GR; NR	Ylig River Fort	Yona	1941–1944
66-09-1381	GR	Historic Ylig Bridge Ruins	Yona	1900s

* GR = *Guam Register of Historic Places*; NR = *National Register of Historic Places*

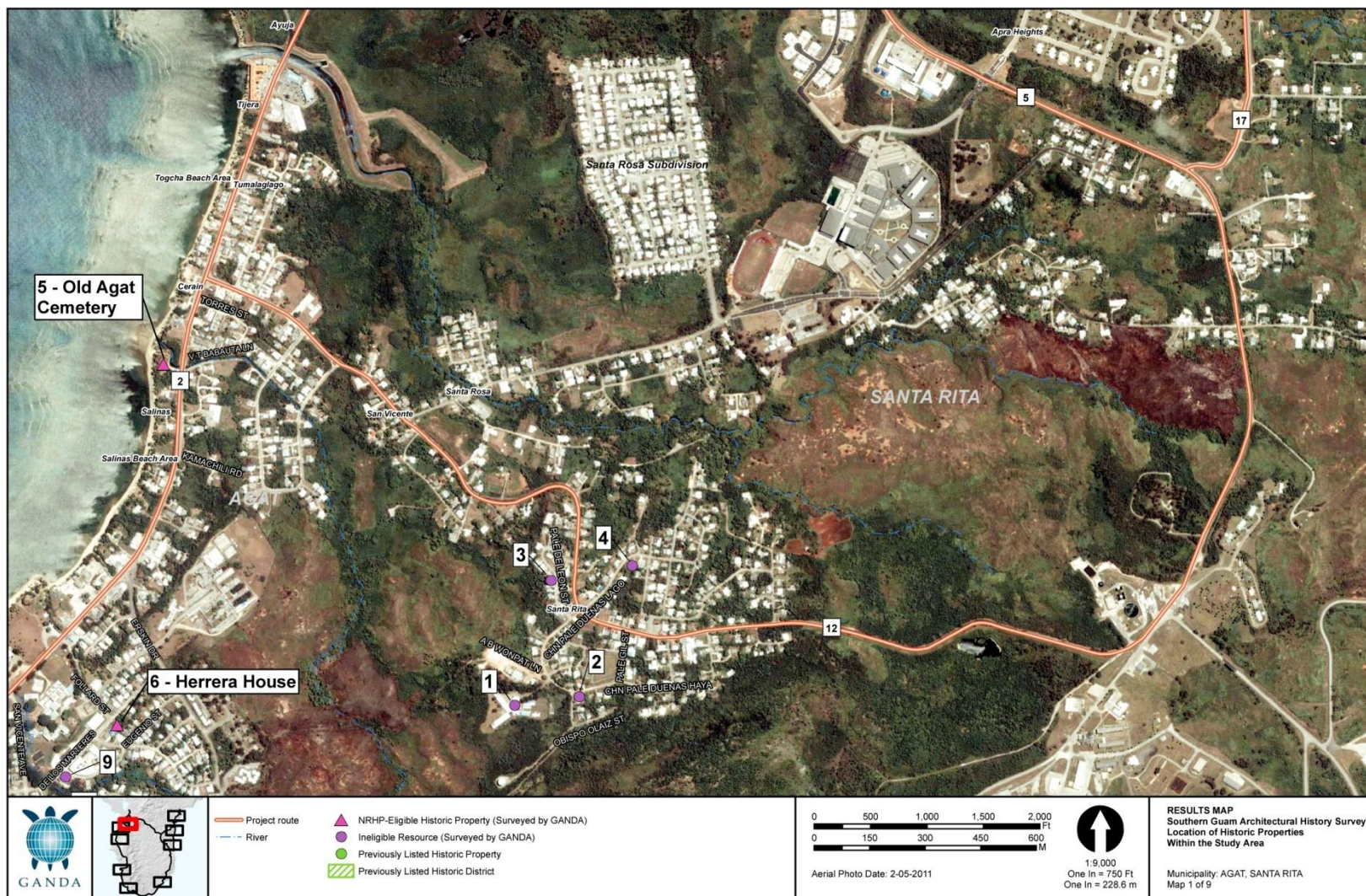


Figure 12. Location of GANDA-surveyed historic properties in Santa Rita.

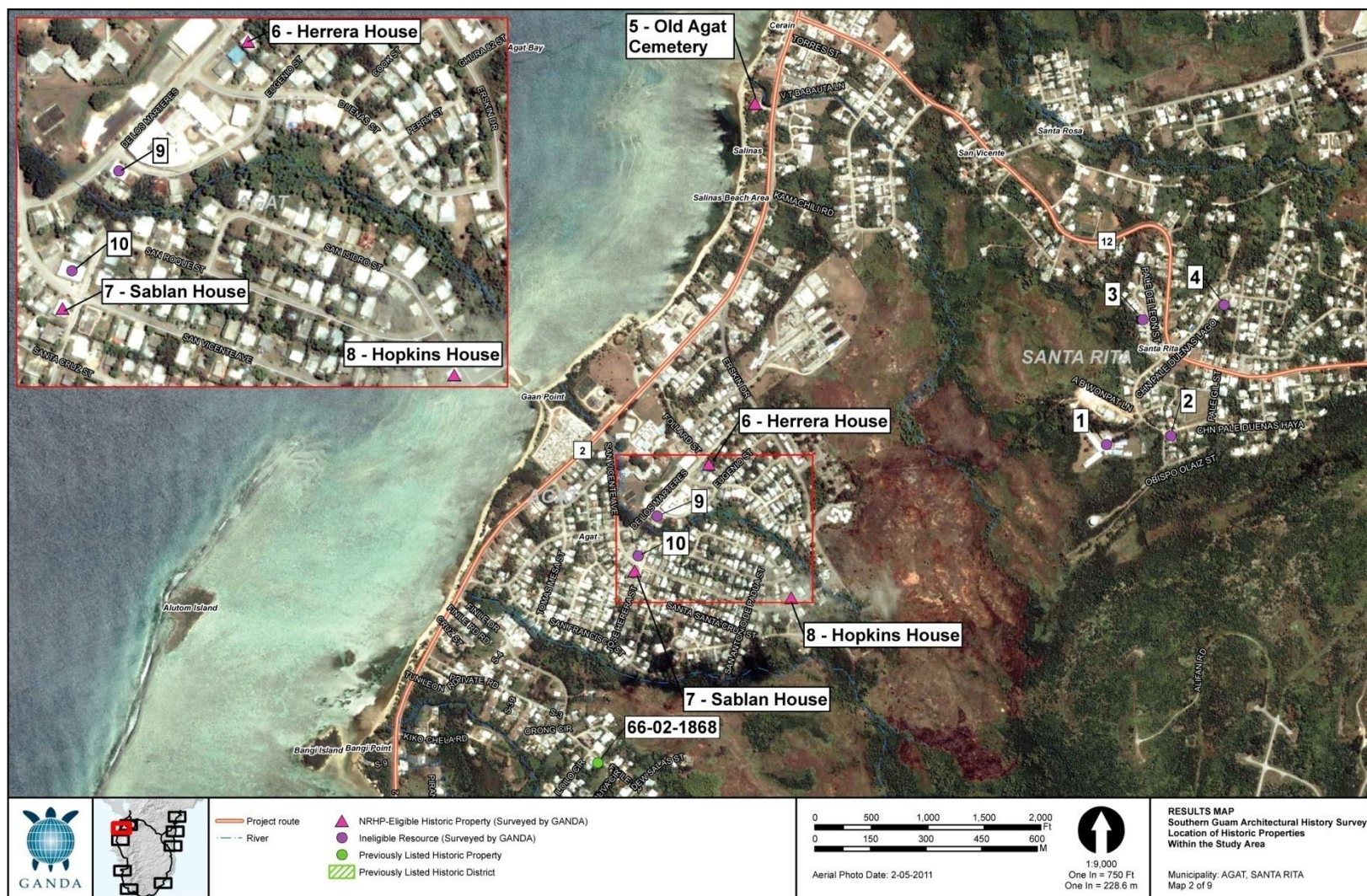


Figure 13. Location of GANDA-surveyed historic properties and previously listed historic property in Agat and Santa Rita.



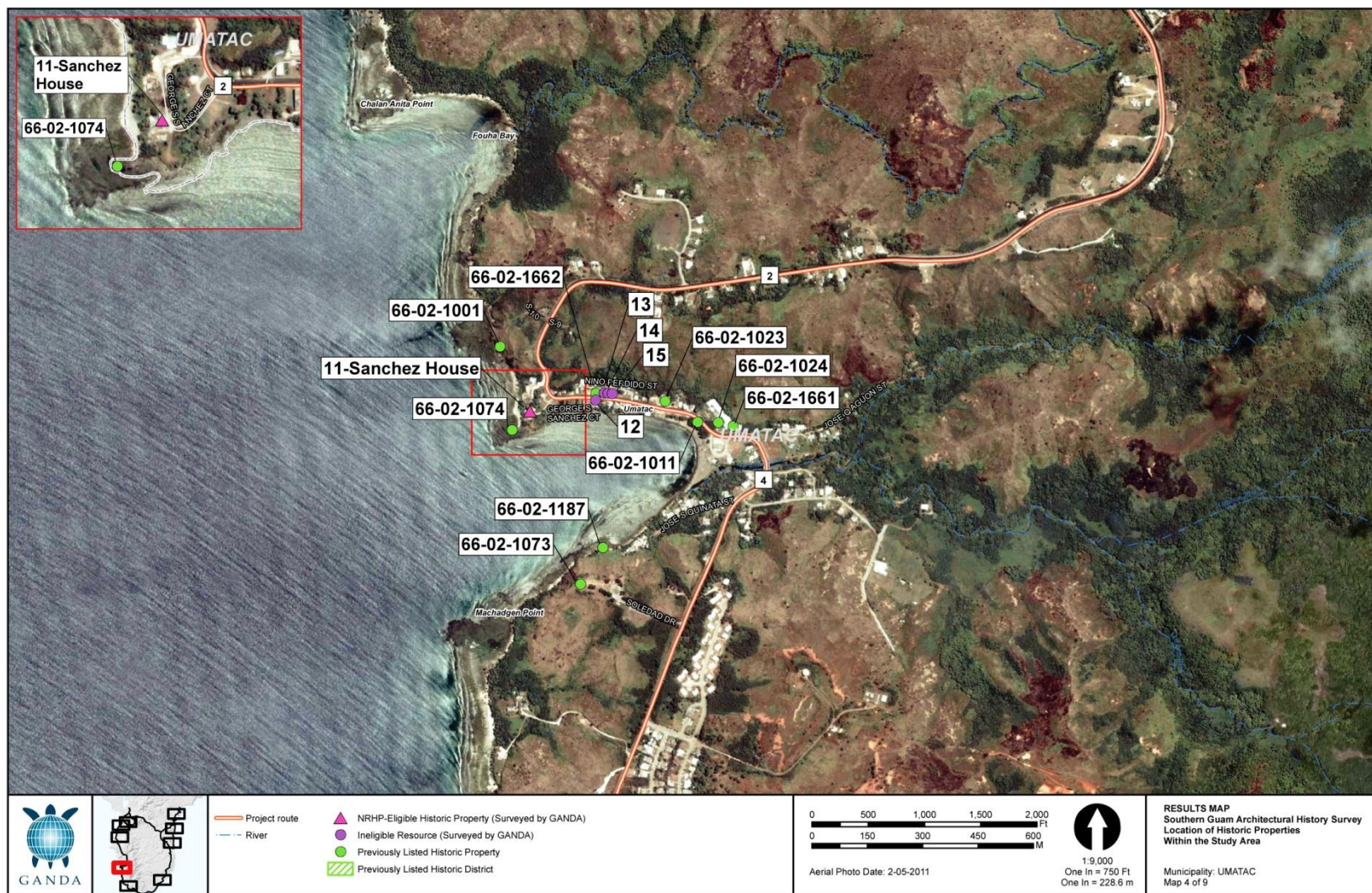


Figure 15. Location of GANDA-surveyed historic properties and previously listed historic properties in Umatac.

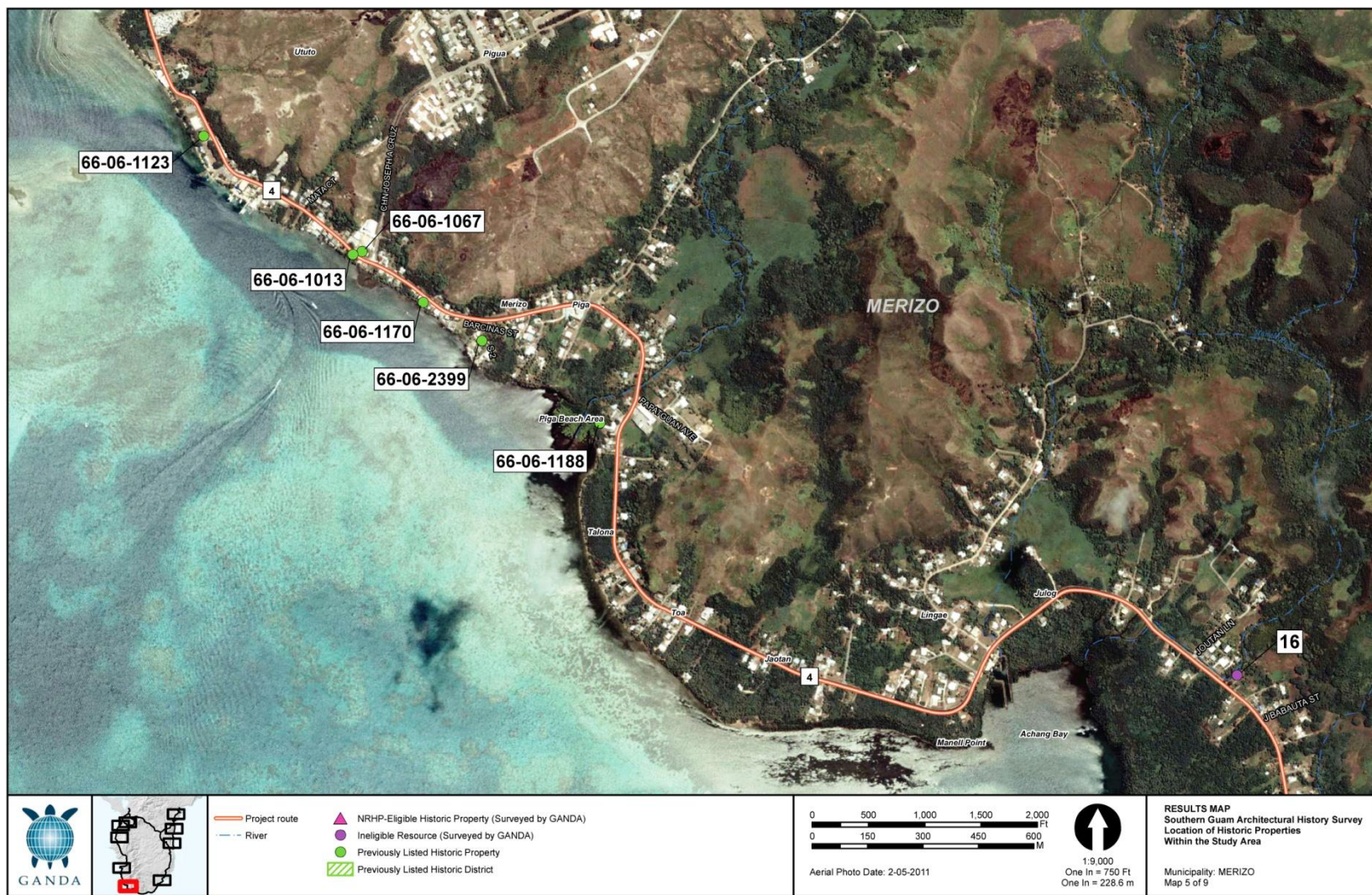


Figure 16. Location of GANDA-surveyed historic property and previously listed historic properties in Merizo.



Figure 17. Location of GANDA-surveyed historic properties and previously listed historic properties in Inarajan.

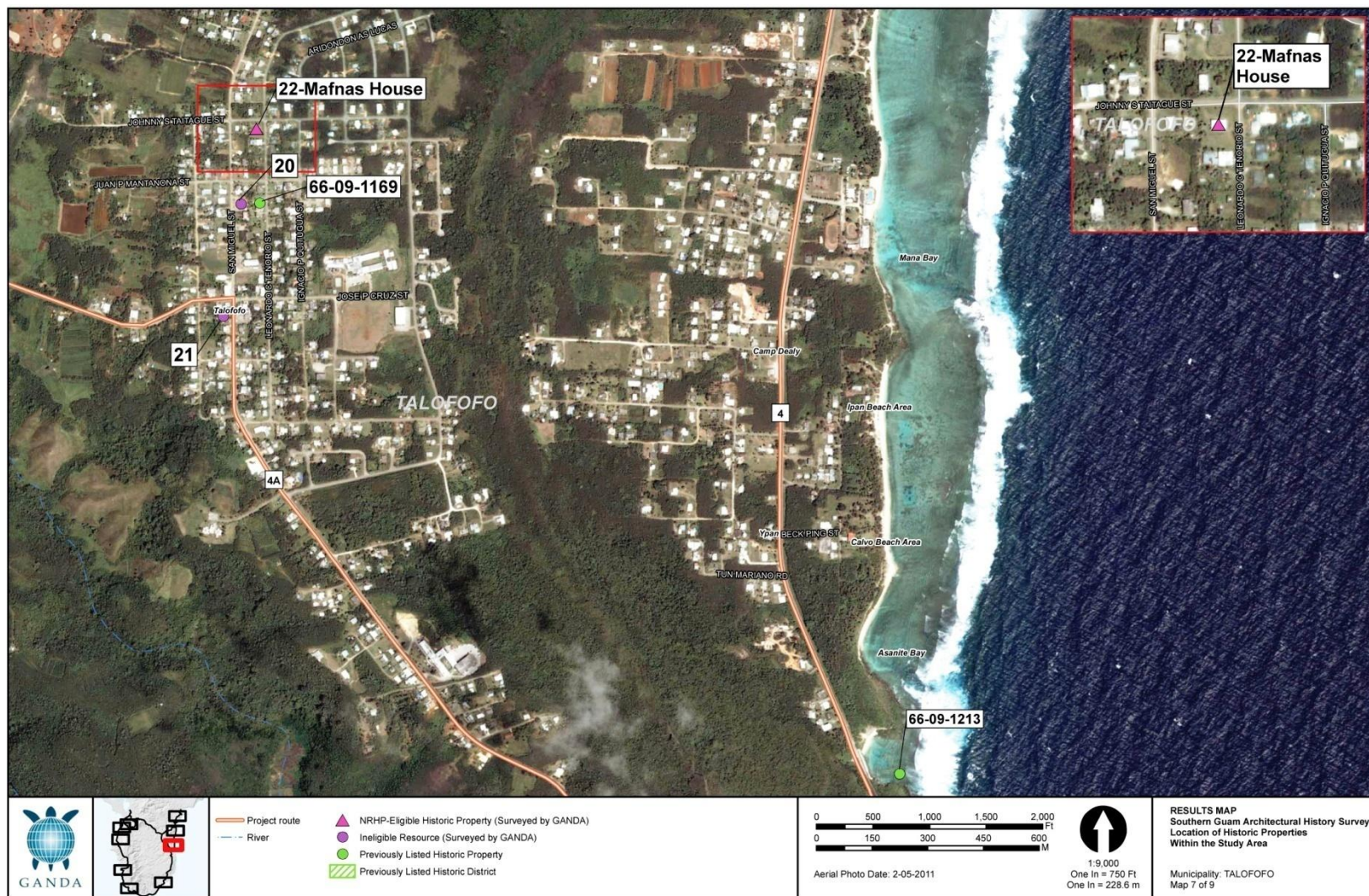


Figure 18. Location of GANDA-surveyed historic properties and previously listed historic properties in Talofofo.

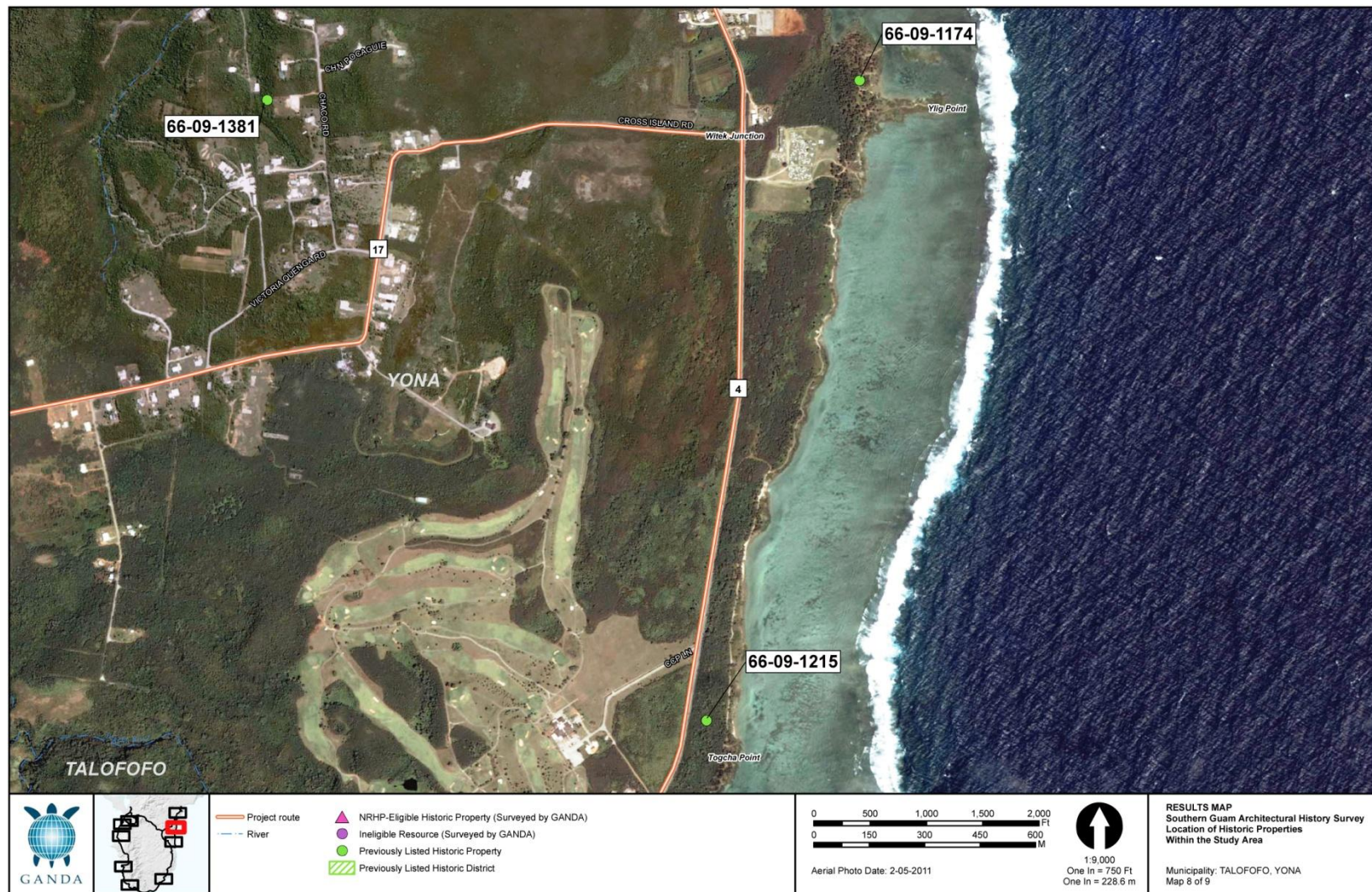


Figure 19. Location of previously listed historic properties in Talofoto and Yona.



RESULTS

The architectural history survey area encompassed a 0.5-mile corridor on either side of the main roadways through seven southern municipalities of Guam, including Santa Rita, Agat, Umatac, Merizo, Inarajan, Talofoto, and Yona. Surveyed roadways include Routes 1, 2, 2a, 4, 4a, 5, 12, and 17. Results of background research led the survey team to target historical residential communities, or villages, in each of the seven municipalities along with village outliers, such as Malojloj in Inarajan and Ipan in Talofoto.

Twenty-three historic architectural properties were documented with six determined eligible for listing on the NRHP (Table 2). These six historic properties include five buildings eligible under Criterion C (including two that are also eligible under Criteria B and D), and one property eligible under Criteria A and C. Agat contains four of the NRHP-eligible properties while Umatac and Talofoto each contain one. Two previously recorded historic properties were found to no longer be extant in the study area and GHPI data forms were updated accordingly. The following section presents results of the study, organized by village, beginning with Santa Rita and ending with Yona. Each property is referred to by either its local common name or its owner's name in the case of residences. Each property is also assigned a sequential "property number," for reference purposes.

Santa Rita

The area now occupied by Santa Rita village was farmland before World War II. The area was selected for a new resettlement village to accommodate the displaced Sumay population following the war-time destruction of the ancient village of Sumay on Orote Peninsula (and subsequent land takings by the U.S. Navy). The new village was named Santa Rita in honor of the village's patron saint and was designed in accordance with the typical resettlement structure of "blocks and lots" assigned largely by the village commissioner. The village church was located at the center of the village along with the commissioner's office and a village store.

The first houses consisted of raised single-story wood or thatch houses accompanied by temporary structures for the village church, school, and dispensary. Two-story duplexes replaced many of the small, single-story homes in the 1950s. These houses were often constructed from scrap lumber, which was frequently obtained from the U.S. Navy Base on Orote Peninsula where many villagers from Santa Rita worked after the war (Hunter-Anderson and Moore 2006:38).

The village today retains the original "block and lot" pattern from the post-war resettlement period, but most of the houses and other buildings in the village are extensively modified, and in many cases, completely replaced with modern concrete buildings. The few remaining structures that were built prior to 1964 feature modified materials and structural additions. The main village church, Our Lady of Guadalupe, for example, was built out of reinforced concrete in 1952. Since then the church has been remodeled with modern, typhoon-resistant windows and a concrete, arched facade. The Santa Rita Store and D's Corner Store occupy central locations in the village, but are both modern, concrete buildings.

Table 2. Historic Architectural Properties Evaluated

Property No.	Property Name / Owner	Lot No.	Street Address	Village	Built Date	Eligibility
1	J. P. Torres Alternative School	L470-R2	189 Chalan Pale Duenas Haya	Santa Rita	1950s	Ineligible
2	Juan G. Guzman	-	(b) (6)	Santa Rita	ca. 1959	Ineligible
3	Vicente Duenas	-	(b) (6)	Santa Rita	1956	Ineligible
4	Grey Nicholas	L7 B3	(b) (6)	Santa Rita	1963	Ineligible
5	Old Agat Cemetery	-	Route 2	Agat	ca. 1889	Eligible; A and C
6	John Herrera and Elizabeth Huckaby	L14 B4	(b) (6)	Agat	ca. 1953	Eligible; C
7	Jenevieve, James, and Bernadette Sablan	L7 B20	(b) (6)	Agat	ca. 1955	Eligible; B and C
8	William Hopkins	L1 B10	(b) (6)	Agat	Late 1950s	Eligible; C
9	Kang Store	L48 B8	(b) (6)	Agat	ca. 1965	Ineligible
10	Sablan / Agat Store	L41 B8	(b) (6)	Agat	1965	Ineligible
11	Mary Q. Sanchez	-	(b) (6)	Umatac	1952	Eligible; C and D
12	Daniel B. Tanaka	-	(b) (6)	Umatac	1950s	Ineligible
13	Andy Quinata	-	(b) (6)	Umatac	Post-war	Ineligible
14	Herbert Gofigan	-	(b) (6)	Umatac	Post-war	Ineligible
15	Pacita Smith	-	(b) (6)	Umatac	Post-war	Ineligible
16	Maria Cruz	L351	(b) (6)	Merizo	1961	Ineligible
17	Old Inarajan Elementary School	-	136 Pale Bernabe Cruz Road	Inarajan	Early 1950s	Ineligible
18	Janette Taitague Meno	-	(b) (6)	Inarajan	Mid-1960s	Ineligible
19	Anna Borja	-	(b) (6)	Inarajan	ca. 1958	Ineligible
20	Talofofo Mayor's Office	L4 B8	184 San Miguel Street	Talofofo	1950s	Ineligible
21	Rabino Family	L2-1 B0	(b) (6)	Talofofo	Late 1950s	Ineligible
22	Dan Mafnas	L2 B9	(b) (6)	Talofofo	1963	Eligible; C
23	Old Yona Public Health Building	L50-R1 B7	265 Sister Eucharita Drive	Yona	1950s–1970s	Ineligible

The village has also expanded from the original resettlement location to accommodate new development, including military housing complexes. In recent decades, the Santa Rosa Housing Subdivision, known locally as “Hyundai,” and the Southern High School complex led to increased residential development along Sumay Memorial Street to the north of the old village. The tightly gridded street pattern and highly standardized suburban house types of Hyundai and the sprawling, multi-story school campus have contributed to increased modernization in the village.

No NRHP-eligible historic architectural properties have been previously recorded in Santa Rita. Four potential historical buildings were identified during the current survey and are documented below. None were determined eligible for listing on the NRHP.

Property No. 1, J. P. Torres Alternative School

The J. P. Torres Alternative School on Chalan Pale Duenas Haya in Santa Rita was built in the 1950s. The school was originally known as J. P. Torres Elementary School and provided kindergarten and first grade education for Santa Rita residents. The nearby H. S. Truman Elementary School, also built in the 1950s, provided elementary school education beyond the first grade. It is unclear which elementary school was built first and whether the second elementary school was needed to mitigate an expanding population. In 2002, J. P. Torres Elementary School transitioned to solely providing education to at-risk students between the ages of 12 and 18 and was renamed J. P. Torres Alternative School.

Building records and construction history were unavailable for the school, so historical aerial photographs were used to compare the present school complex with its historical layout. Three single-story buildings are present on historical imagery from 1966. These include the main administration building, oriented north to south, and two rectangular classroom buildings arranged in an L-shape on the west side of the administration building (Figure 21 and Figure 22). This arrangement is consistent with modern satellite imagery of the complex, although a more recent building addition now serving as a cafeteria extends at a right angle from the south end of the administration building. School officials verified that the exterior of the school is largely original except for replacement of the roof and fresh exterior paint.

All three single-story buildings are constructed from reinforced concrete with a side-gabled, low pitched roof, which has been replaced with ribbed metal sheeting, probably from the original corrugated metal. The wide eave overhang of the roofline provides a covered walkway along the main facade of each of the buildings where evenly spaced doors and multiple panels of aluminum louver windows indicate individual classrooms.

The administration building sits at the center of the complex and is the first building reached upon entering the school. The north facade is a parapet extending from the side-gabled roof that features the name of the school. The facade includes a first floor awning with concrete pilasters and one three-paneled glass louver window. The original louvers and window framing are still in place but are now faced with a pane of glass to keep the interior space dry. The west side of the north facade features a concrete stairway that permits access to the covered walkway that extends down the full width of the west elevation.



Figure 21. Property No. 1, J. P. Torres Alternative School; facing south.



Figure 22. Administration building of J. P. Torres Alternative School with classroom building in background.

Significance Evaluation

The J. P. Torres Alternative School represents a renewed focus on compulsory primary education in Guam in the post-World War II period and, unlike many of the schools built at this time, remains largely in its original condition. The school's location and setting within the resettlement village of Santa Rita are therefore intact, which together with the original design and fabric of the buildings, properly conveys the property's historical character and feeling.

The J. P. Torres Alternative School, however, is not recommended as eligible for listing on the NRHP at this time. More intensive research is recommended to better understand the school's place within the context of post-World War II resettlement and compulsory education, as well as the school's relationship with others in the district. This information may lead to a finding of significance under Criterion A. The architectural design of the school represents basic utilitarian concrete construction and is not significant under Criterion C, and preliminary research did not reveal any association with a significant individual.

Property No. 2, Guzman House

The residence at (b) (6) in Santa Rita is currently owned by Juan G. Guzman. According to Guzman's daughter, Mary Guzman, the house was built around 1959. The house is a two-story building with reinforced concrete construction on the bottom floor and corrugated metal siding with wood framing on the second floor (Figure 23). The building features a low-pitched, cross-hipped corrugated metal roof with enclosed over-hanging eaves and a concrete slab foundation. At the center of the north facade, the roof extends out from the building to accommodate an upstairs vestibule and porch, supported by steel support posts. A wide concrete staircase with metal pipe handrails at the west side of the facade provides access to the second story, which reflects the building's function as a duplex for extended family. Louver windows are present on each elevation.

Originally, the house featured an open ground floor with concrete pillars that supported the second story, which was clad with horizontal tongue-and-groove wood siding (Mary Guzman, personal communication, July 2014). The bottom floor was enclosed with concrete to function as a living space in 1960, while the original wood siding of the second story was replaced with corrugated metal and wood framing after damage sustained by Typhoon Pongsona in 2002. Fenestrations were all remodeled on the second story when it was replaced with corrugated metal siding. Original fenestrations consisted of wood-framed openings with flip-up, or awning, windows supported by a wooden pole. The staircase has also since been reconstructed due to deteriorating metal rebar. The house resembles other properties in Santa Rita (Figure 24) that represent the duplex house type, commonly built by local residents during the resettlement period. Most of these house types, however, have all been reconstructed with metal siding, remodeled fenestrations, and other alterations, as exemplified by the Guzman house.

Significance Evaluation

The Guzman residence was evaluated under Criterion C as a representation of the post-World War II resettlement duplex house type commonly built in Santa Rita and Agat in the 1950s. The complete replacement of the second story wood paneling with corrugated metal siding and



Figure 23. Property No. 2, Guzman House; facing southeast.



Figure 24. Duplex house type in Santa Rita showing second-story modifications and modern fenestrations; facing southeast.

other modifications have caused the structure to lose the physical features that characterize its historical type, period, and method of construction. Additionally, the Sablan House (Property No. 7), documented during the present survey, represents a more significant example of the post-World War II duplex since it does retain the historical aspects of design, workmanship, and materials. The Guzman residence was thus determined ineligible for the NRHP because of exterior alterations that affect the historic architectural integrity of the structure and through comparison with other, better, extant examples of this house type.

Property No. 3, Duenas House

The Vicente Duenas residence at (b) (6) in Santa Rita was built in 1956. The main structure features a square footprint built on a concrete slab foundation with horizontally placed tongue-and-groove wood siding and a wood-framed, cross-gabled, low-pitch corrugated metal roof (Figure 25). Small ventilation windows are present underneath each gable apex. Fenestrations consist of glass louver windows at each elevation. On the east elevation, there is a side porch and entryway supported by deteriorating concrete columns on concrete piers. The porch features the original wooden door on the south side of the porch and a wood-framed double louver window on the porch's east side. The porch is accessed from a small, concrete stairway with steel hand railings and small, square columns. The shape and style of the square columns with steel hand railings is reminiscent of many residential stairways from this period in southern Guam. The house's wood paneling is severely deteriorating, particularly along the lower portions of the walls.

Although the original structure was built in 1956, several additions were added in the late 1960s, including the side porch entryway (Vicente Duenas, personal communication, July 2014). According to the homeowner, Vicente Duenas, the structure will be demolished in the near future.

Significance Evaluation

The Duenas residence was evaluated under Criterion C as a rare representation of a post-World War II house type still extant in the resettlement village of Santa Rita. However, further research revealed exterior alterations that affect the historic architectural integrity of the original post-World War II structure. Most of the original structure, for example, has been obscured by structural additions, (e.g. the side entry porch) that affect the historical design and massing. The residence is also in very poor physical condition, to the extent that it is slated for demolition by the owner. The Duenas residence was determined ineligible for the NRHP.



Figure 25. Property No. 3, Duenas House; facing northwest.

Property No. 4, Nicholas House

The residence at (b) (6) in Santa Rita is owned by Grey Nicholas. Construction was initiated on the house just after Typhoon Karen in 1962 and completed by 1963 (Grey Nicholas, personal communication, July 2014). The main structure has not been modified, although many of the original fenestrations are currently boarded or have missing window elements.

The single-story, square-block residence is constructed of reinforced concrete with visible concrete pillars at the corners of each elevation, typical of house types from this period. The house features a very thin concrete slab roof with wide overhangs (Figure 26). The slab roof extends out from the north elevation to accommodate an open-air carport supported by concrete pillars. A structural addition is present on the south elevation, which has a wood-framed corrugated metal roof and wide, double-panel window openings that originally accommodated glass louvers. Fenestrations on the rest of the building are similarly missing the original glass louvers and many are boarded. The boarded windows blend with the rest of the building because in many cases they have been painted the same color as the house.

Significance Evaluation

Although the Nicholas residence represents early typhoon-resistant concrete construction in Santa Rita, the house is not a good representation of this building design (Criterion C). The house has serious integrity issues, primarily the boarded and otherwise missing windows which affect the historical design and feeling of the original building. The residence is not associated with a significant event or individual (Criteria A and B) and the building is unlikely to yield further historical information (Criterion D). The residence was thus determined ineligible for listing on the NRHP.



Figure 26. Property No. 4, Nicholas House; facing east.

Agat

The village of Agat dates to Guam's early Contact Period (Le Gobien 1700). During the following Spanish Period, the village developed as a Spanish-style parish along the el Camino Real, or Spanish Trail, which was used to travel between the capital at Agaña and the port at Umatac. Remnants of the coastal road are still visible in the Spanish Bridges along the coast in Southern Agat (GHRD Site 66-02-1071 and 66-02-1072). The village, situated between the Namo and Togcha Rivers, consisted of two small residential streets that paralleled the coastline. The village church was located at the site of the present 76 gas station. During the First American Period, Agat retained its rural character with local residents farming land in the hills above the village. The Naval government also operated agricultural fields in Agat. The extant Umang Dam (GHRD Site 66-02-1868) is a remnant of these operations.

During World War II Japanese occupation, the lands surrounding Agat proper were used for rice cultivation and other agricultural crops. Shortly before the occupation ended, the Japanese relocated Agat villagers, along with much of the island's population, to internment camps on the east coast. Agat villagers were forced to walk across the island to Yona, where they were interred at Manenggon Concentration Camp. In the weeks leading up to the American invasion, numerous atrocities were committed by the Japanese on island residents, including a massacre of residents from Agat and Sumay at Fena Caves.

Agat Bay was selected as one of two invasion points (along with Asan) for the American invasion and recapture of the island. During the subsequent naval bombardment of the island's west coast and ground invasion of Agat, the original village was completely destroyed. Following the battle, Agat residents were housed in a temporary refugee camp located on the coastline just south of the old village. The area immediately across from the camp was selected as a new

resettlement village, or “New Agat,” to accommodate the displaced village population. Like the other resettlement villages, “blocks and lots” were laid out and assigned largely by the village commissioner. Extended families often occupied groups of adjacent lots.

By the 1950s, local residents had improved their original houses and many had built duplexes from scrap lumber obtained from navy shipyards where they worked. An influx of laborers from the Philippines, many of whom would eventually settle in Agat, were housed in Camp Roxas and offered their services to private homeowners as skilled carpenters (Hunter-Anderson and Moore 2006:34). The 1950s also saw the construction of the first concrete school in Guam, Agat Elementary School, which has since been reconstructed. (Tony Babauta, personal communications, August 2014). Mt. Carmel Church and School, which occupy the heart of the village, were built in 1957 and remodeled in the late-1960s. Across the street from Mt. Carmel, the current Senior Citizen Center and Haya Youth Center replaced the old Navy dispensary building, which was demolished in recent years (Tony Babauta, personal communication, July 2014). Village stores opened around the new village in the immediate post-World War period, a few of which are still in operation.

The village today has sprawled to the north and south of the original resettlement village into what was previously farmland. Local residents renewed efforts to improve their houses after Typhoon Karen in 1962, and today many homes in the village are modern, typhoon-resistant structures, either newly built or extensively remodeled.

Despite the level of reconstruction, six potentially eligible properties were documented during the survey. Four of these properties were determined eligible for listing on the NRHP.

Property No. 5, Old Agat Cemetery

The Old Agat Cemetery was established in 1946 and encompasses approximately 0.3 acres adjacent to the Agat shoreline on the west side of Route 2, approximately one mile north of Mount Carmel Cemetery (Figure 27–Figure 31). Based on the earliest legibly dated headstone, the Old Agat Cemetery was established at least as early as 1889, although the dates are not discernible on many of the grave markers. The most recent interment was in 1997, making for a total of 43 graves in the cemetery (Old Agat Cemetery n.d.). Most of the grave markers consist of square, carved-stone slabs topped with a Christian cross, although some are vertical-arched types (Figure 27). Most are painted white. In some cases, the names of the deceased and birth and death dates are painted in black on the crosses, probably because the carved information is now unreadable. The Old Agat Cemetery is unlike the Mount Carmel Cemetery in that its interments are directly in the ground. At Mount Carmel, many of the graves are stacked above ground.

According to an email communication with the current mayor of Agat, Carole Tayama, the cemetery contains the remains of residents from Agat who were slaughtered by Japanese troops during the Fena Caves Massacre in World War II (Figure 30). A memorial service for the event is held at the Old Agat Cemetery each year. One of the grave markers is for Vicente Munoz Borja who died on July 21, 1944 during the massacre (Figure 31). According to Agat Mayor Tony Babauta, the cemetery also contains the remains of residents from Agat who died during the forced internment of Chamorro civilians at Manenggon Concentration Camp in Yona. Babauta indicated that the largest grave marker near the center of the cemetery contains a mass burial of these remains (Figure 28).



Figure 27. Property No. 5, overview of the Old Agat Cemetery; facing northwest.



Figure 28. The large, white cross at the center of the Old Agat Cemetery reportedly marks the remains of residents from Agat who died at Manenggon.

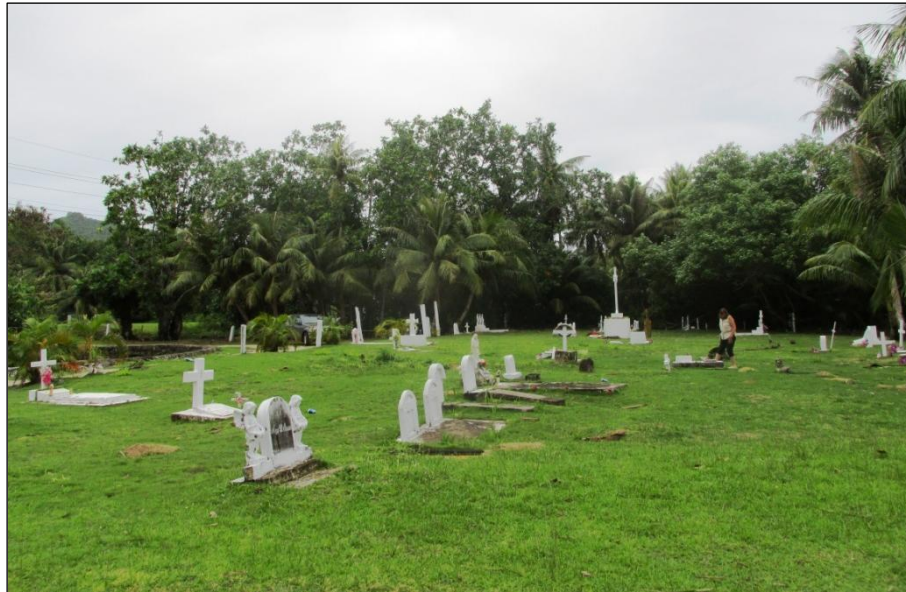


Figure 29. Overview of the Old Agat Cemetery; facing south.



Figure 30. Detail of grave marker with date of death—20 June 1944—occurring around the time of the Fena Caves Massacre.



Figure 31. Grave marker for Vicente Munoz Borja who reportedly died in the Fena Caves Massacre.

Significance Evaluation

The Old Agat Cemetery is associated with important World War II events, namely the Fena Caves Massacre and internment of Chamorro civilians at Manenggon Concentration Camp. It also represents a traditional cemetery that provides an important link for Chamorro families in Agat to their early twentieth-century ancestors. Although cemeteries are generally not considered for NRHP eligibility, the Old Agat Cemetery clearly meets the requirements of National Register Criteria Consideration D for its association with historic events. According to NPS guidance, cemeteries may be eligible if associated with historic events including specific important events or general events that illustrate broad patterns. The Old Agat Cemetery's direct association with Fena Caves Massacre and the internment of Chamorro civilians at Manenggon Concentration Camp, two very pivotal events in local and regional history, gives it significance under National Register Criteria Consideration D.

The period of significance for the cemetery is 1889 (or earlier) to 1964. In total, there are 36 contributing grave markers, including 16 with legible dates and another 20 without legible dates but which, stylistically, are presumed to date to the period of significance. There are also an indeterminate number of unmarked graves that are potentially contributing features. Seven graves are less than 50 years old and are considered non-contributing features.

Although World War II events and past typhoons affected individual above-ground gravestones, the small cemetery retains its physical integrity and conveys a sense of timelessness

through its natural surroundings. Despite painting and reconstruction of some grave markers, the cemetery retains good integrity of construction, materials, design, and feeling.

Property No. 6, Herrera House

The Herrera House is a two-story residence occupying a central lot in Agat near Mt. Carmel Church and School. The house was built by Juan Lujan Anderson around 1953 and then later sold to Antonio and Ana H. Herrera (possibly in the late 1950s). The house is still owned by the Herrera family.

The house is perched on a hillside overlooking the ocean to the west. The residence has a square footprint measuring approximately 38 by 38 feet, and features a reinforced concrete foundation, walls, and flat concrete slab roof with a wide overhanging eave (Figure 32–Figure 38). Lush vegetation surrounds the building. A concrete retaining wall at the bottom of the hillside features a wave design and serves to inhibit erosion (Figure 33). A set of concrete steps with metal pipe handrails provides access to the western facade (Figure 34).

The building expresses several contemporary design elements including contrasting wall materials and textures. Centered on the facade, a wide concrete pilaster projects from the wall and exhibits an embossed horizontal linear design. The pilaster flanks a rectangular expanse of small, square glass-block windows (Figure 35). Below the windows, a concrete planter box extends to the north and forms a wall divider. It features an embossed pattern that resembles a slate veneer (Figure 36). A cantilevered projection is present on the south end of the facade and south elevation. Ribbons of triple louver windows accentuate the upper floor of the house. A small window configuration, consisting of two square, overlapping windows with a small square window in the center is featured at the north side of the pilaster.

The front porch, which permits entry to the first floor, is inset on the north side of the facade and supported by steel posts (Figure 37). An aluminum screen door conceals the original wood-framed front door (Figure 38). A second door on the north-facing wall within the inset porch opens to a stairway that permits access to the second floor. It is presently boarded up. No other modifications were noted on the exterior of the house. According to the homeowner, the house was designed with an exterior stairway to the second floor to allow the house to function as a duplex for extended family. Each floor has two bedrooms and one bath with an exterior kitchen area.

Significance Evaluation

The Herrera House has been described by the homeowner and local residents as the first all-concrete house in Agat. The building features a number of interesting contrasts in wall materials and textures which interplay with the surrounding vegetation. These elements suggest Contemporary design influences that resonated in the United States during the post-World War II period. The residence also represents the massing typical of post-World War II duplex house types on Guam, here reinterpreted in concrete instead of wood-siding and corrugated metal roofing. Given its rarity and exceptional design features, and its role in marking the start of Guam's transition to concrete, typhoon-resistant residential construction, the Herrera House is significant under NRHP Criterion C. The period of significance is the early 1950s, when the house was constructed.



Figure 32. Property No. 6, Herrera House as viewed from Calle de los Marterres Street, facing northeast.



Figure 33. Herrera House, west facade and retaining wall obscured by thick vegetation.



Figure 34. Herrera House, west facade with view of front porch.



Figure 35. Herrera House, detail of west facade's concrete pilaster and window configuration.



Figure 36. Herrera House, west facade with concrete pilaster.



Figure 37. Herrera House, detail of north side of west facade.



Figure 38. Herrera House, detail of front porch.

The house is in good condition and reasonably well-maintained. With the exception of one boarded-up window and the exterior metal screen door, the building retains very good integrity of location, setting, design, materials, workmanship, feeling, and association.

Property No. 7, Sablan House

According to Johnny Sablan, notable Chamorro entertainer, the Sablan House was built around 1955 by his grandfather, Diego Salas Sablan, a civil servant carpenter for the U.S. Navy after World War II (Johnny Sablan, personal communication, September 2014). Diego Sablan self-constructed the building along with his cousins. Sablan's extended family lived in the house while Johnny Sablan's parents owned and operated a village store, the Sablan Store, directly across the street. Sablan and his immediate family lived in a house attached to the store. Sablan's parents, sisters, and brothers, moved across the street to the Sablan House in the early 1960s while Sablan was living in California attending school and beginning his singing career. He describes the house at the time as "a 2-story multi-unit building. On the bottom was reinforced concrete with 2 apt. units & on the top was a 4 bedroom wooden house w/ tin roofing and a big concrete bathroom" (Johnny Sablan, email communication, 15 September 2014). Sablan describes Typhoon Karen's impact on the building in 1962:

Typhoon Karen demolished the entire 2nd floor. My family survived the typhoon when all of them gathered into the only concrete bathroom on the top of the house...no one was injured. I came back to Guam September 1964, lived in the restored 2nd floor house that was

demolished by Typhoon Karen in 1962. It looked the same as the original. (Johnny Sablan, email communication, 15 September 2014)

The two-story residence has an irregular L-shaped footprint, measuring about 50 by 57 feet. The bottom floor is reinforced concrete and the second floor is clad with horizontal tongue-and-groove wood siding (Figure 39–Figure 44). The building features a low-pitched, cross-hipped corrugated metal roof with enclosed over-hanging eaves and a concrete slab foundation. At the center of the north facade, the roof extends out from the building to accommodate an upstairs vestibule and porch supported by steel posts (Figure 40). A wide concrete staircase with metal pipe handrails at the west side of the facade provides access to the second story, which reflects the building’s function as a duplex for extended family (Figure 41).

The front entrance is tucked away below the upstairs porch room. The wooden front door and metal screen appear to be original to the building. Fenestration consists of louver windows at each elevation. On the east elevation, some of the windows are boarded up due to missing glass louvers, but the original metal window frames remain intact (Figure 44). A carport, currently draped with a plastic tarpaulin, extends out from the east side of the facade.

Significance Evaluation

The Sablan residence was built in the 1950s and, as typical with many houses in Guam, it represents self-construction and long-term occupation by the same extended family. Despite reconstruction of the second floor after Typhoon Karen, the new second floor mirrors the original construction. The building appears to be eligible for the National Register under Criterion C because it represents a rare and exceptional example of a post-World War II duplex house type of southern Guam. The property also appears to be eligible under Criterion B for its association with noted Chamorro entertainer Johnny Sablan. Sablan, who recorded the first all-Chamorro language album, is a pioneer in the Chamorro recording industry and has also served at the forefront of indigenous Chamorro language and cultural revival efforts during a recording career spanning five decades. The property’s period of significance is its date of construction ca. 1955 to 1965, when Sablan’s association with the house ended.

Portions of the corrugated metal roof are collapsing and iron bars have been affixed to some of the windows. However, the building is in good condition with an acceptable level of preservation and period-appropriate maintenance over time. Compatible materials have been used for modifications and original design elements have been maintained. Despite reconstruction of the second floor after Typhoon Karen, the Sablan House retains integrity of location, setting, design, materials, workmanship, feeling, and association. Residential buildings from this period in southern Guam’s history rarely exhibit this level of integrity.



Figure 39. Property No. 7, Sablan House, north facade.



Figure 40. Sablan House, detail of second-floor duplex entry.



Figure 41. Sablan House, detail of second-floor stairway with steel handrails supported by square-shaped columns and folk concrete design elements.



Figure 42. Sablan House, north and east elevations.



Figure 43. Sablan House, east and south elevations.



Figure 44. Sablan House, detail of boarded windows on east elevation.

Property No. 8, Hopkins House

The homeowner was not available for comment. However, according to former longtime mayor of Agat, Tony Babauta, the house was built in the late 1940s or early 1950s and retains its original appearance. Babauta identified the original homeowner and builder as William Hopkins, which is consistent with lot ownership records and the current lot owner listing.

The property is a single-story residence with a square footprint covering approximately 39 square feet. The house is oriented on a northeast-southwest bearing and occupies a prominent knoll at the northwest corner of (b) (6). The large lot is nearly treeless and has a well-maintained lawn. The house appears to be reinforced concrete construction with stained, stucco-clad walls and a low-pitched, hipped, corrugated metal roof with wide overhanging eaves (Figure 45–Figure 48). Fenestration is symmetrical and consists of original glass louver windows concealed by typhoon shutters. The facade features concrete steps with metal pipe handrails that lead up to what appears to be the original wood door with metal screen (Figure 45). A partially sub-grade garage that originally functioned as a root cellar is at the north end of the facade (Tony Babauta, personal communication, July 2014) (Figure 46).

Significance Evaluation

Given the probable 1950s age of the residence, its condition, and the paucity of other unaltered concrete structures of this type from this period in southern Guam, the Hopkins House in Agat is considered eligible for the NRHP under Criterion C. The house represents a post-World War II single-story, square-plan concrete house type with a low-pitched hip roof. The period of significance for the post-World War II structure is the period of construction in the 1950s.

The Hopkins residence is in very good condition and is well-maintained. It retains integrity of location, setting, design, materials, workmanship, feeling, and association. The installation of typhoon shutters, a relatively recent addition, is an easily removable modification that does not significantly affect the building's integrity.



Figure 45. Property No. 8, Hopkins House, north facade with view of east elevation.



Figure 46. Hopkins House, north facade. Note cellar on the west end of the facade.



Figure 47. Hopkins House, north facade with view of west elevation.



Figure 48. Hopkins House, south elevation.

Properties No. 9 and 10, Kang and Sablan Stores

The Kang and Sablan Stores are evaluated together due to their functional affinity, close proximity, and similar historical development. Both are sited on corner lots in New Agat. The Kang Store is adjacent to Mt. Carmel School on the corner of (b) (6). The Sablan Store is directly across the street from the Sablan House (Property No. 7) on the corner of (b) (6). Both stores were originally single-floor wooden buildings built soon after World War II during the resettlement phase in New Agat. However, both structures sustained significant damage during Typhoon Karen and were replaced with the current Butler buildings in the mid-1960s (Johnny Sablan and Andy Sablan, personal communications, July and September 2014).

The Kang Store was rebuilt as a concrete block structure with a visor roofline on its east end and an attached Butler building on its west end (Figure 49 and Figure 50). The north elevation of the Butler building faces Calle de los Marterres and includes a distinctive projecting diagonal roofline supported by a steel column. The main double-door entry under the projecting roofline is currently enclosed by typhoon shutters. Fenestrations consist of louver windows and boarded up or rebar-grated windows.

The Sablan Store was likewise rebuilt with a large, two-story Butler building (Figure 51). The main entryway is on the south elevation, accessed from the front-facing parking lot via a concrete ramp and stairs. The paired entry doors are modern metal-framed glass panels. Two exterior stairways on the west elevation permit access to the second floor entry on the west side of the south elevation. The second floor entry is a solid metal door covered with a projecting visor roofline. The concrete landing of the second-floor entry continues across the south elevation and sports a metal pipe-supported awning. Fenestrations consist of five metal hopper windows on the second story's south elevations (glass is missing in some of the windows), and three evenly spaced windows on the west and east elevations. On the east elevation, one of the metal hopper windows has been replaced with glass louvers, while all three windows on the west elevation are boarded up.

The Sablan store was owned and operate by Rita and Francisco Sablan, parents of renowned Chamorro entertainer, Johnny Sablan. According to Sablan, his mother opened the store from 6 am to 11 pm every day. Sablan's sisters were his mother's "dependable cashiers" while Sablan also worked at the store to help his mother. Sablan describes the original store as being:

raised with wooden steps (3 steps) on the sides and on the front center main entrance of the store. It was a huge wooden building w/ tin roofing. The length of the store occupied the whole front yard from one end to the other end. Attached to the rear of the store, my parents had a comfortable 3 bedroom house with a huge kitchen and an open garage, a door access to the store was on center of the house. (Johnny Sablan, personal communication, 15 September 2014)



Figure 49. Property No. 9, Kang Store; facing southeast.



Figure 50. Kang Store; facing west.



Figure 51. Property No. 10, Sablan Store. Clockwise from top left: south facade; east elevation (note replaced hopper window with louvers); west elevation and south facade; and west elevation (note boarded windows).

Sablan attributes his start in singing to his parents' store:

I started singing when I was almost 10 years old at the steps of the Old Wooden Store. My audience were my Mom & Dad's village store customers, neighborhood friends and relatives, sometimes an audience from 7 to 15 gather around the steps. I guess the steps is like a stage and it's next to the juke box machine, or I will play my guitar. In these time periods in Guam, everybody likes music, the audience would join and sing to the songs as well, harmonizing and singing to songs on the Juke Box machine to Elvis, Ricky Nelson, the Platters. We all sang with no shame...I'm Proud to be that southern boy from the village of Agat to have started singing on the steps of Sablan's Store, an old southern village store that Francisco & Rita Sablan started from selling 10 pieces of mango's during post war Guam. (Johnny Sablan, personal communication, 15 September 2014)

Significance Evaluation

The original Kang and Sablan Stores were associated with village entrepreneurial activities in the immediate post-World War II period on Guam and are indicative of the original structure of the resettlement period village of New Agat. The Sablan Store, moreover, was associated with a pioneer in the Chamorro recording industry who has also served at the forefront of indigenous Chamorro language and cultural revival efforts. However, both of the original buildings have been entirely replaced with modern Butler buildings, which effectively negate their significance. The new stores do not retain the design, materials, workmanship, or feeling of the old resettlement period wooden buildings. Moreover, Sablan directly associates his musical career start with the old wooden Sablan Store. The current Butler building does not retain the essential physical features that made up its character and appearance during its period of association with Sablan. Both buildings are therefore not eligible for listing on the NRHP.

Umatac

The small village of Umatac is situated along the north side of Umatac Bay in two parallel streets. The village has existed since at least the early Contact Period when Spanish galleons frequented the bay. Historical accounts chronicle the development of Spanish Period settlement in the small village, including construction of three Spanish fortifications still present around the bay. The continual rebuilding of the village church is also documented, one such building phase represented by the San Dionisio Catholic Church Ruins (GHRD Site 66-02-1024). The current San Dionisio Catholic Church (GHRD Site 66-02-1023), built in 1939, is sited in the center of the village and represents one of two pre-World War II churches still extant on Guam.

Although the village sustained little damage during World War II, it does not have a significant concentration of pre- or immediate post-World War II residential structures. It appears that residents have largely rebuilt and modified their houses in recent decades. Five houses built prior to 1964 are documented in Umatac, of which one is recommended as eligible for NRHP listing.

Property No. 11, Sanchez House

The Sanchez House has been occupied by the Quinata-Sanchez family of Chamorro lineage since its construction in 1952 and is now owned by Mary Q. Sanchez and her husband, Joseph S. Sanchez. The street where the house is located, (b) (6) is named for Sanchez' relative, who fought and died in Vietnam in 1969 at the age of 19.

The Sanchez House is a one-story residence on a lushly vegetated parcel near the shoreline at the north side of Umatac Bay (Figure 52–Figure 57). The main portion of the side-gabled building has a square footprint (31 by 38 feet) and both the north facade and south elevation feature shed-roofed additions. The low-pitched corrugated metal roof is characterized by overhanging eaves with exposed beams. The walls are clad with corrugated metal panels. With few exceptions, the siding has been placed horizontally. The building exhibits a raised floor supported by concrete piers. The front door, behind a wood-framed screen door at the north side of the shed-roofed facade, appears to be of the solid-core wooden type. Glass louver windows are featured throughout the building.

Like many traditional Chamorro homes, the kitchen area is located outside and behind the main structure (Figure 57). This space is also used for various other activities, including preparing fish caught from the shoreline several feet away. Temporary shed structures are found throughout the property.

The structure's proximity to the shoreline has resulted in storm and tidal damage on occasion, which is typically dealt with by replacing damaged parts of the structure with in-kind material. According to the homeowner, ongoing erosion of the coastline has produced early historic and possible pre-Contact cultural material. The material is typically found washed up on the beach.

Significance Evaluation

The Sanchez residence represents a traditional Chamorro dwelling from the immediate post-World War II period and is the oldest surviving house in Umatac (Joseph Quinata, Guam Preservation Trust, personal communication, July 2014). Given the scarcity of this traditional building type and its distinctive Chamorro design features, it is recommended as eligible for the NRHP under Criterion C. The building's period of significance is the early 1950s, but it can also be defined much more broadly, as an expression of the retention of traditional Chamorro family residence structure into modern times. It remains reflective of both the specific construction period and the larger, ongoing 'period' of Chamorro life in Guam.

According to the owner, the house is in its original location and the wood-framing is original; however, after various storms and typhoons, the corrugated metal roof and wall cladding was either reattached or replaced with in-kind material. The house remains virtually unchanged from its original appearance, with the exception of one boarded-up window in the back. The additions were added more than 50 years ago. Essentially, the building retains good integrity of location, setting, design, materials, workmanship, feeling, and association.

Although archaeological resources are beyond the scope of this study, the homeowner did indicate that the parcel immediately surrounding the house is known to contain subsurface cultural deposits. This property, and others in the area, may contain archaeological deposits with the potential to yield important information on pre- and post-Contact utilization of the area (Criterion D). The nature and extent of any such deposits would need to be confirmed by archaeological subsurface testing.



Figure 52. Property No. 11, Sanchez House, north facade.



Figure 53. Sanchez House, north facade with view of east elevation.



Figure 54. Sanchez House, east elevation.



Figure 55. Sanchez House, east and south elevations.



Figure 56. Sanchez House, south and west elevations.



Figure 57. Sanchez House, outdoor kitchen area adjoining west elevation.

Property No. 12, Daniel B. Tanaka House

The Daniel B. Tanaka residence at (b) (6) in Umatac is sited on a central lot next to the bay on the main thoroughfare through the small village. The building, built in the 1950s, is an orange and peach colored, two-story structure with a concrete foundation and corrugated metal, vertically placed siding (Figure 58 and Figure 59). The house features a side-gabled, low-pitched roof of wood-framed corrugated metal with overhanging eaves. Fenestrations consist of wood-framed, glass louver windows. The north elevation, which faces the main street, includes two symmetrical double-louver windows on the second story and a boarded-up door and companion window on the ground floor, accessed via a below-grade concrete ramp (Figure 58). The west elevation consists of a second story porch with a massive concrete stairway. The base of the porch is enclosed with a boarded up door on the west side and a small, modern metal slider window on the north side. Adjacent to the porch on the west elevation is a shed roof addition with a wide overhanging eave (Figure 59). The shed addition also features a modern metal slider window. Above the shed, a boarded-up porch is visible along the south elevation's second floor.

The building's concrete foundation is the only original design feature. The original wood-framed superstructure was reconstructed with corrugated metal siding after Typhoon Paka in the late 1990s. The original layout of doors and windows was entirely remodeled during the reconstruction (Mary Q. Sanchez, personal communication, July 2014). Various structural additions and modern window replacements are clearly visible around the exterior of the house.

Significance Evaluation

Although the building retains the typical massing of immediate post-World War II houses on Guam, the design, materials, and workmanship of the original structure has been almost entirely reconstructed in the recent past, rendering it ineligible under Criterion C. The residence also does not appear to be associated with a significant event or individual (Criteria A and B). The house was thus determined ineligible for the NRHP, largely because of exterior alterations that affected the historic architectural integrity of the structure.



Figure 58. Property No. 12, Daniel B. Tanaka House; facing south.



Figure 59. Tanaka House with view of massive porch and entryway, facing southeast.

Property No. 13, Quinata House

The Quinata House at (b) (6) is located next to the village store in the center of the village and faces Umatac Bay. The house is owned by Andy Quinata, but no further construction or modification history could be obtained. However, according to Joe Quinata of the Guam Preservation Trust, it is one of the older houses present in the village (Joe Quinata, personal communication, July 2014). The concrete cinderblock construction, and in particular the use of lattice-work blocks, indicates that it may have been built, or at least heavily modified, in the early-1960s.

The house is a two-story structure on a square concrete foundation (Figure 60). The bottom floor is constructed of concrete cinderblocks with poured concrete pillars. The second story is clad with horizontal corrugated metal and topped with a low-pitched wood-framed corrugated metal roof. A second-story porch and entryway is present on the south side of the east elevation. The porch is accessed by a concrete stairway that leads to a small, square-shaped porch built from red, lattice-work concrete blocks and supported by one metal post. The porch is covered by a small wood-framed corrugated metal awning supported by wood posts. Fenestrations consist of asymmetrical windows of different sizes at each elevation. Four windows on the south facade are modern metal slider windows accompanied by a recently installed modern wood-paneled door. All fenestrations appear to have been replaced with metal slider windows and modern wood-paneled doors.

Significance Evaluation

The residence was evaluated under Criterion C as a possible representation of post-World War II house construction in southern Guam. However, while the house retains some of the basic structural features that convey the historical massing of the house, the replacement of doors and windows and other possible modifications greatly affect the overall design and feeling of the historical structure. Although not verified with local residents and public records, the building does not appear to be associated with a significant event or individual (Criteria A and B). The residence was thus determined to be ineligible for listing on the NRHP.



Figure 60. Property No. 13, Quinata House; facing north.

Property No. 14, Gofigan House

According to Joe Quinata (Guam Preservation Trust, personal communication, July 2014), the Gofigan House, which sits on the main road through Umatac Village facing the bay, is one of the older houses in the village. The house is next to the Quinata House and is owned by Herbert Gofigan. No further information on owner or construction history could be obtained.

The house consists of a one-story concrete building at the back of the lot (north side), with an attached structural addition on the south side of the lot, which faces the street. The concrete portion resembles a pill-box house with a square floor plan, flat concrete slab roof, and louver windows. The attached front portion of the house is a one-story structure with a poured concrete foundation clad with horizontal corrugated metal siding and topped with a low-pitched hip roof (Figure 61). The roof is wood-framed corrugated metal. A side porch and entryway supported by metal posts with poured concrete steps is featured on the south elevation. Fenestrations appear to be glass louver windows, although many of the windows are boarded up and appear to have accommodated window air conditioners at one point.

The concrete pill-box at the back of the lot may have been the original house, which would have been built sometime after 1960 (based on known construction dates for other concrete houses in Umatac). The front part of the house, which consists of corrugated metal siding, may have been added on and remodeled at some point after the original construction.



Figure 61. Property No. 14, Gofigan House; facing north.

Significance Evaluation

The Gofigan House was evaluated under Criterion C as a possible representation of historical vernacular architecture in southern Guam. However, the house does not represent a significant construction type and, moreover, has an unverified construction history, which may include exterior modifications that have affected the historical design and fabric of the structure. The residence also does not appear to be associated with a significant event or individual (Criteria A and B). The Gofigan House was determined to be ineligible for listing on the NRHP.

Property No. 15, Smith House

The residence at (b) (6) is situated next to the Gofigan House and faces Umatac Bay. According to Joe Quinata (Guam Preservation Trust, personal communication, July 2014), the residence, owned by Pacita Smith, is the only house in Umatac older than the Sanchez House (Property No. 11). The house is currently unoccupied due to structural damage and is slated to be demolished (Joe Quinata, Guam Preservation Trust, personal communication, July 2014). No further information on owner or modification history could be obtained.

The house is a one-story structure with a rectangular footprint, vertically-placed corrugated metal siding, and a widely-pitched front-gabled corrugated metal roof (Figure 62). The structure is raised on concrete piers with horizontal corrugated metal skirting. A deteriorated wood staircase is present on the south elevation accompanied by symmetrical wood-framed louver windows and a



Figure 62. Property No. 15, Smith House. Clockwise from top left: south facade; west elevation; south facade and east elevation, and east and north elevation.

plain wood door. Fenestration on the west and east elevations consists of three evenly spaced wood-framed louver windows, although the windows on the west elevation are all boarded. The north elevation, at the back of the house, features a shed addition.

The overall condition of the house is very poor. The corrugated metal roof is severely corroded and portions are caving in or missing, particularly over the shed addition. Portions of the metal siding appear to have been replaced over time, while the metal skirting is falling off of the structure. The lot is not well maintained and detritus from trimmed vegetation is encroaching on the structure itself, particularly along the north elevation.

Significance Evaluation

Although the residence may represent a traditional Chamorro house type from the post-World War II Period (Criterion C), the building's construction and modification history are unknown and its integrity is therefore in question. The house also does not appear to be associated with a significant event or individual (Criteria A and B). The Smith House is, moreover, in very poor condition and would not constitute a good example of its type. The residence was determined to be ineligible for listing on the NRHP.

Merizo

Merizo was spared from significant damage during World War II and so the historical layout and structure of the village is mostly intact. The southern coastal route of Chalan Kanton Tasi (Route 1) makes up the main road of the village with private residences, the village church, post office, various small restaurants and stores, and a cemetery situated on either side of the roadway.

Merizo features a concentration of six historic properties previously evaluated for NRHP-eligibility. These properties represent late Spanish Period, First American Period, and World War II historical trends. The late Spanish Period *Convento* (GHRD Site 66-06-1067), built in 1858 and featuring *mampostería* construction, is one of the oldest buildings on Guam. The Merizo Bell Tower (GHRD Site 66-06-1013) and Merlyn G. Cook School (GHRD Site 66-06-1123) represent early First American Period building styles, while the Japanese Rice Mill (GHRD Site 66-06-2399) and the Merizo pill-box (GHRD Site 66-06-1188) reflect World War II Japanese occupation in the village. The Jose Barcinas House (GHRD Site 66-06-1170) is the only documented NRHP-eligible private residence in Merizo.

According to consultation with local residents and the Mayor's office, no older houses exist in the village due to rebuilding efforts following frequent typhoons. Historic houses recorded by Jones in 1982, in fact, appear to no longer be present in the village, including the Jose Barcinas House (GHRD Site 66-06-1170). Several houses in the village do appear older, but follow-up research revealed them to be recently constructed. The current survey documented one private residence constructed prior to 1964.

Property No. 16, Cruz House

The Maria Cruz residence, on (b) (6) between the Nelansa River and (b) (6) in Merizo, was built in 1961. It appears to be the only residence in the village that was built prior to 1964 and that retains some aspects of historical integrity. The house is a one-story residence with a square block footprint and a slightly hipped roof (Figure 63). The main structure is concrete while the roof is wood-framed corrugated metal. Fenestrations consist of wood-framed louver windows. The windows on the facade are asymmetrical and consist of a two-paneled louver window on the north side of the facade and two paired single-panel windows on either side of the front door. The front door appears to be the original wood paneled door and features a grated peek-a-boo window. This door type appears to be common on houses built before the mid-1960s on Guam.

The building is in poor condition with boarded up windows, missing louvers, and a collapsing roof. The north end of the roof is collapsing into the structure while a wooden beam placed under the extended eave on the south end appears to be supporting the south end of the roof. The building sits on a well-maintained grassy lawn surrounded by lush vegetation, which is encroaching on the back of the house.



Figure 63. Property No. 16, Cruz House; facing northeast.

Significance Evaluation

The simple, square-block, single-story concrete construction with slightly hipped corrugated metal roofline is representative of similar house types prevalent in southern Guam in the decades after World War II. The pattern of wood-framed louver windows (slightly affected by the easily removable window air conditioner) and old-style wood-paneled door adds to the historical authenticity of the Cruz House. The house's location and setting within Merizo also lends to the overall historical feeling of the residence. Despite these positive features, the construction date for the house remains in question. The 1961 date cited above was supplied by the Merizo Mayor's Office and no construction or modification history could be obtained from the homeowner. Furthermore, the house has serious integrity and condition issues. Due to its current dilapidated state, substantial rebuilding of architectural elements such as the roof and windows are required. The Cruz house is therefore not recommended as eligible for listing on the NRHP until more intensive research can verify its historical integrity and evaluations of cost associated with period-appropriate reconstruction can be made.

Inarajan

Residential development in Inarajan historically concentrated around the south bend of Inarajan Bay. Private residences representing the development of vernacular architecture on Guam from the late nineteenth to early twentieth century's are still present in the village. Since the village did not experience significant damage during World War II, these houses along with St. Joseph's Catholic Church (one of two pre-war church buildings extant on Guam) maintained a reasonable level of preservation and are now part of the Inarajan Architectural and Historical District (GHRD Site 66-05-1320).

In the 1950s, residential development spread to the uphill Malojloj area, north of Inarajan village along Route 1. Originally occupied by farmers, Malojloj now contains the Inarajan Mayor's Office, San Isidro Church, and several stores and restaurants. A Carmelite Convent was also built in Malojloj in the late-1960s.

Inarajan and the Malojloj area did not yield any NRHP-eligible historic properties. In some cases, historical information was unavailable for private houses outside of the already documented Inarajan Architectural and Historical District. One public building and two private residences constructed prior to 1964 were documented and are discussed in this section.

Property No. 17, Inarajan Elementary School

The Inarajan Elementary School was built in the early 1950s as part of a government initiation to increase access to early childhood education in southern Guam. The original school contained five separate buildings, but only one of the original buildings remains. The original school was condemned around 1994 due to collapsing roofs and deteriorating concrete. The school's population was sent to Talofofo Elementary School until the new school was opened around 1996 (Chai San Nicolas, personal communication, July 2014). The only remaining building consists of a long single-story reinforced concrete, rectangular structure with a side-gabled concrete slab roof (Figure 64). The west elevation features five wood-paneled doors that open onto separate classroom areas. The doors are set into bays punctuated by evenly spaced concentrations of aluminum louver windows and concrete pilasters. An expanded roofline on the west elevation is supported by slender metal posts and once provided shade for students. The north elevation appears to have had a door at one time and still features an expanded roofline covering an entryway. The east elevation features matching pairs of aluminum louver windows along the entire face of the building. The south elevation includes an expanded roofline with both metal and poured concrete pillars.

The building is now used by the Inarajan Mayor's office as storage space. It is in very poor condition with collapsing interior roof tiles, peeling paint, missing louvers, and boarded up windows and doors.

Significance Evaluation

The Old Inarajan Elementary School building retains little historical integrity of feeling and setting since it is the only remaining original school building set within a modern school complex. The design and fabric of the school building are somewhat affected by the overall poor condition, such as missing windows and deteriorating materials. The building is also not a significant representation of an architectural type or construction technique. The historical evolution of educational architecture in southern Guam is better represented by the Merlyn G. Cook School (GHRD Site 66-06-1123) in Merizo and the F. Q. Sanchez Elementary School (GHRD Site 66-02-1661) in Umatac. The F. Q. Sanchez Elementary School in particular represents a much more significant example of the style of construction seen at the Old Inarajan Elementary School. The building is therefore not significant under any of the NRHP-eligibility criteria and so was determined ineligible for listing on the NRHP.



Figure 64. Property No. 17, Inarajan Elementary School. Clockwise from top left: north elevation; west elevation with classroom entry; south end of west elevation and south elevation, and west elevation (note awning on south side).

Property No. 18, Taitague Meno House

The Taitague Meno House is a farmstead on (b) (6) in Inarajan, built in the mid-1960s and currently owned by Janette Taitague Meno. The house was built by the Taitague Meno family and originally included three buildings, with only one remaining. The house is mostly in its original condition with slight modifications. The roof was replaced after Typhoon Pamela in 1976 and structural additions are present on the north elevation.

The house is a north-south oriented, rectangular, single-story structure with a low-pitch side-gable roof with over-hanging eaves (Figure 65). Two concrete cinderblocks provide ventilation under the south gable apex. The main structure is concrete with a modern corrugated metal shed roof addition on the north elevation. The main entry is at the center of the east elevation and is accessed by a wood-framed concrete porch surrounded by lush vegetation. The front door and wooden screen is original, although the door is now painted white (Figure 66). The wood-paneled door is typical of older door types on Guam that feature a grated peek-a-boo window in the upper central panel. The door is framed on either side by double-paneled, wood-framed louver windows (the window on the north side is boarded). An artistic, curvilinear design is carved into the concrete facade.



Figure 65. Property No. 18, Taitague Meno House; facing west.



Figure 66. Traditional wood-paneled door (painted white) on Taitague Meno House.

Significance Evaluation

The Taitague Meno House does not represent a particular construction design but rather one of the many individualized manifestations of self-constructed house types in southern Guam. The building's inability to directly convey a particular historical style or construction design renders it unsuitable for nomination to the NRHP under Criterion C. The house is also not associated with a significant event or individual (Criteria A and B). The house was determined ineligible for listing on the NRHP.

Property No. 19, Borja House

The residence at (b) (6) in Inarajan is currently owned by Anna Borja. According to the current occupant, the house was built around 1958. GANDA was unable to locate the owner to verify the construction date and modification history. Staff at the Inarajan Mayor's Office concurred with a late-1950s construction date but were unable to verify this information.

The residence is a single-story, square-block concrete house with a flat concrete slab roof with wide overhangs, constructed in the pill-box house style (Figure 67). The main entry is on the east elevation and includes a modern metal door framed by two louver windows of different sizes. One double-paneled louver window is present on the north and south elevations. All of the windows are covered by metal typhoon shutters. At the west elevation, there is a shed addition constructed from corrugated metal, typical of vernacular structural additions.

Significance Evaluation

The Borja House was evaluated under Criterion C because it represents a basic pill-box construction design prevalent in southern Guam in the aftermath of Typhoon Karen in 1962. While the precise construction date and modification history were not supplied by the homeowner, the house appears to be in its original condition and thus retains historical integrity of design, materials, and workmanship, except for the easily removable typhoon shutters. However, the house does not represent a significant example of the pill-box construction design when compared with other examples, such as the Mafnas House (Property No. 22, for which a detailed construction history was obtained), or the pre-cast concrete homes constructed by the Kaiser Company in northern Guam (Ruth et al. 1976). The Borja residence also does not appear to be associated with a significant event or individual (Criteria A and B).



Figure 67. Property No. 19, Borja House; facing south.

Talofofo

Before World War II, the Talofofo area was primarily scattered private residences and farmland. After the war, the Mata area of Talofofo was selected for one of the post-war resettlement villages, while Ipan, the coastal strand below Talofofo village, accommodated a military encampment, known as Camp Dealy. A local resident recounted how her family constructed their first concrete house (no longer present) on a small lot on David Gorton Street and continued to farm the outlying areas west of the village during this period (Mrs. John P. Castro, personal communication, August 2014).

The current village of Talofofo largely retains the gridded block and lot pattern of the original resettlement village, although it has extended into several peripheral residential streets. Historical aerial photography indicates that the original village consisted of three main north-to-south oriented roads, including David Gorton Street, San Miguel Street, and Leonardo Tenorio Street.

The intersection of Route 4a and San Miguel Street still constitutes the heart of the village. The Paulino Store, built in 1962, is still present on the corner, although the building was entirely remodeled in the 1990s and now includes a portico addition. Heading east from this intersection, just beyond the main village, is the Talofofo Elementary School built in the 1950s to provide elementary education to local residents. The current school building features an arched facade addition that covers the original building facade. Adjacent to the school are five single-story concrete houses that were originally built to provide teacher housing, but have since been extensively refurbished to accommodate Guam Housing and Urban Renewal Authority housing.

The Talofoto Mayor's Office, which was constructed as a U.S. Navy dispensary, and San Miguel Church are also at the center of the village. The current San Miguel Church was built with reinforced concrete in 1962 and has undergone various facade alterations in the ensuing decades. In 1968, Notre Dame High School was built just outside of the main village, providing private catholic schooling for island residents.

Previous historic architectural surveys documented one historic residence and two World War II period defensive pill-box features in Talofoto. The Sherry House (GHRD Site 66-09-1169) recorded by Jones (1982) is no longer present in the village. According to the mayor's office, the property was demolished several years ago due to a collapsing roof.

The current survey documented three historical buildings in Talofoto, one of which is potentially eligible for listing on the NRHP. An inventory of private residences yielded several houses constructed in the 1950s and early-1960s, but the houses, like the public buildings, feature extensive modifications that are unsympathetic to the historic design and fabric of the buildings. The only features remaining from Camp Dealy in Ipan appear to be concrete pads, which local residents have used as foundations for their houses.

Property No. 20, Old Navy Dispensary / Talofoto Mayor's Office

The building that currently houses the Talofoto Mayor's Office on San Miguel Road in Talofoto was built during the post-World War II resettlement period as a Navy Dispensary (Figure 68). The dispensary, situated on a central lot within the new resettlement village, provided medications and minor medical services, such as wound dressing, for local residents. Unlike other Navy dispensaries in southern Guam during this period, which were often re-purposed Quonset huts, the Talofoto dispensary was constructed as a permanent concrete building. It is unclear at what point the building was converted from a dispensary to the commissioner's office, now known as the Talofoto Mayor's Office, but its central location near the village church likely made it a desirable locale for the commissioner.

The current building retains the concrete, rectangular structure of the original dispensary (Figure 69). A widely pitched side-gabled concrete roof is present on the north half of the building and a flat concrete slab roof is present on the south end. The wide over-hanging eaves of the roof extend over the west facade and are supported by slender metal poles. A small, flat slab roof extends out from the building on the west facade to provide additional shelter for the building's main entry point.

The remainder of the building has largely been remodeled, particularly with regard to fenestrations. The original layout and shape of the metal awning windows, for example, which covered almost the full height of the facade, has been replaced by modern metal slider windows covered by metal typhoon shutters. Modern metal doors have also replaced the original entry points.



Figure 68. Property No. 20, historical photograph of Talofofu Dispensary in original condition (photograph on file at MARC).



Figure 69. Property No. 20, Old Navy Dispensary/Talofofu Mayor's Office in current condition; facing east.

Significance Evaluation

The concrete construction design of the Talofofo Mayor's Office, particularly the overhanging slab roof with slender metal support poles, represents utilitarian naval government construction during the resettlement period, as evidenced in schools and other public buildings built during this time. The building also retains its sense of setting and location at the heart of the resettlement-structured village. The building, however, does not retain overall historical integrity since modern improvements have greatly affected the historical design and fabric of the original dispensary. Modern metal doors and the replacement of awning windows have, in particular, adversely affected the historical feeling of the building. Due to the loss of historical integrity, the Talofofo Mayor's office (old Navy dispensary) is no longer eligible for listing on the NRHP.

Property No. 21, Rabino House

The Rabino House at (b) (6) was self-constructed by the Rabino family in the late-1950s, according to the current occupant (no individual names were provided). The house is a single-story, concrete cinder block structure with poured concrete pillars and foundation (Figure 70). The exposed pillars are typical of house construction during this period. The house has a wide front-gabled corrugated metal roof. Vertically placed corrugated metal comprises the gable apex, which supports a wide-arched foyer. Fenestrations consist of irregularly placed wood-framed louver windows at each elevation. The west elevation features a structural addition with a matching roof form.

Significance Evaluation

According to the current occupant, the house is in its original condition, and so retains historical integrity of location, design, materials, and workmanship. However, the Rabino residence does not represent a particular construction design, but rather a generalized representation of self-constructed concrete house types in southern Guam in the 1950s and 1960s. The building's inability to directly convey a particular historical style or construction design renders it unsuitable for nomination to the NRHP under Criterion C. The house is also not associated with a significant event or individual (Criteria A and B). The house was determined ineligible for listing on the NRHP.



Figure 70. Property No. 21, Rabino House; facing west.

Property No. 22, Mafnas House

The Mafnas House was built in 1963. Construction was initiated just after Typhoon Karen, along with several other concrete houses in the village. The focus at this time was on building a structure that was modern in feel and resistant to typhoon-strength winds.

The residence is a modest one-story residence located at the northwest corner of (b) (6). The square structure measures 33 by 50 feet and features a cast-in-place concrete slab roof and pre-cast walls and foundation reinforced with rebar (Figure 71–Figure 74). Fenestration throughout the house consists of metal-framed louver windows and a solid-core wood door is present on the south elevation. The south half of the east facade is accentuated by an enclosed porch with a window opening flanked on two sides by decorative breeze blocks that form a partial screen (Figure 72). The porch entrance and original wood solid-core front door are accessed from the east end of the south elevation.

Significance Evaluation

The Mafnas House represents a basic pill-box construction design prevalent in Guam in the aftermath of Typhoon Karen. The pill-box design represents both typhoon and earthquake resistant architecture. Unlike numerous similar pill-box buildings of this period in southern Guam, the Mafnas House, according to the homeowner, is in its original condition and without any structural additions (Dan Mafnas, personal communication, July 2014). The house is in decent condition and well-maintained, retaining very good integrity of location, setting, design, materials, workmanship, feeling, and association.



Figure 71. Property No. 22, Mafnas House, east facade.



Figure 72. Mafnas House, east facade and south elevation.



Figure 73. Mafnas House, east facade and north elevation.



Figure 74. Mafnas House, detail of corrugated metal roof addition on west end of north elevation.

Although there are likely better examples of pill-box pre-fabricated houses, such as those built by the Kaiser Company in northern Guam, this is the only unmodified example identified in south Guam during the present architectural history survey. Given the scarcity of unmodified pill-box homes in southern Guam, the Mafnas House is potentially eligible for the NRHP under Criterion C as a good example of pre-fabricated concrete building construction immediately following Typhoon Karen in southern Guam. The period of significance is the 1963 date of construction.

Yona

Yona has experienced the most extensive development of the southern villages, largely due to widespread typhoon damage and subsequent urban renewal efforts. Yona experienced particularly devastating structural damage during Typhoon Karen when over 90 percent of the buildings were significantly damaged or destroyed, more than any other village on Guam. This has led to modern concrete construction designs and an altered village street pattern. The village today is filled with modern, typhoon-resistant concrete housing as well as many highly standardized, single-story, concrete houses constructed by the Guam Housing and Urban Renewal Authority in recent decades.

The original pre-World War II village church, St. Francis of Assisi located at the center of the village, was rebuilt in its current location in 1954. However, the new building sustained heavy damage after Typhoon Karen, losing its entire roof. The building was rehabilitated soon after in the mid- to late-1960s. The St. Francis Catholic School was first built in 1949 but was completely destroyed and entirely rebuilt after Typhoon Karen. Other public buildings in the village, including the mayor's office and fire department, were all constructed after 1964. The old Public Health Building, adjacent to the mayor's office and now used as storage, may be the only older building remaining in the village (ca. 1960s or early 1970s) and is discussed below.

Property No. 23, Old Public Health Building

The Old Public Health Building in Yona, located at the center of the village, provided medications and minor medical services to local residents. Staff at the Yona Mayor's Office maintain that the building was constructed somewhere between the early-1960s and the late-1970s; building records and a verified construction history were unavailable. Yona originally had a Navy dispensary soon after World War II, which according to historical photographs was a repurposed Quonset hut. The Quonset hut dispensary was likely destroyed during Typhoon Karen in 1962, and the concrete Public Health Building may have taken its place by the mid-1960s. The building is now used by the Yona Mayor's Office as storage space, since it sits directly north of their office. It is unclear when the building ceased to operate as the local public health office.

The building is a single-story structure with a rectangular floor plan constructed from concrete cinderblocks with metal louver windows at each elevation (Figure 75). The building features a side-gabled, widely-pitched corrugated metal roof. Ventilation windows and vertically placed corrugated metal are present under each gable apex. The storage area is expanded on the west elevation by the addition of a canopy and metal fence. The fence and canopy currently obscure the main entranceway. Portions of the corrugated metal roof appear to have been replaced

in the recent past and many of the metal louvers are missing or covered with corrugated metal sheeting.

Significance Evaluation

The Old Public Health Building may be the oldest intact building in Yona. The building appears to retain its historical integrity of design, materials, and workmanship evident in the concrete cinderblock construction, metal louver windows, and widely-gabled corrugated metal roofline. Due to its unknown construction history, however, the Public Health Building is not recommended for listing on the NRHP at this time. More intensive research and oral histories with local residents is needed to determine the building's construction history in order to better evaluate its role within the village and its context in the public health services history of Guam.



Figure 75. Property No. 23, Old Public Health Building. Clockwise from top left: north elevation; north and west elevations with canopy addition; north and east elevations; and east elevation.

CONCLUSIONS AND RECOMMENDATIONS

The architectural history survey of southern Guam aimed to identify and characterize the range, number, and locations of historic architectural properties that are eligible for listing on the National Register of Historic Places (NRHP). The study involved extensive background research and a reconnaissance level field survey of Guam's seven southern villages: Santa Rita, Agat, Umatac, Merizo, Inarajan, Talofofo, and Yona. Twenty-three historic properties distributed throughout the seven villages and dating to the post-World War II era were documented. Six of these properties were determined eligible for listing on the NRHP; they include one historic cemetery and five historic houses. The NRHP-eligible properties are distributed among Agat, Umatac, and Talofofo, with Agat containing four of the six eligible properties. Two previously recorded NRHP-eligible properties, The Barcinas House (GHRD Site 66-06-1170) and the Sherry House (GHRD Site 66-09-1169), were no longer extant in the project area.

These results reflect the incredible amount of change inflicted on the island's built environment since World War II. Vernacular architecture, in particular, quickly adapted to introduced and readily available materials after the war. Soon after, domestic architectural styles continued to evolve along with modern adaptive strategies for living in Guam's challenging natural environment. The historic properties documented during the current study demonstrate the post-war use of corrugated metal sheeting and experimentation with reinforced concrete construction, now the prevalent architectural style on Guam. These findings are a departure from traditionally significant building materials, such as *mampostería* and *ifit* framing, and are indicative of the continuing evolution of architectural design on Guam. The primary determinant of architectural style in the period immediately following Typhoon Karen (1962) was the need to incorporate storm-resistance into both private and public buildings. Although this is still an important architectural consideration today, the earlier buildings in this study are particularly utilitarian in design and sparse on ornamentation. Considering the expansion and experimentation in architectural styles seen in Guam over the past twenty years, it is likely that the early post-Typhoon Karen buildings will become more historically significant as representatives of their type with the passage of time.

Historic District Recommendations

Inarajan Architectural and Historical District is the last cohesive grouping of historic properties representing south Guam's nineteenth- and twentieth-century architectural development. However, the potential for additional historic districts and landscape may exist for other villages in south Guam. The coastal village of Umatac, for example, was recommended as an historic district several decades ago for its concentration of historic residences (Hunter-Anderson 1982). The present survey determined that extant historical buildings in Umatac, although retaining the typical massing of historic domestic buildings on Guam, feature a substantial amount of new materials and building reconstruction, which affect their historic integrity. The village as a whole, however, retains the setting, feeling, and character of its historical development as a Spanish Period parish, and therefore may still represent pre-World War II village organization on Guam.

Further study is also recommended for post-World War II resettlement communities in southern Guam, such as “New” Agat and Talofofo, in order to assess potential historic district eligibility within the context of post-war community planning and development. Although Agat and Talofofo retain few individually significant historic properties, the original resettlement village structure is still present with residential blocks and lots structured around a central village hub occupied by religious and community space. Vestiges of “what constituted the life line” of the post-war resettlement villages also remain, such as the church, mayor’s office, schools, and corner stores (e.g., the Sablan and Kang Stores in Agat and Paulino Store in Talofofo) (Jack Jones, email communication, 14 July 2014). This setting retains the historical feeling of the post-war resettlement communities and is distinct from the increasing development of modern subdivisions on Guam. This contrast provides an important link for understanding community development over time on the island.

During the course of background research and interviews with local residents, evidence of several historic dams was also encountered, all of which were outside the study area. Many of the dams appear to be constructed during the First American Period, with one possibly constructed during the Japanese World War II Period (Shannon Murphy, personal communication, August 2014). Moore and Amesbury (2008:18) recorded one such dam on Finile Road in Agat and recommended that more research be conducted. The current study reinforces Moore and Amesbury’s recommendation that further research, recordation, and determination of NRHP eligibility be conducted to help characterize water management and agricultural development in southern Guam.

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