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Final Submittal



American Institute of Architects
Guam & Micronesia Chapter



Inalahan Historic District Revitalization Plan



To Revitalize
the Inalahan Historic District
to Preserve its Heritage
and Sense of Place





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Special thanks to Jack B. Jones, FAIA and H. Mark Ruth, FAIA, for their guidance and continued inspiration, and Duenas, Camacho & Associates for providing GIS data.





Inarajan remains the best example of the character and scale of Guam's old villages. Despite various preservation and community efforts, a most fragile aspect of the Isle's culture, the old village lifestyle, continues to disappear at an alarming rate and Inarajan remains the last best chance to preserve these characteristics for future generations to study, appreciate and enjoy.

Starting in the early 1970's, members of AIA, Guam & Micronesia Chapter held ad hoc committee meetings to brainstorm how the character and charm of the southern villages of Umatac, Merizo, and Inarajan might be preserved and included studies of "lost" villages such as Sumay. With the creation of the Guam Historic Preservation Review Board in 1974, a means to further develop such concepts occurred. Starting with Inarajan in 1975, detailed evaluations of the various villages began.

While the overall village settings, concerning streetscapes including the sense of personal scale, balconies, massive stairways, and the interplay of shades and shadows, were the main initial points of emphasis for the studies, Inarajan quickly proved far richer in its fabric of historic architecture. From details of massive 'mamposteria' or limestone and plaster walls, to ifil wood frames including bodega type structures dating from the turn of the century to the early introduction of concrete framed buildings in the early 1920's, Inarajan literally housed a treasure trove of architectural assets.

After two years of study and recordation and following the support of a town meeting attended by hundreds, the Inarajan Historic Architectural District was nominated and subsequently accepted to the United States National Register of Historic Places in 1977.

Over the ensuing three and a half decades since the nomination, various efforts have been made at preservation and reinvigoration of the village starting with the Lanchon Antigo plans and efforts spear headed by Father Thomas Devine. Later and more successful efforts launched by Dr. Judy Flores for Gef Pa'go on the shoreline of Inarajan Bay developed, and the Guam Preservation Trust stepped in and added major restorations to the village including St. Joseph's Church, the Mariano Leon Guerrero House and several other homes.

Never the less, today the village languishes in a no-man's land of deteriorating and derelict buildings interspersed with still functioning or preserved structures. A victim of modernization, urban migration to nearby Malojoj, probate land disputes and lifestyle changes, the village struggles with self-image and economic viability.

Recognizing these ills and still with the same fervor for preservation and appreciation of the Island's architectural heritage, the AIA, Guam & Micronesia Chapter has forged a new partnership with the Guam Preservation Trust, to develop a long overdue Revitalization Plan for Inarajan.

With a new generation of Architects imbued with a civic spirit and enthusiasm, not unlike their predecessors four decades earlier, the Chapter has developed an in-depth evaluation of the Village, a series of pragmatic visions as to how the village may move forward, and a spark that hopefully will ignite a restoration of this wonderful seaside village.

J. B. Jones, FAIA





Overview & Schedule

The Inalahan Historic District Revitalization Plan is the culmination of the efforts of the Inalahan village, the Historic Inalahan Foundation (HIF), the Guam Preservation Trust (GPT) and the Guam & Micronesia Chapter of the American Institute of Architects (AIA). GPT contracted the AIA to develop a plan to revitalize the District. Since 2010, the AIA conducted several village meetings and site visits to collect background data for the Revitalization Plan. HIF assisted the AIA throughout the process along with the support of Inalahan Mayor Franklin Taitague, the Inalahan Municipal Council, and the people of the Inalahan village.

An official public hearing took place on October 2011. Public comment has been incorporated into the Revitalization Plan, which include responses from Inalahan Residents, Inalahan Municipal Council, HIF, and GPT.

Revitalization Plan Objectives

The Revitalization Plan focuses on four main objectives.

- Define the current physical condition of the District.
- Identify potential projects planned for the Historic District.
- Identify the stakeholders' vision for the Historic District.
- Recommend improvements to foster the vision for the Inalahan Historic District.

These four objectives summarize the content and purpose of the Revitalization Plan.

Inalahan Historic District Vision

The Vision Statement reflects two key desires for the District's revitalization. First, revitalization should occur with development that is compatible in scale and character to the vernacular architectural style that defines the District. This would apply to the rehabilitation or restoration work done to the District's contributing historic structures, as well as the construction of new District structures.

The second desire is to showcase the history of the District and the village of Inalahan in general. The historic structures tell a story of the evolution of the vernacular architecture and are useful in educating District visitors. Similarly, the rich history of Inalahan village could also be showcased from the District to enhance a visitor's experience and promote historical education. The Revitalization Plan identifies the development of a historic walk that educates visitors on the historic structures along with information regarding the village's significant historical events such as the war experience and nearby landmarks and other places of interest. Showcasing the Inalahan heritage is appropriate from the Historic District, where the village was originally established. This makes the Historic District the natural starting point for experiencing Inalahan and Guam's other southern villages potentially.

Planning Principles

Three planning principles serve as the underlying concepts for the Revitalization Plan:

- Preserve the District's historic significance & character.
- Enhance the District's Vitality and Livelihood.
- Improve the Public Realm of the District.

These principles were developed to support the Vision for the District and conclusions drawn from the stakeholder questionnaires. While the Vision provides a general idea of the village's purpose for revitalization, the planning principles focus on core ideas that guide the steps to carry out that purpose. These core ideas are also derived from the concerns and priorities held by the District stakeholders. Stakeholders believe that the District character and historic significance are important elements to preserve while revitalization takes place. Enhancing vitality and livelihood involves addressing life safety issues and the enhancement of utility services, village amenities, and business opportunities. Public Realm improvements would involve street and open space improvements that bind all three principles and define the District identity.

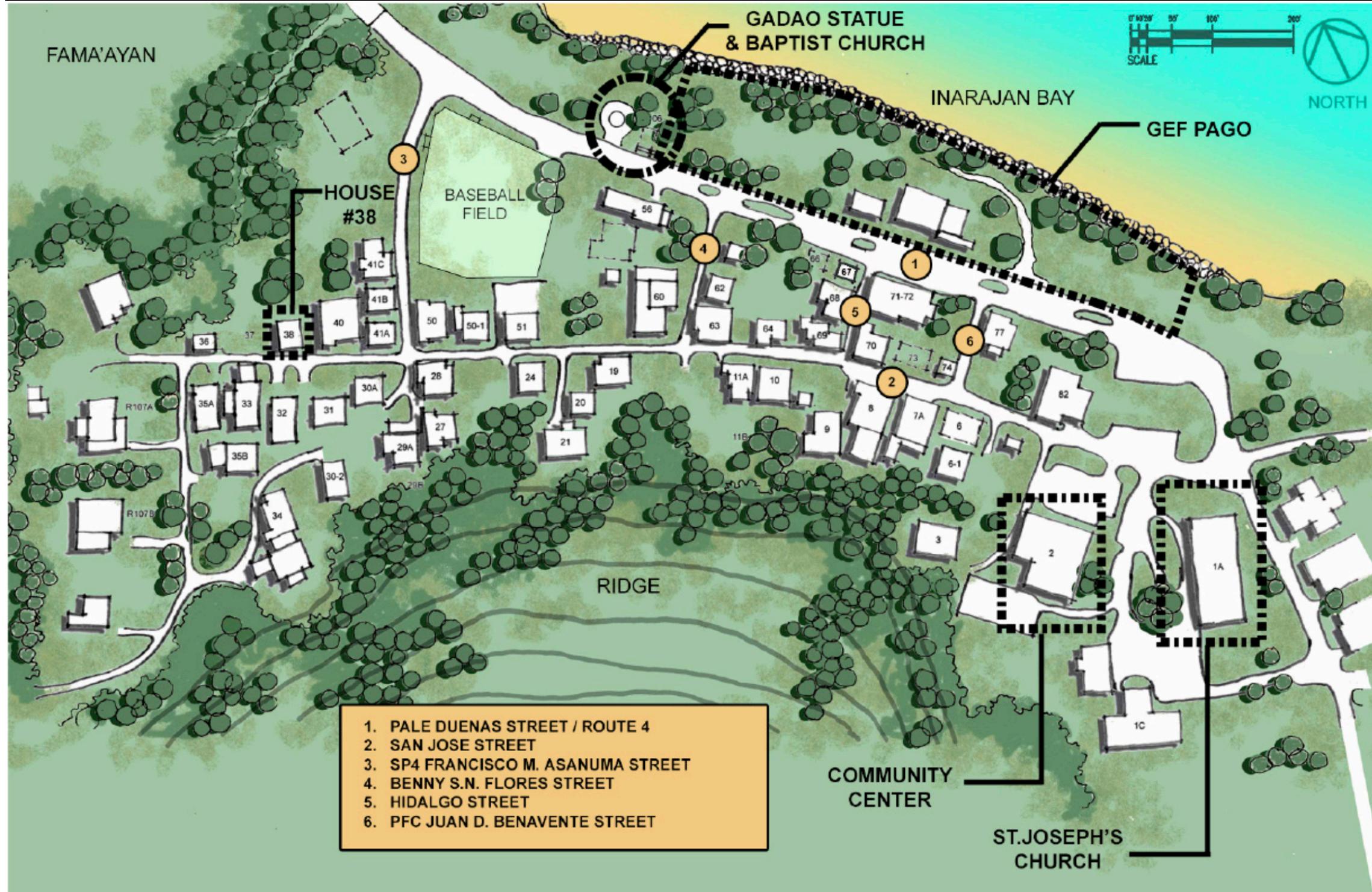
Recommendations

The Revitalization Plan outlines a multi-phased approach to the District Revitalization. Eight phases identify projects based on the Planning Principles and various factors affecting the Historic District. The phases are:

1. District Beautification & Historic District Ordinance.
2. The Repair of Critical Structures
3. Development of Streets, Sports Courts, Community Park
4. Interim Open Space Development
5. Gef Pa'go Development
6. Construction of New District Structures
7. Public Parking, Farmer's Market, Recreational Facilities
8. Development at the Boundary of the District

The phases of work are generally organized by priority. Phases 1 and 2 address the structures that are in disrepair, which pose life safety issues and should be remedied as soon as possible. These phases also address the legal issues regarding property and legislation that need resolution prior to any other phases commencing. Phase 3 is comprised street improvements at San Jose Street and Route 4; and stakeholder desires such as the development of Father Duenas Community Park. Phase 3 would also entail the replacement of overhead utility lines with underground service. The District's backbone of main utility distribution lines would be laid in the ground as the open space improvements are done. Other than District Beautification, Phases 1 through 3 require a significant effort from all of the stakeholders in order to put the necessary pieces in place to allow the remaining phases to be realized.

The remaining phases are also arranged by priority, however they can potentially be executed out of sequence. Phase 4 involves placing interim uses on vacant properties to fill-in voids in the village fabric. Phase 5 entails development at Gef Pa'go indicated in the HIF business plan. Phase 6 is the replacement of interim land uses with new District structures. Phase 7 consists of a second series of permanent open space developments including new public parking and a farmer's market. Finally Phase 8 is the development of areas at the boundary of the district with the potentially for strong connections to the key parts of Inalahan village.





The satellite image illustrates the District Boundary determined in the 1974 Application Form.

Inalahan lies along the southeastern shore of Guam and is the largest of the island's southern villages. Inalahan is known for its village proper which still stands as a Spanish-style settlement and is the last example of Guam's village dwelling common during the late 19th and early 20th centuries. This area has come to be known as the Inalahan Historic District. Its significance comes from the context of its built environment or village fabric defined by tight groupings of small-scale buildings, the narrow streetscape, and its architectural themes. The compactness of this built environment embodied the cozy village that once was and still is.

The Historic District is bordered by Inalahan Bay to the north, the ridge to the south, by the Pacific Ocean to the east, and grasslands and farmlands to the west. Route 4 / Pale Duenas travels through the District and links it to the rest of the island. San Jose Street is the area's main street and runs parallel to Route 4 and lengthwise through District. Four side streets connect Route 4 and San Jose Street: SPF4 Francisco M. Asanuma Street, Benny San Flores Street, Hidalgo Street, and PFC Juan D. Benevente Street. These streets, as well as San Jose Street, remain the same one-way roads as they were in the past. The District had another main street but it had since been incorporated into Route 4 to meet modern widening improvements.

A village's public realm consists of its streets and open spaces. If streets are known as the bones of a town, then San Jose Street should be considered the spine of the District. Along this street, one can particularly sense the way of life once common in Guam. The houses on San Jose still sit close to each other and their continuous frontage create the narrow street's sense of enclosure. This in turn, resulted in a public realm that is intimate. The small scale of the buildings further contributes to the intimate spatial quality and adds to the district's snug village fabric. Though several houses have since disappeared along this street, the area's identity remains strong here. The only other street where this essence is still apparent is Hidalgo Street. Too many houses on the other streets have been lost for those streets to have retained components of the village fabric.

In addition to the loss of these houses, the District faces challenges to redevelopment due to probate issues where the property heirs are unable to come to settlement terms.

Inalahan Historic District has several noteworthy structures within the area. St. Joseph's Church occupies a prominent location within the Historic District and serves as a landmark gateway into the area from the east. It is one of only two pre-WWII churches still in use and continues to fulfill an important component to village life. Many residents may have moved out of the area but religious celebrations such as the village fiestas still draw them and other island residents back to the District. This church also houses the burial site of Father Jesus Baza Duenas who is entombed in the sanctuary. Father Duenas was a Catholic priest who became a revered martyr upon his torture and execution during WWII. St. Joseph's Church was restored and rehabilitated by Guam Preservation Trust in 1998.

The Augustin San Nicholas House, built in 1918, is also tied to the Father Duenas history. During the WWII, this house served as Japanese Headquarters and was the torture site for Father Duenas. Despite its part in local history, this house has deteriorated into a state of complete disrepair. Architecturally, this house is the only 2-story mamposteria construction in the village.

The Community Center, situated near the St. Joseph Church, also served as a setting for village activities. This structure was originally built as a naval administrative office and then eventually evolved into a school and social hall for the village. The Community Center was restored and rehabilitated by the Guam Preservation Trust in 1993 but was subsequently damaged by typhoon in 2001 and remains in disrepair.

The village was also once home to a Baptist Church located near to the village's other gateway from the north and offered another venue for religious and fellowship activities. Only the front façade now remains standing.

The District's buildings and public realm exhibit an endangered village fabric important to Guam's cultural history. Evolving neighborhood developments and modern progression have forever erased the pre-WWII lifestyle throughout the rest of the island. Guam will soon lose the last example of this heritage if the Inalahan Historic District continues to deteriorate. Inalahan's historical integrity has diminished though the years, but enough of its village fabric still remains that its historical essence can still be perceived. The District's enduring sense of place, its character, and charm distinguishes Inalahan from the rest of Guam's villages.

HISTORY OF THE DISTRICT STRUCTURES





The ruins of the Baptist Church. Photos courtesy of www.pacificworlds.com



The Village Fire Station before it was demolished. Photos courtesy of www.pacificworlds.com

Life in Inalahan Historic District was a vibrant one. Village life included buying necessities and socializing at the village's various general stores. These family-run stores included those run by the Flores, Paulino, and Mantanona families. These stores usually occupied the ground floor of the home while the family inhabited the second floor. Other village entrepreneurs included the San Nicolas family who ran the post office as well as a village dispensary from their house. The village also had a pool hall as well as the two churches and the community center.

Villages in those days were considered cohesive places where the residents came from families with strong ties to the village. The closeness and scale of the houses allowed for intimate neighborhood dynamics that are extraordinary in today's communities. During the villages' story-telling festivals, past and present residents often reminisce about their childhood where their neighbors, who were often their relatives as well, provided supporting roles in their upbringing. Sometimes to their chagrin, their watchful neighbors made sure the neighborhood kids behaved accordingly.

In her book, *Estorian Inalahan*, Dr. Judy Flores shares the story of how neighboring girls, who often made *titiyas* each morning, would compete to finish this chore the fastest. The girls could hear each other start the fire, grind the corn, prepare the dough, and grill the *titiyas*. This allowed them to gauge how far along their rival was in the process. The last step was the scraping burned parts of their grilled *titiyas*. The first girl who would reach this stage would loudly scrape her *titiyas* to signal that she had won the friendly competition.

The Inalahan Historic District was officially registered in the National Register of Historic Places (NRHP) in 1977. The NRHP application form identified a total of 104 structures within the historic district; 66 of which were designated as historic contributing structures. Contributing structures are structures which add to the architectural qualities that make the District significant. In Inalahan's case, these were the buildings whose characteristics enhanced the village fabric.

Thirty-four historic contributing structures have been demolished since the District was listed on the NRHP. Furthermore, many of the surviving significant structures have fallen into substantial disrepair. Overall, the tear-downs and the deteriorating conditions of the remaining buildings have damaged the village's charm and well-being.



Example of sloped roof, massive exterior stairs, bead board siding, and mamposteria bodega



Example of 2-story wood and concrete structure with structural bays



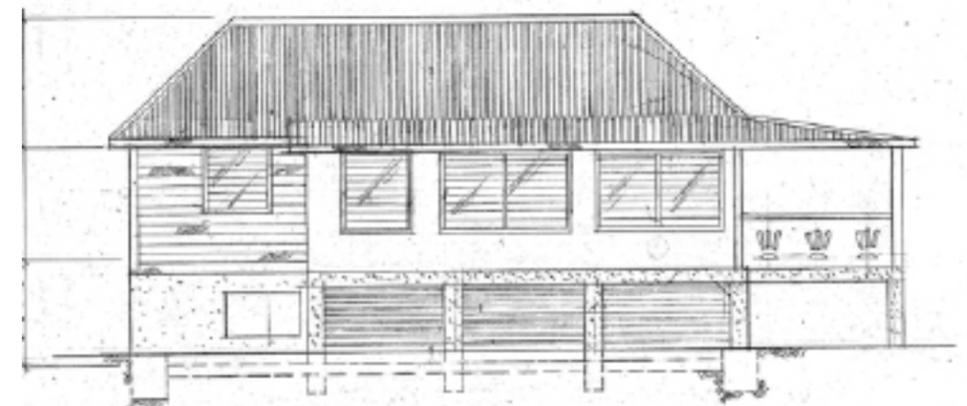
Example of a porch and balcony with balustrades



Example of an elevated structure



3 SOUTH ELEVATION
SCALE 1/4"=1'-0"



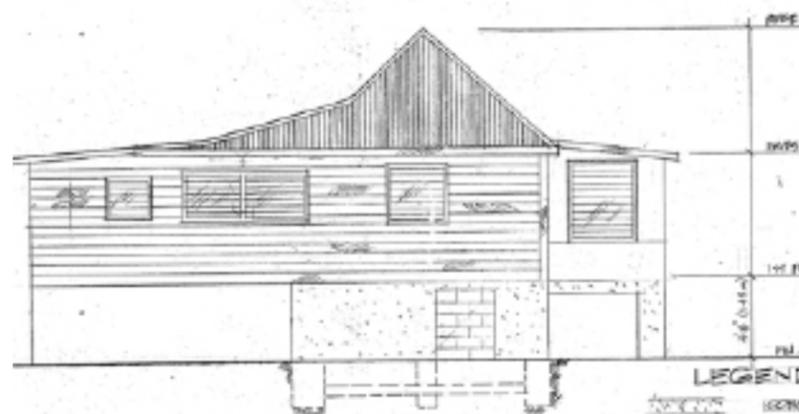
2 NORTH ELEVATION
SCALE 1/4"=1'-0"



In addition to the public realm, another key component to the village fabric is the buildings' character. Despite the deteriorating conditions of some, each of the significant historic houses still tell the story of how the dwelling evolved on Guam from the 1600's to pre-war. Early dwellings were pole construction with ifit poles and nipa thatch roofs. Ifit poles still exists in houses such as the Jesus A. Flores House (No. 28; 1915-1920). The thatch roofs eventually gave way to corrugated metal roofs. These metal roofs inherited the steeply sloped forms of the thatch roof and are still evident in the oldest houses of the District including the Mariano D. Leon Guerrero House (No. 64, 1901). When shipping trades increased and other building materials became available, residents began building walls to enclose their dwellings. Bead board paneling can be seen on several houses such as the Leocadio C. Paulino House (No. 11A, 1922). During the Spanish Colonial era, residents incorporated Spanish features into local architecture including mamposteria construction. Houses such as the Jose Tayama "Paulino Store" (No. 6, 1910) exhibited these Spanish influences including its massing, gabled roofs, and its structural bays.



④ WEST ELEVATION
SCALE 1/4"=1'-0"



① EAST ELEVATION
SCALE 1/4"=1'-0"

LEGEND	
	SIDING
	MAMP.
	WOOD
	PLASTER

These series of developments culminated into a Guam vernacular architecture that is best observed in Historic Inalahan District. For Guam's other villages, dwelling construction had continued to evolve into the types seen today as other building materials and architectural styles became popular. However, the island's vernacular architecture prevailed in Inalahan. The following key features define this architecture type:

Compacted Site Planning: The District is comprised of compact lots with minimal setbacks. This resulted into tightly knit groupings of houses that created an intimate spatial quality.

Narrow Streetscape: All streets were narrow with continuous building frontage. The structures abut the street edge which enhanced the street's sense of enclosure. Pedestrian and vehicular traffic essentially shared the same path.

Small-Scale Buildings: Buildings were small-scale 1~2 story structures. Construction usually involved structural bays that were 3 bays wide by 2 bays deep. Most of the houses were elevated by either mamposteria bodegas or ifit poles reminiscent of the nipa huts.

Mamposteria Walls: Mamposteria is coral rubble and lime mortar construction that residents used to build the foundation of their houses. This construction method was adapted from the Spanish. Many of the houses sit on mamposteria walls that formed a cellar type storage space called bodegas. These foundation walls were fairly massive and supported the wood frame upper level of the house.

Sloped Roofs: The common roof style is sloped roofs as influenced by the nipa hut's steeply pitched roofs or by the Spanish gabled roofs.

Massive exterior stairs: Hand in hand with the mamposteria walls were massive exterior stone stairs that would lead into the porch.

Porches/Balconies: The houses commonly incorporated an entrance porch. At the mamposteria houses, balconies wrapped around the houses and were enclosed by a balustrade. In several cases, residents had enclosed their balconies to expand their interior space.

Materials: Common building materials included stone used in the mamposteria structures and wood framing for the pole structures. These houses' upper levels were framed with ifit and finished with board siding walls. Most roofs remained metal.

These features all come together to create the district's historic character. Residents have expressed a desire to preserve and enhance the historical integrity of their District. In order to achieve this goal, significant structures will need to be preserved or restored to the best extent possible. Architectural designs for the rehabilitation of existing buildings and the construction of new buildings should incorporate elements typical to the District and complement the District's character. Existing property setbacks, building scales and heights, construction materials, and key architectural features will need to be retained. Building finishes should relate to traditional materials found on the historical structures. Improvements to the public realm such as street lighting, site furniture, and signage will also need to be compatible with the District's sense of identity.

EXISTING BUILDING CONDITIONS



A physical survey of the District was executed to determine the conditions of the existing structures. Structures were evaluated and assigned one of the following ratings:

- Good - The structure requires minor touch up work.
- Fair - The structure poses no immediate threat to public safety or well-being
 - Moderate repairs are needed beyond touch up work.
- Poor - The structure poses and immediate threat to public safety & well being
 - Major rehabilitation / restoration work is needed.

Generally, the structures in poor condition are the historic structures. Non-historic contributing structures were predominantly in fair condition.



Typical Good-condition Structure.



Typical Fair-condition Structure.



Typical Poor-condition Structure.



Inalahan represents a unique revitalization opportunity for it possesses great potential to promote Guam as a cultural tourism destination. Cultural tourism is the largest and fastest growing global tourism markets. Gef Pa'go Chamorro Cultural Village, situated on the shores of Inalahan Bay, is at the forefront of the movement to develop Inalahan into a living heritage museum. Gef Pa'go is a non-profit organization whose programs focus on community outreach to showcase how Chamorros lived pre-WWII. They offer tours of historic homes and arrange for traditional crafters to demonstrate how village life once was. Gef Pa'go program participants learn how to make traditional products such as coconut oil, titiyas, and sea salt. They also learn to weave coconut leaves into functional and decorative objects. Gef Pa'go brings to life local oral traditions by hosting story-telling festivals. Gef Pa'go currently operates out of the Jose Duenas Cruz House on Hidalgo Street. Historically, this house is owned by the village carpenter, Jose Cruz, who applied many architectural detailing into his home.

Gef Pa'go also collaborates with Government of Guam Agency for Human Resources Development (AHRD) to offer apprenticeships to train people in maintaining the District with traditional carpentry skills. They are also constantly working with Stakeholders in efforts to rehabilitate their historical homes and make them habitable again for adaptive reuse. Two examples are the Jesus Flores House which Gef Pa'go currently uses as a workshop venue for their youth programs and the George S. N. Flores House which will be converted into a village museum.

The Historic Inalahan Foundation (HIF) business plan for District development focuses on five different areas: Gef Pa'go, Pale Duenas Street, San Jose Street, the community center, and a memorial park.



Gef Pa'go – Construction of a sea wall along Inalahan Bay, a flood control levee along the river, ten showcase or demonstration huts along Inalahan Bay, and three replicas of historic Guam houses for display along Pale Duenas Street.

Pale Duenas Street – Develop historic structures to house gift shops, art workshops, galleries, and cottage craft industries.

San Jose Street – Restore historic structures to house various cottage industries. Develop mixed-use occupancies. Develop larger buildings for a cultural day care and senior residence center.

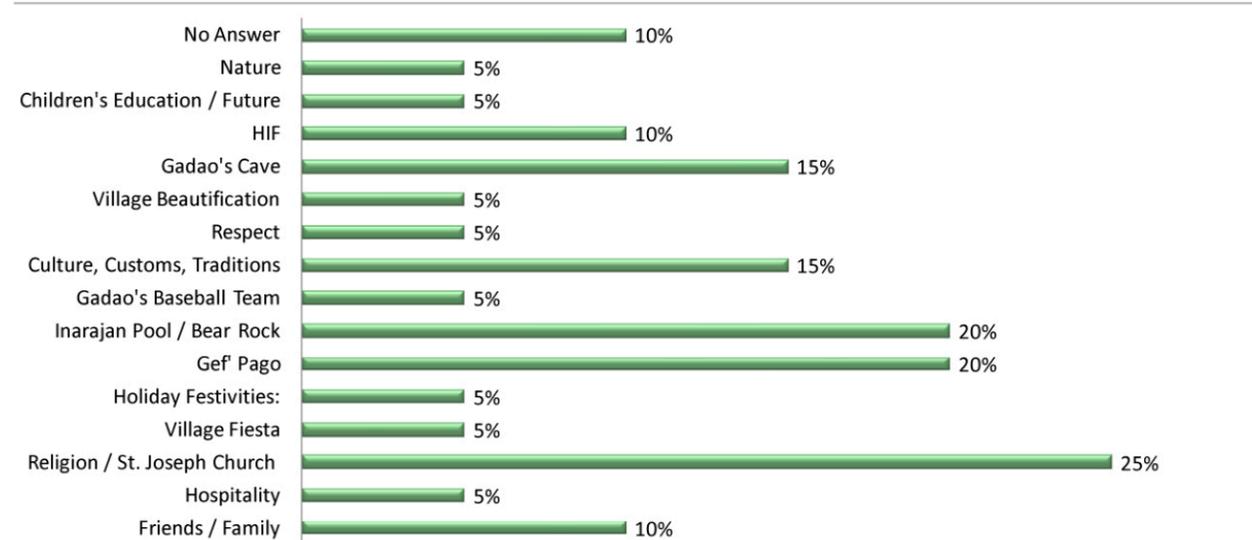
Community Center – Develop the recreational center into a museum and learning resource center. Develop the basketball court into a multipurpose open area.

Memorial Park – Develop the old fire station site to the north of St. Joseph's Church into a memorial park.

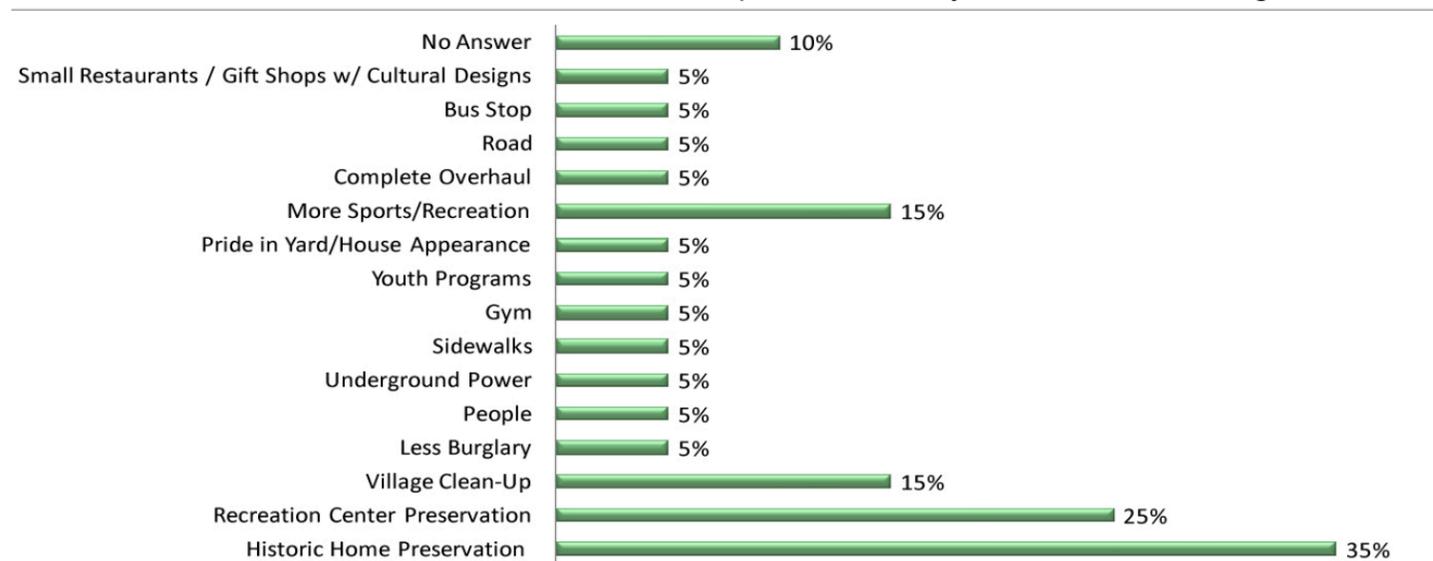
HIF also has broke ground for the restoration of the House #67 which will become additional HIF office space. It is also important to note that there are plans for a new church rectory to be located south of St. Joseph's Church, which is being done by the Parish with assistance from HIF.



What are the residents' pride & joy?



What is one improvement that you would like the village to have?



The Inarajan Revitalization Questionnaire was issued to the stakeholders during the Revitalization Plan's data collection phase. This survey was offered to gain insight on Inalahan Village and its residents. It gave village residents the opportunity to share their opinions on what they consider important for the revitalization of the village.

The survey consisted of numerous questions designed to identify key stakeholder desires, which would serve as parameters for the development of the Revitalization Plan. This questionnaire was not scientific but it helped to determine what improvements would be the most desirable for the village. Twenty questionnaires were returned but not all the questionnaires received were completed. However, all twenty responses were considered in the survey summary.

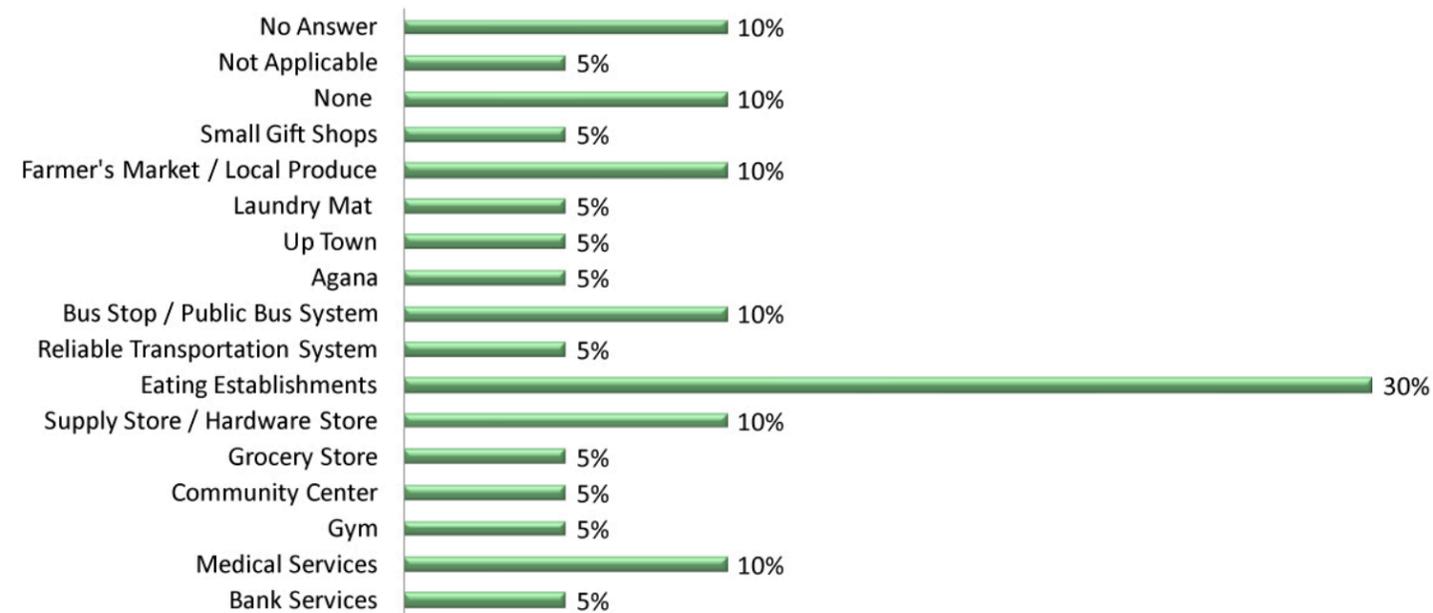
The major conclusions drawn from the survey results are that the stakeholders:

1. View St. Joseph's Church, Religion, Gef Pa'go, Inalahan (Salaglula) Pool as their Pride and Joy.
2. Desire development that maintains the District's urban character, preserves the historic homes, and restores the Recreation Center.
3. Believe that the generation of tourism activity would contribute to the District's revitalization.
4. Desire more eating establishments in the District.
5. View Gef Pa'go, the basketball court, and Inalahan Bay as the locations where most of the recreational activity takes place in the District.
6. Desire to showcase the District's history.

These conclusions coupled with the Historic Inalahan Foundation's District Plans, the Physical Survey of the District, and other background data resulted in our Preliminary Recommendations and its underlying Planning Principles.



What village-serving business or services are needed in or closer to Inalahan?



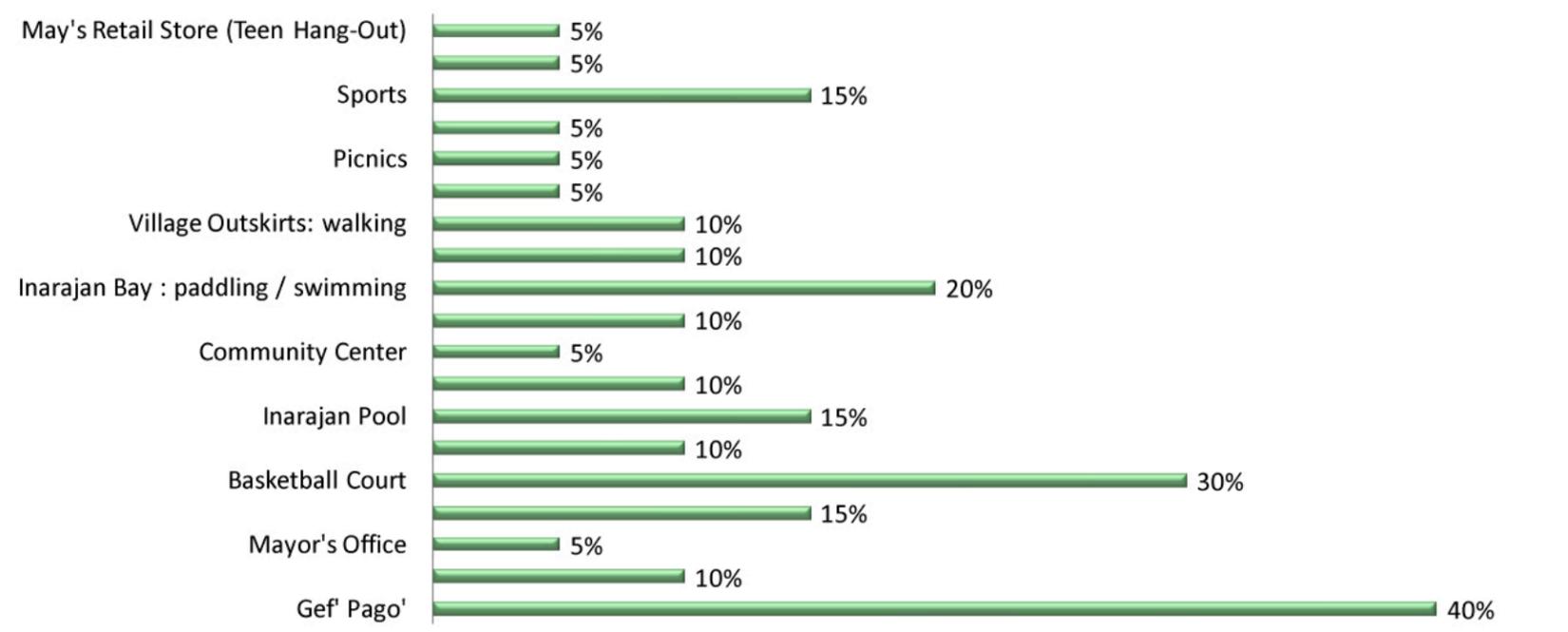
There are few eating establishments in Inalahan and stakeholders desire this type of business. McKrautz Food Stand is located outside of the District in Malojloj. A cantina truck is located further south from McKrautz, yet it is still outside of the District. Gef Pa'go, catered by Kusinan Gadao, is the only eating establishment located within the District.

Additionally, potential services to bring to the District include:

1. Farmer's Market, a community activity that is flourishing in other villages on Guam.
2. Mass Transit stop, the nearest stop is identified as the Inalahan Mayor's Office in Malojloj.
3. Medical services, which were historically provided in homes along San Jose Street.
4. Supply / Hardware store, residents have to travel to Central Guam where most of these businesses are located.

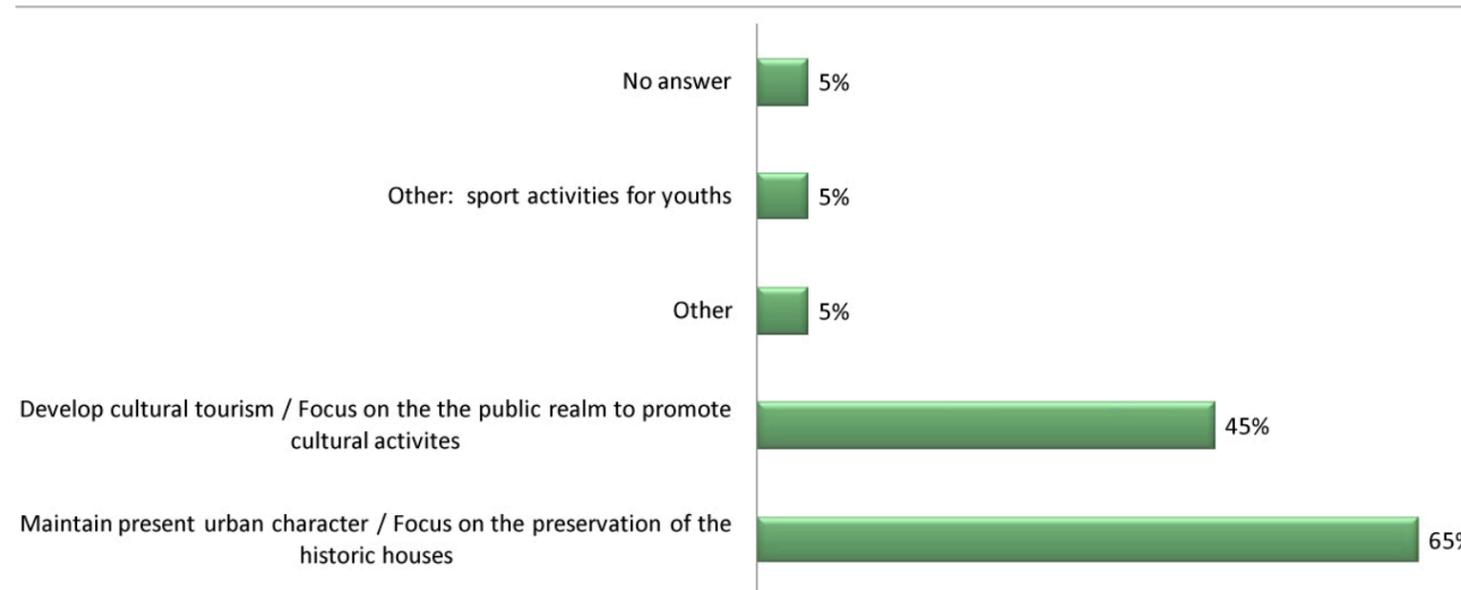
Providing these services in the District along with recreational activity enhancement is a step to revitalize and sustain the District while enriching its sense of place.

What are the active and passive recreation / community activities currently taking place?





How should Inalahan be developed?



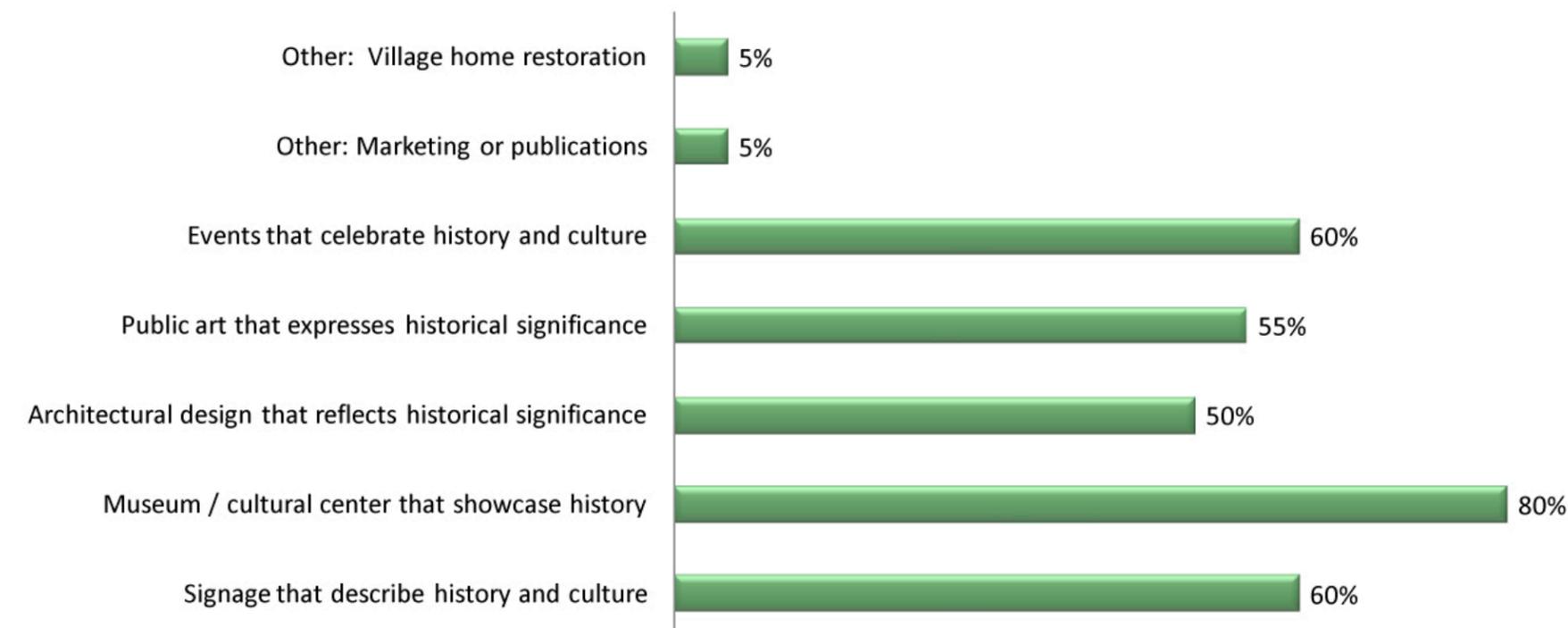
The stakeholders' intend for revitalization to be focused on maintaining the District's urban character and developing cultural tourism. Part of the development of cultural tourism would be the acknowledgement of Inalahan's heritage in various ways including:

1. The development of a museum or cultural center.
2. Events that celebrate history and culture.
3. Signage that describe history and culture.
4. Public Art expressing historical significance.
5. Architectural design reflecting historic significance.

Gef Pa'go currently serves a cultural center and development of museum component at Gef Pa'go would enhance the learning experience of visitors.

The District hosts several fiestas and events including Dinana Minagof and two fiestas in honor of St. Joseph. The District also hosts storyteller's festivals.

In what ways would you like to see Inalahan's heritage acknowledged?



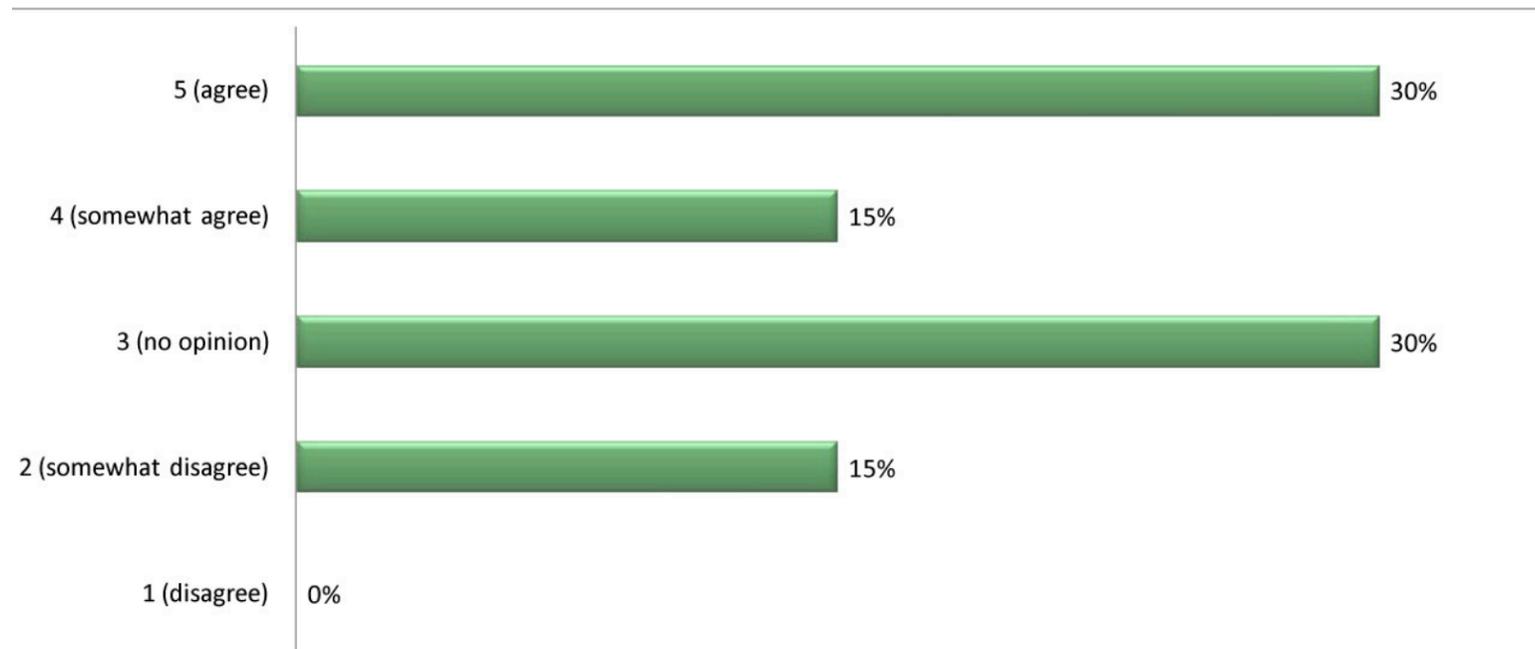
The use of signage to highlight the historic significance of the District is lacking. Effective communication of the history of the District and Inalahan village would greatly enhance the District's sense of place.

There is few artwork displayed in the District. The lone sculpture in the District is Gadaos's statue. Recently, the village undertook the painting of "life scenes" in the window and door openings of abandoned structures in the District, which illustrates an effective idea for beautification and protection.

With revitalization will come new structures and the rehabilitation of existing structures. Architectural design will play a critical part conveying history and maintaining the District Character.



The Intent of the proposed Revitalization Plan is to assist in the effort to maintain and promote the character of the village. If the plan establishes design guidelines that define set-backs, height, materials, and the overall design of new structures, will you agree?



Do you believe revitalization will benefit you if it will generate more tourism activities?



The stakeholders generally agree to the development of design guidelines. These guidelines would define the parameters for any new development in the District. Key issues that the design guidelines would need to address include:

1. Prevention of de-listing the District.
2. Requirements for District Boundary Development.
3. Requirements specific to Historic Structures.
4. Requirements specific to Contributing Structures.
5. Requirements for Open Space Development.
6. Allowable Land Uses in the District.

Because the development of the design guidelines requires the involvement of many parties, the Revitalization Plan would provide preliminary design guidelines that serve as a working draft for further development. Parks & Recreation's Historic Preservation Office and other Regulatory Agencies should contribute to the guidelines along with the Guam Preservation Trust and District stakeholders. The guidelines would serve as a working agreement between all of these parties regarding District development until a proper District Ordinance is put in place. Currently, there is no District Ordinance that clearly documents the building restrictions, land uses, or other requirements for development in the Inalahan Historic Architectural District.

The Revitalization Plan, District Ordinance, and design guidelines would need to balance the stakeholders' beliefs and desires for the District's development. Balancing the desire to maintain the District Character with tourism activity generation is critical. Tourism-focused development would need to be controlled to prevent a drastic transformation of the District's character.





Repairs to structures that are in poor condition are critical to the Revitalization of the District.

The Preliminary Recommendations are based on Planning Principles that dictate key development objectives derived from the stakeholders' vision for the District. The principles support a "live-work-play" concept of development, with a goal of creating a village that is home to a new generation of residents and a vibrant hub of both business and leisure activities.

Preserve the District's Historic Significance & Character

The District's distinct spatial character, its historic significance, and the fact that there are too few places like it in Guam that have been able to preserve their historic character to this degree, make it a heritage of value, not just for the residents of Inalahan, but for all of Guam and its future generations.

Significant landmarks exist nearby, and noteworthy historic events took place in and around the District. Structures along San Jose Street, representative of pre-war rural village and vernacular architectural style and St. Joseph's Church which dates back to the Spanish missionary origins of Inalahan village, possess unique architectural and historical characteristics that are worth preserving.

Given that the District has a wealth of such interesting aspects to boast, showcasing the history of the District through its built environment would enhance its sense of place, instill a sense of pride for residents and homeowners and thereby help aid its preservation. It will contribute greatly to making the District a special place to live in.

Enhance the District's Vitality & Livelihood

The vitality & livelihood of the District has declined over the years due to a loss of population and economic activity. This is evident in the day to day activities (or the lack of) in the District. It creates an abandoned environment during the day, when the workforce commutes en masse for the commercial and business district of neighboring villages. The lack of basic service establishments also forces the residents to seek other villages for their basic need for goods and services.

An active commercial and business center established within the District will generate work for the residents, and provide services and amenities to enjoy. With this, and the strengthening of the District's existing role as a tourist attraction and a cultural center, the District should be able to attract back some of the lost population and generate economic activity.

Adhering to this guiding principle will produce a vibrant and thriving district, capable of a greater degree of economic self-sustainability, an inspiring place to work in.

Improve the Public Realm of the District

Amongst the current residents of the District, there is a strong desire to have more opportunities for recreational activities and public amenities. Augmenting the recreational and civic amenities will improve the quality of life of the residents and help build their pride in their community. An inevitable outcome of enforcing the planning principles is an increased traffic and activity generated by influx of new residents, visiting residents of nearby communities and tourists groups. This growth will require the provision of additional public amenities for recreation, rest and relaxation. Improvements following this principle will tie all the elements together to create one cohesive village character that makes Inalahan an exciting place for play.



Key vacant lots can be developed for public open space .



Utility poles at the center of Pale Duenas Street Route 4.

Currently, the District receives adequate utility services. However, some improvements can help reduce damages from typhoons and also enhance the appearance of the District.

As they stand right now, the electric utility lines run above ground, mounted on poles. These poles are a mixture of new concrete poles and old wooden poles, which are closer to the end of their useful life. Also, some of these poles are no longer standing in their intended upright position, and therefore they impart an unappealing look to the district. Furthermore, they are currently placed in such a manner that they cross the adjoining street more times than necessary.

Therefore, relocating the electric utility lines underground will improve the appearance of the District while also freeing up an uninterrupted stretch of open space on at least one side of San Jose Street. This space could then be utilized to accommodate additional urban amenities and traffic, be it pedestrian or vehicular. Additionally, burying the electric utility lines will help protect them from typhoon damage and improve electric service reliability.

As the burial of the electric utility lines would involve excavating the existing ground surfaces, it is beneficial to have this work be done prior to major planned improvements to the street surface. Along with the electric utility lines, all telecommunication and cable television lines should also be buried in order to help achieve the intended reliability of service and spatial/ aesthetic objectives.

HIF has already begun the process of planning for this utility relocation, and they are currently in the process of procuring a cost estimate for this project in consultation with the Guam Power Authority. If not already coordinated, this project should coordinate with the necessary burial of other utility services such as telecommunications and cable television. Additionally, this project should ensure that the provision of adequate street lighting is also an integral part of it; street lighting provides a sense of safety and security besides aiding tourist and commercial activity during the late evening hours.

Storm water drainage is something that the District currently does not have. As it is very close to the ocean shore without any intervening embankments, it may not suffer from extended periods of flooding, but the District will still be impacted from flash

flooding and wave action flooding. Given that many of the existing properties have partial basements that if left unused or unattended would present an unappealing sight at the street level, it is pertinent that more be done to reduce the number of times that they become prone to flooding. Having a storm water draining system in addition to the existing surface drainage plains will help protect these houses from most downpours.

Due to the absence of an underground drainage system, the district does exhibit rainwater ponding in several areas. These ponds are unsightly, and since they end up collecting debris, they continue to be unsightly even after the water has dried out. Since perceptions of a place are greatly influenced by its cleanliness, mitigating this issue is important, and even a limited capacity underground storm water drainage system could be an effective option.

As with the electric utility lines, the placement of an underground storm water drainage system will involve the excavation of existing ground surfaces, and therefore, it would be beneficial to undertake this project prior to major planned improvements to the street surface.

The District, and most notably Gef Pa'go, often becomes densely populated with foreign tourists. These are tourists who may not have affordable local telephone service in order to connect to the internet. Hence, the District could provide a free public Wi-Fi Hotspot around Gef Pa'go that reaches many people rather inexpensively. The provision of this free service may help increase the amount of time that tourists spend in the District, and it may also help them instantly advertise the District to their friends via the internet.

In order to help create a positive perception about the District, it is essential to project that the District's spatial environment is well cared for, and that it appears clean and appealing on a continual basis. Therefore, landscaping should be maintained in good condition and yard-work should be carried out regularly. In order to help ensure these objectives, it would be useful for the District to contract and provide the services of a professional landscaping company as an integral part of the amenities and services that are available to all of its residents.



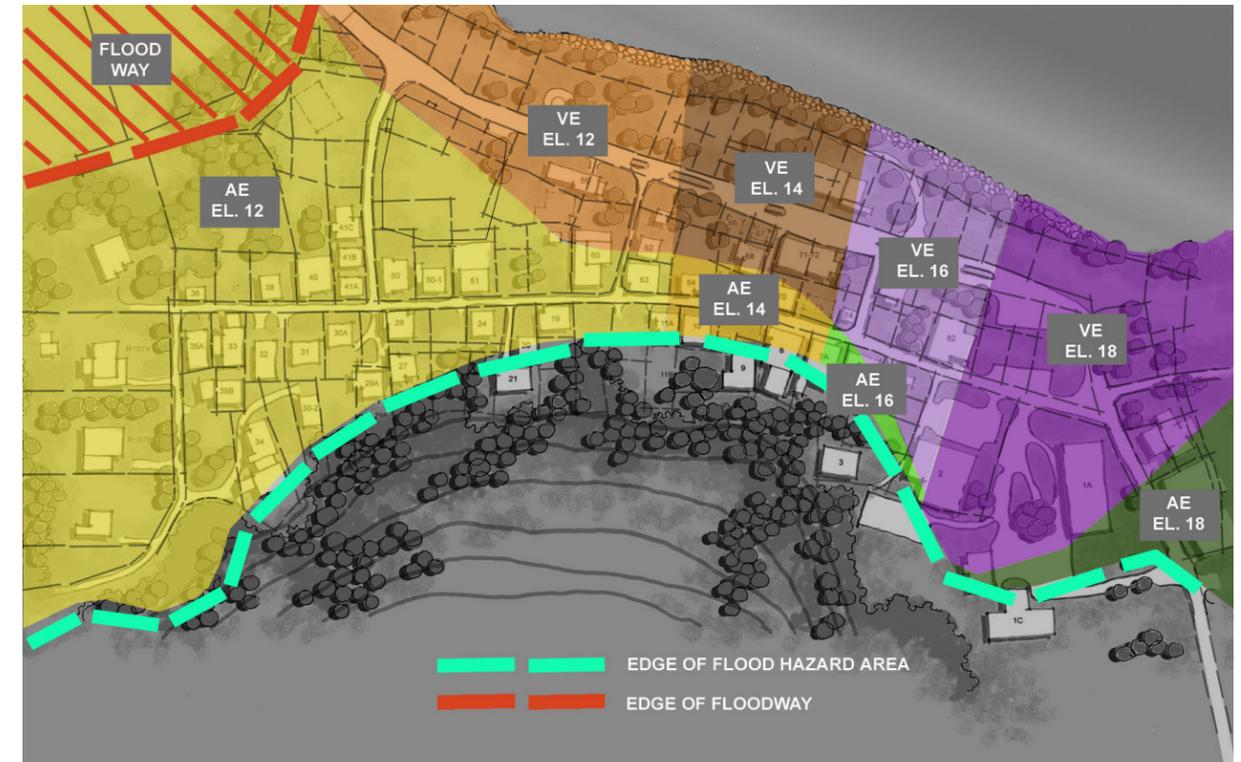
An example of an elevated house structure.



An example of a house structure with a bodega.

Nearly all of the existing District structures are located in the flood zone. The base flood elevations in the district range from 12 feet to 18 feet above sea level. These elevations typically lie at about 2 to 3 feet above the corresponding ground level. At Gef Pa'go, the ground elevation is about 10 feet above sea level. From here, the ground elevation generally rises as one heads southeast through the District. Additionally, a significant portion of the District is impacted by wave action from coastal storm surges. This includes the properties along Pale Duenas Street from the baseball field to Saint Joseph's Church.

Given the need to mitigate the hazards from these floods, the village has traditionally relied on the bodega or elevated structure type. The living area of the bodega ranges from three to six feet above ground level, while that of other elevated structures are about three feet above ground level. Since many of these elevated structures are open below, they allow high-velocity moving water from wave action flooding to easily pass through without damaging the structure. Therefore, they have an inherent ability to withstand all of the different kinds of flooding that the District is exposed to.



With its widespread use in District, the bodega structure has also become a defining characteristic of the District. Hence, due to its ability to enhance the District's character, in addition to its proven capacity to withstand the impacts of flooding, the bodega structure should be used as a model for all future developments within the District, whenever feasible.

Over the years, building and zoning codes have evolved to become more stringent, and there are significant restrictions that have now been put in place for any new development or reconstruction effort that is located in a flood zone. Additionally, since the District is a nationally registered protected historic district, there are added guidelines that need to be followed. Hence, the District is subject to multiple codes and guidelines from various national and local governmental agencies, and these codes and guidelines often overlap and often have competing objectives to fulfill. This has resulted in varying interpretations of what kind of a development is allowed or not allowed in the District. The ensuing confusion among the public and the building construction community has already contributed to some of the failed attempts at rebuilding within the District.

Furthermore, within a flood zone, where the zoning codes are unclear, or the ability to obtain flood insurance is not certain, it may not be easy for a property owner to obtain a commercial mortgage. This then becomes one more contributing factor hampering redevelopment efforts within the district.

Given these challenges, it is vital that the authority having jurisdiction come up with a clear and consolidated set of zoning ordinances and building design guidelines that serves as a single source of interpretation for what kind of developments can and cannot be allowed within the District. Additionally, a District wide topographic survey that any prospective property developer can refer to would be very useful in letting him or her know the minimum living area height that needs to be attained, and from that, the associated costs for such. It should be noted that the historic structures are excepted from the Code requirements for buildings located in flood hazard areas.



The current disrepair of many of the historic structures in the District can be attributed to property owners' confusion regarding historic preservation requirements for development. Several residents voiced this concern during public meetings for the Revitalization Plan, stating the challenges encountered when processing development plans for their historic homes specifically regarding the Historic Preservation Review process. There are property owners who claim that they cannot do repair work to their homes because their plans are not approved during historic preservation review. Further understanding of the Historic Preservation review process is necessary to allow district revitalization to overcome the perceived obstacle of historic preservation requirements.

Chapter 76 of Title 21 Guam Code Annotated outlines the local historic preservation law, which governs both public and private projects involving historic structures. Per Section 76205c the regulation of private projects is as follows:

“Before any construction, alteration, or improvement of any nature whatsoever is undertaken or commenced on a designated private prehistoric or historic site listed on the Guam Register of Historic Places by any person, he shall give to the Department three (3) months notice of intention to construct, alter, or improve the site.

After the expiration of the three-month notification period, the Department shall either commence condemnation proceeding for the purchase of the site or remains, permits the owner to proceed with this construction, alteration, or improvement, or undertake or permit the recording and salvaging of any historical information deemed necessary to preserve Spanish-Chamorro history . . .”

All plans regarding historic properties are subject to a historic preservation review process under Guam Law. The Agency responsible for the review is the Guam Department of Parks & Recreation Historic Preservation Office, otherwise known as the Guam SHPO. Historic property owners are required to provide the Guam SHPO 3-months advanced notice of any construction, alteration, or improvement plans for their property. At the end of the 3-month period, Guam SHPO can proceed with acquisition of the property; allow the work to proceed; or record and salvage historic information prior to the work's execution.

Furthermore, critical information necessary for the Guam SHPO's review is described in a five-step process published in Historic Preservation Review a public education pamphlet prepared by the Guam SHPO. The five steps are:

1. Identification & Evaluation – Survey and document property information necessary for the Guam SHPO to render a preservation decision.
2. Assess Effects – Identify any adverse effect posed by the work to the historic significance of the property.
3. Consultation – Negotiate appropriate responses to the adverse effects between the property owner, the Guam SHPO, and other affected parties.
4. Avoid, Minimize, Mitigate Adverse Effects – Develop a Memorandum of Agreement (MOA) signed by all parties to resolve adverse effects.
5. Agreement Implementation – Execute the project based on the conditions of the MOA.

Many of the property owners feel that this process is futile. They feel that the current process places a significant amount of time and effort upon the property owners in order to have their project reviewed by the Guam SHPO. Property owners may also be burdened with acquiring professional services needed to accomplish the first two steps of Guam's historic preservation review. The perceived subjective approach to historic preservation review further compounds the issues for property owners, who feel that a new process that provides a more streamlined and consistent approach to Guam's historic preservation review is necessary.

Historic District Ordinance

A historic district ordinance is the first step towards refining the current historic preservation review procedure. Historic preservation legislation exists at the Federal, State, and Local level. The regulatory power of each level differs, and the most power to regulate and protect historic properties is at the local level. Local legislation is typically in the form of legal ordinances that are administered by historic district commissions. These local level elements are enabled by the NHPA 1966 (Norman, et.al. 50 -55). Legal ordinances for Guam's two historic districts do not exist.

Historic Preservation Approach

Selection of the historic preservation approach is critical to revitalizing the District, which sets forth the requirements for how the historic structures are treated and what uses can be allowed. The Secretary of the Interior's Standards outline requirements for four historical preservation methods:

1. Preservation
2. Rehabilitation
3. Restoration
4. Reconstruction

Based on the stakeholders' needs and the conditions of the historic structures, three approaches should be utilized in the Revitalization Plan. The Revitalization Plan should be comprised primarily of rehabilitation, restoration, and reconstruction projects. Rehabilitation projects allow for new construction and additions that are compatible with the existing Historic Structures, which affords property owners the potential for expansion. The Rehabilitation standard also governs over adaptive reuse. Restoration projects are warranted for key structures with historical significance. Reconstruction may be applicable for new District structures that replace demolished structures, but this is dependent on the availability of historical data. Complying with the Standards will be crucial to obtaining government funding for revitalization projects.

The adaptive reuse of historic structures in the District is a key component towards revitalization. Many of the District's property owners no longer live in the District. Their property has either become a weekend home, a rental, or an abandoned structure. Some owners would like to insert small businesses into these structures rather than housing rentals or living in the homes. Utilizing contributing and non-contributing structures for small business to create a mixed-use environment is a critical to foster the District's revitalization.

It is also important to note that the 2009 International Building Code (IBC) contains requirements relevant to historic structures. The Code Section 3409 identifies that historic buildings are exempt from Code requirements where the building official has judged that the building does not constitute a distinct life safety hazard.



As environmental concerns continue to grow, there has been strong movement to construct “green” buildings nationwide. Older buildings eventually has come to be seen as energy hogs that contribute to climate change and Historic Preservation appears at odds with sustainability goals. However, there is more to sustainability than green buildings. Historic preservation is a viable element of sustainable development. Rehabilitation and restoration of historic structures including adaptive re-use, the greening of existing construction, and the re-investment of historic communities contribute to a greener, more liveable, and healthy environment.

Economic and Social Sustainability

As Inalahan and its residents strive to revitalize their village, they will witness many economic and social elements of sustainable development. They will see that revitalization generates economic sustainability. Inalahan’s unique revitalization opportunities are tied to cultural tourism. As the Village engages in marketing programs, cultural events, retail activities, and architectural designs that showcase their sense of place, they will also strengthen their economic base and in turn, their economic well-being. Activities such as the adaptive re-use of historic structures to support economic development leads to cottage industries that will require quality employment.

Inalahan will see that their revitalization efforts bring social well-being into the District. The revitalization principles promote a walkable, mixed-used community that offers people opportunities to live, shop, work, and meet daily needs. Revitalization also provides exterior open space development that foster civic and recreational interaction. Historical revitalization also energizes the pride in Inalahan’s heritage and adds to the village’s social sustainability.

Environmental Sustainability

A third key element to sustainable development is environmental well-being. The fact that the Village desires to preserve their historic district fabric is already a step toward environmental sustainability. Revitalizing existing structures is definitely green in attitude because the structures are re-used and recycled. The adaptive re-use of existing buildings reduces demolition waste and the need for new materials. It encourages the use of environmentally friendly products such as paint with low toxic volatile organic compounds (VOC) or furniture made of recycled materials. It also preserves embodied energy which is the sum of energy involved in the construction of a building and its component materials.

Environmental conservation measures include steps to improve the building’s energy consumption efficiency. This, in turn, reduces building operating costs and provides additional economic benefits for environmental sustainability. Ideally, Owners should engage the services of an energy audit professional to identify areas where and how energy is being lost and recommend ways to mitigate the situation. However, if an energy audit is not to be performed yet, there are several ways Owners can still incorporate appropriate green practices in their revitalization improvements. Such practices include:

- Maintaining existing vernacular architectural components such as sun-shading overhangs and eaves to decrease solar gain
- Replacing incandescent light bulbs with compact fluorescent bulbs, LEDs and other energy-efficient lighting to decrease energy consumption.
- Utilizing landscaping to decrease solar gain
- Mitigating air leaks in the building envelope (caulking, sealing, weather stripping, etc.) to improve air conditioning efficiency
- Establishing a District recycling program
- Exploring the use of solar panels as a supplementary energy source

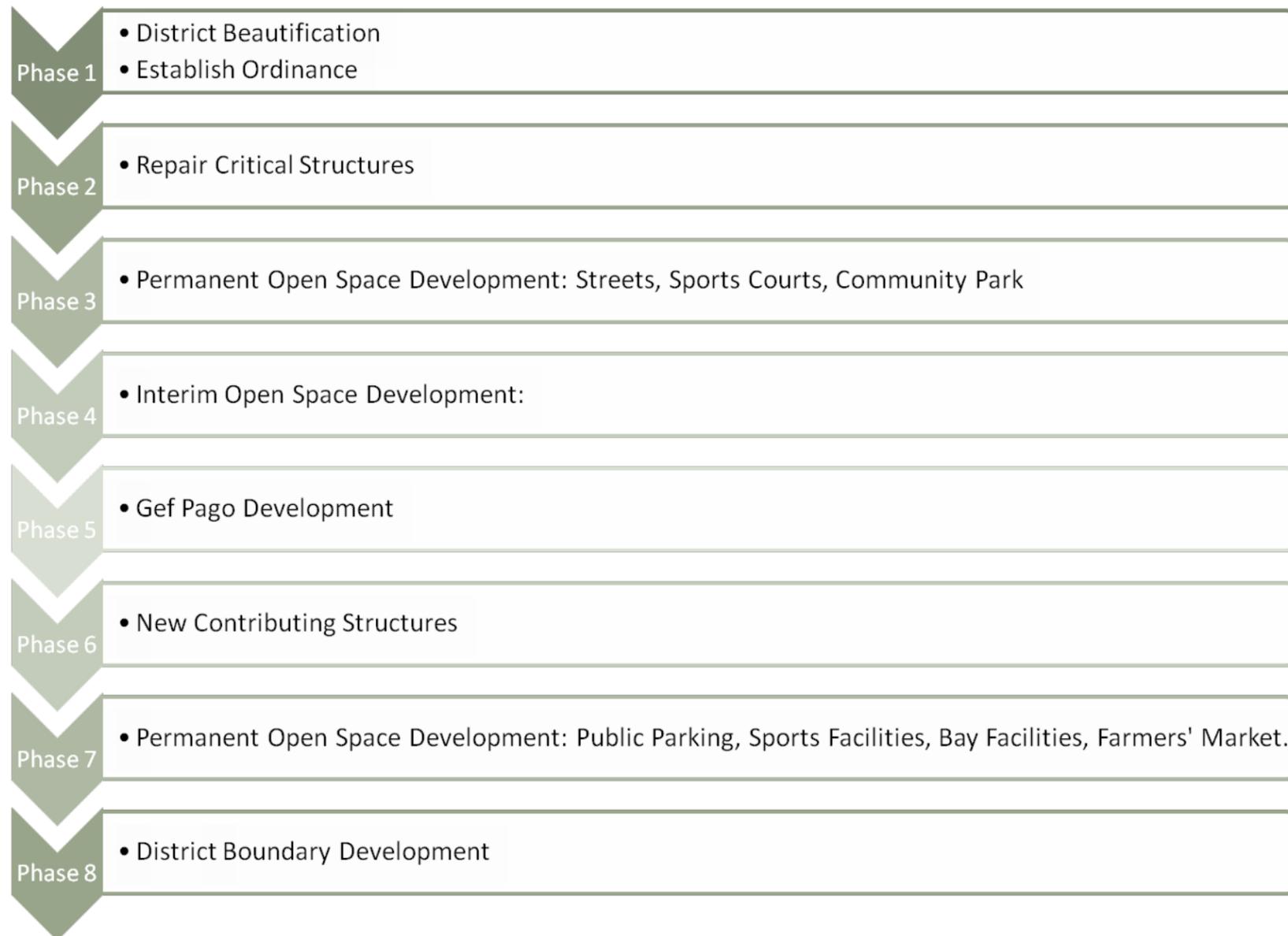
There are also other measures that may be incorporated into revitalization efforts which will strengthen the District’s environmental well-being. These measures include:

- Utilizing construction materials that have low VOC content to improve indoor air quality
- Encouraging the use of construction materials that are recycled to decrease waste
- Encouraging the use of materials originating from renewable resources such as bamboo to preserve natural resources
- Promoting the use of local plants to conserve water as they will not need irrigation
- Supporting an organic farmers market to cut down on pesticides and reduce food miles

Sustainability and Revitalization

The goal of sustainability is to ensure longevity and health of our environmental, economic, and social resources. The goal of Inalahan’s revitalization is to preserve the District’s sense of place. This is achieved by taking what remains of the District and transforming it into a viable, liveable, and equitable community. Sustainability goals work hand in hand with Revitalization endeavors and it would only benefit Inalahan Stakeholders to consider every opportunity to incorporate appropriate sustainability measures into their District’s Revitalization development.

RECOMMENDATIONS: 8 PHASES FOR REVITALIZATION



The Preliminary Recommendations are specific steps for carrying out the planning principles and phased according to the development priorities concluded from stakeholder survey. The preliminary recommendations consist of the following eight phases:

Phase 1: Implement District Beautification and establish a Historic District Ordinance.

Phase 2: Repair critical structures

Phase 3: Implement Permanent Open Space Development: San Jose Street, Pale Duenas Street, Sports facilities, Father Duenas Community Park, and Hidalgo Street.

Phase 4: Implement Interim Open Space Development

Phase 5: Implement Gef Pa'go Development

Phase 6: Construct new contributing structures in the District.

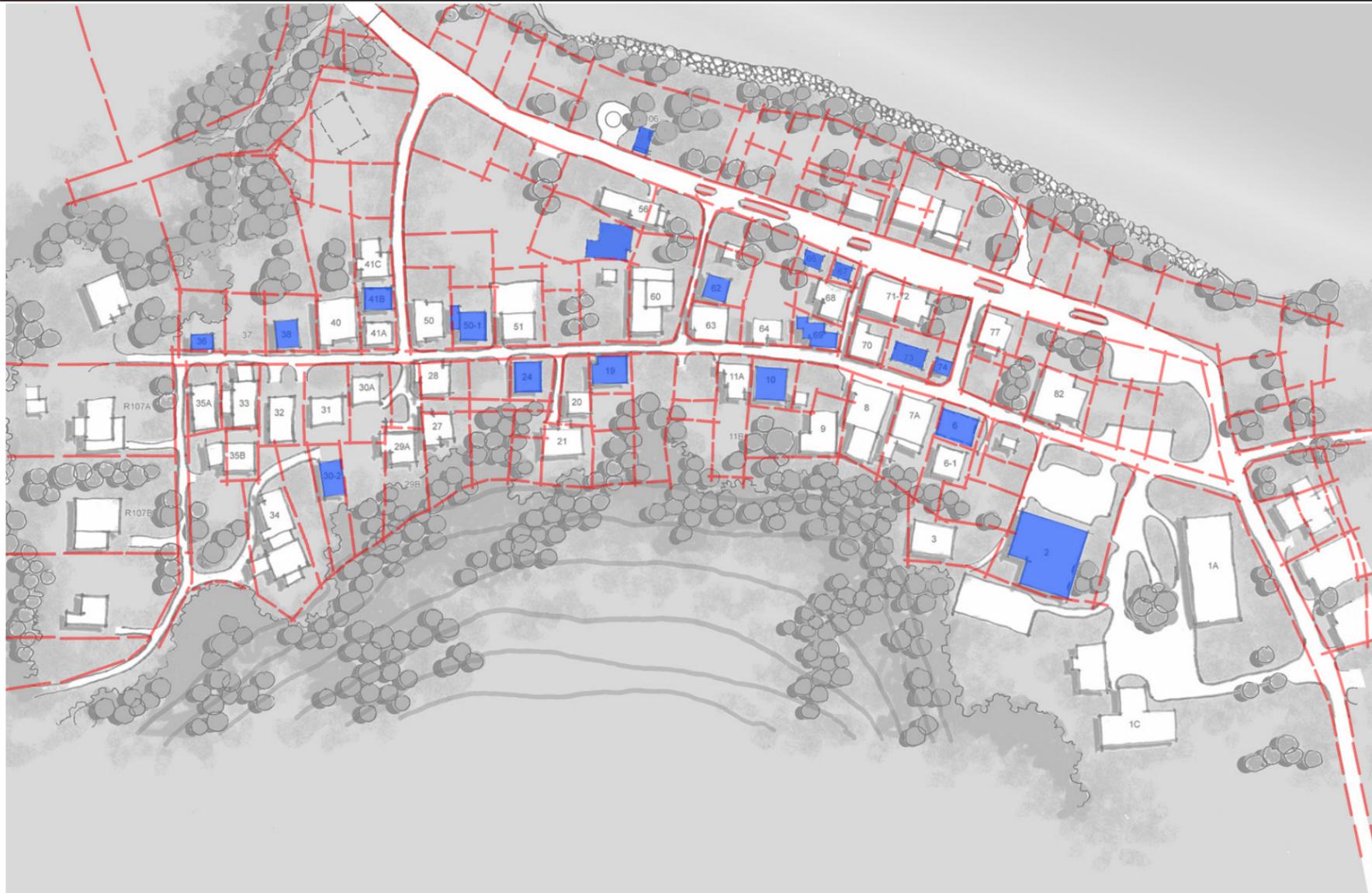
Phase 7: Implement Permanent Open Space Development: Public Parking, Sports Facilities, Inalahan Bay Facilities, and Inalahan Farmer's Market.

Phase 8: Develop District Boundaries

The Phases are sequenced based on the stakeholders' development priorities and the urgent needs of the district. Phases 1 through 3 establish the foundation of the District's development. These phases would logically be the first steps taken to meet the desires of the stakeholders and to proceed with District development in general. Phases 4 through 8 deal with development that is not as urgent as the previous phases and it's likely that Phases 4 through 8 may not occur in sequential order.



PHASE 1: DISTRICT BEAUTIFICATION & HISTORIC DISTRICT ORDINANCE



Structures highlighted in blue are in poor condition and pose life-safety threats in the District. Interpolated District property lines are shown in red dashed lines.

Phase 1 consists of measures that address the immediate District concerns. The two most critical issues for the District are the hazards posed by structures in disrepair and the availability of project funding. District beautification can be executed with relatively small costs. Providing some protection for residents and visitors from structures in disrepair and other hazards perpetuated by the damaged structures, such as illegal dumping, can also be done with much less funding than what may be required by the work from the later phases of development.

Additionally, establishing a Historic District Ordinance during Phase 1 would ensure that the District Character remains intact with new development. The current method used to regulate District development allows the possibility of development to deviate from the District's character. Currently, the Historic Preservation Officer will concur or not in determining that development plans are in character with the District. A 90-day time period is allowed for the property owners to respond to the HPO decision, however the loophole in this process and the problem for the District is that property owners can execute their plans when this time period expires regardless if the project maintains District character. A Historic District Ordinance does not currently exist for the Inalahan Historic Architectural District. Once an ordinance is developed it would provide a legal means for requiring that new development maintains District Character.

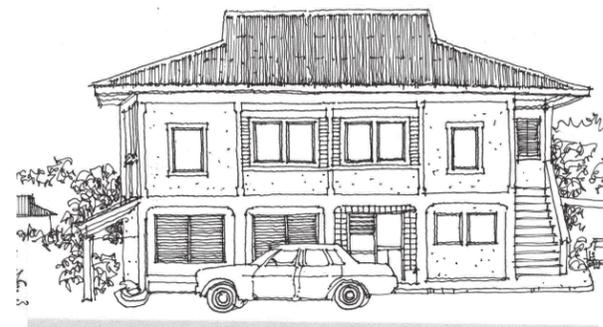
Another major element of Phase 1 is the resolution of property ownership, which is a significant issue for District development. We have been able to get a general understanding of the District lots through the 1974 Application and available GIS data, but property surveys are necessary in order to move forward with District development. Reliable information is available for the properties located at Gef Pa'go and along Pale Duenas Street. Lastly, probate issues reside over a significant number of the properties and these issues would need to be resolved in order for development to occur.



1.

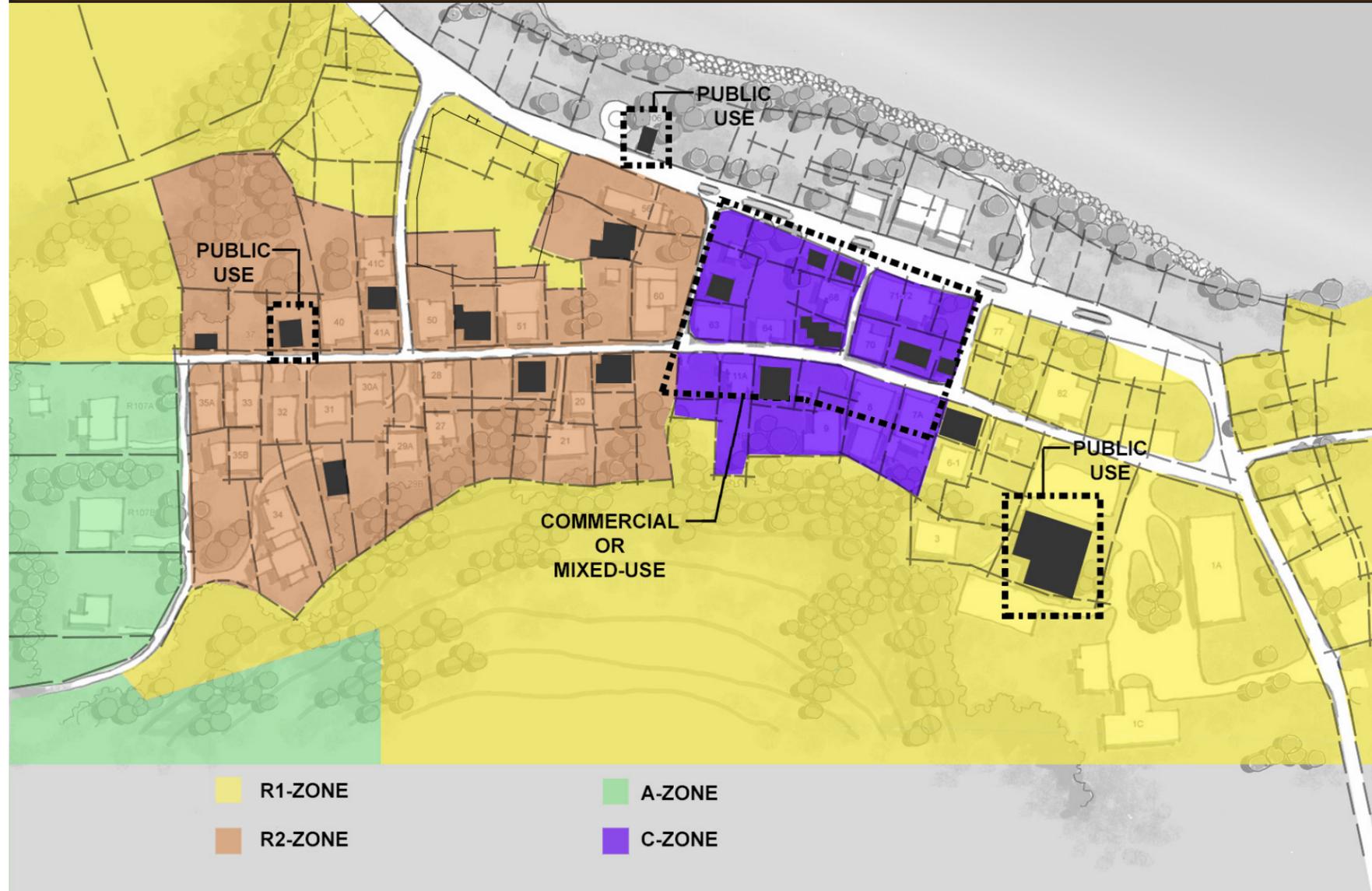


2.



The Jack Jones sketch of House 6 above shows House 6 in the 1970's. Pictures 1 and 2 show the current condition of the house.

PHASE 2: REPAIR CRITICAL STRUCTURES



This plan overlays the District's property zoning with the poor condition structures highlighted in black. A centralized commercial zone is located in the district. Potential structures for public use are located in R-1 and R-2 zones. Gef Pa'go and the Baptist Church are located on properties that were historically residential.



The Community Center is a key structure in the revitalization of the District.

Phase 2 addresses the stakeholders' priority of repairing the Historic structures in the District. Since 1991, the Guam Preservation Trust rehabilitated the Inalahan Community Center, the St. Joseph church, and eleven private homes in the historic District of Inalahan. However, there are still 18 structures in poor condition or significant disrepair interspersed throughout the District. All eighteen structures are historic according to the 1974 Application form. These structures would be priority projects for rehabilitation or restoration work done in the District.

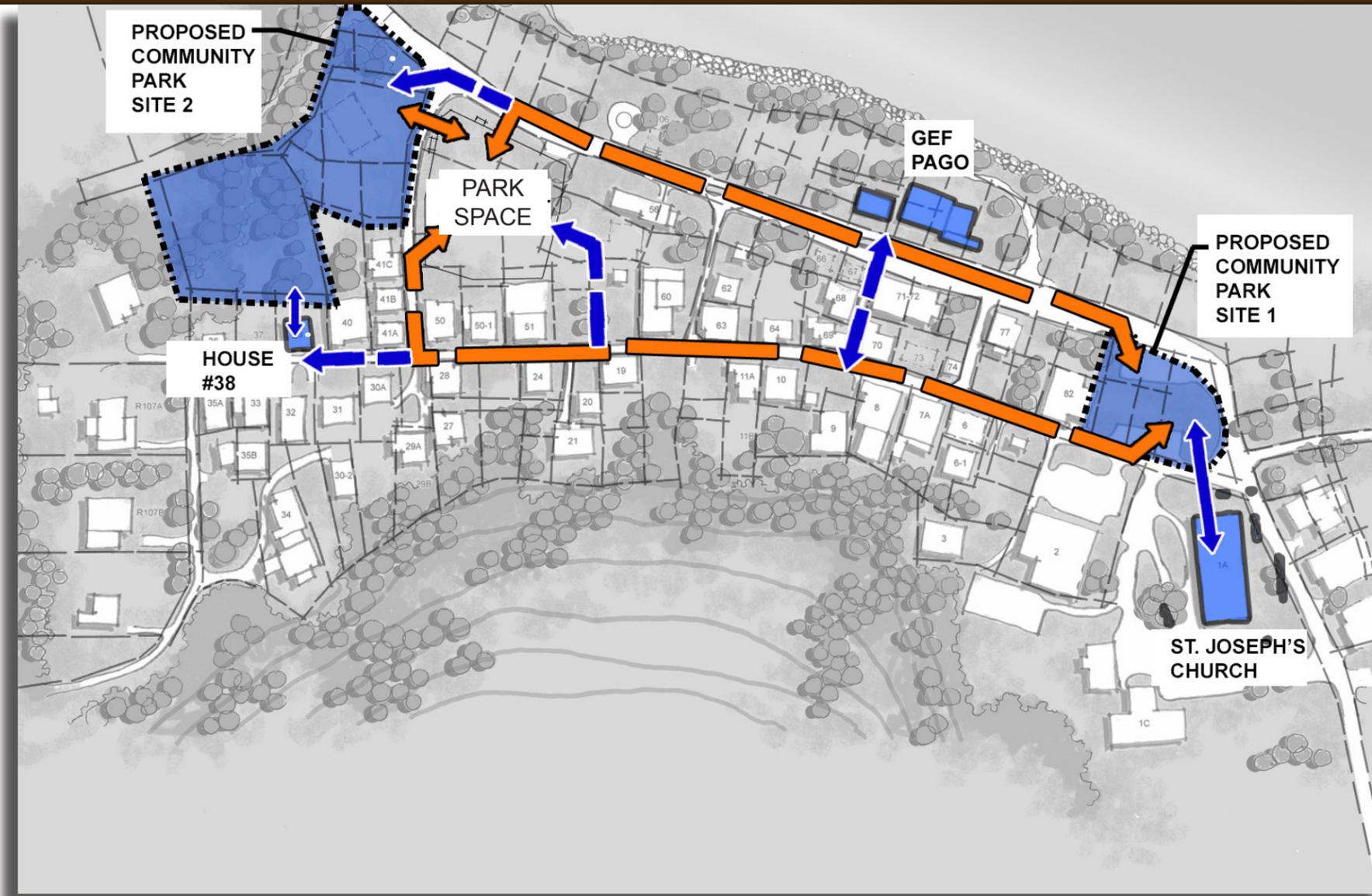
Evaluation for potential adaptive reuse of the eighteen structures in disrepair is also part of Phase 2. This evaluation would entail development of proposed building uses based on existing property zoning, the needs of the District, and the intentions of property owners. Additional considerations for the evaluation would be set forth in the Phase 1 District Ordinance. The intent of the adaptive reuse evaluation is to ensure proper compatibility of proposed building uses in the District so that a mutual benefit for the property owners and the District is achieved. Furthermore, extra significant structures such as San Nicolas House #38, the Baptist Church, and the community center would be designated for public use given the importance of the events, previous uses, and potential uses associated with each structure.



A current interior photograph of the Community Center.



PHASE 3: PERMANENT OPEN SPACE DEVELOPMENT



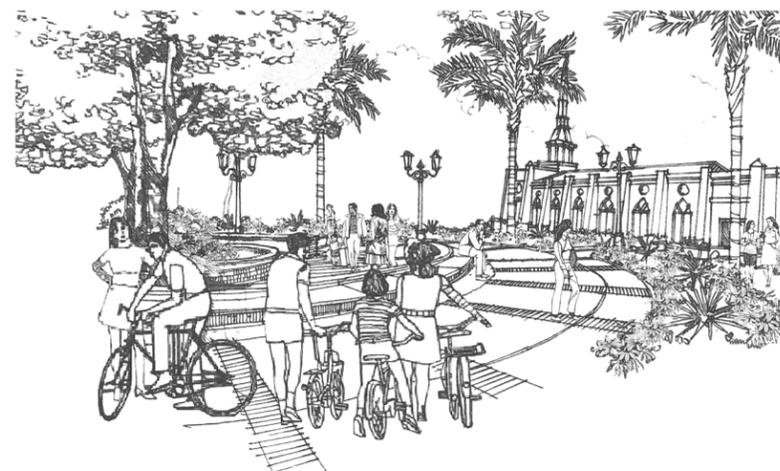
Phase 3 addresses enhancing the quality of life in the District with permanent open space developments focused on Pale Duenas Street, San Jose Street, and sport activities. This phase involves the upgrade of the existing utility distribution system for underground service, which would remove unsightly utility lines and poles prevalent throughout the District.

The upgrade of the utility distribution allows Pale Duenas Street to be redesigned to minimize thoroughfare space in order to slow traffic, accommodate street parking, and other street improvements to enhance pedestrian experience. Part of the Phase 3 street improvements would include lighting improvements for Pale Duenas and San Jose Streets and the development of a historic walk with signage and street markers.

Additionally, the street development would provide an opportunity for highlighting the existing Gadao Statue with new lighting and other improvements or possibly relocating the statue.

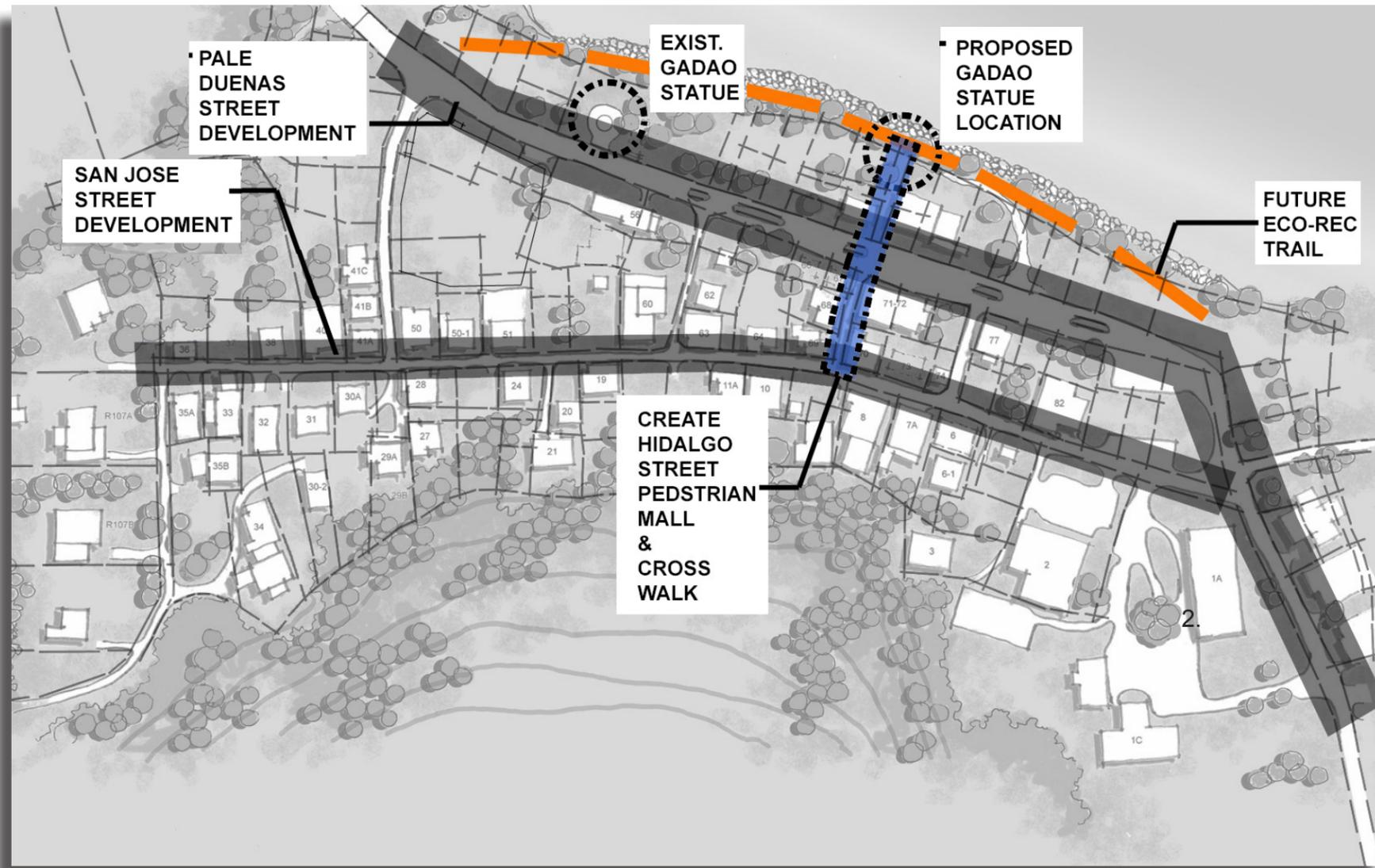
Along with the street improvements, refurbishment of the community center sports courts would enhance the quality of life in the District.

Phase 3 would also involve the development of a community park that commemorates Father Duenas as well as civic leaders of Inalahan, past and present. There are two potential locations for the community park. Site 1 is the old fire station property that is currently used for church parking and village Christmas events. Site 2 is the unused open land adjacent to House #38. Both locations strongly relate to Father Duenas. Site 1 fronts St. Joseph's Church, which is the location of Father Duenas' tomb. Site 2 is adjacent to House #38, which is where Father Duenas was tortured prior to his execution. Site 2 is also considered part of the Fama'ayan "rice planting" area, which was a significant element in Inalahan's war experience.

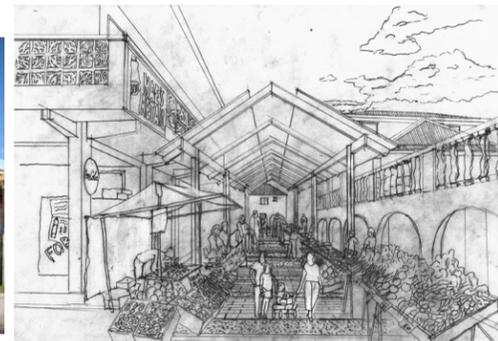


A rendering of the Community Park.

PHASE 3: PERMANENT OPEN SPACE DEVELOPMENT



Developing Hidalgo Street into a pedestrian zone capitalizes on the street's location, adjacent uses, and activity patterns. Hidalgo Street terminates the view from either end of San Jose Street and offers a logical midpoint connection for San Jose and Pale Duenas Streets. The entrance to Gef Pa'go fronts the intersection of Hidalgo and Pale Duenas Streets, which gives extra significance for Hidalgo Street and a justifiable location for a crosswalk at Pale Duenas Street. This significance of Hidalgo Street is strengthened further by HIF's offices and Mae's Store that are located on the street. Finally, terminating Hidalgo street at the Bay can be accomplished by relocating the existing Gadao statue, a new public artwork, or a new significant structure.

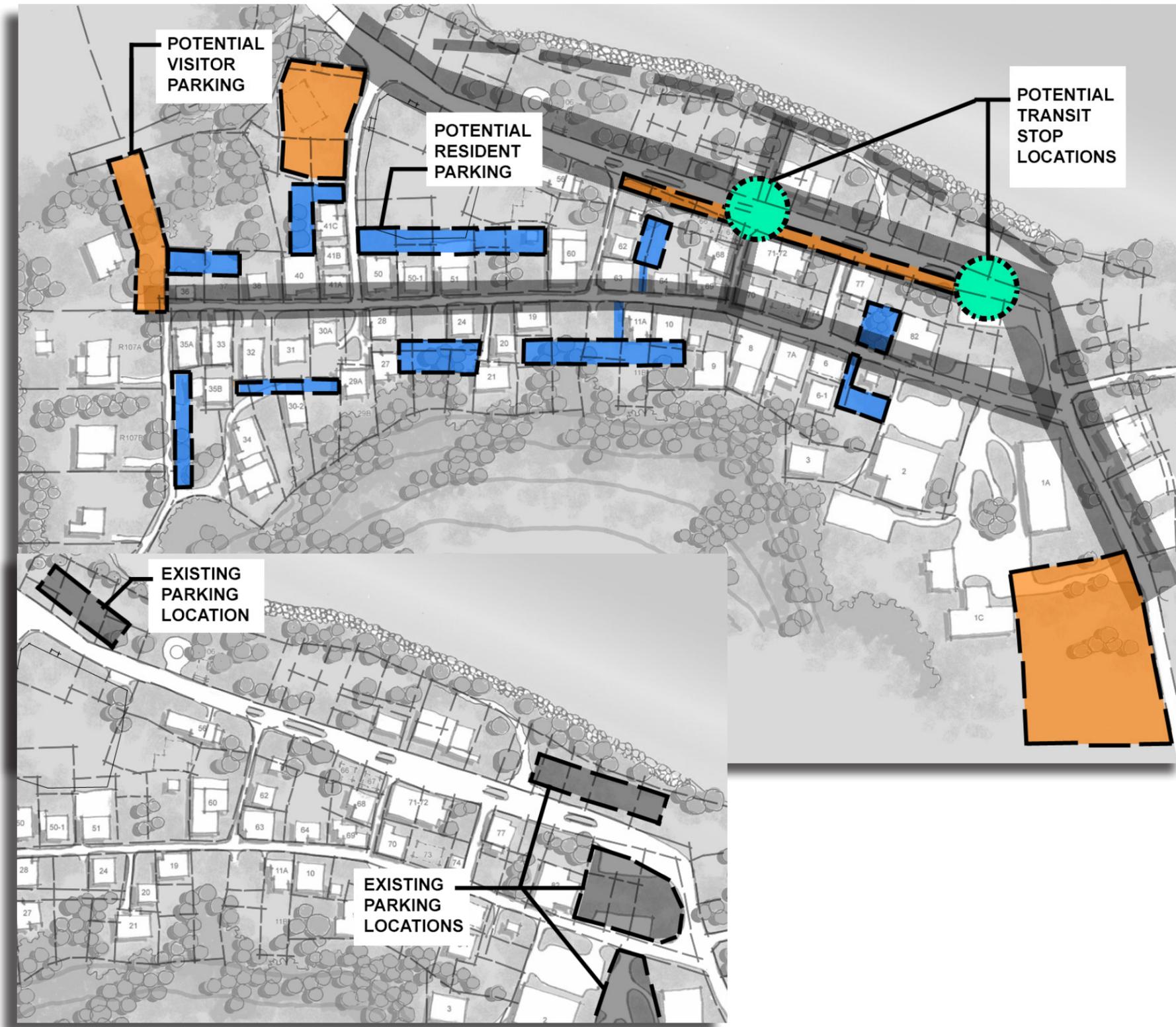


A rendering of proposed development at Pale Duenas St.

Photograph of existing Hidalgo St. and a rendering of proposed development.



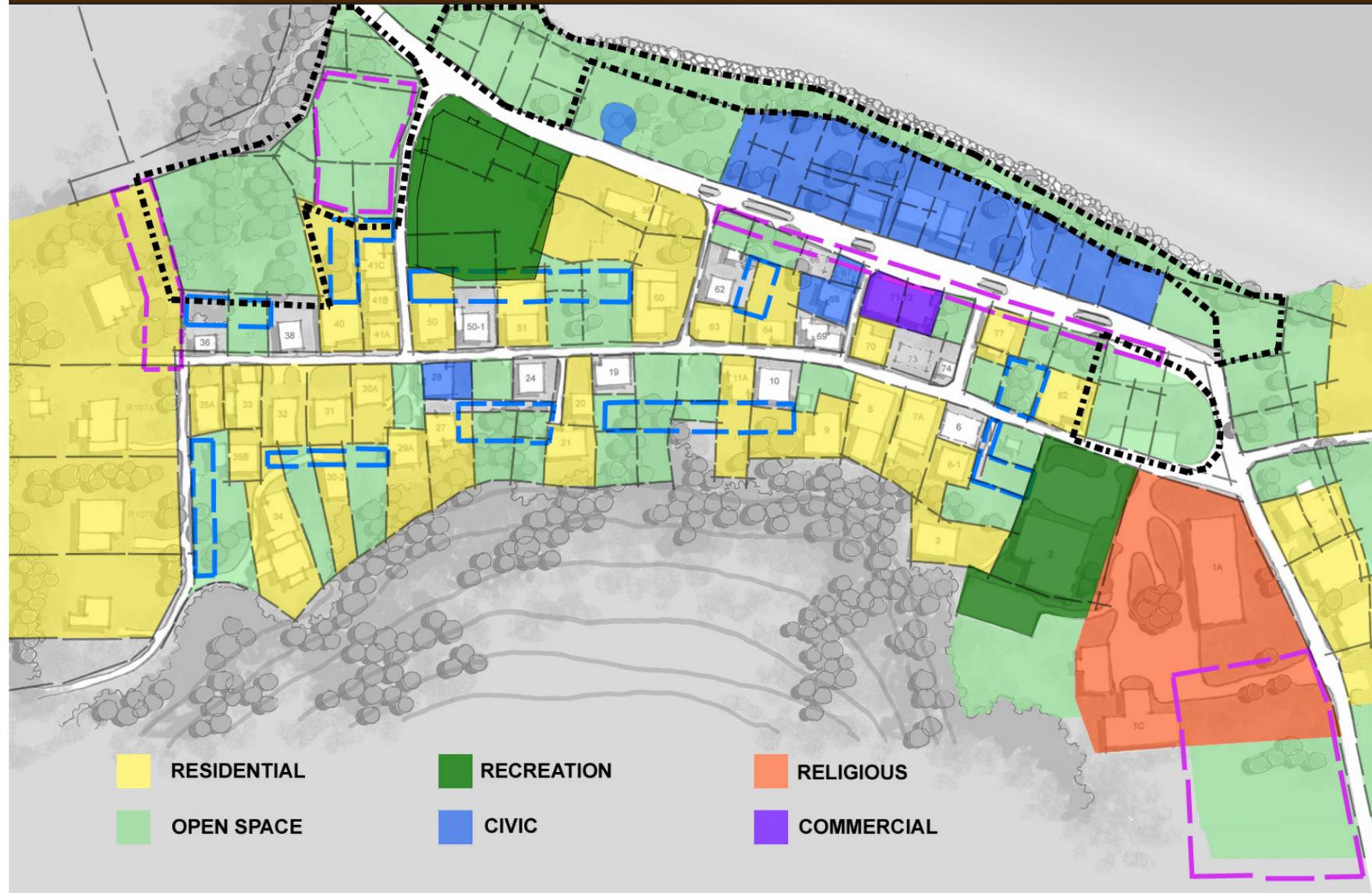
PHASE 3: PERMANENT OPEN SPACE DEVELOPMENT



Phase 3 will involve the development of a District Parking Plan. There are four locations that are used for public parking in the District. There is space available for street parking along Pale Duenas Street, and during large village events the line of vehicles parked on Pale Duenas Street will extend outside of the District Boundary. District residents typically park at the front or side of their homes.

The District Parking Plan would be based on various factors. Village Beautification would drive the requirements for parking along San Jose Street such as utilizing parking to the rear of structures to maximize the experience of the District's architecture and streetscape. Safety, convenience, and available property would also be important factors. Visitor parking in the District should be located to tie into the Phase 3 street developments. Additionally, Phase 3 would include the development of a transit stop in the District.

PHASE 4: INTERIM OPEN SPACE DEVELOPMENT



Phase 4 consists of Interim Open Space development intended to fill the gaps in the District fabric until a permanent use is determined. Unused open space exists throughout the District. Some of these open areas are the sites of demolished structures or spaces that just have not been developed since the time of the 1974 application. These spaces would be ideal locations for the immediate implementation of temporary uses that would enhance the District character and sense of place. Temporary uses such as landscaped covered parking, community farms for fruit trees, landscaping nurseries, and community pocket parks could be placed in unused open space to benefit the District.

Additionally, the Phase 4 Interim Open Space development provides an opportunity to enhance the District by reintroducing historic land uses and providing uses that are identified with the island culture. Unused open space could be programmed for rice farming in the Fama'ayan, or "rice-planting place," located on the West side of the District where rice planting was historically done. Lastly, the farmer's market is a flourishing trend in Guam's villages and Inalahan does not have one. Unused open space could be programmed for such use and would provide another attraction to draw visitors to Inalahan in addition to providing a venue where residents and visitors can buy and sell goods. The farmer's market would be initiated as an interim use until it flourishes enough to require a permanent location.



A rendering of a proposed Farmer's Market along Pale Duenas Street.



A rendering of infill open space development along San Jose Street.



PHASE 5: GEF PA'GO DEVELOPMENT



Phase 5 entails the development of Gef Pa'go, which is based primarily on the Historic Inalahan Foundation's (HIF) business and development plans. HIF plans to develop an ecological walk along Inalahan Bay. Phase 5 would build upon this and develop the walk for recreational use. Gef Pa'go would also be developed with the construction of showcase huts / pavilions where cultural demonstrations would take place. The construction of a covered stage and historic housing prototypes would also be part of Gef Pa'go's development.



A rendering of bayside development at Gef Pago.



Gef Pago Main entrance



Inarajan Bay



A rendering of a new covered stage at Gef Pago.

PHASE 6: NEW CONTRIBUTING STRUCTURES

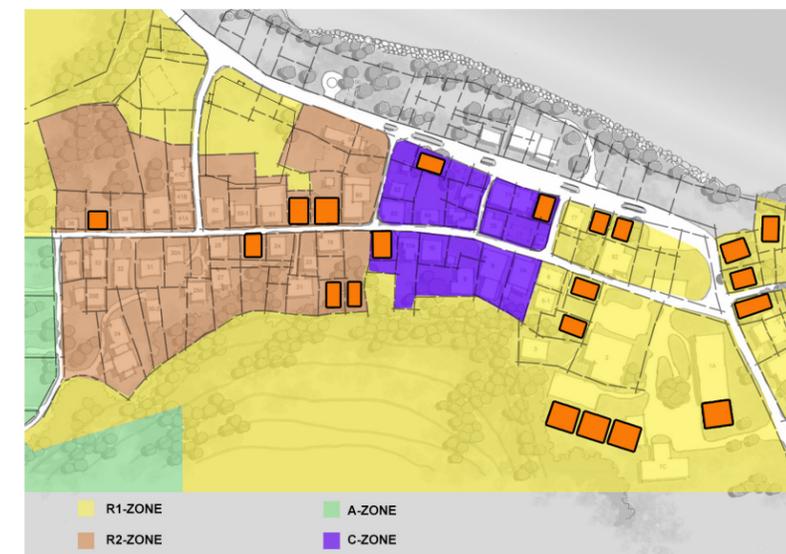


Phase 6 would begin the replacement of interim open space uses with new contributing structures. New contributing structures are not identified in the stakeholders' development priorities, yet the construction of new contributing structures would be inevitable with the revitalization of the District.

As new contributing structures are planned, their proposed use would be evaluated for compatibility with the existing District uses. The building form of the new contributing structures would be evaluated for compliance with building requirements as set forth in the Phase 1 District Ordinance. With a significant number of properties classified as unused open space, the construction of new contributing structures would allow these property owners the opportunity to invest in the District as residents, landlords, or entrepreneurs.



New Structures should be compatible with the architectural character of the District. Sketches courtesy of Jack Jones.



District Zoning Diagram.

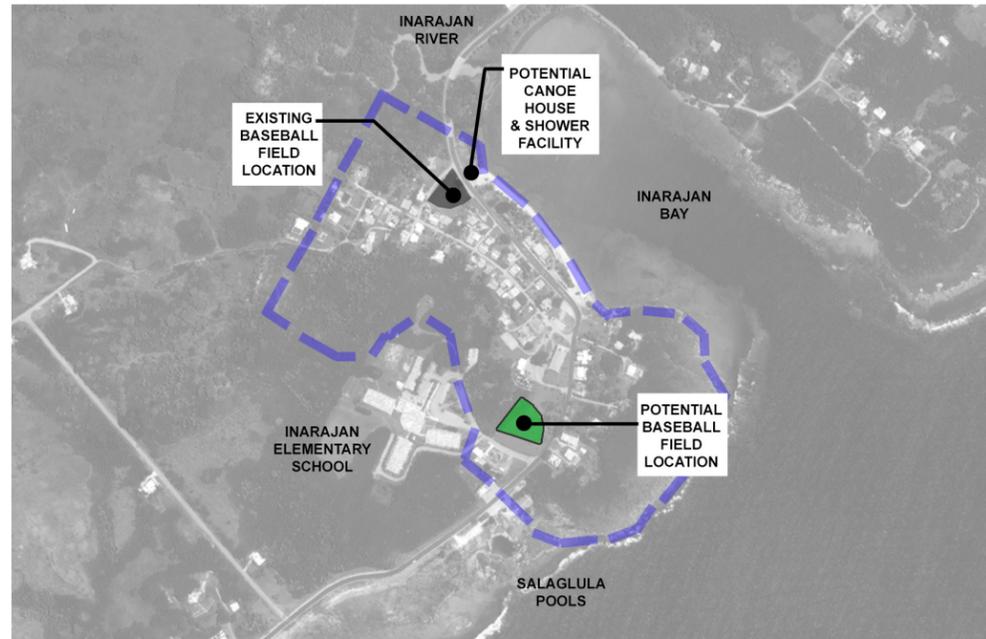


PHASE 7: PERMANENT OPEN SPACE DEVELOPMENT



Phase 7 would consist of Permanent Open Space developments that significantly transform other important parts of the District. Public parking for the Church and community center would be developed. Parking lots would be laid out with landscaping and exterior improvements to enhance the pedestrian experience for visitors to the District.

PHASE 7: PERMANENT OPEN SPACE DEVELOPMENT



Inarajan Bay

Relocation of the baseball field would also be part of Phase 7 transformation. The baseball field occupies a prominent location at the Northern entrance to the District and it also extends over various properties with offer the potential for the development of gateway into the district and additional property for contributing structures or a permanent location for the farmer's market. Lastly, Phase 7 would involve the provision of recreational facilities for Inalahan Bay Activities such as a canoe house, public pavilions, and a restroom & shower facility.



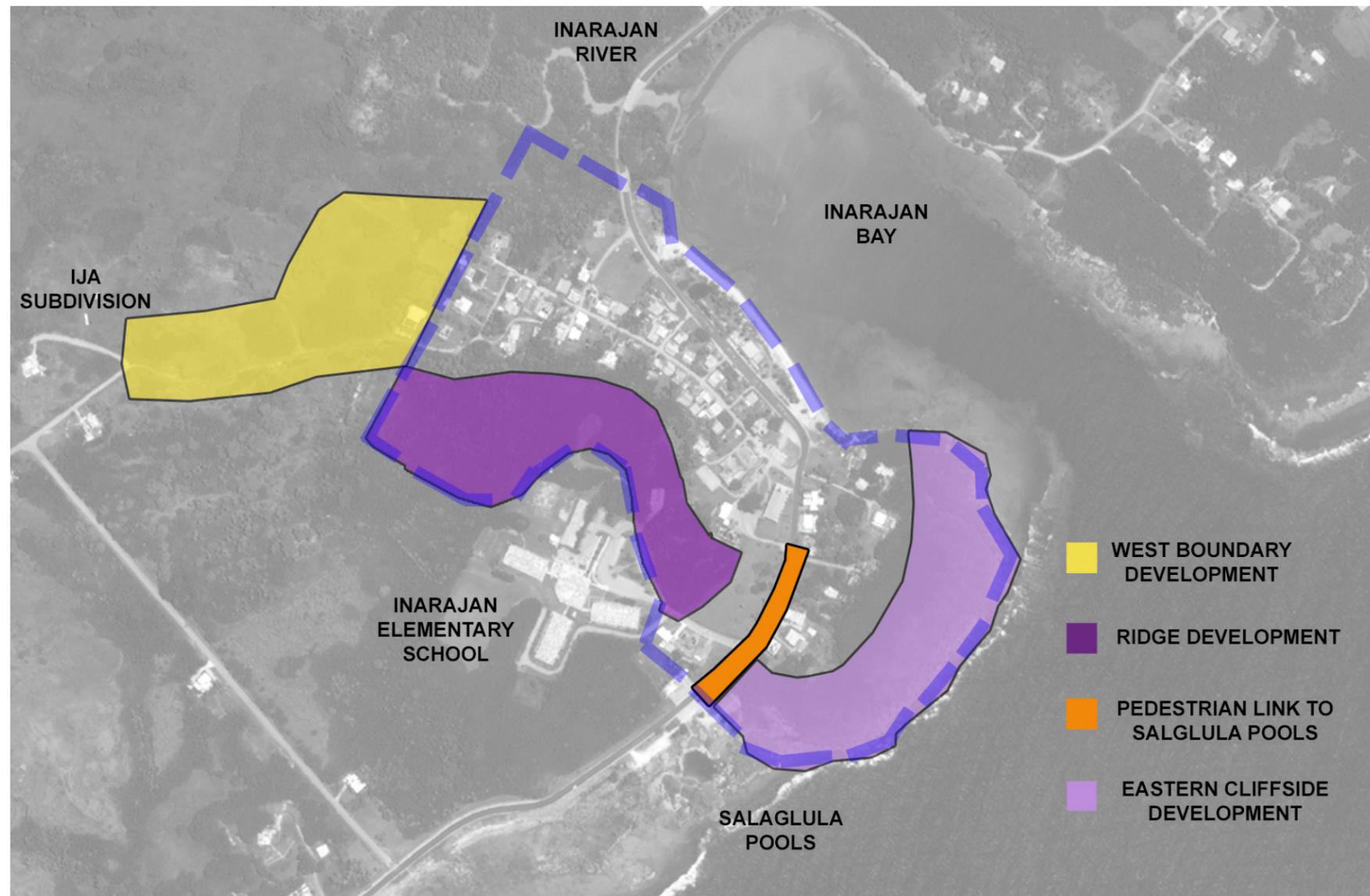
North Entrance into the District along Pale Duenas Street Route 4.



A rendering of the North Entrance development.



PHASE 8: DISTRICT BOUNDARY DEVELOPMENT



Phase 8 focuses on developing the boundaries of the District. To the south of the District are the Salaglula Pools, also known as Inalahan Pool. Phase 8 would establish a pedestrian link between the pools and the District. The cliff side to the East of St. Joseph's Church is undeveloped and could potentially evolve into an extension of the ecological walk / recreational trail planned for Gef Pa'go. The properties to the West of the District could potentially support the connection that exists between the District and the Ija Subdivision. Finally, the ridge at the south edge of the District could be developed with additional housing and recreation trails. These areas of the District are not current priorities for the stakeholders, yet their development would provide additional opportunities for enhancing the District's sense of place and for supporting the work done during the previous phases of the Revitalization Plan.

PROPOSED REVITALIZATION PLAN





The District Improvement Plan illustrates a snapshot of the possible scenarios for the District's development. The plan reflects the District with changes that would result from one or more of the Phased work described in the Preliminary Recommendations. The development of Pale Duenas and San Jose Streets is assumed to occur early in the Revitalization process. Additionally, the conversion of House #38 into a museum, and the development of a civic park commemorating Father Duenas and are anticipated. The following is a brief summary of the major improvements identified in the Plan:

- Development of the ridge.
- Stabilize the Baptist Church
- Insert Cottage industry businesses and residential uses would occur in the houses along San Jose Street.
- use of pocket parks
- parking for interim open space developments.
- development of new residential or mixed-use structures in the District

San Jose Street is a key open space in the District. Renderings of views looking east towards St. Joseph Church and to the west.



The vacant property fronting St. Joseph's Church would be a fitting location for the development of a Community Park.



Stabilization of the Old Baptist Church Facade is critical. Restoration of the Church is also a consideration.



Open space development near St. Joseph's Church.

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APPENDIX A HISTORIC STRUCTURES KEY PLAN



- 1A ST. JOSEPH'S CHURCH
- 2 COMMUNITY CENTER
- 6 JOSE TAYAMA (PAULINO) STORE
- 6-1 JOSE PAULINO HOUSE
- 7A MANUEL M. DUENAS HOUSE / STORE
- 8 JOAQUIN S.N. DIEGO HOUSE
- 9 EMMESIO S.N. DIEGO HOUSE
- 10 MARIANO R. LEON GUERRERO HOUSE
- 11A LEOCADIO C. PAULINO HOUSE
- 19 MANUEL T. PAULINO HOUSE
- 24 JOAQUIN L. MENO HOUSE
- 28 JESUS A. FLORES HOUSE
- 29A IGNACIO C. LUJAN HOUSE
- 30-2 IRENE L. DELIA HOUSE
- 36 ALFRED S.N. FLORES HOUSE
- 38 AUGUSTIN M. SAN NICOLAS HOUSE
- 41A CASIANO MANTANONA HOUSE
- 41B MARGARITA L. MANTANONA HOUSE
- 41C FRANCISCO ASANUMA HOUSE
- 50-1 JUAN D. FLORES HOUSE
- 62 ISOBEL S.N. LEON GUERRERO HOUSE
- 63 GEORGE S.N. FLORES HOUSE
- 64 MARIANO D. LEON GUERRERO HOUSE
- 66 ANTONIO C. CHARGUALAF HOUSE
- 67 JUAN & PETRONA C. MENO HOUSE
- 68 JOSE D. CRUZ HOUSE
- 69 JOAQUIN S.N. DIEGO HOUSE
- 70 JOAQUIN D. FLORES HOUSE
- 73 MANUEL L.G. SAN NICOLAS HOUSE
- 74 FRANCISCO D. DIEGO HOUSE
- 77 MANUEL Q. TAITAGUE HOUSE
- 106 BAPTIST CHURCH