

PORTABLE HOUSING UNIT SAGAMIHARA HOUSING AREA USAG
JAPAN, P-436
United States Army Garrison Sagamihara Housing Area
Sagami Road between First and Second Streets
Sagamihara chuo Ward
Kanagawa Prefecture
Japan

HABS US-1-B
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WRITTEN HISTORICAL AND DESCRIPTIVE DATA

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

HISTORIC AMERICAN BUILDINGS SURVEY

P-436
(Portable Housing Unit Sagamihara Housing Area USAG Japan)

HABS No. US-1-B

Location: The house is located on Sagami road between 2nd and 1st streets, United States Army Garrison (USAG) Sagamihara Housing Area, Sagamihara chuo Ward, Kanagawa Prefecture Japan.

It is located 35° 31' 35.54"N 139° 25' 2523.46"E

Significance: Built in May of 1962, P-436 is one of three remaining P-houses which were used as temporary structures utilized by civilian contractors to meet the housing needs of USAG Camp Zama in the 1950s and 60s. Once numbering over a 100, P-houses are the only civilian owned homes on military installations both in the United States and on foreign soil.

Description: A vacant structure with a gross floor area of 1,126', P-436 has a pier foundation consisting of concrete blocks that are tapered at the top and are approximately 12"- 15" in height, with an open crawl space underneath the structure. Yellow wooden clapboard siding forms the exterior sides of the structure with corner boards present on the façade. A blue tin gable roof of metal panels and batten clips spans the structure. In addition, there are two shed roofs that cover enclosed projections of the structure. At the entrance, the shed roof is composed of corrugated metal with the original finish, and on the rear projection the metal panel reflects the roof in material and construction, but is red in color. While the window and door openings are boarded up, it is evident that there are a variety of sizes and that the windows have metal frames. Fixed wood shutters, rust in color, define the main façade window on both sides and the windows that face the street view.

History: With a floor plan completion date of 22 May 1962, P-436's only documented sale was on December 11, 1989, which clearly established the ownership process under US Army Japan regulations. Additional documentation of the transfer of ownership is supported with the Portable House Sales and Depreciation Register that Camp Zama's Housing Office, used to log P-house repairs, improvements and the affected depreciation value. The License for Use of Real Estate on Sagamihara Housing Area of P-436 has not been located, nor any other paperwork. Anecdotal evidence has indicated that another person other than listed on the documented bill of sale, lived in the structure when it was vacated in January 2013.¹ As part of the temporary structures built

¹ In numerous conversations with Mr. David Magnuson, Division Chief, of the Department of Public Works, USAG Camp Zama, he referred to the third P-house (P-436) by another number and an occupant's name that does not match the sale in 1989.

and purchased by the civilian contractors who worked in support of USAG Camp Zama, the construction was carried out by civilian Japanese workers for the USAG-J Housing Management Division.

As one of the over 100 P-houses that once dotted the landscape of USAG Camp Zama Japan's housing areas Camp Fuchinobe and Sagami Housing Area, not only breaking up the landscape with individual architectural expressions, these structures also attested to the diverse population that helped carry out the USAG mission in Zama Japan. Civilian workers ranging from local nationals, whose jobs demanded that they be present on base twenty four hours a day, to American contractors, who worked at the depot station and helped provision the needs of the Korean conflict and the Vietnam War, were some of the first to occupy these homes. Over the years P-houses were sold from one civilian to another at a reasonable price (with a depreciation of 10 percent per year) making housing affordable for civilians, military retirees, and their families who otherwise would have to live on the Japanese economy in the greater Tokyo area, a location that has become one of the most expensive housing markets in the world.

Sources: Anecdotal evidence provided some of the most compelling evidence and background information for the report. The rich history that was garnered from base personnel who either lived in the P-houses or had familiarity with them through their professional dealings put these resources in context. Interviews were carried out with Bruce Derr, former owner and resident of two P-houses on the Sagamihara Housing Area. David Magnuson, Division Chief, of the Department of Public Works, USAG Camp Zama. Doug Schulte, the present owner and occupant of P-591 on Sagamihara Housing Area, and John Dykstra, a lawyer for Legal Affairs Office, USAG Camp Zama.

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

The Camp Zama Historical Monument Walking Tour.

http://www.usagj.jp.pac.army.mil/links/doc/Camp%20Zama%20Historical%20Tour_English.pdf (accessed January 19, 2013).

United States Army Japan/IX Corps, Bill of Sale, USARJ Reg 210-13) Washington, DC, 20 December 1989.

U.S. Department of the Army. *Portable House Sales and Depreciation Register*. Open-file report. Washington, DC, 1990.

Historian: Patricia A. Reilly, 2013

PHOTOGRAPHS

P-436 Portable Housing Unit Sagamihara Housing Area USAG Japan

These photographs are representative exterior views of P-436. Photographs were taken by Patricia Reilly in May 2013.



Main entrance, front south facing façade



Side, west facing façade



Side, east facing façade

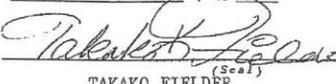
APPENDICES

Appendix 1: Bill of Sale

Appendix 2: Portable Housing Floor Plan

Appendix 3: Portable Housing Sales and Depreciation Register

APPENDIX 1
BILL OF SALE

BILL OF SALE (USARJ R#8 210-13)		
<p>KNOW ALL MEN BY THESE PRESENTS:</p> <p>THAT I, _____</p> <p>VENDOR FOR AND IN CONSIDERATION OF THE SUM OF <u>Two Thousand One Twenty Seven & 06/00</u> (\$2,127.06) TO ME IN HAND PAID, RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, AND _____ XXXXX, DO HEREBY TRANSFER, SELL, AND DELIVER UNTO _____</p> <p>VENDEE, THE FOLLOWING DESCRIBED PERSONAL PROPERTY, TO WIT:</p> <p style="text-align: center;">Portable House, Site No. P-436, Sagamihara Housing Area.</p> <p>TO HAVE AND TO HOLD THE SAID ARTICLE(S) TO THE SAID PURCHASER, AND HIS HEIRS, EXECUTORS, ADMINIS- TRATORS, AND ASSIGNS FOREVER.</p> <p>AND I HEREBY COVENANT WITH THE GRANTEE THAT I AM THE LEGAL OWNER OF THE SAID ARTICLE(S); THAT I HAVE A GOOD AND SUFFICIENT RIGHT TO SELL THE SAME AS AFORESAID; THAT THE TITLE THERETO IS FREE AND CLEAR OF ANY LIENS OR ENCUMBRANCES; AND THAT I WILL WARRANT AND DEFEND THE SAID TITLE AGAINST THE LAWFUL CLAIMS AND DEMANDS OF ALL PERSONS.</p> <p>IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL AT <u>CAMP ZAMA</u> JAPAN (APO <u>96343</u>), THIS <u>11th</u> DAY OF <u>December</u>, 19 <u>89</u>.</p> <p style="text-align: center;"> (Seal) TAKAKO FIELDER</p>		
<p>WITH THE ARMED FORCES OF) THE UNITED STATES AT) SS: <u>CAMP ZAMA</u>, JAPAN)</p> <p>I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT I AM AN OFFICER AUTHORIZED TO TAKE ACKNOWLEDGMENTS UNDER THE PROVISIONS OF ARTICLE 136, UNIFORM CODE OF MILITARY JUSTICE; AND THAT _____ _____ (Name of Seller) PERSONALLY APPEARED BEFORE ME ON THIS <u>11th</u> DAY OF <u>December</u>, 19 <u>89</u> AND WAS IDENTIFIED TO ME AS THE GRANTOR IN THE FOREGOING BILL OF SALE; AND I HAVING MADE KNOWN TO THE SAID GRANTOR THE CONTENTS OF THE SAID BILL OF SALE, AC- KNOWLEDGED TO ME THAT (he) (she) SIGNED, SEALED, AND EXECUTED THE SAID BILL OF SALE AS (his) (her) FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES SET FORTH THEREIN.</p> <p>AND I DO FURTHER CERTIFY THAT I AM A COMMISSIONED OFFICER OF THE RANK, BRANCH OF SERVICE, AND ORGANIZATION STATED BELOW, IN THE ACTIVE SERVICE OF THE UNITED STATES ARMY.</p>		
<p>SIGNATURE OF OFFICER</p> <p style="text-align: center;"></p>	<p>TYPED NAME, GRADE, AND SSN</p> <p>KAY A. ZELLARS Acting Chief, Housing Division, 17th ASG</p>	
<p>BRANCH OF SERVICE</p> <p>Hsg Div</p>	<p>ORGANIZATION</p> <p>17th Area Support Group APO San Francisco 96343-0069</p>	<p>CAPACITY IN WHICH ACTING (e.g., Adjutant, Commanding Officer)</p>

AJ FORM 1 NOV 79 2306

APPENDIX 2

PORTABLE HOUSING FLOOR PLAN

PORTABLE HOUSING FLOOR PLAN

DATE: 22 MAY 1962
 HOUSE NO: P-436

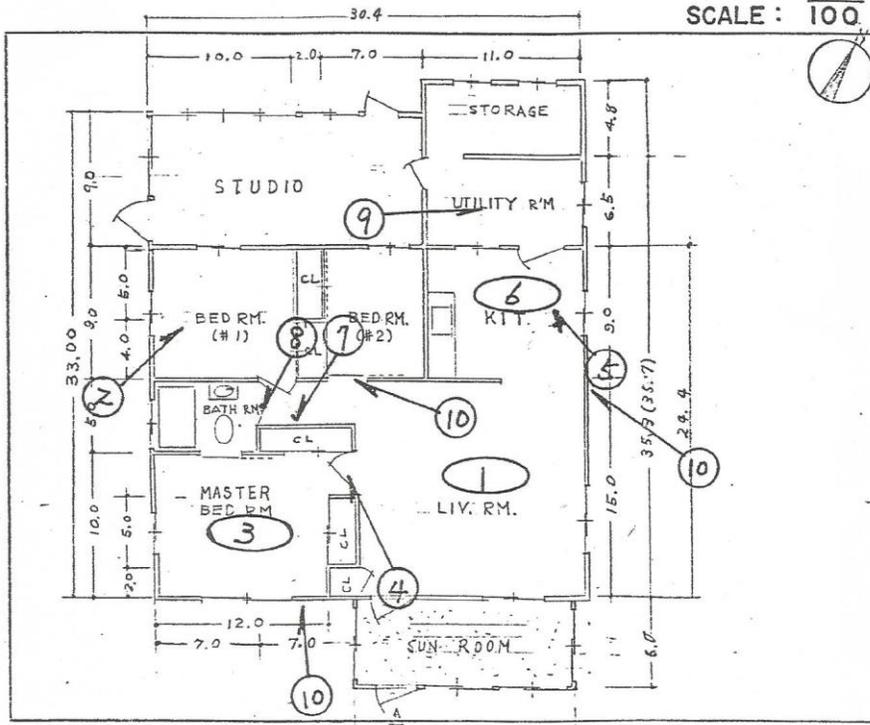
SAGAMIHARA DH AREA

DIMENSIONS VERIFIED:

13 Oct 78 *an*
 DATE INITIALS

TOTAL NO. OF ROOMS: 8 NO. OF BED ROOMS: 3
 GROSS FLOOR AREA: ~~988~~^{1,126} HEATED AREA: ~~763~~⁸¹⁴ (SQ FT)
 AVERAGE CEILING HEIGHT: 7.7' 6,499 (CU FT)

SCALE: $\frac{1}{100}$



HEATED AREA HATCHED
 GROSS FLOOR AREA - OUTSIDE MEASUREMENT

APPENDIX 3

PORTABLE HOUSING SALES AND DEPRECIATION REGISTER

PORTABLE HOUSE SALES AND DEPRECIATION REGISTER			OWNER	SITE NO. 1,126SF (2BR) P-436		LOCATION SAGAMIHARA				
DEPRECIATION									COST AS OF	REMARKS
	COST	DATE OF COMPLETION	EFF DATE	AMORT DATE	MIN VALUE	DATE COMPUTED	NO. MONTH	PER MONTH		
PUR	\$ 2,127.06	12 DEC 89	12 JAN 90		\$ 212.71			\$17.73	\$	
MAJ	\$ 895.52	20 JAN 91	20 JAN 92		\$ 89.52			\$ 7.46	\$	
MAJ	\$ 5,210.00	18 MAR 92	18 MAR 93		\$ 521.00			\$43.41	\$	
MAJ	\$ 3,311.47	19 OCT 94	19 OCT 95		\$ 331.14			\$27.62	\$	
	\$				\$			\$	\$	
	\$				\$			\$	\$	
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	\$				\$			\$	\$	
	\$				\$			\$	\$	
	\$				\$			\$	\$	
TOTAL:										

AJGH, FORM 209
 1 JAN 84

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

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Portable Housing Sales and Depreciation Register, 1989, PDF copy