

United States Department of the Interior
National Park Service

For NPS use only

National Register of Historic Places
Inventory—Nomination Form

received JAN 3 1985
date entered FEB 8 1985

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Agana Houses Thematic Group *1800-1900s*

and or common

2. Location

street & number Multiple _____ not for publication

city, town Agana _____ vicinity of

state Guam 96910 code _____ county _____ code _____

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input checked="" type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
	Not yet considered	<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple ownership

street & number

city, town _____ vicinity of _____ state _____

5. Location of Legal Description

courthouse, registry of deeds, etc. Department of Land Management

street & number Administration Building

city, town Agana state Guam 96910

6. Representation in Existing Surveys

title Lujan House/ Guam Institute has this property been determined eligible? yes no

date October 6, 1977 _____ federal state _____ county _____ local

depository for survey records Department of Parks and Recreation

city, town Agana state Guam 96910

7. Description

Condition		Check one	Check one
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date _____
	<input checked="" type="checkbox"/> varies		

Describe the present and original (if known) physical appearance

The Agana houses nomination incorporates 11 houses which represent an architectural style of building tradition of Guam that evolved from the early 1800's to 1950. These structures exhibit an intermixing of several architectural influences. These include indigenous materials, tropical roof styles, Colonial Spanish building methods and details along with imported detail refinements from Filipino and Spanish craftsmen. They have either hip or peaked roof, are constructed of manposteria (cyclopedian concrete) and ifil (intsia bijuga) hardwood timbers and finished woodwork. The houses are one-and-a-half to two stories above ground with the main floor at the second level and a bodega (warehouse or storage area) at the ground level.

The following houses are included in the nomination:

Dr. Mesa House
Dungca House
Garrido House
Shimizu House
Toves House
Ungacta House

The following five houses are included in the district nomination:

Calvo-Torres House
Martinez-Notley House
Lujan House/ Guam Institute
Rosario House
Leon Guerrero House

These houses are the only remaining dwellings that are close to one another and portray the urban scale of the Spanish pre-World War II Agana. Historic photos record the interrelationships of these buildings and the potential exists for recreating at least a major part of the original architectural environment.

The district includes the five houses and some open space that was also originally open as streets or alleys. The boundaries exclude unnecessary intrusions. The district is the only compact area of residential structures that survived the war. The street and lot system of Agana was completely revised after the war to follow a stateside (Santa Monica) layout thus eradicating almost all of the old, pre-war street pattern.

These 11 houses were selected from a survey of Agana houses conducted by J.B. Jones Architects, AIA. From a total of 80 surveyed homes, 20 were determined to merit formal

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received JAN 3 1985
date entered

Continuation sheet Agana Houses Thematic Group Item number 7

Page 1

evaluation and 11 were determined to meet the criteria for submission to the National Register of Historic Places because they are the best examples of a continuous evolution of the building type from the 1800's to the post-war buildings. All of the houses have tropical roof styles, ifil wood framing, floors and miscellaneous woodwork. All of the houses were determined to maintain their architectural integrity despite additions or alterations. One structure, the Lujan House/Guam Institute, is listed in the National Register of Historic Places (October 6, 1977). A list of houses determined to be ineligible for submission is attached.

The architectural history of Agana began as a major Chamorro village. The layout of the precontact village is unknown but when the Spanish settled Agana in 1668, they developed a "European Village" by organizing the scale of streets, lots and alleys. Architecturally, there were two types of structures, major prominent public buildings, such as the Palace, and the more common residential type buildings. While much has been reported of the grand public buildings, the less renowned private dwellings are equally important architecturally. Not only were these structures more numerous, but they exhibited the blending of Spanish methods of construction with indigenous methods and materials.

Precontact villages had structures on stone pillars and capitals, known as latte stone structures as well as a variety of pole and lean-to type structures made of wood and thatch. With the Spanish came new materials and construction techniques. Manposteria (cyclopedian concrete, mixing coral stones with lime mortar) was introduced. Different wood detailing along with key uses of iron were also introduced. Over the years the techniques used on public buildings filtered into use for domestic buildings. The more prominent residences were built from manposteria and occasionally tile roofs were used. Lumbered natural woods such as ifil were used for floors, roof and floor framings, doors and window shutters. Balconies and balustrades were gradually introduced.

Throughout this evolution, the steeped roofs and elevated structures of the indigenous Chamorros continued to be used. Many of the "Spanish" influences were actually filtered through other cultures prior to its arrival on Guam. Consequently, the influences of the Philippines is interwoven to the extent that it almost goes unnoticed; the various details and building forms of the Spanish design may have evolved first in the Philippines and were directly imported to Guam. Thousands of Filipinos, many of them laborers and craftsmen, were brought to Guam and with them the traditional combination of Spanish and tropical building.

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only

received

date entered

Continuation sheet Agana Houses Thematic Group Item number 7

Page 2

The evolution of building style probably started in the 1600's, and most certainly by 1736 when the Palace was built. The oldest remaining example is the rectory at Umatac dating from the early 1700's. In terms of private residences, the oldest are the Calvo-Torres House, circa 1800, and the Martinez-Notley House, 1826.

The architectural evolution began with these houses but just as the New England Salt Box buildings grew and changed, so did the residences on Guam. The greatest value of the older houses is not their age, but their additions. Over the years, several additions were incorporated and with each addition another generation of island construction was recorded. The buildings in this nomination have additions and alterations throughout the 1800's and major additions in the 1920's. The last series of houses built are similar in design and construction as the alterations and additions of the earlier houses. In the 1900's larger manposteria structures were built. In the 1920's concrete construction was incorporated. The roofs gradually became flatter; ifil continued to be used throughout as it had been for centuries; the doors, wall openings and wood shutters were similar among the houses and a variety of balconies and balustrades evolved.

The bombing of Agana during World War II resulted in the loss of centuries of vernacular architecture. A few remnants survived, but even fewer were left after the post-war reconstruction. During this period, materials for construction of buildings changed. Because the ifil rain forests were destroyed by the war or razed by post-war construction of the large airfields and runways, ifil lumbering no longer existed. The United States forces brought in Douglas fir and pine. The ifil that could withstand typhoons and more importantly termites was no longer used. The vernacular building tradition continued but softwoods imported from the United States replaced the local ifil wood. Because these materials were neither termite nor typhoon resistant, the majority of the houses built with these materials have already been destroyed. Some remain but most of them are in very poor condition. Because the houses built of softwood during the post-war reconstruction were temporary or of short life span, a serious gap developed in the continuation of this type of architecture. The Toves and Garrido Houses are two of the last surviving houses that were built before the introduction of the softwoods and contain information on the older building methods. They are currently the last surviving record of the Pacific Spanish colonial vernacular evolution.

The Agana houses represent the best record of historic vernacular architecture on Guam. They range in age from circa 1800 and 1826 to

**United States Department of the Interior
National Park Service**

**National Register of Historic Places
Inventory—Nomination Form**

For NPS use only
received JAN 3 1985
date entered

Continuation sheet Agana Houses Thematic Group Item number 7

Page 3

two immediate post-war structures of 1948 and 1950. They span five or six generations of craftsmen yet many details are similar in all the houses. All of the houses used ifil wood, ifil is used for floor framing, roof framing, floors, window and door jambs, railings and shutters. The detailing is surprisingly similar throughout. The older houses, the Calvo-Torres, Martinez-Notley, Rosario and Lujan House all have manposteria construction for the walls. All are massive structures. The later homes, the Dungca, Ungacta, Leon Guerrero, Shimizu, Toves and Garrido Houses have concrete frame construction, but this construction dates to the 1920's and matches north additions to the Calvo-Torres and Martinez-Notley Houses which were modified circa 1920. Nine of the structures have exterior stairs, with the character of the Toves House very similar to the Rosario and Martinez-Notley house, constructed a century earlier. Two of the houses still have window shutters. Door details match the shutters. All of the structures, except the Leon Guerrero House, use approximately the same framing module - three meters. This corresponds with the similar ifil framing systems used throughout. All of the structures have wood framed roofs with metal roofing, although the Calvo-Torres, Rosario and Martinez-Notley Houses originally had Spanish tile roofs. All of the structures have or previously had porches. The concrete railings on the porches and stairs are similar in the Calvo-Torres, Martinez-Notley, Ungacta, Dungca and Toves Houses. These consistencies are not only because of the continuous building tradition but because of the interface and overlap of craftsmen. Mr. Jesus F. Torres, who built the Shimizu House, also built the Leon Guerrero House. The Ungacta House owners cast concrete for their house and several other pre-war Agana houses. Their balustrades are similar to older buildings and were then copied by other builders. In addition, many of the families were interrelated and shared building expertise and labor. All of the houses also share the same environmental constraints. All withstood Super-typhoons Karen 1962 and Pamela 1976, but some such as the Lujan House/ Guam Institute were severely damaged. They have also shared the same technological constraints of their insular location.

8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> humanitarian
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> transportation
		<input type="checkbox"/> invention		<input type="checkbox"/> other (specify)

Specific dates 1800 to post WWII **Builder/Architect** Multiple

Statement of Significance (in one paragraph)

The Agana houses are architecturally significant as the best examples of the Pacific Spanish colonial vernacular building tradition. The houses embody the distinctive characteristics of details and craftsmanship of a type of construction which intermixes the local materials and building methods with Spanish influences. They display a continuity of building style and materials spanning six generations, from the Calvo-Torres house, circa 1800 to the immediate post-war Toves and Garrido houses. These houses represent all the significant historic dwellings in Agana. The houses are of major significance because they are scarce and inherently fragile compared with the forces of nature and war they have withstood. The destruction of the houses continued beyond that inflicted by the war and post-war reconstruction. The effects of recent typhoons and severe termite infestations have all but eliminated the other structures in the area that survived the war. The ifil structures were not affected by termites and strong typhoons. Because of the loss of ifil forests and associated lumbering skills, the use of ifil almost completely ended in the early 1950's. Craftsmen skills in working with the wood has also been lost. The Toves and Garrido houses are the only two known residential structures built in the immediate post-war Agana that used extensive amounts of ifil and continued the pre-war vernacular building tradition. Consequently, they are the best remaining houses using the local ifil and are gradually becoming the only remaining houses of this architectural style as the contemporary houses built with softwood have already deteriorated beyond repair. The Agana houses are associated with broad patterns of events in the history of Guam. These include the Spanish colonial administration, the use of ifil wood prior to deforestation during the war and the reconstruction activities after the liberation of Guam from the Japanese forces, severe termite infestations and Super-typhoons Karen 1962 and Pamela 1976. These houses are the best remaining links to the pre-war context of Agana, a context all but obliterated in the modern city.

United States Department of the Interior
National Park Service

National Register of Historic Places
Inventory—Nomination Form

For NPS use only
received
date entered

Continuation sheet Item number Page 1 of 1
Multiple Resource Area dnr-11
Thematic Group

Name Agana Houses Thematic Resources
State GUAM Cover accept 2/8/85

Nomination/Type of Review		Date/Signature
1. Agana Historic District	Substantive Review	Keeper <u>see nomination for</u> Attest <u>signature + listed date</u>
2. Garrirido House - 50	Substantive Review	Keeper _____ Attest _____
3. Shimizu House - 50	Substantive Review	Keeper _____ Attest _____
4. Toves House - 50	Substantive Review	Keeper <u>see nomination for</u> Attest <u>signature + listed date</u>
5. Ungacta House - 50	Substantive Review	Keeper <u>see nomination for</u> Attest <u>signature + listed date</u>
6. Mesa House	Substantive Review	Keeper <u>see nomination for</u> Attest <u>signature + listed date</u>
7. Dungca House	Substantive Review	Keeper <u>Carol D. Shall 2-13-85</u> Attest _____
8.		Keeper _____ Attest _____
9.		Keeper _____ Attest _____
10.		Keeper _____ Attest _____

DDP/OWNER OBJECTION

Discontinued Eligible