

CENTENNIAL 1911-2011

100 YEARS

Guam Preservation Trust
P.O. Box 3036
Hagåtña, GU 96932
Tel: 671.472.9439/40

www.guampreservationtrust.com



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Jose P. Lujan House & Guam Institute



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Maita' halom

Welcome

The Guam Preservation Trust is dedicated to preserving our island's historic sites, culture and perspectives for the benefit of our people and our future.

The Trust is a non-profit public corporation tasked with restoring historic structures and funding cultural and historical preservation projects with emphasis on archaeology, architecture, Chamorro culture, history and planning.

Restoration efforts of the Jose P. Lujan House and Guam Institute were primarily planned, managed and funded by the Guam Preservation Trust in collaboration with the Historic Preservation Office, Department of Parks and Recreation; Duenas, Camacho and Associates; Setiadi Architects; and JRN Construction.

This 100-year-old building has many stories to tell.

One of the first modern structures built in the American Era, the Lujan House was a center of social activity in old Hagåtña. The general store on the first floor was a natural gathering place as was the U.S. Navy's officers club upstairs. Lujan and his bride Dolores Untalan Cruz and other families lived here as well. Other significant occupants were the scholars and teachers of the Guam Institute. The Lujan House's designer and builder, Jose P. Lujan, was only 20 years of age when it was completed.

The traditional architectural features and construction techniques that the young Chamorro employed have survived a century of natural and man-made disasters to give us a glimpse of life in Guam's pre-war capital city.



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Jose P. Lujan

JOSE PANGELINAN LUJAN (ATDOT)

July 16, 1891- June 10, 1969

Long before he became revered as "Tun Pepe" by his family and friends, the young Jose P. Lujan was an industrious teenager who entered the Carpentry Apprentice Program at the Navy Yard in Hagåtña in 1907. Only four years later, at age of 20, he completed his first building, which in 1977 was listed on the National and Guam Registers of Historic Sites as the Jose P. Lujan House and Guam Institute.

In the 1930s, Jose P. Lujan was the first Chamorro to advance to the head of his department at the Navy Yard. After World War II, Tun Pepe worked at the U.S. Navy Public Works Center until retirement from his position as foreman in 1952.

He was also known for his well-crafted furniture. Many of his rocking chairs, chests, tables and decorative carvings were purchased by naval officers and shipped to the mainland. His own family and friends collected these pieces as well, and some of these treasured heirlooms are still in use today.

Jose Pangelinan Lujan (Atdot) was born on July 16, 1891, in San Ignacio/Hagåtña, and died on June 10, 1969. He was the son of Salvador Diaz Lujan and Luisa Blas Pangelinan. Siblings and spouses: Manuel, Maria (Miguel Salas), Emelia (William Towner), Felix, Isabel (Ramon Calvo), and Natividad (Francisco Pangelinan). Atdot is a familiar form of Salvador used to identify a branch of the Lujan family, who are descendants of Salvador Diaz Lujan.

Lujan and his wife Delores Untalan Cruz met while attending the Almacen Grammar School and were married November 22, 1917. Children and spouses: Salvador (Kiyomi Dolores Watanabe), Gregorio (Olivia Aguon), Ana (Walter Carrillo), Rosario, Luisa (Leandro Edquilane), Vicente (Ana Cruz), Jose (Elisa Salas), Gil, Carmen (Tom Glenfield) and Manuel (Helen Bagood).

Signature taken from Jose P. Lujan's Navy ID (Courtesy Carmen Lujan Glenfield)

During World War II, the back rail of Jose P. Lujan's favorite rocking chair was damaged by a stray bullet. (Photo courtesy Manny Lujan)



Tun Pepe and Tan Lola celebrated 50 years of marriage on November 22, 1967, with sons and daughters (from left) Salvador, Gregorio, Ana, Luisa, Vicente, Jose, Carmen and Manuel. (Photo courtesy Carmen Lujan Glenfield)



Tun Pepe, Bishop Olana, Tan Lola and granddaughter Rose Edquilane Cahill at the Lujan family ranch in Chochogo, Toto. George R. Tweed, RMI, USN, was hidden here for about two months while eluding the Japanese during World War II. (Photo courtesy Luisa Lujan Edquilane)

Jose Pangelinan Lujan, 1949 (Photo courtesy Carmen Lujan Glenfield)



Guam Institute

HISTORY & SIGNIFICANCE

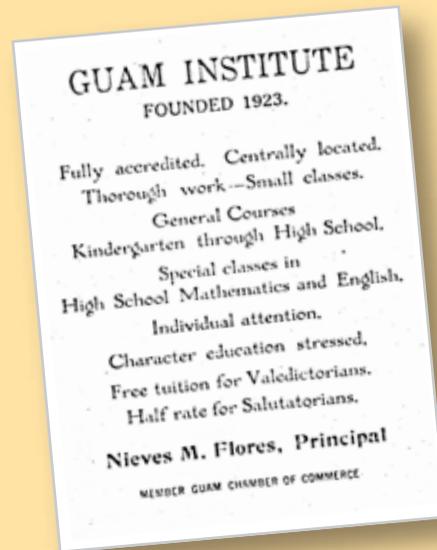
From 1928 to 1941, the Jose P. Lujan House served as home to the Guam Institute, one of the first private and most successful schools of the pre-war period.

Its founder was Nieves M. Flores, a well-educated Filipino who had come to Guam in 1905 to serve as the Navy's land surveyor. He became a prominent citizen and attorney then opened the Guam Institute as an elementary school in the early 1920s. The first graduating class of nine students graduated from the 8th grade in 1927.

In 1928, the Guam Institute moved to new quarters in the Lujan House where it flourished. By 1936, the school included all twelve grades and offered both daytime and evening classes taught by a faculty of fourteen.

The Guam Institute closed its doors in December 1941 when Japanese troops captured the island of Guam just hours after the attack on Pearl Harbor. Although the Guam Institute never reopened after the war, Nieves Flores returned to teaching as a mathematics teacher at George Washington High School in 1946. After his death in 1949, the Guam Public Library was renamed in Nieves Flores' honor.

Many of Guam's post-war leaders were students of the Guam Institute including Archbishop Felixberto C. Flores, the first Chamorro archbishop; District Court Judge Cristobal Duenas; and Island Court Judge Joaquin Perez. Archbishop Felixberto C. Flores has the distinction of being a graduate and the main celebrant of the 1982 rededication ceremony.



*Guam Recorder advertisement
(Courtesy of RFT MARC University of Guam)*



*Graduating class of 1938
(Courtesy of RFT MARC University of Guam)*



*Class of 1941, the last class to graduate from the Guam Institute before World War II. (From left, Maria Camacho (now Sr. Tecla residing in Tamuning), Jose B. Castro (deceased), Rosita Perez (Cruz) (deceased), Francisco Salas (deceased), Rosario Cabrera (Pereira) (deceased), Navy Chief Manuel Sablan (deceased), Ana Sablan (Camacho) (deceased), U.S. Navy Dr. Edward Sawada (deceased), Bernadita Pereira (deceased), and Dr. Ricardo Flores (deceased).
(Photo courtesy the late Dr. Edward Sawada)*

Class of 1935 (Courtesy of RFT MARC University of Guam)



*Recognize someone in these photos?
Please advise the Guam Preservation Trust if you can
tell us the names of any of those not identified.*

Lujan House

HISTORY & SIGNIFICANCE

The Jose P. Lujan House's architecture reflects the times in which it was built. In 1911, Guam was in transition. Centuries of Spanish rule had ended and the Americans had arrived bringing with them the trappings of the new, industrialized 20th century.

For his first building the young Jose P. Lujan freely chose to combine the traditional Spanish *mamposteria* walls with the metal roofing popularized by the recently arrived U.S. naval administration. For structural columns, flooring, stairwell, balcony and shutters, Lujan used the strong native ifil hardwood, but shaped it to precise, uniform standards. He included indoor plumbing, an innovation just coming into vogue. Even his intended purpose for the building—rental to naval officers—was tied to the new era in Guam history.

Few buildings from this era have survived the past 100 years. The Lujan house was left standing in Hagåtña after World War II even though heavy bombing prior to the Battle of Guam and the clean-up bulldozers had otherwise left the capital city all but unrecognizable.

Today only the Lujan House and a handful of other examples of pre-war architecture and construction remain to help tell the story of pre-war Guam.

Just four years prior to this photo, the Lujan House had been the home of the Guam Institute in the heart of Guam's lively capital city. By 1945, the horrific bombings of World War II and wholesale cleanup by bulldozers had spared only a few pre-war structures. Note the narrow coral road that ran along the front of the building.

(Photo courtesy of RFT-MARC University of Guam)



Five years of planning, studies, architectural drawings and construction, totaling approximately \$800,000 is a worthy investment in this completed 2010 rehabilitation.

(Photo courtesy of Edgar T. Flores)



Lujan House

1982 REHABILITATION

The Jose P. Lujan House/Guam Institute was listed on the Guam Register of Historic Places on May 4, 1977, and the National Register of Historic Places on October 6, 1977. For a structure to be placed on the Guam and National registers, it must be at least 25 years old for the Guam Register and 50 years old for the National Register. The structure must also have met certain criteria of architectural style and integrity associated with Guam's broad-based pattern of history and have been associated with significant persons.

While there are many historic persons associated with the Lujan House/Guam Institute such as Nieves M. Flores, Bishop Felixberto Flores, District Court Judge Cristobal Duenas and Island Court Judge Joaquin Perez, the Guam Preservation Trust acknowledges that the most significant person associated with this structure is Señor Jose P. Lujan. Señor Lujan is a master builder who did not receive proper recognition during his lifetime for his contributions towards building and/or supplying materials for the 1911 Santa Cruz church in Anigua, the 1939 St. Joseph's in Inarajan, the 1939 San Dionicio Church in Umatac, the 1951 Our Lady of the Blessed Sacrament Agana Heights Church and many other structures still standing today.

Although relatively unscathed from World War II and left standing from the bulldozing of Hagåtña, the Lujan house fell victim to Super Typhoons Karen (1962) and Pamela (1976). In 1982, the Lujan family, Department of Parks and Recreation and the Guam Women's Club completed renovations under the auspices of local architects Jack B. Jones, FAIA, and Mark Ruth, AIA, of Taniguchi Ruth and Associates.

The Lujan family understood the great significance of this house to the island of Guam and negotiated a land exchange with the Government of Guam in the early 1990s. In 2005, the current owners, Department of Parks and Recreation applied to the Guam Preservation Trust to rehabilitate the House. In keeping with its history as a rental and institution of learning, the Guam Preservation Trust is leasing this house from the Government of Guam for its office space on the upper floor and community meeting space on the lower floor.

Lujan House after Typhoon Pamela in 1976



Daughter Ana Lujan Carrillo, nephew Monsignor Oscar Calvo, Son Manuel Lujan, daughter Louisa Lujan Edquilane, Guam Women's Club representative Margaret Poole, and daughter Carmen Lujan Glenfield, at 1982 Rededication (Photo courtesy Carmen Lujan Glenfield)



Interior of the Lujan House after Typhoon Pamela



Daughters Carmen Lujan Glenfield (left) and Ana Lujan Carrillo at 1982 Rededication (Photo by Ed Cooley/Daily News staff, clipping courtesy of Carmen Lujan Glenfield)

On July 17, 1982, a ribbon cutting ceremony formally rededicated the Lujan House. A young grandson Manny Lujan, Jr. (lower right) directed traffic (Photo courtesy Carmen Lujan Glenfield)



Lujan House

2010 REHABILITATION

The Guam Preservation Trust is a non-profit organization whose main mandate is to restore historic structures that are listed on the Guam and/or National Register of Historic Places. The Jose P. Lujan House is listed on both Registers because of its age, its architectural style and integrity, its association with significant historical persons, as well as its association with Guam's broad based pattern of history. The House is an excellent example of what was once a developing and dominant style of architecture which would have been seen before World War II. Señor Lujan, Nieves Flores, Bishop Felixberto Flores, District Court Judge Cristobal Duenas and Island Court Judge Joaquin Perez are a few of the many historic figures associated with the Lujan House.

Before any physical work began, the Guam Preservation Trust worked with local consultants to complete a Structural Analysis and Historic Structures Report which offered the Trust the necessary basis to define what level of restoration to undertake. Following the Department of Interior's Standards and Guidelines for Rehabilitation, the Guam Preservation Trust's process for repair included replacing the entire roof, stairwell, balcony and rotting segments of floor boards and columns with an ifil species from the Philippines. Unfortunately, Guam does not currently have quantities of mature ifil wood for use as lumber.

The two story *mamposteria* structure is approximately fifty feet long, twenty-five feet wide and twenty-five feet tall. The top of the lower floor, or *pa'pa' sat'ge*, is seven feet tall. The second floor is ten feet tall at the top of the roof beam and several more feet taller at the top of the roof hip.



The original construction method of *mamposteria* and *trapechai* walls with ifil wood flooring, columns and metal roof had seen modification in its lifetime with the use of Philippine mahogany and incompatible cement.

The first floor limestone rubble walls, with each wall section about two feet thick, consisted of two parallel walls filled with sand, shell and rubble. A limestone plaster mix was spread evenly on the wall's surface. Of all the walls in the Lujan House, only the upper east wall needed to be reconstructed.

The second floor was constructed of limestone and ifil as well, but with a different construction method. The limestone walls on the second floor have an ifil wood cross bracing embedded in each wall, which serves the same purpose as contemporary rebar in cement. This method, called *trapechai*, allows for the thinner walls on the second floor, as thin as seven inches, as compared to the two-foot thick walls on the lower floor. The Lujan House features the only documented surviving example of *trapechai*. The second floor demolition phase exposed only two original ifil structural columns needing to be replaced.

In the reflected second floor ceiling is evidence of the 1982 collaborative restoration project undertaken by the Lujan family heirs, the Guam Department of Parks and Recreation, and the Guam Women's Club. This restoration work was overseen by local architects Jack B. Jones, FAIA, and Mark Ruth, AIA. The Philippine mahogany ceiling from this 1982 work was salvageable and was reused.



2005 prior to Rehabilitation



2011 post Rehabilitation

The Guam Preservation Trust designed and recreated a coral street, Santa Cruz Street, that ran directly along the front of the house prior to World War II. The devastation of the Japanese occupation and the severe bombing of historic Hagåtña by the American forces in their efforts to retake Guam, left few homes in what was once the most populated village on Guam. Unfortunately, the American Naval Administration's efforts to restore Hagåtña included razing the entire village, bulldozing the debris into Hagåtña Bay and restructuring Hagåtña into city blocks leaving land owners with fragmented lots. This restructuring of Hagåtña forced Chamorro families to relocate to their outlying farm villages and saw the creation of many post World War II villages, such as Sinajana, Dededo, Barrigada and Yona.

The Lujan House is a testament to one of Guam's best known Chamorro builders, designers, and businessmen—Jose Pangelinan Lujan.

Because of the nature of limestone being porous material, the moisture from the sun moves through these thick walls, as if breathing, and leaves it as the sun's heat diminishes. Because these walls are thick, the sun's heat is rarely felt inside. The Trust was able to work with an internationally and nationally recognized company in Puerto Rico, Master/Restaura, producer of restoration materials. With the Lujan House mortar to Master, whose porous consistency was matched in the mortar and plaster used to envelope the limestone walls. A "breathe-able" lime based paint from Master Group was also used to paint the House's interior and exterior surfaces.



Deconstructing east wall. Note original stones to be reused.



Reconstructed east wall



Rotted ifil column



New ifil column



Lead based paint removal during demolition



Lime based mortar, putty and paint from Master/Restaura



Completed interior showing new column, salvaged 1982 ceiling and original floorboards



Completed lower floor showing new and original floor beams and salvaged 1982 floor tiles

Fate of Hagåtña

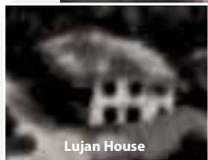
POST WWII HISTORY

The restored Jose P. Lujan House is a tangible link to pre-war Guam and its ill-fated capital of Agana, now Hagåtña. When World War II came to the Pacific, the vibrant city had a population of 9,800. In December 1941, the Americans surrendered Guam to invading Japanese forces in Hagåtña in front of the Spanish colonial Governor's Palace.

After nearly three years of Japanese occupation, Guam was retaken by the Americans. In the days prior to the fierce ground combat of the Battle of Guam, one of the largest military forces amassed during World War II bombed the western coast of the island. The city of Hagåtña was hard hit. After 11 days of bombardment, only remnants of the family homes, churches, schools, and barrio/neighborhood shops were left standing. The main cathedral and the Spanish colonial Governor's Palace were decimated.

Post-war efforts to re-establish the capital city brought further loss of both structures, streets and other landmarks as Hagåtña was summarily bulldozed and a new grid of city blocks was laid out by the U.S. military. The city's rubble was deposited as a landfill that is now occupied by the present day Paseo de Susanna and Chamorro Village, an area of 30.5 acres. Most of the residents of Hagåtña, including the Chamorro families who had for centuries had called Hagåtña home, were forced to move.

Today, after typhoons, earthquakes and the passage of five more decades, even fewer of the pre-war structures have survived. The restored Jose P. Lujan House/Guam Institute is a unique touch stone to life in pre-war Guam.



Lujan House

CREDITS

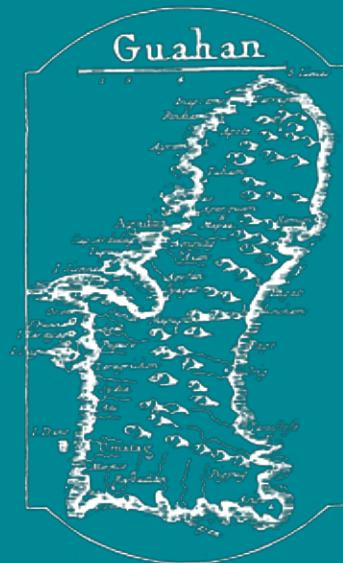
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Structural Analysis Duenas, Camacho and Associates
Historic Structures Report..... Setiadi Architects LLC and Mason Architects, HI
Architectural/Engineering Services..... Setiadi Architects LLC and Duenas, Camacho and Associates
Rehabilitation JRN Construction

Main Contributors:

Joseph E. Quinata Chief Program Officer, Guam Preservation Trust
Rosanna Perez Barcinas Researcher, Writer, Project Manager, GPT
Ruby Aquiningoc Santos Editor, Administrative Services Coordinator, GPT
Darlene Moore GPT Board of Director and Editor
Lynda B. Aguon /Patrick Lujan Guam and State Historic Preservation Officer/ Acting GHPO
Toni "Malia" Ramirez Researcher, Chamorro Editor
John Peterson, PhD MARC-UOG Director, Pro bono Archaeological Services
Mike Carson, PhD Pro bono Archaeological Services
Ann Card Researcher, Writer, Designer
Phil Card Graphic Designer
Luisa Lujan Edquilane Family Historian, Photo Contributions
Carmen Glenfield Family Historian, Photo Contributions
Dr. Monique Storie RFT- MARC UOG Librarian
Lou Nededog RFT-MARC UOG Library Technician
Kina Doreen Lewis RFT-MARC UOG Researcher
Josefina Perez Barcinas Chamorro Editor
Joseph Torres Barcinas Researcher
James Oelke Researcher
Guampedia Staff Research

For more information and photos please see the guampreservationtrust.com and guampedia.com website Archives)



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