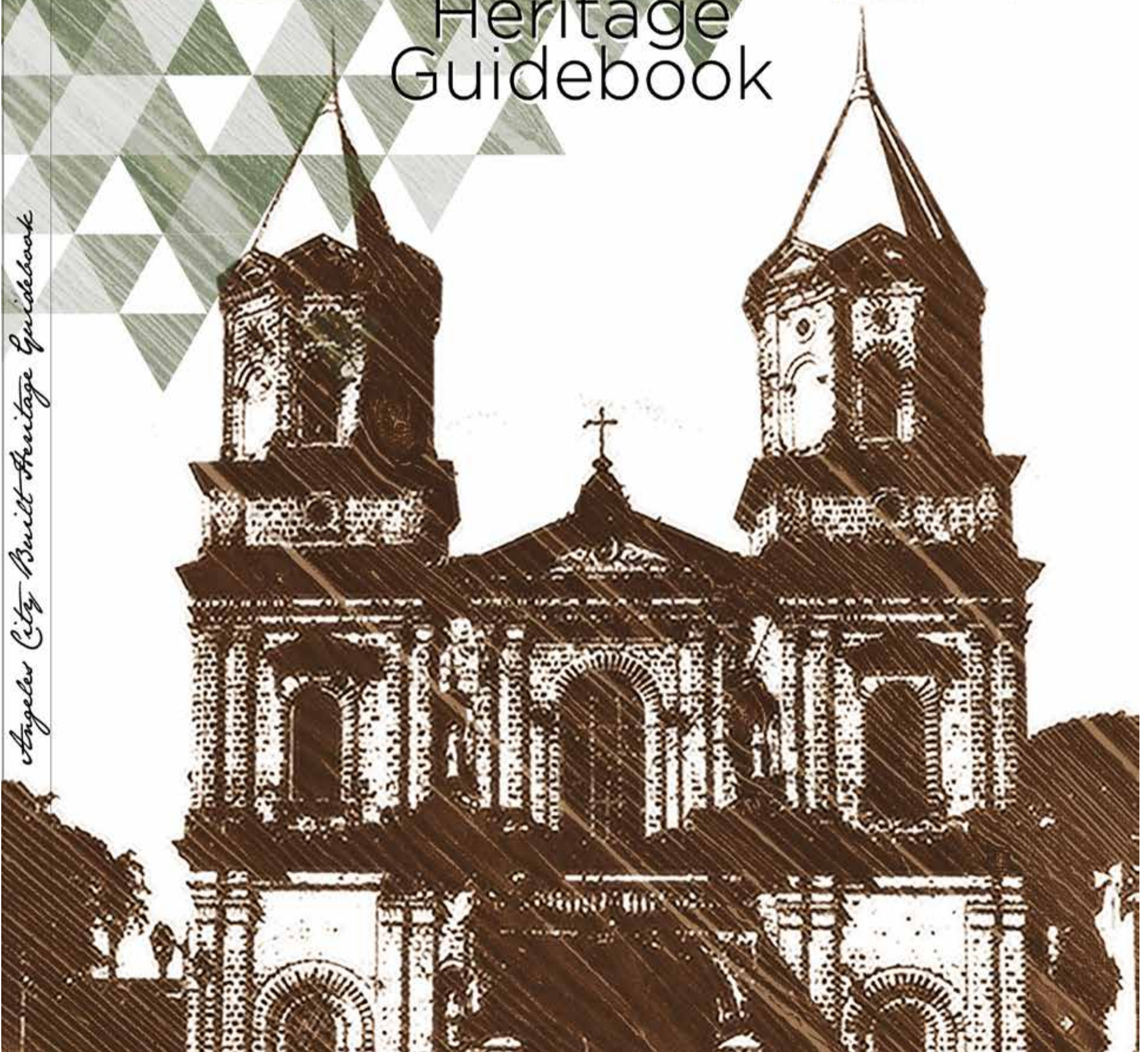




# Angeles City

## Built Heritage Guidebook

*Angeles City Built Heritage Guidebook*



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April 2016

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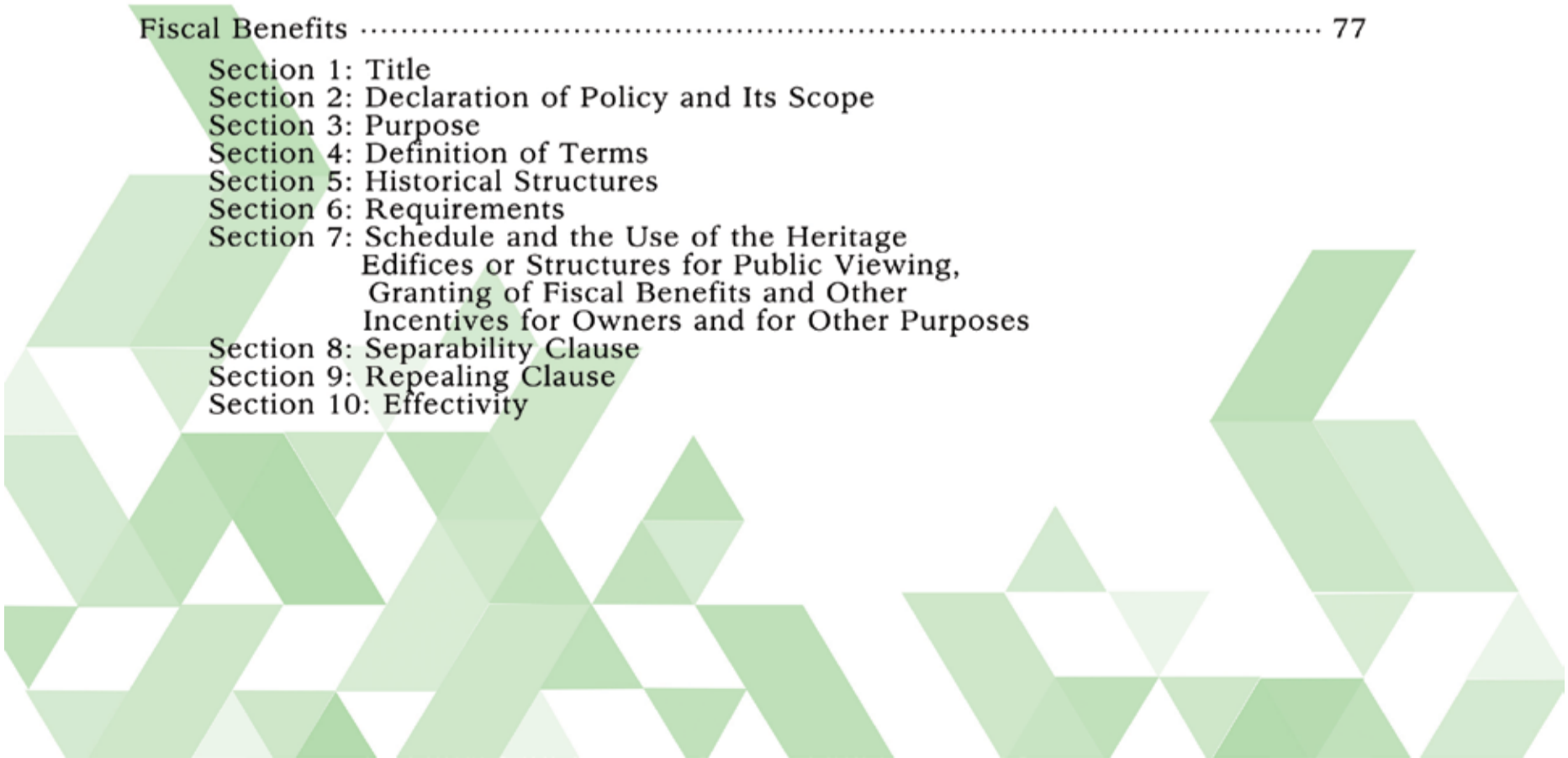
# *Angeles City*

## **Built Heritage Guidebook**



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# Message of the Mayor



Several cities and towns have taken in the promising advantages of modernization and urbanization. Most would see that cities today are going for a more “smarter metropolis” approach, which yields advanced infrastructure, new technologies and better connectivity.

While this also holds true for highly urbanized Angeles City in Pampanga, our community has also made efforts to ensure that there is a healthy balance between the advancements afforded by technology vis-a-vis the endeavors of appreciating the city’s rich history, tradition, culture and heritage.

This guidebook is a manifestation of the community’s thrust towards exactly that - heritage preservation. In an unprecedented effort by both the public and private sector, we have started something not only to preserve our existing built heritage but also to develop and discover potentials as both tourism destinations and stalwart foundations of our identities as Angeleños and as Filipino people.

This publication is dedicated to the people of Angeles for their support and commitment towards this endeavor. May your appreciation towards our history, culture and the arts never, ever waver.

*Salangi ko pu keng Angeles!*

A stylized, handwritten signature in black ink, appearing to read 'Edgardo'.

Hon. Edgardo D. Pamintuan  
Mayor  
Angeles City



# Angeles City Heritage District Working Committee

Hon. Mayor Edgardo D. Pamintuan  
Hon. Vice Mayor Ma. Vicenta L. Vega-Cabigting  
Hon. Coun. Maricel G. Morales  
Hon. Coun. Edgardo D. Pamintuan, Jr.  
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Hon. Coun. Bryan Matthew C. Nepomuceno  
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## **Subic Clark Alliance for Development**

Mrs. Erlinda B. Pamintuan

## **United Architects of the Philippines -Angeles Chapter**

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Arch. Francis D. Frigillana

## **Metro Angeles Chamber of Commerce and Industry Inc.**

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## **Holy Rosary Parish/Archdiocesan Commission of Church Heritage**

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Mr. James N. Pasamonte  
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Mr. Mario Maniti  
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## **Pampanga Arts Guild**

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Mr. Edille R. Paras

## **City Legal Office**

Atty. Reymon E. Fabros

## **City Information Office**

Mr. Archimedes C. Reyes  
Mr. Kevin Matthew P. Montalbo

and First Lady Herminia DG. Pamintuan



Association of Tourism Officers of the Philippines

# Statement of Purpose

Our purpose for this book is to show our gratitude to those who came before us, our forefathers, who left us with a treasure chest bigger than life itself. They gave us who we are – our identity as a people.

“The purpose of declaring select Philippine cultural properties as Important Cultural Properties and National Cultural Treasures by the National Museum is to, first and foremost, highlight their significance to the entire world that they are officially recognized as an intrinsic part of the patrimony of the Filipino people and are central to the legacy that the present generation should take special care to steward for the generations of come. They are an acknowledgment of the best of what we have inherited, in order that we may care for it, enrich it further, and pass it on in turn.

– National Museum of the Philippines

These buildings are our physical links to our past. This is not as shallow as simply saving bricks and wood; this is about saving the layers upon layers of information not only about our lives as we are but also those of our ancestors. We are saving our own family history. Without it, it is as if we are erasing the stories of our past, as if Don Angel, Capitan Juan or Padre Masnou who came before us never existed.

Built heritage conservation is a strategy for maintaining the Angeleño soul and character. Preservation and restoration play a cultural role. Old buildings teach us the history that happened before we were born and promote the respect for those who lived in them. These structures cultivate pride of our past and our heritage is what makes us distinguishable. Just as Paris is known for the Eiffel tower, and Egyptians have their pyramids, we have Camalig, the Pisambang Maragul and Deposito. These structures bring character and charm to this city.

Even just one or two striking heritage buildings can help define a community and reveal a bit of its past; if the entire neighborhood is preserved, the greater the effect. The sense of history contributes to community pride, and to a better understanding of the community's present. More so, it attaches each and every one of us to this community, provides for us a sense of place, and connects us to one another; it is the glue that holds all of us together. It is what makes Angeles unique, and what makes Angeleños, Angeleños.

In addition to solidifying a community's past, preservation of heritage structures can help strengthen a community's future. These buildings help create vibrant, cultural downtowns that draw in tourists, festivals, arts-centered and cultural events, and other activities which in turn draw investment, revenue, and economic growth. A dynamic heritage zone can be the centerpiece of community life: a place to shop, invest, create and live. Simultaneously, preservation can be a tool to boost economy and quality of life. An area restored to its original appearance could serve as a magnet for tourists, and provide jobs and businesses for local residents. Everyone likes to experience the "spirit" of the place, which most often is represented through, as said, our cultural heritage.

Heritage designations, too, boost property values. Contrary to the conventional wisdom that being an Important Cultural Property ties the hands of owners interested in redevelopment, a number of studies have been conducted in the United States, analyzing the economic benefits of historic preservation on property values. The results have consistently reported that properties in heritage districts are appreciated significantly faster than comparable properties not located in heritage districts. Studies have given evidence that we, as a society, value those buildings and homes that represent our collective history. These findings make investment in heritage properties economically beneficial.

Another false opinion is that it is more simple, beneficial and cheaper to build new buildings instead of preserving the old ones considering all the costs you can save on demolition, a creative project team, interior décor and other necessities that are already present in the structure, not to mention the cost to the environment. Development and heritage protection can co-exist by re-purposing for modern day use or otherwise known as adaptive re-use. With an open mind and right judgments, we can give our utmost respect for those who came before us, and those who will come after. We are all here today for the past, the present and the future of Angeles.

*Metung a pamipasalamat kareng pamana ning dayi.*

*Luid ko ngan pu!*





# Introduction

What is the heritage of Angeles City? For most of the Angeleños, this is a question they cannot answer. The people of Angeles are afflicted with a rare condition of the disease called “identity crisis”. The American influence and proximity to Manila made the people of Angeles bewildered about their individuality. And also, being tagged as a “sin city” has not helped to remedy the situation either but instead only gestated their lack of pride of place even more.

For a few individuals who still have embers in their hearts, they choose to fight for their heritage and make sure the legacies live on. The local government led by Mayor Edgardo Pamintuan, the Angeles City Tourism Office, the City Engineers Office, the Barangay Council of Sto. Rosario, heritage and culture advocates: the Kuliat Foundation Inc., the Pampanga Arts Guild, industry and trade organizations: Metro Angeles Chamber of Commerce and Industry Inc., United Architects of the Philippines, Greater Clark Visitors Bureau, and the church, the Archdiocesan Council for Church Heritage of the Holy Rosary Parish, all came together to work for the preservation and promotion of the city’s tangible and intangible heritage.

These people could not accept how a city of artists, artisans and craftsmen, students, businessmen, professionals, people of firm faith could withstand such a reputation. Evidences of a rich culture and history are manifested in the ancestral structures, rituals and traditions and the oral and written documentaries handed down through generations.

In November 2011, weekly meetings were organized to plan the “rediscovery” of the Heritage zone. The center of Angeles City, located in Barangay Santo Rosario, is known to be the initial settlement of the people who went on to be called taga-Angeles. The town being originally named Kuliat, a barrio of San Fernando, has been a witness to numerous historical events. The area is also a host to a number of historical and heritage structures and sites. The proponents see the inherent need to preserve and restore these remaining historical structures and sites for future generations of Filipinos and, in particular, the taga-Angeles, to appreciate.

To make the committee and their meetings official, on December 12, 2011, Mayor Edgardo Pamintuan issued an Executive Order (E.O. 36) to create the Angeles Heritage District Working Committee. The objective of the group was to do research and inventory for the purpose of drafting an ordinance to protect, preserve and enhance/beautify the Heritage area, its heritage structures and its historical sites. Another objective of the group was to stir cultural spirit, to give identity and to rekindle the pride of the people of Angeles City and to eventually make it economically sustainable by harnessing its tourism potential.

Members of the committee attended various seminars and symposia which included the following:

1. The Philippine Towns and Cities Conference
2. Heritage Conservation Summit
3. Capability Planning Seminar in Preparation for the Drafting of the Angeles City Heritage Development Plan

A cultural mapping activity was likewise done under the supervision of Assoc. Prof. Eric B. Zerrudo of the University of Sto. Tomas - Center for Conservation of Cultural Property and Environment in the Tropics. Close coordination and consultation with the Heritage Conservation Society, National Museum and the National Historical Commission of the Philippines were done. Existing heritage ordinances and materials from the City of San Fernando, Iloilo City, Taal and Vigan were used as references. Also, heritage lawyer Atty. Nicholas B. Pichay of the Philippine Senate was consulted. These were all done by the sub-committee members: Mrs. Linda Pamintuan, Mr. Marc Nepomuceno, Arch. Michaela Rosette Santos, Arch. Francis Frigillana, Dr. Frankie Villanueva, Mr. Ronnie Tayag, Atty. Reymon Fabros, Eng'r. Leah Dizon and First Lady Herminia Pamintuan.

Meeting after meeting, discussion after discussion, argument after argument resulted at times to a halt in the process. Four years of groundwork, and three Tourism officers later, the ordinance was ready to be lobbied. The persistence of City Tourism Officer, Dr. Richard G. Daenos, together with the Program Officer for Culture and Heritage, Mrs. Joy Cruz, who wrote and rewrote the proposal for the ordinance, saw fruit of their labors. Through the immense efforts of Councilor Maricel Morales, supported by Councilor Edgardo Pamintuan Jr., the Sangguniang Panlungsod finally signed into law the ordinance declaring the Angeles City Heritage Zone, and its administration, defining its purposes and for other purposes on September 15, 2015. The law's implementing rules and regulations were later on adopted on January 26, 2016.

Another milestone came on December 23, 2015 when the National Museum announced that eight (8) heritage houses and structures would be declared as Important Cultural Properties of the Philippines. Any structure 50 years old is presumed to be an Important Cultural Property by Republic Act 10066 (The National Cultural Heritage Law).

The committee also played a major role in the passage of the ordinance on Granting Benefits through the Application of Zero Assessment Level for the Purpose of Real Property Taxation to All Owners of Historical and Cultural Edifices and Structures in the City of Angeles and For Other Purposes as introduced by Councilor Jericho Aguas. This ordinance was finally approved on March 8, 2016.

While the sub-committee working on the Ordinance were busy researching and writing the proposal, another sub-committee was working on the master plan. Students from the Holy Angel University College of Architecture led by their capable instructor Arch. Michaela Rosette Santos submitted their own idea of how the Heritage Zone should look like including specific features like lamp posts, benches and trash cans. From there, the main planners, Arch. Leandro Naguiat, Mr. Dennis Dizon, Arch. Del Alair, Eng'r. David David and Eng'r. Donato Dizon drafted the proposed design of the Angeles Heritage Zone. A trip to Balanga City was also scheduled to benchmark with what the Local Government of Bataan had done to reinvent itself.

In addition to this was the cleaning of the "airscape". It had been an irritant to see numerous unsightly cables concealing much of the heritage structures. They were like cobwebs of a dirty old house. The committee agreed that "if we were to clean the houses, the bakuran (front lawn) should not be forgotten". Meeting with the electric, telcos,

and cable companies began in January 2012. It wasn't easy to convince them to remove the unsightly wires for this would entail expenses and would involve a lot of man hours on their part. Consequently, the committee found out that around 80% of the wires were not even working. When a subscriber does not pay his bills for some reason, the company cuts his line, and when he asks for reconnection the company will not look for the old line but rather add another, thus the accumulation.

Eventually someone stepped up. Engr. Geromin Nepomuceno, president of the Angeles Electric Corporation said, "I see these wires every day; it is part of my job. I know how ugly they are. For Angeles, we will do it". That started the transformation of the look of the Angeles Heritage Zone. This was a feat that would have taken one year and a half, maybe more, hadn't Mayor Edgardo Pamintuan placed his feet down and said enough is enough to the companies asking for extension of time. This center of the Heritage Zone is the most photographed area in Central Luzon nowadays. The vista of the Holy Rosary Parish is so picturesque minus the "photoshop" needed to be done in the past. It has become an act that would stir the Filipino heritage conservation community, prompting invitations for talk on best practices, news coverages, tourist visits and awards. A testament of this is when the Angeles City government together with the Kuliat Foundation Inc. received the Department of Tourism – ATOP Pearl Award for Best Practices on Community-Based Heritage Tourism in October 2015.

The master plan was completed and the budget was finally approved after almost two (2) years of preparation. The groundbreaking for the Plaza Angel was set on December 8, 2013 as a timely tribute to the founding anniversary of Angeles as a town. In June 2014, the plaza was ready to be enjoyed.

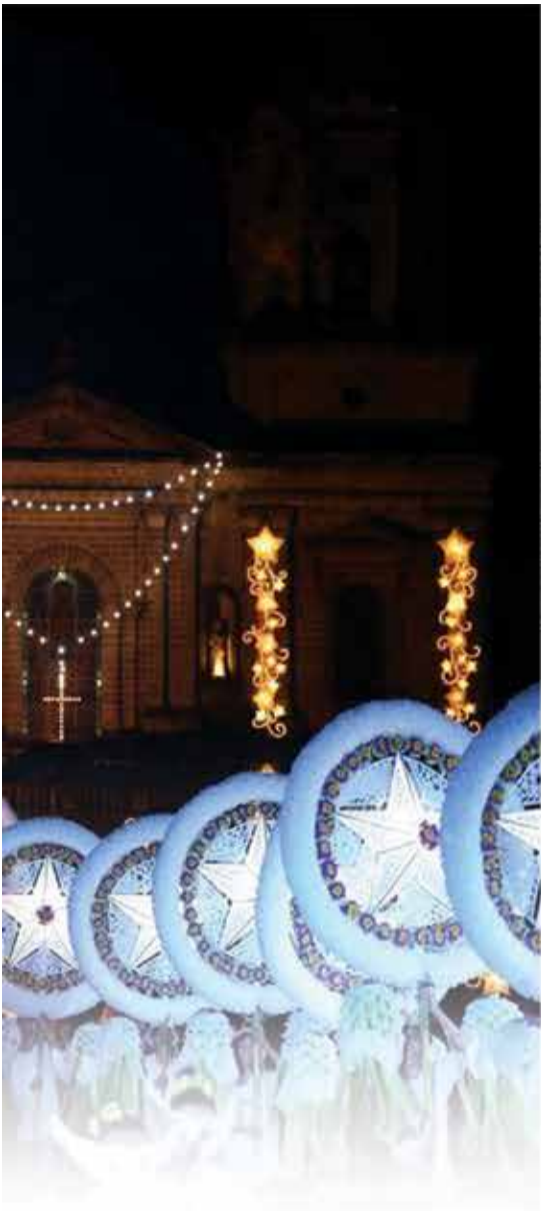
In the months following the new landscape of Plaza Angel, people began to take notice not just the park but also this 1922 Municipio. Many locals started going inside this town hall turned museum, and those who visited it in the past began coming back. Instead of spending their idle time in malls, many people now visit the area and take "selfies" with the church as their background. Angeleños are now rediscovering their history and heritage.

Today, the Angeles City Heritage Zone has become the center of numerous cultural events. Aside from local organizations holding their activities here, national agencies are taking notice of Angeles as their chosen venue for country-wide events. To name a few: the exhibit of the National Artist Salvador Bernal, Andrea O. Veneracion International Choral Festival, Yugyugan para sa Kultura ng Bayan, Sayaw Pinoy and the Dayaw Festival. These were organized by the Cultural Center of the Philippines and the National Commission for Culture and the Arts.

Business establishments in Barangay Santo Rosario increased from 1,149 in 2011 to 1,183 in 2014 with their gross income rising from Php 2,666,549,698.80 in 2011 to Php 3,216,827,572.59 in 2014. Employment within the area of Barangay Santo Rosario has also been on the rise from 3,511 employees in 2011 to 4,377 in 2014.



ATOP-DOT Pearl Award for Best Practices on Community-Based Heritage Tourism



Ing Lubenas ning Pasku

This program is not simply a tourism agenda, or an urban renewal plan to accelerate the socio-economic condition in Angeles City; its ultimate goal is to help us know ourselves more. To borrow a quote from the National Historical Commission of the Philippines *"We are not driven to keep these sites merely for the purposes of beautifying them for tourists; rather, we desire to share these sites with local and foreign visitors so that they, too, may appreciate the traces of our past and know us better as a people"*.

**This is our identity,  
this is our pride.**



GraciAngeles

# *A Brief History of Angeles City*

The City has its beginnings from the clearing of Kuliat, a barrio named after a woody vine native to the area at that time and a part of the town of San Fernando. The clearing was carried out by settlers led by Don Angel Pantaleon de Miranda (at one time San Fernando's capitan, equivalent to Municipal Mayor) and his wife Dona Rosalia de Jesus in 1796. But even before this took place, the Aetas had already been living in the area. The land was eventually planted with rice and sugarcane.

The political separation of Barrio Kuliat from the town of San Fernando was made possible by the payment of the full amount of taxes equivalent to 500 taxpayers. At that time there were only 160 taxpayers; Don Angel together with the other affluent settlers contributed to complete the amount required. On December 8, 1929 the petition granting the separation of Barrio Kuliat was approved. The barrio was renamed "El Pueblo de los Angeles" (The town of Angels) in honor of its titular patron saints – the Holy Guardian Angels, and its founder, Don Angel. Angeles had 661 people, 151 houses and an area of 3,865 hectares when it received its municipal charter.

The City has witnessed a number of historical events in the country. In 1899, Angeles grew to prominence as it was made the seat of Philippine government by Gen. Emilio Aguinaldo, the first president of the country. The first anniversary celebration of the Philippine Independence after its proclamation a year earlier in Kawit, Cavite on June 12, 1898 was held here in Angeles. This historic event took place at the residence of Don Florentino Pamintuan.

In January 1900, U.S. Gen. Frederick D. Grant organized the first United States Civil Government in Angeles by appointing an alcalde or municipal mayor. This started the American colonization of Angeles highlighted by the encampment of the U.S. Military Forces from 1902 until 1991. Barrio Talimundoc (now Barangay Lourdes) became the site of the first U.S. Army Camp.

With the American base at the helm, Angeles grew to new heights as a town. The supply and labor demands of Clark were provided by Angeles. Due to its rising commerce and ability to sustain itself as an independent city, this town was inaugurated as a charter city under Republic Act 3700 on January 1, 1964.

Being near the vicinity of this now infamous Mt. Pinatubo, Angeles was not spared from the catastrophic volcano's eruptions on June 12 - 15, 1991, which created heavy ash falls and lahar flows, destroying properties, claiming lives and displacing thousands of families. To add to the devastation, the U.S. Air Force abandoned the base, ending U.S. military presence in the city. As it was natural for any city in any area to lose vibrancy after a calamity, Angeles slid to depression for a few years. However, as soon as the City had done its rebuilding and the Clark had "re-opened" itself as an economic zone, the City's luster sprung back to life.

Today, Angeles City is a thriving first-class highly urbanized city. It has transformed itself to become a favorite destination for tourism and commerce. Angeles City continues to change its landscape having global perspective but not undermining its precious culture and heritage.



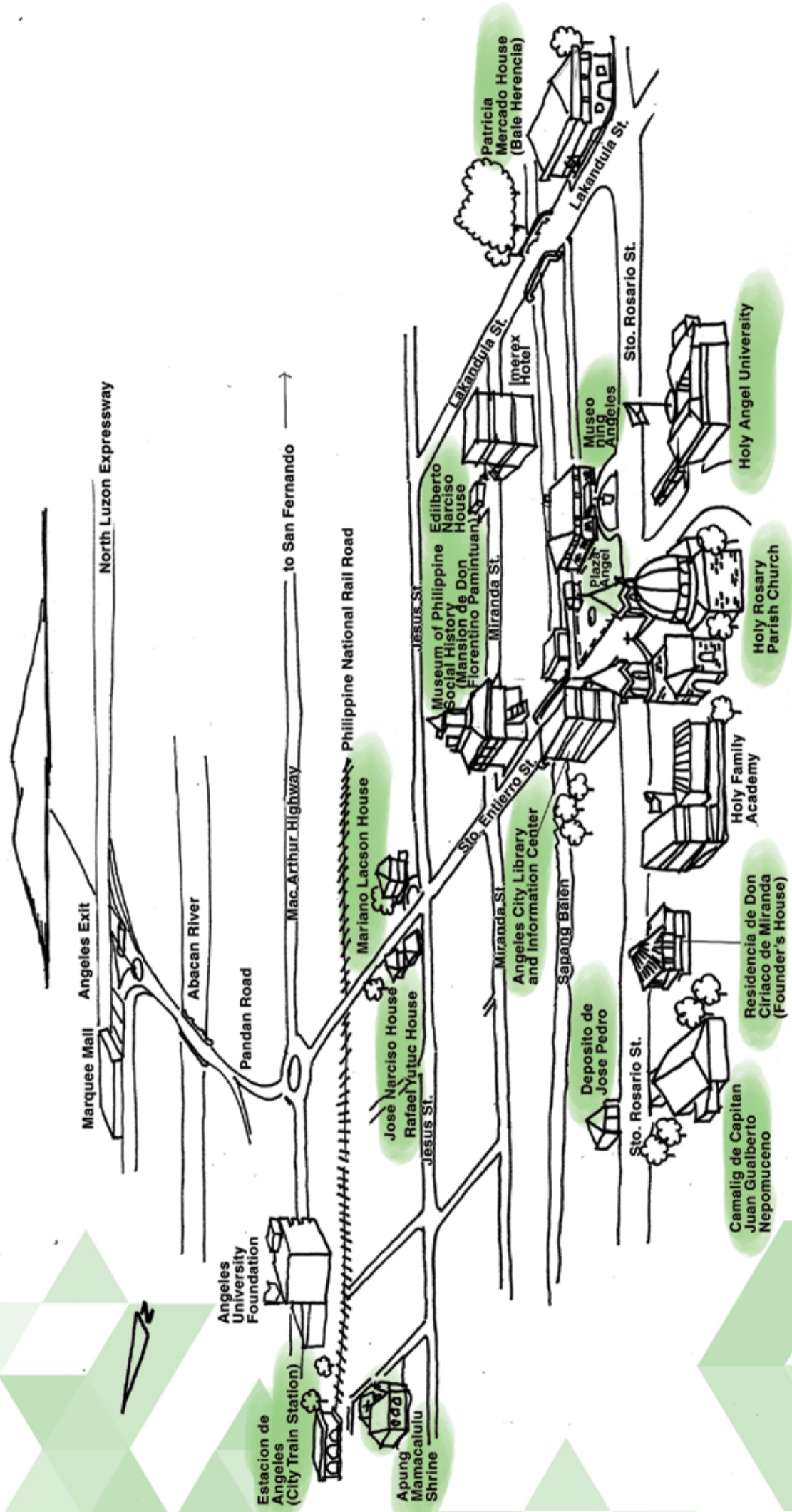
*Fiestang Angel*



*Tigtigan Terakan King Dalam*

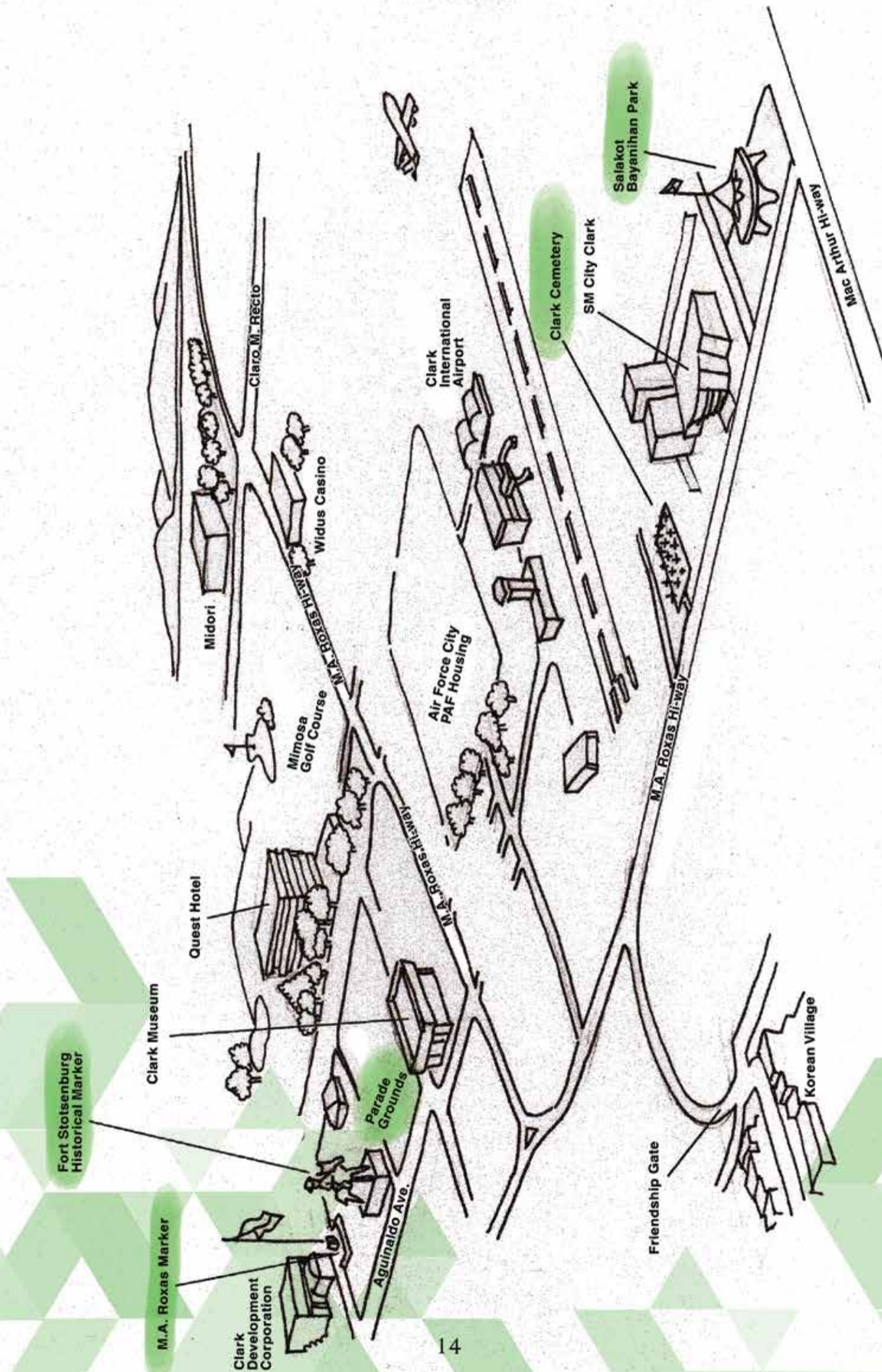


# Map of Built Heritage in Angeles City



Sketch courtesy of Rominavar "Jing" Torno

Map of Built Heritage in Angeles City (Clark)



Fort Stotsenburg  
Historical Marker

M.A. Roxas Marker

Clark Museum

Quest Hotel

Mimosa  
Golf Course

Widus Casino

Midori

Clark  
Development  
Corporation

Aguinaldo Ave.

Parade  
Grounds

Air Force City  
PAF Housing

Clark  
International  
Airport

Clark Cemetery

SM City Clark

Salakot  
Bayanihan Park

Friendship Gate

Korean Village

Mac Arthur Hi-way

M.A. Roxas Hi-way

Claro M. Recto

Sketch courtesy of Rominavar "Jing" Torno





*Angeles City's  
Built Heritage*



## Residencia de Patricia Mercado/ Gomez Masnou (Bale Herencia)

*Dalan Sto. Rosario corner  
Dalan Lakan Dula, Barangay San Jose*

During his term as parish priest of Angeles, the Spanish Agustinian Friar named Padre Guillermo Gomez Masnou, O.S.A. had this house constructed using carpenters from Vigan, Ilocos Sur. When he transferred to Spain in 1877, the house became the property of his mistress, Patricia Mercado of Sto. Tomas, Pampanga with whom he had six children.



*Declared as Important Cultural Property by the National Museum in 2015 by virtue of the powers vested by Republic Act 4846, as amended by Presidential Decree 374 and Republic Act 8492.*



## Carmel of the Infant Jesus of Prague Monastery and Chapel

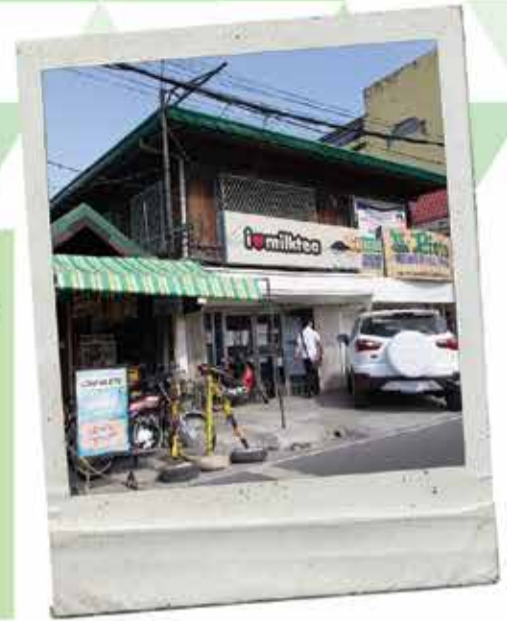
*Dalan Sto. Rosario, Barangay. Sto. Domingo*

Built in 1962, this chapel is special because the altar retablo is said to be painted by the National Artist Carlos "Botong" Francisco. The monastery's serene ambiance makes it ideal for prayer and reflection by the faithful who offer lit candles and flowers. On the grounds of this monastery the two beloved Bishops of the Diocese of San Fernando who were both instrumental in the establishment of the monastery and the chapel - Caesaris Maria Guerrero & Emilio A. Cinense are laid to rest.

## Jose Tuazon House

*Dalan Sto. Rosario, Barangay Sto. Rosario*


After deciding to move to Angeles due to the increasing violence in their community, photographer Jose Tuazon and wife Rosalina Paras bought this 400-square-meter lot. They had their house in Barrio Lara transferred piece by piece; however, the new house was just a partial dimension of the original due to the smaller lot size. With its second floor's interior still intact and in good condition, the house is now inherited by the couple's daughters: Teresita Tuazon Timbol and Amelia Tuazon Maranon.



## Museo ning Angeles

*Dalan Sto. Rosario, Barangay Sto. Rosario*

This former seat of power of Angeles City was constructed during the term of then mayor Don Juan D. Nepomuceno in 1922 and for almost eight decades, it witnessed various historical and political affairs which shaped the city. In 1999, after the local government moved its office to its present location, the building was turned over to the Kuliat Foundation, Inc. which initiated its renovation and transformation as a local museum.

 Declared as Important Cultural Property by the National Museum in 2015 by virtue of the powers vested by Republic Act 4846, as amended by Presidential Decree 374 and Republic Act 8492.

## Juan D. Nepomuceno Building of Holy Angel University

*Dalan Sto. Rosario, Barangay Sto. Rosario*

The building's iconic four-pillar façade is a signature design of its architect Marino Valdes who also designed a similar building in Ateneo de Naga. Today, this building is used by the Center for Kapampangan Studies as a museum, library and theatre aimed to preserve Kapampangan culture. This building is situated at Holy Angel University which takes pride to being the first Catholic school founded by the laity and also the first co-educational high school in the country and home to some religious relics, works of national artists, and unique facilities.



# Paroquia del Santisimo Rosario (Holy Rosary Parish Church)

*Dalan Sto. Rosario, Barangay Sto. Rosario*

This majestic Central European Romanesque-designed church with 35-meter-high twin bell towers was labored by the town's residents laying each stone block and using eggs as an ingredient to cement its edifice. The construction was completed on 12 February 1896 and at that time it was the tallest church building in the province of Pampanga.

This iconic landmark witnessed numerous historic events; its belfries served as watch towers for the Filipino revolutionists in 1898-1899, it served as a military hospital in 1899-1904, and as a motor pool and horse stable of the Japanese army. The remains of the City's founder Don Angel Pantaleon de Miranda and his wife Dona Rosalia de Jesus are buried on each side of the altar.



*Declared as Important Cultural Property by the National Museum in 2015 by virtue of the powers vested by Republic Act 4846, as amended by Presidential Decree 374 and Republic Act 8492.*



## Colegio de la Sagrada Familia

Constructed adjoined to the parish, the original structure was built around 1880 and was intended as the Convento of the parish priest. On August 15, 1918, the parish priest moved out because Agustinian nuns converted it into Colegio De La Sagrada Familia. In the early 1920s the Bureau of Education mandated that English become the medium of instruction in all school levels nationwide. Since the Agustinian nuns knew no English, newly arrived Benedictine German nuns who spoke English fluently took over the school and renamed it Holy Family Academy on 15 June 1922. Around 1934, the Benedictine nuns hired a local architect-builder and had the school renovated and had a new façade design. The Angeleño architect was Mr. Teofisto Ganzon y Aquino – a nephew of Gen. Servillano Aquino.

## Holy Rosary Parish Rectory

This building found at the left side of the Holy Rosary Parish Church serves as the present home of the parish priests. It remains much the same way as when it was built in 1954.



Installed with Historical Marker by the National Historical Institute in 1986 in the exercise of its authority vested by law and in compliance with its mandate to honor national heroes and perpetuate the glory of their deeds and to preserve historical sites

Declared as Important Cultural Property by the National Museum in 2015 by virtue of the powers vested by Republic Act 4846, as amended by Presidential Decree 374 and Republic Act 8492.

## Residencia de Don Angel Pantaleon de Miranda (Founder's House)

*Dalan Sto. Rosario, Barangay Sto. Rosario*

Also known as “Bale Matua” (old house), this structure built in 1824 was owned by the town’s founder, Don Angel Pantaleon de Miranda and his wife, Dona Rosalia de Jesus. This two- storey structure with attic features a high stone wall and an elaborate gate. Most of the wood used in this house came from the De Miranda’s former house built in 1811 about a kilometre away. Today, it is the oldest house still standing in Angeles City and is still used as the residence of the founder’s heirs who are open for private dinners to guests who are willing to shell out.



Declared as Important Cultural Property by the National Museum in 2015 by virtue of the powers vested by Republic Act 4846, as amended by Presidential Decree 374 and Republic Act 8492

## Residencia de Don Ciriaco de Miranda

*Dalan Sto. Rosario, Barangay Sto. Rosario*


Constructed in 1840, this house was owned by Ciriaco de Miranda y de Jesus, the son of the town’s founder and first gobernadorcillo (mayor) of Angeles in 1829. It is said in the book of Mariano A. Henson “A Brief History of the Town of Angeles” (1948) that Mrs. Hilaria del Rosario Aguinaldo, the wife of the country’s first president, convened the Asociacion dela Cruz Roja, now known as the Red Cross. Today, the structure maintains its original façade but now houses a couple of retail stores.

# Camalig de Capitan Juan Gualberto Nepomuceno

*Dalan Sto. Rosario, Barangay Sto. Rosario*

The word “camalig” is a vernacular term for granary where the original owners, the De Miranda family, stored their rice and muscovado sugar from their haciendas. The camalig was later passed on to the owner’s relatives until it was given to Capitan Juan G. Nepomuceno through the last will of De Miranda’s niece, Agustina Henson. Eventually, Armando Nepomuceno inherited it and transformed it into a restaurant in 1980. Today, the Historic Camalig Restaurant invites everyone to “salangi ko pu” and enjoy what it calls the “pambansang pizza”.



 Declared as Important Cultural Property by the National Museum in 2015 by virtue of the powers vested by Republic Act 4846, as amended by Presidential Decree 374 and Republic Act 8492

# Rufina Dayrit-Dycaico House

*Dalan Sto. Rosario, Barangay Sto. Rosario*




Originally owned by Rufina Dayrit – Dycaico, wife of the Chinese immigrant Jose Dycaico, this house was vacated when the Japanese occupied the City during World War II. After the war in 1950, the building was renovated just in time for the Dycaico’s youngest daughter’s debutant ball. It was later on used as a clinic of the owner’s son Dr. Julian D. Dycaico which explains the medical emblem in front of the house. In recent years, the house has been leased to various commercial establishments such as a bank and an educational enterprise.

## Deposito de Jose Pedro Henson

*Dalan Sto. Rosario, Barangay Sto. Rosario*

Originally used as a depository of costly silver-gilt religious floats and statues of Jesus and other saints owned by the Henson clan for the town's several religious festival processions, the "Deposito" (warehouse) was constructed in 1899 by Don Jose Pedro Henson y Leon Santos – a great grandson of the town's founder. It was later on used as US army prison in the early 40s to 60s, the town's post office in the late 60s, and a rehabilitation center in the 80s. Today, it is used as a prayer room for the Catholic religious.



 Declared as Important Cultural Property by the National Museum in 2015 by virtue of the powers vested by Republic Act 4846, as amended by Presidential Decree 374 and Republic Act 8492



## Manuel Henson House (Bale Cuayan)

*Dalan Sto. Rosario, Barangay Sto. Rosario*

This house was built in 1892 mostly of bamboo, sawali and nipa. It was constructed by Mariano Vicente Henson y de Miranda, the grandson of the founder of Angeles, as a rest house for his sick son, Manuel. In 1902, another son of Mariano, Jose P. Henson, organized the first brass band of Angeles, who practiced in the house regularly. In 1909, the "Banda De Angeles" won the first prize in a competition at the Manila Carnival. The winning piece was "Creme de la Creme" by Tobani. During the Japanese occupation, the house served as quarters for Japanese invasion forces in January 1942 and again as officers' quarters of the Imperial Japanese Army from October 1944 to January 1945. This house also served as the provincial art studio of Prof. Vicente Alvarez Dizon of the University of the Philippines College of Fine Arts and of Yale University, U.S.A., whose painting "After the Day's Toil" won first place in 1939 at the Golden Gate International Exposition and World's Fair in San Francisco, California. 79 countries participated in this IBM-sponsored painting competition; Salvador Dali of Spain won the second prize.

## Angeles Ice Plant Building

*Dalan Sto. Rosario, Barangay Sto. Rosario*

On this site, Don Juan D. Nepomuceno opened a modern ice plant in 1922. Angeles became one of the first town in the whole country to have iced cold drinks.



## Residencia de Vicente Gomez

*Dalan Sto. Rosario, Barangay Sto. Rosario*

This 1930s ancestral house was originally owned by Juan D. Nepomuceno but was inhabited by Vicente Gomez, the owner's brother-in-law. The inhabitant even had his initials inscribed on the front door of the house. The Angeles Electric Corporation is said to have had its first office in this building.



## Renato "Katoks" Tayag Marker at the Angeles City Library and Information Center

*Dalan Sto. Entierro, Barangay Sto. Rosario*

Installed with Historical Marker by the National Historical Institute in 1986 in the exercise of its authority vested by law and in compliance with its mandate to honor national heroes and perpetuate the glory of their deeds and to preserve historical sites.



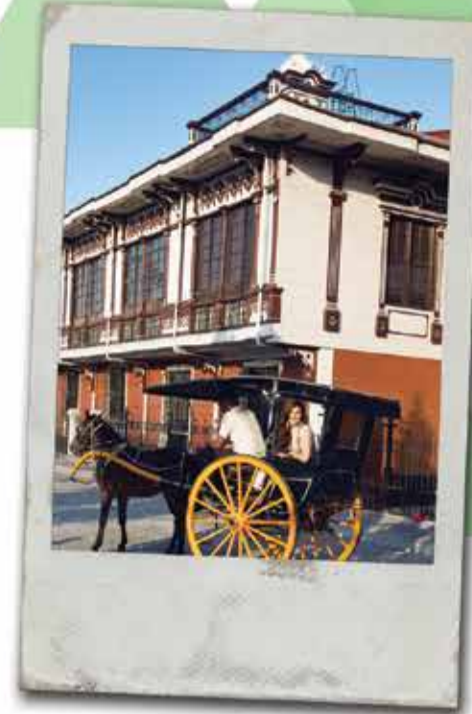
A marker located at the ground floor honors the selfless contribution of Renato Tayag to education, culture and arts of Angeles City. On the second floor of this public library, a gallery exhibits the life and works of Renato Tayag, a prominent Kapampangan journalist and writer, lawyer, sportsman, military veteran and philanthropist. He and his family donated this land on which the city library stands.



## Mansion de Don Florentino Pamintuan

*Dalan de Miranda corner Dalan Sto. Entierro, Barangay Sto. Rosario*

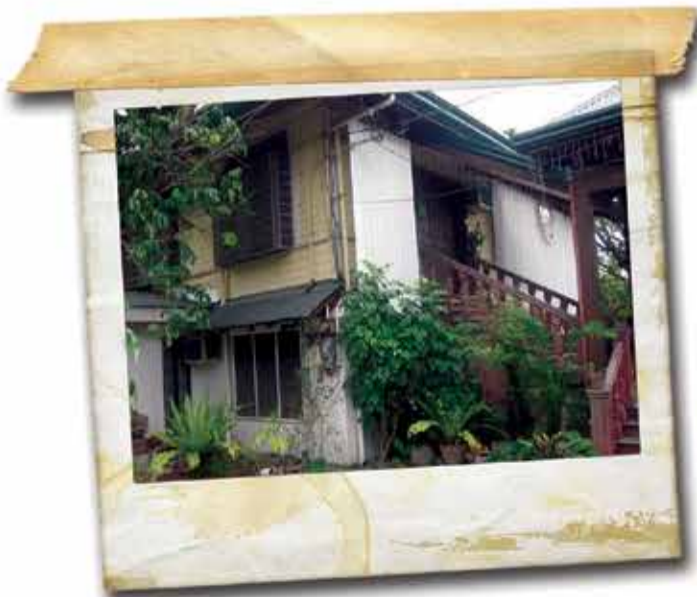
*Installed with Historical Marker by the National Historical Institute in 2002 in the exercise of its authority vested by law and in compliance with its mandate to honor national heroes and perpetuate the glory of their deeds and to preserve historical sites.*



Built in 1890 as a wedding gift to Florentino, the unico hijo of Mariano Pamintuan and his wife, Valentina, the structure speaks of how grand the Pamintuan family was as it features a massive staircase made of Philippine iron wood, a ceiling made of intricately carved wood and floral designed metal sheets and a spiral staircase leading to the roof top tower which also serves as the house's veranda. In 1899, the great Gen. Antonio Luna declared the house as the command center of the First Filipino Army. In the same year, Gen. Emilio Aguinaldo, the country's first president, made it the Presidential Residence where the first Philippine Independence Day anniversary was celebrated. In the succeeding years, the house became the headquarters of Gen. Arthur Mac Arthur and of the Japanese Army Cavalry. Later on, it also became an extension office of the local government and a regional office of the Banko Sentral ng Pilipinas. Currently, the mansion is now a museum – Museo ng Kasaysayang Panlipunan ng Pilipinas (Philippine Social History Museum), the first of its kind in the country.

## Ambrosio Mendiola House

*Dalan de Miranda, Barangay Sto. Rosario*



This house was built in May 1928 by the spouses Don Ambrosio Mendiola and Martina Dizon. Their daughter Leandra D. Mendiola was the first woman councillor of Angeles. The original structure of this house was burned down during World War II though a portion that was not burned was kept by the family such as the staircase which gives us the date of the house. At the back of the house is a bodega housing the three carrozas that carry the images of Maria Salome, Apung Bayung Dakap (Jesus taken prisoner) and Apung Pio Quinto (Pope Pius V). The image of the Apung Mamakalulu was kept by the Mendiola family in this house during the reconstruction of the Holy Rosary Church because of the damage it obtained during the war. Up to this day, the carro is stored here.

## Edilberto Narciso House

*Dalan Miranda, Barangay Sto. Rosario*

The original wooden mansion and its lot were originally owned by Don Teofisto Ganson and Dona Engracia Gonzales. Later, the house became the residence of a landed family headed by Edilberto Amarante Narciso and his spouse Maura Suarez y Nepomuceno. In 1978 to 1984, the Narciso School had its beginnings here as a nursery school before it transferred to a bigger site. Today, it has been turned into a restaurant named Café Fleur by renowned culinary chef Sau del Rosario.



## Jose de Jesus House

*Dalan Miranda, Barangay Sto. Rosario*

The original owners of this wood and stone structure were Jose Sixto de Jesus and Apolonia Tablante, Spaniards from Malabon who migrated to Angeles. The house was bequeathed to their daughter Maria Luz de Jesus, who married Meliton Ocampo. The house was built sometime before 1939.

## Gabaldon School Building of Angeles Elementary School

*Dalan de Jesus, Barangay Pulung Bulo*

Constructed in 1917, this school building was built through Republic Act No. 1801 also known as Gabaldon Act which allows the allocation of a budget to construct school buildings all over the country. Gabaldon schools are all built alike—one-story, slightly elevated above ground, a classroom on one side of an open gallery, swing-out shutters with capiz panes and a hip roof. Today, the building serves as a multi-purpose hall for divisional, regional and national educational events.




## Rafael Yutuc Sr. House

*Dalan Sto. Entierro, Barangay Sto. Rosario*

This 1923 home was originally owned by a pharmacist Rafael Yutuc Sr. and his wife Felixberta Dela Cruz until it was inherited by their son Rafael Yutuc Jr. and his wife Carolina de la Cruz. Rafael Yutuc Jr. was also a pharmacist by profession and opened the first pharmacy in Angeles. The house was said to be so beautiful that the great Juan Luna made a painting of this structure. Sadly, the painting's whereabouts is unknown at this time.




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## Mariano Lacson House

*Dalan Sto. Entierro corner Dalan de Jesus, Barangay Sto. Cristo*

Originally owned by the rich hacendero Mariano Lacson, the house was said to have been designed by the prominent architect Fernando Hizon Ocampo around the late 1930s. During WWII, the Japanese used it as their garrison and in the 1950s the Americans used it as their military house. Dr. Amelia Guiao and Dr. Luz Ayson made the house the Mother of Perpetual Help Hospital before they had their own hospital building. The house also became the site of the first OB Montessori Pre-School in Angeles City whose most famous alumna is the International Broadway star Lea Salonga.

 Declared as Important Cultural Property by the National Museum in 2015 by virtue of the powers vested by Republic Act 4846, as amended by Presidential Decree 374 and Republic Act 8492

## Jose Lacson House

*Dalan Sto. Entierro, Barangay Sto. Cristo*

Built in 1920 after four years of construction, this ancestral house was owned by Don Jose Lacson who inherited it from his father Don Laureano Lacson, the first mayor during the American Civil Government in 1899. It is a typical bahay na bato with narra wood flooring, sliding windows and wood panel walls separating the living room, formal dining room, everyday dining room, two bedrooms and two kitchens. The house frequently welcomed politicians, religious heads, and movie celebrities. Currently, the heirs of the owners maintain and live in this house.





## **Jose Narciso House**

*Dalan Sto. Entierro, Barangay Sto. Cristo*

This was the abode of Atty. Jose Amarante Narciso and Josefa Dizon Mendiola. Atty. Narciso was one of the foremost lawyers of the province and was known as “Abogado de Campanilla”; he even became the acting governor of Pampanga when Gov. Honorio Ventura was abroad. He held many prominent positions in business and society and was an advisor to many politicians including President Diosdado Macapagal until his demise in 1972.

## **Archdiocesan Shrine of Apung Mamacalulu**

*Dalan Clemente N. Dayrit, Barangay Lourdes Sur*



This is the site for the ever-growing devotion to Apung Mamacalulu, our Lord of the Holy Sepulchre (also known as Sto. Entierro) which began in the 1890s. The townsfolk were desperately seeking divine intervention to ease the town’s critical state caused by natural disasters and a worsening peace and order situation. The deliverance of Angeles from further harm and the miraculous escape of a man named Roman Payumo from his Spanish captors captured the imagination of a beleaguered community. Testimonies and stories of miracles continue to pour in from people who attest to Apung Mamacalulu’s merciful intervention in times of distress. Devotees flock to this chapel every Friday though the shrine is open daily. Due to the convergence of huge crowds during Friday, a sizable flea market with wide array of goods is a good way to end the visit.

## Clemente N. Dayrit House

*Dalan Clemente N. Dayrit, Barangay Lourdes Sur*

This 1917 typical *bahay-na-bato* structure was the home of Dr. Clemente Nepomuceno Dayrit, a doctor of medicine, a lawyer and an almost 3-term mayor of Angeles if not because of his assassination by the Hukbalahaps in February 1944. The house's area was a former US military camp where Private George Raymond was publicly executed by hanging for killing another American. Presently, the house had been restored and is being maintained to serve as a priestly residence and a museum.



## Estacion de Angeles

*Dalan Galicano Valdes,  
Barangay Agapito del Rosario*

In July 1887, the Manila Railroad Company, or MRR Co. started the construction of the Manila-Dagupan railroad including this station in Angeles. The first president of the Republic Pres. Aguinaldo was said to have gotten off in this train station at midnight aboard a train coming from San Isidro, Nueva Ecija. Antonio Luna, editor, publisher and distributor of *La Independencia*, used the Estacion to transport equipments and staff. Unfortunately, the tracks of the train were damaged by a typhoon in 1973 and the route was stopped temporarily. Due to the rise of the expressways in 1988, the company officially ended its operations. At present, the Estacion serves as a venue for various social and cultural activities in the City. Plans to restore this structure will be done in 2016, and it will be turned into a museum.

### “DEATH MARCH FOOD THROWERS” IN ACTION

written by Daniel H. Dizon

Angeles, Pampanga – April 1942

When some 75,000 Filipino and American soldiers surrendered after the Battle of Bataan on 09 April 1942, the Japanese forced the starving prisoners-of-war (POWs) to march under the hot April sun from Marivelez, Bataan to Camp O' Donnell, Capas, Tarlac – a distance of about 50 miles. Upon reaching San Fernando, Pampanga some POW marchers were loaded on trains and on trucks. During the so-called Death March, Japanese guards brutally prohibited Filipino civilians from giving food to the “Death Marchers” under pain of death or torture. Mysteriously, however, when the prison trains and trucks full of POWs were passing by Angeles, Japanese guards allowed Filipino civilians to throw food packages to the POWs thereby saving a lot of starving POWs from early deaths.

## Rodriguez de la Cruz Building

*Dalan Rizal, Barangay San Nicolas*

Built in 1933, this structure is said to be the first two-storey building intended for commercial use.



## Jose Yap House

*Dalan Rizal, Barangay San Nicolas*



The owners Jose Yap and wife Lydia nurtured a family who values service for others in this home built around 1958- 1959 by Engr. Marino Valdes. The patriarch was a consultant to many significant political personalities during and after World War II while the matriarch was a “friend of the poor” giving indefatigable support to varied services. Through the years, the house has been maintained to its original structure and composition by the couple’s heirs who still live in the same house.

## Salakot

*Dalan Manuel A. Roxas, Barangay Balibago*



Originally located at the main gate of Clark Air Base, this farmer’s hat structure was built in 1979 to commemorate the historic signing of the RP-US Military Bases Agreement, which conferred complete sovereignty over all US military bases to the Philippine government. Today, the Salakot is a symbol of the resiliency of the Kapampangans and Angeleños during the withdrawal of the Americans from Clark Air Base and the onslaught of the eruption of Mt. Pinatubo in 1991. This landmark stands as an iconic edifice of Angeles bearing the pride of the people and making everyone feel welcomed.

## Fort Stotsenburg Gate Posts

Clark Freeport Zone, Pampanga

The Clark Freeport Zone as we know now was established by the US Cavalry in 1902 as Fort Stotsenburg. The base grew around the old cavalry posts' large parade field. Fort Stotsenburg became an airfield and was renamed Clark Airfield in 1919 and later renamed as Clark Air Base. For decades, this had been the largest military base outside mainland USA until the US Bases Agreement expired in 1991 and the base reverted back to the Philippine Government.

National Artist of the Philippines for Sculpture, Abdulmari Asia Imao immortalized the U.S. Cavalry men and their horses by the life-size statues on both sides of the posts.



Installed with Historical Marker by the National Historical Institute in 2003 in the exercise of its authority vested by law and in compliance with its mandate to honor national heroes and perpetuate the glory of their deeds and to preserve historical sites.

## Fort Stotsenburg Parade Ground

Clark Freeport Zone, Pampanga



The area was originally called "Pati" by the Aetas and was a treeless pastureland. The 5th U.S. Cavalry Regiment established a camp here on November 1, 1902 and named it after Colonel John M. Stotsenburg. The western half was used for horse drills

and troop parades from 1902 to 1991, while the other half was a major polo field and baseball diamond. This quarter of a mile long and half of a mile wide field has been kept as such as a reminder of Clark's heyday as a cavalry post.

## President Roxas Marker

Clark Freeport Zone, Pampanga

The large rock memorializes the death of President Manuel A. Roxas, who had a fatal heart attack at Clark on April 15, 1948. Invited by the Commander of the 13th US Air Force, Roxas came to witness the reconstruction and rehabilitation in the war-damaged Clark. While delivering his speech at the Kelly Theater, Roxas had a heart attack and died on the same day. Roxas was the 1st Chief Executive of the Third Philippine Republic.





*Fiestang La Naval*



*Sabat Santacruzán*





# *Heritage Ordinance*





Republic of the Philippines  
City Of Angeles  
16<sup>th</sup> SANGGUNIANG PANLUNGSOD

**ORDINANCE NO. 378, S-2015  
(PO-662-11-11)**

**WITH AMENDMENT ORDINANCE NO. 386, S-2016**

**AN ORDINANCE DECLARING THE ANGELES CITY HERITAGE ZONE, AND ITS ADMINISTRATION, DEFINING ITS FUNCTIONS AND FOR OTHER PURPOSES.**

*(Introduced by Councilors Maricel G. Morales and Edgardo D. Pamintuan, Jr.)*

WHEREAS, Article XIV, Sections 14, 15, 16, and 17, of the 1987 Constitution declare that the State shall foster the preservation, enrichment, and dynamic evolution of a Filipino culture based on the principle of unity in diversity in a climate of free artistic and intellectual expression.

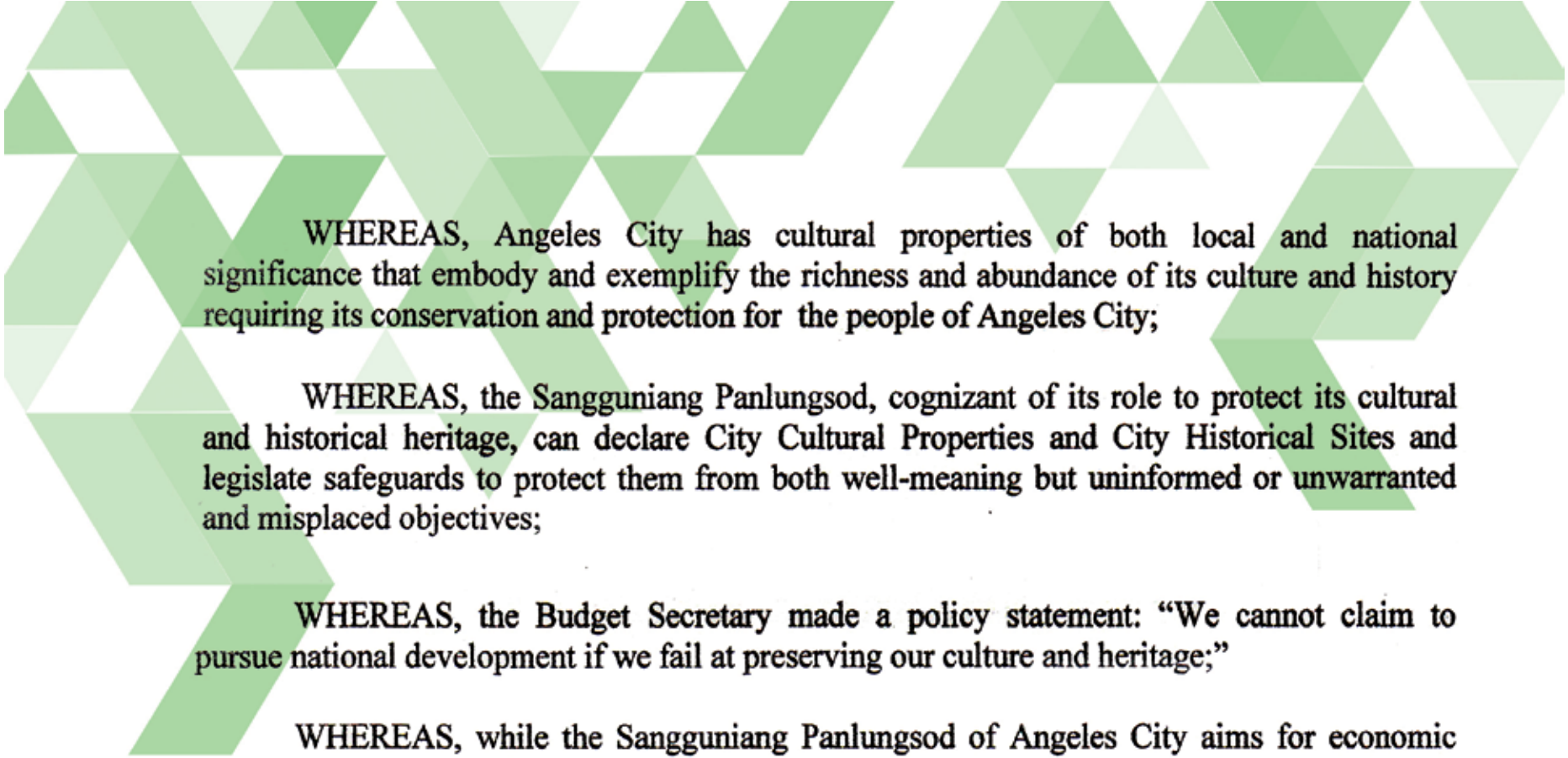
WHEREAS, the Constitution likewise mandates the State to conserve, develop, promote and popularize the nation's historical and cultural heritage and resources, as well as artistic creations. It further provides that, all the country's artistic and historic wealth constitutes the cultural treasure of the nation and shall be under the protection of the State, which may regulate its disposition.

WHEREAS, pursuant to this constitutional mandate, Republic Act No. 7160 or the Local Government Code, particularly Section 16 thereof, mandates that local government units ensure and support the preservation and enrichment of culture and to preserve the comfort and convenience of their inhabitants;

WHEREAS, Section 458(a) 2(vi) of Republic Act No. 7160 empowers the Sangguniang Panlungsod to prescribe reasonable limits and restraints on the use of property within the jurisdiction of Angeles City;

WHEREAS, Section 5 of Republic Act No. 10066 or the National Cultural Heritage Act states that for purposes of protecting a cultural property against exportation, modification or demolition, structures dating at least fifty (50) years old shall be considered Important Cultural Properties;

WHEREAS, Section 14 (b) and (c) of Republic Act No. 10066 states that local government units, through their cultural offices, shall likewise maintain an inventory of cultural property under its jurisdiction and shall furnish the National Commission for Culture and the Arts a copy of the same, and both cultural agencies concerned and local government units shall continuously coordinate in making entries and in monitoring the various cultural properties in their respective inventory;



**WHEREAS, Angeles City has cultural properties of both local and national significance that embody and exemplify the richness and abundance of its culture and history requiring its conservation and protection for the people of Angeles City;**

**WHEREAS, the Sangguniang Panlungsod, cognizant of its role to protect its cultural and historical heritage, can declare City Cultural Properties and City Historical Sites and legislate safeguards to protect them from both well-meaning but uninformed or unwarranted and misplaced objectives;**

**WHEREAS, the Budget Secretary made a policy statement: “We cannot claim to pursue national development if we fail at preserving our culture and heritage;”**

**WHEREAS, while the Sangguniang Panlungsod of Angeles City aims for economic and social advancement, it is firm and steadfast with its principle and policy that the cultural and historical heritage of Angeles City should not be sacrificed;**

**WHEREAS, the Comprehensive Land Use Plan Policy Framework of Angeles City encourages historical and heritage preservation;**

**WHEREAS, Angeles City, under the general framework of eco-tourism, needs to undertake a cohesive and coherent land use plans that will identify the area that will make up a Heritage Zone;**

**WHEREAS, the Heritage Zone will need a governing board to ensure that the Heritage Zone will be maintained in a manner that will make it a walk able and compact with the end in view that it will be a site attraction to visitors and a point of pride for its residents, and which will serve as a center of cultural, artistic and economic activity;**

**WHEREAS, various organizations, civic groups, and individuals concerned and involved with cultural, historical, and built heritage conservation are cognizant that enrichment in this regard will, strengthen historical pride in Angeles City; attract tourists; and encourage the development of cultural heritage zone enterprises;**

**WHEREAS, the local government supports the continuing preservation of built heritage through various means, including but not limited to, enacting laws that will encourage the principles of re-use, and re-classification of property to preserve historicity as well as enhance property values;**

**WHEREAS, creating the Angeles City Heritage Zone will contribute to the foregoing aims;**

WHEREFORE, premises considered, the Sangguniang Panlungsod of Angeles City in session assembled promulgates the following ordinance:

**SECTION 1. Declaration of Policy.** – It is hereby declared to be the policy of the Angeles City local government to conserve, promote and maintain for posterity all historical and cultural built heritage found within Angeles City, pursuant to the Philippine Constitution that mandates that all historic wealth constitutes the cultural treasure of the land and shall be under the protection of the State which may regulate its use and disposition.

Moreover, Angeles City:

- 1.1 Recognizes that it has a pivotal role in the continuing history of the nation;
- 1.2 Acknowledges the presence of historical and cultural resources of Barangay Sto. Rosario and adjacent *barangays*: San Nicolas, Lourdes Sur, San Jose, Sto. Cristo and Pulungbulu;
- 1.3 Realizes the need to continually identify, preserve, and maintain its remaining built heritage structures and historic sites for the purpose of enhancing the full potential of Angeles City;
- 1.4 Acknowledges its duty to instill among future generations of
- 1.5 Encourages private sector participation in all efforts to preserve and create awareness of the historical and cultural heritage of Angeles City.

**SECTION 2. Definition of Terms.** – *For purposes of this Ordinance, the following terms shall be defined as follows:*

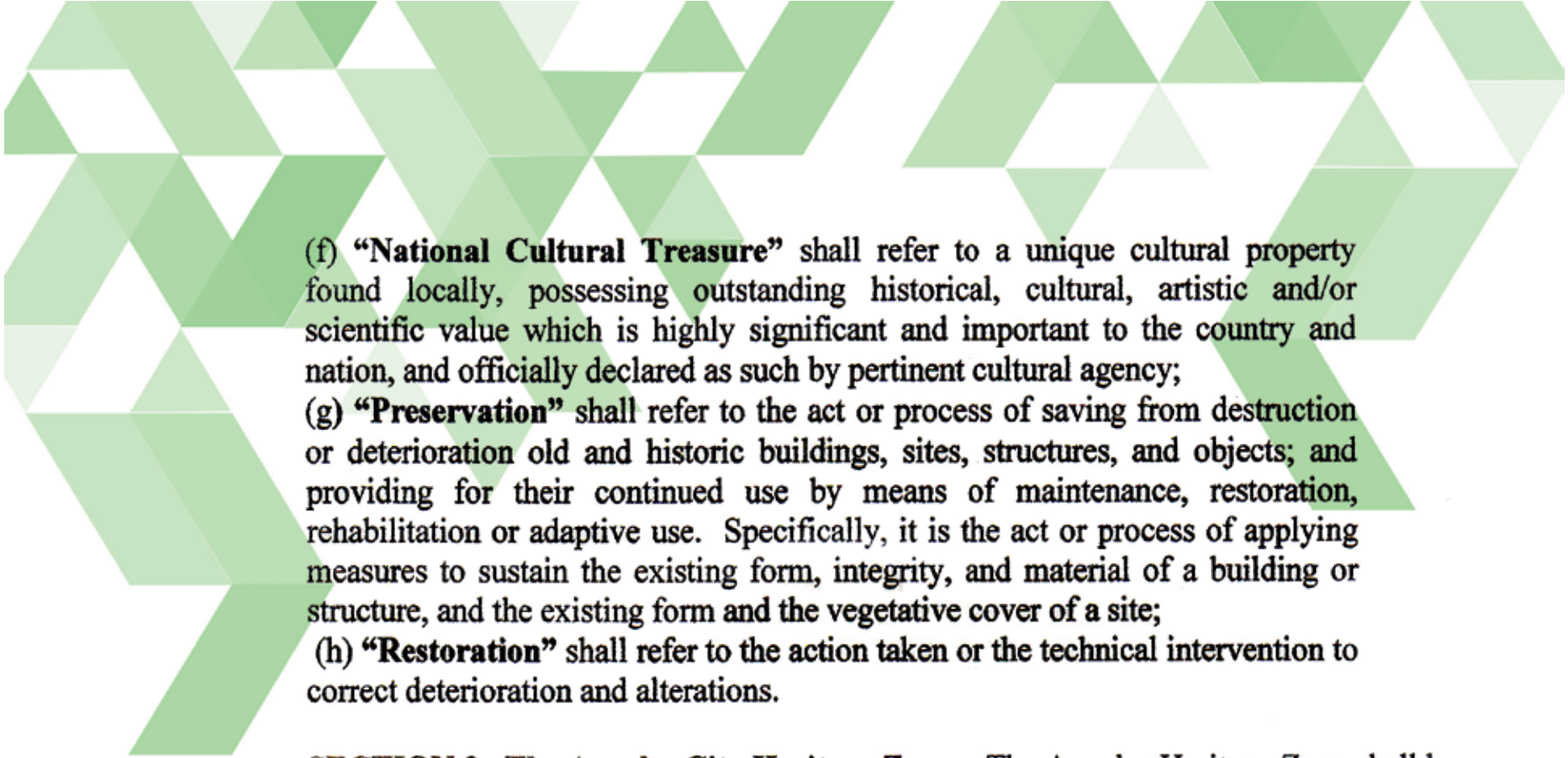
(a) **“Built Heritage”** shall refer to architectural and engineering structures such as, but not limited to, bridges, government buildings, houses of ancestry, traditional dwellings, quartels, train stations, lighthouses, small ports, educational, technological and industrial complexes, and their settings, and landscapes with notable historical and cultural significance;

(b) **“Conservation”** shall refer to all the processes and measures of maintaining the cultural significance of a cultural property including, but not limited to, preservation, restoration, reconstruction, protection, adaptation or any combination thereof;

(c) **“Cultural Heritage”** shall refer to the totality of cultural property preserved and developed through time and passed on to posterity;

(d) **“Heritage Zone”** shall refer to historical, anthropological, archaeological, artistic geographical areas and settings that are culturally significant to the country, as declared by the National Museum and/or the National Historical Commission of the Philippines;

(e) **“Important Cultural Property”** shall refer to a cultural property having exceptional cultural, artistic and historical significance to the Philippines, as shall be determined by the National Museum and/or National Historical Commission of the Philippines;

- 
- (f) **“National Cultural Treasure”** shall refer to a unique cultural property found locally, possessing outstanding historical, cultural, artistic and/or scientific value which is highly significant and important to the country and nation, and officially declared as such by pertinent cultural agency;
  - (g) **“Preservation”** shall refer to the act or process of saving from destruction or deterioration old and historic buildings, sites, structures, and objects; and providing for their continued use by means of maintenance, restoration, rehabilitation or adaptive use. Specifically, it is the act or process of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form and the vegetative cover of a site;
  - (h) **“Restoration”** shall refer to the action taken or the technical intervention to correct deterioration and alterations.

**SECTION 3. The Angeles City Heritage Zone** – The Angeles Heritage Zone shall be comprised of all lots adjacent to and bounded by the following streets, and future areas to be determined notwithstanding:

- (a) Dalan Sto. Rosario (from Dalan Rizal to Dalan Joaquin)
- (b) Dalan Sto. Entierro (from Dalan Sto. Rosario to Dalan Kuliat)
- (c) Dalan Lakan Dula (from Dalan Sto Rosario to Dalan De Jesus)
- (d) Dalan De Miranda (from Dalan Lakan Dula to Dalan Rizal)
- (e) Dalan Nepomuceno (from Dalan Lakandula to Dalan Sto. Entierro)

**SECTION 4. Classification and Declaration of Built Heritage in Angeles City--**

The different built heritage and historical structures and sites over fifty (50) years of age, which include private residences, buildings and other edifices, monuments, streets and bridges, may be declaration as City Cultural Property or City Historical Sites, its boundaries as core zone and a buffer zone is created with a one hundred (100) meter distance from the boundaries of the core zone.

(a) **City Cultural Property** – those structures, edifices or places that are of strong cultural, architectural and social significance, or those whose owners have achieved an enduring contribution toward the enrichment of Filipino cultural heritage; that stand out as monuments to the artistry, craftsmanship and industry of Filipino artisans and laborers who were responsible for their construction and

(b) **City Historical Sites** – those structures, edifices or places that are of city historical significance, strongly associated with important historical events and illustrious individuals, or properties which were the sites of first establishments in Angeles City, such as the site where the first school was built, first commercial houses, etc.; serve as mute witnesses to the heroic spirit of the Filipinos of yesteryears;

**SECTION 4.2** The zoning classification of such declared property shall be changed to Heritage Zone. A property classified as Heritage Zone shall be granted incentives as provided therein

Other structures that do not fall under the above-mentioned classification shall be classified as follows:

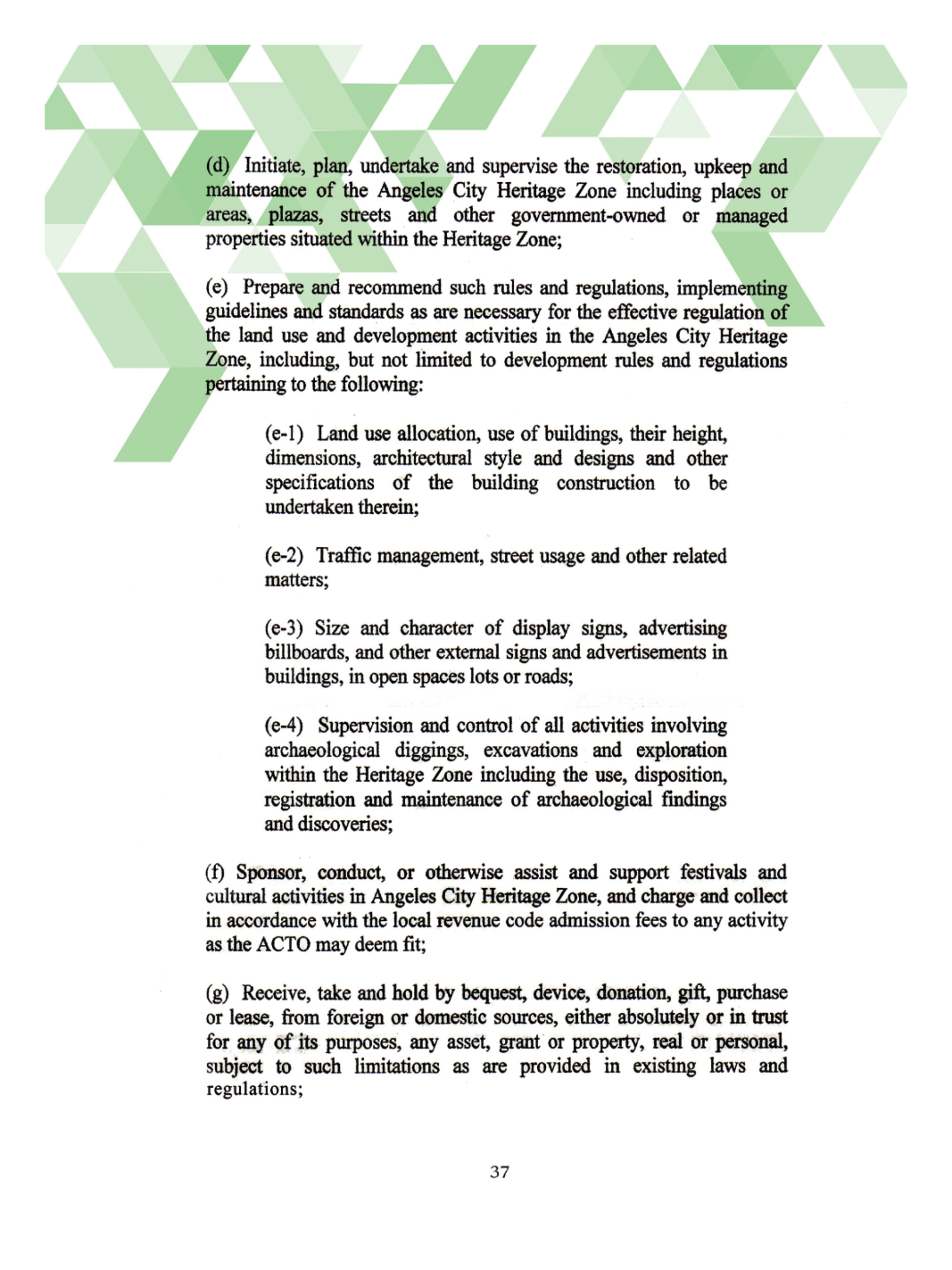
- (c) **Conforming Structure** – a structure or edifice that follows the architecture prevalent during the Spanish and American colonial periods;
- (d) **Non-Conforming Structure** – a structure that is of no architectural, cultural, historical and cultural significance to Angeles City;

**SECTION 5. Heritage Zone Governing Body** -- The Angeles City Tourism Office shall oversee the Angeles City Heritage Zone. The ACTO shall primarily be responsible for administration of the heritage zone in Angeles City and the orderly preservation, restoration and development of the cultural and historical built heritage within the area.

Furthermore, the ACTO may invite to sit in their meetings as resource persons, any person or organization, such as but not limited to: the National Historical Commission of the Philippines; the National Museum, the City Planning & Development Office, the City Engineer's Office, the Angeles City Traffic Enforcement Management Office; Angeles City Tourism Council, Culture & Arts Council of Angeles, Kuliat Foundation Inc. and Barangay Officials from Sto. Rosario, San Jose, San Nicolas, Lourdes Sur, Sto. Cristo and Pulungbulu.

**SECTION 5.1 Powers and Functions.** The Angeles City Tourism Office shall be responsible for the policies and activities of the Angeles City Heritage Zone. The Executive Director shall report to the ACTO and shall be delegated such authority as the ACTO may decide. To carry out its mandates, the ACTO shall exercise the following powers and functions:

- (a) Recommend the boundary of the Heritage Zone specifically streets, sites and structures not specified in the identified geographical area but are deemed historically important;
- (b) Identify and recommend for declaration as City Cultural Property built heritage found in Angeles City based on implementing rules and regulations, including established scientific method of heritage research. i.e. cultural mapping;
- (c) Assist in the formulation of policies and the implementation of all programs, projects and activities of the local government affecting or relating to the Angeles City Heritage Zone;



**(d) Initiate, plan, undertake and supervise the restoration, upkeep and maintenance of the Angeles City Heritage Zone including places or areas, plazas, streets and other government-owned or managed properties situated within the Heritage Zone;**

**(e) Prepare and recommend such rules and regulations, implementing guidelines and standards as are necessary for the effective regulation of the land use and development activities in the Angeles City Heritage Zone, including, but not limited to development rules and regulations pertaining to the following:**

**(e-1) Land use allocation, use of buildings, their height, dimensions, architectural style and designs and other specifications of the building construction to be undertaken therein;**

**(e-2) Traffic management, street usage and other related matters;**

**(e-3) Size and character of display signs, advertising billboards, and other external signs and advertisements in buildings, in open spaces lots or roads;**

**(e-4) Supervision and control of all activities involving archaeological diggings, excavations and exploration within the Heritage Zone including the use, disposition, registration and maintenance of archaeological findings and discoveries;**

**(f) Sponsor, conduct, or otherwise assist and support festivals and cultural activities in Angeles City Heritage Zone, and charge and collect in accordance with the local revenue code admission fees to any activity as the ACTO may deem fit;**

**(g) Receive, take and hold by bequest, device, donation, gift, purchase or lease, from foreign or domestic sources, either absolutely or in trust for any of its purposes, any asset, grant or property, real or personal, subject to such limitations as are provided in existing laws and regulations;**

**SECTION 6. Fiscal Benefits and other Incentives** -- The ACTO, in consultation with the *Sangguniang Panlungsod* or any other local government entity and subject to the approval of the Mayor, shall extend tax and investment incentives and other forms of incentives to industries and enterprises established in Heritage Zone in accordance with the Heritage Zone Development Plan: Provided, that the industries to be allowed to operate in Heritage Zone shall be limited to those that are consistent and compatible with the cultural and historical character of Heritage Zone and shall furthermore not be the source of air, noise, water or other types of pollution.

**SECTION 7. Rule Making Functions** – The ACTO shall promulgate such rules and regulations as may be necessary to implement this Ordinance and to enforce the policies, orders and resolutions of the ACTO. These rules and regulations shall be signed and promulgated by the ACTO and shall take effect Fifteen (15) days after its promulgation once in at least two newspapers of general circulation.

**SECTION 8. Effectivity of Decisions of the ACTO** – Any decision, order or ruling by the ACTO in any application, complaint or issue filed or brought before it shall become final and executory after the lapse of fifteen (15) days from its receipt by the affected party. It is appealable only to the City Mayor whose decision shall be final.

**SECTION 9. Visitorial Powers** – The ACTO, through its authorized officer or representative shall have the power to conduct an ocular inspection of any ongoing construction or existing building or structure to determine whether the development or activity conforms to the use, standards and specifications prescribed by the government. Any violation of such specifications provided for in its rules and regulations shall be dealt in accordance with law.

**SECTION 10. Authority to Organize Inter-Agency Committee** – The ACTO or its designated representative upon approval of the City Mayor is hereby authorized to organize and convene an inter-agency committee or committees with representative coming from the appropriate government agencies and private entities to serve as consultative or recommendatory bodies on such matters as the ACTO may deem necessary.

**SECTION 11. Deputation of Officials** – The ACTO may deputize upon the approval of the City Mayor any official or agency of the government to perform any of its specific functions or activities.

**SECTION 12. Funding** - The funds for the proper implementation of this ordinance may come from the 20% Local Development Fund of the Local Government of Angeles.

**SECTION 13. Penalties**

(a) A fine of Five Thousand (Php5,000.00) pesos or imprisonment of one (1) year shall be imposed, or both in the discretion of the court, for violation of this Ordinance or any of the policies, orders, rules and regulations promulgated by it or any of the terms and conditions provided for in the permit or license granted by it. This shall be without prejudice to any administrative fines and penalties that the ACTO may prescribe in its rules and regulations, including the revocation or cancellation of location or construction permit and the suspension



**SECTION 14. Transfer of Responsibilities and Functions** – The responsibilities and functions issued to the Angeles Heritage District Working Committee constituted by the City Mayor under Executive Order 36 is transferred to the ACTO.

The administration of the Angeles City Heritage Zone is hereby transferred to the ACTO. All proposed transactions affecting private properties within heritage zone shall be registered with the ACTO.

**SECTION 15. Repealing Clause** – All local executive orders, ordinances, policies and regulations found inconsistent with this are hereby repealed or modified accordingly.

If, for any reason or reasons, any part or provisions of the Ordinance shall be held to be unconstitutional or invalid, other parts or provisions hereof which are not affected thereby shall continue to be in full force and effect.

**SECTION 16. Effectivity Clause** – This ordinance shall take effect immediately after the satisfaction of the required publication for three (3) consecutive weeks in a newspaper on general circulation in the Province of Pampanga.

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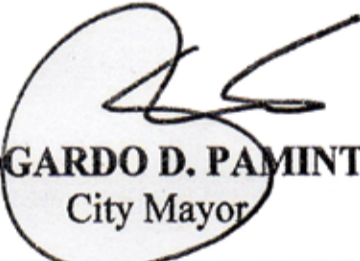
Sponsored by Councilors **Maricel G. Morales and Edgardo D. Pamintuan, Jr.**  
Seconded by Councilors Alexander P. Indiongco, Danica A. Lacson and  
Carlito M. Ganzon

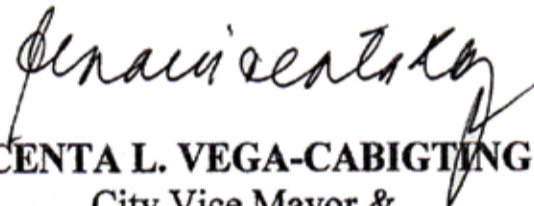
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UNANIMOUSLY APPROVED by the Members Present: Councilors Jericho G Aguas, Arvin M. Suller, Bryan Matthew C. Nepomuceno, Danica A. Lacson, Maricel G Morales, Edgardo D. Pamintuan Jr, Alexander P. Indiongco, Maximo L. Sangil, Amos B Rivera and Carlito M. Ganzon during Regular Session No. 29, held on September 8, 2015.

Approved by His Honor, the City Mayor on SEPTEMBER 15, 2015

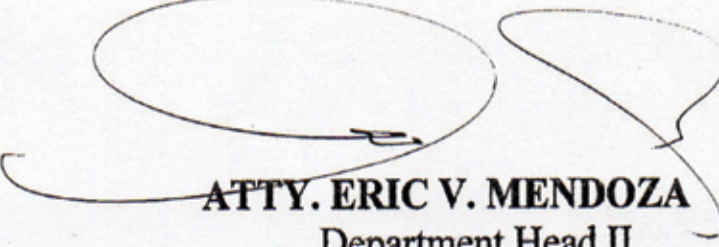
APPROVED:

  
**EDGARDO D. PAMINTUAN**  
City Mayor

  
**MA. VICENTA L. VEGA-CABIGTING**  
City Vice Mayor &  
Presiding Officer

ATTESTED:

  
**LEONARDO KIRK I. GALANZA**  
Executive Assistant V

  
**ATTY. ERIC V. MENDOZA**  
Department Head II  
City Secretary



*Ing Ritwal ning  
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# *Implementing Rules and Regulations*





Republic of the Philippines  
City Of Angeles  
16<sup>th</sup> SANGGUNIANG PANLUNGSOD

RESOLUTION NO. 7346, S-2016  
(PR-690-01-16)  
WITH AMENDMENT RESOLUTION NO. 7393, S-2016  
**THE IMPLEMENTING RULES AND REGULATIONS OF  
THE ANGELES CITY HERITAGE ZONE**

*(Introduced by Councilor Maricel G. Morales)*

Pursuant to Sangguniang Panglungsod Ordinance No. 378, S-2015 (PO-662-11-11), Angeles City hereby adopts and promulgates the following implementing rules and regulations in coordination with other government agencies concerned.

**RULE I**

**TITLE, PURPOSE AND CONSTRUCTION**

**SECTION 1. Short Title** – These rules shall be known as the Implementing Rules and Regulations of Ordinance No. 378, S-2015 (PO-662-11-11)

**SECTION 2. Purpose** – These rules are promulgated to prescribe the procedures and guidelines for the implementation of Ordinance No. 378, S-2015 (PO-662-11-11) in order to facilitate compliance therewith and to achieve the objectives thereof.

**SECTION 3. Construction** – These rules shall be construed and applied in accordance with, and in furtherance of the policies and objectives of the law. In case of conflict or ambiguity, which may arise in the implementation of these Rules, the Angeles City Tourism Office shall issue the necessary clarification. In case of doubt, the same shall be construed liberally and in favour of the Constitutional directives to foster preservation, enrichment and dynamic evolution of a Filipino culture.

**RULE II**

**DECLARATION OF POLICY**

**SECTION 4. Declaration of Policy.** – It is hereby declared to be the policy of the Angeles City local government to conserve, promote and maintain for posterity all historical and cultural built heritage found within Angeles City, pursuant to the Philippine Constitution that mandates that all historic wealth constitutes the cultural treasure of the land and shall be under the protection of the State which may regulate its use and disposition.

Moreover, Angeles City:

- 1.1 Recognizes that it has a pivotal role in the continuing history of the nation;
- 1.2 Acknowledges the presence of historical and cultural resources of Barangay Sto. Rosario and adjacent *barangays*: San Nicolas, Lourdes Sur, San Jose, Sto. Cristo and Pulungbulu;
- 1.3 Realizes the need to continually identify, preserve, and maintain its remaining built heritage structures and historic sites for the purpose of enhancing the full potential of Angeles City;

1.4 Acknowledges its duty to instil among future generations of Angeles and the nation as a whole, the need to preserve and value its built historical and cultural heritage;

1.5 Encourages private sector participation in all efforts to preserve and create awareness of the historical and cultural heritage of Angeles City.

### **RULE III GOVERNING RULES**

#### **SECTION 5. Governing Rules - National & Local Laws, Regulations, Orders**

The following shall be the governing rules of this ordinance:

- a. 1987 Philippine Constitution
- b. Local Government Code (RA 7160)
- c. National Building Code (PD 1096)
- d. National Cultural Heritage Act of 2009 (RA 10066)
- e. Cultural Properties Preservation and Protection Act (PD 374)
- f. National Commission for Culture and the Arts (RA 7356)
- g. Monuments, Historical Markers and Plaques (RA 841)
- h. Cultural Properties Protection Act (RA 4846)
- i. Comprehensive Land Use Plan Policy Framework of Angeles City

#### **SECTION 6. Definition of Terms**

For purposes of this Ordinance, the following terms shall be defined as follows:

(a) **“Built Heritage”** shall refer to architectural and engineering structures such as, but not limited to, bridges, government buildings, houses of ancestry, traditional dwellings, quartels, train stations, lighthouses, small ports, educational, technological and industrial complexes, and their settings, and landscapes with notable historical and cultural significance;

(b) **“Conservation”** shall refer to all the processes and measures of maintaining the cultural significance of a cultural property including, but not limited to, preservation, restoration, reconstruction, protection, adaptation or any combination thereof;

(c) **“Cultural Heritage”** shall refer to the totality of cultural property preserved and developed through time and passed on to posterity;

(d) **“Heritage Zone”** shall refer to historical, anthropological, archaeological, artistic geographical areas and settings that are culturally significant to the country, as declared by the National Museum and/or the National Historical Commission of the Philippines;

(e) **“Important Cultural Property”** shall refer to a cultural property having exceptional cultural, artistic and historical significance to the Philippines, as shall be determined by the National Museum and/or National Historical Commission of the Philippines; any structure 50 years old is presumed to be an Important cultural property

(f) **“National Cultural Treasure”** shall refer to a unique cultural property found locally, possessing outstanding historical, cultural, artistic and/or

(f) **“National Cultural Treasure”** shall refer to a unique cultural property found locally, possessing outstanding historical, cultural, artistic and/or scientific value which is highly significant and important to the country and nation, and officially declared as such by pertinent cultural agency;

(g) **“Preservation”** shall refer to the act or process of saving from destruction or deterioration old and historic buildings, sites, structures, and objects; and providing for their continued use by means of maintenance, restoration, rehabilitation or adaptive use. Specifically, it is the act or process of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form and the vegetative cover of a site;

(h) **“Restoration”** shall refer to the action taken or the technical intervention to correct deterioration and alterations.

## **SECTION 7. The Angeles City Heritage Zone**

**SECTION 7.1** The Angeles Heritage Zone shall be comprised of all lots adjacent to and bounded by the following streets, and future areas to be determined notwithstanding:

- (a) Dalan Sto. Rosario (from Dalan Teresa to Dalan Lakandula);
- (b) Dalan Sto. Entierro (from Dalan Sto. Rosario to Dalan Miranda);
- (c) Dalan Lakan Dula (from Dalan Sto Rosario to Dalan De Miranda);
- (d) Dalan De Miranda (from Dalan Lakan Dula to Dalan Sto. Entierro);
- (e) Dalan Nepomuceno from Dalan Lakan Dula to Dalan Sto. Entierro).”

**SECTION 7.2** All built heritage as well as all other establishments, private residences and persons within the boundaries of the Angeles City Heritage Zone are subject to the rules and regulations of this ordinance.



**SECTION 8. Heritage Zone Governing Body**

The Angeles City Tourism Office shall oversee the Angeles City Heritage Zone. The ACTO shall primarily be responsible for administration of the heritage zone in Angeles City and the orderly preservation, restoration and development of the cultural and historical built heritage within the area.

Furthermore, the ACTO may invite to sit in their meetings as resource persons, any person or organization, such as but not limited to: the National Historical Commission of the Philippines; the National Museum, the City Planning & Development Office, the City

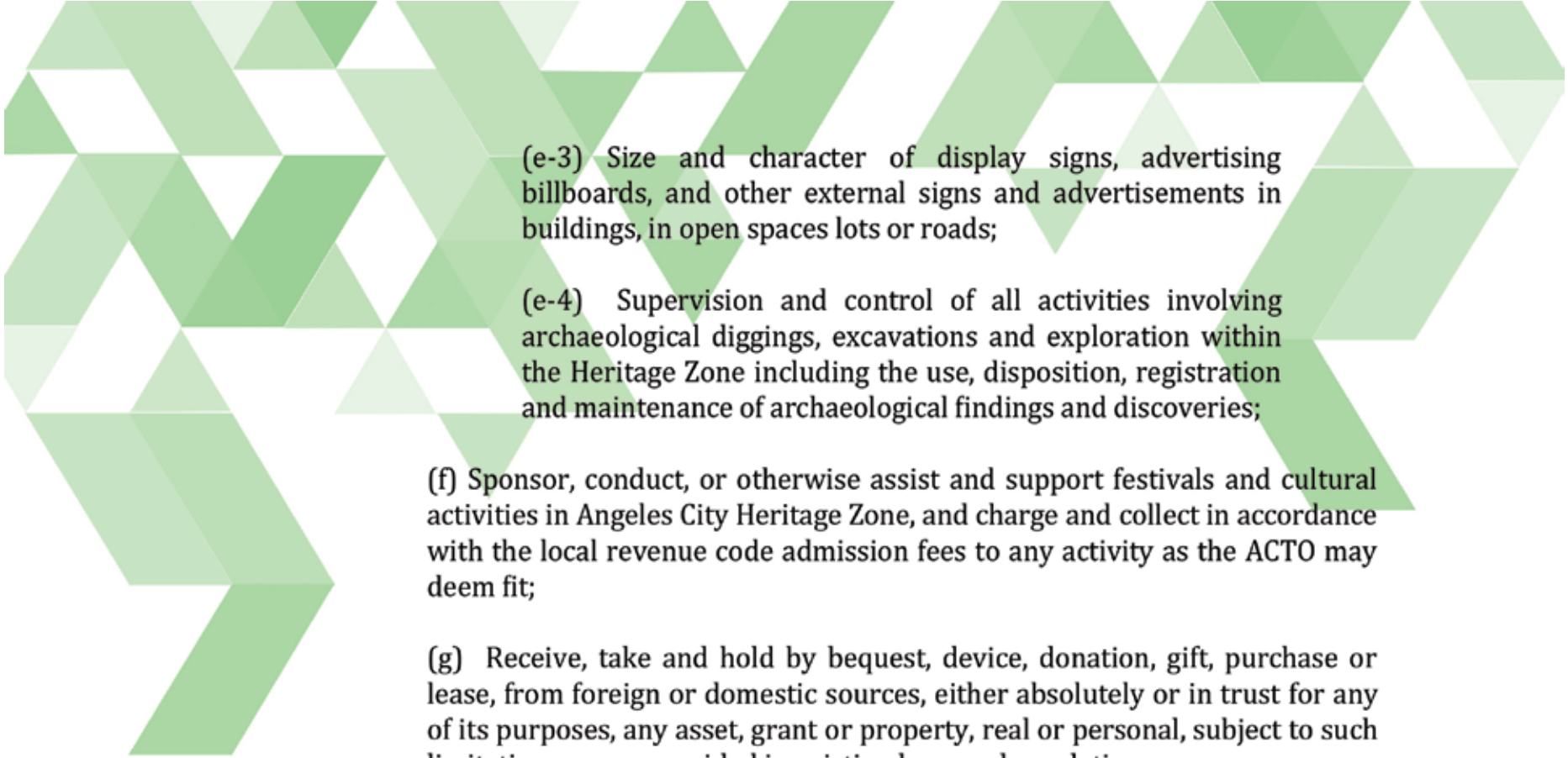
Engineer's Office, the Angeles City Traffic Enforcement Management Office; Angeles City Tourism Council, Culture & Arts Council of Angeles, Kuliat Foundation Inc. and Barangay Officials from Sto. Rosario, San Jose, San Nicolas, Lourdes Sur, Sto. Cristo and Pulungbulu.

**SECTION 8.1** The Angeles City Tourism Office shall appoint an Executive Director who will have a term of office that is co-terminus with the appointing power. The ACTO may constitute various committees to advise them on the formulation and implementation of all policies within its authority

**SECTION 8.2** Powers and Functions. The Angeles City Tourism Office shall be responsible for the policies and activities of the Angeles City Heritage Zone. The Executive Director shall report to the ACTO and shall be delegated such authority as the ACTO may decide. To carry out its mandates, the ACTO shall exercise the following powers and functions:

- (a) Recommend the boundary of the Heritage Zone specifically streets, sites and structures not specified in the identified geographical area but are deemed historically important;
- (b) Identify and recommend for declaration as City Cultural Property built heritage found in Angeles City based on implementing rules and regulations, including established scientific method of heritage research. i.e. cultural mapping;
- (c) Assist in the formulation of policies and the implementation of all programs, projects and activities of the local government affecting or relating to the Angeles City Heritage Zone;
- (d) Initiate, plan, undertake and supervise the restoration, upkeep and maintenance of the Angeles City Heritage Zone including places or areas, plazas, streets and other government-owned or managed properties situated within the Heritage Zone;
- (e) Prepare and recommend such rules and regulations, implementing guidelines and standards as are necessary for the effective regulation of the land use and development activities in the Angeles City Heritage Zone, including, but not limited to development rules and regulations pertaining to the following:
  - (e-1) Land use allocation, use of buildings, their height, dimensions, architectural style and designs and other specifications of the building construction to be undertaken therein;
  - (e-2) Traffic management, street usage and other related matters;





(e-3) Size and character of display signs, advertising billboards, and other external signs and advertisements in buildings, in open spaces lots or roads;

(e-4) Supervision and control of all activities involving archaeological diggings, excavations and exploration within the Heritage Zone including the use, disposition, registration and maintenance of archaeological findings and discoveries;

(f) Sponsor, conduct, or otherwise assist and support festivals and cultural activities in Angeles City Heritage Zone, and charge and collect in accordance with the local revenue code admission fees to any activity as the ACTO may deem fit;

(g) Receive, take and hold by bequest, device, donation, gift, purchase or lease, from foreign or domestic sources, either absolutely or in trust for any of its purposes, any asset, grant or property, real or personal, subject to such limitations as are provided in existing laws and regulations;

### **SECTION 9. Classification and Declaration of Built Heritage in Angeles City**

Republic Act No. 10066 provides that all built structures over fifty (50) years of age, which include private residences, buildings and other edifices, monuments, streets and bridges are presumed to be an Important Cultural Property. In addition, Angeles City through the *Sanguniang Panglungsod* may declare built heritage as City Cultural Property or City Historical Site, its boundaries as core zone and a buffer zone is created within a one hundred (100) meter distance from the boundaries of the core zone.

- a) City Cultural Property – those structures, edifices or places that are of strong cultural, architectural and social significance, or those whose owners have achieved an enduring contribution towards the enrichment of Filipino cultural heritage; that stand out as monuments to the artistry, craftsmanship and industry of Filipino artisans and laborers who were responsible for their construction.
- b) City Historical Site – those structures, edifices or places that are of city historical significance, strongly associated with important historical events and illustrious individuals, or properties which were the sites of first establishments in Angeles City, such as the site where the first school was built, first commercial houses, etc.; serve as mute witnesses to the heroic spirit of the Filipinos of yesteryears.

**SECTION 9.1** Built heritage explicitly declared as National cultural treasures, Important cultural property, World heritage sites, National historical shrine, National historical monument; and National historical landmark by the National Museum or the National Historical Commission of the Philippines shall be automatically considered a City Cultural Property or a City Historical Site.

**SECTION 9.2** A declaration of a City Cultural Property or a City Historical Site shall commence upon the filing of a petition by the owner, stakeholder or any

interested person, with the Angeles City Tourism Office, which shall refer the matter to the *Sanguniang Panglungsod*; delisting shall follow same procedure.

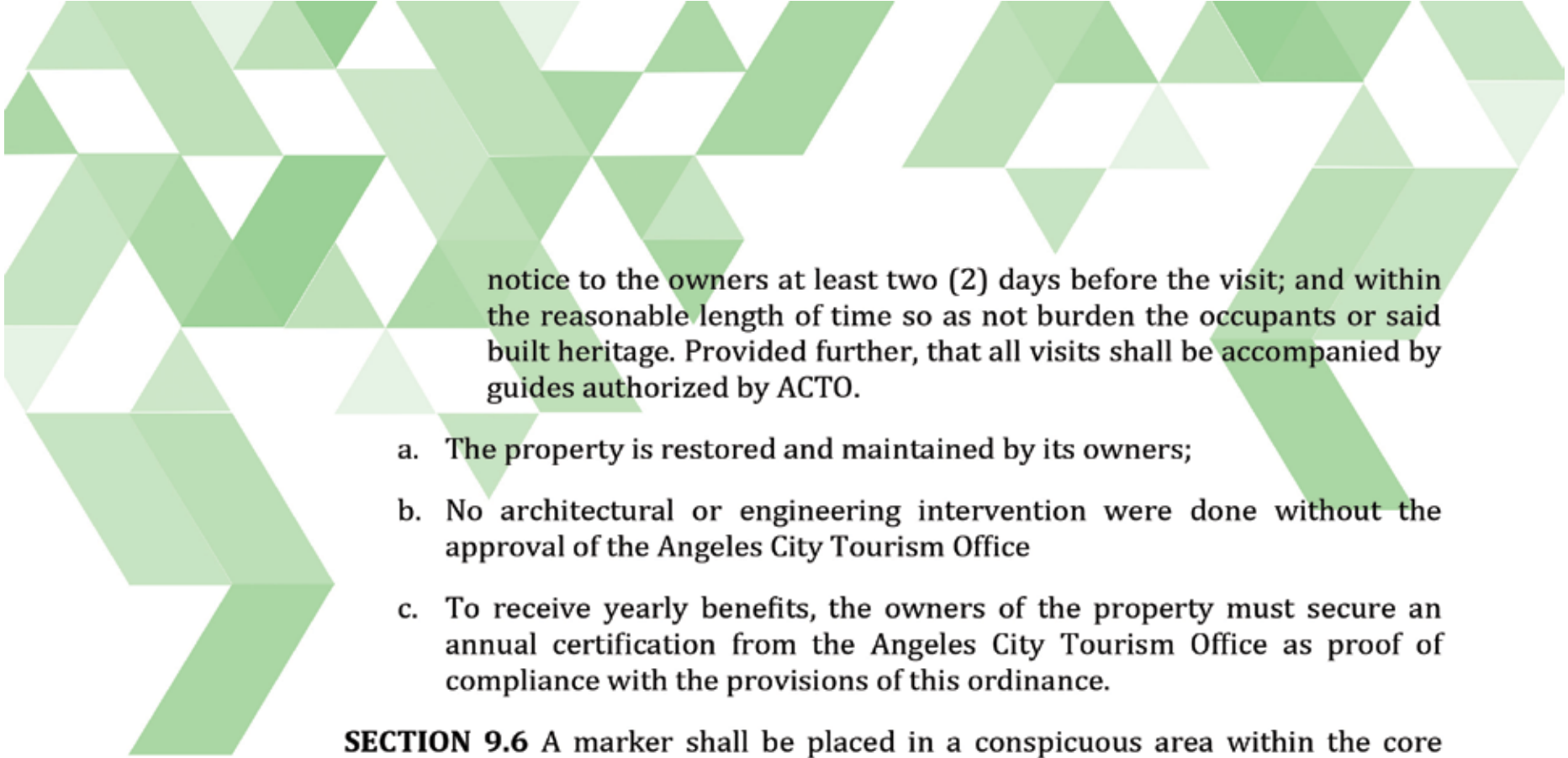
- a. Upon verification of the suitability of the property as a City Cultural Property or a City Historical Site, the *Sanguniang Panglungsod* shall send notice of hearing to the owner and stakeholders. Stakeholders including, but not limited to, local government units, local culture and arts council, local tourism councils, non-government conservation organizations, and schools, may be allowed to file their support or opposition to the petition;
- b. The owner and/or other stakeholders shall file their position paper within fifteen (15) days from receipt of the notice of hearing, furnishing all the parties, including the appropriate cultural agency, with such position paper. Extensions may be allowed, but in no case shall it exceed more than thirty (30) days;
- c. The petitioner/stakeholder shall give their answer within fifteen (15) days upon receipt of any position paper. Thereafter, no further submissions shall be allowed; and
- d. The *Sanguniang Panglungsod* shall have a maximum of ninety (90) days from the deadline of the submission of all the answers within which to submit its resolution and render its decision on the application.

**SECTION 9.3** The application for declaration must include copy of Transfer Certificate of Title (TCT), name of the built heritage, location, background information including significance of the property, area, copy of TCT, location map, building plans specific with its boundaries, past photos preferably during the time it was built as well as present photos.

**SECTION 9.4** The lot where the property or site stands does not constitute inclusion as core zone. However, a gated wall which is also 50 years old may be included. The buffer zone shall be measured beginning from the boundaries of the declared City Cultural Property or City Historical Site with fifty (50) meters distance on all sides.

**SECTION 9.5** Upon official declaration the *Sanguniang Panglungsod* shall direct the City Assessors Office and other concerned government agencies to reclassify the zoning classification of such declared property to Heritage. A property classified as Heritage shall be granted tax reliefs as provided therein Section 19 of this ordinance with the following conditions:

- a. The property is opened to tourists/visitors. However, in order to protect the privacy, ensure the protection of the property owners and secure the herein structures: ACTO shall coordinate in advance with the said property owners the time and purpose for which the place would be used, the people to visit and the length of time for which said visitors are staying in the area. Provided, however, that such visit would be within the usual office business hours only; with formal



notice to the owners at least two (2) days before the visit; and within the reasonable length of time so as not burden the occupants or said built heritage. Provided further, that all visits shall be accompanied by guides authorized by ACTO.

- a. The property is restored and maintained by its owners;
- b. No architectural or engineering intervention were done without the approval of the Angeles City Tourism Office
- c. To receive yearly benefits, the owners of the property must secure an annual certification from the Angeles City Tourism Office as proof of compliance with the provisions of this ordinance.

**SECTION 9.6** A marker shall be placed in a conspicuous area within the core zone of such declared City Cultural Property or a City Historical Site

**SECTION 9.7** It shall be unlawful for any person or entity to modify, alter, renovate, destroy, demolish, damage, undertake construction or real estate development, including government infrastructure projects, within the core and buffer zones without the prior consent of the *Sangguniang Panlungsod* through a City Resolution. If the offender is a corporation, organization or a political subdivision, its chief executive, its responsible officers and/or employees directly participating in violation of this ordinance shall be held criminally liable as provided by Section 25. A written letter of request must be sent addressed to the chairperson of the committee on culture and arts of the *Sangguniang Panlungsod* through the Angeles City Tourism Office Executive Director for Heritage. Such letter must be acted upon within 90 days from receipt by the *Sangguniang Panlungsod*.

Other structures that do not fall under the above-mentioned classification shall be classified as follows:

- c) Conforming Structure – a structure located within the Heritage Zone that is less than 50 years old but follows the architecture prevalent during the Spanish and American colonial periods;
- d) Non-conforming structure – a structure located within the Heritage Zone that is of no architectural, cultural and historical significance to Angeles City.

## **SECTION 10. Programs, Projects and Activities**

**SECTION 10.1** The following private or government organized activities must request a permit from the Angeles City Tourism Office addressed to the Executive Director of the Angeles City Heritage Zone, ACTO may have the authority to grant or reject a request:

- a. those that require street closures
- b. those that will create side-walk obstruction
- c. any activity that may expect a huge crowd
- d. those that will require a sound system that would be heard outside of own establishment or private residence
- e. those that will hang advertising signs in the side-walk, bridge and any public area

**SECTION 10.2** Loud music played in public areas within the Angeles Heritage Zone preferably must be Original Filipino Music (OPM) or is appropriate and decent. A list of songs that would be played must be submitted together with the request for a permit. They must also not interrupt any on-going Church services.

**SECTION 10.3** Public events are encouraged not to serve intoxicating food and beverage. The Angeles Heritage Zone is a place of peace and such food and beverage may bring about unsuitable behaviour.

**SECTION 10.4** Establishments that are located within the buffer zone of the Holy Rosary Parish Church are requested to turn off the external lights specifically the business identifications and advertising signs of their establishments during cultural, religious and social activities.

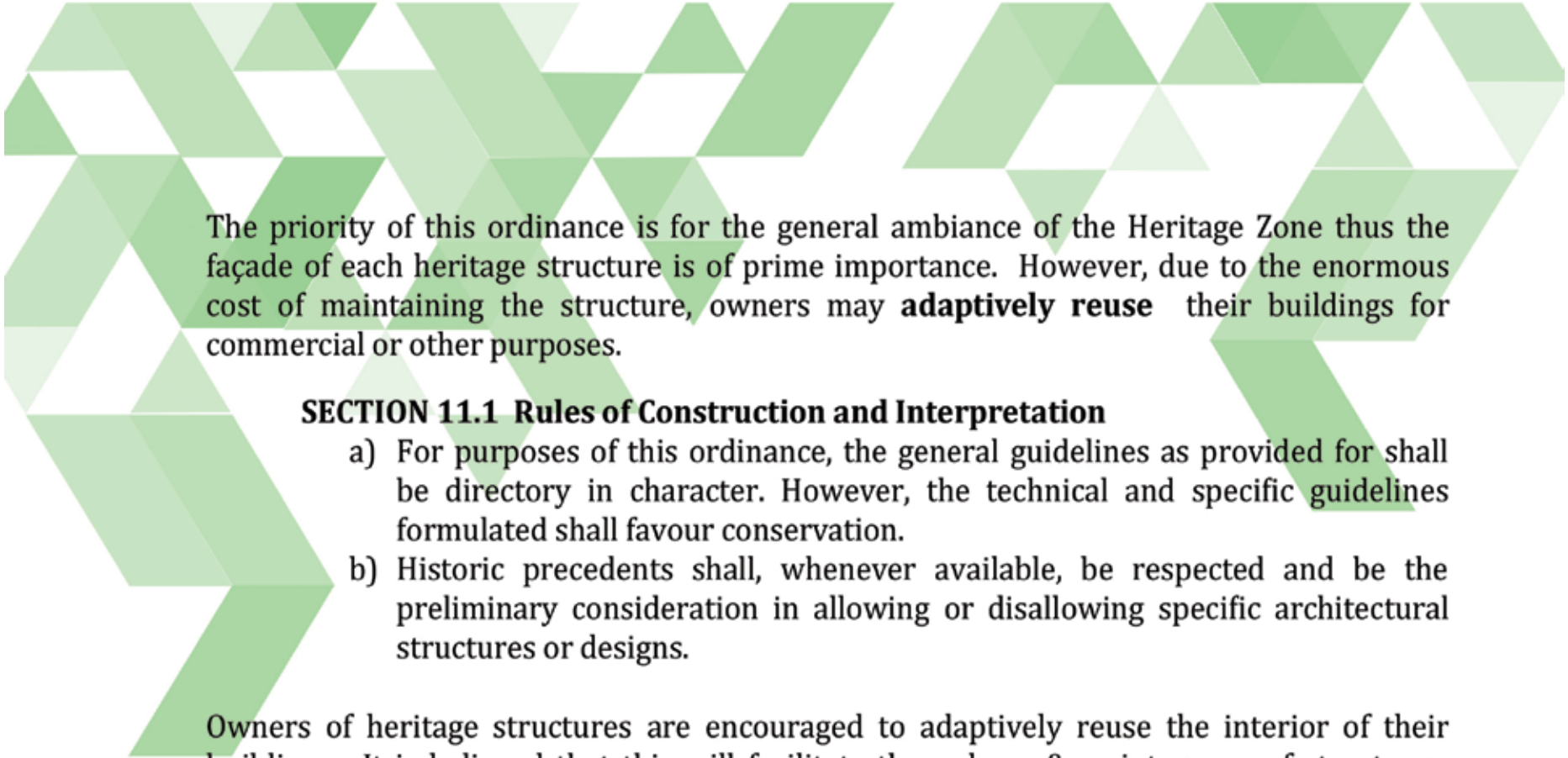
**SECTION 10.5** ACTO may charge and collect in accordance with the local revenue code admission fees to any festivals and cultural activities as it may deem fit

**SECTION 10.6 Penalty** The individual(s), owner/proprietor, contractor, president, manager, administrator or head of office or any responsible officer or employee thereof who shall be found violating the provisions of this ordinance shall suffer the following penal sanction:

1. First Offense – warning
2. Second Offense – a fine in the amount of P500.00 and/or imprisonment of one (1) day or both at the discretion of the proper court;
3. Third Offense – a fine in the amount of P1000.00 and/or imprisonment of three (3) days or both at the discretion of the proper court

## **SECTION 11. Restoration, Upkeep and Maintenance**

Most heritage structures in the Angeles Heritage Zone fall under two themes. One group are those built before the turn of the 20<sup>th</sup> century: Filipino-Spanish (1800's). These are structures that are often called "*Bahay na bato*". They are 2-storey structures with the ground floor wall made from *labranza* (porus stone made of sand) usually these were mined from Porac or Sapangbato. The second floor on the other hand is primarily made of wood materials, and same-size windows are all over the building. The next set of heritage structures are those built between 1920s to the 1950s: Filipino- American. Their main characteristic is that they have large columns and their exterior wall is usually painted white or light-colored.



The priority of this ordinance is for the general ambiance of the Heritage Zone thus the façade of each heritage structure is of prime importance. However, due to the enormous cost of maintaining the structure, owners may **adaptively reuse** their buildings for commercial or other purposes.

#### **SECTION 11.1 Rules of Construction and Interpretation**

- a) For purposes of this ordinance, the general guidelines as provided for shall be directory in character. However, the technical and specific guidelines formulated shall favour conservation.
- b) Historic precedents shall, whenever available, be respected and be the preliminary consideration in allowing or disallowing specific architectural structures or designs.

Owners of heritage structures are encouraged to adaptively reuse the interior of their buildings. It is believed that this will facilitate the upkeep & maintenance of structures. However, guidelines are set to preserve the exteriors of the structures:

#### **SECTION 11.2 Guidelines for the Foundation**

The foundations of built structures shall be protected and its stability maintained. As much as possible, drilling holes or nails through the foundations is prohibited as this will weaken the structure. Foundations with slight cracking must be repaired by temporary shoring of the foundation and underpinning it with concrete; repair by re-plastering the underground wall or repair by damp-proofing. For severe or complete separation of the wall and foundation, repair by using the strap foundation technique.

#### **SECTION 11.3 Guidelines for the Flooring**

The original fabric of the structure shall be protected and maintained. If the original flooring is *piedra china*, or granite slabs, or *Machuka* tiles, this should be maintained/restored. To repair a sunken floor area to following should be done: a) note the axis of the cracking or lowered floor area, b) carefully remove materials in the affected area, c) establish the base level with the existing floor line; return material to its original position.

#### **SECTION 11.4 Guidelines for Exterior Walls and Facade**

The original architectural and house fabric should be maintained, repaired or replaced in keeping with the typology of the house. Moss/flora growing on exteriors walls, monuments, stairway steps should be property scrubbed, trimmed and removed carefully without destroying the face of the walls. Furthermore, appliquéés, embossed & engraved materials, intaglios (design or figure incised into the surface of a stone or metal; openwork; filigree on outer walls/ wrought iron fences should be properly protected. No additions like awnings, windows or any other should be added if it will destroy or cover architectural details of the heritage structure.

### **SECTION 11.5 Guidelines for Interior Walls**

Interior walls must be kept in their original state as much as possible. Hammering nails, drilling and even using tape & thumb tacks is discouraged. If the structure will be reused for other purposes, it is suggested that a double wall be put up so as not to disrupt the fabric of the structure.

### **SECTION 11.6 Guidelines for Roofing Materials**

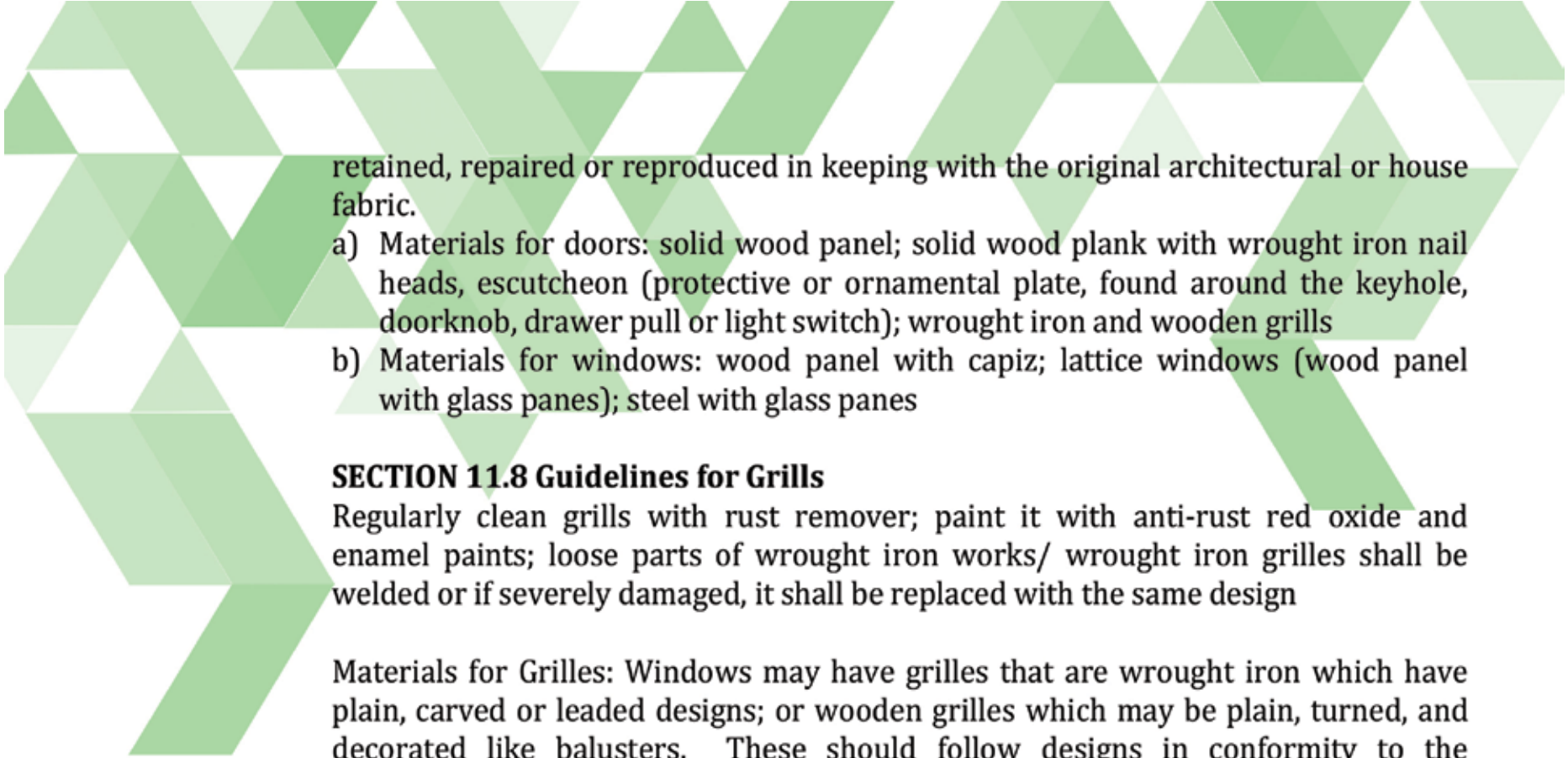
Roofs and ceilings should be retained and preserved. Their functional and decorative features which are significant to the heritage building/structure must be identified. However, only corrugated galvanized iron sheets or hierro is the recommended material allowed for heritage structures. Regular cleaning and painting roofs must be done to protect from rust. Colors of the roof that are allowed are red, rust, brown, bottle green, terra-cotta.

The following shall be observed in the repair and replacement of structural roof parts like beams, rafters, trusses and joists:

- a. Inspect and identify portions which are ravaged by termites and fungi
- b. Remove or chisel decayed portion
- c. Replace decayed portion with wood similar to the original
- d. If replacement is in direct contact with lime/plaster wall, treat it properly with commercially available chemicals such as Solignum
- e. Attach replacement using dowels made of bamboo or hard wood if iron spikes are not available
- f. If dowels are not available in joining the wood member, use commercial glue as an option
- g. Use nails and bolts only when no other option is possible or if approved by supervising engineer or architect
- h. If truss system is beyond repair, it shall be replaced with similar wood or lightweight steel, provided that the original dimensions such as height, slope and rise are upheld
- i. Missing, broken moldings and decorative elements of the ceiling may be replaced by copying the dimensions of any existing portion of the wood element and by using identical reproductions.
- j. Exterior decorative ceiling shall have air vents protected with insect screens which aesthetically conform to the architectural design and period of the structure
- k. If G.I. eaves are damaged beyond repair, these can be replaced by plywood with lace cut-outs identical to the original design from the G.I. material.

### **SECTION 11.7 Guidelines for Doors & Windows**

Periodic cleaning and application of commercially available lubricants (like WD40 or metal polishers) are required for metal hardware while regular buffing with a soft clean cloth & natural oil for wood is required. Doors and windows shall be



retained, repaired or reproduced in keeping with the original architectural or house fabric.

- a) Materials for doors: solid wood panel; solid wood plank with wrought iron nail heads, escutcheon (protective or ornamental plate, found around the keyhole, doorknob, drawer pull or light switch); wrought iron and wooden grills
- b) Materials for windows: wood panel with capiz; lattice windows (wood panel with glass panes); steel with glass panes

#### **SECTION 11.8 Guidelines for Grills**

Regularly clean grills with rust remover; paint it with anti-rust red oxide and enamel paints; loose parts of wrought iron works/ wrought iron grilles shall be welded or if severely damaged, it shall be replaced with the same design

Materials for Grilles: Windows may have grilles that are wrought iron which have plain, carved or leaded designs; or wooden grilles which may be plain, turned, and decorated like balusters. These should follow designs in conformity to the structure's period.

#### **SECTION 11.9 Guidelines for Paints**

The original exterior and interior finishes and its functional and decorative features that are significant in defining its historic character, must be identified, reproduced or maintained. If no paint is on the walls then this should be preserved.

Popular colors found in ancestral houses during the 19<sup>th</sup> century which may serve as guidelines are:

- a) Hardwood in its natural color, varnished with a clear flat finish
- b) Natural stone color
- c) White/off-white
- d) Bone/ ivory / beige
- e) Yellow ochre
- f) Medium blue to light blue
- g) Bottle green to light olive green

The following shall be observed in painting the interior of the building:

- a) Document existing interior paint designs such as geometric, floral, trompe l'oeil ( a drawing or painting in which objects are rendered in extremely fine detail to emphasize the illusion of tactile & spatial qualities)
- b) Ideally, before repainting the interior, carefully peel the layers of paint to find the original pigments. It is recommended that the original colors are followed.

#### **SECTION 11.10 Guidelines for Electrical Systems**

All electrical wiring, switches, outlets should be upgraded to follow the Standards of the Philippines Electrical Code.

- a) Use appropriate type of wiring applicable to the building's usage
- b) Protect wires using PVC pipes

- c) So as not to distract from the fabric of the house, conceal with appropriate materials such as wood moldings or mica tubes

#### **SECTION 11.11 Guidelines for Air-Conditioning Units**

The following shall be observed in the installation of air-conditioning units:

- a) Stand-up or split-type units are recommended rather than window type units.
- b) Install units or condensers on walls or windows where these units are not conspicuous from the outside. Rear or side portions of the structure not facing the street would be best.
- c) Wrought iron grilles or balusters designed to minimize exposure from view are encouraged to be used whenever possible.

#### **SECTION 11.12 Guidelines for Architectural Ornamentations and Details**

The following shall be observed in the protection and maintenance of decorative soffit vents, exterior decorative galvanized iron ceilings and fascia:

- a) Clean rust with the use of stiff steel brush
- b) Remove debris that has clogged vents
- c) Paint with anti-rust red oxide and enamel paints
- d) Severely deteriorated soffit vents and decorative ceilings and G.I. fascia shall be repaired and replaced with the same design
- e) Severely deteriorated portion of embossed tin ceilings shall be replaced/reproduced with the same design in tin or in fiber glass molds

The following shall be observed in the protection and maintenance of embossed tin ceilings:

- a) Document the area through photographs, sketches, traces or stencil-work to determine its dimensions
- b) Clean it periodically with applicable cloth rags or soft brushes

The following shall be observed in the repair and reproduction/replacement of all types of other architectural ornamentations:

- a) Missing wood balusters and intricate wood callados (carvings) shall be replaced with a replica that is faithful to the original design.

#### **SECTION 11.11 Penalty**

- a) The ACTO through its deputized officials shall regularly conduct an inspection. Property owners who shall be found guilty of violating provisions of this ordinance may have a revocation or cancellation of building and occupancy permit and the suspension of construction as well as the suspension of the issuance of business permit for property owners who are using the heritage structure for commercial purposes. It may furthermore, after due notice has been given, consider any violation as a continuing one and subject to a daily penalty for as long as the illegal act/condition exists or until a substantial improvement to the purposes of this ordinance has been affected to the satisfaction of the local Chief Executive and ACTO head. Failure of violators of this ordinance to remove or repair (depending on the case) within 30 days from



notice shall empower the same to remove the said nuisance at the expense of the property owner without prejudice to penal sanction of this ordinance.

- b) A fine of up to five thousand (Php5,000.00) pesos or imprisonment of one (1) year shall be imposed, or both in the discretion of the court, for violation of this Ordinance or any of the policies, orders, rules and regulations promulgated by it or any of the terms and conditions provided for in the permit or license granted by it. This shall be without prejudice to any administrative fines and penalties that the ACTO may prescribe in its rules and regulations.

### Examples of Filipino-Spanish Structures



Clemete Dayrit House



Ciriaco de Miranda House



Patricia Mercado (Gomez Masnou) House





Back side of Clemente Dayrit House



Old Municipio Building

### Examples of Filipino-American structures



Rufina Dayrit Dyaico House



Mariano Lacson House



Juan D. Nepomuceno Building



Jose Narciso House



Rectory – Holy Rosary Parish Church



Rectory – Holy Rosary Parish Church

### Examples of other Heritage Structures



Jose Yap House



Bale Cauayan



Prof. Antonio Dizon House

## SECTION 12. Land use Allocation, Use of Buildings

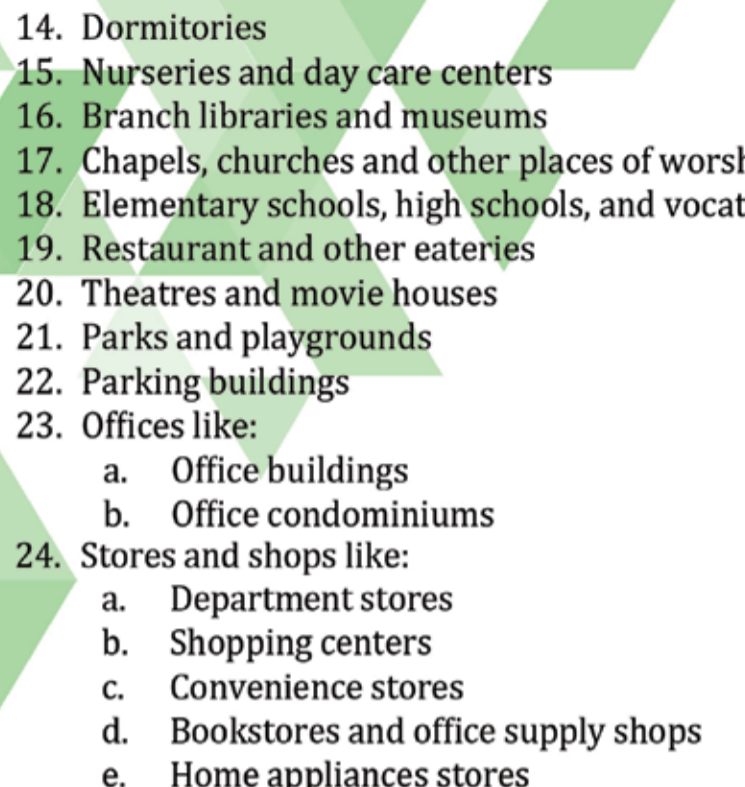

**SECTION 12.1** The following uses listed below shall strictly NOT be permitted within the Heritage Zone:

- a. Gasoline stations,
- b. Warehousing, trucking and brokerage,
- c. Funeral homes, crematoriums and morgues
- d. Automobile wrecking yards and service garages
- e. Lumber yards
- f. Junkyards
- g. Slaughter house, stables, piggeries, and poultry farms

- h. Prostitution dens posing as massage and sauna parlors, burlesque theatres, casinos & gambling houses, drug dens which encourage harmful activities & which adversely affect the morals and health of the citizenry.
- i. Establishments/homes providing noise pollution such as but not limited to billiard halls, video game stalls, karaoke/videoke bars, and private homes constantly using sound equipment which may be loud and offensive to neighbours are not permitted in the Heritage Zone unless state-of-art sound-proofing equipment is installed for the structures interior to ensure that NO noise is heard by neighbours.
- j. Structures providing chemical and air pollution: hazardous industries, factories, laboratories which provide toxic chemical and emits smoke.

**SECTION 12.2** The allowed uses of buildings in the heritage district are identified as follows:

1. Single detached family dwelling
2. Single semi-detached family dwelling
3. Double semi-detached family dwelling
4. Customary accessory uses like:
  - a. Servant's quarter
  - b. Private garage
  - c. Guard house
  - d. Rest house
5. Home occupation for the practice of one's profession or for engaging in in-house business or industries such as dressmaking, tailoring, baking, running, a sari-sari store and the like, provided that:
  - a. Not more than two outside or hired employees, helpers or assistants shall be engaged in such home occupation;
  - b. The use of the dwelling unit for an item for home occupation shall be clearly incidental and subordinate to its use to residential purposes by its occupants and for the conduct of the home occupation, not more than 35 percent of the floor area of the dwelling unit shall be used;
  - c. As much as possible there shall be no change in the outside appearance of the building or premises;
  - d. No home occupation shall be conducted in any customary accessory uses;
  - e. No traffic shall be generated by such home occupation in greater volume that would normally be expected in a residential neighbourhood and any need for parking generated by the occupant shall be met off the street and in a place other than in the required front yard; and,
  - f. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odours or electrical interference detectable to the normal senses of the lot and visual or audible interference in any radio or television receivers or causes fluctuation in line voltage of the premises.
6. Multi-family dwelling
7. Residential condominiums
8. Hotels
9. Pension houses
10. Hometels
11. Hotel apartments or apartels
12. Apartments
13. Boarding houses

- 
- 
14. Dormitories
  15. Nurseries and day care centers
  16. Branch libraries and museums
  17. Chapels, churches and other places of worship
  18. Elementary schools, high schools, and vocational schools
  19. Restaurant and other eateries
  20. Theatres and movie houses
  21. Parks and playgrounds
  22. Parking buildings
  23. Offices like:
    - a. Office buildings
    - b. Office condominiums
  24. Stores and shops like:
    - a. Department stores
    - b. Shopping centers
    - c. Convenience stores
    - d. Bookstores and office supply shops
    - e. Home appliances stores
    - f. Photo shops
    - g. Drugstores
    - h. Flower shops
  25. Food markets and shops like:
    - a. Markets
    - b. Bakery and bake shops
    - c. Wine stores
    - d. Groceries
    - e. Supermarkets
  26. Personal service shops like:
    - a. Beauty parlors
    - b. Barber shops
    - c. Sauna bath and massage clinic
    - d. Dressmaking and tailoring shops
  27. Short term special education like:
    - a. Dancing school
    - b. School for self-defense
    - c. Driving school
    - d. Speech clinics
  28. Storerooms and warehouses, but only as may be necessary for the efficient conduct of the business

**SECTION 12.3** Any other land or building usage not in this list must be requested for consideration through a written letter of intent addressed to the Executive Director of the Angeles City Heritage Zone, Angeles City Tourism Office.

**SECTION 12.4 Penalty**

Property owners who are in violation of this provision shall suffer the penalty of revocation or cancellation of building and occupancy permit and the suspension of construction and/or the demolition of the illegal construction as well as the suspension of the issuance of Business Permit. It may furthermore, after due notice has been given, consider any violation as a continuing one and subject to a daily penalty for as long as the illegal act or condition exists.

### **SECTION 13. Guidelines for New Construction and Renovation**

New construction as well as renovation of non-conforming structure must adhere to the guidelines in this section particularly with the external design of the structure.

Owners are encouraged to renovate their properties and adapt the Filipino architectural design so as to maintain the ambience of the whole area. Commercial establishments that will renovate shall receive incentives detailed in Section 19 of this Ordinance.

Façade perspective plans must be submitted to the Executive Director for Heritage of the Angeles City Tourism Office for review and approval. Such clearance will be submitted together with other requirements for the Building Permit application.

**SECTION 13.1 Spacing, Setback, and Location** The spacing between individual buildings varies throughout the Zone. A new building's relationship to adjacent structures should be consistent with the spacing along that portion of the block. Existing building widths also can provide a guide for dividing the façade of a larger building into a series of smaller and more compatible components. The location for a proposed structure, including its distance from the street or sidewalk and distance from other buildings should be appropriate and must be in compliance with the Zoning Ordinance. The frontal setback of new buildings along the streets in the heritage zone must be 3.60 meters as specified in the zoning ordinance.

Any new construction must not obstruct the view of an existing Important Cultural Property from the street. The core and buffer zones of such Important Cultural Property must be considered sacred and given due respect. If the property is a declared City Heritage Building or City Historical Site, it shall be unlawful for any person or entity to modify, alter, renovate, destroy, demolish, damage, undertake construction or real estate development, including government infrastructure projects, within the core and buffer zones without the prior consent of the *Sangguniang Panlungsod* through a City Resolution.

**SECTION 13.2 Design.** The design of any new construction in or near the Angeles Heritage Zone is vitally important because it will have a pronounced impact on the architectural character of Angeles City. Careful attention to the general design and the details are necessary to ensure that the new construction will be compatible with the neighboring heritage buildings and harmonize with the locale. These guidelines are general in nature and intended to identify a range of design options for new construction that will be compatible with the existing character of the Zone.

Contemporary designs and materials executed in a manner sensitive to the Zone are strongly encouraged. Economic feasibility and design harmony should be the primary concerns of proposed improvements. The main design principle behind new construction should be to **respect historic themes, style, scaling, and**

**detailing** without trying to precisely duplicate any one building or specific element. The challenge is to design a building that is clearly a product of the present, while at the same time being sensitive to existing design traditions.

The following factors should be taken into account when planning and designing new construction:

**SECTION 13.3 Rhythm.** The relationship between the width and height of the front of the façade of a building should be visually compatible with adjacent buildings. Additionally, the relationship of the new building to the open spaces between it and adjoining buildings should be visually compatible with the spacing of adjacent buildings. When one moves past a sequence of buildings, one experiences the proportion of the width to height of the buildings as well as a rhythm of recurrent building masses to the open space between them. New construction designers should analyze the sequences of solids and positive voids and incorporate them into the project. Note that the spacing between buildings should conform to the requirement of the National Building Code which is 2 meters.

**SECTION 13.4 Height.** Most residential structures are two stories in height and a few commercial buildings exceed three stories. These historic characteristics should be taken into account in the design of a new building.

**SECTION 13.4.1** The height of a proposed building should be visually compatible with adjacent buildings, both in the number of floors, the height of each floor and the height of the roof. One of the most distinguishing features of any historic neighbourhood is the strong horizontal line established by the structure’s cornices. It is important that this line be reflected in the design solution for new construction, thus ensuring continuity from one building to the next. It is not necessary to duplicate an adjoining structure in terms of height, but instead, maintain the appearance or feel of a strong horizontal line between the buildings. However, if a building owner opts for a different height for his structure, the maximum height of structures to be constructed in the Angeles City Heritage Zone should not be more than 1 ½ times the width of the abutting street.

Street Name	RRW (m)	Height (m)	Limit
a. Dalan Sto. Rosario	20.00	30.00	
b. Dalan Lakan Dula	9.50	14.25	
c. Dalan Sto. Entierro	13.50	20.25	
d. Dalan De Jesus	11.20	16.80	
e. Dalan De Miranda	16.00	24.00	
f. Dalan Rizal	13.80	20.70	
g. Dalan Nepomuceno	8.0	12.0	

**SECTION 13.4.2** The Holy Rosary Church being the most iconic structure in Angeles and is picturesque in any side must be protected from obstruction of view. Thus, no new construction shall be granted a permit if said structure will block the line of sight up to 500 meters radius. The structures' height from ground level and distance from the HRP perimeter wall will be done in this manner:

- within 100 meters – max height of 10 meters
- within 200 meters – maximum height of 15 meters
- within 300 meters – maximum height of 20 meters
- within 400 meters – maximum height of 25 meters
- within 500 meters – maximum height of 30 meters



**SECTION 13.5 Scale.** The size of a building and its mass will have a relationship to open spaces, windows, doors, porches, and balconies. On larger structures, for example, windows and doors tend to be somewhat larger. For new construction, these relationships should be compatible within the building and with other buildings in a visually related field. Scales for buildings vary according to style and new buildings should maintain that human scale.



**SECTION 13.6 Mass.** Mass can be different for different parts of a building. The Zone's commercial buildings, for example, have a dominant mass along the Main Street front, with smaller masses of varying heights in the rear. A new structure that reversed this sequence of massing would look out of place. New construction should instead try to maintain the pattern of primary and secondary masses.

**SECTION 13.7 Materials, Texture, and Color.** The relationship of materials, texture, and color of the façade of a building should be visually compatible with the predominant materials used in buildings to which it is visually related. Variety in the use of architectural materials and details adds to the intimacy and visual delight of the Heritage Zone. The materials and details of new construction should relate to the materials and details of existing adjacent heritage buildings. The use of *labranza* stones (porus stone made of sand) usually these were mined from Porac or Sapangbato or terracotta bricks is highly recommended.





**SECTION 13.8 Windows and Doors.** The proportion, size, detailing, and number of windows and doors in new construction should relate to those of existing adjacent heritage buildings. The fenestration pattern on new construction should mimic that of adjacent heritage buildings. Many windows in the Zone have a vertical orientation, with a proportion of between 2 to 1 and 3 to 1 (height to width). This varied with different architectural styles, but openings of existing buildings generally show a vertical orientation that should be maintained in new construction.

Individual windows can be square or horizontal if the rest of the building conveys the appropriate directional emphasis. Façade openings of the same general size as those in adjacent buildings are encouraged, but the size and orientation of a building's openings also can be used to help define a building's mass. A tall building can be made to appear shorter by using horizontal openings, while the converse also is true; a short building can appear taller when provided vertical openings. Wooden double-hung windows are traditional and should be the first choice when selecting new windows. When ordering new windows, it is important to consider the directional emphasis of the muntins. New construction for commercial functions within the Zone should incorporate façades with a strong street level storefront element that is distinguished from the upper levels. Side and rear elevations of new construction should be carefully designed, harmonizing with the primary façade and with neighboring buildings.

Materials for windows may use traditional such as capiz, wood lattices or steel casement windows with clear, plain, Florentine, or etched glass panes shall be allowed provided that the design is in accordance with the architectural style of the period but for modern commercial intents glass panels may be used as well.

Materials for doors is usually wood or steel grills with glass however modern glass swing or sliding door may be allowed.

*a. Windows*

*i. Window panel with Capiz*



*ii. Window lattices: Wood panel with glass panes*



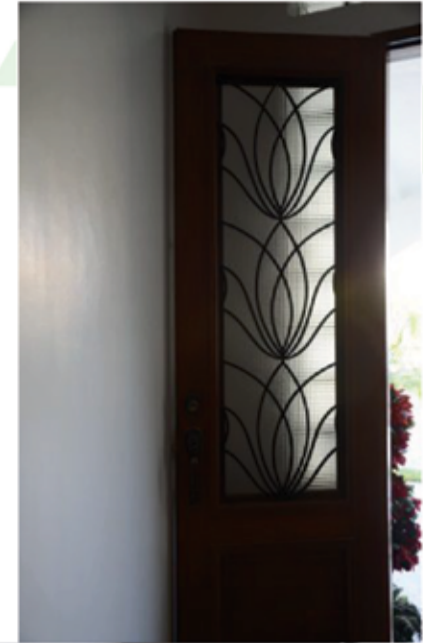


*iii. Windows of Filipino-American Buildings*



*iv. Doors*





**SECTION 13.10 Site Features and Landscape** If a new construction opts to have fences, landscaping, and other site features, they should be compatible with the surrounding streetscape, both in design and materials. Sidewalks and curbs must conform to city standards. Paving materials and the design of driveways and parking areas should be appropriate for the Zone. The landscaped setting in which a structure is placed helps to define the streetscape and establish its mood and character. The patterns and types of trees, shrubs, and flowers should provide sufficient privacy and, at the same time, enhance the appearance of the structure. Trees act as natural air conditioners to cool streets, yards, and buildings. The location of plantings should be carefully chosen.

Fences which face the street should have grille work in wrought iron, solid wall of adobe, bricks, stucco, or painted cement plaster not exceeding 1.8 meters. They should be designed not to hinder air-flow between neighboring structures. If the view of the neighboring structures are offensive, this can be treated by landscaping. The planting of Hibiscus (Gumamela), Bogainvilla, Sampaguita, bamboo and the like will not hinder air-flow and provide a green-wall.





**SECTION 13.10 Outbuildings.** For garages, sheds, and other small detached structures as well as carports which are common historically and may be proposed as new construction. Such buildings are usually associated with residential structures and contribute to the overall character of a property. Accessory structures should meet all of the other design criteria for new construction and should be compatible with the size, shape, design, and materials of the principal building on the property. They should not obscure the view of, compete with, or diminish the principal building in any way.



**SECTION 13.11 Other Details and Ornaments** Certain details add character to an otherwise plain structure. The following are the sample architectural ornaments that may be used:

- i. Exterior details
  - a. Filipino-Spanish period structures



*b. Filipino-American period Structures*





*ii. Staircases*







### *iii. Balusters*



#### **SECTION 13.13 Penalty**

- a) The ACTO through its deputized officials shall regularly conduct an inspection. Property owners who shall be found guilty of violating provisions of this ordinance may have a revocation or cancellation of building and occupancy permit and the suspension of construction as well as the suspension of the issuance of business permit for property owners who are using the heritage structure for commercial purposes. It may furthermore, after due notice has been given, consider any violation as a continuing one and subject to a daily penalty for as long as the illegal act/condition exists or until a substantial improvement to the purposes of this ordinance has been affected to the satisfaction of the ACTO head. Failure of violators of this ordinance to remove or repair (depending on the case) within 30 days from notice shall empower the same to remove the said nuisance at the expense of the property owner without prejudice to penal sanction of this ordinance.
- a) The individual(s), owner/proprietor, contractor, president, manager, administrator or head of office or any responsible officer or employee thereof who shall be found violating the provisions of this ordinance shall suffer the following penal sanction:  
A fine of up to five thousand (Php5,000.00) pesos or imprisonment of one (1) years shall be imposed, or both in the discretion of the court, for violation of this Ordinance or any of the policies, orders, rules and regulations promulgated by it or any of the terms and conditions provided for in the permit or license granted

by it. This shall be without prejudice to any administrative fines and penalties that the ACTO may prescribe in its rules and regulations

**SECTION 14. Traffic Management and Street Usage.** The provisions of the Angeles City Traffic Code – Ordinance No. 307 shall be followed.

ACTO will make necessary changes in traffic route or allowed parking as needed from time to time in coordination with the Angeles City Traffic Division Office (ACTDO).

**SECTION 15. Display Signs, Advertising Billboards.** This section provides a source of information to aid in the design of business identification and advertising signs in a manner sympathetic to the Heritage Zone. Building owners and business operators are encouraged to erect signage with a historical theme in mind.

Any sign erected contributes to the general appearance and atmosphere of the surrounding area. Generally, signs are eye-catching features that should be colourful, decorative, distinguished and legible. While diversity to suit the varied needs of advertisers should be respected, there should be a unified visual style to the Heritage Zone that suits the nature of the heritage buildings.

**SECTION 15.1 Materials & Design**

The following materials should be considered for signage and advertising use: wood, terra cotta, brick, stone, metal, fabric (banners and flags only). The use of plastic signage, backlit fluorescent signs (panaflex) or fluorescent tubing is strongly discouraged as it is inappropriate to the Heritage Zone. The use of tarpaulin signage in the facade or any external area of a building except for the inside of a store window shall not be allowed. Lettering on signs may be routed, painted, cut-out or carved. Uses of illustrations, sketches or photographs as signs are strongly discouraged. All signages should be in harmony with the nature of the building on which it is applied.

**SECTION 15.2 Size**

Fascia signs should not exceed two feet in height and five feet in length (2ft x 5ft). Fascia signs are those which are placed on the frontage of a building, mostly in the area between the first and second floors also on fences or gates. On buildings with two storefronts, fascia signs should be centered over the storefront areas. Fascia signs should not be mounted flush to the fascia surface and should not interfere with either moldings or building ornamentation.

Size for ground, projecting and free-standing signs should not exceed 3ft x 3ft with a maximum height of 20 ft. Free-standing signs are those which are placed away from the building, meaning they are not attached to the main structure while Projecting signs are those which are hung or fixed at ninety degrees to the face of the building, on the other hand Ground signs are those which are placed on the street level.

**SECTION 15.3 Location** Ground signs, Projecting signs and Free-standing signs are not allowed to exceed the property line. All signs that will step on the designated sidewalk must be removed regardless of their height.

Tarpaulin or any other signs mounted on public or government property such as but not limited to electrical posts, lamp posts or bridges are not allowed except those that promote the heritage zone itself or its activities.

Painted advertising signs on walls are not allowed. However, paintings on walls /murals considered as art may be allowed.

**SECTION 15.4 Other Signages** Window signs are those which are affixed to a window or door, and identify the business within. Window signs should occupy no more than thirty percent of the window area, or with door glazing, no more than fifty percent of the glassed area. Type should be simple, traditional and centered. Tarpaulin may be allowed as windows signs.

Other types of signs that could be utilized in the Heritage Zone are banners and flags.

The following types of signs are not allowed within the Heritage Zone: illuminated roof signs, billboards, directly illuminated signs, flashing signs, animated signs, rotary signs.

#### **SECTION 15.5 Grace Period And Penalty**

The ACTO through its deputized officers shall conduct an inspection of all signages in the Heritage Zone and notify owner/proprietor, contractor, president, manager, administrator or head of office or any responsible officer or employee thereof of existing signage violations in the establishments for removal.

1. First notice – a period of ninety (90) days shall be given to property owners/ proprietor, contractor, president, manager, administrator or head of office or any responsible officer or employee or tenants to remove such nuisance signage
2. Second notice (after grace period) – a fine in the amount of P1000.00 and/or imprisonment of three (3) days or both at the discretion of the proper court; and a suspension of the issuance of business permits
3. Third notice (after 30 days from second notice ) – failure to remove shall empower the ACTO deputized officers to remove the signage at the expense of the owner/ proprietor, contractor, president, manager, administrator or head of office or any responsible officer or employee or tenants without prejudice to penal sanctions of the ordinance.

#### **SECTION 16. Guidelines on Overhead Telecommunication and Cable Wires**

Overhead wires hampers visual attractiveness of the heritage zone particularly when viewing the Holy Rosary Church and Pamintuan Mansion. Further, poles add to the

obstacles in the sidewalks. Thus, all telecommunication and cable companies which shall operate within the boundaries of Angeles Heritage Zone shall install their lines underground in a proper non-obstructive way.

The provisions of Ordinance No. 247, S-2008 and Ordinance No. 297, S-2011 shall be followed.

**SECTION 17. Diggings Whether for Archaeological Purposes or Infrastructure development.** Any archaeological diggings, excavations and exploration within the Heritage Zone is required to notify ACTO through a letter of intent. Permits shall also be required from the City Engineer's Office and the barangay. All archaeological findings and discoveries including use, disposition, registration, and maintenance of shall be reported to ACTO.

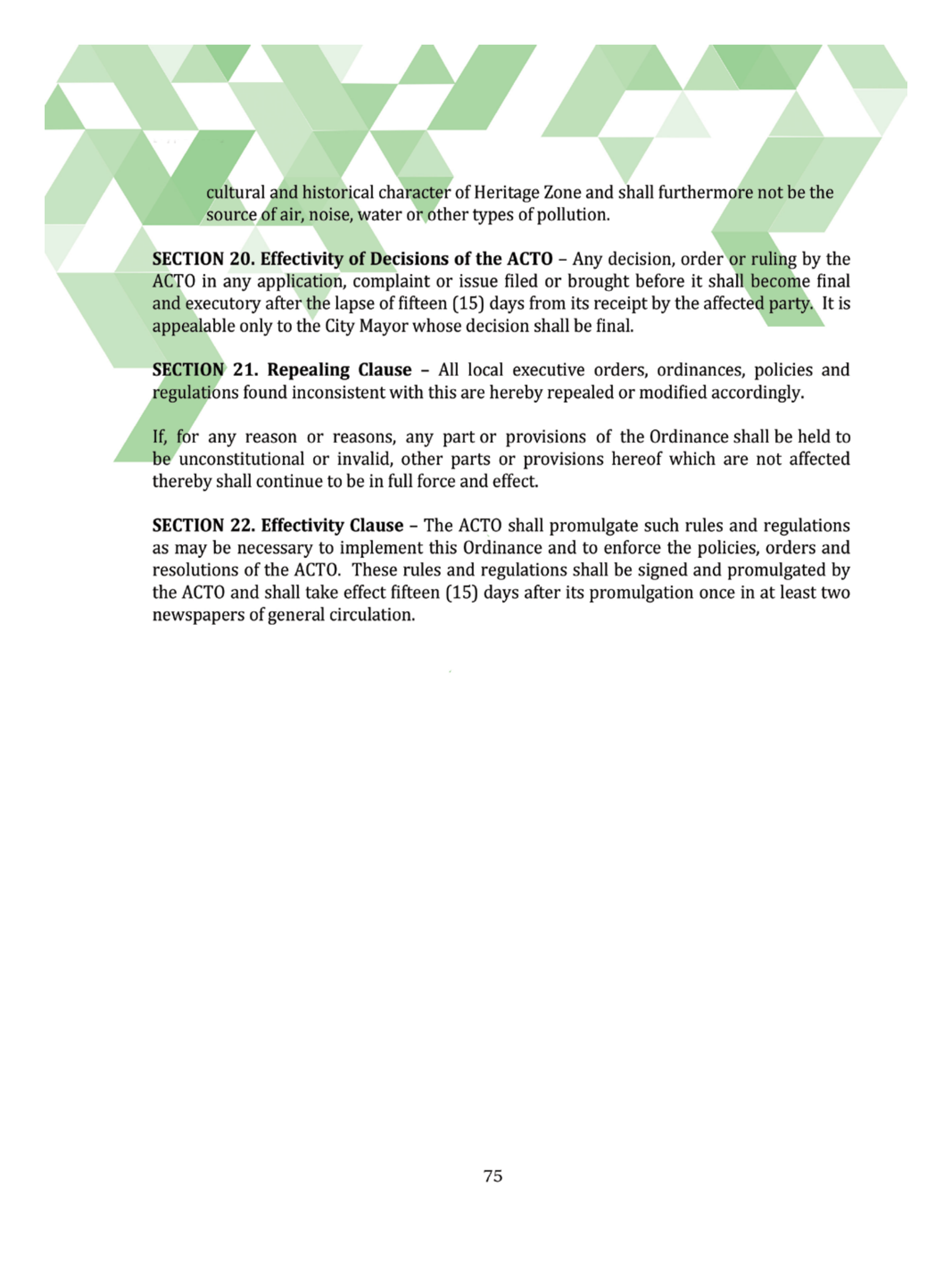
**SECTION 18. Donations** The ACTO may receive, take and hold by bequest, device, donation, gift, purchase or lease, from foreign or domestic sources, either absolutely or in trust for any of its purposes, any assets, grant or property, real or personal, subject to such limitations as are provided in existing laws and regulations

**SECTION 19. Fiscal Incentives** Consistent with the concept of custodianship of our heritage, the City Government of Angeles aims to promote, preserve and protect the historical culture and material heritage of Angeleños and puts premium in the enhancement of the same by encouraging the property owners of historical buildings, houses and structures to declare, register and preserve said properties for future Angeleños in particular ( with the end of instilling a sense of pride of place) and other visiting tourists whether local or foreign to instill nationalism and patriotism among our people.

**SECTION 19.1 Fiscal Incentives for City Cultural Property or City Historical Sites.** A fiscal benefit shall be given by using the zero assessment level (zero percentage assessment level applied to the market value of a real property for purposes) on properties classified as heritage."

**SECTION 19. 2 Renovation Incentive** Commercial establishments that will renovate shall receive incentives in the form of "status quo" on the taxes pertaining to the gross receipt of their businesses for a period of 5 years which will be granted to the owners when their business permits are renewed. Considerations will also be given on their building permits when renovation work is done on these buildings. This shall apply to renovations done from December 2015 to December 2018.

**SECTION 19.3 Investment Incentive** The ACTO, in consultation with the *Sangguniang Panlungsod* or any other local government entity and subject to the approval of the Mayor, shall extend investment incentives to industries and enterprises established in Heritage Zone in accordance with the Heritage Zone Development Plan: Provided, that the industries to be allowed to operate in Heritage Zone shall be limited to those that are consistent and compatible with the



cultural and historical character of Heritage Zone and shall furthermore not be the source of air, noise, water or other types of pollution.

**SECTION 20. Effectivity of Decisions of the ACTO** – Any decision, order or ruling by the ACTO in any application, complaint or issue filed or brought before it shall become final and executory after the lapse of fifteen (15) days from its receipt by the affected party. It is appealable only to the City Mayor whose decision shall be final.

**SECTION 21. Repealing Clause** – All local executive orders, ordinances, policies and regulations found inconsistent with this are hereby repealed or modified accordingly.

If, for any reason or reasons, any part or provisions of the Ordinance shall be held to be unconstitutional or invalid, other parts or provisions hereof which are not affected thereby shall continue to be in full force and effect.

**SECTION 22. Effectivity Clause** – The ACTO shall promulgate such rules and regulations as may be necessary to implement this Ordinance and to enforce the policies, orders and resolutions of the ACTO. These rules and regulations shall be signed and promulgated by the ACTO and shall take effect fifteen (15) days after its promulgation once in at least two newspapers of general circulation.



*Sisig Fiesta*



*Independence Day*



# *Fiscal Benefits*





Republic of the Philippines  
City of Angeles  
SANGGUNIANG PANGLUNSOD  
16<sup>th</sup> COUNCIL

Tax Ordinance No. 64, S-16  
(PO-887-02-16)

Amendments: Tax Ordinance No. 65, S-16  
(PO-892-03-16)

***“AN ORDINANCE GRANTING BENEFITS THROUGH THE APPLICATION OF ZERO ASSESSMENT LEVEL FOR THE PURPOSE OR REAL PROPERTY TAXATION ON DECLARED HISTORICAL AND CULTURAL EDIFICES AND STRUCTURES IN THE CITY OF ANGELES AND FOR OTHER PURPOSES.”***

*(Introduced by Councilor Jericho G. Aguas)*

**EXPLANATORY NOTE**

WHEREAS, under the 1987 Philippine Constitution, it is a declared policy of the state to give priority to education, science and technology, arts culture and sports to foster patriotism nationalism, accelerate social progress, and promote total human liberation and development.

WHEREAS, the City Government of Angeles aims to promote, preserve and protect the historical culture and heritage of the Angelenos and prioritizes the enhancement of the same by encouraging the property owners of historical edifices, houses and structures to declare, register and preserve said properties for the culture generations of Angelenos in particular and other visiting tourists wheter local or foreign to instill nationalism and patriotism among our people.

NOW THEREFORE, the Sangguniang Panlungsod of the City of Angeles, in session assembled adopts as it hereby adopts, the following Ordinance:

**ARTICLE I  
TITLE, POLICIES AND SCOPE**

**“Section 1. Title** – This Ordinance shall be known and cited as:

***“AN ORDINANCE GRANTING BENEFITS THROUGH THE APPLICATION OF ZERO ASSESSMENT LEVEL FOR THE PURPOSE OR REAL PROPERTY TAXATION ON DECLARED HISTORICAL AND CULTURAL EDIFICES AND STRUCTURES IN THE CITY OF ANGELES AND FOR OTHER PURPOSES.”***

**Section 2. Declaration of Policy & ts cope.** – It is the declared policy of the City Government of Angeles to preserve, protect and maintain all heritage houses, buildings and structures that are found within the territorial jurisdiction of the city that have played a



significant role in the history of Angeles and its people whether these are in the form of ecclesiastical, civic and socio-cultural, and to make these structures part of the city's tourism advancement program to entice and benefit not only the Angelenos of the present generations yet to come and visiting tourists, both local and foreign alike.

The policy is anchored on the common belief and united resolve to revitalize and enhance the culture and cultural heritage of the Angelenos which could only be done through extensive research and preservation, protection and revival of existing structures which have been part of the history of a people like the Angelenos. Henceforth, in order to attain this goal, the City Government of Angeles has to grant the owners of these historical edifices and structures tax incentives, provided however, subject historical edifices and structures shall be preserved for the advancement of the tourism programs of the Angeles City Government.

This Ordinance shall find application only within the territorial jurisdiction of the City of Angeles.

**Section 3. Purpose.** – This Ordinance is enacted for the following purposes:

- a. To promote the preservation and conservation of the historical and cultural heritage and tangible resources of the City of Angeles for the appreciation of its history and culture;
- b. To raise the level of awareness and appreciation of Angelenos in particular in the City of Angeles, and its significance in the history of the country in general, giving emphasis on the local personages who have contributed to the history of the people of Angeles City;
- c. To develop tourism and enhance business opportunities along line with the conservation of the socio-cultural heritage, preservation of the environment and sustainable development; and
- d. To contribute to the enhancement of the quality of life of all the inhabitants of the City of Angeles.

**Section 4. Definition of Terms** – For purposes of this Ordinance, the following terms shall be defined as follows:

1. Assessment level – refers to the percentage applied to the fair market value to determine the taxation value of the property;
2. Historical edifice and cultural buildings and structures – refer to all houses, building which trace the history, culture and heritage of the Filipinos in general and the Angelenos in particular, whether it be indigenous or influenced by the Spanish, American, Chinese or other cultures. This will include both religious and civil structures which played a role in the history and socio-cultural life of Angelenos or the Filipinos;

3. Fiscal Benefit – refers to but not limited to zero assessment level, restoration cost's assistance and similar incentives that may be adopted by the City Government;
4. Business Hours – refers to the regular working or business hours commencing from eight o'clock in the morning up to five o'clock in the afternoon;
5. Preservation – generally, it refers to the act or process of saving from destruction or deterioration old and historic buildings, sites, structures, and objects; and providing for their continued use by means of maintenance, restoration, rehabilitation or adaptive use. Specifically, it is the act or process of applying measures to sustain the existing form, integrity, and material of a building or structure, and the existing form and the vegetative cover of a site;
6. Conservation and restoration – refers to all the science and techniques which contribute to the study and safeguarding of an architectural heritage;
7. Cultural Tourism Program – refers to the subset of tourism that is defined as travel directed toward experiencing the traditional and contemporary culture, arts and special character of a place. This includes the performing, visual and literal arts, language, museums, heritage crafts, architecture, design, film and broadcasting. A good cultural tourism plan also shapes and defines a community image, both to itself and to the outside world;
8. Ecclesiastical role – refers to anything that relates to a religious act or role; and
9. Zero Assessment level – refers to a zero percentage assessment of the market value of a real property.

**Section 5. Historical Structures.** The historical structures and edifices referred hereto shall include, but not limited to:

- a. ANGEL PANTALEON DE MIRANDA HOUSE (FOUNDER'S HOUSE) - 1824
- b. CIRIACO DE MIRANDA HOUSE - 1840
- c. PATRICIA MERCADO (GOMEZ MASNOU) HOUSE - 1860
- d. HOLY ROSARY PARISH CHURCH - 1877
- e. HOLY FAMILY ACADEMY – CONVENTO - 1880
- f. MANUEL HENSON HOUSE (BALE CUAYAN) - 1892
- g. DEPOSITO OF JOSE PEDRO HENSON - 1899
- h. CAMALIG OF CAPTAIN JUAN NEPOMUCENO - 1900
- i. OLD ANGELES ICE PLANT BUILDING - 1922
- j. LAZATIN VINEGAR PLANT - 1937
- k. JUAN D. NEPOMUCENO BLDG., HOLY ANGEL ACADEMY - 1940
- l. RUFINA DAYRIT DYCAICO HOUSE - 1950
- m. JOSE TUAZON HOUSE - 1953
- n. RECTORY – HOLY ROSARY PARISH CHURCH - 1954
- o. CARMEL OF THE INFANT JESUS PRAGUE MONASTERY – 1956  
Dalan Sto. Rosario, Barangay Sto. Rosario
- p. VICENTE GOMEZ HOUSE – 1930's  
Dalan Sto. Rosario, corner Calle Sto. Entierro
- q. RAFAEL YUTUC SR. HOUSE - 1923

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- Dalan Sto. Rosario, Barangay Sto. Cristo
  - r. MARIANO LACSON HOUSE – 1930's  
Dalan Sto. Rosario corner Dalan Jesus, Barangay Sto. Cristo
  - s. DESEADA LAZATIN HOUSE – late 1940's  
Dalan Sto. Rosario corner Dalan Jesus, Barangay San Jose
  - t. FLORENTINO PAMINTUAN HOUSE – 1890
  - u. AMBROSIO MENDIOLA HOUSE – 1928
  - v. EDILBERTO NARCISO – 1930's
  - w. JOSE DE JESUS HOUSE – before 1939  
Dalan Miranda, Barangay San Nicolas
  - x. JOSE NARCISO HOUSE – 1932
  - y. JOSE LACSON HOUSE – 1916  
Dalan Sto. Entierro, Barangay Sto. Cristo
  - z. ESTACION DE ANGELES (Train Station) – 1892  
Dalan Glaciano Vladez, Baranagy Agapito del Rosario
  - aa. CLEMENTE DAYRIT HOUSE – 1910  
Dalan Clemente Dayrit, Barangay Lourdes Sur
  - ab. GABALDON SCHOOL BUILDING– between 1911-1916  
Dalan Jesus, Barangay Pulungbulu
  - ac. RODRIGUEZ-DE LA CRUZ BUILDING – 1933  
Dalan Rizal corner Dalan San Jose, Barangay Lourdes Sur
  - ad. WATER TANK – before 1939  
Dalan Mabini, Barangay San Nicolas
  - ae. JOSE YAP HOUSE – late 1040's  
Dalan Rizal, Barangay San Nicolas

**Section 5.1. Requirements.** The following are the list of requirements to meet the zero assessment level for heritage sites and structures:

- a. The property must meet the minimum requirements to qualify as heritage treasure, historical site or heritage edifice as mentioned under Section 9 of SP Resolution No. 7346, Series of 2016 “Resolution adopting the Implementing Rules and Regulations of Ordinance No 378, S-2015 *“Ord. declaring the Angeles City Heritage Zone, and its administration, defining its functions and for other purposes.”*”
- b. The property is opened to tourists/visitors subject to the terms and conditions agreed upon by the City Government and property owners;
- c. The property is restored and maintained by its owners;
- d. No architectural or engineering intervention were done without the approval of the Angeles City Tourism Office (ACTO);
- e. Certification by the ACTO that the owners of the property complied with the provisions of the Heritage District Ordinance and its IRR and related policies adopted by the ACTO.

**SECTION 6. Schedule and Use of the Heritage Edifices or Structures for Public Viewing, Granting of Fiscal Benefits and Other Incentives for Owners and for Other Purposes:** In order to protect the privacy, ensure the protection of the property owners and secure the herein structure identified as historical edifices or structures being covered by this Ordinance, the City Government is hereby tasked to perform the following:

- a. Coordinate in advance through the ACTO with the said property owners the time and purpose for which the place would be used, the people to visit the historical edifice or structure and the length of time for which said visitors are staying in the area. Provided, however, that such visit would be within the usual office business hours only; with formal notice to the owners at least two (2) days before the visit; and within the reasonable length of time so as not burden the occupants or said historical edifices or structures. Provided further, that all visits to these historical edifices shall be accompanied by authorized city government employees only and barangay officials.
- b. Bears the responsibility of paying for any loss/losses of valuable belonging to the owners, administrators, or occupants of said historical edifices at the time they are opened for public view without prejudice to the provisions of the Civil Code.
- c. Notwithstanding any contrary ordinance, through the City Assessor, shall subject to zero assessment level any historical and cultural edifice and structure as may be classified under this ordinance.

For this purpose, only the actual historical and cultural edifices and structure and the specific area of the parcel of land actually occupied by the edifice and structure will be entitled to this benefit.

**SECTION 8. Separability Clause** – If any part, section or provision of this Ordinance is held invalid or unconstitutional, other provisions not affected by such declaration shall therefore, remain in full force and effect.

**SECTION 9. Repealing Clause.** – All other ordinances, Resolutions or local executive orders or rules and regulations contrary to or inconsistent with the provisions of the ordinance are hereby repealed, amended or modified accordingly.

**SECTION 10. Effectivity.** – This Ordinance shall take effect upon posting in conspicuous places and at all bulletin boards of all barangay halls in Angeles City.

Sponsored by Councilors **Jericho G. Aguas**, Maricel G. Morales, Edgardo D. Pamintuan, Jr.  
and Carmelo G. Lazatin, Jr.

Seconded by Councilors Maximo L. Sangil, Carlito M. Ganzon and Alexander P. Indiongco

Approved by the Members present: Councilors Jericho G. Aguas, Arvin M. Suller,  
Bryan Matthew C. Nepomuceno, Maricel G. Morales, Edgardo D. Pamintuan, Jr., Alexander P.  
Indiongco, Carmelo G. Lazatin, Jr., Maximo L. Sangil, Amos B. Rivera and Carlito M. Ganzon  
during Regular Session No. 4, held on March 1, 2016.

Approved by His Honor, the City Mayor on March 08, 2016.

**APPROVED:**

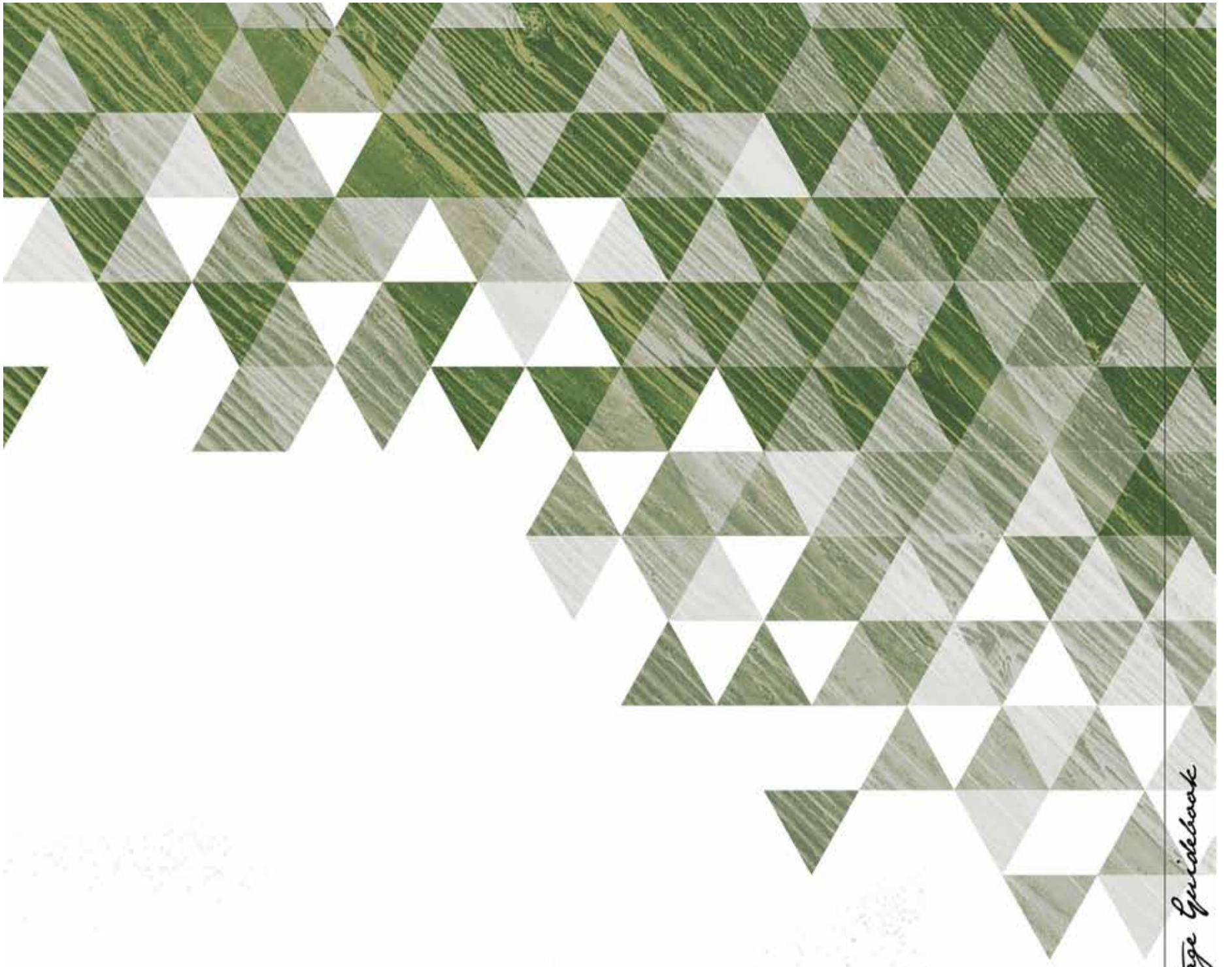
**EDGARDO D. PAMINTUAN**  
City Mayor

**MA. VICENTA L. VEGA-CABIGTING**  
City Vice Mayor &  
Presiding Officer

**ATTESTED:**

**LEONARDO KIRK I. GALANZA**  
Executive Assistant V

**ATTY. ERIC V. MENDOZA**  
Department Head II  
City Secretary



*Angeles City Built Heritage Guidebook*