



HERITAGE CONSERVATION AND DEVELOPMENT OF THE ANCESTRAL HOUSE OF MANUEL ROXAS

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ABSTRACT

Roxas City, Capiz is home to significant cultural and historical landmarks, including the Manuel Roxas Ancestral House, a bahay na bato associated with Manuel A. Roxas, the first President of the independent Philippine Republic. The house embodies the city's historical identity, architectural legacy, and cultural memory, but urbanization, environmental exposure, material aging, and limited conservation planning threaten its long-term preservation. This descriptive heritage-assessment study examined the house's historical development, cultural significance, authenticity, and physical condition and formulated a Conservation Management Plan (CMP) for its preservation and continued use. Data were obtained through archival research, ocular inspection, photographic documentation, measurement, stakeholder interviews, and visual technical consultation. The Burra Charter and Nara Document on Authenticity guided the evaluation of tangible and intangible heritage values. Findings showed that the house retained substantial historical, architectural, scientific, social, spiritual, and symbolic significance. Its connection with Manuel Roxas and surviving bahay na bato features—including hardwood flooring, capiz-shell windows, ventanillas, wooden partitions, traditional joinery, and spatial organization—supported a high degree of authenticity. Observable concerns included roof corrosion, moisture staining, localized timber deterioration and reported termite exposure, surface wear, and visually incompatible modern additions. Visual inspection indicated that accessible components did not show readily visible signs of widespread failure, but structural capacity and concealed deterioration were not established. The study concluded that systematic monitoring, compatible and minimally invasive repair, moisture and pest control, stakeholder participation, and sustainable adaptive use are necessary. The proposed CMP provides a policy-guided framework for safeguarding the house's authenticity, physical integrity, and continuing cultural relevance.

Keywords: architecture, heritage conservation, cultural heritage, Roxas City, Manuel Roxas Ancestral House, Conservation Management Plan, descriptive-qualitative research

INTRODUCTION

Heritage conservation has become an important concern in global development because historic places are now understood as living cultural resources rather than remnants of the past. Historic structures preserve collective identity, memory, craftsmanship, architectural knowledge, and community values while supporting education, cultural tourism, and sustainable development. International conservation principles therefore protect both tangible elements, such as buildings, materials, and architectural features, and intangible values, such as meaning, tradition, authenticity, and community attachment (United Nations Educational, Scientific and Cultural Organization [UNESCO], 1972, 2003, 2011, 2023; International Council on Monuments and Sites [ICOMOS], 1964, 1994; Australia ICOMOS, 2013). Conservation consequently extends beyond repair to include documentation, preventive maintenance, adaptive use, community participation, responsible tourism, and long-term management.

Across Asia, heritage structures embody indigenous traditions, colonial encounters, religious practices, trade, and local craftsmanship, but they often stand within rapidly changing urban environments where commercial growth and infrastructure development compete with historic character (UNESCO, 2003, 2011). Tropical climate, insufficient maintenance, limited funding, incompatible alterations, and the decline of traditional craftsmanship intensify the vulnerability of these places (Feilden, 2003; UNESCO, 2023). Effective conservation thus requires culturally sensitive, community-based, and technically informed collaboration among owners, government institutions, conservation professionals, cultural agencies, and local communities (Feilden, 2003; Australia ICOMOS, 2013).

In the Philippines, ancestral houses, churches, civic structures, plazas, fortifications, and vernacular dwellings express national identity and local memory through forms shaped by colonial history, Filipino craftsmanship, social life, and adaptation to climate (Zialcita & Tinio, 1980; Lico, 2008). Republic Act No. 10066, or the National Cultural Heritage Act of 2009, establishes the legal basis for protecting, preserving, and promoting cultural properties, while the National Historical Commission of the Philippines (NHCP) and National Commission for Culture and the Arts (NCCA) support their documentation, registration, and conservation (Republic Act No. 10066, 2010). Despite this framework, many structures remain exposed to aging, typhoons, humidity, termites, urban pressure, insufficient funding, and inconsistent maintenance (Feilden, 2003; Orbasli, 2008).



Roxas City contains buildings that represent the cultural, architectural, and political history of Capiz. Among them is the Manuel Roxas Ancestral House at the corner of Rizal and Zamora Streets, a residence associated with Manuel Acuña Roxas, the first President of the independent Republic of the Philippines (National Historical Commission of the Philippines [NHCP], n.d.). The structure exemplifies the bahay na bato through its masonry ground floor, wooden upper level, capiz-shell windows, ventanillas, hardwood components, spacious interiors, and climate-responsive organization (Zialcita & Tinio, 1980; Lico, 2008). Its historical association and architectural fabric make it a local and national landmark, yet aging, moisture, reported termite exposure, roof deterioration, alterations, and urbanization create continuing conservation concerns.

A documented search was conducted through available local archives, the Tourism of Roxas City collection, NHCP records, institutional repositories, theses, and unpublished studies. The search covered the Manuel Roxas Ancestral House's history, architecture, cultural significance, authenticity, physical condition, and conservation. The review confirmed that no accessible source provided an integrated, property-specific assessment and Conservation Management Plan.

This study examined the present state of the Manuel Roxas Ancestral House and developed a Conservation Management Plan for its preservation. Specifically, the study sought to:

1. Determine the property's historical development and cultural significance;
2. Assess its authenticity and observable physical condition; and
3. Formulate a Conservation Management Plan identifying policies, priorities, responsibilities, resources, and monitoring measures.

The study was confined to the Manuel Roxas Ancestral House and to documentation, condition assessment, interpretation of significance, and preparation of conservation recommendations. It used archival and public records, ocular inspection, photographs, measurements, interviews, and technical consultation. It did not include invasive testing, actual restoration, legal enforcement, or implementation of the proposed interventions. Findings were constrained by the availability of archival materials, participant access, and the observable condition of the property during inspection; because the inquiry concerned one structure, its conclusions should not be generalized automatically to other heritage sites. These limitations notwithstanding, the study establishes an evidence base for the long-term preservation and sustainable use of the house.

REVIEW OF RELATED LITERATURE

The study was anchored in a values-based view of conservation represented by the Burra Charter and the Nara Document on Authenticity. The Burra Charter defines conservation as the processes of caring for a place so that its cultural significance is retained and emphasizes understanding significance before developing policy or undertaking action (Australia ICOMOS, 2013). Its sequence of identifying the place, gathering evidence, assessing significance, formulating policy, managing in accordance with that policy, and monitoring results offers a practical basis for a Conservation Management Plan. Within this approach, intervention must be cautious, evidence-based, and no greater than necessary; maintenance and preservation are favored where existing fabric continues to communicate cultural value.

The Nara Document broadens authenticity beyond the survival of original material. Authenticity must be judged within a property's cultural context and may be expressed through form and design, materials and substance, use and function, traditions and techniques, location and setting, and spirit and feeling (ICOMOS, 1994). This position is important for a living heritage property that has experienced repairs, changes in ownership and function, and an altered urban setting. Material replacement does not automatically erase authenticity if design, workmanship, setting, use, memory, and cultural meaning remain legible. At the same time, undocumented or incompatible intervention can weaken the credibility of the property's heritage expression.

Values assessment provides the bridge between historical evidence and conservation decisions. Mason (2002) explains that heritage places can carry historical, aesthetic, scientific, social, and spiritual values that may be differently understood by experts, owners, users, and communities. Historical value arises from association with people and events; aesthetic value from design, craftsmanship, and sensory character; scientific value from the knowledge embodied in materials and construction; social value from shared identity and contemporary use; and spiritual value from symbolic or emotional attachment. Because these values overlap, conservation planning must protect the building as both physical fabric and a setting of memory and meaning.

International conservation literature consistently favors minimal intervention, compatibility, and reversibility. Feilden (2003) identifies careful inspection, preventive maintenance, environmental control, and repair with compatible materials as essential to slowing deterioration in historic buildings. Feilden and Jokilehto (1998) likewise frame management as a continuing process that integrates documentation, risk assessment, maintenance, and institutional responsibility. Jokilehto (1999, 2007) warns that conservation decisions should respect the evidence carried by historic fabric and should avoid conjectural reconstruction. Orbasli (2008) adds that technical repair, continuing use,



and social sustainability must be addressed together, especially where heritage properties remain part of active urban life.

The bahay na bato is a hybrid residential type that combines indigenous spatial and climatic principles with Spanish colonial construction and later influences. Its typical masonry or stone lower level and timber upper living floor respond to security, flooding, ventilation, and domestic patterns, while capiz-shell windows, ventanillas, high ceilings, broad eaves, hardwood floors, carved partitions, and flexible rooms express both environmental adaptation and social status (Zialcita & Tinio, 1980; Lico, 2008; Alcazaren et al., 2012; Arguson, 2021). Traditional timber joinery, locally sourced hardwood, and operable openings constitute technical evidence of earlier building knowledge. Conserving such a house therefore involves not only stabilizing materials but maintaining spatial relationships, airflow, craftsmanship, and the legibility of its architectural type.

Adaptive reuse can extend the life of a historic property by sustaining occupancy, public engagement, and financial relevance, but new functions and services must remain subordinate to heritage significance (Plevoets & Van Cleempoel, 2019). Electrical systems, cooling devices, barriers, displays, lighting, and visitor facilities may be necessary, yet their location and appearance should minimize physical and visual impact. UNESCO (2011, 2023) and ICOMOS (2022) also link conservation to sustainable urban development and responsible cultural tourism, emphasizing that community benefit should not be pursued at the expense of authenticity, integrity, or local meaning.

Conservation Management Plans operationalize these principles by linking a statement of significance with policies, priorities, responsibilities, and recurring maintenance. A CMP does not function merely as a restoration proposal; it establishes how decisions will be made throughout the life of the property. It normally identifies documentary and physical evidence, assesses values and vulnerabilities, defines acceptable and unacceptable change, ranks interventions, assigns institutional responsibilities, and provides procedures for monitoring and review (Australia ICOMOS, 2013; Feilden & Jokilehto, 1998). This continuing management orientation is essential for privately owned heritage houses whose preservation depends on cooperation among family custodians, technical experts, local government, and national cultural agencies.

Risk preparedness forms part of preventive conservation because historic buildings are especially vulnerable when deferred maintenance interacts with tropical hazards. Typhoons can damage roofs and openings; earthquakes can affect masonry-timber connections; fire can rapidly destroy dry timber interiors; flooding and leakage introduce moisture; and pest activity can remain concealed until structural material has been seriously weakened. Conservation literature therefore recommends documented emergency contacts, salvage priorities, periodic drills, fire detection and safe electrical systems, post-event inspection protocols, and stabilization procedures that avoid unnecessary demolition (Feilden, 2003; UNESCO, 2023).

Philippine law reinforces these principles. Republic Act No. 10066 protects cultural properties against unauthorized alteration, demolition, destruction, or inappropriate modification and promotes documentation, maintenance, and appropriate reuse (Republic Act No. 10066, 2010). The NHCP, NCCA, National Museum, local government units, owners, and communities have complementary roles in technical guidance, regulation, funding, education, and stewardship. Applied to the Manuel Roxas Ancestral House, the literature supports a three-phase analytical logic: establish historical development and cultural significance, assess authenticity and physical condition, and translate the evidence into a CMP centered on minimal intervention, compatible materials, preventive care, risk management, documentation, sustainable use, and community participation.

METHODOLOGY

The study used a descriptive heritage-assessment design supported by qualitative documentary and interview evidence to examine the historical development, cultural significance, authenticity, physical condition, and conservation needs of the Manuel Roxas Ancestral House. The design was appropriate because the inquiry documented and interpreted one heritage property rather than testing statistical relationships. The work was conducted at the house at the corner of Rizal and Zamora Streets in Roxas City, Capiz, which was selected because of its architectural value and direct association with Manuel A. Roxas.

Primary evidence was obtained through non-invasive ocular inspection, photographic documentation, measurements, semi-structured interviews, and technical consultation. Participants were purposively selected based on their direct involvement with the property, knowledge of its history and conservation, professional expertise, and willingness to participate. A total of ten (10) participants took part: one (1) owner or authorized representative, one (1) caretaker, two (2) tourism officers, five (5) licensed architects, and one (1) local licensed engineer. Across five scheduled interview sessions, all ten participants responded to role-relevant portions of a common semi-structured interview guide. The owner or representative, caretaker, and tourism officers contributed information based primarily on their involvement with and knowledge of the property, while the licensed architects and local licensed engineer contributed professional perspectives on its architectural, material, and visually observable structural conditions and conservation needs. Ocular inspection and visual technical consultation were used to compare and contextualize these responses.



Secondary evidence consisted of archival records, historical photographs, property and public records, books, scholarly publications, government materials, and conservation documents concerning the Manuel Roxas Ancestral House, bahay na bato architecture, and heritage management.

Before data gathering, permission was requested from the owner or authorized representative and relevant local authorities. The request identified the purpose of the study and the proposed use of a physical-condition checklist, interview guide, photographic documentation guide, and measurement tools. The researcher conducted a total of ten (10) site visits from October to December 2025, consisting of two (2) inspection sessions, five (5) interview sessions, and three (3) additional follow-up visits for photographic documentation and verification of previously gathered data. Some data-gathering activities, including photographic documentation, measurements, and technical consultation, were conducted during the same site visits. During these visits, the researcher conducted non-invasive ocular inspections, photographic documentation, measurements, interviews, and technical consultations to document and assess the existing condition, historical context, cultural significance, and conservation needs of the Manuel Roxas Ancestral House.

Archival research was conducted to trace the reported origin, ownership, uses, alterations, recognition, and cultural importance of the property. Historical statements concerning the recognition of the Manuel Roxas Ancestral House, its ownership history, and documented alterations were supported, where available, by official records, archival documents, historical photographs, and other documentary sources. The estimated construction period of the house, reported as dating to the 1800s, was based on an information display or historical document found within the house. The document/display was identified as a historical information record concerning the Manuel Roxas Ancestral House; its specific title, date, and original author or issuing source were not indicated in the material available at the site. At the time of the study, the document/display was kept and displayed within the Manuel Roxas Ancestral House. The owner provided corroborating testimony regarding the information contained in the document/display and its relation to the history of the property; this testimony was treated as supporting oral evidence rather than as independent authentication of the document.

The reported wartime use of the property was based on information contained in the historical document/display and was further contextualized through the owner's account. Information regarding ownership transfers was primarily based on the owner's oral testimony. The dates and nature of major alterations were determined from the owner's recollections and corroborated, where possible, by historical and photographic documentation. In cases where documentary evidence was unavailable, information derived solely from oral accounts was treated as oral history and was identified as such in the presentation and interpretation of the findings.

Documentary claims were compared, where possible, with official recognition, physical evidence, participant accounts, and the chronology of ownership. Historical information obtained solely from family accounts or oral histories was identified as such and was treated as contextual evidence, particularly where independent documentary confirmation was unavailable. This distinction was made to clarify which historical claims were supported by documentary evidence and which were based primarily on oral testimony.

Ocular inspection used a physical-condition checklist guided by the Burra Charter (Australia ICOMOS, 2013) and the Nara Document on Authenticity (ICOMOS, 1994). The inspection covered columns and load-bearing walls, floors, beams, framing, roofing, walls, finishes, doors, partitions, ceilings, openings, decorative elements, utilities, furnishings, and site conditions. Photographs documented surviving features, visible deterioration, earlier repairs, material changes, and modern additions, while measurements supported architectural documentation. Authenticity was judged descriptively—not through a numerical rating—by comparing indicators for form and design, materials and substance, use and function, traditions and workmanship, location and setting, and spirit and feeling against documentary, interview, measured, photographic, and observational evidence. Cultural significance was examined through historical, aesthetic, scientific, social, and spiritual values. Table 2 summarizes the indicators, evidence, and basis of judgment.

Condition observations were organized by building element, visible defect, possible source, apparent extent, potential consequence, and level of attention. No formal good/fair/poor condition-classification scale was applied; findings were reported descriptively and prioritized by the apparent urgency of observed or reported risks. The assessment distinguished structural concerns from material and surface deterioration and recorded whether an element appeared original, repaired, replaced, added, or obscured. Because the inspection was non-invasive, observations were not treated as confirmation of concealed deterioration, active pest infestation, moisture source, material composition, or structural capacity.

Semi-structured interviews addressed the house's historical background, conservation practices, maintenance concerns, past interventions, reported structural issues, changing uses, and community heritage values. The complete interview guide contained sixty-seven (67) possible questions developed from the Nara Document on Authenticity (ICOMOS, 1994) and the Burra Charter (Australia ICOMOS, 2013). Role-relevant subsets were administered according to each participant's involvement and expertise, with follow-up questions used as needed. Each interview lasted approximately 60–90 minutes.



Interviews were conducted through face-to-face and online modes and were documented through written notes with the participants' consent. The interviews were conducted in English; therefore, translation into English was not necessary. The written responses and notes were subsequently organized, consolidated, and reviewed for analysis. No verbatim transcription was undertaken because the interviews were documented through written notes rather than audio recordings.

The interview guide was reviewed by the research adviser for clarity, relevance, and alignment with the research objectives and the principles of the Nara Document on Authenticity and the Burra Charter. Based on the adviser's comments and recommendations, questions were clarified, revised, reorganized, or refined before administration. The complete interview guide was retained by the researcher as a supporting study instrument.

A local licensed engineer provided visual technical consultation regarding the visible structural conditions and potential safety concerns of the Manuel Roxas Ancestral House. The engineer is a duly licensed professional with the relevant qualifications to provide technical input on structural conditions. The consultation was conducted on October 17 and 25, 2025 and covered the columns, beams, walls, flooring, stairs, windows, doors, and other visible structural elements. The consultation involved ocular inspection, measurements, and photographic documentation using a steel tape and camera as the primary instruments. The consultation was limited to visible and accessible conditions and did not involve destructive testing or other specialized structural testing. The engineer's observations were used as supplementary technical input in evaluating the building's existing physical and structural condition and in identifying areas requiring conservation or further professional assessment. No signed formal engineering assessment or structural report was issued; therefore, the engineer's contribution is treated in this study as visual technical consultation rather than as a formal engineering assessment supporting definitive conclusions regarding the structural integrity of the building.

Documentary, interview, photographic, measured, observational, and technical evidence was analyzed through qualitative thematic analysis and evidence convergence, consistent with the Burra Charter (Australia ICOMOS, 2013) and the Nara Document (ICOMOS, 1994). Historical material was arranged chronologically. Written interview notes and observation records were coded by recurring concepts, grouped under historical development, significance, authenticity, condition, risks, interventions, and management needs, and compared across participant roles and evidence types. Convergent evidence supported final themes; discrepancies and unsupported historical claims were retained as qualifications or matters for archival verification. The resulting themes were interpreted against the study objectives and conservation frameworks.

Prior to implementation, the study underwent internal research ethics evaluation and approval by the Graduate School panel of evaluators. At the time, a separate institutional research ethics review board had not yet been constituted; therefore, the panel itself evaluated the study's compliance with applicable research ethics requirements as part of the proposal review and approval process. Site and institutional permissions were obtained, participants were informed of the purpose and scope of the study, participation was voluntary, and consent was secured. Interview and site information was used only for the stated academic purpose and was represented accurately. Documentation was non-invasive and avoided physical alteration or harm to the property. Records were handled responsibly, and documentary, participant, and expert contributions were acknowledged. These safeguards were applied together with respect for cultural sensitivity, historical integrity, and the requirements of Republic Act No. 10173, or the Data Privacy Act of 2012.

RESULTS

Available historical information and family accounts indicated that the residence originally belonged to Señor Eleuterio Acuña and Elena Villaruz and was already standing before the 1892 birth of Manuel Roxas. Based on an undated historical information display maintained within the house and corroborating owner testimony, the house was believed to have been constructed in the mid-nineteenth century and given by Acuña to his wife. Their eldest daughter, Rosario, married Gerardo Roxas of Panay and became the mother of Manuel Roxas. According to the family account, after her husband's death, Rosario returned to the Acuña residence, locally known as Balay sa Ilawod, where Manuel was born on January 1, 1892 and lived during his early years. The reported family history further traced the property through Jovita Acuña Barrios and her descendants, including Dr. Leopoldo Albar, Miguel B. Albar, and Miguel's heirs. These ownership details were treated primarily as oral-history evidence where independent documentary confirmation was unavailable.

The ownership history reported by the owner and family accounts indicated continuity of family stewardship. Eleuterio and Elena Acuña were reported to have several children, including Rosario, the eldest, and Jovita, the youngest. Rosario's marriage to Gerardo Roxas connected the Acuña residence to the Roxas family, while Jovita's marriage to Justice Conrado Barrios reportedly established the line through which the property was later inherited. According to the owner's account, their daughter Ramona Acuña Barrios married Dr. Leopoldo O. Albar; Dr. Albar later acquired the interests of other heirs and deeded the property to their second son, Miguel Barrios Albar. The same account



indicated that Miguel and his family occupied the house from approximately 1968 and that the property later passed to his wife, Lydia, and their children. These details remain subject to archival verification.

According to the National Historical Commission of the Philippines (NHCP) Registry Database, the Birthplace of Manuel Acuña Roxas in Roxas City, Capiz, was marked as a historical site in 1958. Site observations, interviews with the owner and family, and available photographs further indicated that portions of the ground floor were previously occupied by tenants and subsequently used as an antique shop, law office, and mini library, while the upper floor retained the principal heritage interior. The same sources documented the continued use of the house for tours, commemorative activities, media and filming, and cultural events. These successive uses resulted in modifications to selected surfaces and spaces but did not substantially diminish the house's principal association with Manuel Roxas or its recognizable domestic architectural form.

The historical information display and family accounts described an upper living floor made principally of molave and narra, with broad floor planks, timber walls, framed capiz-shell windows, and reportedly 22 yakal posts supporting the structure. Approximately 14 large windows were also reported to have served the principal rooms. The masonry ground floor reportedly accommodated carriages, storage, and servants' quarters, reflecting the traditional functional division of a bahay na bato. The same sources reported that the building survived the Second World War despite having been used as a garrison by Japanese forces and their allies. Because the available display did not identify its author, date, or issuing source, these historical details were treated as contextual claims requiring further archival verification.

According to the owner and family interviews, changes during the late twentieth century were concentrated largely on the ground floor and immediate surroundings. The accounts stated that parts of the lower level were leased in the 1990s and that later tenant and family uses introduced partitions, finishes, fixtures, and service installations. These interview-based dates and uses remain subject to verification against property, permit, tenancy, and photographic records.

According to the owner's testimony, from the 2000s onward the Albar family vacated the principal residential spaces to help protect the structure and its historical importance, and the residence was opened to tourists and visitors in 2009. This date is treated as oral-history evidence pending documentary verification. The ground floor subsequently accommodated an antique shop, law office, mini library, and exhibits, while the upper floor became the principal tour area.

Using the value categories discussed by Mason (2002) and the Burra Charter (Australia ICOMOS, 2013), assessment of cultural significance identified historical, architectural/aesthetic, scientific/technical, social, and spiritual/symbolic values. Table 1 consolidates the evidence and interpretation for each category.

The assessment of historical value also found that the house connected a local family residence with the broader formation of the postwar Philippine state. Its association with the birth and early life of Manuel Roxas placed Capiz within the narrative of political leadership and the transition from American colonial rule to sovereignty in 1946. Local accounts consistently treated the house as a symbol of Capiznon contribution to national leadership. The surviving building, marker, and remembered events allowed this association to be encountered through a physical place rather than through documentary history alone.

Architectural and aesthetic value was expressed not only through individual decorative features but through the proportion and relationship of the building's major components. The heavy lower level and lighter upper floor created the characteristic visual balance of the bahay na bato. The elevated principal rooms, wide openings, high ceilings, broad roof overhangs, and flexible connections among rooms responded to heat, rainfall, ventilation, and domestic social life. Dark structural timbers contrasted with light wall panels, while capiz-shell windows moderated daylight. Carved balusters, calado, grilles, transoms, molding, and the rhythm of timber framing introduced ornament without obscuring the essentially practical character of the house.

Scientific value was present in the evidence of traditional material selection and assembly. Molave, narra, and yakal were used where strength, dimensional stability, resistance to wear, and durability were required. Wide-plank flooring, exposed beams and joists, timber frames, capiz assemblies, tongue-and-groove boards, and mortise-and-tenon connections revealed how local builders combined available resources with climatic knowledge. Surviving repairs and material substitutions also documented the building's maintenance history and supplied evidence for comparing traditional and contemporary approaches to conservation.

The social and symbolic assessment showed that the house continued to function in contemporary cultural life. Residents, visitors, educators, and local institutions recognized it as a landmark of Roxas City and as a setting for learning about architecture, family history, and national leadership. Guided visits, commemorations, media attention, heritage presentations, and cultural activities sustained its public meaning. Interview evidence associated the place with civic pride, resilience, respect, and continuity. These values persisted even among observers who had limited



knowledge of which individual materials had been replaced, demonstrating that public recognition was strongly connected to historical association, retained character, and collective memory.

Table 1.
Summary of Cultural Significance

Heritage value	Evidence used	Interpretation
Historical	Association with Manuel Roxas; family accounts; official marker and registry entry	Connects the house with local family history and the formation of the postwar Philippine state.
Architectural/Aesthetic	Bahay na bato form, spatial sequence, masonry base, timber upper floor, capiz openings and woodwork	Retains a coherent domestic type and craftsmanship representative of Capiz and Philippine architectural history.
Scientific/Technical	Material selection, joinery, ventilation, daylighting and elevated construction	Embodies traditional construction knowledge and climate-responsive design.
Social	Tours, education, commemorations, media use and participant accounts	Continues to serve as a civic landmark and setting for heritage learning.
Spiritual/Symbolic	Accounts of pride, resilience, leadership and national identity	Carries collective meanings that extend beyond the physical fabric.

The house retained substantial authenticity in form and design under the dimensions identified by the Nara Document (ICOMOS, 1994). The symmetrical facade, elevated wooden living level, spatial organization, large capiz-shell openings, ventanillas, and traditional decorative treatment remained legible despite localized repairs. Material authenticity was more varied: substantial original fabric survived, but deteriorated wood and capiz had sometimes been replaced, masonry posts were introduced in selected locations, roofing was replaced, and later finishes covered some earlier surfaces. No numerical or categorical authenticity-rating scale was used.

Authenticity in use and function remained evident because transformation from a private residence to a publicly accessible heritage property preserved educational, interpretive, and commemorative roles. Traditional workmanship survived in timber framing, mortise-and-tenon connections, carved panels, capiz-shell assembly, wide-plank flooring, and ornamental woodwork, although some modern repair materials had been introduced. The property remained on its original site, preserving its spatial link to Manuel Roxas, but commercial growth, road improvements, traffic, and modern infrastructure altered the immediate setting. Spirit and feeling were strongly retained through community respect and the house's association with leadership, independence, resilience, and national identity.

Table 2.
Authenticity Assessment Matrix

Dimension	Indicator and evidence	Basis of judgment
Form and design	Facade composition, elevated living level, spatial organization, capiz openings and ventanillas; measured and photographic documentation	Substantial authenticity retained because the defining configuration remains legible despite localized repair.
Materials and substance	Surviving posts, floors, beams, partitions, doors and details; inspection and photographs	Mixed but substantial survival; some roofing, posts, finishes, timber and capiz have been replaced.
Use and function	Residential history and present educational, interpretive and commemorative use; interviews and site observation	Change of use remains compatible with continued heritage interpretation.
Traditions and workmanship	Timber framing, joinery, carved work, capiz assembly and wide-plank floors; visual inspection	Traditional workmanship remains legible, although some modern repair materials occur.
Location and setting	Original site retained; traffic, commercial growth and infrastructure documented by observation	Location is authentic; the immediate setting has been altered.
Spirit and feeling	Community accounts, commemorations, tours and continued association with Manuel Roxas	Strong associative character remains, based on participant evidence and continuing public use.

Exterior inspection confirmed that the principal architectural composition remained recognizable from the street. The projecting upper volume, masonry base, rows of operable windows, broad eaves, and restrained ornament continued to distinguish the house from surrounding contemporary buildings. Weathering was visible in metal roofing, painted surfaces, timber, and masonry, but the facade did not present as a reconstructed shell. The historical marker



remained a clear public indicator of the property's national association and reinforced the legibility of the site as a commemorative place.

Closer inspection of the ground floor documented a mixed condition produced by original construction and later adaptation. The former zaguan had originally been open and suited to carriage access, parking, service, and storage, but partitions introduced by the Albar family around 2015 created private and commercial rooms. Solid double-leaf timber doors remained sturdy despite fading, minor cracking, and surface wear. Some openings were paired with metal security grilles. Wall finishes varied among exposed masonry, applied stone, painted plaster, and plain cement, with staining, patching, minor cracks, and inconsistent texture marking successive interventions.

The upper wooden flooring consisted of broad, closely fitted molave or narra planks. Scratches, localized discoloration, and wear reflected prolonged use, but alignment, grain, and traditional appearance were largely retained. During the visual inspection, accessible beams, joists, and framing did not show readily visible signs of widespread failure. Select members reportedly affected by termites had been replaced in a manner broadly consistent with the existing structural system. These observations do not establish structural capacity or rule out concealed deterioration; localized timber vulnerability therefore requires continuing surveillance and, where warranted, formal engineering assessment. Table 3 consolidates the major building elements, observed conditions, possible causes, and recommended level of attention.

The upper-floor layout remained readable as a sequence of reception, living, dining, sleeping, and circulation spaces. Large openings between rooms and lightweight partitions allowed spaces to expand visually and supported the movement of air. Living areas retained polished hardwood floors, framed timber walls, capiz-shell windows, ventanillas, and display groupings. Bedrooms retained the same material vocabulary but presented a more enclosed domestic scale. The dining area remained spacious and well lighted, with broad windows and the continuing relationship between furniture placement, circulation, and the original room proportions.

Window assemblies exhibited both survival and localized deterioration. Sliding capiz-shell panels, timber frames, and lower ventanillas continued to regulate light, privacy, and ventilation. Some shells were discolored, cracked, missing, or replaced, while selected lower boards and frames showed repairs. The operable character and overall pattern of the openings nevertheless remained evident. Because the windows occupied extensive portions of the upper walls, their material condition had a substantial effect on both the exterior appearance and the environmental performance of the interiors.

The roofing system displayed more visible deterioration. The original asbestos-sheet covering had been replaced with corrugated metal after aging, typhoon damage, and material failure. Existing sheets showed rust, discoloration, slight warping, exposed fasteners, overlaps, and patch repairs. Wooden purlins, rafters, and added braces continued to support the roof, but corrosion and possible leakage increased the risk of moisture transfer to ceilings, walls, and timber components. Window roofs and exposed metal elements also exhibited rust.

Decorative and circulation components retained considerable integrity. The principal wooden staircase included wide treads, carved balusters, decorative cutouts, and a continuous handrail. Scratches, fading, and discoloration were visible, but no loss of function was observed. Calado above doors and partitions allowed air and light to move through the interior while providing distinctive craftsmanship. Plain cornices formed transitions between walls and ceilings, and simple wooden moldings reinforced the framed organization of wall surfaces. Clocks, framed images, documents, ceramics, chandeliers, and display cases contributed to the interpretive setting but represented different dates and levels of provenance.

Upper-floor walls retained wooden panels within exposed timber frames, capiz-shell windows above, and solid boards or ventanillas below. Natural and painted finishes showed aged patina, minor repair, repainting, color variation, fading, staining, and surface wear, but the wall configuration remained substantially intact. Doors and partitions preserved solid hardwood construction and traditional detailing, including calado and transom-like openings. Some partitions had been changed or added to accommodate later uses, and several surfaces bore evidence of repair and continued handling.

Wooden tongue-and-groove ceilings remained in place but exhibited cracks, gaps, warping, peeling paint, patched areas, water stains, and discoloration associated with age and possible roof leakage. Capiz-shell windows and their frames remained among the defining features of the house; however, panels showed aging, discoloration, breakage or cracking in selected locations, while certain frames and lower boards had been repaired or replaced. Ventanillas, balusters, railings, doors, and carved decorative elements generally survived with minor surface wear.

The interior arrangement continued to express the spacious, ventilated, and flexible character of the bahay na bato. The bedroom, living, and dining spaces retained hardwood floors, light wall panels framed by dark timber, large operable windows, high ceilings, and open relationships that supported natural light and cross-ventilation. The staircase, comprising broad hardwood treads, carved balusters, decorative cutouts, and a continuous handrail,



showed scratches and discoloration but appeared serviceable during visual inspection. Existing furniture, photographs, documents, ceramics, and display cabinets created a period atmosphere, but most furnishings were not original to the Acuña family and represented a curated interpretation rather than an intact historic collection.

The assessment of furnishings and interpretation identified a varied collection of tables, carved chairs, cabinets, ceramics, jars, vases, framed photographs, documents, chandeliers, and other decorative objects. Their arrangement helped visitors read the rooms as domestic interiors and supported the educational use of the property. Participant information clarified, however, that the original Acuña household furniture had not survived and that most pieces were later acquisitions. The displayed collection was therefore significant as an interpretive layer but did not carry the same material authenticity as the surviving architecture.

Site conditions compounded building-level deterioration. The house stood immediately within an active roadside environment, where vehicle movement introduced dust, exhaust, vibration, and pressure on pedestrian access. Modern commercial buildings and infrastructure changed older views and reduced the visual continuity of the historic setting. Vegetation provided shade but could retain moisture, obstruct inspection, deposit organic debris, and create pathways for insects. Security requirements led to gates and barriers that protected the property but altered its visual relationship with the street.

The observed conditions included roof corrosion, moisture staining, localized timber deterioration and reported termite exposure, damaged capiz panels, altered finishes, and intrusive modern services. Their possible interactions and cumulative implications are interpreted in the Discussion rather than treated here as direct observations.

The architectural assessment therefore found differing levels of integrity among components. Spatial organization, the upper timber structure, hardwood floors, major posts and beams, capiz-window pattern, ventanillas, doors, staircase, and decorative woodwork retained comparatively strong integrity. Roof covering, selected posts, parts of the ground-floor walls, later partitions, modern flooring, electrical installations, and security additions exhibited greater change. The pattern indicated incremental adaptation and maintenance rather than a single comprehensive restoration campaign.

Modern interventions supported occupancy, security, visitor interpretation, and comfort but varied in their compatibility. Exposed electrical wiring, surface-mounted conduits, junction boxes, and newer lighting were functional yet visually intrusive in historic interiors. Portable electric fans supplemented passive ventilation without major physical alteration. The ground floor recorded a sequence from compacted earth to timber, cement, and selected white ceramic tiles; the modern tiled areas met practical needs but differed from earlier fabric. Metal gates and perimeter barriers installed for security were clearly non-original and showed minor rust and paint deterioration. Interpretive signs, framed photographs, document displays, protective glazing, and small lighting fixtures were generally unobtrusive and allowed the architectural elements to remain dominant.

Environmental exposure was a continuing source of risk. Intense sunlight, heat, heavy rainfall, high humidity, strong winds, and typhoons contributed to fading, corrosion, moisture staining, wood movement, biological growth, and potential roof damage. The roadside location exposed surfaces and structural components to dust, pollution, and traffic vibration. Nearby vegetation increased moisture retention, falling debris, and the possibility of insects or moss. Early termite exposure and localized decay were observed in selected wooden elements.

Interior finishes recorded both age and upkeep. Natural hardwood displayed a darkened patina and visible grain, whereas painted wall and ceiling surfaces showed fading, peeling, discoloration, and localized patching. Repainting produced variations in tone among adjacent panels and occasionally reduced the visual continuity of the framed wall system. Minor cracks and gaps were observed in board joints, especially where timber movement and moisture exposure had occurred. Despite these conditions, the finishes continued to reveal the original construction rather than concealing it beneath extensive contemporary cladding.

Taken together, the observations indicated that the Manuel Roxas Ancestral House retained the principal features needed to communicate its historical and architectural identity. Its spatial organization, hardwood fabric, capiz-shell openings, joinery, partitions, carved details, and historical marker remained legible. Observable concerns included roof corrosion, staining consistent with moisture exposure, localized timber deterioration and reported termite exposure, surface wear, damaged capiz panels, altered finishes, and visually intrusive modern services and additions. Because the assessment was visual and non-invasive, concealed damage, structural capacity, material composition, active moisture paths, and the extent of biological attack require targeted professional investigation before physical intervention. Tables 1–3 consolidate the findings on cultural significance, authenticity, and physical condition for comparative review.

Table 3.
Summary Condition Assessment



Element	Observed condition	Possible cause/source	Attention
Roof and rainwater interfaces	Corrosion, patching and reported leakage; moisture staining below	Weathering, typhoons, aging fasteners and interfaces	Immediate inspection and localized weatherproofing by qualified personnel.
Timber posts, beams and floors	Wear and localized deterioration; reported termite exposure; no readily visible widespread failure	Age, moisture and possible biological activity	Short-term pest/moisture investigation; continuing surveillance; engineering review where warranted.
Capiz windows and frames	Broken/discolored shells, loose parts and localized frame wear	Handling, weather and age	Short-term inventory and compatible repair.
Walls, ceilings and finishes	Cracks, gaps, peeling, patching, discoloration and moisture stains	Material movement, age, repainting and possible leakage	Address moisture source first; then compatible repair.
Electrical/services	Exposed wiring, conduits and visually intrusive fixtures	Incremental service installation	Immediate safety audit; phased reversible rerouting.
Setting and access	Traffic, dust, vibration, modern development and constrained pedestrian access	Active roadside urban environment	Medium-term setting, access and buffer coordination with the LGU.

DISCUSSION AND ANALYSIS

HISTORICAL DEVELOPMENT AND SIGNIFICANCE. The findings establish that the significance of the Manuel Roxas Ancestral House cannot be reduced to either its association with a national figure or the age of its materials. Its heritage value is cumulative: the house connects national political history, Capiz identity, bahay na bato architecture, traditional craftsmanship, tropical design knowledge, community memory, and continuing public use. This supports Mason's (2002) argument that historical, aesthetic, scientific, social, and spiritual values operate together in conservation planning. Protecting only the facade or selected memorabilia would therefore be inadequate because significance also resides in spatial organization, original fabric, workmanship, site, and lived meaning.

The surviving masonry-timber composition, elevated living spaces, capiz-shell windows, ventanillas, high ceilings, wide openings, and hardwood interiors confirm the house as a substantial example of the bahay na bato. These elements correspond with the hybrid Filipino architectural tradition described by Zialcita and Tinio (1980), Lico (2008), and Alcazaren et al. (2012). The building's climatic logic is particularly important: cross-ventilation, daylight, elevated floors, and protective eaves demonstrate environmental adaptation that remains relevant to sustainable design. Its scientific value consequently lies not only in old material but in the integrated knowledge embodied by its construction and use.

AUTHENTICITY AND PHYSICAL CONDITION. The property's authenticity remains credible even though every component is not original. Under the Nara Document, authenticity is assessed through multiple sources of information and within cultural context rather than through an absolute requirement of untouched fabric (ICOMOS, 1994). The house retains form, layout, location, traditional details, historical association, commemorative use, and community meaning. Replacement of deteriorated timber, capiz panels, and roofing has reduced material continuity in certain areas, but these changes have not erased the property's capacity to convey significance. The more serious risk is intervention that is undocumented, visually dominant, physically incompatible, or unsupported by evidence.

The chronology of ownership and use also demonstrates that continuity does not mean the absence of change. Family inheritance, wartime occupation, residential use, commercial tenancy, public opening, and the introduction of offices, a library, and collections all became part of the building's life history. Values-based conservation permits this layering when later uses remain understandable and do not overwhelm what makes the place significant (Australia ICOMOS, 2013). The task is therefore to distinguish historically informative change from alterations that conceal evidence or introduce avoidable risk. The added ground-floor partitions, stone facing, modern tiles, and service installations should be documented and individually evaluated rather than either automatically removed or accepted.

The difference between architectural authenticity and the authenticity of interior presentation is especially important. The house preserves substantial authentic fabric and spatial character, but its present furniture is mainly a later curatorial assemblage. This does not eliminate interpretive value; period-appropriate objects can help visitors understand scale, domestic use, and atmosphere. However, the historical claim attached to each object must be explicit. A conservation inventory and interpretive plan should identify provenance, date, ownership, and status so that visitors do not mistake a representative period setting for a completely surviving Acuña or Roxas household collection.

The Burra Charter's principle of cautious change clarifies how future work should proceed. Sound original components should be retained and maintained; deteriorated but recoverable features should be repaired; replacement should



be limited to parts that can no longer perform their function; and reconstruction should occur only when reliable evidence exists (Australia ICOMOS, 2013). This hierarchy is consistent with Feilden (2003) and Jokilehto (1999), who prioritize preventive conservation and respect for historic fabric. It also means that visually imperfect aging, such as patina or minor wear, should not automatically be removed when it contributes to historical character and does not threaten material survival.

The assessment identified water and biological deterioration as the most consequential linked risks. Corroded and patched roofing can permit moisture entry; moisture then produces ceiling stains, finish failure, timber movement, fungal activity, and conditions favorable to termites. Treating isolated symptoms through repainting would not address the causal chain. Roof repair, flashing and drainage maintenance, improved ventilation, moisture monitoring, and conservation-sensitive pest management must therefore be coordinated. Feilden (2003) and Orbasli (2008) support this preventive approach because early environmental control is less destructive and less costly than extensive replacement after failure.

The absence of readily visible signs of widespread failure in accessible posts, beams, floors, and framing does not establish structural stability or eliminate the need for professional investigation. Immediate wholesale structural intervention is therefore not supported by the visual evidence alone. Formal engineering assessment should precede any decision concerning reinforcement, alteration, or load management, while localized stabilization may be undertaken only when required for safety and directed by a qualified professional. Added masonry supports and concealed original posts demonstrate why future structural work must consider both safety and the visual and evidentiary consequences of intervention.

Modern utilities and adaptive uses create a second management challenge. The antique shop, law office, mini library, exhibits, security barriers, electrical systems, lighting, and fans demonstrate that the property remains useful rather than abandoned. Continued use can support maintenance, interpretation, and public relevance, consistent with adaptive-reuse scholarship (Plevoets & Van Cleempoel, 2019). However, exposed wiring, surface conduits, modern tiles, and visually intrusive fixtures can gradually fragment architectural coherence. A service-integration plan should route systems through the least significant and least visible locations, avoid cutting original fabric, use reversible fixings, and establish an approval process for future additions.

The curated furniture and displays require interpretive clarity. Because most furniture is not original to the Acuña family, labels should distinguish original architectural fabric, original movable heritage, later period-appropriate furnishings, reproductions, and interpretive additions. Such transparency supports evidentiary integrity and responsible heritage interpretation (ICOMOS, 1994; ICOMOS, 2022).

The proposed conservation priorities are consolidated by timeframe in Table 5. Immediate actions address human safety, electrical hazards, roof leakage, and unstable components; reported or suspected pest activity requires prompt specialist verification rather than being treated as confirmed infestation. Short-term work covers baseline documentation, material and moisture investigation, rainwater management, and localized timber and capiz repair. Medium-term action addresses services, interpretation, visitor circulation, setting, training, and formal agreements. Long-term work covers financing, monitoring, disaster preparedness, research, and periodic review of adaptive uses.

CONSERVATION MANAGEMENT PLAN. The Manuel Roxas Ancestral House is significant for its direct association with Manuel A. Roxas and Philippine independence; as a legible bahay na bato retaining substantial spatial, material, craft, and climate-responsive features; and as a continuing civic landmark supporting education, commemoration, and local identity. Its principal form, spatial organization, original timber and masonry fabric, capiz openings, joinery, staircase, decorative work, historical associations, setting, and documentary evidence should therefore be protected. Within the CMP, this statement of significance serves as the controlling reference for proposals. Work affecting high-significance components—original posts, framing, floors, windows, partitions, staircase, room relationships, and the principal exterior form—requires documentation and review by qualified conservation professionals. Areas of lesser significance and later construction may accommodate essential services or compatible new functions, provided that intervention does not transfer risk to original fabric. This hierarchy allows contemporary needs to be met while protecting the elements that most strongly convey heritage value.

Material policy should begin with investigation rather than assumption. Existing timber species, coatings, masonry binders, capiz, fasteners, and roofing interfaces should be identified before specifications are prepared. Sound material should be retained; repair should be minimal, compatible, documented, and distinguishable on close inspection; and replacement should be limited to material that cannot safely be conserved (Feilden, 2003; Orbasli, 2008; Australia ICOMOS, 2013).

A maintenance calendar is necessary because many observed defects can be controlled through modest but regular action. Roof sheets, ridges, fasteners, flashings, gutters, and drainage paths should be inspected before and after the rainy and typhoon seasons. Ceiling stains should be mapped and compared over time rather than simply repainted. Timber and concealed junctions should be checked for fresh insect activity, moisture, and deformation.



Windows, doors, ventanillas, hinges, and sliding components should receive gentle cleaning and adjustment. Vegetation, debris, soil levels, and water accumulation near the building should be controlled so that maintenance addresses the environment of deterioration as well as the damaged surface.

Table 4.
Preventive Maintenance Calendar

Activity	Frequency	Responsible party	Monitoring record
Inspect roof sheets, flashings, fasteners and drainage; record leakage	Before and after the rainy/typhoon season and after severe events	Caretaker; qualified roofer/conservation professional as needed	Dated checklist, fixed-view photographs and leak log
Check for new termite evidence and timber moisture staining	Monthly visual check; professional review at least annually or when evidence appears	Caretaker; licensed pest specialist/conservation professional	Pest map, photographs and treatment record
Inspect capiz panels, frames, doors and hardware	Quarterly	Caretaker	Count and location of damaged panels; repair log
Review cracks, gaps and ceiling/wall stains	Quarterly and after earthquakes or severe storms	Caretaker; engineer/architect if change is observed	Crack/stain map, measurements and repeat photographs
Electrical safety inspection	Annually and after alteration	Licensed electrician	Signed inspection and corrective-action record
Clean using non-abrasive methods and clear drainage paths	Routine cleaning weekly; drainage monthly and before storms	Caretaker	Maintenance checklist and completion date

Disaster planning should recognize the combined vulnerability of masonry, timber, capiz, documents, and display objects. The management group should establish emergency contacts, evacuation and access routes, shutoff locations, salvage priorities, temporary stabilization procedures, off-site copies of records, emergency supplies, and annual drills, followed by review after every severe event (Feilden, 2003; UNESCO, 2023).

Public use should be managed as part of conservation. Visitor capacity, routes, supervision, handling restrictions, photography, events, and temporary installations should be governed by written rules proportionate to the vulnerability of floors, capiz, furniture, documents, and circulation spaces (ICOMOS, 2022; Orbasli, 2008).

Implementation requires a defined governance structure. The owner or authorized family body retains final custodial and approval authority, subject to applicable heritage law. A technical advisory group of qualified conservation architects, engineers, materials specialists, historians, and site staff reviews proposals and monitoring evidence. The Roxas City LGU coordinates setting, access, tourism, disaster, ordinance, and funding matters; national heritage agencies participate through their statutory review, guidance, and assistance roles. Decisions, conditions, responsible persons, budgets, and completion evidence should be recorded.

Monitoring completes the conservation cycle. Baseline and repeat records should track roof-leak occurrences, new termite evidence, crack width or length, moisture-stain boundaries, damaged capiz-panel counts, electrical findings, maintenance completion rates, visitor incidents, and changes recorded from fixed photographic viewpoints. Trigger thresholds should prompt review by the appropriate licensed professional.

The ground floor warrants a distinct policy because it contains the greatest concentration of later change while remaining essential to the interpretation of the building type. Its original role as zaguan, carriage and service space explains the contrast with the refined upper residence. Later commercial partitions, surface finishes, doors, and stone facing should first be mapped against available evidence of the earlier layout. Where removal would expose or recover significant fabric without causing new damage, selective reversal may be considered. Where later work has acquired practical value or cannot be safely removed, it should remain legible as a later layer and should not be presented as original construction.

The upper floor requires a more conservative threshold for change because it retains the principal domestic spaces and the densest collection of significant fabric. New partitions, heavy displays, fixed equipment, and high-impact events should be avoided in the main living, dining, and bedroom areas. Loads imposed by cabinets, groups of visitors, or stored materials should be reviewed in relation to the timber flooring and framing. Existing openings should continue to function where their operation does not endanger fragile capiz or frames, since ventilation and daylight are integral to both the architecture and environmental performance of the house.



Research should accompany physical intervention, especially where archival uncertainty affects interpretation or treatment. Detailed priorities are carried forward to the Recommendations: construction date, marker chronology, wartime occupation, ownership transfers, alteration dates, oral histories, and targeted material or structural investigations.

Capacity building is equally necessary because routine decisions are often made by caretakers before specialists can be consulted. Training should cover recognition of water entry, insect activity, electrical risk, material movement, inappropriate cleaning, and emergency stabilization. Contractors should receive clear specifications and supervision when working near historic material. Schools of architecture, engineering, history, tourism, and conservation can support measured documentation, research, monitoring, and educational programming under professional and owner oversight. Such partnerships can widen technical capacity while ensuring that student or volunteer participation does not become unsupervised intervention.

A sustainable-use strategy should evaluate each activity by physical impact, contribution to significance, public benefit, and financial return to conservation. Low-impact interpretation, research access, guided visits, small educational programs, and carefully managed commemorative events are preferable to uses requiring extensive subdivision, permanent equipment, high occupancy, or intrusive advertising. Revenue-generating arrangements should allocate a defined portion to maintenance and documentation (Plevoets & Van Cleempoel, 2019; ICOMOS, 2022).

Urban change around the property cannot be reversed through building repair alone. Traffic, pollution, vibration, commercial development, and modern infrastructure have affected the setting, while roadside access and nearby vegetation introduce additional risks. The CMP should therefore include a setting and buffer strategy addressing signage, utilities, views, planting, drainage, loading, parking, visitor movement, and adjacent development. Local government participation is necessary because several of these factors lie beyond the authority of the owner. UNESCO's historic urban landscape approach supports this integration of individual heritage properties with broader urban planning (UNESCO, 2011). The complete implementation framework is consolidated in Table 5 by issue, affected value, action, timeframe, responsible party, resources, and monitoring indicator.

The house's social and spiritual values make community participation a conservation requirement rather than an optional outreach activity. Public attachment, commemorations, school visits, and local pride help sustain stewardship and justify investment. At the same time, participation should be structured so that conservation decisions remain informed by both community values and technical evidence. Owners, caretakers, engineers, architects, historians, educators, cultural organizations, local officials, and national agencies should have defined roles in policy, maintenance, documentation, programming, and review.

Republic Act No. 10066 provides the legal foundation for this shared responsibility and requires that alteration and conservation respect recognized cultural significance (Republic Act No. 10066, 2010). Coordination with the NHCP, NCCA, National Museum, and Roxas City government can provide technical review, registration support, funding pathways, training, and regulatory protection. Institutionalizing the CMP through formal adoption, budget allocation, maintenance schedules, and an accountable management body would reduce reliance on occasional repair and individual initiative.

Overall, the evidence supports preservation and restoration as the primary approaches, with selective reconstruction only when documentation is sufficient and adaptive use only when compatible with significance. The house is not in a state that warrants comprehensive replacement or speculative reconstruction. Its strongest future lies in retaining the fabric and values that already survive, correcting active sources of deterioration, integrating necessary services discreetly, and supporting its role as a cultural and educational landmark. This balance reflects the Burra Charter's values-based process, the Nara Document's culturally grounded view of authenticity, and contemporary emphasis on sustainable, participatory heritage management.

Table 5.
Consolidated Conservation Management Plan

Issue	Affected element/ value	Proposed action	Priority/ timeframe	Responsible party	Resources	Monitoring indicator
Electrical and immediate safety risks	Occupants, visitors and historic fabric	Licensed safety audit; isolate hazards; reroute services reversibly	Immediate	Owner / licensed electrician; conservation architect	Safety and electrical funds	Hazards corrected; annual signed inspection



Issue	Affected element/ value	Proposed action	Priority/ timeframe	Responsible party	Resources	Monitoring indicator
Roof corrosion and water entry	Roof, ceilings, timber and finishes	Investigate paths; repair compatible sheets, flashings and fasteners; improve drainage	Immediate	Owner / conservation architect; qualified contractor	Repair budget; access equipment	No new leaks; stable stain boundaries
Possible biological activity and localized timber deterioration	Structural timber and authenticity	Map evidence; control moisture; specialist inspection; repair minimum necessary fabric	Short-term	Owner / pest specialist; engineer; conservation architect	Inspection and treatment budget	No new frass/tubes; no growth in affected area
Incomplete baseline documentation	All heritage values	Complete measured drawings, condition maps, fixed-view photographs and material inventory	Short-term	Owner / conservation team; university partners	Survey equipment; archive storage	Baseline set completed and annually updated
Capiz and finish deterioration	Architectural/aesthetic value	Inventory damage; undertake compatible localized repair after moisture control	Short-term	Owner / skilled craftsman; conservation architect	Craft labor and compatible materials	Damaged-panel count declines; repairs documented
Intrusive services, displays and ground-floor alterations	Spatial and material authenticity	Heritage-impact review; reversible relocation or redesign; interpret later additions clearly	Medium-term	Owner / technical advisory group	Design and installation budget	Approved interventions; fewer intrusive fixtures
Visitor use and interpretation	Social value and vulnerable interiors	Set routes, capacity, supervision and handling rules; label original and later objects accurately	Medium-term	Owner/site manager / tourism and heritage offices	Signage, training and visitor-management funds	Incident log; visitor limits followed; labels installed
Urban setting and access	Setting, views and public safety	Coordinate signage, utilities, planting, drainage, loading and pedestrian access	Medium/long-term	Roxas City LGU / owner; national agencies	Planning and public-works funds	Agreed setting plan; access and drainage improvements
Disaster and long-term governance	Whole property and collections	Adopt emergency plan, contacts, salvage priorities, annual drills, financing and five-year CMP review	Long-term/recurring	Owner/family body / advisory group; LGU and agencies	Emergency supplies; training; conservation fund	Annual drill and review completed; fund and decisions documented

CONCLUSION

The conclusions correspond to the three objectives. Objective 1 established that the Manuel Roxas Ancestral House has cumulative historical, architectural, scientific, social, and symbolic significance, while identifying historical dates that still require archival verification. Objective 2 found substantial authenticity in form, design, workmanship, location, and associative character, alongside mixed material integrity and observable risks involving roofing, moisture, timber, capiz, finishes, services, and setting; the visual, non-invasive assessment did not establish structural capacity or concealed conditions. Objective 3 produced a consolidated Conservation Management Plan (Table 5) linking issues and values with actions, timeframes, responsible parties, resources, and monitoring indicators.

Accessible portions retained their principal architectural character, but observable concerns included roof corrosion, moisture staining, localized timber deterioration and reported termite exposure, capiz-panel damage, surface wear, altered finishes, intrusive services, and urban-setting pressures. Because no formal good/fair/poor rating scale was used, condition is stated descriptively. The conservation response should prioritize safety and active moisture risks, followed by investigation, compatible repair, preventive maintenance, interpretation, governance, and recurring monitoring.

RECOMMENDATIONS



The recommendations below operationalize the consolidated Conservation Management Plan presented above and are organized according to implementation timeframe.

Immediate actions

The owner and site administrators should commission electrical and visitor-safety checks, address active roof leakage and unstable components, and obtain specialist verification of reported pest evidence. Temporary protective measures should be documented and should not damage significant fabric.

Short-term actions

The conservation team should complete baseline documentation, material and moisture investigation, rainwater management, and localized timber and capiz repair. All work should follow compatible, minimal-intervention methods and should be recorded in the conservation logbook.

Medium-term actions

The owner, technical advisory group, and relevant public partners should address modern services, displays, visitor circulation, the immediate setting, staff training, and formal governance agreements. Proposed alterations and adaptive uses should undergo heritage-impact review before implementation.

Long-term and recurring actions

The responsible parties should establish sustainable financing, disaster preparedness, archival and oral-history research, annual condition monitoring, and a five-year review of the CMP. The owner or authorized family body should retain final custodial authority while coordinating with the Roxas City government and appropriate national heritage agencies.

A baseline record should be completed and maintained through measured drawings, systematic photography, material descriptions, condition maps, archival copies, oral histories, and an inventory distinguishing original fabric from later repairs, furnishings, and interpretive additions. Every intervention should be entered in a conservation logbook with its date, location, purpose, materials, method, responsible personnel, and before-and-after documentation. Records should be stored in both secure physical and digital repositories accessible to future custodians and authorized researchers.

Preventive work should prioritize roof corrosion and leakage, flashing and drainage, ceiling moisture, termite surveillance, localized timber decay, capiz-shell damage, unsafe or visually intrusive electrical installations, and vegetation-related moisture. Inspections should occur at least annually and after severe storms, earthquakes, flooding, fire incidents, or pest outbreaks. Repairs should retain sound original fabric and use compatible materials and traditional techniques; replacement should be limited, like-for-like where feasible, and reversible where contemporary intervention is unavoidable. Repainting or cosmetic treatment should follow diagnosis of underlying moisture or material failure.

Modern services, security devices, displays, visitor facilities, and future adaptive uses should undergo heritage-impact review before installation. Wiring, lighting, cooling, barriers, and signage should be located in low-significance or visually discreet areas, use reversible fixings, and avoid cutting original fabric. Interpretive materials should clearly distinguish original objects and architectural elements from later period furnishings or reproductions. Visitor routes, occupancy, and activities should be managed to protect vulnerable floors, windows, railings, stairs, and interiors.

The local government should strengthen heritage ordinances, setting controls, disaster preparedness, and financial support for the property. Coordination with the NHCP, NCCA, National Museum, tourism offices, universities, and conservation organizations should be pursued for technical assistance, training, grants, and public programming. Heritage education, guided tours, school partnerships, workshops, and community events should be continued in ways that communicate both the historical association with Manuel Roxas and the architectural significance of the bahay na bato. Future research should include materials testing where authorized, structural and environmental monitoring, expanded oral history, archival verification of construction chronology, visitor and carrying-capacity assessment, and evaluation of the CMP after implementation.

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