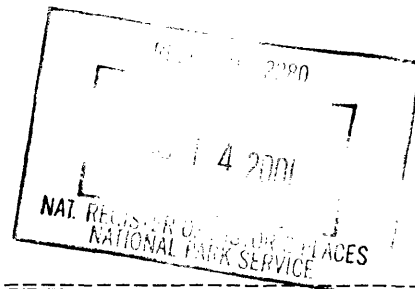


United States Department of the Interior
National Park Service

1069



**NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM**

=====

1. Name of Property

=====

historic name **Edificio Aboy**

other names/site number **El Faro**

=====

2. Location

=====

street & number **603 Aboy St.**

_____ not for publication

city or town **San Juan**

vicinity _____

state **Puerto Rico**

code **PR**

county **San Juan**


code **127** zip code **00907**

=====

3. State/Federal Agency Certification

=====

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination _____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets _____ does not meet the National Register Criteria. I recommend that this property be considered significant _____ nationally _____ statewide X locally. (_____ See continuation sheet for additional comments.)


Enid Torregrosa de la Rosa, MSHP
Signature of certifying official

August 9, 2001
Date

Puerto Rico State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property _____ meets _____ does not meet the National Register criteria. (_____ See continuation sheet for additional comments.)

Signature of commenting or other official

Date

=====
4. National Park Service Certification
=====

I, hereby certify that this property is:

- entered in the National Register
 ___ See continuation sheet.
- determined eligible for the
 National Register
 ___ See continuation sheet.
- determined not eligible for the
 National Register
- removed from the National Register
- other (explain): _____

Entered in the
National Register

9/28/01

Signature of Keeper

Date
of Action

=====
5. Classification
=====

Ownership of Property (Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property (Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property

Contributing	Noncontributing	
<u>2</u>	<u>0</u>	buildings
<u>0</u>	<u>1</u>	sites (exterior wall)
<u>0</u>	<u>0</u>	structures
<u>0</u>	<u>0</u>	objects
<u>2</u>	<u>1</u>	Total

Number of contributing resources previously listed in the National Register 0

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A

USDI/NPS NRHP Registration Form

Edificio Aboy

San Juan, Puerto Rico

=====
6. Function or Use
=====

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Multiple Dwelling

Current Functions (Enter categories from instructions)

Cat: Domestic Sub: Multiple Dwelling

=====
7. Description
=====

Architectural Classification (Enter categories from instructions)

Art-Deco

Materials (Enter categories from instructions)

foundation Concrete
roof Concrete
walls Concrete
other

Narrative Description: See continuation sheet

=====
8. Statement of Significance
=====

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, possesses high artistic values.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance: **Architecture**

Period of Significance: **1937**

Significant Dates: **1937**

Significant Person: **N/A**

Cultural Affiliation: **N/A**

Architect/Builder: **Julia Pasarell, Jorge**

Narrative Statement of Significance: **See continuation sheet**

=====
9. Major Bibliographical References
=====

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____

USDI/NPS NRHP Registration Form

Edificio Aboy

San Juan, Puerto Rico

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

Name of repository:

10. Geographical Data

Acreage of Property: Less than one acre (553.90m²)

UTM References:

	Zone	Easting	Northing	Zone	Easting	Northing
1	19	<u>808290</u>	<u>2043023</u>	3	_____	_____
2	___	_____	_____	4	_____	_____

___ See continuation sheet.

Verbal Boundary Description: **See continuation sheet**

Boundary Justification: **See continuation sheet**

11. Form Prepared By

name/title: **Hector Arce, Architect**
Maria Rossi, Architect

organization: **Inmobiliaria El Faro, Inc.**

date: **May 7, 2001**

street & number: **667 Ave. Ponce de Leon #102** telephone: **(787)725-3948**

city or town: **San Juan** state: **PR** zip code: **00907-3201**

Property Owner

name: **Inmobiliaria El Faro, Inc.**

street & number: **667 Ave. Ponce de Leon #102** telephone: **(787)725-3948**

city or town: **San Juan** state: **PR** zip code: **00907-3201**

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Section 7 Page 1

Edificio Aboy
name of property
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county and State

=====
NARRATIVE DESCRIPTION:

Summary

The *Edificio Aboy* is a three story, concrete, Art Deco Style residential building, located in Miramar, a historic 20th century residential neighborhood in the municipality San Juan. The main building (42'-8" x 45'-3") fronts Aboy street and is set back with a frontal patio above street level. A perimeter concrete fence delimits the property on its northwest and northeast boundaries. Also, a historic masonry wall, which pre-dates the building, runs along the southeast property boundary. The building's main form is a central rectangular volume positioned along its longitudinal axis on a northeast/southwest orientation. Secondary volumes and deep curved eaves characterize each elevation. The main building was designed to house three apartments, one per floor, with a spatial distribution that included: living room, dining room, four bedrooms, two bathrooms, kitchen and pantry, two stairs and several balconies around the building. The building has been vacant for the past 18 years. The only intervention to the original design is seen at the first floor apartment and the servant's quarters. The secondary building (27'-9" x 19'-0"), the servant's quarters, adjoins the main building units southwest corner. This building is a two story sober concrete building with car garages in the ground level.

Brief Description of the Property

The original Aboy-Longpré farm comprised the strip of land delimited to the east by the current multistory apartment building, the Elderly Home to the west, Ponce de León avenue to the north and Martí Street to the south. The *Edificio Aboy* sits in the southeast side of a dead-end street (Aboy Street) surrounded to the northeast of the main building by the Casa Aboy (listed in the National Register), to southeast a multistory apartment building, to southwest a three story apartment building owned by descendants of the Aboy family, and to the northwest the new AT&T Building.

Oral history indicates that the nominated building was situated on a small sloped promontory with no boundary walls or fences, except the historic wall along the southeast boundary line (see Ground Floor Plan drawing). At a later date, during the early 1950's, when Aboy street was built, the northeast and northwest boundary walls where added and the sloped promontory was leveled (see photograph #14). This was done as a privacy measure; to make use of patios for recreational

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purposes creating a clear separation from the sidewalk. Also, during this period iron grilles were added to the main building for security reasons. This coincides with the rural population migrations to the city; particularly to the Santurce sector. The increase in the urban population triggered the criminal activity creating a security problem in this area. At first, a gate in the lighthouse volume main entrance openings was incorporated, as well as, iron grilles at all the ground floor window openings and balconies. Later on, iron grilles were added to the northwest and southeast balconies in the second and third floor apartments.

The northeast elevation, shows the most distinctive element of the building, a cylinder volume, which accounts for the building's popular name of *EL FARO* (The Lighthouse). This volume with lighthouse motifs has a staggered block pattern simulating a stone wall (see photograph #5), which is pierced by two oculus corresponding to the second and third story, and is crowned by a glass block lantern that ends with a clerestory (see photograph #1,2,8). The "lighthouse" volume ends at the roof level with a prefab concrete pergola. (see photograph #7). A spiral stair fills this volume connecting the three stories of the building while delimiting the principal entrance at the western side of the structure (see photograph #15). The pedestrian access from the sidewalk is via an exedral shape frontal steps that rise around thirty inches to the entrance gate in the cylinder volume. Both the front steps and spiral stair have retained the original ceramic mosaic floor finishes in geometric patterns formed by 1''x 1'' and 1''x 2'' pieces with aleatory color combination of red oxide, red sienna, beige, green, blue, yellow, and black. Risers are finished with 6'' beige quarry tile. These floor finishes, for the most part, are in good condition.

A secondary volume that stands against the left side of the "lighthouse" cylinder on every floor is accentuated by deep curved eaves and houses the frontal balconies (see photograph #16). . The north facade is characterized by it's chamfered north and east corners of the central volume. From the center of the facade a secondary volume projects with rounded side corners and top (see photograph #3). This volume contains the bedroom's closets and the main bathroom of each floor. The southwest façade is mainly composed by a central body of projecting balconies with deep curved eaves. Against the southwest facade stands a rectangular volume containing the service stairs that provide access from the ground floor up to the roof (see photograph #12, #21).

On each floor, curvilinear balconies with their original iron railings, visually and formally integrate this stair to the central body of the building (see photograph #4, #17). This facade fronts the southwest patio; which is used as vehicular access to a two-story annex building

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that houses three garages on the ground floor and was used as servant's quarters in the second floor (see photograph #13). These sober and modest quarters are reached by single run concrete stair leading to an outdoor corridor with three individual entrances. (see photograph #23). The quarters consisted of three servant's rooms of minimal dimensions (7'-6" x 8'-6") with their respective bathroom and closet. This building was altered in the 80's. The loss of historical material including windows, doors, floor finishes and the demolition of the interior walls between rooms is presently evident. (see photograph #22)

The apartment's main entrance at each floor is through the spiral stair into the living area of each apartment, along it's central axis. (see photograph #8). The dining room is shifted and parallel to the living area, spatially connected by a wide opening with rounded ends that emphasize the spatial flow and integration by softening the transition from one space to the other (see photograph #9). Both spaces connect to the frontal facade balcony (see photograph #16). Throughout the apartment the ceiling is ten feet high and in most cases the interiors contain original wall details and floor finishes which are in good conditions. A wooden picture molding runs at an 8'-0" height throughout most of the apartment interior walls (see drawing #1). The main interior floor finish consists of 8" x 8" hydraulic mosaic tile with colorful geometric patterns including maroon, terracotta gray and black colors. The balconies have red oxide and beige 4" x 4" quarry tile with an aleatorilly alternated pattern giving the illusion of a wavy movement when seen the pattern perpendicularly (see photograph #11).

The dining room leads to two areas, the kitchen and a small vestibule that connects three bedrooms, the main bathroom and a corridor that ends in the southeast faade balcony. The two northeast bedrooms have chamfered corners with three large openings (see photograph #18). The bathroom's floor finishes are ceramic mosaic tiles with a colorful geometric patterns of 1"x 1" and 1"x 2" pieces in two shades of green and pink. The walls are clad with 4 1/4" square glazed ceramic tile, combining color schemes (pink, green, yellow, and black) with the sanitary fixtures. Most sanitary fixture are in fair condition and could be restored. The bathrooms color combinations vary on each floor. Adjacent to the master bedroom is a fourth bedroom traditionally used as a service room with a small bathroom. Through this room the master bedroom connects with the kitchen and the exterior service corridor of the southwest faade. The kitchen is divided in two areas, a pantry room with access to the dining room, (see photograph #19) and the main kitchen area where the electrical, gas and plumbing infrastructure is provided (see photograph #20). The kitchen floors have 1" white octagonal ceramic mosaic and the walls are clad with 4 1/4" x 4 1/4" and 3" x 6" white glazed ceramic with black moldings. The kitchen connects to the exterior service corridor used as laundry area and as access to the service stair. The service corridor floor is 4" square beige quarry tile. The service stair floor finished is polished concrete (see photograph #21).

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According to interviews with members of the Aboy family, the original windows where casement type louver windows in sets of two leaves made of wood with a fixed glass panel on the upper part. With the introduction of air conditioning systems into dwelling units all windows were changed to casement type French windows. Given that the existing door and window frames found in the property where in pine wood its assumed that doors and windows where also in pine. Joint runner wooden casing moldings covered all the interior perimeter of the opening in most window and door frames. (see detail drawing #3). There were two door types: the interior doors of solid wood horizontal panels with open transoms for natural ventilation made of vertical or horizontal wood strips; and the exterior doors with horizontal glass panels divided by 1'' wood moldings and wood and glass transom (see photograph #10).

Integrity Statement

The Aboy building, due to its long period of abandonment and the legal mishappenings of the original owners, has kept true to its original design with minor alterations. This situation allow us today to rescue the character and restore most of its distinctive architectural elements.

As already mentioned, the architectural motifs of the building's exterior are in good condition and all will be restored. The intervention in elements like the glass block in the "lighthouse" lantern, the concrete pergola and the rebar corrosion in the concrete caused by the deterioration of the materials due to the abandonment of the property, will be repaired or replaced, given each case, to its original condition. In 1998 hurricane Georges winds entered the "lighthouse" cylinder volume causing the top lantern glass blocks and concrete roof to explode (see photograph #6). To prevent future damages four vertical openings (marking the cardinal points) will be incorporated in the design to allow the air flow. (see photograph #24)

The windows, as mentioned in the narrative description, were changed throughout time and presently are all missing. Given the absence of this historical feature and graphic documentation, new aluminum and glass casement type windows compatible with the design of the building will be incorporated.

Floor and wall finishes in all interior spaces are in salvageable condition and will be restored. Such is the case of all floor finishes in bathrooms, kitchens, balconies, bedrooms, dinning and living areas as well as the wall finishes in bathrooms and kitchens. Most of the wood casement moldings, base moldings and picture moldings are in a precarious condition due to termite "corrosion" and will be replaced with new ones following the original profiles. (see drawing #1, #2)

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Edificio Aboy
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Alterations and improvements to the electrical and plumbing system will be done in such a way that they do not interfere with the historic features. In the bathrooms and kitchens, to prevent damaging the original tile work, pipes and conduits will run along the backside of the wall or along the ceilings of the apartment below. New gypsum board ceiling will be installed in those spaces to conceal pipes and conduits.

In the main building only the ground floor apartment suffered some alterations. The alteration was the elimination of the southeast balcony; most of this space was incorporated to the master bedroom. The ends corners where made into closet space for the bedroom at the east corner of the building and for the service room. The other alteration was the enlargement of the bathroom contiguous to the service room to include a large shower (see Ground Floor Plan drawing). This condition was well integrated to the southwest facade (see southwest facade drawing). The other alteration was the construction of a curved wall to enclose a covered service terrace in the southwest side of the ground floor apartment. These alterations where made in the 50's by the owner Gabriel Aboy Ferrer.

As previously mentioned in the narrative, the servant's quarter building was altered during the 80's (see Second Floor Plan drawing). Given this loss of historical material and the inadequate space condition of the original layout, future interventions will transform this space into guest quarters for the ground floor apartment. The original building profile, as well as, references to its original internal distribution will be made evident in this alteration.

As Found Drawings

The document includes copies of the as found plans. These drawings are in digital format in the office of Arch. Héctor Arce.

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NARRATIVE STATEMENT OF SIGNIFICANCE:

Summary

The Edificio Aboy is significant under Criterion C, under architecture as an outstanding Art-Deco building in San Juan. The Aboy building, composed of a three stories apartment building and an adjacent two stories garage with servant's quarters building, shows all of the distinctive characteristic of this style thru the overall composition of intricate volumes, nautical motifs and dynamic juxtaposition of formal elements. It's most outstanding and distinctive feature, the main staircase expressed in a cylinder volume allusive to a lighthouse, accounts for the building's popular name of *El Faro* (the lighthouse). This building, together with the Normandie Hotel, (listed in the National Register) best exhibit nautical themes so distinctive of the Art-Deco architecture.

Edificio Aboy was built in 1937, within the historic period when modern architectural design tendencies, including Art-Deco, influenced prominent architects in San Juan. Among these, Arch. Jorge Juliá Passarell, known for his excellent eclectic interpretations of modern architectural styles within the local context, was commissioned to design *Edificio Aboy*. This building clearly became one of his most important projects in terms of the singularity of the design, at the time, for a rental apartment building in San Juan. Of all his work, *Edificio Aboy* stands out for having kept the integrity of its original design with no significant alterations since its construction. Moreover, the structure is in excellent condition as well as most of its architectural features and finishes.

The property is located on one of the lots resulting from the segregation of the original farm owned by Mr. Ramón Aboy, a distinguished citizen and business man within the banking and sugarcane industry at the turn of the century. This farm was part of Miramar, a neighborhood of great architectural and historic value to the city of San Juan.

Historic Setting of the Property

The property is located within the historic neighborhood of Miramar where a great concentration of properties with high historic and architectural value can still be found.

By the late 19th century this section comprised a series of farms with buildings located along the main circulation route (today *Ponce de León Avenue*) between the old city of San Juan and the town of Rio Piedras. These stately country houses built along this road had lots that extended from the *Condado* lagoon to the *Martín Peña* canal.

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The inauguration of the Ubarri "trolley" in 1880 sparks in a definitive way the development of *Miramar*. A year later, the Spanish government began the construction of *Antiguo Asilo de Niñas* (listed in the National Register). In 1902, the People's Cooperative Building Savings and Loan Association of Porto Rico is established in the Island with the purpose of promoting housing development. The following year, this company started with the segregation and registration of farm lands of the *Miramar* sector. By 1928 the government of Puerto Rico began the construction of *Fernandez Juncos* avenue; bisecting and delimiting the south border of *Miramar*.

Between the period of the two great wars "new" concrete houses were built in *Miramar* replacing the old stately wooden houses. The outstanding architects of the period: *Pedro de Castro*, *Antonin Nechodoma*, *Rafael Carmoega*, *Porrata Doria*, *Joseph O'Kelly*, *Ramírez de Arellano*, *Martínez Lázaro*, *Jorge Juliá*, *Fidel Sevillano*, and *Toro y Ferrer*, made *Miramar* a fertile ground for their new modern designs in the styles of this period: Spanish Revival, Prairie Style, Art-Deco and International Style. Presently *Miramar* preserves a great number of these buildings which define the eclectic residential character of the area.

The particular neighborhood where the nominated building is located was one of the original farms along *Ponce de León* avenue. As mentioned previously, this lot was developed along with other lots which in 1954 gave way to the segregation and lotification of the farm into various other lots in which three story apartment buildings were built for the descendants of *Aboy-Longpré* family. Nowadays, most of these buildings are still owned by their original owners.

In the immediate surroundings, within a 200 meter radio, there is a high concentration of buildings and institutions of notable historic and architectural value which form part of our socio-cultural heritage. Among these we find: *Casa Aboy Cultural Center*, *Korber residence*, (by Arch. *Antonin Nechodoma*), *Colegio de Abogados* and the *Antiguo Asilo de Niñas* (future headquarters for the Puerto Rico Music Conservatory), and the *Benítez residence* among others.

In addition, along the southeast border of the *Aboy* street properties, an original neighboring wall, of around 150 meters long, that divided this farm from the *Abarca* family's farm still stands. This masonry wall, constructed of brick and rubble, is the remaining historical reference of the original segregation and lotification of the *Miramar* sector. It will be retained and protected. The only other remaining masonry wall of this type is located along the west side of today's *Hoare* street and the *Antiguo Asilo de Niñas* building.

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Edificio Aboy
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Brief Chronology of the Property

The property, which is registered in the Land Registry of Puerto Rico (under the area of San Juan, Santurce sur, volume 140, page 132, farm 4,750), as a 553.90 square meters lot which is the result of the segregation of a 4,366.78 square meter farm (registered in Santurce Sur, volume 28, page 2). This farm, one of the original of Miramar, district subdivisions, was acquired by Mrs. María Longpré Benítez married to Mr. Ramón Aboy Benítez.

A two story wooden farm house occupied the central area of the farm up until the 1950's. Adjacent to the present Elderly's Home lot, Mr. Ramón Aboy Benítez built his house facing Ponce de León avenue. Later on, he built a second house adjacent to his, for his daughter María Aboy Longpré; then a third one, (presently Casa Aboy) for his son Ramón Aboy Longpré. In the 1930's, Mr. Ramón Aboy Benítez started the development of the remaining land. According to oral history, this development consisted of the construction of three identical rental apartment buildings. For this endeavor he hired the professional services of architect Jorge Juliá Pasarell and in 1937 the first one of these buildings, (presently Edificio Aboy) was built. The remaining buildings were never built due to the uncertainties caused by the Second World War and toppled by the death of Mrs. María Longpré in 1946. During this period the building was known as Edificio Aboy, and became the temporary residence of prominent citizens of San Juan including members of the Aboy Family.

Mr. Ramón Aboy Benítez died in 1951. In 1953, his estate was partitioned. Pursuant to the provisions of his open testament, the property located at number 603 Aboy street was adjudicated to his two sons Ramón and Enrique Aboy Longpré, subject to a life usufruct in favor of his daughter, Maria Aboy Longpré, widow of Pérez Pienet. The remaining estate was transferred to the other heirs.

Due to the parting of the inheritance, the farm was segregated. The first two stately country houses along Ponce de León avenue were demolished, followed, in 1953, by the construction of Mrs. Irma Aboy property (Aboy 607) and Mrs. Carmen Aboy de Valdejulli property (Aboy 605). These two new buildings occupied the lots of the unbuilt original development. Moreover, the lot of the present building on Martí Street were sold, and the rest of the parcels were distributed among the heirs. Consequently, in 1954 Aboy Street was built and a cession was made to the Municipality of San Juan. The original farm was then divided in two by the construction of a boundary wall parallel to the Ponce de León avenue along the southwest property line of the building of Mrs. Irma Aboy (Aboy 607).

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By 1984, Mr. Gabriel Aboy Ferrer becomes, by inheritance, the primary owner of the Edificio Aboy and starts to buy out the rest of the heirs. Mr. Aboy Ferrer starts to vacate the building and proceeds to dismantle the property for its remodeling. Unable to acquire full title of the property, the remodeling process was never completed and left to abandonment. Consequently in 1988 a lawsuit is made on behalf of the Aboy Succession and the property was put for judicial auction. At his time, Dr. Emilio Jiménez Ortíz and Ana Lydia Colón acquired the property,

The property remained unoccupied from 1984 until 1998 when it was rented by the construction firm Nevárez & Villavicencio for the AT & T building project office.

In November 1st 1999, Arch. Maria Rossi acquired the right of purchase option. A year later, the Inmobiliaria El Faro, Inc. buys the property and proceeds with its nomination to the National Register of Historic Places.

Aboy Building as Distinctive Characteristic of Type and Period

The architecture and facade composition of this structure correspond to the Art-Deco style. This style was established with the *Exposition Internationale des Arts Decoratifs et Industriales Modernes* celebrated in 1925 in Paris. The exhibition showed, for the first time, contemporary building and artifacts with exotic fauna and flora motifs, curvilinear volumes and hydrodynamic forms - formal traits which defined the new style. Nautical motifs and the juxtaposition of wood and metal material were characteristic of this style as well.

During the 1930's, the Art-Deco style became fashionable in the Americas, particularly in the design for private residences, apartment buildings, cinemas, theater and skyscrapers of this period. In Puerto Rico, buildings like the Banco Popular of San Juan office building, the apartment buildings: Miami, Beatriz in Ponce, Aboy and *El Falansterio*, the cinemas: Metro, Rivera and Delicias, the bridge of Martin Peña channel, the Normandie Hotel, and the Market Building also in Ponce are fine local examples of this style.

Of these existing Art-Deco examples, the Aboy Building and the Rivera Cinema show the most dynamic composition in terms of their volumes and intricate juxtaposition of formal elements. In addition, the Aboy building shows all the distinctive characteristics of this style: the curved eaves, curvilinear volumes, continuous horizontal bands, the combined use of wood and metal in the design of gratings, railings, windows, doors, the use of moldings, and it's literal use of nautical motifs.

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The integrity of the building's original volumetric forms, it's formal and constructive details, together with the gradual wear out caused by abandonment and disuse the structure has gone thru, make it's nomination imminent to protect it's conservation as part of our built historic legacy.

Work of an Architectural Master

Jorge Julia Pasarell was born in the southern city of Yauco in 1910. In his early 20's, with an autodidactic education in the discipline of architecture, he starts his practice in San Juan where he lived until his death in 1965. During the 1930's, Arch. Juliá designs his most important works which showed his vast knowledge of contemporary designed tendencies of the modern movement. Through his excellent use of such influences within the local context, his work achieved a unique character which constitute part of San Juan modern period architectural legacy.

Through his interest in photography and film architect Julia met Mr. Ramón Cobián, a charismatic entrepreneur, owner of prestigious theatre and cinemas who later commissions him the design of several film theatres in San Juan: the Art Deco style Paramount, Metro Theatre and New Broadway all along Ponce de León avenue. Among his most important works, aside from the film theatres, there is the 1949 remodeling of the *Tapia Theatre* in Old San Juan, commissioned by the Municipality of San Juan. In the Condado Area he designed several modern residential buildings in *Krug* and *Mirsonia* street. His work extended towards the outskirts of the city by developing and designing one of the first suburban street, *Muret Curé* street, in the *Caparra* area, including the design of all the residences and the one he lived in. Moreover, he designed several private residences in *Caparra Country Club* neighborhood, among which the best known are Mr. Carlos Alvarez residence and Mr. García residence.

He founded a construction company, *Juliá, Carbonell y Guijarro*, and collaborated in the construction of *Edificio de Fuentes Fluviales* in stop 19 in Santurce. In 1958 he worked at the office of *O'Kelly, Méndez y Brunell*, where he was in charged of the design team for the building *Manufactura Blanco y Riera* in *Barbosa* street and the *Nin* apartment building in *Magdalena* street in *Condado*.

His two most outstanding buildings, both in the Art-Deco style, are the *Edificio Aboy* and the *Metro Cinema* both in San Juan. They both expressed, particularly in the frontal façade, a masterly skill in composition thru plastic interplays of distinctive Art-Deco nautical motifs. Unfortunately, the *Metro Cinema* has suffered drastic alterations and very little of its original design can be traced. On the other hand, *Edificio Aboy* stands out for being, of all his work, the one that has best kept to its original condition.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
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Section 10 Page 11

Edificio Aboy
name of property
San Juan, Puerto Rico
county and State

=====

GEOGRAPHICAL DATA:

Verbal Boundary Description

Legal parcel number 140-132-4,750.

Boundary Justification

The boundaries of the property located at number 603 Aboy street, correspond to the urban lot which the building occupies after the original property was segregated in 1953, following the provisions of Mr. Ramón Aboy Benítez's open testament.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section _____ Page 12

Edificio Aboy
name of property
San Juan, Puerto Rico
county and State

=====
Photographs:

All the photographs were taken by Ivonne María Marcial in January 2001 (Photos #1-#11) and April 2001 (Photos #12-#24). All the negatives are located at 662 Miramar Avenue, Suite 301, San Juan, PR 00907. The views of the photographs are described below.

Photo #1 and #2

Exterior views of the northeast elevation of the main building. Looking approximately southeast

Photo #3

Exterior view of northeast façade of the main building. Looking approximately southwest.

Photo #4

Exterior view of the southwest cylinder volume. Looking approximately northeast.

Photo #5

View of cylinder volume detail. Looking approximately east.

Photo #6

Close up view of the glass block lantern. Looking approximately northwest.

Photo #7

View of the pergola on the roof. Looking approximately west.

Photo #8

Interior view of the glass block lantern and oculus. Looking approximately northwest.

Photo #9

Interior view of the dining room. Looking approximately northeast.

Photo #10

View of door wood casing detail. Looking approximately southeast.

Photo #11

View of floor patterns in the transition of the balcony and living room.

Photo #12

Exterior view of southwest façade. Looking approximately east.

United States Department of the Interior
National Park Service

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section _____ Page 13

Edificio Aboy
name of property
San Juan, Puerto Rico
county and State

=====
Photos (cont.)

Photo #13
Exterior view of the garage and servant quarters. Looking approximately southeast.

Photo #14
View of exterior wall facing the Aboy Street. Looking approximately northeast.

Photo #15
View of main staircase and handrails. Looking approximately west.

Photo #16
View of frontal balcony. Looking approximately northeast.

Photo #17
View of southwest balcony. Looking approximately southwest.

Photo #18
View of typical bedroom. Looking approximately west.

Photo #19
View of pantry room of the third floor. Looking approximately southwest.

Photo #20
View of kitchen of the third floor. Looking approximately northeast.

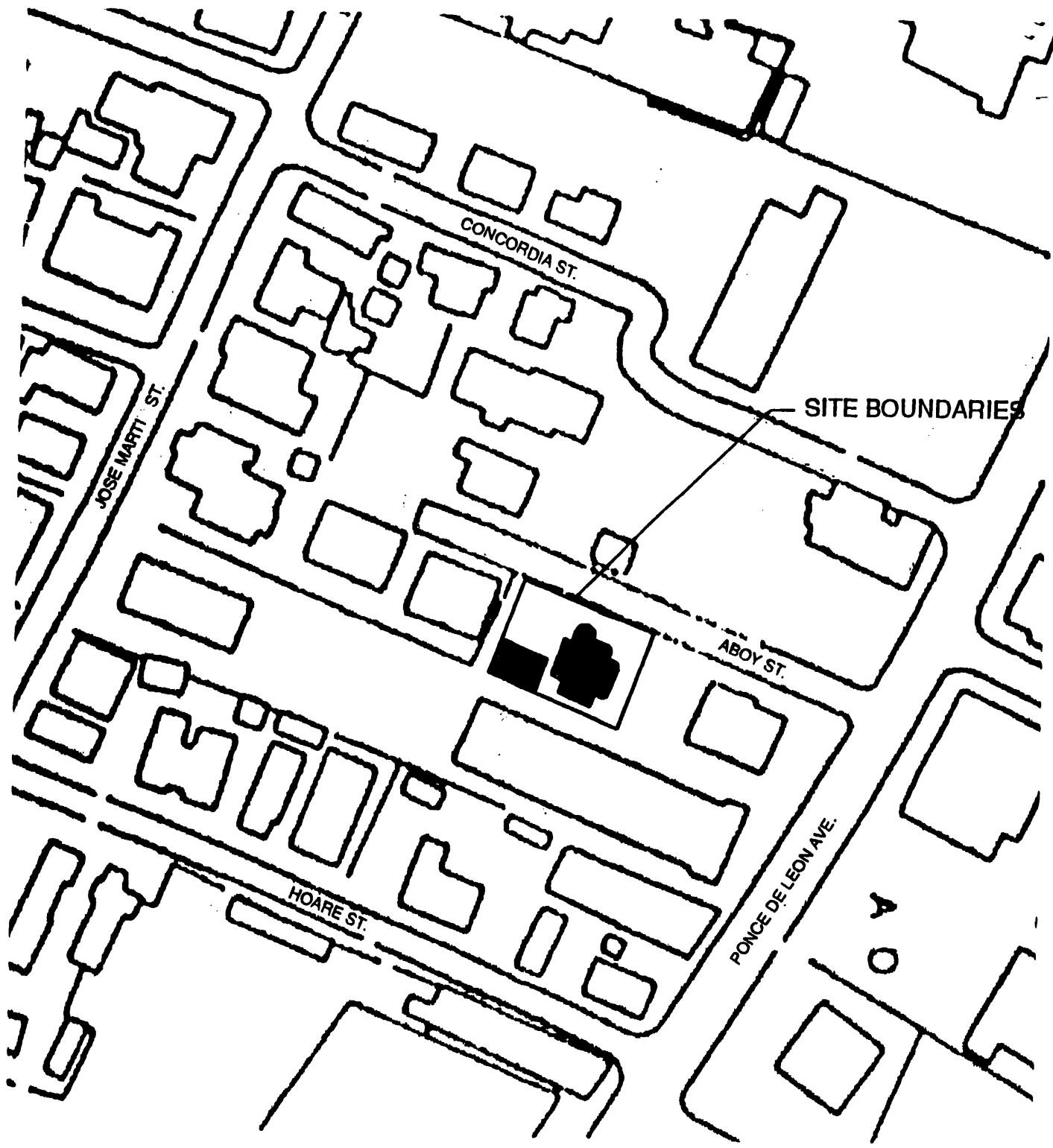
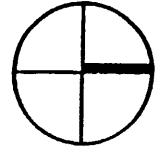
Photo #21
View of service stairs. Looking approximately west.

Photo #22
View of servant rooms. Looking approximately southwest.

Photo #23
View of servant's quarters entrance. Looking approximately southwest.

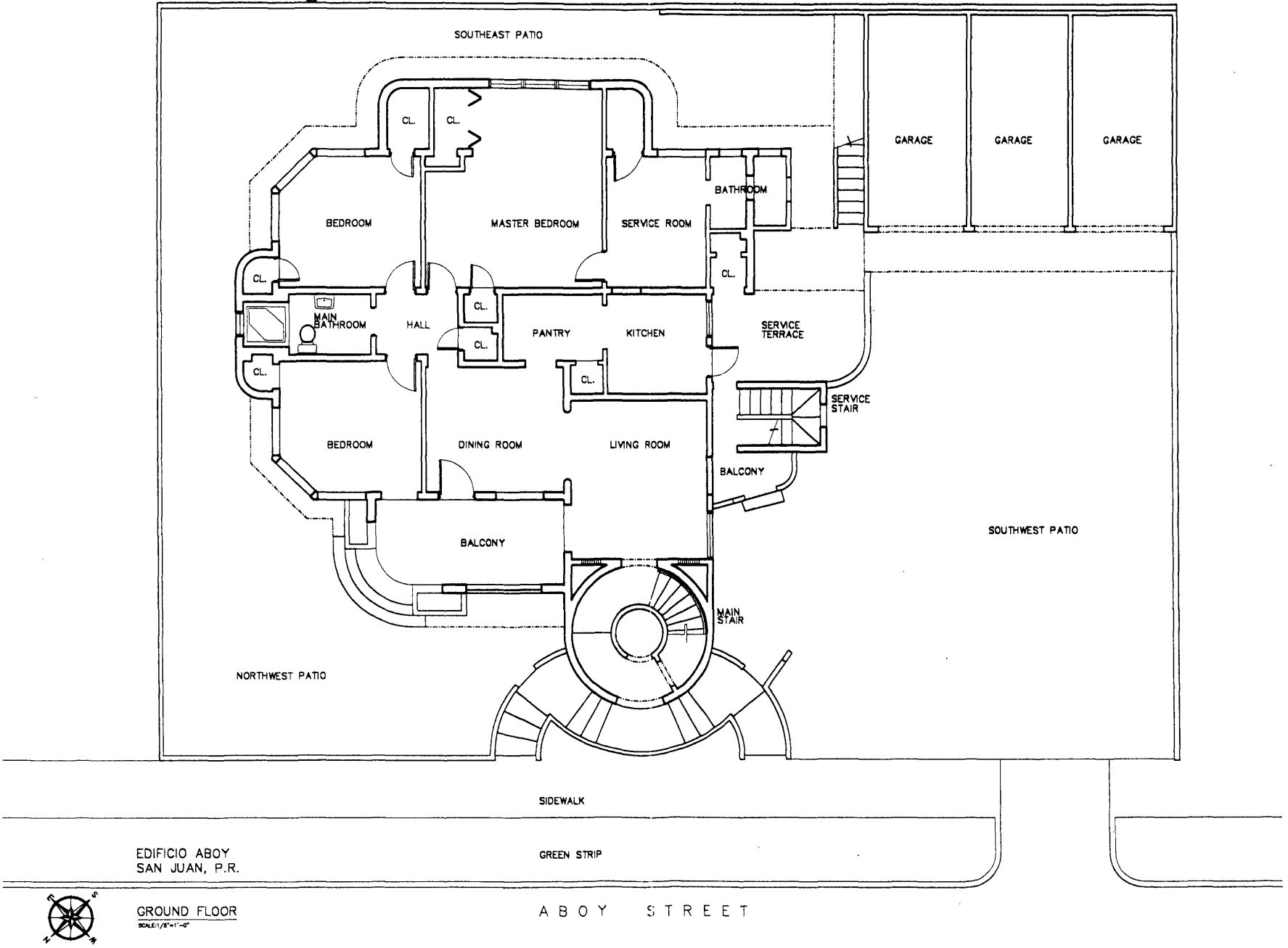
Photo #24
View of block lantern as seen from the stairway.

EDIFICIO ABOY 603
LOCATION MAP
SCALE 1:1,500



SITE BOUNDARIES

A O

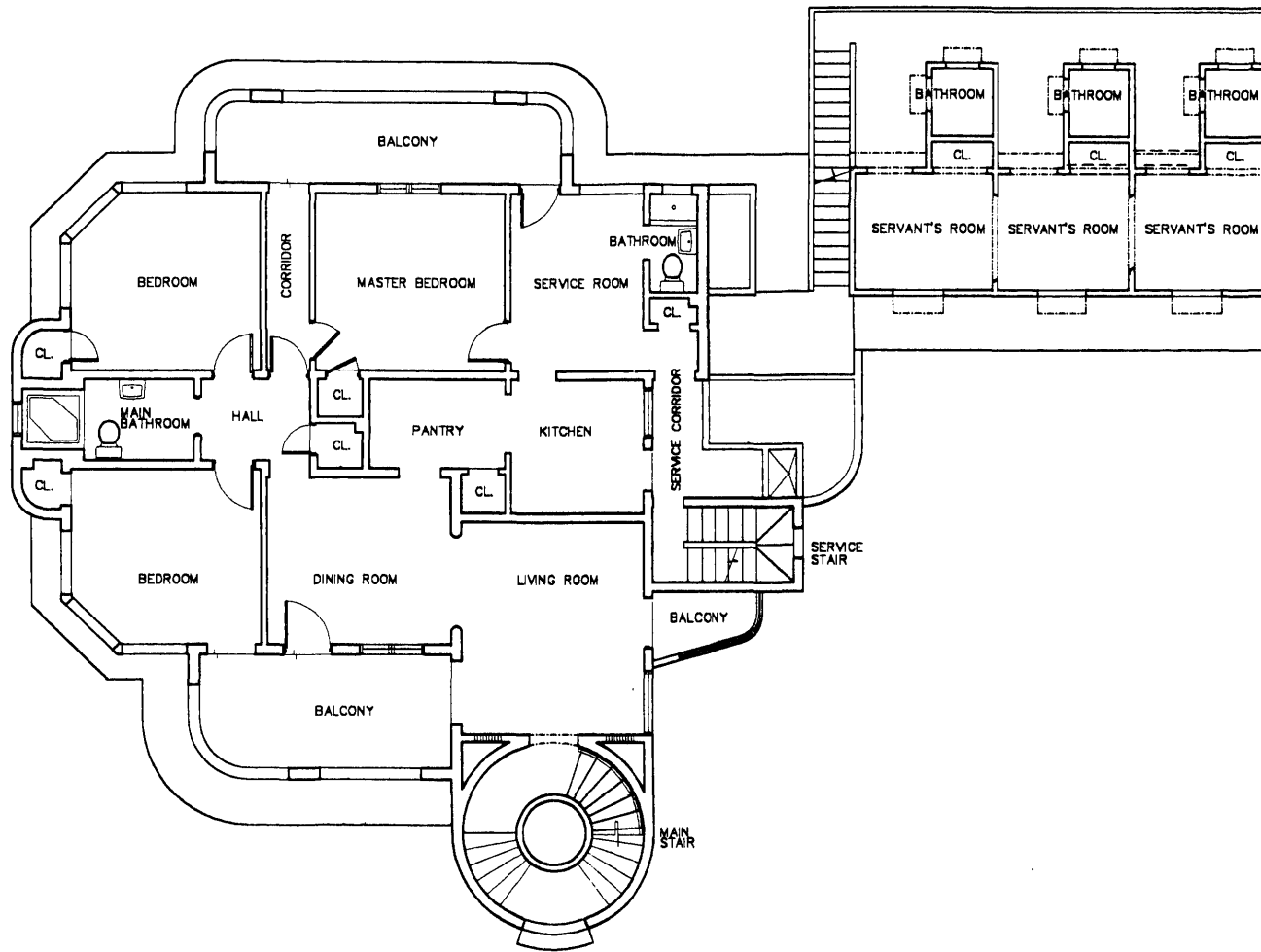


EDIFICIO ABOY
SAN JUAN, P.R.



GROUND FLOOR
SCALE: 1/8" = 1'-0"

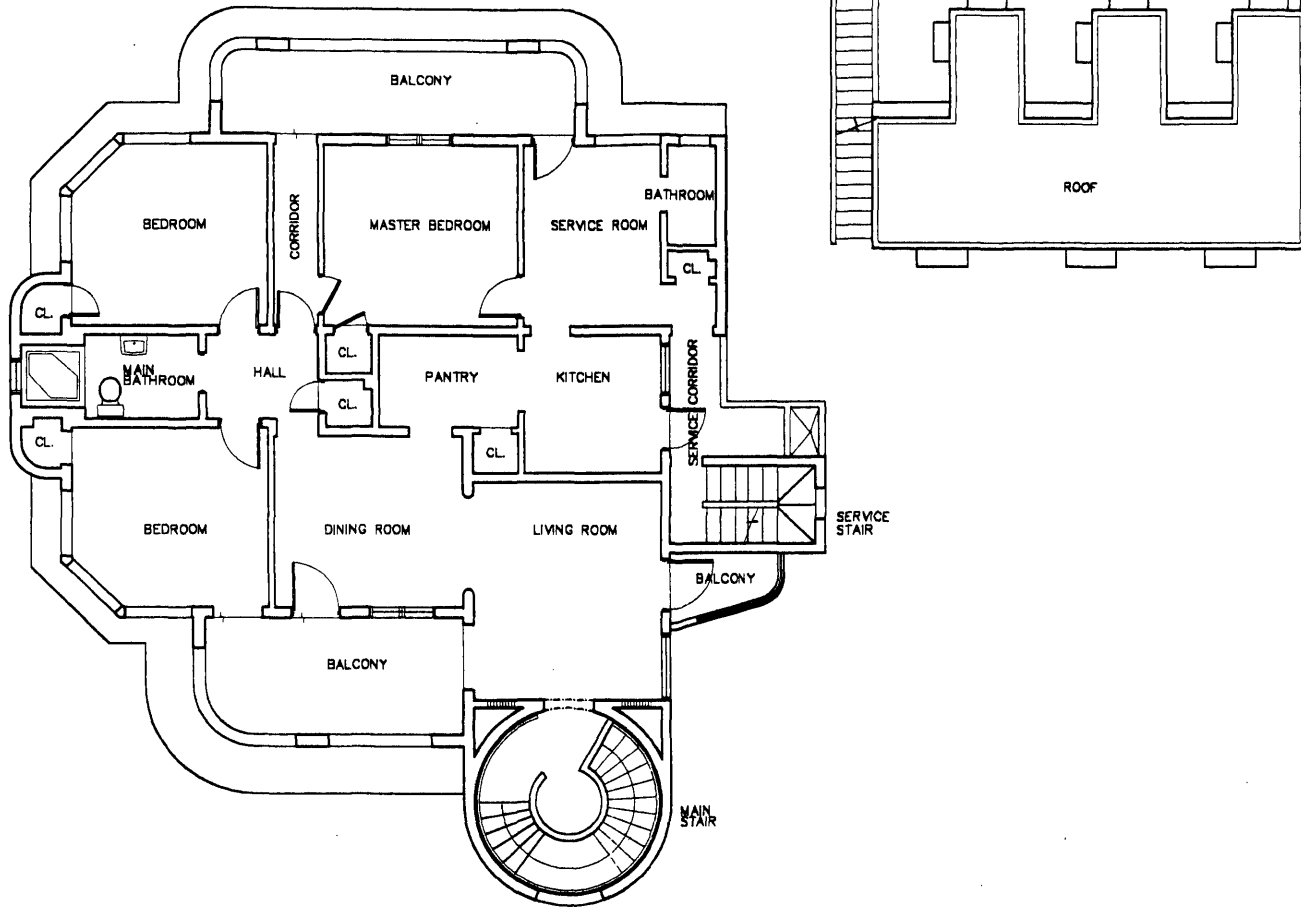
ABOY STREET



EDIFICIO ABOY
 SAN JUAN, P.R.

SECOND FLOOR
 SCALE: 1/8" = 1'-0"

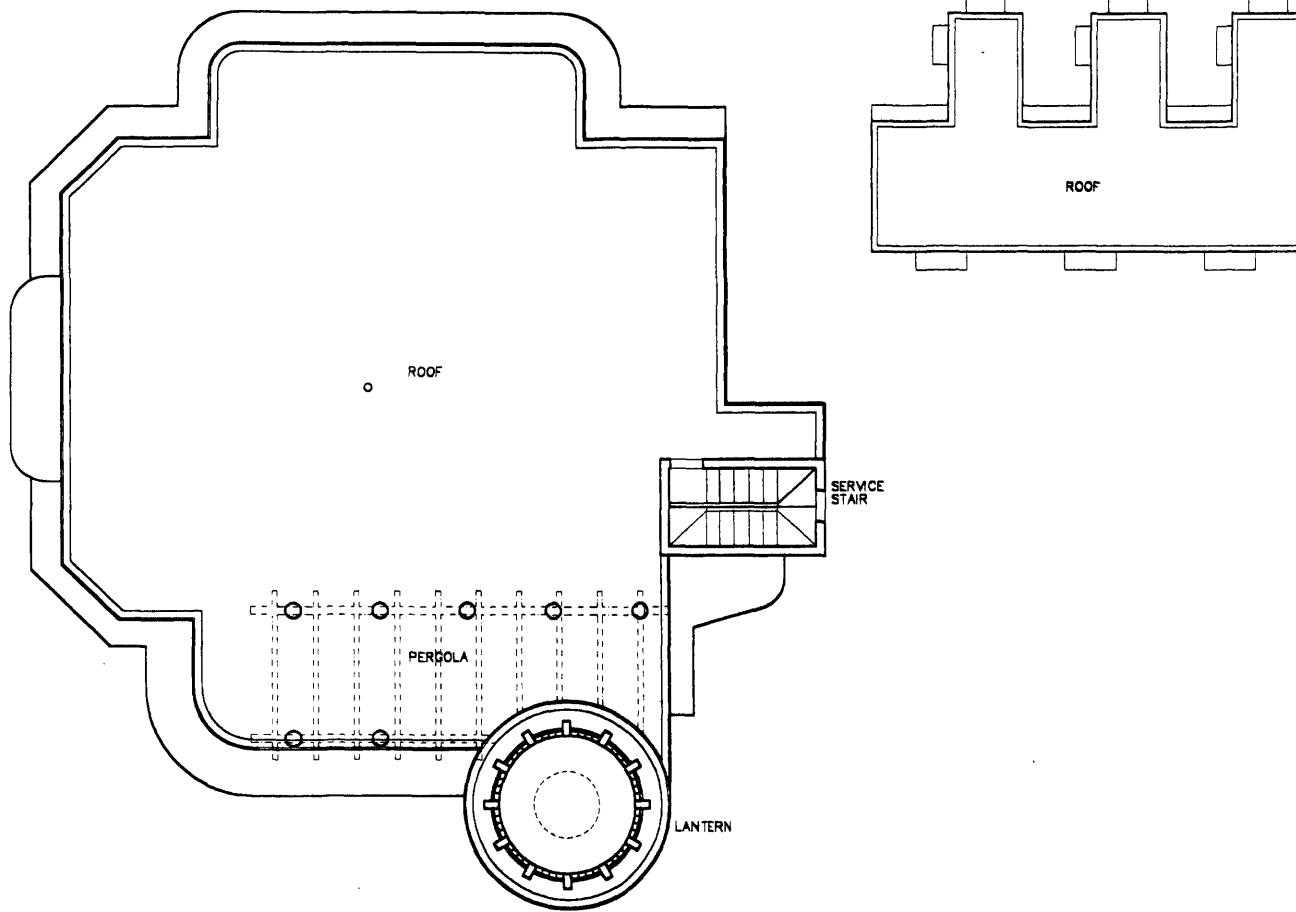




EDIFICIO ABOY
SAN JUAN, P.R.

THIRD FLOOR
SCALE 1/8"=1'-0"

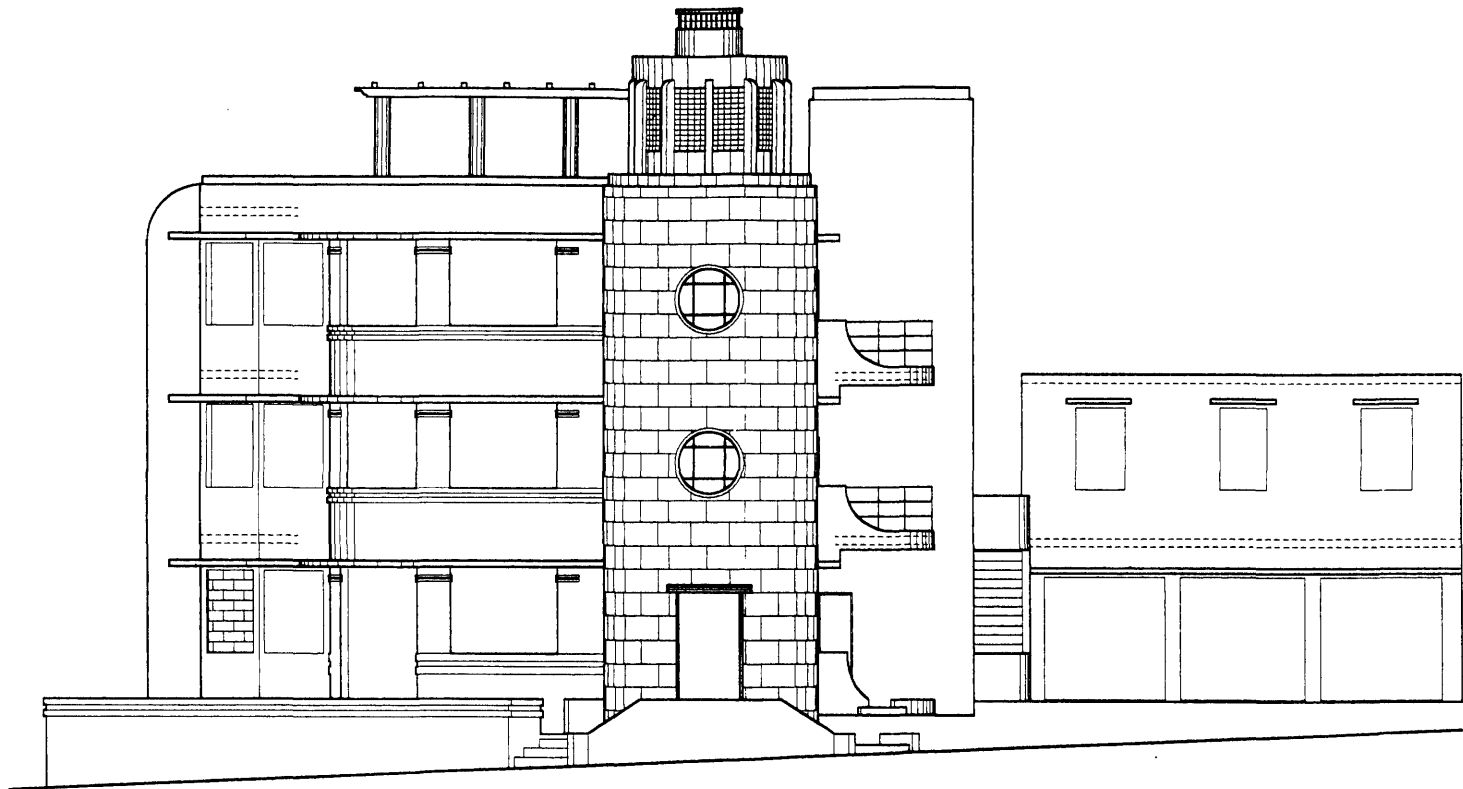




EDIFICIO ABOY
SAN JUAN, P.R.

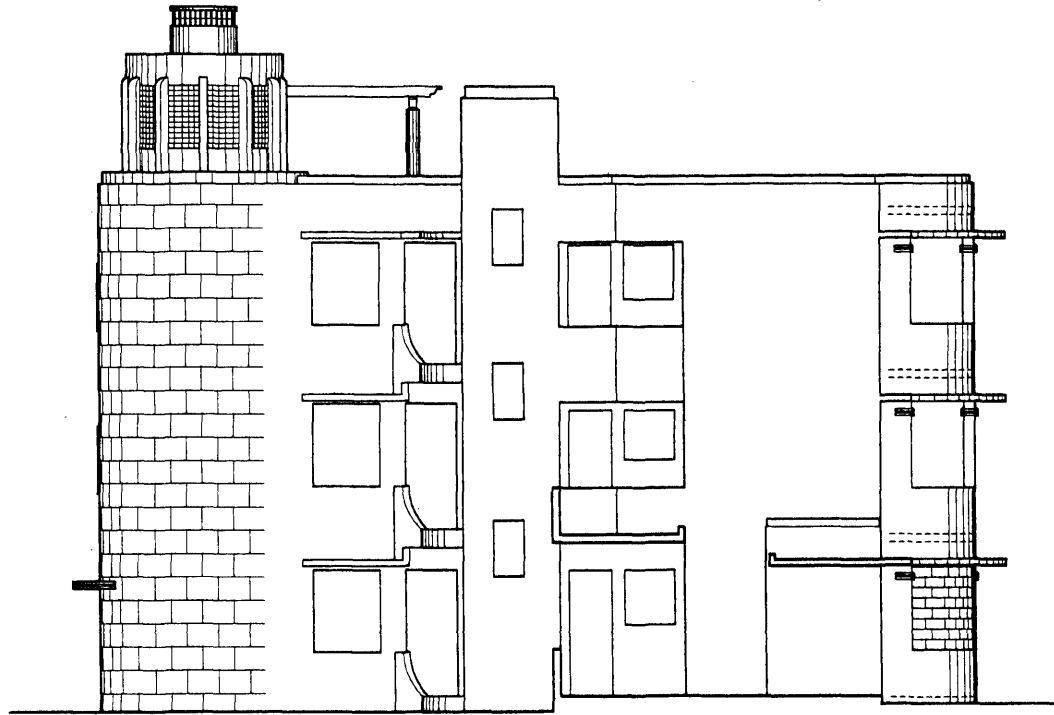
ROOF PLAN
SCALE: 1/8"=1'-0"





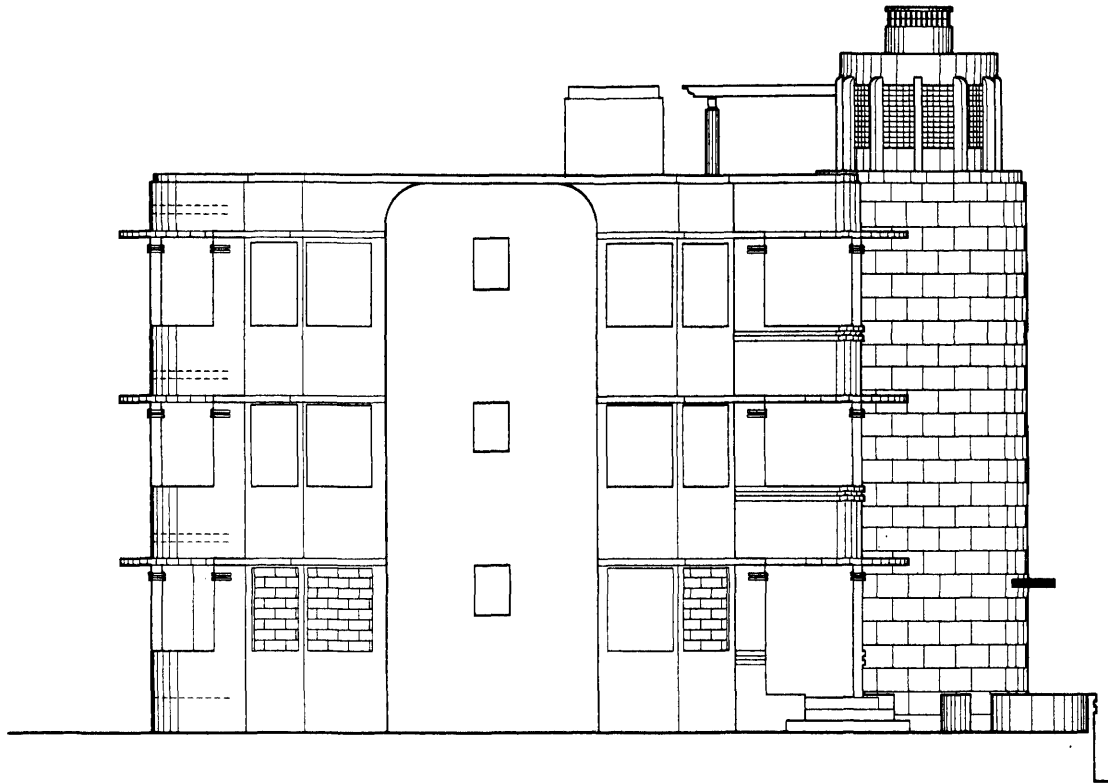
EDIFICIO ABOY
SAN JUAN, P.R.

NORTHWEST ELEVATION
SCALE 1/8"=1'-0"



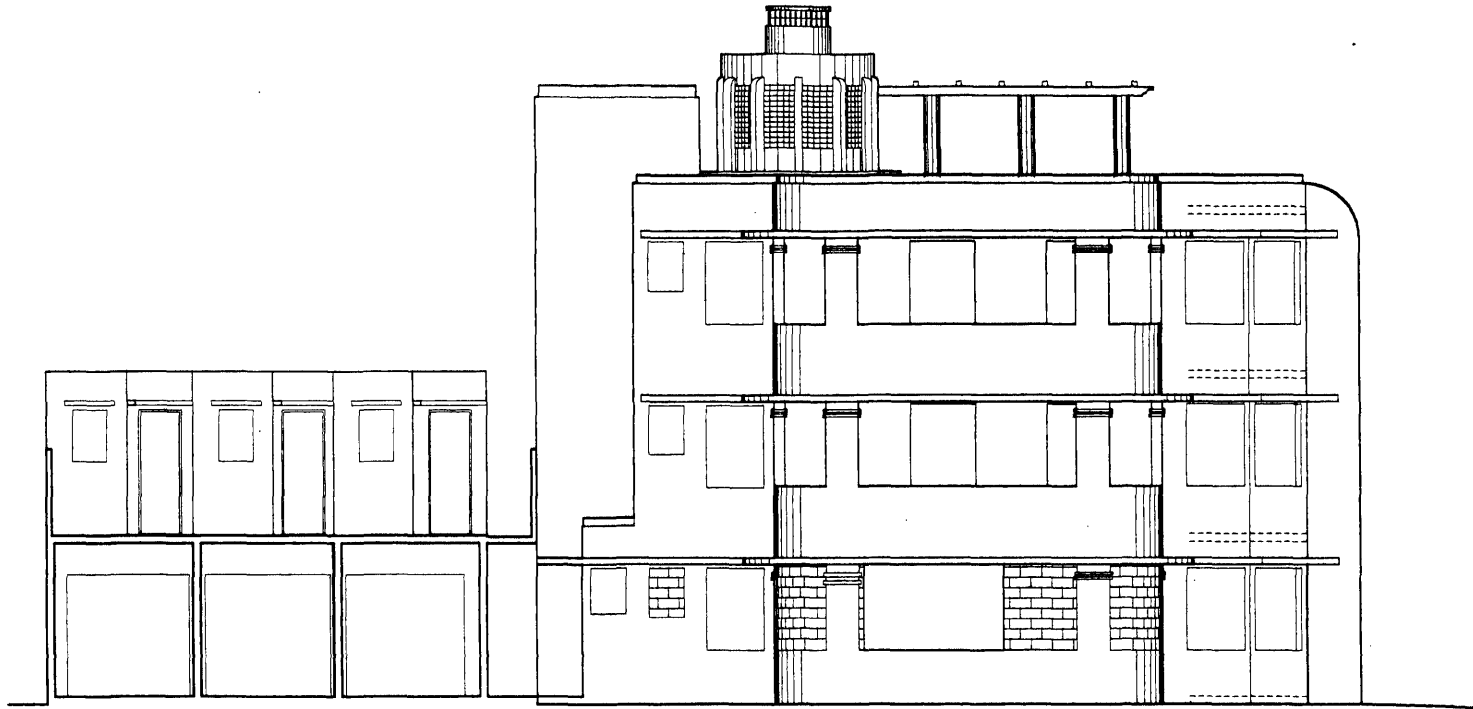
EDIFICIO ABOY
SAN JUAN, P.R.

SOUTHWEST ELEVATION
SCALE: 1/8"=1'-0"



EDIFICIO ABOY
SAN JUAN, P.R.

NORTHEAST ELEVATION
SCALE 1/8"=1'-0"



EDIFICIO ABOY
SAN JUAN, P.R.
SOUTHEAST ELEVATION
SCALE 1/8"=1'-0"