

21177

United States Department of the Interior
National Park Service

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines for Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property

historic name N/A
other names/site number 659 La Paz Street

2. Location

street & number 659 La Paz Street not for publication N/A
city, town Miramar vicinity N/A
state Puerto Rico code P.R. county San Juan code 127 zip code 00907

3. Classification

Ownership of Property <input checked="" type="checkbox"/> private <input type="checkbox"/> public-local <input type="checkbox"/> public-State <input type="checkbox"/> public-Federal	Category of Property <input checked="" type="checkbox"/> building(s) <input type="checkbox"/> district <input type="checkbox"/> site <input type="checkbox"/> structure <input type="checkbox"/> object	Number of Resources within Property	
		Contributing	Noncontributing
		<u>2</u>	<u>0</u> buildings
		<u>0</u>	<u>0</u> sites
		<u>0</u>	<u>0</u> structures
		<u>0</u>	<u>0</u> objects
		<u>2</u>	<u>0</u> Total

Name of related multiple property listing: N/A Number of contributing resources previously listed in the National Register 0

4. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1966, as amended, I hereby certify that this 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 80. In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Mariano G. Coronas Castro, Director *see letter dated 12/16/91 for signature* August 29, 1991
Signature of certifying official Date
State Historic Preservation Office of Puerto Rico
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. See continuation sheet.

Signature of commenting or other official Date

State or Federal agency and bureau

5. National Park Service Certification

I, hereby, certify that this property is:

entered in the National Register. Patrick W. Anderson 1/30/92
 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:)

601 Signature of the Keeper Date of Action

6. Function or Use

Historic Functions (enter categories from instructions)

Domestic; single dwelling

Current Functions (enter categories from instructions)

Domestic; single dwelling

7. Description

Architectural Classification
(enter categories from instructions)

Spanish Revival

Materials (enter categories from instructions)

foundation concrete

walls concrete

roof concrete

other wood

mosaic

Describe present and historic physical appearance.

The 659 La Paz residence is a reinforced concrete, two story, flat-roofed and raised above grade, detached building. The house conforms to the Spanish Revival suburban typology. The main characteristics of this type are:

1. First floor level raised 18" to 30" above grade.
2. Reinforced concrete construction.
3. Main living core (rectangular in plan) with attached-at-the-side "port-cochere" which doubles as entrance porch.
4. First floor front porch.
5. Separated building used as garage and servants living quarters.

The main core of the house is raised upon a continuous plastered concrete band painted white. The main volume itself is finished in exposed aggregate. All windows and doors are made of wood. Ornamentation is in mosaics.

The main facade of the house is divided into three steeped back volumes. These volumes are united by means of two continuous horizontal bands: one 30" wide at ground level; the other, 6" wide at second floor level, ornamented with mosaics.

The volume closer to the street takes the shape of a tower. The facade of the tower facing the street has a first story double hung window topped by mosaic ornamentation, and above it, a second story balcony. This balcony has a wrought iron guardrail and is supported by two reinforced concrete brackets. Under the brackets two mosaic "medals" are placed. The top of the tower has a serrated profile.

The second volume of the facade contains an open sided porch at ground level and a set of three double hung windows on the second floor. The front facade of the porch frames a serrated arch supported upon two octagonal reinforced concrete columns. Both the columns and the arch are ornamented with complex patterns of mosaic.

The third volume contains a "port-cochere" at ground level and a covered terrace above.

8. Statement of Significance

Certifying official has considered the significance of this property in relation to other properties:

nationally statewide locally

Applicable National Register Criteria A B C D

Criteria Considerations (Exceptions) A B C D E F G

Areas of Significance (enter categories from instructions)

Period of Significance

Significant Dates

Architecture

1928

1928

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

De Castro, Pedro

State significance of property, and justify criteria, criteria considerations, and areas and periods of significance noted above.

The 659 La Paz residence was built in 1928. The design of the house was rendered by Architect Pedro Adolfo de Castro, one of the most important architects in Puerto Rico during the first decades of the 20th century. A graduate of Syracuse University (1918), he collaborated in the design and construction of Puerto Rico's most important buildings. Two of his buildings have already been included in the National Register: the Castillo Serrallés and the Casa de España.

Pedro de Castro achieved distinction as a Master of the Spanish Revival Style in Puerto Rico. His buildings are characterized by the quality of the light, visual continuity between the spaces and the use of galleries and balconies that work as a transition between interior and exterior. The use of ornaments was characterized by his choice of mosaics, clay tiles and neutral colored walls.

The 659 La Paz residence certainly exhibits all the characteristics of a de Castro building. However, more important, it displays them in a very consistent and accomplished manner by presenting a masterful synthesis of diverse elements chosen from various stylistic origins. There is a delicate symbiosis of the progressive and international wave of stylistic revivals that runs in with the particularities of traditional Puerto Rican architecture.

9. Major Bibliographical References

Pérez Chanis, Efraín E. "Génesis y Ruta de la Arquitectura en Puerto Rico",
La Gran Enciclopedia de Puerto Rico, Ediciones Madrid, Madrid, 1976

Rigau, Jorge. "Modernism: Architecture in Puerto Rico at the Turn of the Century (1890-1930)", A Historic Context with Selective supporting Inventory for the Puerto Rico State Historic Preservation Office, July 1988.

Villegas, Víctor and Myrna Ceide. "Miramar Architectural Survey", Prepared for the Puerto Rico State Historic Preservation Office, September, 1986

See continuation sheet

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 # _____

Primary location of additional data:

- State historic preservation office
- Other State agency
- Federal agency
- Local government
- University
- Other

Specify repository: _____

10. Geographical Data

Acres of property less than one (1) acre

UTM References

A

1	9	8	0	8	0	9	0
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2	0	4	2	8	6	0
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Zone Easting Northing

B

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Zone Easting Northing

C

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D

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See continuation sheet

Verbal Boundary Description

See enclosed site plan

See continuation sheet

Boundary Justification

The boundary includes the entire city lot historically associated with the property.

See continuation sheet

11. Form Prepared By

name/title José N. Ramirez/Architectural Historian, José E. Marull/State Historian
 organization State Historic Preservation Office date May 30, 1991
 street & number San José St. # 109 telephone (809) 721-3737
 city or town Old San Juan state Puerto Rico zip code 00901

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The "port-cochere" is supported on three sides by three wide arches; on the fourth side it rests on the side of the main core of the house. The arches are ornamented with mosaic. The second floor terrace is supported by four reinforced concrete pilasters and has a reinforced concrete guardrail. The guardrail is ornamented with a row of balusters also of reinforced concrete.

The main entrance of the house was originally located at the side of the entrance porch and opened to the "porch-cochere". This entrance has since being moved, but the integrity of the house has not been affected.

The interior of the house is organized around a central corridor. Spaces are organized around two parallel rows of rooms. All rooms open to the corridor and to each other. The effect is simple organization with variety in circulations.

The main spaces of this house are: the living room, the dining room and the stair. The living and the dining room are contiguous. A "medio-punto" (screen) articulates each room while allowing the whole area to be read as one space. The "medio-punto" is made of reinforced concrete finished with cement plaster, and ornamented with mosaics.

The stair is contained in a double-height space. The stair steps are made of monolithic terrazzo, and the guardrail is made of wood.

Different patterns of "losa isleña" (hydraulic mosaic) pave the rooms.

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The traditional disposition of self enclosed spaces in two parallel rows along a central corridor is enhanced by a new spatial sequence embodied in a side entrance accessing a foyer (entrance porch); a "medio punto" or architectural screen which visually divides the main living area into dining-living room; and planned vistas which allow the perception of various interrelated spaces from a single vantage point. The volumetric complexity expands the traditional simple expression of the "criollo" house, creating a more dynamic play of horizontals and verticals. The traditional utilitarian and stark character of windows, transoms and doors is maintained and contrasted with the introduction of rich ornamentation in floors and walls. The resulting architecture is a study in tension between traditional "criollo" sobriety and new revivalist play.

The skillful integration of local and foreign, traditional and modern architectural vocabularies present in the 659 La Paz residence, its excellent state of preservation as well as the importance of the architect and makes of this house worthy of being included in the National Register.

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SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 91002007

Date Listed: 1/30/92

House at 659 Pa Paz Street
Property Name

San Juan PUERTO RICO
County State

Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Ger Patrick Andrus
Signature of the Keeper

5/29/92
Date of Action

=====
Amended Items in Nomination:

Section No. 7

This nomination is amended to clarify the fact that the two contributing buildings consist of the residence and a one-story reinforced concrete building used as a garage and servants' quarters. The garage was built at the same time as the house and was also designed by the architect, Pedro de Castro.

This information was provided by the PR SHPO (3/25/92).

DISTRIBUTION:

- National Register property file
- Nominating Authority (without nomination attachment)