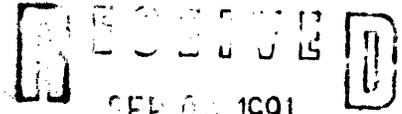


1501

United States Department of the Interior  
National Park Service



National Register of Historic Places  
Registration Form

SEP 04 1991

NATIONAL REGISTER

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 Concordia

2. Location

street & number 659 Concordia  not for publication N/A  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	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	<u>2</u>	<u>0</u> buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>0</u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> objects
	<input type="checkbox"/> object	<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 60. In my opinion, the property  meets  does not meet the National Register criteria.  See continuation sheet.  
Mariano G. Coronas Castro, Director 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 Andrus 10/18/91  
 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:)

Signature of the Keeper

Date of Action

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**6. Function or Use**

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Historic Functions (enter categories from instructions)

Domestic; single dwelling.  

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Current Functions (enter categories from instructions)

Domestic; single dwelling.  

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**7. Description**

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Architectural Classification

(enter categories from instructions)

Spanish Revival  

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Materials (enter categories from instructions)

foundation concrete  

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walls concrete  

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roof concrete  

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other wrought iron  

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clay tiles  

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**Describe present and historic physical appearance.**

The 659 Concordia residence is a reinforced concrete, two story, raised above grade, detached building, located at #659 on the East side of Concordia Street in Miramar, a suburb of San Juan, Puerto Rico. The house conforms to the Spanish Revival suburban residential typology. The main characteristics of this type are:

1. Raised 18" to 30" above grade.
2. Reinforced concrete construction.
3. Main living core with carport attached.
4. Ornamental
5. Front porch with open terrace above it.
6. A separate building used as garage and servant living quarters.

The main volume of this house is raised upon continuous concrete band. Attached to this volume and recessed from the main facade is a carport which also serves as entrance porch. Access to this carport and/or entrance porch is achieved by way of a very simple concrete driveway which originates in the street and after passing by the carport, ends in front of the garage and servant quarters at the back of the site.

The residence's facades are plastered finished with applied ornaments in mosaic. The main facade is divided into two vertical zones or volumes. The first of this zones takes on the shape of a tower, in which its verticality and independence is emphasized by the axial disposition of the fenestrations and the ornaments: a wide first story window, a second story door which opens to a small balcony with wrought iron guardrail, above the door a concrete hood covered with clay tiles and above it a small square plaque made of mosaic. The tower is topped with a serrated profile which contributes to mark it as a unique element in the composition.

The second zone of the main facade is composed of a first story porch with an open terrace above it. The porch is contained by a continuous arcade one arch deep by three arches wide. The middle arch of the group of three is set in a moorish style arch supported by two moorish columns. The porch is crowned by a continuous row of clay tiles. Above the porch, the open terrace is accessed by two doors, one of which is located at the side wall of the "tower", the other at a wall perpendicular to this. Both doors have concrete canopies overlaid with concrete tiles.

 See continuation sheet

## 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)

Architecture

Period of Significance

1935

Significant Dates

1935

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

O'Kelly, Joseph

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

The 659 Concordia residence was built in 1935, from the design rendered by Joseph O'Kelly, a prominent architect in Puerto Rico during the first half of the 20th Century. A graduate of Columbia University he came to Puerto Rico in 1922 and stayed until his death in 1970. During his professional career in Puerto Rico he built more than 1200 buildings and played a key part in the design or construction of many of Puerto Rico's finest buildings: the Capitol and the University of Puerto Rico are but two of them.

At the time of O'Kelly's arrival in Puerto Rico, the island was entering a period of rapid change of improving economic conditions. After Puerto Rico became a territory of the United States in 1898 there was a structured pattern of public works instituted by the American Government on the territory.

New roads along with a better and extensive net of water and electrical distribution led to the development of areas outside the main urban centers. The American suburb made its appearance in Puerto Rico and with it a new way of living: the detached house and garden suburbs became the symbols of progress and improvement for the nascent bourgeoisie.

New stylistic influences accompanied these developments. The typical "criollo" (Creole) style houses, predominant during the Spanish colonial times, were replaced by a new architecture dressed in a historical cornucopia of styles. This stylistic revival however, was no mere repetition of the styles in vogue at the time. The buildings in Puerto Rico were adapted so as "to breathe" in accordance to their location in a tropical setting. Among the development of the style there were ample windows, multiple terraces and balconies, louvered or glazed windows and doors which helped create a more intimate relationship between building and landscape. Other details utilized included the use of mosaics, "losa isleña" (hydraulic mosaic), and the preference of the Spanish Revival over all other styles signal to a preservation of the Hispanic traditions and taste for the exotic and oriental, which is not found in such abundance in the States.

See continuation sheet

**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, 1976

Rigau, Jorge E. "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**

Acreage of property less than one (1) acre.

**UTM References**

A 19 808140 2042800  
 Zone Easting Northing

C \_\_\_\_\_

B \_\_\_\_\_  
 Zone Easting Northing

D \_\_\_\_\_

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. Ramírez and José Marull / Architectural Historian - State Historian  
 organization State Historic Preservation Office date May 30, 1991  
 street & number 109 San José Street telephone (809) 721-3737  
 city or town San Juan state Puerto Rico zip code 00901

United States Department of the Interior  
National Park Service

**National Register of Historic Places  
Continuation Sheet**

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The side and back facades are very plain and their only ornamentation are the canopies above the windows.

The entrance door is located at the carport and/or entrance porch which is located at the side of the main volume of the house. The carport is recessed back from the line of the main facade and is an open volume supported upon arches. The house is accessed by a flight of very simple exterior steps. The doorway consists of a pair of wooden French doors with glazed rectangular openings.

Once inside the house, a small entrance foyer leads directly to the staircase. The staircase is the organizational axis of the house around which all other rooms are located. The disposition of rooms is the same in the first and second floors, only slight differences offer variety to an otherwise repetitive scheme. The floors are in different patterns of "losa isleña" (hydraulic mosaic), the staircase has a very simple wooden handrail and a elaborate wrought iron grille with a twisted iron newel post. The doors and windows offer eight different models: glazed, louvered, solid and mixed. All the doors in the house have transom, glazed or louvered, depending their location.

The 659 Concordia has not suffered any major alterations, therefore, it has been able to retain its integrity.

**United States Department of the Interior  
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Continuation Sheet**

Section number 8 Page 1

House at 659 Concordia San Juan, PR

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The 659 Concordia residence clearly displays all the architectural elements that represent the Spanish Revival Suburban Residence. Nonetheless, it displays them in a very graceful and distinguished way. The following features are worth mentioning: the Moorish arch at the entrance porch, the mosaics that enclose the first floor window, the serrated tower, the clay covered hoods and the variety of the fenestrations and volumetric articulation, all combined to give the residence the variety and the elegance of what in all terms would be a very plain building.

The interior is no less elaborated. A very austere set of spaces is activated by the combination of different pattern of "losa isleña" (hydraulic mosaic), a complex circulation and a variety of styles in doors and windows. It contributes to the overall feeling of richness and detail akin to much more expensive houses.

Due to the way this building reflects the hands of a master architect, the tastes at the time of its construction and the aspirations of a rising economic class, the 659 Concordia residence deserves to be included in the National Register of Historic Places.

