

**United States Department of the Interior
National Park Service**

For NPS use only

**National Register of Historic Places
Inventory—Nomination Form**

received DEC 6 1984
date entered JAN 16 1985

See instructions in *How to Complete National Register Forms*
Type all entries—complete applicable sections

1. Name

historic Casa Franceschi Antongiorgi

and/or common Casa Flemming

2. Location

street & number 25 de Julio Street not for publication

city, town Yauco n/a vicinity of

state Puerto Rico code 72 county Mayaguez code 1060

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	Public Acquisition	Accessible	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input checked="" type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Mr. William H. Flemming Franceschi, Mr. Leslie H. Flemming Franceschi,
Mrs. Helen Flemming Franceschi

street & number Flemming Enterprises Inc.,
La Rambla Shopping Center

city, town Ponce n/a vicinity of state Puerto Rico

5. Location of Legal Description

courthouse, registry of deeds, etc. Registry of Deeds

street & number San Germán Government Center

city, town San Germán state Puerto Rico

6. Representation in Existing Surveys

title Inventario de Monumentos Hist. has this property been determined eligible? yes no

date 1977 federal state county local

depository for survey records Institute of Puerto Rican Culture

city, town San Juan state Puerto Rico 00905

7. Description

Condition		Check one	Check one
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input checked="" type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input type="checkbox"/> good	<input type="checkbox"/> ruins	<input type="checkbox"/> altered	<input type="checkbox"/> moved
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		date

Describe the present and original (if known) physical appearance

The "Casa Franceschi-Antongiorgi" is a reinforced concrete one-storied structure located at the corner of "25 de Julio" and Barbosa Streets. The house faces Yauco's main plaza and serves as a focal point of the town's most important street: "25 de Julio" Street. It is an excellent example of a Beaux-Arts residential style architecture of the early Twentieth Century. The structural system consists of reinforced concrete walls (both exterior and interior), smoothly cement plastered, topped by a flat brick roof. The original wooden movable louvered doors and windows still stands. The flooring material used throughout the house are marble and native tiles in different colors, patterns and textures.

The forty-two meters long facade has a chamfered corner at the intersections of "25 de Julio" and Barbosa Streets (Photo #1). A seventeen meters long ornamental cast-iron fence and a four meters wide ornamental cast-iron carriage gates finish-off the property limits on Barbosa and "25 de Julio" Streets respectively. The building presents an exquisite covered marble tiled portico supported by twelve elegant fluted concrete ionic-styled columns resting visually and physically on a podium (Photo #1). This portico is raised three feet above street level and it is reached by a marble tiled stairway at the Barbosa Street Side (Photo #1). Elaborated ornamental cast-iron railings with wooden handrails sits between columns (Photos #1, #2 & #3). This portico is topped by a continuous concrete classical cornice and ends visually and physically on an enclosed volume located at the "25 de Julio" Street side (Photo #1). This volume consists of a row of three three-pointed arches with original movable wooden louvered windows topped by stained-glass transoms. The main wall facade stands out after the portico and consists of a row of eight rectangular door openings and one window opening (Photo #1); flanked and topped by classical moldings (Photos #1 & #3). Ornamental concrete brackets crowns all openings and are topped by a continuous classical cornice (Photo #1). Four fluted ionic-styled pilasters; one on each side of the chamfered corner and one on each end of the portico finish-off this wall facade. All of the doors and windows on the facade are original and consists of the following: seven movable wooden louvered doors with stained-glass transoms and side panels (Photos #1, #2, #3 & #5); one main entrance solid wooden panelled door with stained-glass transom (Photo #4); and four movable wooden louvered windows with stained-glass transoms (Photo #1). A large classical cornice topped by a continuous concrete parapet finish off the building facade.

Inside, a corridor connects all major spaces which are aligned on each side. The house has three bedrooms, two large bathrooms, living room, dining room, kitchen, pantry and a wine cellar. All floors are finished with native tiles in different colors, patterns and textures. Two very interesting and remarkable interior features of the house are the brass "repoussé" ceilings in all major spaces and the wall and ceiling painted murals. Most walls are embellished with murals depicting the owner's land holdings and patronage in the arts. The murals on the living room are framed with rococo-style moldings. The main bathroom has an impressive ceiling mural depicting classical and opera themes. The building still preserves the original electrical system and sanitary fixtures installed in 1910.

8. Significance

Period	Areas of Significance—Check and justify below			
..... prehistoric	..... archeology-prehistoric	..... community planning	..... landscape architecture	..... religion
..... 1400-1499	..... archeology-historic	..... conservation	..... law	..... science
..... 1500-1599	..... agriculture	..... economics	..... literature	..... sculpture
..... 1600-1699	<input checked="" type="checkbox"/> architecture	..... education	..... military	..... social/
..... 1700-1799	..... art	..... engineering	..... music	..... humanitarian
..... 1800-1899	..... commerce	..... exploration/settlement	..... philosophy	..... theater
<input checked="" type="checkbox"/> 1900-	..... communications	..... industry	..... politics/government	..... transportation
		..... invention		..... other (specify)

Specific dates 1907-1910 Builder/Architect André Troublard

Statement of Significance (in one paragraph)

The "Casa Franceschi" is Yauco's most famous residence due to its richness of its artistic and architectural values. It is an extraordinary example of the Beaux-Arts style combining with Neo-Classical details and features and stands as a preposterous emblem of luxury and class. The house has been known mainly as the fastuous residence of Mr. Alejandro Franceschi Antongiorgi, a rich landowner and artistic patron. The details of the house resembles the exquisite european taste of Mr. Franceschi Antongiorgi who used the residence as a proper scenario for banquets, concerts and gathering place for travelling artists.

Mr. Franceschi Antongiorgi was the heir of a very rich family that owned several "haciendas", sugarmills and urban properties. He married his cousin, Lorenza Antongiorgi Franceschi, increasing both families wealth. Educated in Paris and true "dilettante", he became soon an active businessman and artistic patron. He built Yauco's first electrical steam plant in 1904 and sold electric service to residential and industrial clients of both Yauco and Guayanilla. He also established during that year the Puerto Rico Mosaic of Yauco, a factory specializing in artistic and architectural details. The factory produced exquisite floor tiles, brick tiles, columns, architectural decorations and ornamentations under the guidance of Master Ambrosio, an Italian immigrant. Mr. Franceschi Antongiorgi also founded and patronized a Philharmonic Orchestra, an amateur Lyric Company and the local newspaper "La Idea". In 1912 he established the Yauco Auto Garage, pioneering this kind of establishments.

The "Casa Franceschi Antongiorgi" was designed by french architect André Troublard and built between 1907-1910. All major architectural elements such as decorative columns, brackets, floor tiles, and ornamentation were manufactured by the Puerto Rico Mosaic of Yauco factory. Finishes such as brass "repoussé" ceilings, lamps, stained-glass, sanitary fixtures and others were bought by Mr. Franceschi Antongiorgi in some of his trips to Europe. He recruited in San Juan a visiting polish painter named H. Schutka and commissioned him with the embellishment of his house. Mr. Schutka painted murals on walls and ceilings of the house depicting Mr. Franceschi's land holdings and artistic patronage. The exquisite quality of the architectural elements of this house (Refer to Item No. 7 for a description); its remarkable artistic features (stained-glass, brass "repoussé" ceilings, painted wall and ceiling murals) and its history makes this structure Yauco's most elegant and remarkable residence. With the recent destruction of the Amill House, the Franceschi Antongiorgi residence became the last of the great mansions with mural paintings in Yauco.

9. Major Bibliographical References

1. Masini, Juan: Historia Ilustrada de Yauco, 1925
2. Lluch Negroni, Francisco: Album Histórico de Yauco, 1959
3. García Torres, Enrique: La Casa Fleming Franceschi; Arquitectura en Contexto; 1984

10. Geographical Data

Acreeage of nominated property 1,017 sq. mts.

Quadrangle name Yauco

Quadrangle scale 1:20,000

UTM References Latitude 18°-02'-09" North; Longitude 66°-50'-57" West

A

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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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E

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G

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H

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Verbal boundary description and justification The property is bounded to the North 24mts. with property owned by Sucn. Juan Frontera Vivaldi; to the South, 32 meters by "25 de Julio" Street; to the East, 29 meters with property owned by Sucn. Blasini and to the West, 31 meters by Barbosa Street.

List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

11. Form Prepared By

Armando Morales-Parés: State Architect
name/title Jerry Torres Santiago: Architect CECY

organization Corporación para la Educación Cultural de Yauco

date November 20, 1984

street & number Street 9 #26, Barrio Palomas telephone (809)-856-2849

city or town Yauco

state Puerto Rico

12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national state local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature

title State Historic Preservation Officer

date November 20, 1984

For NPS use only

I hereby certify that this property is included in the National Register

Keeper of the National Register

date 1/16/85

Attest:

date

Chief of Registration