

1243

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

**National Register Of Historic Places
Registration Form**



1. Name of Property

historic name Edificio del Valle

other names/site number N/A

2. Location

street & number 1118 Ponce de León Avenue not for publication

city or town San Juan vicinity

state Puerto Rico code PR county San Juan code 127 zip code 00910

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, 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. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

Elizabeth Solá Oliver X.5.04
Signature of certifying official/Title 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 certifying official/Title Date

State or Federal agency and bureau

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): _____

Signature of the Keeper: *Edson H. Beall*
 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

(Do not include previously listed resources in the count.)

Contributing

_____ 1 _____
 _____ 0 _____
 _____ 0 _____
 _____ 0 _____
 _____ 1 _____

Noncontributing

_____ 0 _____ buildings
 _____ 0 _____ sites
 _____ 0 _____ structures
 _____ 0 _____ objects
 _____ 0 _____ Total

Name of related multiple property listing

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

Number of contributing resources previously listed in the National Register

6. Function or Use

Historic Functions

(Enter categories from instructions)

Domestic / Multiple dwelling
Commerce / Specialty store

Current Functions

(Enter categories from instructions)

Vacant
Commerce / Specialty store

7. Description

Architectural Classification

(Enter categories from instructions)

Spanish Renaissance Revival

Materials

(Enter categories from instructions)

foundation concrete
walls concrete
roof concrete
other terracotta (roof tiles)

Narrative Description

X See continuation sheets.

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, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- 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.)

Property is:

- 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

(Enter categories from instructions)

Architecture

Period of Significance

1941-1954

Significant Dates

1941

Significant Person

(Complete if Criterion B is marked above)

N/A

Cultural Affiliation

N/A

Architect/Builder

Carmoega Morales, Rafael

Narrative Statement of Significance

X See continuation sheets.

X See continuation sheets.

9. Major Bibliographical References

Bibliography

X See 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 # _____

Primary Location of Additional Data:

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

Name of repository: _____

10. Geographical Data

Acreege of Property 3161 acres

UTM References

1	<u>19</u>	<u>808905</u>	<u>2042700</u>	3	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing
2	_____	_____	_____	4	_____	_____	_____
	Zone	Easting	Northing		Zone	Easting	Northing

Verbal Boundary Description

Legally recorded Lot: (040-058-029-30-001 cadaster registry Puerto Rico State Government)

Boundary Justification

Legally recorded Lot limits

11. Form Prepared By

name/title Juan Llanes Santos, Historian / Santiago Gala, Architect

organization PRSHPO date June 2004

street & number PO Box 9066581 telephone (787)721-3737

city or town San Juan state Puerto Rico zip code 00906-6581

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Autoridad de Energía Eléctrica

street & number PO Box 364267, telephone (787) 289-1665

city or town San Juan state PR zip code 00936-4267

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Edificio Del Valle
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Summary:

Edificio Del Valle (Del Valle Building) is a five-story, reinforced concrete, Spanish Revival domestic/multiple dwelling building with a clustered floor plan of symmetrical composition. It houses four commercial spaces at street level and 16 dwelling units on the upper floors. The topographic condition of its sloping lot along the street made possible the integration of a lateral vehicular entrance with garage and storage spaces at an underground level. Both a main and service entrance accesses each dwelling unit independently. The incorporation of three interior patios effectively allows natural ventilation and light into each unit. The main façade is also symmetrical; one in which a central volume that comprises the storefronts and residential spaces is flanked by two recessed ones. Most of its exterior and interior walls are finished with cement plaster, and all ornamental details such as cornices, plates and moldings are of cast concrete. This property is located in Santurce, one of San Juan's most important wards, at the corner of Ponce de León Avenue and Condado Street. Though moderately altered throughout its existence – with minor interventions such as adverse window replacements – this property is in very good condition retaining its original character.

Description:

Edificio del Valle is located in Santurce at the corner of Ponce de Leon Avenue and Condado Street and sits in a 135'-0" X 100'-0" lot that slopes downward south from said avenue. As one of San Juan's most important urban wards, Santurce is a high-density area of abundant party-wall development. However, Edificio del Valle was conceived as a detached object of sculptural quality with each façade independently articulated. The slope along Condado Street allows for a vehicular entrance to an underground garage level with at least one space for each dwelling unit.

The property stands in one of Santurce's largest blocks, in which most of the lots along the avenue are rather narrow and deep, with typical proportion of 1:4. However, in order to accommodate the commercial and residential requirements for Edificio del Valle, two of these lots were consolidated into one. The building's footprint occupies 80% of the overall lot area with an approximated volume of 122'-0" wide by 84'-0" deep and 43'-0" high.

There are four commercial spaces at the ground floor level and six units on each typical floor: two facing the avenue, another two looking south (the backyard) and the remaining two on the northeast and northwest corners of the building. Additionally, four smaller units are located within the roof terrace, for a total of sixteen (16) dwelling units. Typical floor plans have a symmetrical layout with a central staircase surrounded by three

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interior patios. Also, two south corner open terraces on the second floor level provide natural ventilation to this one and the story above.

Both commercial and residential functions are entered from Ponce de Leon Avenue. While each storefront is individually approached from the sidewalk, access to the upper dwelling units is gained through a hallway symmetrically located between these commercial spaces and, at the same time, isolated from them. This hallway leads to the main staircase and elevator shaft; once the second floor is reached, the above-mentioned patios provide natural ventilation to all units and common circulation areas. Both main and service entrances to all units are distributed along a corridor that runs east-west and visually connects the patios. Units facing south are entered immediately at either side of the staircase while the remaining ones at each end of the corridor.

The south-facing units have a continuous living-dining space that culminates in a balcony. A corridor connects these spaces with the kitchen, one bathroom and two dormitories. The north-facing units have a large living-dining area connected to the kitchen through the entrance foyer, an additional living space that leads to the balcony and a circulation space that connects all three bedrooms to the unit's bathroom. Both corner units have separate living and dining areas: the living room extends into the balcony, while the dining room connects with the kitchen and a bathroom through a small pantry. There are four bedrooms along each side of the building, paired so that they can share two private bathrooms.

All the rooms and spaces in the different units are generously sized, well lit and ventilated; this was never conceived as low-income housing. As a particular feature, each of the dwelling units has an entrance foyer and a service entrance to the kitchen.

The building responds to the scale and nature of the surrounding urban environment, by surface volume and articulation in the main façade. Aware of these contextual conditions, the architect's design solution is achieved through the very subtle setbacks on the façade – no more than 5'-0" deep – never strong enough to affect the building's spatial definition along the edge of the sidewalk at Ponce de León Avenue.

The façade is of symmetrical composition, with two identical recessed zones at either side of a central zone of moderate articulation. At each side, the façade displays twin balconies that correspond to the north-facing and corner units and present two different architectural character at each story. The ones located on the second floor –which have direct access to the north open terraces- are enclosed by horseshoe type arches of Moorish inspiration, while the ones on the third floor show Ionic pilasters flanking an arched opening with cornices, moldings and perforated surfaces.

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The building's façade is horizontally articulated into two zones that reflect the different functions involved in the building: commercial and residential. A continuous cornice that is only interrupted symmetrically by the entrance door to the hallway defines a lower zone. The horizontal line of the façade setbacks on each side at the second floor, further stress this distinction. The rest of the façade shows no horizontal boundary other than that impelled by the difference in openings at the balconies and by the change in aedicule details in the windows of the second floor (with a Classical Tuscan pediment) and those of the third floor, with a rather austere molding.

Spanish Revival in character, Edificio Del Valle shows diverse stylistic features that deviates it from the parameters of said style into a more eclectic and historicist undertaking. Along with some of the Classical elements named above, the entrance portico, for instance, is crowned with a bas-relief of Churrigueresque inspiration and flanked by arches and heraldic elements of undefined style at the same time. The façade's uppermost section features a frieze level defined by cornices and cast concrete ornamental plates and a Spanish clay tile roof clearly a Spanish Revival feature.

Commercial use at ground level required open space areas. Thus, a reinforced concrete post and lintel system was used. The modern approach established by this structural grid on the first floor contrasts with the more traditional space distribution in the upper stories. Nevertheless, the concrete columns can be seen at different corners of some spaces within the dwelling units. All floor and roof slabs, along with the main staircase, are of reinforced concrete, while all interior non-bearing partitions are built in concrete masonry.

The exterior wall finish is cement plaster and the various cornices, moldings and details are of cast concrete. Inside, the hallway has a multicolored quarry tile floor pattern while the walls covered with a Spanish glazed tile (azulejo) wainscot reaching 4'-0". These azulejos, imported from Spain, are of the cuenca type; that is, in its production colors are separated from each other in every tile by means of a slight depression on the surface that keeps one color from running into the other during baking. The remaining portion of the walls and ceiling in the entrance space are finished in cement plaster. The main staircase and corridors are finished in 8" x 8" hydraulic cement tile with matching specialty pieces such as bull noses and wall bases. All unit floors are finished in 8" x 8" hydraulic cement tile with wall bases, with the exception of all kitchens and bathrooms, which have 2" x 2" ceramic tile flooring and 4-1/4" x 4-1/4" standard ceramic tile wainscots for at least the first 60" with bull noses along the edge. The remaining portion of the walls is finished in cement plaster, as well as the other interior partitions in the unit. Ceilings are finished in cement plaster.

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The elaborate entrance gate from the street is of wrought iron; the original street numbering for the building appears on it: 125, 127. These two numbers make reference to the consolidation of the two original lots that gave way for the design and construction of Edificio del Valle. Iron grilles are also featured as guardavecinios between the twin balconies to control the access from one to the other.

All the interior doors are of wood paneling with rectangular transoms on top. Most of the original windows have been recently changed to aluminum "French windows", substituting the original double door, wood and glass, sash windows. Ground floor tenants have added storefront glass windows and iron grilles for security adversely affecting the overall esthetic value of the property.

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Summary:

The Edificio Del Valle is significant locally under Criterion C in the area of architecture as an outstanding Spanish Renaissance Revival building in the Municipality of San Juan and representative of the work of a master, the renowned Puerto Rican architect Rafael Carmoega Morales.

Historical Background:

The Edificio Del Valle is located in the area of Santurce, neighborhood of San Juan. Since the spanish colonial times, people from different social backgrounds have occupied Santurce. Because of that, the neighborhood reproduced the social divisions that were already present within the walls of the military bastion of San Juan. During the 19th century, Santurce developed as a refuge for the poor (whites and free colored people) and for the members of the upper class who try to escape the densely populated and militarily controlled area of San Juan. Without an organized plan of development, the living accommodations in Santurce were divided precisely among social class lines and the market determinations. The 19th century housing of the "well to do" was concentrated within certain parts of Santurce like in Miramar, Condado and others sectors. The installation of a privately owned trolley by 1880, that connected the walled-city with Santurce, made the sector more accessible. The development of better means of transportation, better roads and drainage systems, the limited military restrictions in terms of construction and the high population density in the islet, combined to make Santurce a very attractive area for further occupation.¹ These conditions promoted the exodus of people from all walks of life, in particular members of the privileged class. This last group built beautiful permanent residences and "quintas de recreo" (summer homes) along the Carretera Central (Ponce de León Avenue) and in the high places that dominated the panoramic view of the Atlantic Ocean and the Condado Lagoon. In 1899, recently inaugurated the United States control of the Island, one of the many observers who came at that time commented:

"The casual visitor should not fail to visit the suburban hamlet of Cangrejos (Santurce), where the wealthy merchants and foreign consuls reside".²

¹ Anibal Sepúlveda/ Jorge Carbonell. *Cangrejos – Santurce, 1519 – 1950. Estudio del desarrollo histórico – urbano de Santurce*. San Juan: Investigaciones Bonaire Inc., 1986. Pp. 20.

² Frederick A. Ober. *Puerto Rico and Its Resources*, ed. New York: D. Appleton and Co, 1899. Pp. 128.

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This development pattern continued in Santurce during the first decades of the 20th century. The insertion of the island within the powerful economical trends in the United States oriented the local economy toward the sugar production. This orientation of the economical frame facilitated the emergence of a new local bourgeois, with new political, social and materials ambitions and tastes. The new upper class, developed between 1900 and 1930 within the enclave of sugar production and an exportation-based economy, presented their status through different aspects, being the place and style of their residences one of those. The suburban neighborhoods of Sagrado Corazón, Monte Flores, El Condado, Parque and Miramar (all located in Santurce) became habitats of the economically privileged. The American style bungalow and the Caribbean version of the American cottage were among the favorite styles represented in the exclusive sectors in Santurce.³

*By the mid 1920's, the economical boom created by the sugar producing/exporting industry promoted the emergence of the middle class. Composed of professionals related to the sugar, banking, government and academic sectors, the middle class broke in with force during the 1920's.⁴ Submerged in the same social and material values of the upper groups, the economical force of the middle class will stimulated the construction of homes by the private sector. Traditional upper class habitats sites were invaded by the rising demands of the middle class, which claimed their place among the "well to do". Santurce was one of those locations where the middle class will strongly appear. The private construction interests will develop efficient ways to accommodate the residential needs of the new middle class. Because of the raise in value of the land in certain areas of Santurce, as in other parts of the island, the construction companies oriented their style from single home building toward the multiple dwellings during the 1930's and 1940's.⁵ The Santurce identity changed from wooden individual residences toward the multi-story concrete buildings for the upper, middle and even the lower classes. Individual architects in private practice like Rafael Carmoega, Pedro de Castro, private contractors, like the Santurce Development Company, who employed the services of well known architects, changed the spatial occupation and appearance of Santurce during the 30's and 40's. The construction of the **Edificio Del Valle** responded precisely to the trend of multiple dwellings offered to the new middle class.*

*The architecture styles of the new residences, single and multiple, reflected the styles in vogue during those years. By the time the **Edificio Del Valle** was built, the dominating architectural style was the Spanish Revival. The styles reflected not only the economical status of the owners; they also were a conceptual expression of political, social and academic trends. The new professional architects academically educated in*

³ Op Cit. Pp. 41

⁴ James L. Dietz. *Historia económica de Puerto Rico*. Río Piedras: Ediciones Huracán, 1992. Pp. 145

⁵ Report to the Governor. 1935. Washington Printing Office. Pp. 34

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the United States brought the Spanish Renaissance Revival into the island. New architects like De Castro, Carmoega and others, found in the Spanish Revival an artistic and physical poetical expression, which permitted the search for an insular style. Of particular relevance is the fact that this style, based in a romantic re-interpretation of the historical and cultural Spanish roots of Puerto Rico, arrived in the island through the United States. Our then young professionals found their inspiration in the works of architects like John Merven Carrere, Thomas Hastings and Addison Mizner.⁶ But in the hands of our latter to be called "masters", the Spanish Revival was not merely an archeological exercise in digging up the past, but a deliberated architectural project of creating the image of a nation. As a recognized architectural historian says:

*"The Spanish Revival in certain ways is a proposal of Puerto Rican identity, a metaphor of nation, in which the Hispanic element was very significant though in permanent negotiation with modern paradigms."*⁷

The Spanish Revival became a mean for a dialectical conversation between our Hispanic roots and the new political and cultural forces operating in the island since 1898. As a purely architectural style, the Spanish Revival accentuated the use of terracotta for the roof tiles, arcs, glazed floor tiles, balconies, rich ornamentation, foundry elements; all of them used in such a ways as to reminded the observer the Spanish historical legacy of the island. The style showed such flexibility that could be used in different types of buildings. The Spanish Revival gave presence to the School of Tropical Medicine; it gave a monumental character to the quadrangular of the University of Puerto Rico at Río Piedras; it gave personality to the social and cultural center Casa de España in San Juan and beautifully dressed up a large amount of private individual and multiple residences. Among this last group, the **Edificio Del Valle** stands out as one of the most elegant examples of both urban architecture and the Spanish Revival in Puerto Rico.

The building:

Edificio Del Valle is located at 1118 Ponce de León Avenue in Santurce, San Juan. The construction of the building was finished by 1941.⁸ The Santurce Development Company (SDC) was the private contractor

⁶ Rafael A. Crespo y Arleen Pabón Charneco. *Arquitectura, Historia y Patrimonio*. San Juan: Oficina Estatal de Conservación Histórica, 1995. Pp. 98 – 99.

⁷ Enrique Vivoni Farage y Silvia Alvarez Curbelo. *Hispanofilia. Arquitectura y vida en Puerto Rico, 1900 – 1950*. Río Piedras: Editorial de la Universidad de Puerto Rico, 1998. Pp. 142.

⁸ In a telephonic interview with Mr. José A. Rubert Del Valle, President of the Santurce Development S.E. (owners of Edificio Del Valle until 1995) and direct descendant of Genara Muñoz and Dr. Francisco Del Valle (original owners of the estate) indicated that the building was completely finished by 1941. Mr. Rubert Del Valle has in his possession two legal deeds done by the Santurce

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and owner of **Edificio Del Valle** until 1995, when the building and other structures were sold to the *Autoridad de Energía Eléctrica (Puerto Rico Electric Power Authority)*.⁹ The SDC played a very important role in the urban development of Santurce from the 1930's through the 1960's. The founder and treasurer of the company, Manuel A. Del Valle, was a distinguished businessman, who was also president of the powerful Association of Sugar Producers and president of the Eastern Sugar Associates.¹⁰ Del Valle was also civically active and became president of the Puerto Rican Chapter of the YMCA. The Santurce Development Company commissioned the highly recognized architect Rafael Carmoega Morales to design the multiple dwelling and commercial building that will carry the name of the SDC founder's uncle, Dr. Francisco Del Valle Atilés.¹¹

The building sits in a rectangular corner lot facing Ponce de León Avenue, next to Condado Street. The lot is 135'-0" wide by 100'-0" deep, sloping backwards as it moves away from the site limits alongside Ponce de León Avenue. **Edificio Del Valle** was built on two lots, # 125 and # 127 (numbers inscribed in the ornament of the building's main gate) acquired by the SDC in 1939.¹² The ground floor of the building is occupied by four (4) commercial spaces, while each of the upper stories houses six dwelling units. There are four smaller apartments on the roof terrace, for a total of sixteen (16) apartments. All the room and spaces in the different units are generously sized and well lit and ventilated. This building was never conceived as low-income housing.

Spanish Revival in character, **Edificio Del Valle** shows several diverse stylistic features that deviate from the specifics of the style into a more eclectic historical undertaking. The deviations are probably caused by the transitional period running through the architectural field during the 1940's, when Art Deco and the "International" style were been inserted into the practice by the government officially. The eclecticism of the

Development Company that indicate the total completion of the building by July 18, 1941. Copies of the deeds were handed over to SHPO, Puerto Rico.

⁹ Oficina de Tasación de Bienes Inmuebles de la Autoridad de Energía Eléctrica. Expediente del Edificio del Valle. Santurce, Puerto Rico.

¹⁰ El Mundo. 22 de marzo de 1947. Pp. 1.

¹¹ Dr. Francisco del Valle Atilés (1847 – 1917) was a recognized intellectual and politician. His name is associated with others scholars like Salvador Brau and Manuel Zeno Gandía. Del Valle Atilés was the Mayor of San Juan during the Spanish American War. He is also remembered for his sociological studies of different aspects of the Puerto Rican society, compiled in works like *El Campesino Puertorriqueño* (1887) and *La vida espiritual del jíbaro puertorriqueño* (1895.) Mr. José A. Rubert Del Valle, indicated the relation of the building's name to Dr. Francisco Del Valle instead of Manuel A. Del Valle. May 19, 2004.

¹² Register of Property. Hato Rey, Puerto Rico. Farm: 4283, Folio: 218, Volume: 101, Santurce South. In 1939, the official owner of the estate where Edificio del Valle was built was Mrs. Genara Muñoz, widow of Dr. Francisco Del Valle.

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structure reflects also the personal style signature of his designer, Rafael Carmoega Morales.¹³

Also of interest in this building is the refined craftsmanship and quality in detailing and materials. Concrete high-relieves, iron gates, cornices, capitals and mouldings figure among the many elements that underline the buildings nobility.

The architect

Rafael Carmoega Morales was born in Río Piedras on July 23, 1894. Carmoega studied at Cornell University, from where he graduated in 1918. He belongs to the first generation of Puerto Ricans architects that received an academic education that, among other things, emphasized the plurality of styles.

In 1918, Guillermo Esteves, Commissioner of the Interior, recruited Carmoega as a draftsman into the Public Buildings Division of the Puerto Rico Department of the Interior. In 1921, with the resignation of the State Architect, Adrian Finlayson, Commissioner Esteves appointed Carmoega to that post, becoming the first Puerto Rican to hold the position. He remained as State Architect until 1935. While holding this position Carmoega supervised a very important and productive period of public buildings construction in Puerto Rico. Among the works developed under his supervision are the State Capitol, the School of Tropical Medicine, the Central High School, the Psychiatric Hospital and a great number of schools, hospitals, city halls and market squares.

In January 1936, Carmoega joined the Office of Design of the Puerto Rican Reconstruction Administration (PRRA) where he works until 1939, when he resigned to start his private practice. The most important work assigned to Carmoega during his time with the PRRA was the design and construction of the quadrangular at the University of Puerto Rico, Río Piedras Campus. Under the skilful supervision of Carmoega, the buildings in that area came to live dress up with the beautiful and rich vision of the Spanish Revival.

Rafael Carmoega's private practice was eclectic. His designs moved between the Spanish Revival, the

¹³ All the documents related to Edicio Del Valle were transfer to the PR Electric Power Authority in 1995, including the blue prints signed by Rafael Carmoega Morales. José A. Rubert Del Valle, President, Santurce Development S.E. May 19, 2004.

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*Neoclassic, the Neogothic, Art Deco, the International style and others. A look at some of the structures designed by Carmoega, its a tangible prove of his craftsmanship and versatility: the Spanish Revival in the School of Tropical Medicine in San Juan, the Mission Style in the Market Square in Manatí, the Neoclassic style of Mayaguez City Hall and the impressive State Capitol in San Juan, the combination of Spanish Revival and Art Deco in the Meat Market Building in Ponce, the beautiful combination of Moorish, Gothic and Renaissance Revival at the University of Puerto Rico, the International style in the Casino de Puerto Rico. All the buildings mentioned, with the exception of the Casino, are included in the **National Register of Historic Places**.*

Up to the time of his death in September 23, 1968, Rafael Carmoega Morales was still active in his profession. His passion and versatility made him one of the most important influences in the development of the Puerto Rican architecture.

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Bibliography:

Primary Sources:

Archivo de Arquitectura y Construcción, Escuela de Arquitectura, UPR. Colección Rafael Carmoega Morales.

Archivo General de Puerto Rico. Catálogo de corporaciones locales con fines de lucro.

Entrevista con el Sr. José A. Rubert Del Valle. 19 de Mayo de 2004.

Escritura de Edificación. Número 21. Documento de Registro de Edificación del Edificio Del Valle. Mariano Acosta Velarde. Abogado y Notario. 18 de julio de 1941.

Ober, Frederick. A. Puerto Rico and It's Resources, ed. New York: D. Appleton and Co. 1899.

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Periódico El Mundo. 22 de marzo de 1947.

Registro de Propiedad. Finca: 4283. Folio: 218. Volumen: 101. Santurce Sur. Hato Rey, Puerto Rico.

Report to the Governor. Washington Printing Office, 1935.

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Secondary Sources:

Crespo, Rafael A. y Pabón Charneco, Arleen. Arquitectura, historia y patrimonio. San Juan: Oficina Estatal de Preservación Histórica, 1995.

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Vivoni Farage, Enrique y Álvarez Curbelo, Silvia. Hispanofilia. Arquitectura y vida en Puerto Rico, 1900 – 1950. San Juan: Editorial de la Universidad de Puerto Rico, 1998.

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

**National Register Of Historic Places
Continuation Sheet**

Section 10 Page 19

Edificio del Valle

name of property

San Juan, Puerto Rico

County and State

=====

Geographical Data:

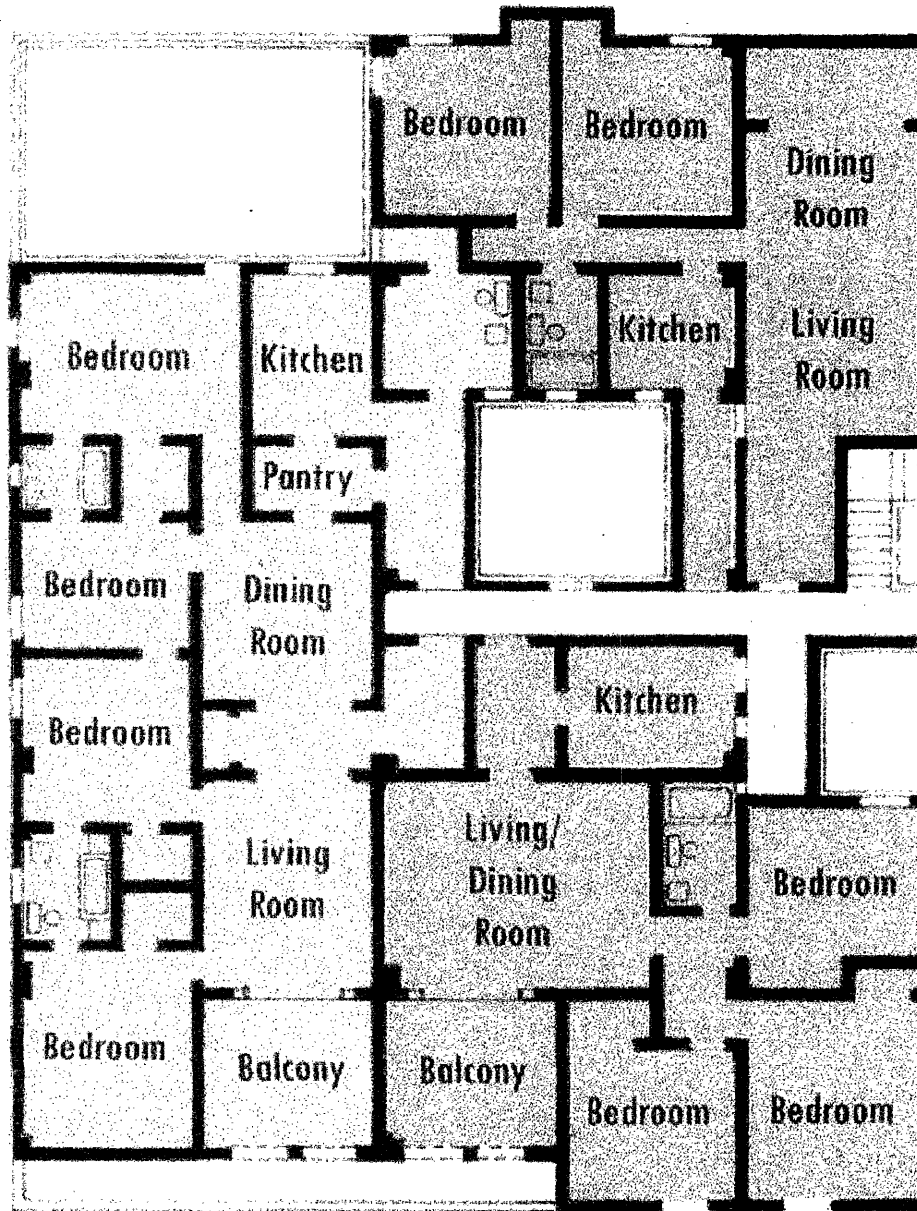
Verbal Boundary Description:

See enclosed site map.

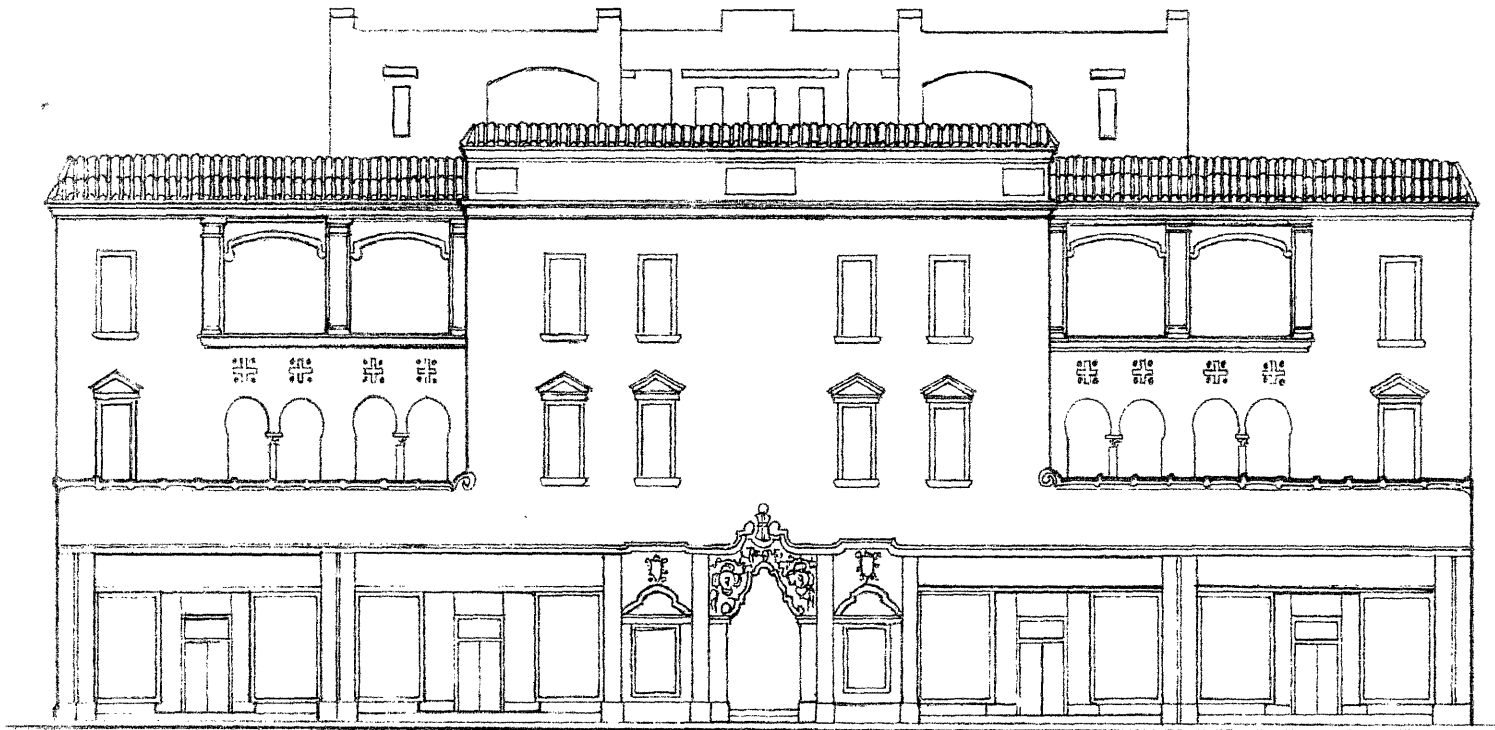
Boundary Justification:

The boundary includes the city lot *040-058-029-30-001* as recorded in the Registry of Property. Since 1941, until present time, the lot has been historically associated with the property.

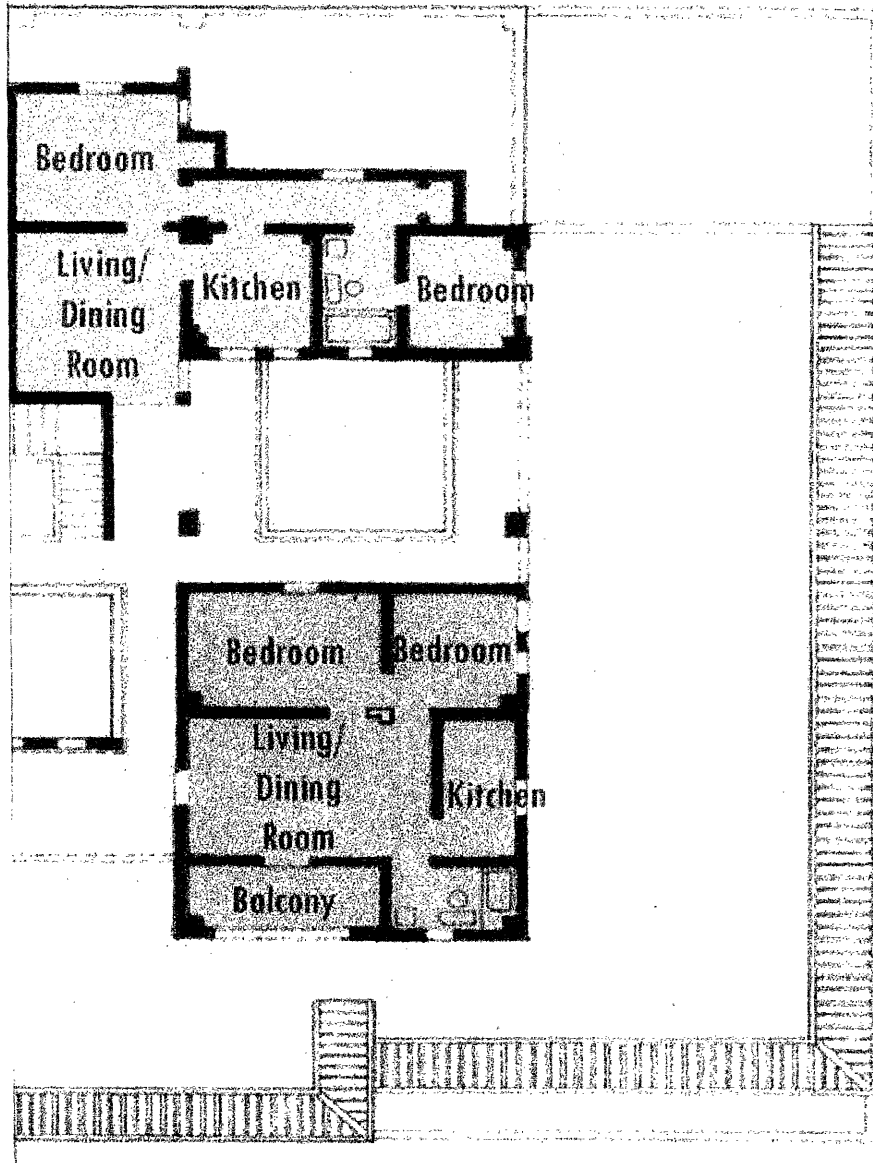
**Edificio del Valle
San Juan, Puerto Rico
Typical Floor Plan**



Edificio del Valle
San Juan, Puerto Rico



**Edificio del Valle
San Juan, Puerto Rico
Roof Terrace Plan**



Edificio del Valle
San Juan, Puerto Rico
Site Map

CASAS DE VECINDAD
ARQ. JORGE RIGAU A.I.A.

EDIFICIO DEL VALLE
SANTURCE, PUERTO RICO
ESCALA 1:2,000

