

United States Department of the Interior  
National Park Service

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National Register of Historic Places  
Registration Form

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 Brunet Calaf Residence

other names/site number \_\_\_\_\_

2. Location

street & number Quiñones corner of Patriota Pozo Street

not for publication n/a

city, town Manatí

vicinity n/a

state Puerto Rico

code PR

county Manatí

code 091

zip code 00701

3. Classification

Ownership of Property

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

Category of Property

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

Number of Resources within Property

Contributing	Noncontributing
<u>1</u>	_____ buildings
_____	_____ sites
_____	_____ structures
_____	_____ objects
<u>1</u>	_____ Total

Name of related multiple property listing:

The Casa Criolla Puertorriqueña

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

June 21, 1988

Signature of certifying official

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.

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.  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:)

Amy Schlager

7/1/88

Signature of the Keeper

Date of Action

## 6. Function or Use

Historic Functions (enter categories from instructions)

Domestic/single dwelling

Commerce/specialty store

Current Functions (enter categories from instructions)

Domestic/single dwelling

Commerce/specialty store/restaurant

## 7. Description

Architectural Classification

(enter categories from instructions)

Other/Casa Alta Sobradada

Materials (enter categories from instructions)

foundation brick

walls Brick/wood

roof metal

other

Describe present and historic physical appearance.

The Brunet-Calaf house occupies the western third of a block next to the church and the main plaza. It has two stories, the lower one dedicated to commercial uses; the upper one residential.

The lower floor features brick-and-rubble stuccoed masonry construction with regularly spaced openings crowned with elliptical arches. These are surrounded by flat molding strips, which in turn, are adorned with small impost moulding cornices at the spring of their elliptical portions and crowned with keystones. Inside, the half-ellipses contain wrought-iron ornaments with simple naturalistic motifs. The retail commercial spaces are subdivided with wooden partitions and arched masonry walls, and open out into the three streets that define the building's perimeter.

The upper level, in contrast, is made out of wood over a floor built out of wooden planks. Openings at this level are rectangular, defined by wooden, double louvered-doors with square glass panels on top and rectangular glass transoms, crowned, in turn, by small wooden architraves. On Calle Quiñones side, the openings do not correspond to the first floor's (six vs. four).

A continuous balcony, with wooden posts, railings and lathed balusters, wraps around all three facades at the second level; it is accesible from most interior rooms of the house.

The roof configuration features a pedimented south facade towards Calle Quiñones (church, and square) side. The roof pediment is detailed with a Victorian gingerbread gable ornament, a rounded bullseye pattern made out of wooden moldings, and two ventilators. The remainder of the roof at Calle Georgetti is a near-flat "azotea" structure built out of flattened bricks over, purlins and hardwood joints; it is stabilized and hidden by a brick-masonry cornice and parapet on the southeast and southwestern portions of the buildings. The general structure of this second floor is hardwood post-and-beam.

Access to the second floor is through a nearly two-story-high masonry port-cochere on the right-hand side of the Quiñones Street facade. An "L" shaped wooden stair leads to a vestibule which in turn leads to a wide corridor which roughly follows this floor's "U" shaped plan around a courtyard located in the interior portion of the lot.

The more public rooms of the house open towards the plaza; the bedrooms are located on the west (Calle Patriota Pozo, the bottom of the "U") side. Dining areas are on the north (Calle Georgetti) portion, where the "mediopunto" (ornamental wooden screen) is to be found.

## 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

1850

1910

Significant Dates

1850

1910

Cultural Affiliation

Significant Person

Brunet-Calaf Family

Architect/Builder

Unknown

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

The Brunet-Calaf House is one of the most impressive of the nineteenth century townhouse of Manatí. Its privileged location facing the town's plaza and main church increases the properties value to the areas streetscape.

The fact that this is the product of two separate houses amalgated during the early 20th century and still preserving the integrity of each of the united houses is also an important character defining element that should be considered significant.

This building aglutinates a diversity of stylistic tendencies which were common to Manatí's architectural history between 1850 and 1910. Its irregular massing and proportioning are very interesting and elegantly blended as are the different architectural history born out by local builders and artisans whose names have long been forgotten. It well can be said that the Brunet-Calaf House is a compendium of the towns evolving building and crafts tradition during the second half of the nineteenth century.

It also shows an extraordinary sensitivity to site conditions, as it recognizes the differing characters of the streets and spaces which it fronts. Uses, particularly in the upper, domestic level, relate to the character of the streets which they open to.

The curious proportioning of the Calle Quiñones side (four openings below, six above, and the large arch on the right side, for the carriage ) can be taken as evident testimony of the development of his house as a long process of adaptation and conciliation of differing building elements and moments of growth.

The house is also linked to two of the most influential families in the town: the Brunets and Calafs, which were instrumental in promoting the boom in the sugarcane-growing industry during the period in which this house was built. The Brunets owned the "La Luisa" mill, and the Calafs developed the Monserrate farm into a thriving sugar factory during this period.

Built in the 1850's as two separate houses with common grownd floor the houses were united during a 1910 remodelation, but each still preserves the construction elements that clearly differentiate them. The type of balustrade used in the balcony which surrounds the piano nobile varies where the houses united as well as the roof, hipped roof in the southern side.

See continuation sheet

**9. Major Bibliographical References**

Manatí Historic Survey, Manatí Municipal Government, 1986

Figuroa Manuel, Mantí and its houses, Series of Conferences, 1986

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 # \_\_\_\_\_

See continuation sheet

Primary location of additional data:

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

Specify repository:

Manatí Municipal Archives

**10. Geographical Data**

Acreeage of property less than one acre

UTM References

A 

1	9
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7	6	4
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8	3	0
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2	0	3	9	4	2	5
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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

Georgetti Street: North  
Quiñones Street: South

East: Ms. Inés Ramos Muñiz Property  
West: Patriota Pozo ST.

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 César Sánchez y Milagros Grateole  
 organization Municipality of Manatí  
 street & number Quiñones and Patriota Street  
 city or town Manatí

date June 21, 1988  
 telephone (809) 854-4942  
 state Puerto Rico zip code \_\_\_\_\_

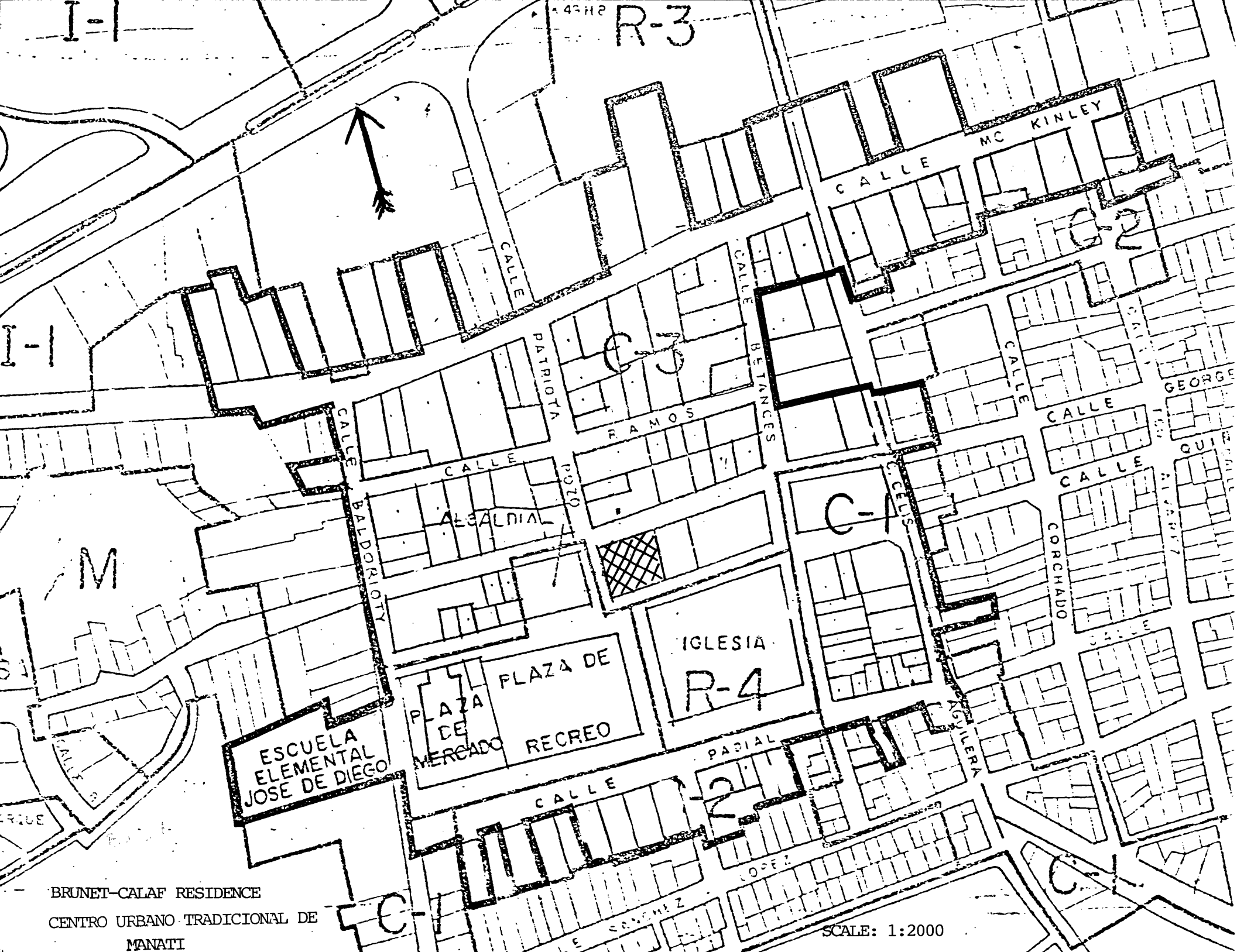
**United States Department of the Interior  
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**National Register of Historic Places  
Continuation Sheet**

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On the ground floor the difference is barely noticeable since the arches are all of identical design only their width varies, the ones on the southern side of the building are slightly wider than the ones on the north. In the interior the difference is also noticeable since the ornate transoms are different in design.



BRUNET-CALAF RESIDENCE  
CENTRO URBANO TRADICIONAL DE  
MANATI

SCALE: 1:2000