

United States Department of the Interior
National Park Service

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NATIONAL REGISTER

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 663 La Paz Residence

2. Location

street & number 663 La Paz St. not for publication N/A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	
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	Contributing	Noncontributing
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>1</u>	<u> </u> buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u> </u> sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>1</u>	<u> </u> structures
	<input type="checkbox"/> object	<u>0</u>	<u> </u> objects
		<u>2</u>	<u> </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

6. Function or Use

Historic Functions (enter categories from instructions)

Current Functions (enter categories from instructions)

Domestic; single dwelling.

Domestic: single dwelling.

7. DescriptionArchitectural Classification
(enter categories from instructions)

Materials (enter categories from instructions)

Spanish Revival

foundation concrete

walls concrete

roof clay tiles

other wood

metal: iron

Describe present and historic physical appearance.

The 663 La Paz residence is a reinforced concrete, two story, raised above grade, detached building located at the East side of La Paz Street in Miramar, a ward of San Juan, Puerto Rico. The house conforms to the Spanish Revival suburban residential typology. Its main characteristics are:

1. Raised 18" to 30" above grade.
2. Reinforce concrete construction.
3. Ornamental clay tiles, mosaics, "cartouches", and wrought iron grilles.
4. Front porch with open terrace above it.
5. A separate building used as garage and servants' living quarters.

The 663 La Paz residence has a very simple plan, perfectly rectangular in plan at the sides and the back with the only deviations occurring at the front, conforming the facade. All spaces are arranged around a central staircase which serves as a vertical axis of organization.

The main entrance of the house is located at a chamfered corner inside the entrance porch opening to the front garden and to a driveway at the south facade of the house. The porch is enclosed by four Tuscan columns in reinforced concrete. Upon entering the front door lies the hall staircase; from where a dramatic sense of continuity and openness is perceived due to the fact that all first story areas open to this one.

On the second story, rooms are also organized around the staircase.

The front facade is articulated into four volumes at different planes. The individuality of each volume is emphasized by means of distinct fenestrations, roofs and ornaments:

1. The volume at the left lower side has a pitched roof covered with clay tiles. Ornamental wood beams under the overhangs support the roof. On line with the ridge, at the center of the facade, a richly moulded "cartouche" contains a wooden French window which is projected by an ornamental iron grille.

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

**National Register of Historic Places
Continuation Sheet**

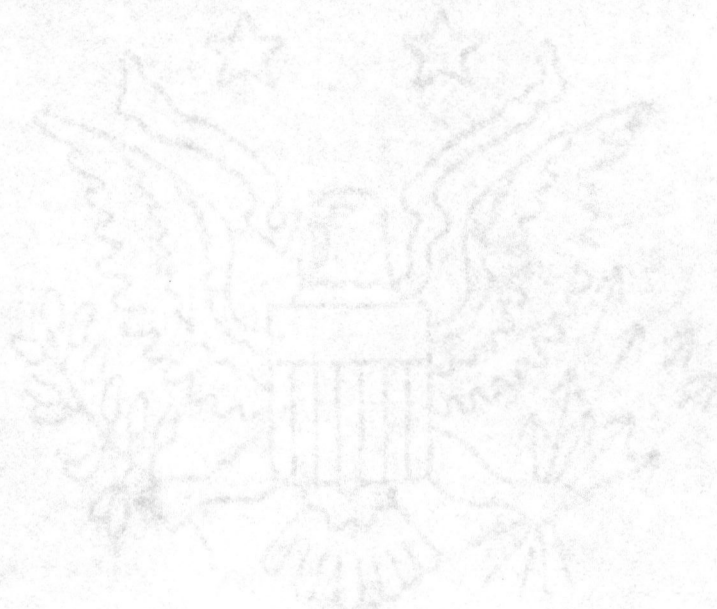
Section number 7 Page 1

House at 663 La Paz Residence San Juan, PR

2. The volume at the upper left side of the facade is topped with a moulded profile, a decorative shield, and two reinforced concrete angle braces covered with clay tiles. Under the angle braces two mosaic squares are placed. Two wooden arched windows are centered in the facade.
3. The volume at the upper right side has a shed roof covered with clay tiles. On its facade a very simple rectangular door is located, which opens to a terrace.
4. The volume at the lower right side contains an open porch enclosed by four Tuscan columns. This volume has a flat roof.

All doors and windows are made of wood. Floors are of hydraulic mosaics.

A separate building serves as garage.



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

1935

Cultural Affiliation

N/A

Significant Person

N/A

Architect/Builder

De Castro, Pedro A.

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

The 663 La Paz residence was built in 1935 from a design rendered by Pedro A. de Castro, one of the most important architects in Puerto Rico during the first half of the 20th Century.

Pedro de Castro was widely credited at the time "for being the best architect of them all". By others he has been considered as the person who ushered the Spanish Revival in Puerto Rico. His legacy is an encompassing one. He designed schools, movie houses, apartment building, and social clubs. Some of the best residences in Puerto Rico were created by him: the Castillo Serallés, the Cabassa Villa, and his atelier in Villa Caparra. His buildings are characterized by the continuity between spaces, the quality of the light, the abundant use of transitional spaces such as balconies and porches, and his use of Spanish ornaments: mosaics, clay tiles, "cartouches" and ornamental iron grilles.

The 663 La Paz residence was built one year before Pedro de Castro's death in 1936. At that time, the architect had already built many of this most famous building and was clearly a mature professional. His development is evident when one compares 663 La Paz with earlier residences like the one at Caparra and 659 La Paz. In these early works the use of traditional architectural elements is accompanied by the use of a traditional plan; the result is a "tour de force" of academic, almost "beaux-arts" planning.

In the 663 La Paz residence the plan itself is turn loose. The use of modern-picturesque strategies of spatial distribution displaces traditional rigid-axial plan distribution and as consequence visual continuity, openness, and intense volumetric articulation is obtained. This kind of architecture brings to mind H.H. Richardson's Stoughton House of 1882, and McKim, Mead & White's Isaac Bell Junior House, of the same year.

See continuation sheet

9. Major Bibliographical References

- Villegas, Víctor and Myrna Ceide. "Miramar Architectural Survey", prepared for the Puerto Rico State Historic Preservation Office, September, 1986
- Rigau, Jorge. "Modernism: Architecture in Puerto Rico at the Turn of the Century (1890-1930)", Prepared for the Puerto Rico State Historic Preservation Office, July, 1988.
- Pérez Chanis, Efraín E. "Génesis y Ruta de la Arquitectura en Puerto Rico", La Gran Enciclopedia de Puerto Rico, Ediciones Madrid, Madrid, 1976.

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: _____

10. Geographical Data

Acreage of property Less than one (1) acre

UTM References

A

1	9
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8	0	8	0	7	0
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2	0	4	3	1	6	6
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Zone Easting Northing

C

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B

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Zone Easting Northing

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 of P. R. date May 30, 1991

street & number San José St. # 109 telephone (809) 721-3737

city or town Old San Juan, Puerto Rico state Puerto Rico zip code 00901

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

**National Register of Historic Places
Continuation Sheet**

Section number 8 Page 1

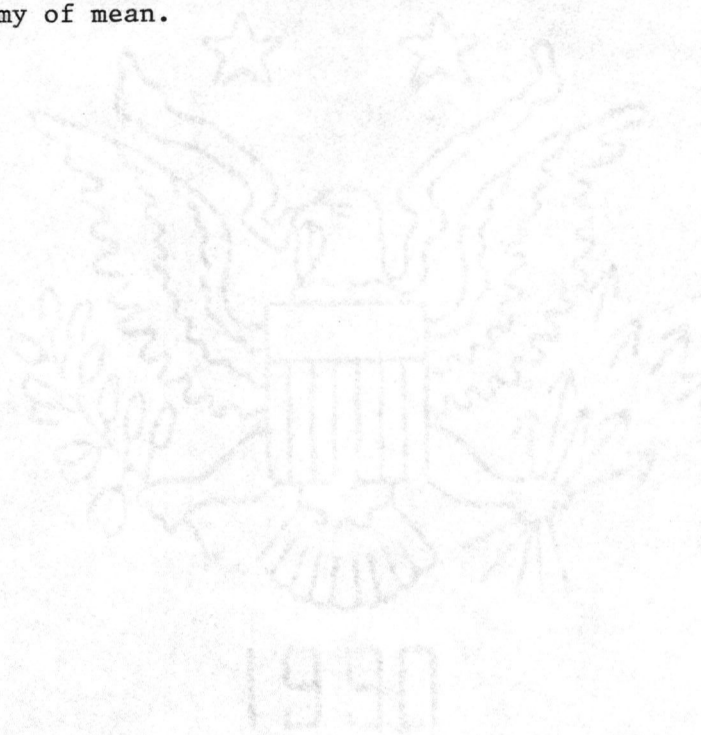
House at 663 La Paz Residence San Juan, PR

This is especially evident in the importance given to the stair hall which is now centrally located and acts as an axis (visual and physical) around which all other rooms are arranged.

Also similar to the above mentioned houses is the use of elements from diverse historical sources along this new (modern) way of design.

The final product is a mature revival and no mere copying.

Very few houses in Puerto Rico reach such a level of refinement, variety and complexity with such an economy of mean.



UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
EVALUATION/RETURN SHEET

REQUESTED ACTION: NOMINATION

PROPERTY NAME: House at 663 La Paz Street

MULTIPLE NAME:

STATE & COUNTY: PUERTO RICO, San Juan

DATE RECEIVED: 9/04/91 DATE OF PENDING LIST: 9/18/91
DATE OF 16TH DAY: 10/04/91 DATE OF 45TH DAY: 10/19/91
DATE OF WEEKLY LIST:

REFERENCE NUMBER: 91001500

NOMINATOR: STATE

REASONS FOR REVIEW:

APPEAL: N DATA PROBLEM: N LANDSCAPE: N LESS THAN 50 YEARS: N
OTHER: N PDIL: N PERIOD: N PROGRAM UNAPPROVED: N
REQUEST: N SAMPLE: Y SLR DRAFT: Y NATIONAL: N

COMMENT WAIVER: N

ACCEPT RETURN REJECT 10/18/91 DATE

ABSTRACT/SUMMARY COMMENTS:

This house is architecturally significant as an example of the Spanish Revival work of architect Pedro A. de Castro, one of Puerto Rico's most important architects during the first half of the 20th Century.

RECOM./CRITERIA Accept/C
REVIEWER Harper
DISCIPLINE Historian
DATE 10/18/91

DOCUMENTATION see attached comments Y/N see attached SLR Y (N)

CLASSIFICATION

___count ___resource type

STATE/FEDERAL AGENCY CERTIFICATION

FUNCTION

___historic ___current

DESCRIPTION

___architectural classification
___materials
___descriptive text

SIGNIFICANCE

Period Areas of Significance--Check and justify below

Specific dates Builder/Architect
Statement of Significance (in one paragraph)

- ___summary paragraph
- ___completeness
- ___clarity
- ___applicable criteria
- ___justification of areas checked
- ___relating significance to the resource
- ___context
- ___relationship of integrity to significance
- ___justification of exception
- ___other

BIBLIOGRAPHY

GEOGRAPHICAL DATA

___acreage ___verbal boundary description
___UTMs ___boundary justification

ACCOMPANYING DOCUMENTATION/PRESENTATION

___sketch maps ___USGS maps ___photographs ___presentation

OTHER COMMENTS

Questions concerning this nomination may be directed to

_____ Phone _____

Signed _____ Date _____





















Mapped, edited, and published by the Geological Survey
Control by USGS and NOS/NOAA

Topography by photogrammetric methods from aerial
photographs taken 1962. Field checked 1963. Revised from
aerial photographs taken 1967. Field checked 1969

Selected hydrographic data compiled from NOS charts 903 (1964) and
908 (1965). This information is not intended for navigational purposes

Polyconic projection. Puerto Rico Datum, 1940 adjustment
2000-meter grid ticks based on Puerto Rico coordinate system
1000-meter Universal Transverse Mercator grid, zone 19

Barrio and municipality boundaries by the Puerto Rico Planning Board
Red tint indicates areas in which only landmark buildings are shown

There may be private inholdings within the boundaries of the
National or State reservations shown on this map

Revisions shown in purple and woodland compiled from aerial
photographs taken 1977 and other sources. This information not
field checked. Map edited 1982
Purple tint indicates extension of urban areas

SCALE 1:20000
1000 0 1000 2000 3000 4000 5000 6000 7000 FEET
1 KILOMETER

CONTOUR INTERVAL 5 METERS
DOTTED LINES REPRESENT 1-METER CONTOURS
THE RELATIONSHIP BETWEEN THE TWO DATUMS IS VARIABLE
DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER
SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER
THE MEAN RANGE OF TIDE IS APPROXIMATELY 0.3 METER

THIS MAP COMPLIES WITH NATIONAL MAP ACCURACY STANDARDS
FOR SALE BY U. S. GEOLOGICAL SURVEY, RESTON, VIRGINIA, 22092
AND DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS, SAN JUAN, P. R. 00910
A FOLDER DESCRIBING TOPOGRAPHIC MAPS AND SYMBOLS IS AVAILABLE ON REQUEST

ROAD CLASSIFICATION
Primary highway, all weather, hard surface
Secondary highway, all weather, hard surface
Light duty road, all weather, improved surface
Unimproved road, fair or dry weather
Insular Route

UTM GRID AND 1983 MAGNETIC NORTH DECLINATION AT CENTER OF SHEET
178 MILLS
756
17 MILLS

PUERTO RICO
QUADRANGLE LOCATION

00713
SAN JUAN, P. R.
N1822.5-W6600/7.5
1969
PHOTOREVISED 1982
DMA 1323 II SE—SERIES E835

GOBIERNO
del
ESTADO LIBRE ASOCIADO
de la
ISLA DE PUERTO RICO



OFICINA DEL GOBERNADOR
LA FORTALEZA
SAN JUAN DE PUERTO RICO

MARIANO GERARDO CORONAS CASTRO
DIRECTOR / OFICIAL

RECEIVED
SEP 04 1991
NATIONAL
REGISTER

August 28, 1991

Mr. Jerry L. Rogers
Associate Director
Cultural Resources and Keeper
of the National Register
National Park Service
Department of the Interior
P. O. Box 37127
Washington, D.C. 20013-7127

Dear Mr. Rogers:

We are forwarding the nomination of 665 McKinley, 663 La Paz, and 659 Concordia for your review.

If you should have any questions in regards to this matter, please contact us.

Sincerely yours,



MGCC/asc

Enclosure