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NPS Form 10-900
(Rev. 8-86)

OMB No. 1024-0018

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NATIONAL REGISTER

United States Department of the Interior
National Park Service

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 La Colectiva Tabacalera

other names/site number

2. Location

street & number 18 Quiñones Street ☐ not for publication n/a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	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
☐ private	☒ building(s)	1	0	buildings
☒ public-local	☐ district	0	0	sites
☐ public-State	☐ site	0	0	structures
☐ public-Federal	☐ structure	0	0	objects
	☐ object	1	0	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 — 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. — Amy Schlagel — 9/1/88

☐ 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)
Agriculture/processing	Government/Office

7. Description

Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)
Other: Spanish Industrial Neoclassic	foundation brick/concrete walls brick/concrete roof brick/concrete other

Describe present and historic physical appearance.

This massive, austere two-story complex is the aggregation of two buildings from different epochs but of similar massivenes and proportions. The other part which abuts on Calle Betances is made out of brick and rubble masonry walls punctuated by regular window openings with elliptical arches surrounded by flat strip moldings. The elliptical part of these moldings is decorated with keystone-shaped ornaments on the top and small cornices on the sides. A simple entablature of wider molding strips highlight the limits of this voluminous utilitarian warehouse-type building. On the Georgetti street side, there was a wide rectangular door which served as access through a wide masonry staircase to the second floor. This opening, however, has been blocked over; access is now through the newer building.

This older structure is sufficiently elevated on the Georgetti Street side so as to permit a basement.

The newer structure, dating from 1920, was conceived as an annex to the older part, retaining the same floor-to-ceiling heights and utilizing the older building's access stair as an interconnection to its second floor. It is dinstinguished by its thinner concrete walls, and more closely spaced rectangular openings with surrounding moldings widened at the top part, a typical detail of early-twentieth-century urban concrete construction. However, overall cornice and outer molding details for this part are suprisingly similar to those on the nineteenth-century portion.

The whole ensemble has horizontal structural member built out of wooden frames. But even though most of the original structure remains, it is covered over with nonhistorical finishes in the interior such as plastic laminate panels and acoustical ceiling tiles. The windows, originally solid double wooden plank doors on the older part and louvered casements on the newer part, have been partially blocked up on the lower floor and substitute by modern aluminum-jalousie units in the early 1960's. Air conditioning units protude from several windows and some sills were destroyed to accomodate their installation.

☐ 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)	Period of Significance	Significant Dates
Industry	1880-1940	1880
		1920

Cultural Affiliation

n/a

Significant Person

n/a

Architect/Builder

Unknown

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

Since the early nineteenth century Manti became an important regional center for the processing and shipping of agricultural goods produced in the region. Tobacco was one of this products which became an importan agricultural industry during the last decades of the nineteenth century and boomed during the early twentieth century. The tobacco industry was one of the main skilled and unskilled urban worker employer most of which were women.

This building is a testimony of the development of agriculturally-based industry during the nineteenth and early twentieth centuries. It was the largest employer in the city center with some 150 workers in peak season. It helped stimulate urban growth in Manatí fostering the development of a worker's district to the east side of the town.

This warehouse and factory was the largest and oldest tobacco processing facility in Manatí which began operating in 1880. The industries boom in the twentieth century made it necessary to expand the building facilities thus a new addition was added to the old one in 1920.

Tobacco production as an industry began to decline during World War II and this production facility was forced to close in the early 1960's. Since then it has served as office space for the municipal government.

☐ See continuation sheet

9. Major Bibliographical References

Grateole, Milagros, Estudio Arquitectónico de Manatí, 1986

Figueroa, Manuel, Manatí Ayer, 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: Archivo General de Puerto Rico

10. Geographical Data

Acreage of property less than one acre

UTM References

	Zone	Easting	Northing
A	19	764870	2039440
B			
C			
D			

☐ See continuation sheet

Verbal Boundary Description

See enclosed location plan

☐ See continuation sheet

Boundary Justification

The boundary includes the entire city lot historically associated with the property.

☐ See continuation sheet

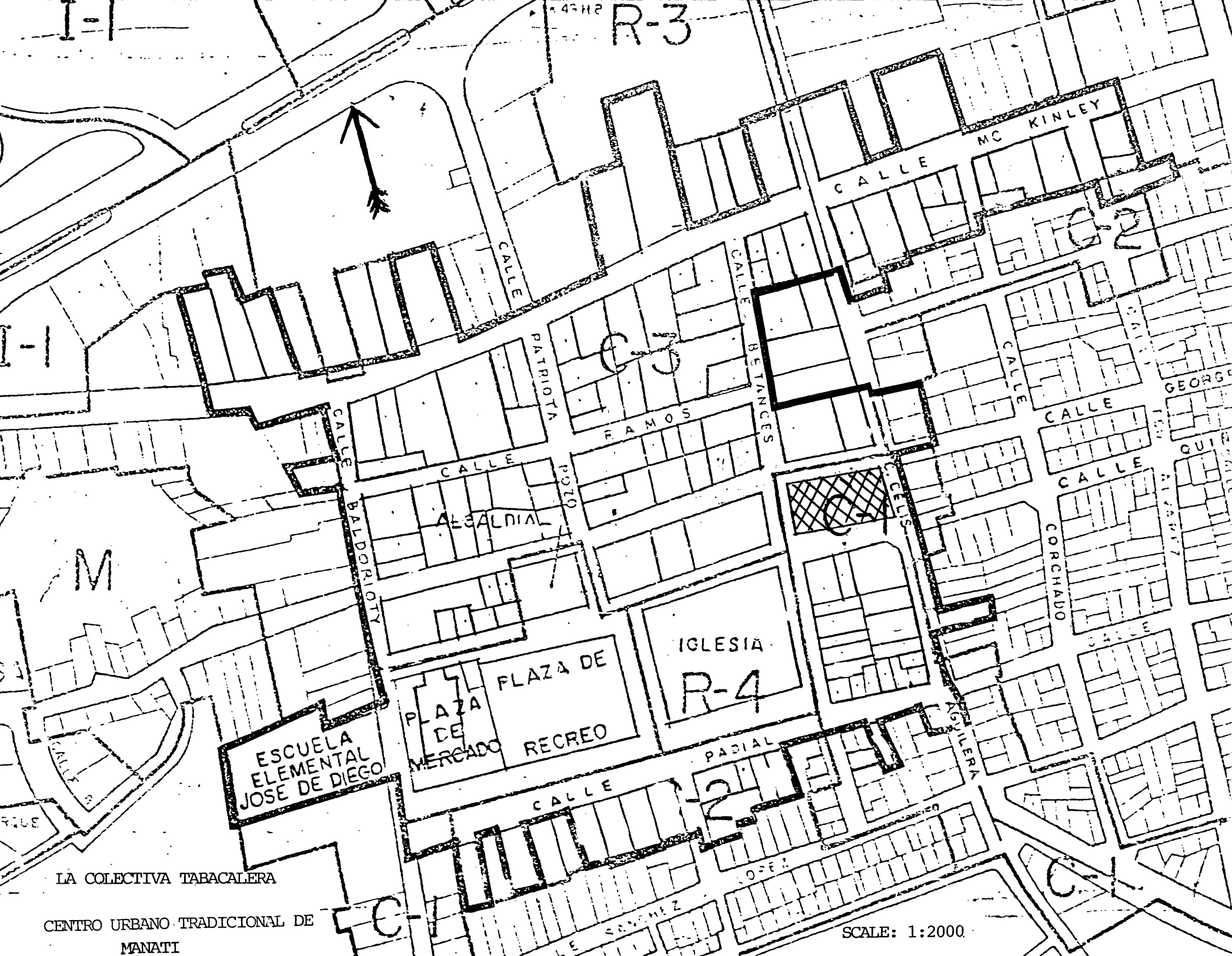
11. Form Prepared By

name/title Félix Julián del Campo-State Historian/Roberto Sackett-State Preservationist

organization PR State Historic Preservation Office date June 22, 1988

street & number Box 82, La Fortaleza telephone (809)721-3737

city or town San Juan state Puerto Rico zip code 00901



LA COLECTIVA TABACALERA

CENTRO URBANO TRADICIONAL DE MANATI

SCALE: 1:2000

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number _____ Page _____

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 88001305 Date Listed: 9/1/88

La Colectiva Tabacalera — Manati — PR
Property Name — County — State

N/A
Multiple Name

This property is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.

Amy Schlagel — 9/1/88
Signature of the Keeper — Date of Action

Amended Items in Nomination:

Criterion C was checked automatically (there is no area of significance compatible with it and there is not any discussion of the architectural significance of the property included) and it should not be.

Discussed and concurred in by Puerto Rican HPO on September 1, 1988.

DISTRIBUTION:
National Register property file
Nominating Authority (without nomination attachment)