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

OMB No. 1024-0018

FEB 6 1989

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 Aboy Residence

other names/site number Casa Aboy

2. Location

street & number 900 Ponce de León Avenue ☐ not for publication n/a

city, town Miramar, Santurce ☐ vicinity

state Puerto Rico code PR county San Juan code 127 zip code 00908

3. Classification

Ownership of Property	Category of Property	Number of Resources within Property		
		Contributing	Noncontributing	
[x] private	[x] building(s)	2	0	buildings
☐ public-local	☐ district	0	0	sites
☐ public-State	☐ site	0	0	structures
☐ public-Federal	☐ structure	0	0	objects
	☐ object	2	2	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 [x] 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 [x] meets ☐ does not meet the National Register criteria. ☐ See continuation sheet.

Mariano G. Coronas Castro — January 24, 1989

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:

[x] entered in the National Register. ☐ See continuation sheet. — Amy Schlagel — 3/22/89

☐ 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	Recreation & Culture/Museum
	Education/ School

7. Description

Architectural Classification (enter categories from instructions)	Materials (enter categories from instructions)
Praire School	foundation concrete
Moderne	walls concrete
Craftsman	roof steel (galvanized sheet metal)
	other wood

Describe present and historic physical appearance.

The Casa Aboy, now a cultural center and originally the Aboy family residence, is located at Avenida Ponce de León on the southwest corner of Calle Aboy in the residential district of Miramar in Santurce. The Aboy house is a two-storey concrete and wood building with a cross-gabled, corrugated sheet-metal roof. It portrays, intrinsically, a tropical adaptation of the Praire School houses of early 20th century U.S.A.

The house is rectangular, oriented on a north-south axis with its short end facing north toward the avenue. At the main facade, a series of rectangular volumes and voids creates a dialogue between the horizontal and the vertical.

In the foreground, two walls of different height, arranged in ascending order, span between a pair of the vertical square pedestals which support wrightian type urns. The composition results in a horizontal planter which screens a set of steps that lead, in an L-shaped plan, from the planters' west end to the center of the house's front porch. The porch's banister wall, at the height slightly greater than the planter composition, extends from a central opening, horizontally towards either side, beyond the planter's pedestals. A series of four square colonnetts, each with vertically oriented mosaic-tile patterns at the capitals, rises from the bannister wall and supports a planar frieze, thus defining the recessed front porch.

[x] 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
Architecture	1919	1919

Cultural Affiliation

n/a

Significant Person

n/a

Architect/Builder

Ferrer and Pons, Eng.
Nechodoma, Antonín, Arch.

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

Casa Aboy is one of the first and certainly one of the best known examples of Puerto Rican interpretation of the Praire-School style. The house was designed under the supervision of Antonín Nechodoma, a czecoslovakian architect who came to Puerto Rico in the early 1900's via Chicago. Through his association with Frank Loyd Wright, Nechodoma brought with him the Praire-School modernism of his Chicago contemporaries, together with the artistic concerns of the European arts and crafts movements. It was built by engineers Miguel Ferrer and Francisco Pons in 1919 for Mr. Ramón Aboy Benítez.

An integral part of the open nature of this architecture, which adapts itself extremely well to the tropics, is portrayed in the innovative removable division walls which allow for an uninterrupted, large space at the ground floor. The arrival of the American Praire-School and European modern schools to Puerto Rico via Nechodoma, paved the way for modern architectural expression.

The construction of the Aboy residence was important in the development of Miramar as the first upper class suburb of San Juan. Many of the wealthy families who lived in the old city of San Juan saw Miramar an ideal area to settle, close to their area of business. Newly arrived American investors also saw Miramar as a good place to live. The Aboy family, who

☒ See continuation sheet

9. Major Bibliographical References

-Aboy, Ramón, Casa Aboy: The Struggle to Save a House, Miramar, 1979.

-Tió, Teresa, "¿Por qué doblarían las campanas?" in El Mundo, Thursday, June 26, 1986, p. 64.

-Sepúlveda Aníbal/Carbonell, Jorge, Cangrejos-Santurce, CARIMAR/SHPO, Ed., 1987.

☐ 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: Casa Aboy Archives

10. Geographical Data

Acreage of property less than one acre

UTM References

	Zone	Easting	Northing
A	19	808320	2043050
B			
C			
D			

☐ See continuation sheet

Verbal Boundary Description

The house stands on a corner lot 80' wide and 144'2 deep, on the southwest corner of Avenida Ponce de León and Calle Aboy. It borders on a high-rise condominium to the east and a private three storey building to the south.

☐ See continuation sheet

Boundary Justification

The boundary includes the entire urban parcel of land historically associated with the property.

☐ See continuation sheet

11. Form Prepared By

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organization Puerto Rico State Historic Preservation Office date January, 1989

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A horizontal, cantilevered concrete eave projects approximately one foot beyond the plain of the front porch, providing a visual division between the ground and upper floors. At the upper level a series of 7 narrow, vertical division windows creates a symmetrical ABA rythm in which five closely spaced central windows are flanked by a single window at each side of the facade. Defining the division between the upper level and the attic a dark wooden course extends across the facade gable from the spring-line of the roof eaves. Immediately above this point, at center, a wide wooden eyebrow-window occupies the low gabled space at the facade.

A low-gabled corrugated sheet-metal roof caps the facade composition with eaves that extend approximately four feet beyond the wall plane. The eaves are decorated with dark wood borders and extending rafters that give the house the house a stick-like element.

At the interiors, a large reversed "L" shaped living area occupies the front of the house. A libray, kitchen and pantry are arranged toward the back. A wide, hardwood stairway leads from the center of the living room to the upper floor.

The upper level consists of an axial corridor which leads to a major salon toward the front of the house and to a series of rooms along the corridor.

Most architectural details of the house remain intact, although deteriotation is evident throughout the house. Most doors and windows of wood and glass panes or wood jaulosies are original, although some have been replaced by aluminum "Miami blinds". Original, hardwood floorboards remain throughout the house.

The only major alteration suffered by the house was the early replacement of the original, ceramic tile roof with the extant sheet metal. No documentation is available relative to this alteration, but it is assumed to be an early, since most ceramic tile roofs in Puerto Rico were replaced by sheet-metal by WWII.

To the south of the lot, at rear, stands a large concrete and wood out building originally used as a garage and service rooms.

owned a large tract of land in the area, (together with the Korber, the Blanco, the Cuevillas and the Abarca families) were one of the first to built their luxurious mansion in Miramar. The house they built set the pace for other houses in the area; unfortunately it is one of the few left of this early period of development in Miramar, and perhaps the only one whose interior distribution has not been altered.