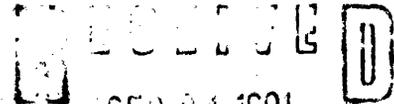


United States Department of the Interior
National Park Service



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 N/A
other names/site number 665 McKinley

2. Location

street & number 655 McKinley not for publication N/A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	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	<u>1</u>	<u>0</u> buildings
<input type="checkbox"/> public-local	<input type="checkbox"/> district	<u>0</u>	<u>0</u> sites
<input type="checkbox"/> public-State	<input type="checkbox"/> site	<u>0</u>	<u>1</u> structures
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	<u>0</u>	<u>0</u> objects
	<input type="checkbox"/> object	<u>1</u>	<u>1</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 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.
 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:) _____

Patrick Andrews 10/19/91

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. Description

Architectural Classification

(enter categories from instructions)

Materials (enter categories from instructions)

Spanish - Creole

foundation concrete

walls wood

concrete

roof metal; zinc

other

Describe present and historic physical appearance.

The residence located at 665 McKinley Street in Miramar, a ward of San Juan, Puerto Rico, is one story detached, wood and reinforced concrete, raised above the ground, single family dwelling. The house belongs to the Spanish-Creole (criollo) vernacular, suburb residential typology. The main characteristics of this vernacular form are: raised wooden construction; main living core with rear service wing usually called "martillo", or "hammer", forming an "L" shaped plan with an enclosed porch or courtyard; full length "L" shaped balcony or veranda; hipped or side-gabled, usually high-pitched roof of ceramic tile or corrugated zinc.

The 665 McKinley residence is raised 30" above grade by a series of plinths interconnected by diagonal lattice work panels. This creates an enclosed crawl space or half basement level used for storage, utilities, plumbing, etc. The main facade facing south along McKinley Street, is divided into three bays and the flanking facades into four bays each. The building's exterior is completely sheathed in horizontally shiplapped wood board siding. The roof is "A" framed, having a single gable at its rear end and a subordinate gable within the main gable at its front end. The subordinate gable apex is located at the center point of the western slope of the main gable. The gable ends terminate in raking and horizontal cornices to form pediments. The tympanums are pierced by triangular openings screened by lattice work.

The small gable end crowns the left bay of the street facade. This section of the facade contains a four sash casement window with corresponding transom lights. The window is surmounted by a shallow shed roof just below the horizontal cornice of the pediment. The remaining bays of the street facade are articulated by four Tuscan columns that define the short leg of an "L" shaped veranda that continues around the eastern side of the house, where four Tuscan columns define its width. The four columns that face the street support a shed roof; the colonnade facing east supports a horizontal cornice; and the eaves of the main gable serve as ceiling for the long leg of the veranda. The entire veranda is enclosed by a concrete guardrail supported by concrete baluster. The floors of the veranda are made of terrazo.

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

1906

1906

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.

The 665 McKinley residence, was built in 1906, at the time Puerto Rico was entering a period of transition due to the island becoming a territory of the United States in 1898. A new system of government spread it's influence over all levels of its new possession. Architecture was no exception; new styles and new methods of construction were introduced to the island and gradually began to transform the face of the long-established "criollo" (Creole) vernacular architecture of the island.

The 665 McKinley residence embodies these times of transition. While certainly conforming to the main characteristics of the Spanish Creole type (raised wooden construction, "L" shaped plan, full-length veranda and hipped roof), it incorporates styles and materials of extraneous origins which radically change its traditional character. Instances of this area:

1. The traditional indistinctive facade, always lined by a continuous balcony with wooden railings and slender colonnades, is transformed by the introduction of Tuscan columns and a reinforced concrete baluster railing.
2. The ornamental articulation in Creole buildings which is minimal and limited to planar surround at each individual bay is kept on the exterior walls, but abandoned in the interior, in favor of an elaborate articulation of walls and ceilings, by the use of oak mouldings and beams. This is specially evident in the main living area: here the use of a screen supported on Poric columns and the elaborate and abundant use of decorative beams and mouldings brings to mind McKim, Mead and White's, Víctor Newcomb House of 1880.
3. Door and windows, always very stark and utilitarian board-and-batten or louvered are now replaced by oak, glass paned doors with corresponding transom lights.

9. Major Bibliographical References

Jopling, Carol F., Puerto Rican Houses in Sociohistorical Perspective, University of Tennessee Press, Knoxville, 1988.

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.

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: _____

10. Geographical Data

Acreage of property less than one (1) acre

UTM References

A 19 807960 2043120
 Zone Easting Northing

C _____

B _____
 Zone Easting Northing

D _____

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 date May 30, 1991
 street & number San José St. 109, telephone (809) 721-3737
 city or town Old San Juan, Puerto Rico 00901 state Puerto Rico zip code 00901

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Section number 7 Page 1 House at
665 McKinley San Juan, PR

The west facade is divided into four bays by three sets of double sash casement windows and a side door to the kitchen. The side door is reached by a short flight of steps.

The interior arrangement is dominated by the living/dining area accessed from the veranda on two sides through glass panels double doors with corresponding transom lights. Flanking the living/dining area, at the opposite side of the veranda, are two bedrooms and the kitchen. The rear of the house originally enclosed another balcony that has been blocked up and used as a family room. (This alteration does not affect the property's integrity).

Oak was employed throughout the interior for flooring, string course, decorative columns, pilasters, beams, joists, and doors.

With the exception of the rear balcony, the house retains its original configuration and building materials. It has been impeccably maintained throughout the years.

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Section number 8 Page 1 House at 665 McKinley San Juan, PR

However, a harmonious synthesis has not been achieved: the new elements and the old typology maintain their individual character without producing a new whole. This is clearly seen in the contrasting exterior facades: rustic finished in wood shiplap siding, with no ornamentation and, the interior living area: plaster finished, richly ornamented, and with excellent handwork.

Twenty years would have to pass for the emerging of a mature architecture combining the traditional and new. Nevertheless, the 665 McKinley residence is an excellent example of an architecture of transition. Rarely one can find such a well maintained and finely executed building of its kind.

