

United States Department of the Interior  
National Park Service

For NPS use only

National Register of Historic Places  
Inventory—Nomination Form

received DEC 6 1984  
date entered JAN 16

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic Casona Césari (Césari Manor)

and/or common Casa de las Doce Puertas

2. Location

street & number 25th. of July and Matienzo Cintrón Streets not for publication

city, town Yauco N/A vicinity of

state Puerto Rico code 72 county Mayaguez code 1060

3. Classification

Category	Ownership	Status	Present Use
<input type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input checked="" type="checkbox"/> building(s)	<input checked="" type="checkbox"/> private	<input type="checkbox"/> unoccupied	<input checked="" type="checkbox"/> commercial
<input type="checkbox"/> structure	<input type="checkbox"/> both	<input type="checkbox"/> work in progress	<input type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	N/A being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input type="checkbox"/> private residence
			<input type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Mr. Carlos Roas Romero

street & number P.O. Box 708

city, town Yauco N/A vicinity of state Puerto Rico

5. Location of Legal Description

courthouse, registry of deeds, etc. Registry of Deeds

street & number San Germán Government Center

city, town San Germán state Puerto Rico

6. Representation in Existing Surveys

title Yauco Architectural Survey has this property been determined eligible?  yes  no

date 1983  federal  state  county  local

depository for survey records State Historic Preservation Office

city, town San Juan state Puerto Rico 00901

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved    date _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The Cesari Manor House is an "L"-shaped, two-storied building, located at the corner of 25th. of July and Matienzo Cintrón Streets. The structural system consists of thick masonry walls (both interior and exterior), "ausubo" wooden beams topped by a flat brick roof. Exterior doors and windows are movable wooden louvers with wicket type; some have been substituted for aluminum and glass panes doors. Floor finish used throughout the building are native tiles and brick.

The fifty-two meters long facade has a curved corner typical of most structures located at the intersection of two streets in Yauco (Photo #1). The first level has thirteen rectangular door openings and a fourteen three-pointed archway opening crowned by a classical cornice that acts as a "zaguán" or entrance to the second level of the building (Photo #1). The original nineteenth century cast iron grille entrance gates of the "zaguán" still stands. All door openings are flanked and topped by typical colonial moldings; of these, nine are crowned by small classical type cornices (Photo #1). All of the original wooden doors have been replaced by aluminum and glass panes doors.

The second level presents the same number of openings, except that these are in the form of arch openings (Photos #1 & #2). All arch openings are flanked by ornamental pilasters and of these, eight are crowned by classical cornices and have an ornamental cast-iron breastwork balcony (Photo #3). All of the original movable wooden louvered doors with a wooden and glass fan-like transom still stands (Photos #1, #2 & #3). An interesting and remarkable feature in this level is the creation of a highly sophisticated, elaborated and technical cast-iron balcony that spans six archways including the corner section (Photos #1 & #2). This complete cast-iron balcony is supported by eight large ornamental cast-iron brackets which supports the complete cast-iron girder floor structure (Photos #1, #2, #4 & #5). Eight delicate forged cast-iron columns supports the cast-iron girder balcony topped by a continuous galvanized zinc roof (Photos #1 & #2). This exemplary cast-iron balcony has an elaborated continuous cast-iron railing topped by a continuous cast-iron tracery-like frieze and flowered-shaped pinnacles (Photos #1, #2, #4 & #6). The entire under side roof structure is finished off by an elaborated wooden ceiling (Photo #6). An example of the delicacy of this balcony is its draining system which uses the hollow-core cast-iron columns as drain pipes. The entire building is crowned by a continuous classical cornice (Photo #1).

The first level is presently used as a commercial area; the second level, formerly a residence, is now a warehouse. Of great importance is the fact that the interior of the building maintains the original partitions between all important spaces. The original living-room space with its twenty feet high ceiling, its five large bedrooms, dining-room, two bathrooms, kitchen and pantry still maintains its original character. A cast-iron spiral stair leads to the flat brick roof.

Although the building has been altered by the replacement of the original wooden doors for aluminum and glass panes doors in its first level, this can

## 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

Specific dates 1893

Builder/Architect Antonio Mattei Lluberas

### Statement of Significance (in one paragraph)

The Cesari Manor House is the biggest local urban property in Yauco and an earliest example of cast-iron girder and brick roof type residence. It was designed by Antonio Mattei Lluberas, a Corsican-Catalan descendant. Mattei Lluberas studied in Paris, France, and was known widely as a rich landowner, businessman, politician and revolutionary. He figured as a leader of two revolutionary movements, in 1896 and 1897 in Guayanilla and Yauco respectively. In 1897 he escaped to New York where he became part of various Commissions that laboured for Puerto Rico's independence from Spain and later annexation to the United States of America. He returned to Puerto Rico after the Spanish-American War and later on became mayor of Yauco. In honor to his memory a street in Yauco is named after him.

The residence was built in 1892-93 by Corsican immigrant Angel César Poggi (born in 1830), who was married to Angela Antongiorgi Rodríguez. The César-Antongiorgi family was widely known for the size and richness of their rural properties; which included: Four "haciendas" and one sugar-mill or "trapiche".

The César Manor House is an extraordinary example of the integration of the typical traditional way of construction at the time (thick masonry walls, pilasters, arches, wooden beams, among other details) with the incorporation of a new architectural feature: forged cast-iron used both as structural system and for ornamentation. The building is known for the uniqueness, excellence of design and beauty of the ironwork which includes a continuous structural projecting balcony, columns, friezes, brackets, drain-pipes, capitals and flowered-shaped pinnacles, which gives the structure a rather New Orleans creole flavor. The house was constructed using the most advanced cast-iron technical innovations of its period. The entire cast-iron balcony (see Item #7 for a detailed description) came from a foundry in Paris, France, known as S. Lois.

The structure is a remarkable example of new technical innovations adapting to existing construction methods in Puerto Rico. Its overwhelming and majestic size marks this building as one of the first in Puerto Rico that blended both the typical colonial architecture with the technology of new materials and stands as a symbol of a new era.

# 9. Major Bibliographical References

1. Abruña, Enrique y Amelia Pérez: La Arquitectura del Siglo 19; Pueblo de Yauco; 1973

# 10. Geographical Data

Acreeage of nominated property 578 sq. mts.

Quadrangle name Yauco

Quadrangle scale 1:20,000

### UTM References

Latitude 18°-02'-08" North; Longitude 66°-51'-07" West

A        
Zone Easting Northing

B        
Zone Easting Northing

C

D

E

F

G

H

**Verbal boundary description and justification** The property is bounded to the North 17 mts. by "25 de Julio" Street; to the South 17 mts. by Matienzo Cintrón Street; to the East 34 mts. by properties owned by different owners and to the West 34 mts. by Pacheco Street.

### List all states and counties for properties overlapping state or county boundaries

state N/A code county code

state code county code

# 11. Form Prepared By

name/title Armando Morales Parés: State Architect, S.H.P.O.  
Jerry Torres Santiago: Architect, C.E.C.Y.

organization Corporación para la Educación Cultural de Yauco date August 1984

street & number Palomas 9 #26 telephone (809)-856-2849

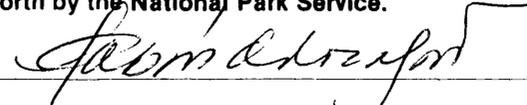
city or town Yauco state Puerto Rico

# 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

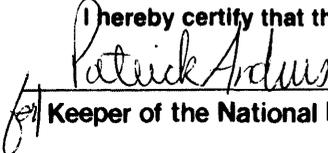
As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature 

title State Historic Preservation Officer date November 20, 1984

For NPS use only

I hereby certify that this property is included in the National Register

 Patrick Ardus date 1/16/85  
Keeper of the National Register

Attest: \_\_\_\_\_ date \_\_\_\_\_  
Chief of Registration

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

**National Register of Historic Places  
Inventory—Nomination Form**

For NPS use only

received

date entered

JAN 16 1985

Continuation sheet

Item number 7

Page 2

be considered a very minor alteration in terms of the basic architectural character for the basic integrity of the building remains intact.