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Rehabilitation of Severin Building in the historic center of Valparaiso

Conservation project and maintenance plan.

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Abstract

The historic Center of the city of Valparaiso was nominated world heritage in the category of cultural heritage, pioneering a new approach in the protection of his cultural and natural diversity.

The city of Valparaiso expresses a long and intimate relation ship between peoples and their natural environment. It is recognized as cultural landscapes

Severin s building is one of the older builders of colonial period. The owner was the Jesus Company and after it was the order of Santo Domingo in the 18th century 1767

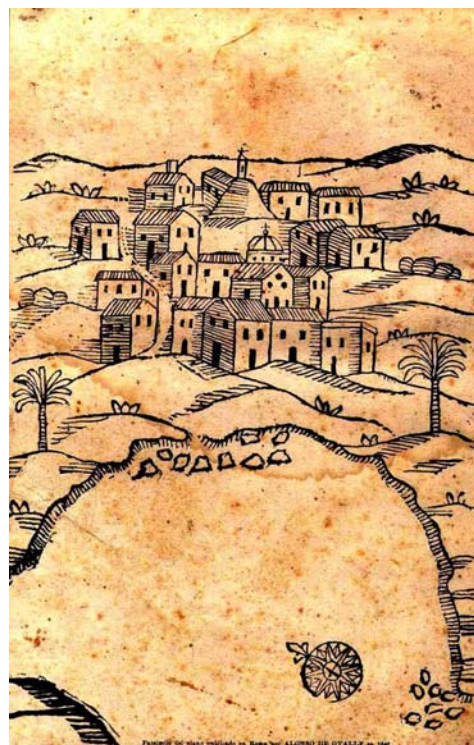
In this place Works the first National Congress and also in this place it is written the political constitution of the Nation

Unfortunately, in the year of 2004 was burnt saving the exteriors walls, its minds only the facade.

The far in building is very common in Valparaiso. So there are many places with burnt buildings like this one .

presenting an important historic load inside the urban development of the city.

In the city of Valparaiso, they exist a great number of buildings with a lot of historic value even they have not been recognized and by this fact they go deteriorating with time, being lost an important part of the history and of the stock of building built in the 18th centuries



Document N°1 Old picture of Valparaiso

Severin building is the model of these spaces abandoned that they can be recovered to be utilized with different uses , of its origin, and be able to contribute to the new needs that require the neighborhood and specifically this area, which still its urban environment is very deteriorated



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photo n°1 Roof of the building before the year 2003

Before 1854 the Dominican order sold part of the land near Santo Domingo street to people who built their houses in that place

The 15th of March of 1870, the Dominican Order sold to the public establishment part of the land of the older convent, Santiago Severin, whose measure were 20 m. of front to Severin Street and 65 m. to the back. This land was exactly the measure of the older church including the back of the old school.

In the year of 1931 the property was occupied by Chilean's Police and the owner of the building was Bienes Nacionales until today.

Introduction

The place where today is placed Severin's building was acquired by the Jesuits Company and they built in 1736 a singular church with an orthogonal floor who was located in the same place where is now the building burnt

With the expulsion of the Jesuits the 26th of August in 1767, the new owner of this property was the Dominican order, who occupied all the site and they built. Then the Transfer of the Dominican Order to that site perhaps it was because of the spiritual decline of the district area and the constructive damage of the church and their residence, so the Dominican order received in 1857 a donation of a land in a new development planned by the Waddington family in Playa Ancha

However The Dominican's conserved the property behind the Matriz Church.



OBJECTIVE

The present study should evaluate the state of conservation of Severin building

The main objective of this project is the restoration and rehabilitation of a single monument and its structures to be conserved and protect this historic place. A development model must respect Severin's building and the spirit of the place. It faces us to a real example of recovery of old buildings abandoned, that besides has borne the step of the years and to adverse situations as is a fire.

Background

The site analyzed is the place that takes part of the square between Cajilla, Santiago Severin and Santo Domingo Streets. This environment also includes Santo Domingo and Toro's Hills. The building also is near the older church between little square called La Matriz and square Echaurren.

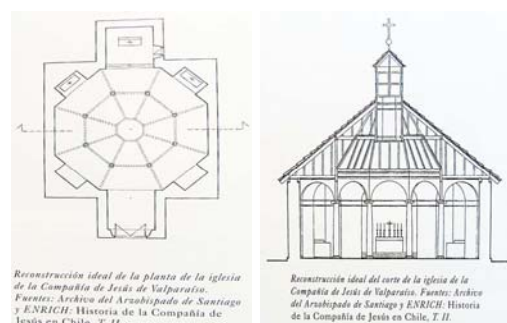
The urban Plan of these areas notified that existed Santiago Severin Street in 1791. In this place was the division of the properties of the clergy, Matriz's Church and the Jesuits and in the other side the Dominicans. For colonial disposition they were always separated and kept one's distance

The enlarge of the streets was the origin of the little square called Santo Domingo. It is estimated that this place was the front of the original Jesuits church who was built at 1848

The first plan that identifies the constructions within the apple is of 1854. In one specifies the location of the church of

Santo Domingo and the one of a school. In addition it is possible to be deduced that it had already sold to third part of the front to Santo Domingo street. Of the same plane it is possible to be deduced that the residence or convent is the central square that surrounds the "conventual's courtyard". Also it is possible to be deduced that "the courtyard of the school" is the one that is behind the church and of the school. Finally, the flank by street Small box partly appears built. It must remember that from 1825 a Public Cemetery worked in hill Pantheon, suppressing the cemeteries within the convents. In the newspaper "the Aurora of Chile" of the 14 of January of 1813 publishes a decree of January 8 of 1813 that it establishes the Preaching R.P Fray Jose Antonio Maquilla has been 14 years of reasonable practice in teaching in the Dominican Convent of Valparaiso. It is demonstrated that the school was active from 1799. Another document of 1823 indicates that Don Jose Waddington maintain a school in which they studied the children of the most remarkable retailers. This would have to be located behind the Church the Matriz concentrating in this district an important educational nucleus. The church of singular orthogonal plant occupied the front to the Santo Domingo Square. Possibly to emphasize his presence it was qualified like waiting room, the Santo Domingo square that is conserved until today

document n° 1, plans of old church

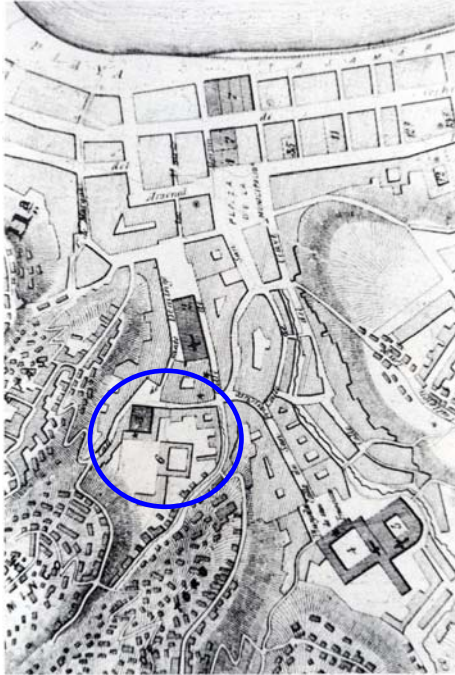




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is of two floors, of lime and brick; first it contains a guard room, guard house, guard ; in the second floor is the piece of the commander, conference hall, a waiting room

Location



Document N|°3 Plan of the site 1840

The Severín building is located in the street Santiago Severín with Santo Domingo, belonging to the sector of Matriz church which was declared Historical Monument in 1971, when happening this was considered that the sector between the streets Santo Domingo, Santiago Severín and Almirante Riveros, all immediately adjacent to the Church, had to maintain the characteristics that the early occupation of the Santo Domingo Hill gave them

Architecture and construction

The Severin Building, located in the old premises which occupy church and the convent of Santo Domingo, on the foot of the hill of this name. has a front on the square measures 20 65 meters . This front

The present building constructed after 1907, was destined from its origin to quarter. From 1931 step to be able of Customs officers of Chile, who is approximately conserved it until 2003, when it was given back to National Goods. The 10 of December of year 2004, the vacated building was destroyed by a fire. Single today their peripheral walls are conserved. At the moment this building, later the facade of the building is in good conditions, but it must be reinforced to maintain it in his place when the new work is constructed. The fire walls also are in good conditions and like in the case of the facade also it is due to reinforce to receive the new requesting that will be applied to the new structure The internal structure, that is composed by half-framed of wood with brick masonry, is due to eliminate and to replace by a new structure because the resistant elements of the old structure were destroyed by effect of the fire that affection to the building. Brick, marines and wood.

Of a continuous and low, various but respectful building of the proportions of the assembly, from the plaza the Headquarters, a space that represents an urban development demonstration of prominent merits, where they play in a harmonic way characteristic as its slightly irregular form, the asymmetric disposition of the stands, the inequality of the uneven nesses, the free composition of the pavement paving; a space where all emphasizes al the same as the remainder to the humanize scale



Problems

The Severin building was affected by a fire by the end of year 2004, the one that destroyed great part of its original structure, is by which the structural cadastre has been made, to determine the present state of the structure and the damages that affect it. The facade of the structure shows serious damage. Once to the interior of the building, it is appraised that the structure was destroyed almost in its totality by the action of the fire and the few elements that were still on, will be analyzed in the present cadastre.

In a series of photography's, it can be appraised as it is the present state of the building. Severín building has two fire walls; one leaned to a structure by street Santiago Severín, which also was destroyed in the fire and other that it gives towards Santo Domingo street where at the moment inhabited constructions exist. The fire walls are of masonry and they are in good condition as it is possible to be appreciated in the following photography's in the annex B



photo n°2 Burnt Façade



photo n°3 Interiors Building

Hypothesis

Valparaiso was one of the most important port of South America in the first middle of the 20 th century, and is also one of the cities in Chile and America Latina with a singular cultural and natural diversity. This city has a particular architecture

The rehabilitation of Severin Building is going to help to increase the cultural



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activities in the area, in benefit of the citizens of Valparaiso

The structure of Severin facade and the fire walls are practically the unique thing that it is still on, so the previous thing corresponds to the restoration of all the facade and the zone of the bell tower that is located in the intersection of Santo Domingo and Severin streets..

Method

The methodology that is utilized is found based on the obtaining of the diagnostic of the building for the subsequent one put in value of this real monument estate . The Diagnostic should establish the structural and formal conditions of stability, habitability and future operation of Severin building. The methodology of the structural, constructive and architectural analysis of the building was the following one:

a) Architectural Analysis of the Building Severin: The execution of a diagnostic of the present situation of the real estate with regard to its structural, functional, formal, and historic aspects is carried out. This diagnostic permitted to reveal the necessary antecedents for the subsequent restoration of the real estate of the original building.

2) Historic Aspects: Those historic aspects were taken up again that help to formulate the project of restoration including the economic and social aspect of the period and place where its located Severin Building

3) Formal Aspects: It is executed in more diligent form of the formal study of Severin building referred to an analysis since the esthetic point of view The composite analysis of the work and the quality in which its original artistic forms are found and

architectural deliver the guidelines for the intervention will be taken at the moment to think the project of recovery.

4) Functional aspects: The knowledge of this aspect clarifies the last end of the project that is it Put in Value of the Building

Methodology adopted for the evaluation and structural intervention

B) Structural Analysis: With the information obtained in the previous analysis, a structural intervention proposal to those existing elements after the fire is carried out. In this manner, the state of its structure was evaluated resistant foundations, walls, etc. All this after carrying out the diagnostic pertinent and the analysis constructive system utilized were carried out trial, in the perimeter and interior that exist of the precincts that still they remain after the sinister. One of the characteristics of the perimeter walls they are determined and the precincts affected by the sinister one. The conformation of the structure of the composed building by a perimeter in bricklaying of brick was analyzed, needing the damages of the interior partitions in wood backfill with adobillo Finally its be planted two alternatives of structural solution, avoiding that the original plans of the exterior structure be lost. The purpose of this lifting was to identify each structural element, complementing it with the information obtained in land after the fire that caused almost the total destruction of the tabiquerías interior of the building.

Controls of land was verified if the lateral walls have perceived changes with respect at control of vertical plumb line of the walls of backup after the sinister



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Structural Report with the evaluation of the preceding recomplied were established the structural and constructive solutions for the final repairs of the pathologies and the structural restoration of the building. For it the structural diagnostic is carried out that serves of antecedent for the phase of design and Restoration of the real estate. The methodology and plan of work that was adopted for the evaluation and later structural intervention f to work of great hereditary value ace it is the marry of the Severín Building is the compilation of the existing information on the construction events which one was put under, determining materiality and the type of support structure.

Later, already examined the existing information, it was continued with the quantification of the damage, to that we called structural Cadastre, where was reflected the state of the structure at the present time. Next and with the results of the Cadastre it is come to make the analysis of the obtained data and from this the diverse proposals of intervention to the structure can be developed and be generated, so that it fulfils of optimal way with the new requesting which it will be exposed in the future.

Analysis of the internal structure. At the moment of the visit, no longer inner structure practically exists, only some partitions have left still on and very little structure. Of this it is possible to be appreciated that it was composed by a framework of wood and bricks, because the building underwent a fire the wood structure burned almost in its totality, therefore all the inner partitions are due to replace since no longer loads will resist because the supported structure is in good conditions

Put in Value

A proposal of it is carried out put in value of the Severin Building for future interventions referred as harmonic assembly of the place considering that is located in the historic helmet of Valparaíso. Conceptual proposal of restoration said that taking into account the Theory of the Restoration, the intervention, relating to the historic thing and esthetic, carried out a proposal of restoration. Structural proposal taking into account the structural evaluations a structural recommendation for the repair of pathologies was carried out and construction of the afore said works in the future project.

ACTORS INVOLVED IN THE PROJECT

It is necessary to work in different levels to achieve the proposal with the following actors:

- Municipality of Valparaiso:
- Regional Government
- Neighbors Comité
- Regional Council of Monuments

This inter-institutional coordination has been used in former projects of rehabilitation and restoration with best results, such as appropriation of public spaces and buildings reinforcing the local identity.

The people who lived in this site are the principal actor on promotion and conservation of the historic center of Valparaiso and their historic buildings. So the management of this site must be sustainable for a long time.

Results

Outstanding, Impacts and Success of the project



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- Revitalize the most older and deteriorated area of the historic center of the city with the intervention of this building. That is going to be a positive influence for the future intervention on the other heritage buildings. .
 - Rehabilitation of this area and maintenance works for many years of this emblematic site
 - .Severin Building are going to be a very important cultural center for the people who live there and also for the visitors of the city
-
- Increasing the identity of these site reinforcing his history passed as testimony of the patrimony that we must recover and put in value

Conclusions

Hereditary appreciation

The recovery of Severin building as of its urban environment, reflection of epochs and historic circumstances that surrounded it where this urban space was the origin of the urban plot of Valparaiso, this oriented to stand out its so much stylistic like overall qualities with the environment that surrounds it

The existence and historic collective consolidated esthetics perspectives appraisal. are the fundamental base for the subsequent one put in value of the real estate and its hereditary recovery

The word to restore signifies to return to the building analyzed the original characteristics, independently of the origin of its deterioration, in order then to recover the esthetic and historic values that this had, in this work is very important to understand and to assimilate this concept, to have an extensive vision of the meaning and the

importance for our field of work that involves as first phase the diagnostic of the state of conservation of the real estate, after the sinister one in order then to put it in value.

It is clear that to intervene of good way a building preexistent, considering the complexity that involves this work, the process to carry out an analysis of the building and its environment establishing that the building cannot be understood dissociated of the urban landscape that it belongs, as neither to its history

The conservation of monuments does not depend only and exclusively on the guessed right and prudent operation of the restaurateur, but also of the measures that are taken to come up that these monuments return to suffer damages and degradation. It is not necessary to forget that all intervention that is made on monuments, still making it correctly, is traumatic. And also it is necessary to consider that so that an intervention is really effective when it is accompanied in all the cases of a series of tie measures to the control of the environment. Because without serious measures of environmental control, the restorations will be only temporary.

The area between the streets Santo Domingo, Santiago Severín and Almirante Riveros, all immediately adjacent to the Church, had to maintain the characteristics that the early occupation of the Santo Domingo Hill gave them. Due to the previous thing, it is very important to

conserve the "facade" of the building, reason why it is necessary to make the analysis of the present state and as it is wanted to improve this important part of the building.

People of Valparaiso are living for many years in a special city with a really important heritage to be conserved and protected.



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Putting in value Severin building and also his environment that must be assumed by the local government, in this case the municipality of Valparaiso with the participation of his inhabitants

The benefit of this project is finish with the deterioration of the most ancient site of the city giving to the habitants a space to the culture and to the education of the patrimony

Conclusions of the structural analysis of Severin Building,:

The facade of the building is in good conditions, but it must be reinforced to maintain it in his place when the new work is constructed

The fire walls also are in good conditions and like in the case of the facade also it is due to reinforce to receive the new requesting that will be applied to the new structure

The internal structure, that is composed by half-framed of wood with brick masonry, is due to eliminate and to replace by a new structure because the resistant elements of the old structure were destroyed by effect of the fire that affection to the building. As it were said previously in the conclusions of the structural analysis, the only thing that will stay will be the facade and the fire walls, because the present facade is able to support the loads which it will be put under the building once it is reconstructed.

Different levels of administration and social organizations must socialize and diffuse the concept of care on every stone, every brick or every window of this building.



ANNEX A

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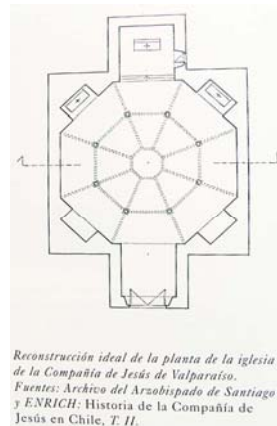
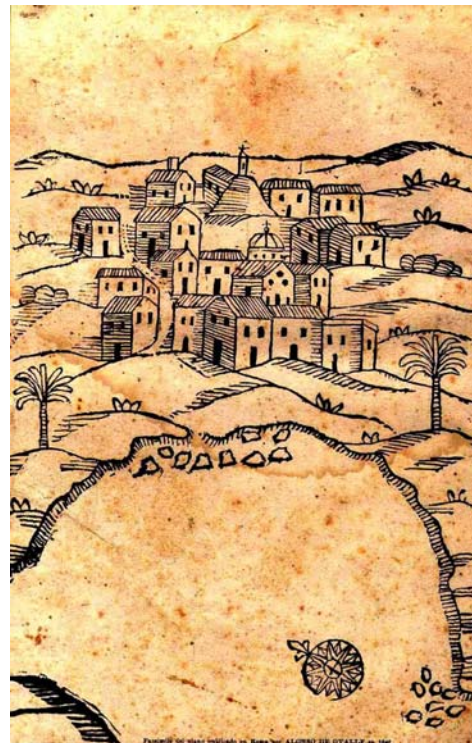
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ANNEX B

DOCUMENTS AND PHOTOGRAPHS

Historic Documents :

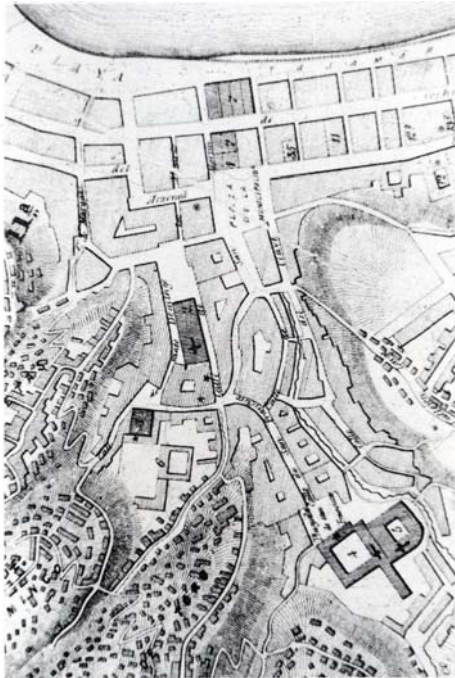
Document N°1 Old picture of Valparaiso



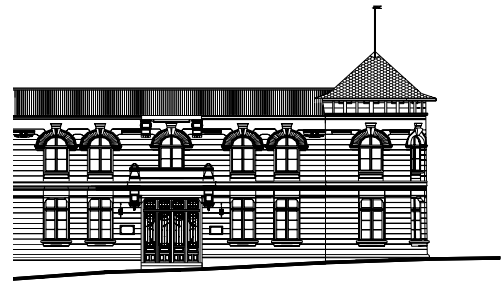
Document N° 2, Plans of Old Church



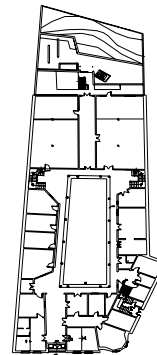
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Document N°3 Plan of the site 1840



Document N°5 Plan of Severin building before the fire 2003



"Tiene de frente 15 m. (calle Santiago Severin), de fondo 65 m. (calle Santo Domingo) y de controfrente (cerro Santo Domingo) 25 m. Consta de dos pisos con 28 departamentos, en cada uno, ambos de cal y ladrillo, con un pretel al fondo de piedras y ladrillos, también de propiedad fiscal; dos murallas de ladrillos: una al este de 70 m. y otra al Oeste de 20 m. Esta destinado a Cuartel de la Segunda Comisaría "Valparaiso" de la Primera prefectura, de la Prefectura General "Aconcagua"."



Document N°4 ORIGINAL PLANS
Plans of the building when it was occupied by
Chileans Police



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PHOTOGRAPHS
before the fire



After the fire

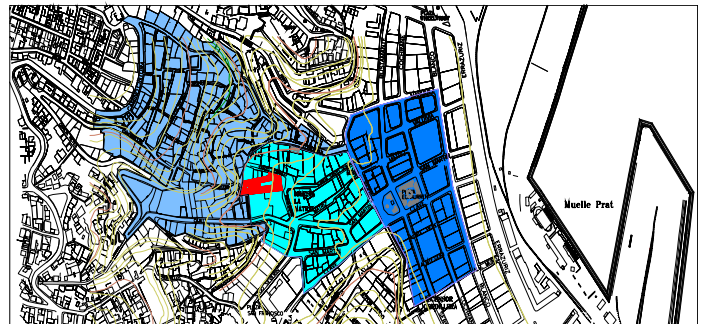





ANNEX C

Protections Zone and Integration of
the urban environment
Its considers as zone influence of the
area of management to the Zone

Document N° 4 Municipal Normative 2006



Environment the pedestrian Santo Domingo 

Echaurren environment . 

La Matriz Environment 

Severin building 



Plans with deterioration

