



PLEA 2017 EDINBURGH

Design to Thrive

Restored store in Marqués de Larios St.

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Abstract: Cities, these days, try really hard to be perceived as the perfect places to visit on a map. The powerful international brands constantly seek for the perfect place and way to be seen by their targets. But, how does the globalisation directly affect to the areas declared as World Heritage Sites?

This research is based on the analysis of a private property at 3 Larios St in Malaga, Spain. The study includes a historic evolution and transformation of both, the property and the street. Do market chains really respect the preservation of the cities?

The first phase of the investigation started with an analysis of the architecture design of the street made by Guerrero Strachan (1879-1930), who introduced the Chicago School architecture to Malaga.

As a result of the study, it has been demonstrated that the original shop adjusted itself to the architecture of the buildings, the regionalist trade from the last quarter of the 20th century didn't respect neither the order nor the geometry of the building. On the other hand, the international brand made a complete restoration of the facade, with a Boito style, giving unity of style to both, the shop and the building.

Keywords: Historical, original state, restoration, heritage, globalisation.

Introduction

There is a great variety of examples that show the architectural restorations since the beginning of the XVI century around Europe, following different theoretical approaches, we've found some of them such as: Boito and the Porta Ticinese of Milan (Medieval Gate of Milan, see figure 1), Lampérez and the Cuenca Cathedral (see figure 2), and one of them even closer to our research project, the implementation of the International Charter, the Roman Theatre of Málaga (see figure 3).

However, a restoration research has never been applied to commercial premises at a historic street, such as Marqués de Larios, which has had so many changes on its facade because of the different international brands that have passed by it.

The investigation analyses a restoration work at a local shop located on 3 Marqués de Larios St., in Málaga, corner with Strachan and Salinas St. (see figure 4).

The lack of information of the building has forced us into establishing a working method that will help for the acknowledgement of the equity value and the restoration process that has been taking place since its construction in 1889, which will be discussed below.

With the Medieval Gate of Milan, Boito defines that it is the whole ensemble what characterizes the entire piece, wich distinguishes it from the ambiguous style model.

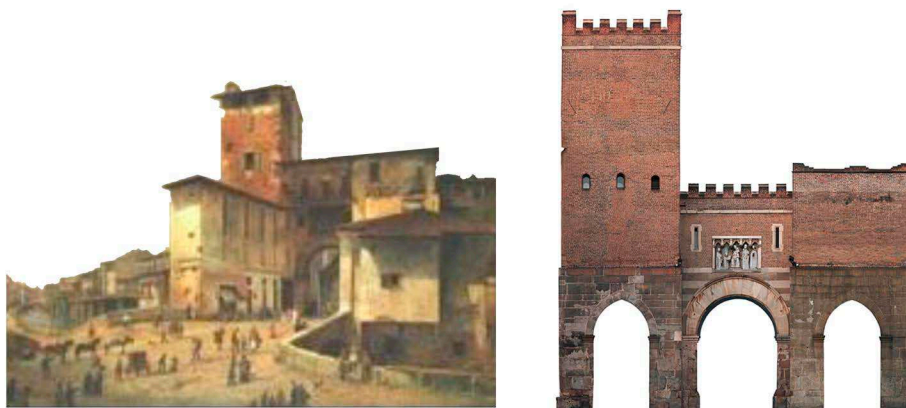


Figure 1. Restoration of Porta Ticinese of Milan(Medieval Gate of Milan) 1861-65.

The restoration of the Cuenca Cathedral seeks the integraty and unity the style. While the Springfield store recovers the rhythms, the cornices, and the materials used.

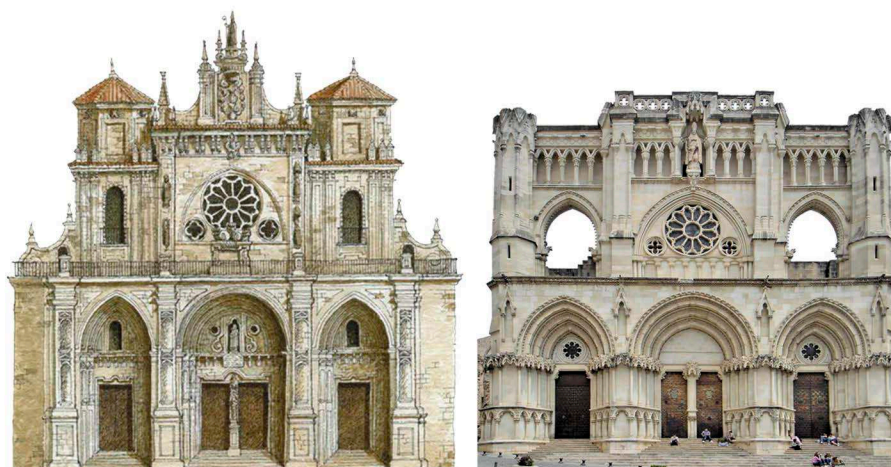


Figure 2. Restoration of Cuenca Cathedral. 1903.

In order to recover the Roman Theatre, the House of Culture is demolished, in comparison with the Springfield, in order to get the haberdashery's traces back, they get rid of the entrance of the shoe shop, and finally recover the interior and the facade materials.

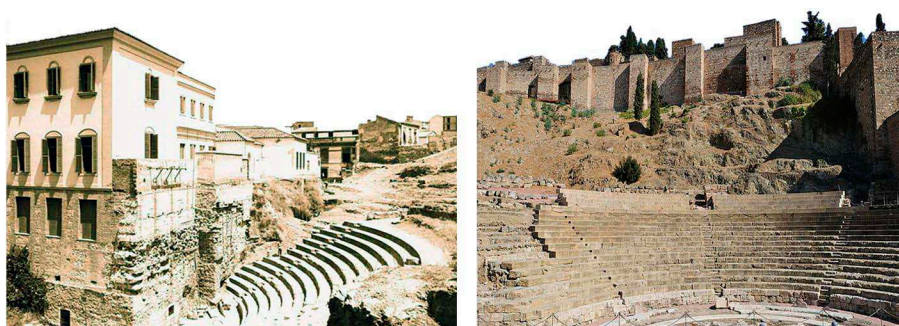


Figure 3. Málaga's House of culture. 1989

Urban analysis of the street



Figure 4. Situation Larios St. and building's investigation.

The construction of Marqués de Larios St. in Málaga, took place in 1887, designed by Eduardo Strachan (the architect of the investigated local shop), and the help of the economic boost from the Larios' family.

Different approaches were proposed with the purpose of letting go of the arabic design of the street and to connect the port with the city's centre (see figure 6 and 7). For the new design, the public health services established the idea of curved corners on the buildings in order for the street to get odor free by the port's breeze (see figure 8, taking into account the city's deficit of sanitation).

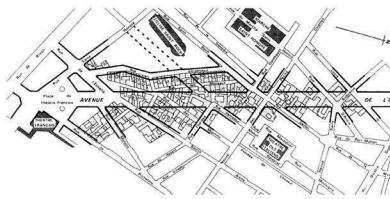


Figure 5. Haussmann's plan. 1852

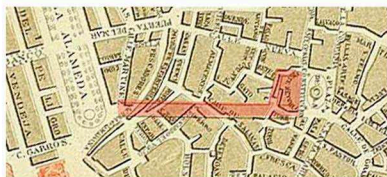


Figure 6. Larios' street opening.

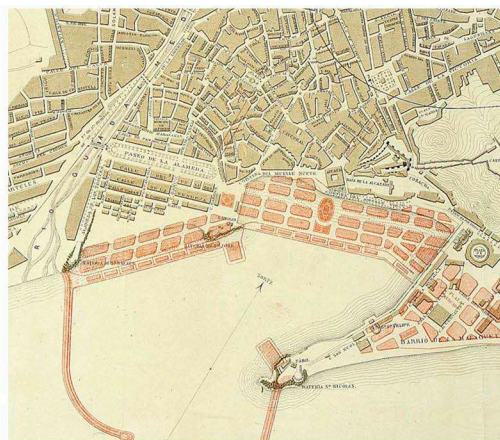


Figure 7. Málaga's blueprint in 1886.

3 Marqués de Larios St.

The building located on 3 Marqués de Larios St. (see figure 8), was built in 1889. It has a bourgeois style from the XIX century, designed by the architect Eduardo Strachan, who introduced the University of Chicago architecture style to the city of Málaga, with a similarity to a Hausman's Parisian boulevards.

The construction preserves its character of unity with the rest of the buildings in the same street, which were built by the same author.

It's distributed over four floors, including the street level as commercial business and an attic. The ground floor and the mezzanine (with sills separated by fluted pilasters), show a uniform treatment that seems to be highly disrupted due to commercial facilities.



Figure 8. 3 Marqués de Larios St.

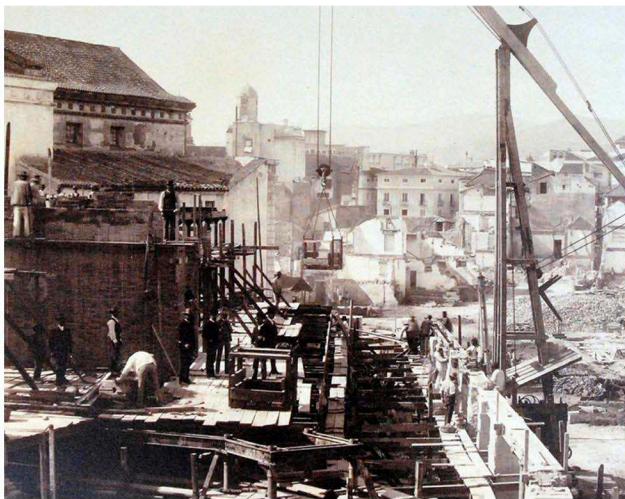


Figure 9. Construction of buildings in Larios St. 1887-91



Figure 10. 2013



Figure 11. 1978-2012

The analysed local shop has faced many changes due to its commercial use in the ground floor and the mezzanine. In the beginning, in 1889, it was used as a shoe shop, its interior distribution is unknown until 1978, when the Nicolás shoe shop was introduced (see figure 10), until today, with the international brand Springfield (see figure 1).

As for the ground treatment, they first used wood paving stone, with the purpose of softening the noise of the carriages and to enoble the aspect of the street, but a flood that took place in 1907 destroyed it all, having to be replaced by cobblestone.

The missing information about the restoration during a certain period of time, led us to establish methodology based on the analysis of the entire street and the rest of the local shops with the purpose of finding that missing part of its history.

Applied methodology

The lack of information found during our investigation of the local shop located on 3 Marqués de Larios St. led us to investigate more deeply about the other buildings constructed during the same period of time in Larios St. also designed by the same author.

We focused on the building right across the street from our investigation point, located on 4 Marqués de Larios St. and that's where we found the information.

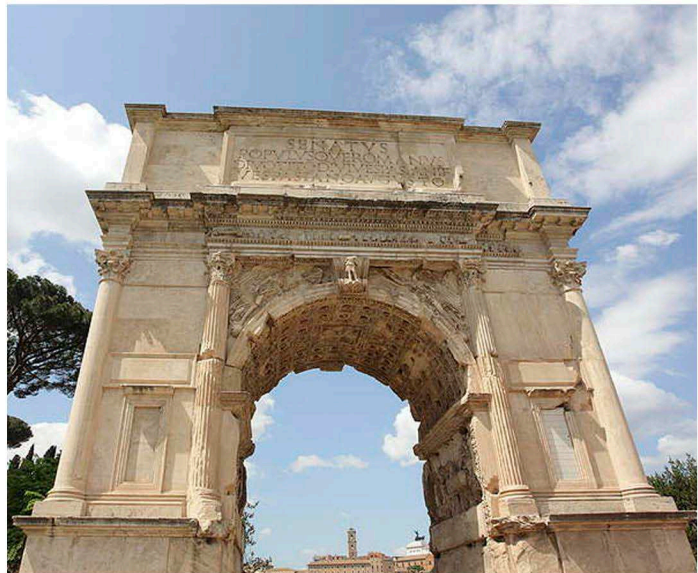


Figure 12. Archaeological restoration of the Arch of Titus, Rome.



Figure 13. Building on 4 Marqués de Larios. 1889

The building located on 4 Marqués de Larios St. (see figure 13) preserves its character of unity with the rest of the other buildings in the same street, all of them designed by the same author.

The facade of the ground floor and the first floor shows sills separated by fluted pilasters, keeping a uniform treatment.

On the upper floors there seems to be a main central section flanked by symmetrical sides.

The cornice, on the other hand, is shown horizontally with imposts and a small corbel.

Analysis of its original state

If we compare both of the restoration projects applied to the same local shop, we can jump to the conclusion that there is a style unity. On the Nicolas's shoe shop facade, the entrance breaks the rhythm of it, the columns interfere with it, the awning covers the cornice, and the materials make the facade lose its homogeneity, until Springfield takes over, and takes all of these concepts back.

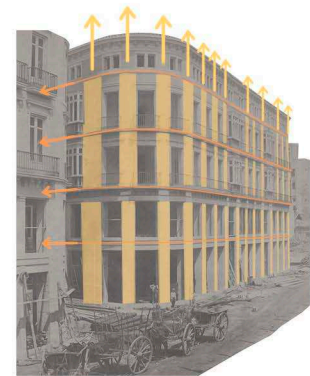


Figure 15. Original (Rhythms)

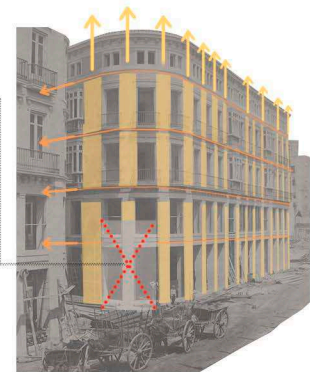


Figure 16. Delete (Nicolas)

Figure 14. Comparison of the restorations of Nicolas shop (1978-2012) and Springfield (2013-date).

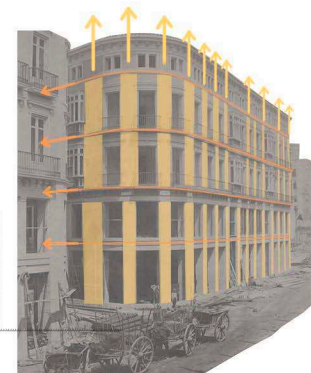
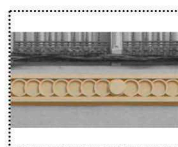
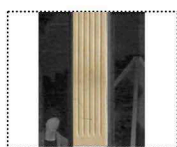


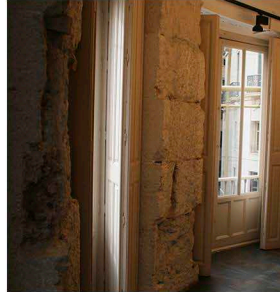
Figure 17. Original state (Springfield)

Local constructive analysis

Study of the materials used for the restoration of the Springfield local commercial (2013- to date):



1. Difference of style.



2. Difference of factory made materials.



3. Reduction of silhouettes and decoration.



4. Fragments in sight.



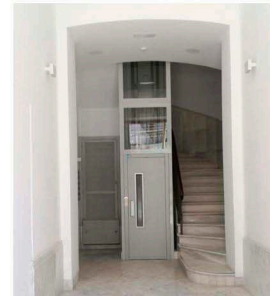
5. Usual sign of a new fragment.



6. Noticeable.



7 and 8. Descriptions and pictures from the building.



Analysed establishment's material safety data-sheet obtained from the PEPRI Centre (Interior Protection and Remodeling Special Plan):

State of conservation:

a. Structure:

- Walls:
Brickwork: good

- Porches:
Wood: regular
Metallic: good

- Forge:
Wood: regular

b. Roof:

- Type:
Sloping: regular
- Materials:
Arabic tile: regular

c. Facade:

- Texture:
Plastering

- Colours:
Cream: bad
Others: good

- Elements
Bay window: regular
Balcony: regular
Ironwork: regular
Carpentry: regular
Cornece: regular

- Interior finishes:

Hydraulic: good
Ceramic: good
Marble: good

- Vertical parameters:
Painted: good

Conclusions. Line of investigation

Along this study, the restorations process of a local shop on Marqués de Larios St. has been analysed from a global point of view.

Main conclusions:

1. The commercial establishments in Marqués de Larios St. have not had a well studied refurbishment, making them lose the city's identity, and destroying the existent heritage of the city.

2. The lack of information about the studied building does not represent an excuse to disrespect it.

3. The use of materials to make visible what is new as away of merging globalisation with historical centres.

4. Follow the logic and style of the analysed street, protecting the city's heritage.

5. The refurbishment as part of globalisation can work as the starting point of the preservation of historical constructions.

Lastly, the analysis of the process of restoration to its original state done at the commercial establishment located on Larios St. is established as an extrapolation method for other establishments that have faced any unfortunate modifications.



Figure 18. 5 Marqués de Larios St.



Figure 19. 1 Marqués de Larios.

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