

Delimitation of the Perimeter of the Historic Centre of Sincelejo

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Abstract

The city of Sincelejo has a series of republican-style buildings that are an important part of the city's historical heritage. A substantial part of these buildings have been losing their design over time, due to the fact that they have undergone major interventions following the concept of the latest trends in modern and futuristic architecture, resulting in the loss of their original structure. The lack of an adequate public policy of intervention and respect for these buildings has led to this happening. In the Land Management Plan (POT) of the city of Sincelejo, a conservation area has been determined for the Historic Centre of Sincelejo, where assets linked to the history of the city are located and it seeks to preserve, maintain and restore these old structures.

With the route carried out and established in this work, it was sought to delimit the urban perimeter of the historic centre of the city of Sincelejo, taking into account the characteristics of the buildings located in each section that comprises said perimeter. As a result of the work, it was possible to establish the perimeter that encloses the buildings of high historical value located in the downtown area of the city.

Keywords: Historic City, Heritage, Perimeter, buildings

I. INTRODUCTION

The Historic Centre of Sincelejo, has a considerable number of buildings of heritage value in its architecture, due to its relevant characteristics. However, it has not been possible to establish a defined perimeter in the Territorial Ordering Plan (POT), which makes it possible to implement a clear public conservation policy, due to the fact that previous municipal administrations have not had the suitable professional staff that they know or become aware of the issue and personalize its conservation and restoration. Simply, a selection of specific buildings has been made, without looking at the centre as an urban group of buildings of value, leading to many of the owners, due to the high maintenance cost, abandoning them or selling them. On the other hand, the new owners, looking at the potential location of the old building and not its value content, have been demolishing them, because there is no clear, precise and forceful policy of the Municipal Administration for their correct intervention. Examples of historic centres that lose their centrality to become historic areas or neighbourhoods are: San Telmo, in Buenos Aires or La Candelaria, in Bogotá; Santo Domingo, in the Dominican Republic or Cartagena, in Colombia should also be mentioned; that have had a unique proposal linked to tourism, which leads them to operate more

as historical enclaves. There are also those that are beginning to empty themselves of society, due to the rapid loss of resident population (Quito, Santiago). In short, with the loss of centrality, historic centres are transformed into historic places or neighbourhoods and cease to be what they are: centres, because they have become peripheral [1].

The perimeter of the historic centre of Sincelejo is currently not defined. There is a perimeter, which is not standardized, simply, in the Land Use Plan there is a grid or a plan that identifies some blocks where the buildings of heritage interest are located.

Within the development of this work, a line was defined that enclosed the representative buildings that have an architectural heritage value, in order to make a partial rescue and conservation plan for these buildings.

It is based on the premise that the centre of Sincelejo does have a historical and cultural heritage that must be preserved.

I.I Presentation of the case

The Municipality of Sincelejo has identified in its POT an area affected by buildings of heritage importance, which does not have a defined perimeter of the Historic Centre of the city.

I.II Background

The city of Sincelejo was founded in 1812 by the engineer Antonio de la Torre y Miranda; being the first settlement erected on the space occupied by the Zenú natives, ruled by the chief Sincel. In 1912 a gigantic conflagration destroyed much of the city centre, being later rebuilt according to the architectural designs of the time [2]. The city of Sincelejo is the capital of the department of Sucre, it is located in the northeast of the country at 9° 18" north latitude, 75° 23 "latitude west of the Greenwich Meridian; It has a total area of 28,504 hectares of which 2,335 hectares are urban and 26,169 hectares are rural. The soil of the municipality of Sincelejo has a warm dry climate with a typical mountain landscape. It is formed by surfaces of irregular and complex relief, with variable slopes and altitudes ranging from 50 meters to 260 meters [3]

I.III Description of urban areas

During the development of the investigation, the notarial protocols of the First Notary Public of Sincelejo, the business file of Luis Arturo García Vergara and the press file left by

Nicolás Chadid, in the possession of his daughter Noema Chadid, were consulted.

The Municipal Development Plan of Sincelejo 2012-2015, in its strategic territorial planning axis, establishes that land use planning is associated with the planning formulated by the state. The territorial ordering at the municipal level, allows to carry out an appropriate political-administrative organization of the Nation, in addition to being the spatial projection of the social, economic, environmental and cultural development policies of society, in the search for an adequate standard of living for the population. One of the goals is the formulation and implementation of partial plans and urban action units, giving priority to the partial plan for urban renewal in the downtown area [4].

It should be noted that very often, the owners of the buildings in the historic centre, make requests to the municipal government aimed at reducing the property tax, subject to the maintenance of these structures, as long as these interventions are sought, conservation and rescue of the historical and architectural heritage of the city; quite deteriorated by irresponsible actions that have not measured the consequences

of erasing an intrinsic part of the city and its past. That is why they advocate for conservation policies that help to improve representative buildings in the medium and long term and lead to eliminating visual pollution to which they are being subjected by their owners or tenants. One of the strategies for the downtown area is to encourage, through the exemption of construction taxes (agreement 046 of 1996) and the reduction of the property tax, to the owners whose buildings of architectural heritage are favourably intervened [5].

The Ministry of Culture, through the Directorate of Heritage, has the Intervention group of assets of cultural interest, who are in charge of advising the formulation, coordination and execution of plans, programs and projects for the intervention, conservation, management and recovery of real estate of cultural interest, in order to guarantee its sustainability and social appropriation [6].

The consideration of the territory as a cultural and economic resource, derives from its recent and progressive valuation as part of the historical and cultural heritage [7].

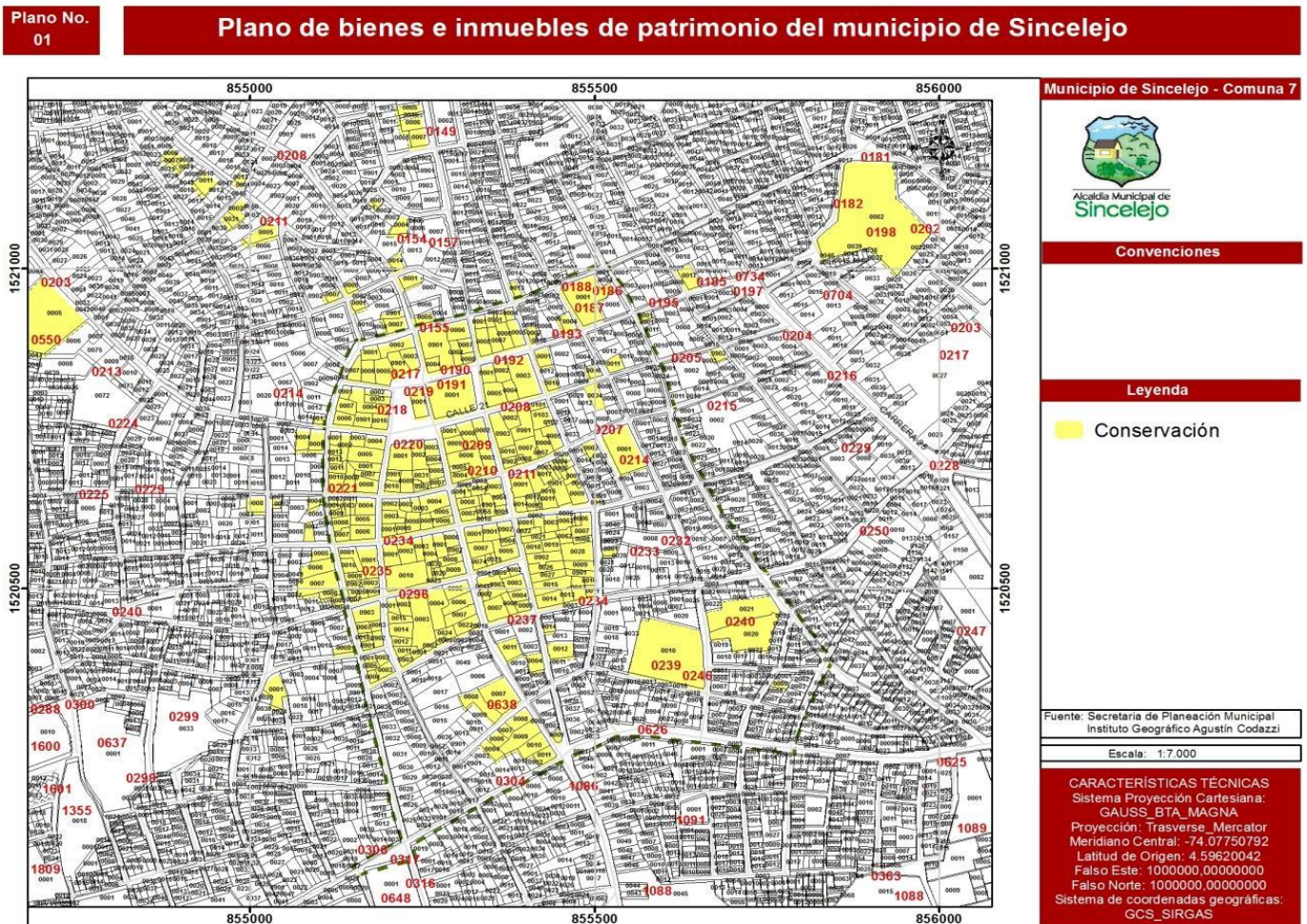


Fig. 1. Sincelejo Historic Center
 Source: Planning Office of the Mayor of Sincelejo

II. METHODOLOGY

To carry out this work, the following methodology was followed:

1. Collection of information obtained from existing documents in different databases.
2. Compilation of information provided by the Planning Office of the municipality of Sincelejo and the Urban Curadurías.
3. Visit and interviews with historians, personalities and owners of the buildings.
4. Detailed tour within the downtown area of the city, to identify the route that could frame the perimeter, taking as a reference the important and most relevant buildings.

5. Determination of a representative plan of the area that delimits the historical heritage centre of Sincelejo.

III. RESULTS

According to the analysis carried out after the tour, visits, surveys, consultations and consolidated data sheets, the following information was obtained:

Figure 2 presents a diagram of the historic centre of Sincelejo which has a length of 2.88 km, an area of 27.86 Ha.

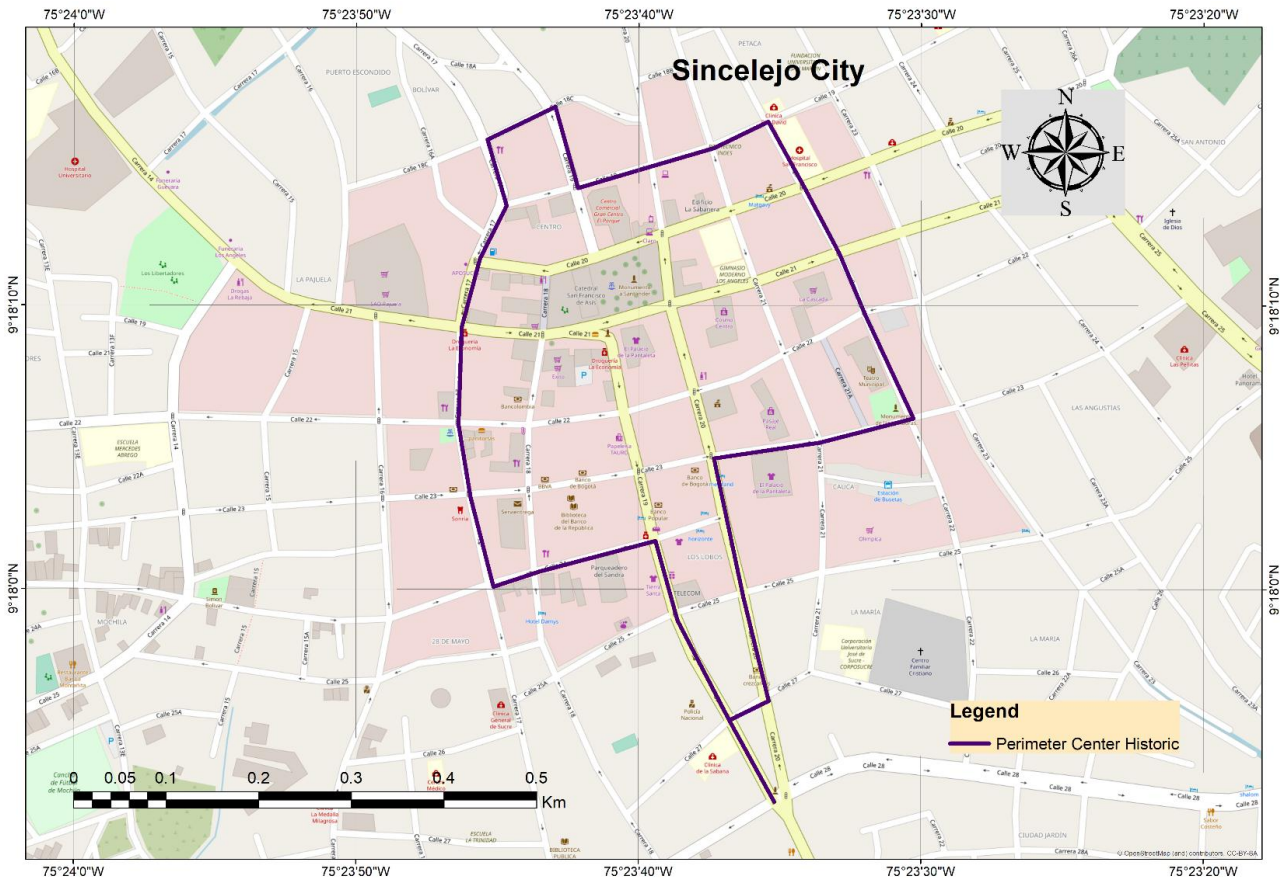


Fig. 2. Perimeter of the historic centre of the city

Perimeter of the historic center of Sincelejo, the representative urban landmark “*Monumento de las Vacas*” was established as the starting point and arrival point. Next, the directions are established in sequence of the route made to provide these identifications and are shown in Table 1.

For the identification of the Historical Perimeter of the city of Sincelejo, the route shown in Table 1 was followed. Field visits were made where all the buildings found along the route were inspected in order to carry out an inventory and identify in precise form buildings with historical and cultural value.






In Table 2, a summary of all the buildings found is presented, discriminated block by block from the street and an example of the type of house found on each sidewalk is shown.





Table 1. Tour of the Historic Center

Carrera	Calle	Carrera
19	28-27	
	27	19-20
20	27-23	
	23	20-22
22	23-19	
	19	22-19
19	19-18C	
	18C	19-17
17	18-24	
	24	17-19
19	24-27	

Table 2. Summary of Republican Buildings in the Perimeter of the Historic Centre of Sincelejo

Section	Address	Total Buildings	Republican Buildings	Representative Image	Details
1	Carrera 19 entre Calles 27 y 28	10	4		Casa Hernández Carrera 19 No 27 -12 Matrícula 340-8288
2	Calle 27 entre Carrera 19 y 20	3	0	N/A	N/A
3	Carrera 20 entre Calle 27 y 25	11	3		Casa Bustamante Carrera 20 No 25 – 53 Matrícula 340-44654
4	Carrera 20 entre Calle 25 y 23	14	2		Casa Urzola Carrera 20 No 24 – 36 Matrícula 340-42689
5	Calle 23 entre Carreras 20 y 21	13	0	N/A	N/A
6	Calle 23 entre Carreras 21 y 22	10	0	N/A	N/A
7	Carrera 22 entre Calles 23 y 22	11	0	N/A	N/A
8	Carrera 22 entre Calles 22 y 21	8	0	N/A	N/A
9	Carrera 22 entre Calles 21 y 20	7	1		Casa Adalgiza Cueno Calle 21 No 22 – 13 Matrícula 340-30265

Section	Address	Total Buildings	Republican Buildings	Representative Image	Details
10	Carrera 22 entre Calles 20 y 19	5	2		Hospital San Francisco Carrera 22 No 19 – 57 Matrícula 340-40435
11	Calle 19 entre Carreras 22 y 21	12	1		Veeduría Ciudadana Calle 19 No 21 – 21 Matrícula 340-4817
12	Calle 19 entre Carreras 21 y 20	7	0	N/A	N/A
13	Calle 19 entre Carreras 20 y 19	7	0	N/A	N/A
14	Carrera 19 entre Calle 19 y 18	8	5		Casa María Echeverry Carrera 19 No 18 – 05 Matrícula 340-20343
15	Calle 18 entre Carreras 19 y 17	8	3		Casa Humberto Calle 18 No 17- 61 Matrícula 10300610069855
16	Carrera 17 entre Calles 18 y 19	10	0	N/A	N/A
17	Carrera 17 entre calles 19 y 20	6	0	N/A	N/A
18	Carrera 17 entre Calles 20 y 21	11	2		Casa Jacinta Carrera 17 No 16A-84 Matrícula 340-310

Section	Address	Total Buildings	Republican Buildings	Representative Image	Details
19	Carrera 17 entre Calles 21 y 22	12	2		Casa Salim Guerra Carrera 17 No 21 – 08 Matrícula 10101080007549
20	Carrera 17 entre Calles 22 y 23	7	3		Casa Colon Carrera 17 No 24 - 45 Matrícula 340-34855
21	Carrera 17 entre Calles 23 y 24	9	0	N/A	N/A
22	Calle 24 entre Carreras 17 y 18	5	0	N/A	N/A
23	Calle 24 entre Carreras 18 y 19	13	3		Casa Zuluaga Carrera 19 No 23 – 58 Matrícula 340-83
24	Carrera 19 entre Calle 24 y 25	7	1		Casa Feris Aljure Carrera 19 No 24 – 43 Matrícula 340-100481
25	Carrera 19 entre Calle 25 y 27	12	1		Casa Tulena Carrera 19 No 25 - 39 Matrícula Inmobiliaria 340-4053

IV. ANALYSIS OF THE PERIMETER OF THE HISTORICAL CENTER OF THE CITY OF SINCELEJO

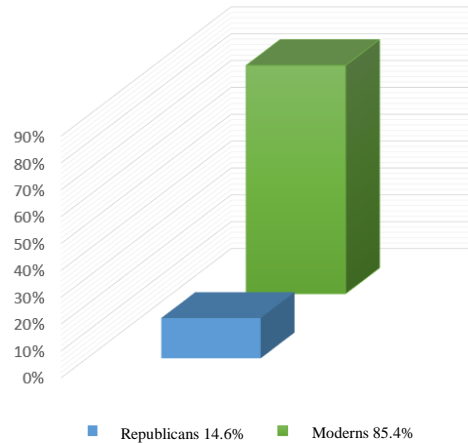
In the perimeter identified for the historic center of the city of Sincelejo, a total of 226 independent properties were counted, including buildings, houses, parking lots and other structures, of which 33 buildings have historical architectural value and

cultural interest. In any case, the road corridor that is considered as the perimeter of the historic center of the city of Sincelejo, has approximately 14.6% of its buildings with architecture corresponding to the Republican period, taking into account that its length is 2880 meters, which gives an average data of a building with historical value for every 87 meters.

Total Number of Buildings: 226

Number of Republican Buildings: 33

Number of Modern Buildings: 193



Total Length of the Perimeter: 2880 m

Average Linear Density of Historic Buildings: 1 Buildings per 87 meters

Fig. 3. Number of republican and modern buildings on the Historical Perimeter

This perimeter delimits the area classified as architectural and urban conservation because it corresponds to areas, urban elements and structures that constitute representative documents of urban development or of a certain period of the city, which provide valuable forms of urban planning and architecture for the consolidation of its identity and urban memory.

V. CONCLUSIONS

Through the present work, it was possible to determine the number of buildings located in the perimeter of the downtown area of the city of Sincelejo, which present a Republican-style architecture and that require, in the future, an intervention and conservation strategy that allows preserving the Architectural and cultural heritage of the city, as an important component of its identity. According to the results of the study, there are more than 30 Republican-style buildings, which can be considered a significant number, which deserves to be taken into account by the city authorities, so that it can be defined in a clear a perimeter in the downtown area, within which these types of structures are fully identified. Hence the importance of this study, since it serves as a fundamental tool, to be able to draw public intervention policies on the historic center of the City, to develop it as an impact project and to serve as a development model at the regional and national level. .

ACKNOWLEDGMENTS

The author Luz Jackeline Cassab Diaz, thanks the group of students of the Regional and Urban Planning subject, of the Civil Engineering program of the University of Sucre, who carried out the field work and the completion of the technical sheets, during the development of the course in 2015.

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