

Exploration and characterisation of the Gran Vía de Colón in Granada

Roser Martínez-Ramos e Iruela 01|

The Gran Vía de Colón of Granada is recognized as the main artery of the historic centre of the city and in itself constitutes an exceptional catalog of the eclectic architecture of the first third of the XXth century in the Spanish and European scene. The scarce historical researches realized on this street do not address the analysis of the heritage inherited taking into account architectural discipline -project design, constructive practice, reflexive practice-. This study presents the process followed and the first conclusions of the analysis of the research project Memory of the construction of the Gran Vía de Colón and its buildings characterization, recreating the moment in which the complete set of this hereditary good is finished in 1934. With the aim of identifying the constructive and architectural typology of this avenue, has been carried out a study based on critical analysis of historical documents that contain the administrative procedures for licensing and registry of buildings in Public Finance, as well as on the material study of a representative sample of the same ones. From the knowledge of the obtained results and its diffusion, information of great interest is provided for an intentional future action on this street, transcending legal and protection determinations that regulate intervention on the immovable heritage studied.

Key words

Architecture | Municipal Archives of Granada | Provincial Historic Archive of Granada | Eclectic Architecture | Documentary sources | Granada (Granada) | Gran Vía de Colón in Granada | History | XX Century | Constructive Typology |

Reconocimiento y caracterización de la Gran Vía de Colón de Granada

Roser Martínez-Ramos e Iruela 01|

La Gran Vía de Colón de Granada es reconocida como la arteria principal del centro histórico de la ciudad y en sí misma constituye un catálogo excepcional de la arquitectura ecléctica del primer tercio del siglo XX en el panorama español y europeo. Las escasas investigaciones históricas realizadas sobre esta calle no abordan el análisis del patrimonio heredado teniendo en cuenta la disciplina arquitectónica –práctica proyectual, constructiva, reflexiva-. En este estudio se presenta el proceso seguido y las primeras conclusiones del análisis del proyecto de investigación Memoria de la construcción de la Gran Vía de Colón y reconocimiento y caracterización de sus edificios, reconstruyendo el momento en el que el conjunto completo de este bien patrimonial es finalizado en 1934. Con el objetivo de identificar la tipología arquitectónica y constructiva de esta avenida se ha llevado a cabo un estudio basado en el análisis crítico de los documentos históricos que contienen los trámites administrativos de licencias de obra y registro de la Hacienda Pública de los inmuebles, así como en el estudio material de una muestra representativa de los mismos. Desde el conocimiento de los resultados obtenidos y su difusión se proporciona información de gran interés para una actuación intencional futura sobre esta vía, trascendiendo a las determinaciones legales y de protección que regulan la intervención sobre el patrimonio inmueble estudiado.

Palabras clave

Arquitectura | Archivo Histórico Municipal de Granada | Archivo Histórico Provincial de Granada | Eclecticismo arquitectónico | Fuentes documentales | Granada (Granada) | Gran Vía de Colón de Granada | Historia | Siglo XX | Tipologías constructivas |

URL <<http://www.iaph.es/phinvestigacion/index.php/phinvestigacion/article/view/139>>

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The Bank of Spain is not considered in this total number as it was constructed on the plot of land left by the Convent Ángel Custodio (prior to the Gran Vía), following its demolition in 1933. It is therefore a building that has been designated a "second generation building" on the Gran Vía de Colón (POZO FELGUERA, 1997). Between 1966 and 1989 construction took place on ten buildings that now stand where numbers 10, 16, 21, 22, 24, 25, 26, 28, 42 and 48 have since disappeared.

2

The religious buildings include: Sagrado Corazón Church (first building constructed on the Gran Vía, 1898); restoration and realignment of the Convent of Santa Paula (1902) and the Residence of the Reverend Mothers of Domestic Service (Reverendas Madres del Servicio Doméstico) in 1907.

Image 1 |

Aerial view of the Gran Vía de Colón (1957). From a spot near the now non-existent bull ring in the Triunfo Gardens, the Gran Vía de Colón of Granada can be contemplated –the major line which opens up the city. At the end of the street, to the right, the Cathedral can be observed. At the visual intersection of the Gran Vía and the street Reyes Católicos (formerly Méndez Núñez) stands the post office building –this location is currently home to the square Isabel la Católica. At this point in time only one of the original buildings facing the Gran Vía had been replaced: the Convent Ángel Custodio, replaced by the Bank of Spain building in 1934. Photo: AMGR

INTRODUCTION. AT A GLANCE

The street Gran Vía de Colón is the result of an operation that took place to open up the medieval city of Granada at the end of the 19th century. Measuring 821.90 metres long and 20 metres wide, its construction involved the demolition of approximately 20% of the city's total surface area (MARTÍN RODRÍGUEZ, 1986) and affected a span of 40,568.73 m², of which 16,438 m² were set aside for the road and 24,130.73 m² for plots of land to be used for construction on both sides of the new street.

At the initiative of the Chamber of Commerce and at the request of the publicly-held company which was founded for this operation, La Reformadora Granadina, the municipal architect Modesto Cendoya y Busquets was hired to draw up the Colón Street Project (Proyecto de la Calle de Colón) in 1890. Development of the new avenue was carried out between 1895 and 1934 in addition to the construction of fifty-two buildings¹, of which forty-five were for residential use and rental properties and three for religious buildings². The rest consisted of a hotel, a bank, a performance venue (Olympia Theatre) and a services building (Catholic Worker Circle, Círculo Católico Obrero).

Forty-two of the original buildings have been preserved, today representing our inherited heritage. The Monastery of Saint Paula of Hieronymite nuns –Gran Vía No. 31– was declared a national historical-artistic monument (ROYAL DECREE, 1983), and the church of Sagrado Corazón de Jesús –Gran Vía No. 30– is a Level I protected monument under Granada's General Urban Development Plan. The remaining buildings are catalogued under the Special Plan for the Protection and Interior Refurbishment of the Centre of Granada (SALMERÓN ARQUITECTOS, 2002).



The building fact sheets, contained in the Special Plan catalogue, indicate a series of key features for each property, such as the presence or absence of an entranceway, courtyard, garden, stairway, main rooms, vegetable garden, turret, façade, pillars/foundation, panelled Alfárje ceiling, coffered ceiling, roof truss, interior carpentry, interior elements, flooring and others. The fact sheets also incorporate comments regarding the historical and iconographic value of the famous materials and stylistic repertoire on the façades along this street. However, there is practically no data on the spatial or formal arrangement of the materials, or on the characteristics which describe the constructive, typological, functional, chronological or architectural relationship among the structural systems employed on the buildings. The architectural typology study incorporated into the Centre Plan catalogue exclusively analyses matters relating to compositional order, distribution and proportion of façade recesses for three of the buildings on this street (Gran Vía No. 39, 45 and 47) (see image 2) and the heights in sections of the first bay in buildings surrounding the Gran Vía. No floor plans are included nor are historical-documentary references listed.

The Gran Vía has traditionally been viewed as two major sides of an eclectic style, shaping an urban scene whose construction required the demolition of part of Granada's medieval *medina*. Behind this architectural curtain hides a constructed space which this study intends to unveil by reconstructing the unknown memory of its construction.

STATE OF AFFAIRS. THE UNKNOWN GRAN VÍA

While exploring the Gran Vía de Colón, an important imbalance is uncovered between two aspects that are fundamental to discipline and architecture: recognition and knowledge. The certainty generated by the recognition of this street as a historic event does not imply that it is perceived as a unified project whose elements –buildings– are related in a historical, technological and usage context defined in space and time. Nonetheless, this same recognition subjects the inherited historical heritage to compliance with a demanding legal framework.

The legislation that regulates the protection of these buildings at the national, regional and local levels is not complemented by the proper knowledge of this protected property's constructive nature. Following an exhaustive analysis of the application records for technical inspection and rehabilitation work permits for the properties belonging to the Gran Vía, we confirmed that there was a notorious lack of documented studies made prior to the assessment of building conditions and, where relevant, intervention projects.

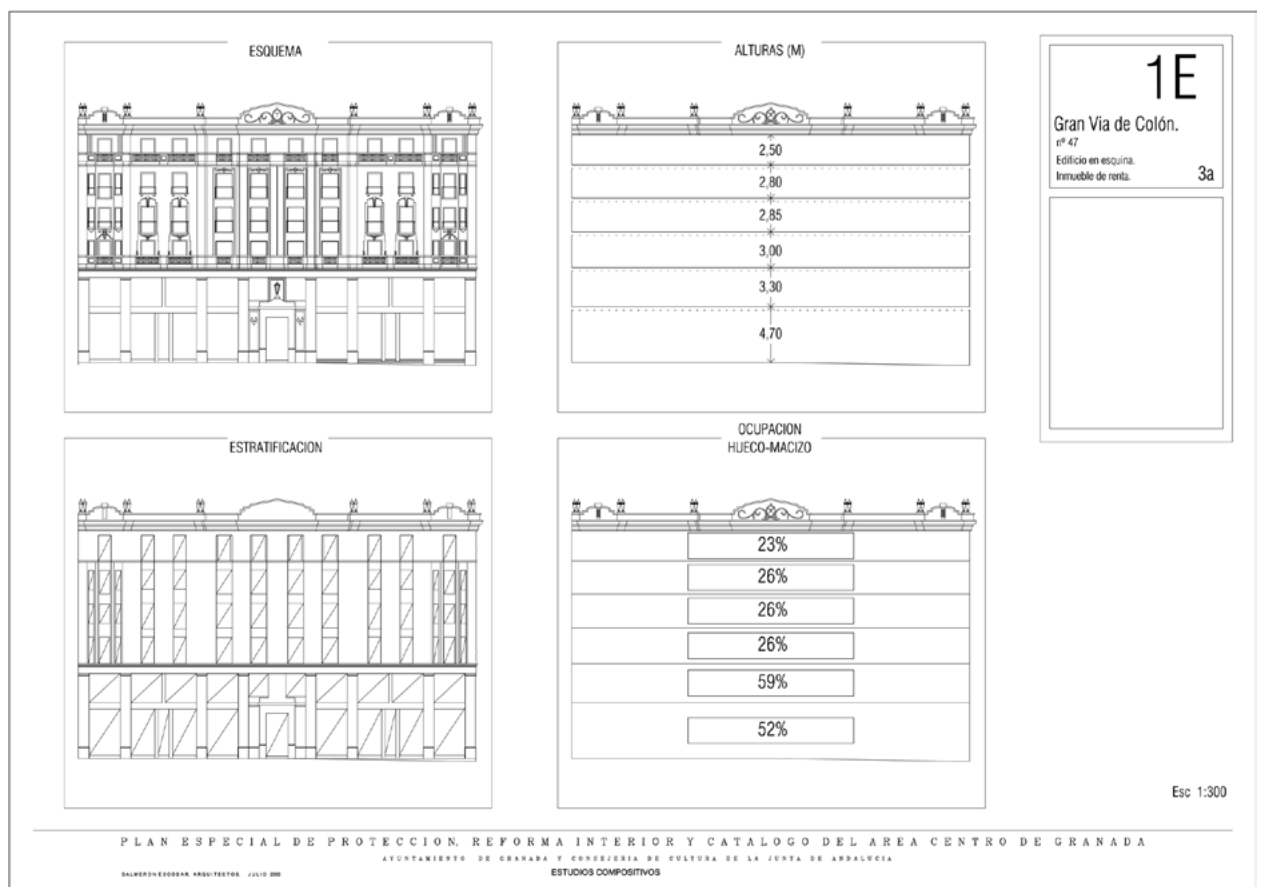
As a result of the examination of records for large-scale work permits in the Municipal General Archive of Granada, it was verified that the projects processed were missing their corresponding historical-constructive analysis in 96% of the cases: of the fifty-two records included in the municipal database, the ten classified as large-scale works were selected since these types of documents must contain graphic and descriptive information on the construction features of the planned intervention in accordance with the regulations established for licensing procedures.

Once examined it was confirmed that only two of the records contained a brief note that vaguely documented the constructive typology of the building worked on.

With regard to the technical inspections carried out on these properties (ITE) –whose records were filed with the Building Preservation Service of the Granada City Council in 2003, 2004 and 2005– an absence of any type of study providing information on their constructive typological characterisation was also confirmed. Of the forty-two buildings, thirty-nine filed the corresponding ITE record.

Image 2 |

1E sheet contained in the composite studies included in the Special Plan for the Interior Refurbishment and Catalogue of the Centre of Granada (2000). File on one of the three buildings on the Gran Vía de Colón (numbers 39, 45 and 47) whose analysis is incorporated into the aforementioned catalogue. Source: AMGR



The following results were obtained regarding the thirty-three records that were located:

- > Thirty-two based the assessment of building conditions exclusively on a visual inspection.
- > Thirty-two failed to provide building floor plans or elevations.
- > Thirty-one failed to provide any information on the constructive characterisation.
- > The graphic documentation, with the exception of three cases, only includes general information concerning the façades with details about the balconies and doors, roof trusses, courtyards and stairwells.
- > In general, the reflections made concerning matters relating to structural stability and strength became superficial observations based on an interpretation about the possible symptoms of abnormal or pathological behaviour of building elements, without the prior knowledge of the associated constructive systems.

Studies on the Gran Vía de Colón are not common even despite the important urban transformation that opening up this avenue meant for the city.

The scarce literature on this topic is limited to a small group of authors who, except in specific cases, address the history, social and economic context in a generalised way. Occasionally, the architectural repertoire and the techniques used for their construction³ are described in a biased manner. All of the buildings bring together very little data for reconstructing the technical and constructive report of this street. Specialised studies on the matter at hand –such as the Modernist Repertoire of Granada (Repertorio modernista de la Ciudad de Granada (Gran Vía de Colón)) by Tovar Ruiz (1979) or the Studies on Constructive Systems on the Gran Vía de Colón in Granada (Estudios de sistemas constructivos en la Gran Vía de Colón) by Domínguez Garrido (1985)– fail to reveal comprehensive information on the construction process of the avenue being studied.

An exclusively visual superficial inspection, without conducting any type of documented, preliminary analysis that provides a minimum level of assurance regarding the building assessment, can result in conclusions that are far off from the types of construction they describe as well as lead to detrimental interventions and irreversible alterations. All of the above justifies the need to undertake studies with contents such as those presented.

3

Among all of the literature that deals with this topic, the Gran Vía is only studied as the object of specific research in four books (*La Gran Vía: Memoria*, whose author is the famous Felipe Campos de los Reyes (1913); *La Gran Vía de Granada. Cambio económico y reforma interior urbana en la España de la Restauración* (*The Gran Vía of Granada. Economic Change and Urban Interior Refurbishment during the Spain of the Restoration*), by Professor Martín Rodríguez (1986); *La Gran Vía de Granada: un siglo* (*The Gran Vía of Granada: a century*) by Pozo Felguera (1997) and *La Gran Vía de Granada*, written by various authors (2006b), two subject-specific works from the School of Technical Architecture of Granada (*Modernist Repertoire of Granada*, (*Gran Vía de Colón*), by Tovar (1979) and *Studies on Constructive Systems on the Gran Vía de Colón in Granada* (*Estudios de sistemas constructivos en la Gran Vía de Colón de Granada*) by Domínguez Garrido (1985) and the article from the journal *Cuadernos de Arte* from the University of Granada, written by Sánchez Campos *Important evidence on the problems surrounding the construction of the Gran Vía* (*Un testimonio importante en la problemática de la construcción de la Gran Vía*). The rest includes the study of this street as part of a more general analysis within the larger framework of the city of Granada.

4

Updated land surveying is utilised.

ANALYTICAL PROCESS OF THE GRAN VÍA DE COLÓN

The standard UNE 41805-2:2009 considers “historical buildings” to be those that are protected or unique for being representative examples of a time period, authorship, situation, quality or relationship with historical events. These buildings must be submitted to a historical study prior to undergoing any type of restoration project. For this reason, its objectives propose (i) considering and understanding the building as a historical document by recognising the existing construction techniques, systems and materials as part of the building’s fundamental historical elements; and (ii) recovering and registering all historical and constructive information that has been preserved by compiling all of the historiographic, documentary, constructive and typological aspects, among others.

Considering the above, identification of the properties (as buildings on the Gran Vía) in the context of the city⁴ and their urban categorisation under the current plan (PLAN, 2001; 2002), are the starting point of this study.

The study begins by consulting the archives from that time period. In the Administrative General Archive of the Granada City Council (AGAMG), intervention projects on the buildings along the Gran Vía are examined. Afterwards, the Building Preservation Service Archive of the Granada City Council (ASCEAG) is accessed, in which the Technical Inspection records (ITE) and Building Execution Orders are reviewed. Once established that the information gathered in the municipal records does not meet expectations for locating relevant data regarding the surveying and constructive typology of a significant sample of buildings, the investigation is redirected to other sources. Two of these sources are crucial to finding information on the Gran Vía in the historical archives:

> A manuscript drafted by the architect Francisco Giménez Arévalo (1914) made it possible to deduce and subsequently verify the relationship between the original plots of land represented in architect Cendoya’s project and the building numbers that currently set them apart. With this identification, the majority of the applications for permits were located in the Municipal Historical Archive of Granada.

> The book by Professor Martín Rodríguez (1986) entitled *La Gran Vía de Granada. Cambio económico y Reforma Interior Urbana en la España de la Restauración* (The Gran Vía of Granada. Economic Change and Urban Interior Refurbishment during the Spain of the Restoration). This piece describes the interior urban refurbishment experienced in Granada with an in-depth and methodical study of the historical, political, social and economic context surrounding the

project and construction of the Gran Vía de Colón. The author alludes to documentary sources that are very useful to enquiring into the constructive characterisation of the original buildings.

Documents relating to the project and construction of this road in addition to other legal and economic aspects are described, but not catalogued, in different public and private archives. Hence, one of the main tasks in this study was the search for information and organisational process itself.

Once the main sources for obtaining the desired information profile were detected –Municipal Historical Archive, Provincial Historical Archive, the Archive of Sacromonte and the private archive of Giménez Yanguas–, following the analysis guidelines of the UNE 41805-2:2009, the study on the Gran Vía de Colón was organised into three levels:

1. Critical historical-documentary analysis of the references concerning the Gran Vía as a project, considering it a historical urban area defined by the group of fifty-two buildings that were originally constructed. From the information obtained, original texts and drawings were selected which allowed for the figurative transcription and reconstruction of the Gran Vía project as well as its constructive typology by means of the constructed units or buildings that make it up. The following is the material that was found in the public archives:

> The Gran Vía de Colón Project drafted by the architect Modesto Cendoya y Busquets, 1891 (AMGR).

> Twenty-nine work permit records out of a total of forty-two buildings that form the inherited heritage (AMGR).

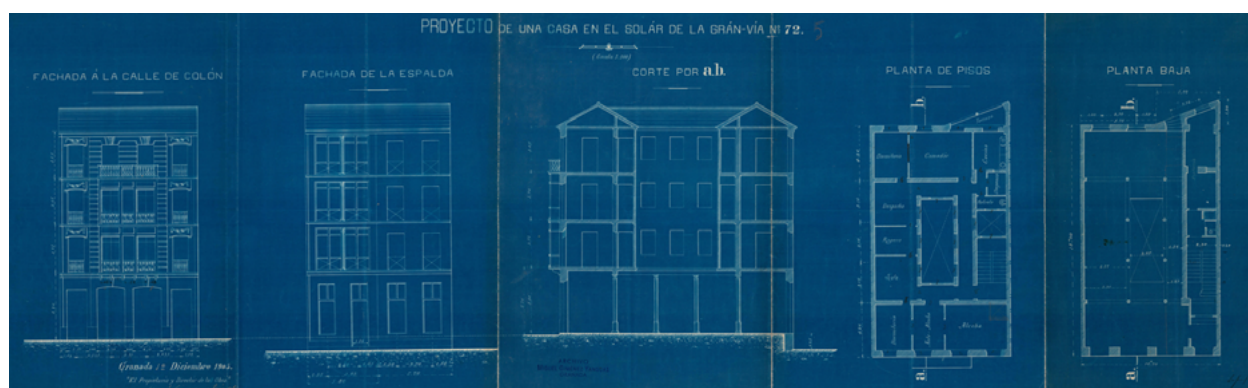


Image 3 |

Project blueprints for the building Gran Vía No. 9 (1905). Blueprint belonging to the architect who designed the project, Francisco Giménez Arévalo (1905), in which the elevations, floor plans and a cross-section of the courtyard can be observed on a 1:100 scale. Blueprint: Giménez Yanguas Archive

EDIFICIO		1	2	3	4-6	7	8	9
NÚMERO DE PARCELA		26	1	27	2	29	3	30
NÚMERO DE SOLAR		63	1	64,65,66,67	2,3,4	69,70,71	5,6	72
ARCHIVO	HISTÓRICO MUNICIPAL (AMGR)	C.01986.0084	C.02004.638/040	—	—	C.01987.0120	—	C.01987.0046
	HISTÓRICO PROVINCIAL (AHPG)	—	2145/6. Exp. 54	2145/6. Exp. 53	2145/6. Exp. 55	2145/6. Exp. 56	2145/6. Exp. 58	2145/6. Exp. 57
	GENERAL MUNICIPAL (AGAMG)	—	1592/04	1444/04	—	2397/05	1494/03	1637/04
	SERVICIO CONSERV. EDIFICIOS (ASCEAG)	—	—	—	—	—	—	—
	OTROS	—	—	—	—	—	—	—
ARQUITECTO / DIRECTOR DE OBRA		Giménez Arévalo, F./ Montserrat y Vergés, Juan	Casas y Vilchez, Ángel	Casas y Vilchez, Ángel	Condoya y Busquets, M.	Condoya y Busquets, M.	Montserrat y Vergés, Juan	Giménez Arévalo, F./ Montserrat y Vergés, Juan
PROPIETARIO		Sociedad constructora Hotel Colón	Lineros, Enrique	Rodríguez Acosta, Miguel	Fernández Osuna, Gregorio Fidel	García Ruiz, Nicolás	Fajardo Arcos, Rita	Giménez Arévalo, José
FECHA DEL PROYECTO		15-12-1905	—	—	—	—	—	12-12-1905
SOLICITUD DE LICENCIA		19-12-1905	—	—	30-5-1904	17-1-1905	—	19-12-1905
CONCESIÓN DE LICENCIA		25-1-1906	—	—	15-6-1904	13-4-1905	—	8-1-1906
CERTIFICADO FINAL DE OBRA		—	—	28-7-1918	16-1-1906	15-5-1907	8-1-1907	11-2-1907
ESTRUCTURA VERTICAL	ENTRAMADO CERÁMICO / PIE DERECHO MADERA							
	FÁBRICA DE LADRILLO	●	●	●	●	●	●	●
	COLUMNAS FUNDICIÓN PLANA BAJA	●		●	●	●	●	●
	PERFILES ACERO EMPRESILLADO		●					
ESTRUCTURA HORIZONTAL	MADERA							
	PERFILES ACERO DE ALA ESTRECHA	●	●	●	●	●	●	●

MEMORIA DE LA CONSTRUCCIÓN DE LA GRAN VÍA DE COLÓN DE GRANADA. Reconocimiento y caracterización del patrimonio heredado

Edificio	Parcela	Solar	Amgr	Ahp	Agamg	Asceag	Arquitecto	Propietario	Fecha Proyecto	Solicitud Licencia	Concesión Licencia	Certificado Obra	Entramado Cerámico	Fábrica Ladrillo	Columnas Fundición	Perfiles Acero	Madera	Perfiles Acero
1	26	63	C.01986.0084	—	—	—	Giménez Arévalo, F./ Montserrat y Vergés, Juan	Sociedad constructora Hotel Colón	15-12-1905	19-12-1905	25-1-1906	—		●	●			●
2	1	1	C.02004.638/040	2145/6. Exp. 54	1592/04	—	Casas y Vilchez, Ángel	Lineros, Enrique	—	—	—	—		●		●		●
3	27	64,65,66,67	—	2145/6. Exp. 53	1444/04	—	Casas y Vilchez, Ángel	Rodríguez Acosta, Miguel	—	—	—	28-7-1918		●	●			●
4-6	2	2,3,4	—	2145/6. Exp. 55	—	—	Condoya y Busquets, M.	Fernández Osuna, Gregorio Fidel	—	30-5-1904	15-6-1904	16-1-1906		●	●		●	
7	29	69,70,71	C.01987.0120	2145/6. Exp. 56	2397/05	—	Condoya y Busquets, M.	García Ruiz, Nicolás	—	17-1-1905	13-4-1905	15-5-1907		●	●		●	
8	3	5,6	—	2145/6. Exp. 58	1494/03	—	Montserrat y Vergés, Juan	Fajardo Arcos, Rita	—	—	—	8-1-1907		●			●	
9	30	72	C.01987.0046	2145/6. Exp. 57	1637/04	—	Giménez Arévalo, F./ Montserrat y Vergés, Juan	Giménez Arévalo, José	12-12-1905	19-12-1905	8-1-1906	11-2-1907		●	●		●	

Proyecto de la calle de Colón: C.02049.0009. AMGR
Expediente Administrativo de proyecto: C.02259.0003. AMGR

- Restitución planimétrica a partir de expedientes de licencias (AMGR)
- Restitución planimétrica a partir de levantamientos de campo
- Restitución planimétrica a partir de información procedente de fuentes bibliográficas
- Edificios sin información planimétrica
- B.I.C

- Información constatada en memoria constructiva y/o hojas de valoración (AMGR / AHPG)
- Información procedente de inspecciones de campo
- Hipótesis por analogía de fechas de construcción y/o autor

Image 4 |

References concerning the exploration and characterisation of the inherited heritage Gran Vía de Colón. A selection (that has been expanded on) from the complete document included in the research work of the author entitled *Memoria de la Construcción de la Gran Vía de Colón. Repertorio y caracterización de sus edificios* (2015). It should be noted that this record does not include the Sacristía de la Catedral which corresponds to number 5 on this street

Cuadro técnico y administrativo. Proyecto GRAN VÍA DE COLÓN de Granada 1891-1934

GRAN VÍA PROYECTADA 1891-1895	PROYECTO	Calle de Colón		
	PROMOTOR	Sociedad "La Reformadora Granadina"		
	ARQUITECTO	Modesto Cendoya y Busquets		
	REDACCIÓN DEL PROYECTO	26-noviembre-1891		
	DECLARACIÓN DE UTILIDAD PÚBLICA	5-abril-1894 (Real Decreto)		
	INAUGURACIÓN DE LAS OBRAS	25-agosto-1895		
	FINALIZACIÓN OBRAS URBANIZACIÓN	1903		
	LONGITUD DE LA VÍA	821,90 m		
	ANCHO MEDIO DE ACTUACION	60 m	Calzada	14 m
			2 Acerados. Ancho en cada margen	3 m
SUPERFICIE DE ACTUACIÓN	40.568,73 m²	Fondo en cada margen de vía para solares	20 m	
		Solares	24.130,73 m²	
Nº LOTES SOLARES DE PROYECTO	125	Vía	16.438 m²	
GRAN VÍA CONSTRUIDA 1895-1934	USO / TIPOLOGÍA	Residencial / Casa de renta		
	EDIFICIOS CONSTRUIDOS²	53		
	NÚMERACIÓN DE EDIFICIOS³	56		
	ALTURA MÁXIMA EDIFICACIÓN⁴	20 m y 4 cuerpos de alzada		
	SUPERFICIE CONSTRUIDA⁵	131.813 m²		
	CONSTRUCCIÓN PRIMER EDIFICIO	1898. Iglesia del Sagrado Corazón. Gran Vía 30		
	CONSTRUCCIÓN ÚLTIMO EDIFICIO	1934. Edificio de la Caja de Previsión Social de Andalucía Oriental. Gran Vía 23		
	USOS CONTRUIDOS	44 edificios residenciales; 2 hoteles; 2 bancos; 3 edificios religiosos; 1 sala de espectáculos (Coliseo olympia); 1 servicios (Círculo Católico de Obre-ros)		
	REPERTORIOS ESTILÍSTICOS	El Imperio francés; arquitectura secesionista; modernismo; corriente nacional-regionalista		
	ARQUITECTOS INTERVINIENTES EN PROYECTOS DE EDIFICIOS EN LA GRAN VÍA DE COLÓN	Cendoya, Montserrat y Vergés, Jordana Montserrat, Giménez Arévalo, Prieto Moreno, Wihelmi, Bravo Santfeliú, Giménez Lacal, Fdez. Figares, Díez Alonso, Zuazo⁶		
TIPOS SIST. ESTRUCTURAL VERTICAL	Muros carga fábrica ladrillo; columnas fundición en locales plantas bajas; en- tramados mixtos cerámico y madera; pies derechos madera; perfiles acero laminado, empresillados			
	Perfiles de acero ala estrecha o escuadrías de madera; losas armadas (tipo Cottancin / alambreras / acero extendido déployé); entrevigados rellenos esco- ria / revoltón cerámico			
EVOLUCIÓN 1934-1989	EDIFICIOS SUSTITUIDOS POR OTROS DE SEGUNDA GENERACIÓN Fecha 2ª construcción	Gran Vía 10	1973	
		Gran Vía 16	1973	
		Gran Vía 18	1934	
		Gran Vía 21	1972	
		Gran Vía 22	1980	
		Gran Vía 24	1973	
		Gran Vía 25	1989	
		Gran Vía 26	1972	
		Gran Vía 28	1976	
		Gran Vía 42	1970	
Gran Vía 48	1973			

Observaciones

¹ La superficie de actuación es el resultado de la suma de las correspondientes a los 125 solares proyectados en la Gran Vía de Colón. Para su obtención se expropiaron 244 edificios entre los años 1895 y 1908, ambos inclusive.

² Los números 4-6, 52-54 y 57-59, son tratados como tres edificios en el trámite de solicitud de licencia, por lo que no coincide con el número de portales (56).

³ No se incluye en el cómputo de edificios el de Gran Vía 18, actual Banco de España y primer edificio de "la segunda generación", que reemplazó al preexistente Convento del Ángel Custodio.

⁴ Aproximadamente partir de 1910, el Ayuntamiento de Granada comienza a aceptar proyectos con más de cuatro cuerpos de alzada, prescindiéndose de la limitación establecida en el pliego de condiciones del *Proyecto de la Gran Vía de Colón*.

⁵ Del total de la superficie construida se son deducidos los 1950 m² correspondientes al Banco de España por no formar parte del Proyecto original de la Gran Vía de Colón.

⁶ El arquitecto Secundino Zuazo Ugalde es el arquitecto del primero de los denominados *edificios de segunda generación* de la Gran Vía de Colón. En 1934 construye el Banco de España (Gran Vía 18) sobre el solar del que fuera Convento del Ángel Custodio el cual, junto al Sagrario de la Catedral y Convento de Santa Paula, son realineados para formar parte de la fachada a la nueva gran calle.

Image 5 |

Technical and Administrative Identification Chart. Gran Vía de Colón de Granada Project 1891-1934. Unpublished. Document created by the author using primary documentary sources (2015)

5

Between 1898-1934 fifty-two buildings were constructed, of which ten were demolished and replaced by others.

6

A concept according to which the regulation UNE 41805-2:2009 defines "architectural typology" as the group of buildings with similar characteristics due to their same function.

7

A concept according to which the regulation UNE 41805-2:2009 defines "constructive typology" as the classification of the constructive materials, elements or systems based on their morphological or functional properties, characteristics or affinities.

8

The aforementioned manuals are those utilised by the architect Francisco Giménez Arévalo, a member of the company La Reformadora Granadina and designer of six buildings on the Gran Vía. The manuals were later used by his son, the architect José Felipe Giménez Lacal, the designer of two buildings on the same street (Giménez Yanguas Archive).

> Nine work permit records out of a total of ten buildings that make up the heritage that has since disappeared⁵ (AMGR).

> Twenty-seven property tax records which include nineteen building completion certificates. Furthermore, there are descriptive annotations of constructive characteristics and layouts that are incorporated into the corresponding Urban Wealth Inspection (AHPG) proceedings.

2. Architectural studies⁶ carried out by drawing up a graphic restitution of the Gran Vía project. Layouts, elevations and sections were elaborated using the graphic material gathered; these were then manually vectorised with the assistance of field studies, photographs, drawings and in situ sketches of the buildings.

3. Constructive studies⁷ to identify and classify the original constructive systems which were corroborated with construction manuals and notes from that time period⁸. The study was verified by drawing the details.

Drawing was the common theme of the study conducted; it was utilised in this study as an exploration tool. At the same time, the administrative and technical documentation obtained from the sources consulted was organised. Thus, two databases meeting a double condition have been processed: on the one hand they are the result of the compilation and organisation of the information gathered during the investigation; on



Image 6 |

Figurative reconstruction of the Gran Vía de Colón in 1934. General layout of the Gran Vía drawn from the vectorisation and geo-referencing of the original layouts of the buildings and field surveying conducted by the author

the other hand they form a useful instrument that makes subsequent discoveries possible.

The first database brings together matters related to the study Memory of the Construction of the Gran Vía de Colón (Memoria de la construcción de la Gran Vía de Colón⁹). The second database summarises general information about the Gran Vía de Colón Project, its execution and the architectural and constructive characterisation of this avenue (see image 5).

The steps taken in order to reach the three levels of knowledge proposed above were the following:

1. Location and selection of all public and private archives containing original sources of documentation concerning the Gran Vía de Colón.
2. Classification of the documentation found according to the aspects defining the architectural identity of the construction (blueprints, descriptive and constructive reports and building completion certificates). The material utilised came from: work permit records processed between 1985 and 2013 (Municipal Administrative General Archive of Granada, AGAMG); historical work permit records processed between 1898 and 1934 (Municipal Historical Archive of Granada, AMGR); files from the Urban Property Tax Records of Granada processed between 1900 and 1929 and containing the

9

A document which partially incorporates the database elaborated by the author for the research work entitled *Memoria de la construcción de la Gran Vía de Colón de Granada. Reconocimiento y caracterización de sus edificios* (2015)

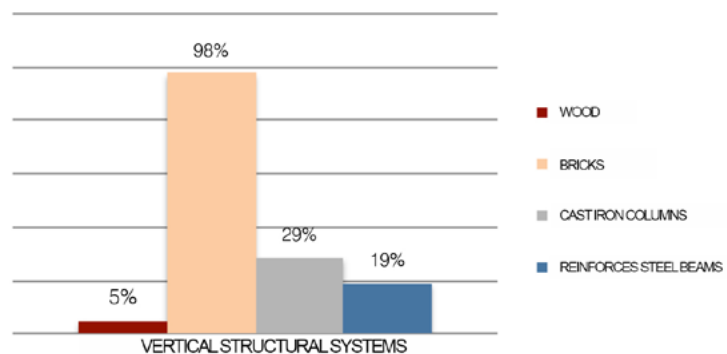
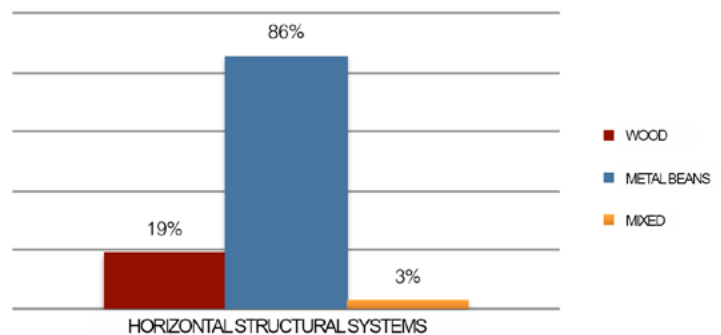


Building Completion Certificates (Provincial Historical Archive of Granada, AHPG); graphic documentation, manuals, official notes and catalogues from Giménez Arévalo (Giménez Yanguas' private archive); and photographs and field sketches.

3. Creation of the database named Administrative and Constructive Memory of the Gran Vía de Colón, in which the information obtained is classified and ordered according to the following parameters:

> Identification of the original sites and plots of land that were numbered according to the Project signed by the municipal architect Modesto Cendoya.

> Identification of the origin of primary source information references in public and private archives for each of the buildings (Municipal Historical Archive, AMGR; Provincial Historical Archive of Granada, AHPG; Municipal General Archive, AGAMG; the Building Preservation Service Archive, ASCEAG; and private archives from architects who have intervened in rehabilitation projects on Gran Vía buildings).



Images 7a and 7b |

Percentages of the systems utilised for the vertical and horizontal structures of the inherited heritage on the Gran Vía de Colón in Granada. Graphs created by the author

> Identification of the owner and architect.

> Project drafting date, work permit application date, the date the permit was granted and the building completion certificate date of issue.

> Constructive characterisation of the vertical and horizontal structure of each building.

4. Vectorisation of the original floor plan layouts for each of the buildings. Forty-nine of the fifty-two buildings constructed on the Gran Vía were drawn. The resulting layouts were geo-referenced by means of relative coordinates in the updated land registration plans of Granada. The graphic rectification was based on land plot perimeters and the location and morphology of the courtyards; using this information, the drawing was readjusted for each of the buildings while maintaining the alignments and location of support elements. The remaining six buildings that could not be drawn –as no graphic information could be found or the buildings themselves could not be accessed to obtain data in situ– are represented by the outline of land plots and courtyards. The result replicated the figurative reconstruction of the complete layout of the Gran Vía de Colón following its completion in 1934.

5. Field work and photograph registration, in situ drawings and inspections via samples, identifying the constructive characterisation of the famous element. Four types of vertical structural systems are recognised (mixed ceramic frameworks with wood elements, load bearing brick walls, cast iron columns and reinforced steel beams) and two types of horizontal structural systems are recognised (wood and narrow flange steel beams). Recording and classifying these types produces the results shown in images 7a and 7b.

6. Elaboration of constructive details from the literal descriptions contained in the reports included in the work permit application records. The data collected was compared with the data acquired from the field inspections, manuals from the time period¹⁰ and construction notes in which authors stand out such as the master builder Carpinell (circa 1883), the engineer Levi (1926) and the architects Barberot (1927) and Esselborn (1928).

7. Elaboration of the catalogue of the constructive repertoire for each of the buildings¹¹. The model applied and the results on each of the buildings analysed is provided. The complete catalogue features a total of forty-fix files.

8. Elaboration of the Technical and Administrative Identification Chart of the Gran Vía de Colón Project (1891-1934).



Image 8 |
Structural view of a cantilever with narrow flange metal beams and wire-reinforced cement. Back façade of Gran Vía No. 27. Photo: Roser Martínez Ramos

10
See note 8

11
The present article presents one of the fifty-two files created by the author for research work on the unpublished thesis entitled *Memoria de la construcción de la Gran Vía de Colón de Granada. Reconocimiento y caracterización de sus edificios* (2015).

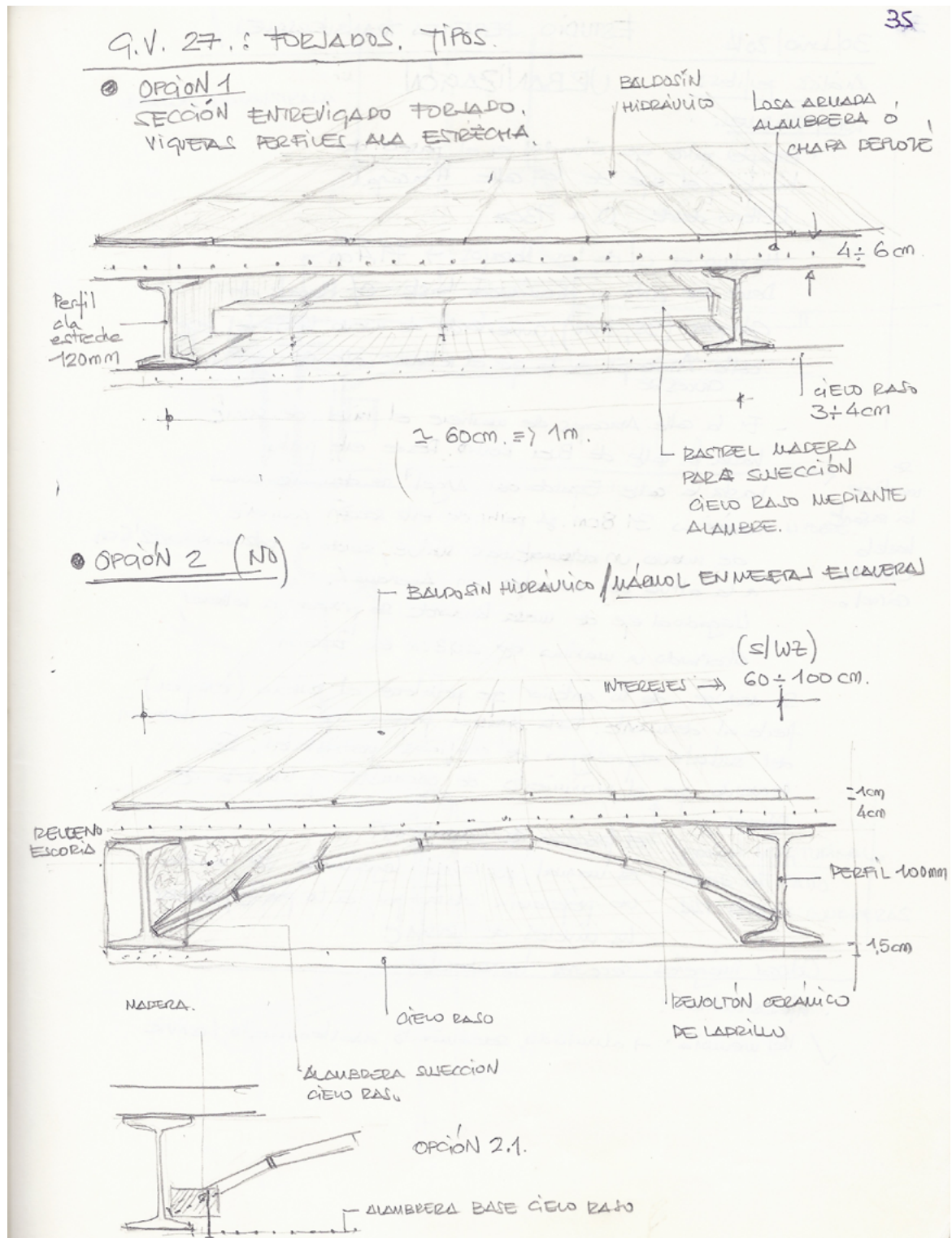


Image 9 |

Types of frameworks identified on the Gran Vía. The use of two types of frameworks was detected: wood scantlings and narrow flange metal beams. Two other subtypes are recognised within this second classification: those constructed with wire-reinforced cement, wire mesh or intertwined rods, and those constructed with ceramic blocks and mortar. Drawings created by the author during the field inspections (2013)

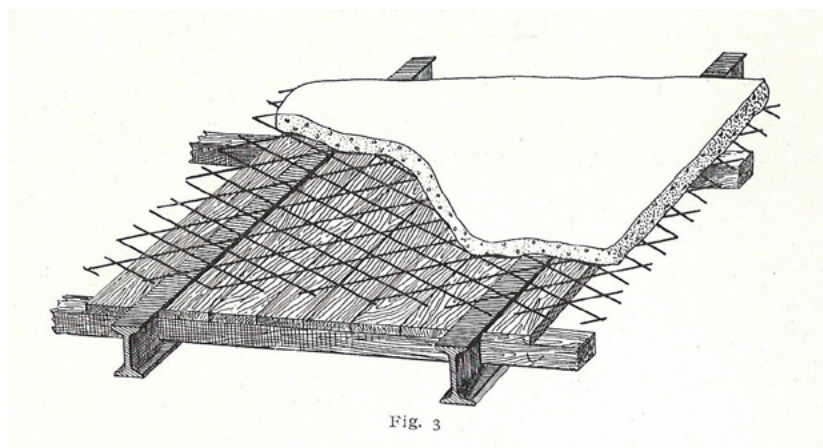


Image 10 |

Diagram of narrow flange structural steel beam framework with cement reinforced with expanded metal or mesh. Source: *Applications of Expanded Steel Manual* (Aplicaciones del acero extendido) by the Fábricas Riviére de Barcelona (circa 1913). Source: Giménez Yanguas Archive

GV9



Datos Técnicos

Arquitecto: Giménez Arévalo / Montserrat y Vergés
 Propietario: Jose Giménez Arévalo
 Construcción: 1907

Datos Catálogo: Nivel de catalogación: A-2
 Referencia catastral: 70497-03

Claves de interés según catálogo del PE.PR.I Área Centro de Granada (2002)

- | | | | |
|--|---|--|--|
| ☒ Zaguín | ☐ Jardín | ☒ Columnas / zapatas | ☒ Carpintería interior |
| ☒ Patio | ☐ Huerto | ☐ Alfarges | ☐ Interiores |
| ☒ Ámbito de escalera | ☐ Torreón | ☐ Artesonados | ☐ Pavimentos |
| ☐ Salas nobles | ☒ Fachada | ☐ Armaduras de cubierta | ☒ Otros |



C/ Gran Vía 9

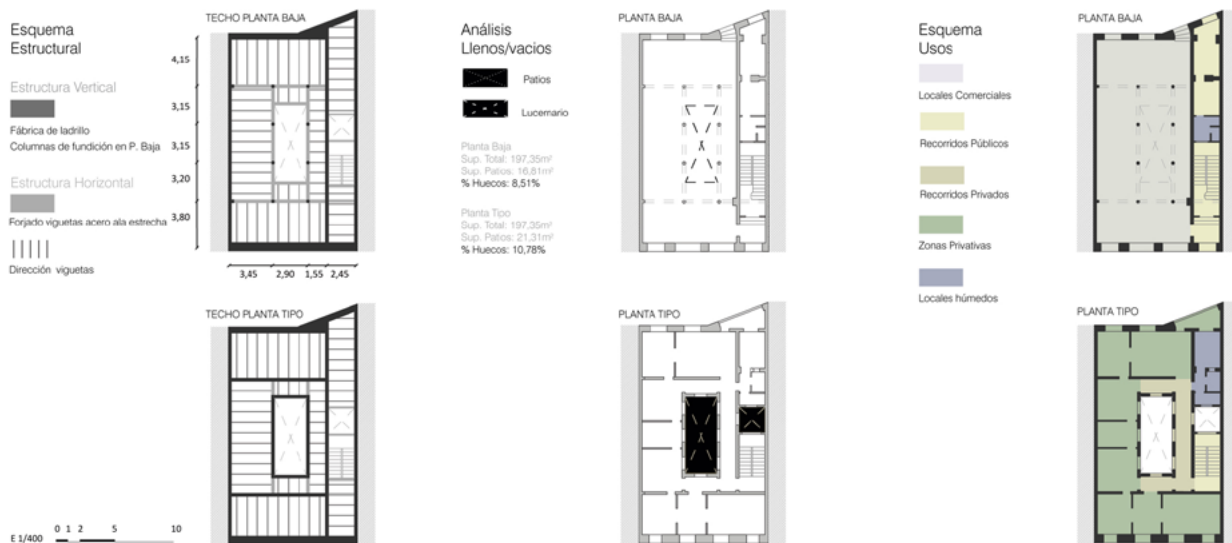


Image 11 |

Model of a file of the Constructive Repertoire of the Gran Vía de Colón. Model applied to building Gran Vía No. 9. Graphic document created by the author. Advance of the document Catalogue of the Constructive Repertoire of the Gran Vía de Colón

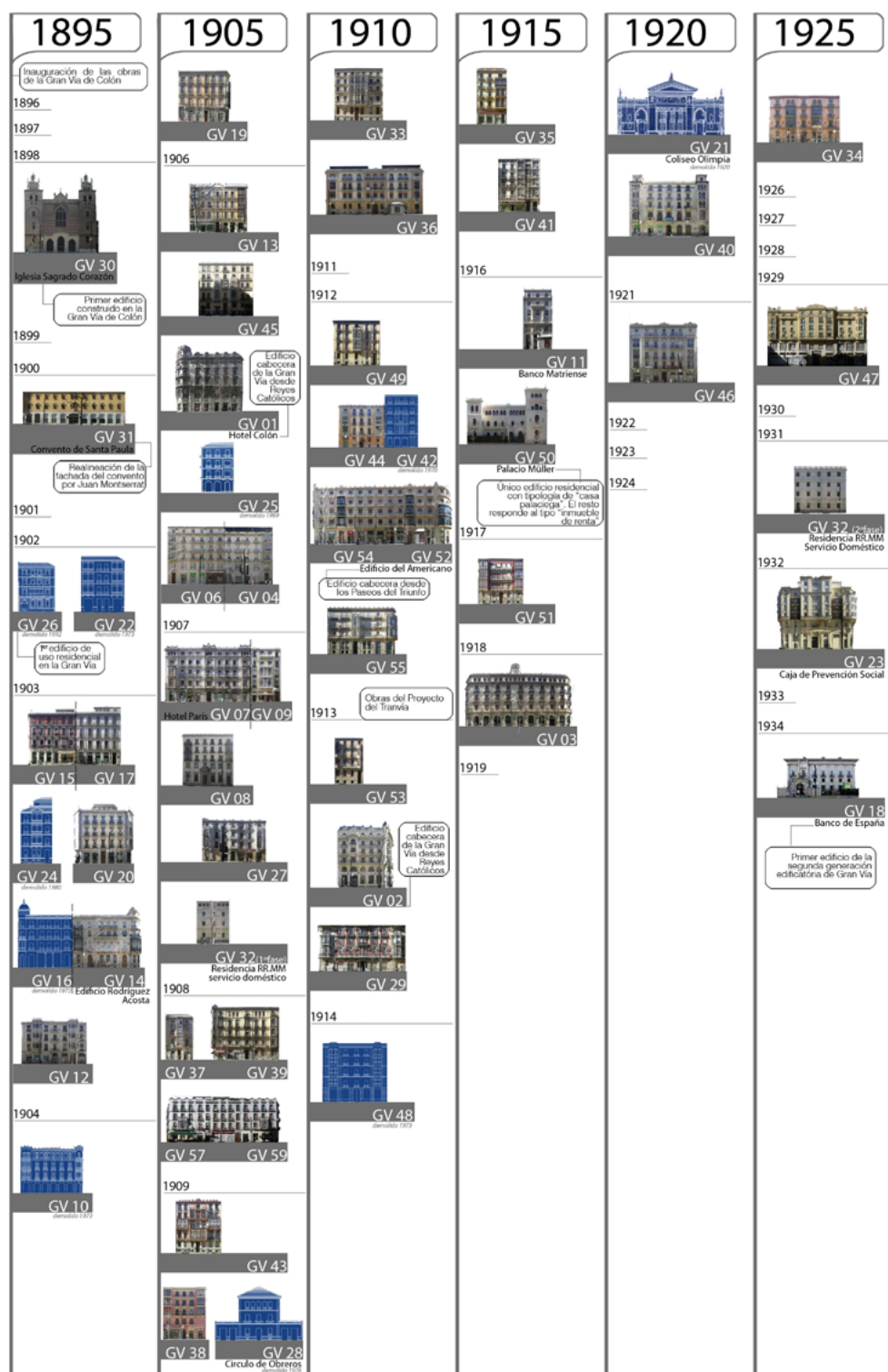


Image 12 |

Timeline of the construction process of the Gran Vía. The material utilised by the author in the elaboration of the table forms part of the material generated during her research study *Memoria de la Construcción de la Gran Vía de Colón. Repertorio y caracterización de sus edificios*

CONCLUSIONS

Implementation of the regulations on the protection of architectural heritage does not guarantee an accurate intervention nor prevents inappropriate actions from being carried out on real estate. Addressing the challenges presented by the effective maintenance management, preservation and restoration of the buildings of the inherited heritage of the Gran Vía de Colón must not be considered an optional matter. The critical and descriptive stance on this historical urban area represents a response to the widely accepted assumption of knowledge prior to action. The processing and organisation of the scattered and unknown information on this avenue gave the following results, among others: the figurative reconstruction of the Gran Vía de Colón in 1934, geo-referenced in the updated land registration plans of Granada (image 6); elaboration of a timeline of the construction process of the Gran Vía de Colón; supply of a catalogue model of the constructive repertoire, generated for both the preserved buildings as well as for the buildings that have since disappeared.

The exploratory knowledge formula utilised from the perspective of architectural discipline could be extrapolated to other cases of historical cities that, just as the Gran Vía of Granada, are characterised by defined chronological and urban boundaries and allow common constructive and architectural types to be distinguished. The creation of databases regarding historical urban areas –similar to Granada for the study on the Gran Vía de Colón– could contribute to the development of information management and integration systems in local and/or regional administrations.

In addition to the above we must add a reason for opportunity given that, according to the regulatory Ordinances established regarding the duty to preserve buildings in the city of Granada (ORDENANZA, 2011: 37-77), the review period for historical buildings (which have not been subjected to comprehensive restoration) closes in 2016.

For this reason, the information collected represents material of great interest for future preservation and restoration interventions on the buildings within the scope of the study.

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