

L.B. SMITHPLEIN #4
Otrobanda, Curacao



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1. CURACAO

Curaçao is located in the southwestern Caribbean, at latitude 12' north and longitude 68' west. The Curaçao Island is only 70 km north of Venezuela. Curaçao is one of the top business-centers in the Caribbean. Its economy has been based upon commerce and trade since the sixteenth century. The Island has since time served as the commercial hub between Latin America, the United States and Europe. It also has a developed, sophisticated business support sector in other disciplines, including international banking, consulting, marketing, training, education, information and communication technology and trade.

2. OTROBANDA

2.1. History

Otrobanda was built in the early 18th century to cope with the increasing demand for urban space for the people of Willemstad.

Called Otrobanda, the 'other side', it aptly refers to its location on the other - west - bank of Sint Anna Bay. An unfortified open lay-out of low-rise structures, Otrobanda developed quite differently from Punda. In Otrobanda four quarters, each with a different structure, can be identified. The Alley Area (Stegengebied), a maze of narrow streets and alleys, the Corral Area (Koralengebied) with spacious walled-in yards accommodating a mansion and servants dwellings, the IJzerstraat Area with sloping, curved streets, and the Hoogstraat Area, Otrobanda's uphill area which became a luxurious residential quarter in the second half of the 19th century dominated by Belvédère, the governor's residence in those days.

2.2. Today

The Historic Willemstad, which includes Otrabanda, has been inscribed on the World Heritage List in December 1997 due to the ambition to revitalize the historic inner city. With this, Historic Willemstad has met the test of outstanding universal value and has been acknowledged as part of the cultural heritage of mankind.

The IJzerstraat area has recently been developed into the Kura Hulanda hotel and museum complex following a unique concept where hotel guests stay in restored historic dwellings. Here streets, alleys and intimate squares form the hotel's infrastructure used as its corridors and lounges.

Currently the Renaissance Curaçao Resort & Casino with 237 rooms is being developed in the Alleay Area to support both the tourist and business function of Otrabanda.

The Hoogstraat Area is being developed from a luxurious residential quarter into a business district with a local law firm established in the heart of the area - the Belvédère mansion at the L.B. Smithplein 3.

3. L.B. SMITHPLEIN #4



Characteristics:

Large detached deep-set two-storey structure with rectangular floor plan. Hipped roof with ridge parallel to square. Heavy profiled projecting cornice with consoles. Front façade laid out in three axes. Front entrance with portico with fluted Doric columns supporting an entablature and tympanum.

Monument value: Architectural historical and cultural historical value as a two-storey urban dwelling with a hipped roof. Specific value as part of a protected monumental townscape.

Construction period:

Last quarter of 19th century

Present use:

Office

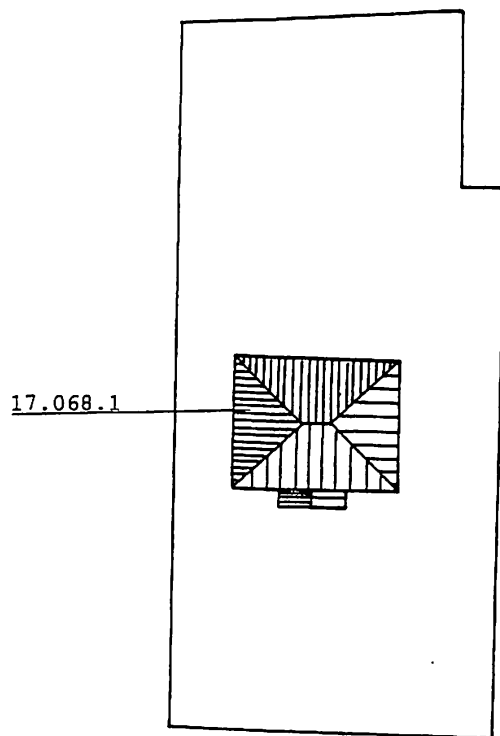
Details:

The two story building is situated in the front center of the lot, which in total measures 1.810m². The gross surface of the building is approximately 300 – 340m². There is sufficient space behind the existing building for the construction of an addition two story office building with an estimate floor space of 300m².

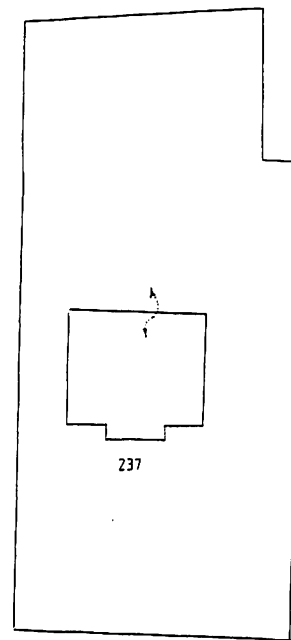
Based on the architect designs the buildings will provide sufficient office space for 30 employees.

Design and budget estimates for the expansion are available. The expansion design also takes an increase of seven additional parking spaces account. A sketch of the layout of the lot after the expansion is enclosed.

3.1. Cadastral situation

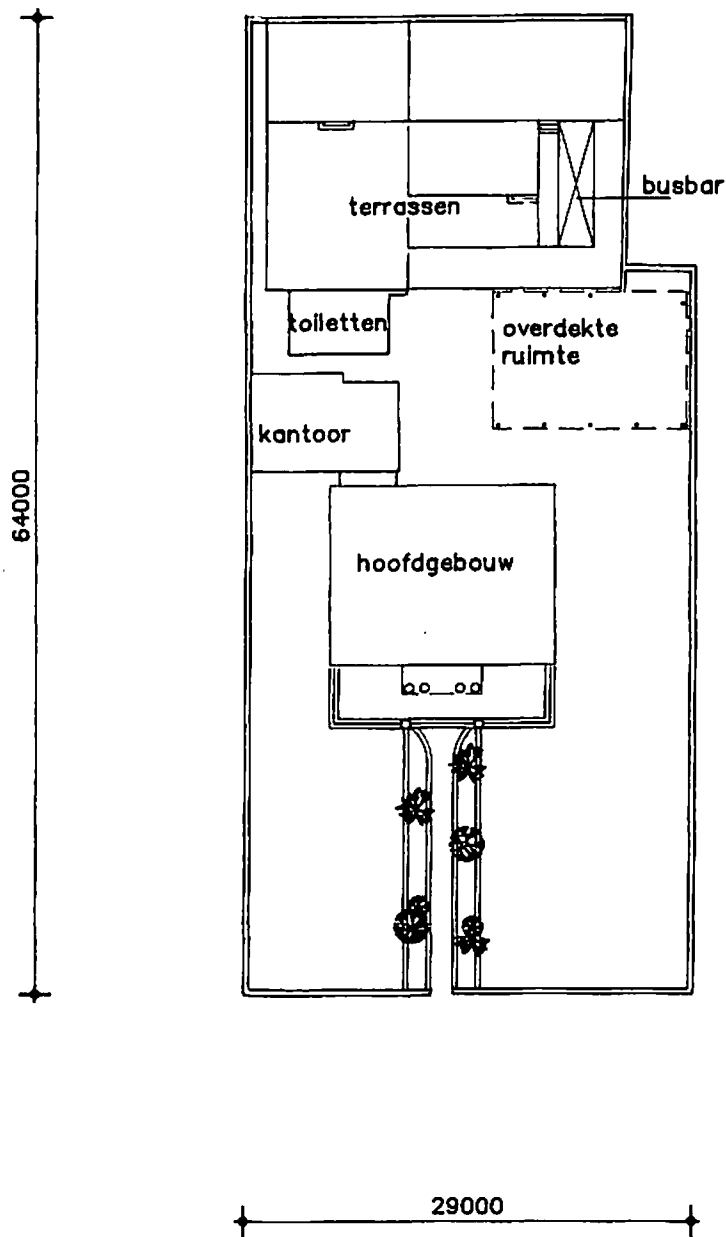


Kadastrale situatie

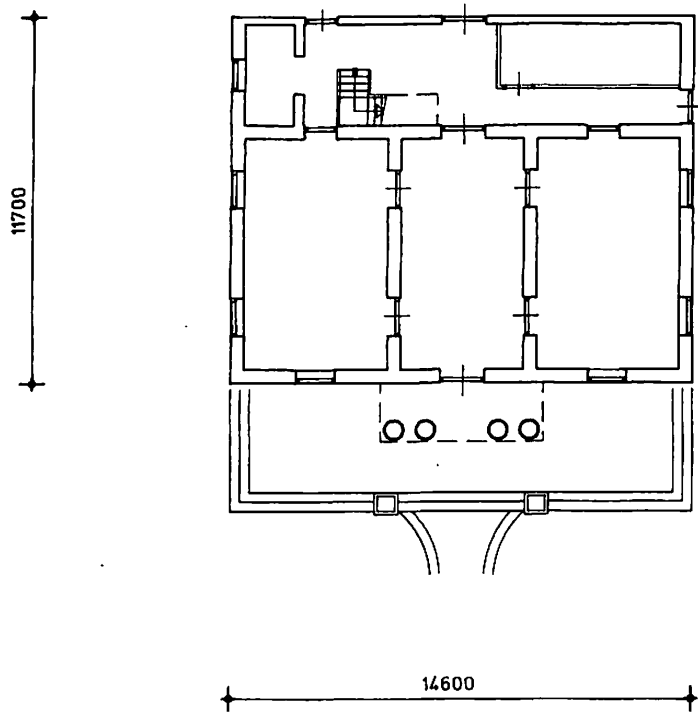


L.B. Smithplein

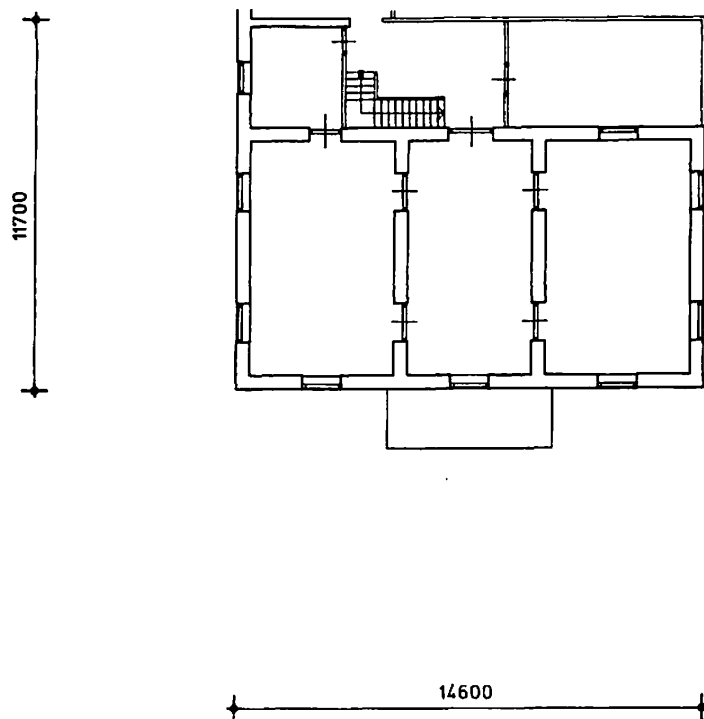
3.2. Situation



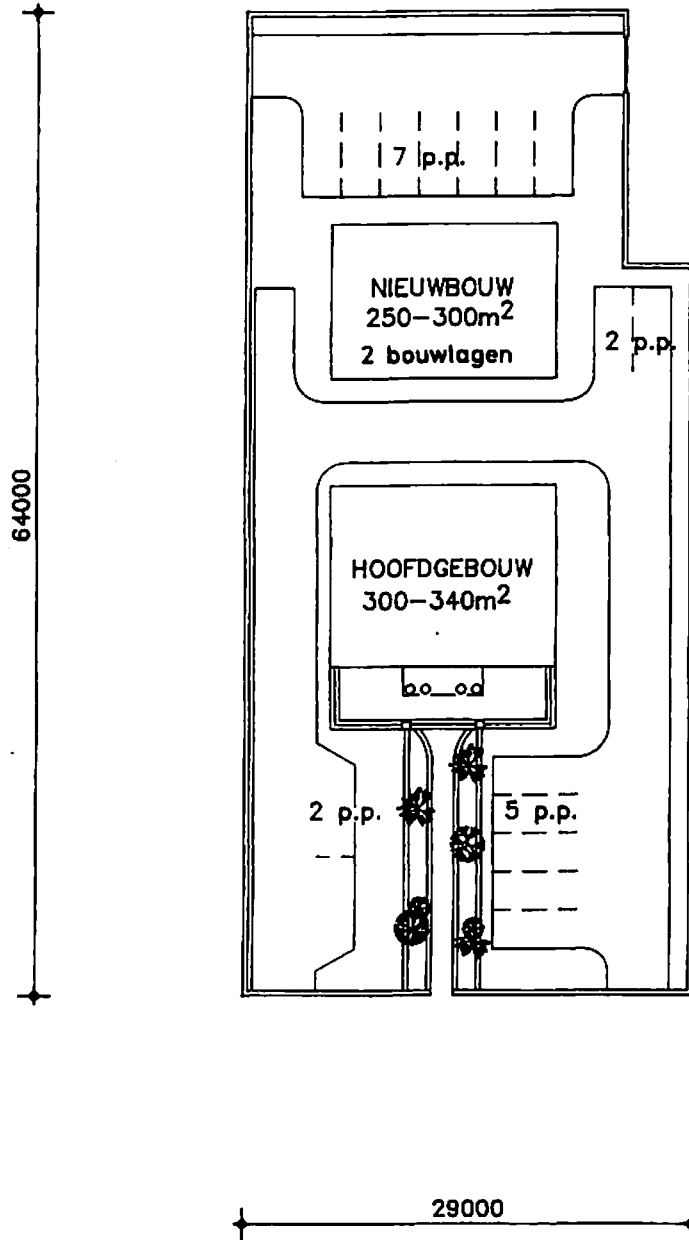
3.3. Ground Floor



3.4. First Floor



3.5. Situation after expansion



3.6. Artist Impressions



3.7. Buildings near by



Renaissance Curaçao Resort & Casino



Hoogstraat 21-25



Belvédère mansion (L.B. Smithplein 3)



Belvédère mansion (L.B. Smithplein 3) - before



Belvédère mansion (L.B. Smithplein 3) - after



L.B. Smithplein 6 and 8