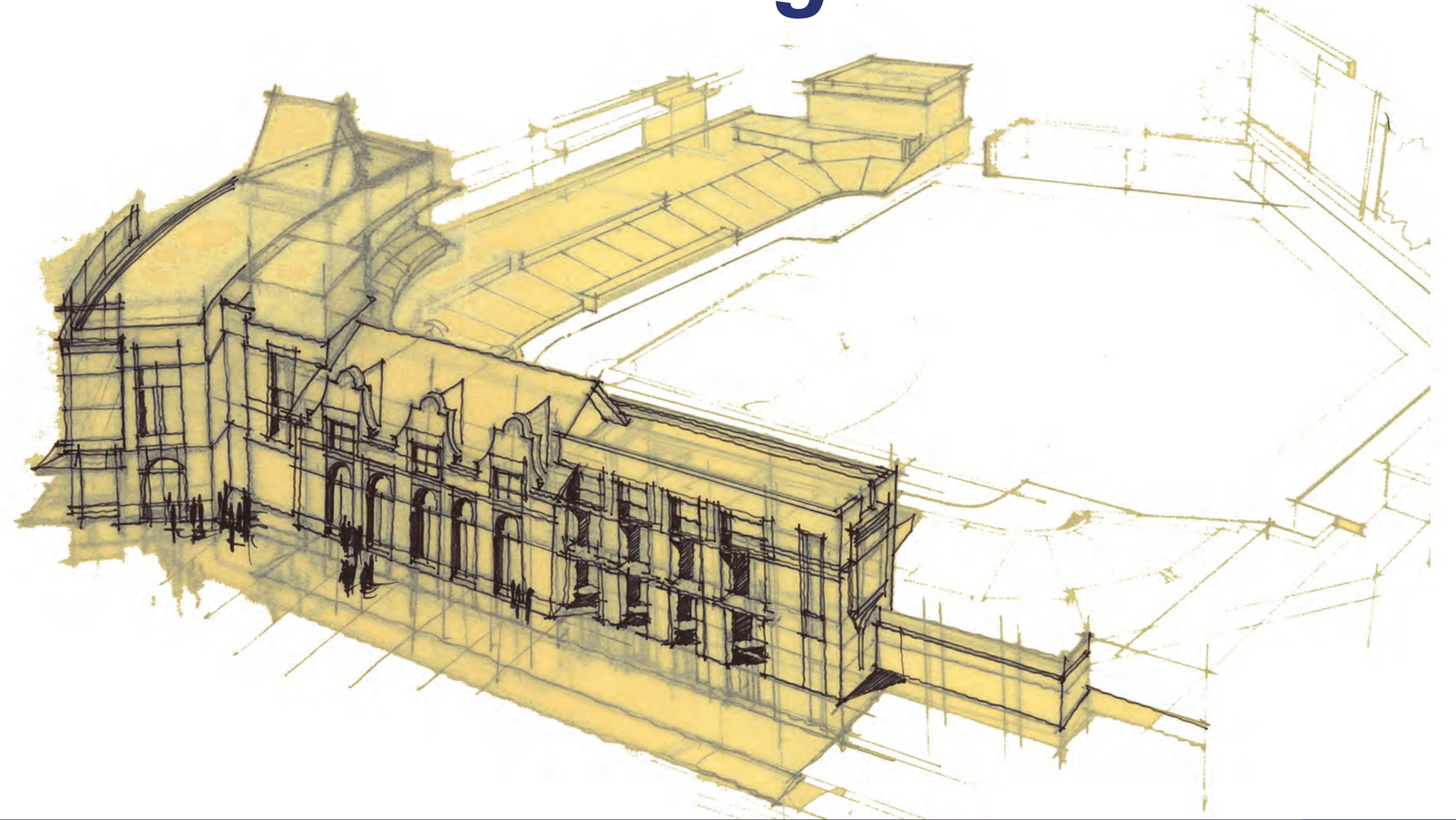




# *Best New game in Town*



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## Zoning Regulations

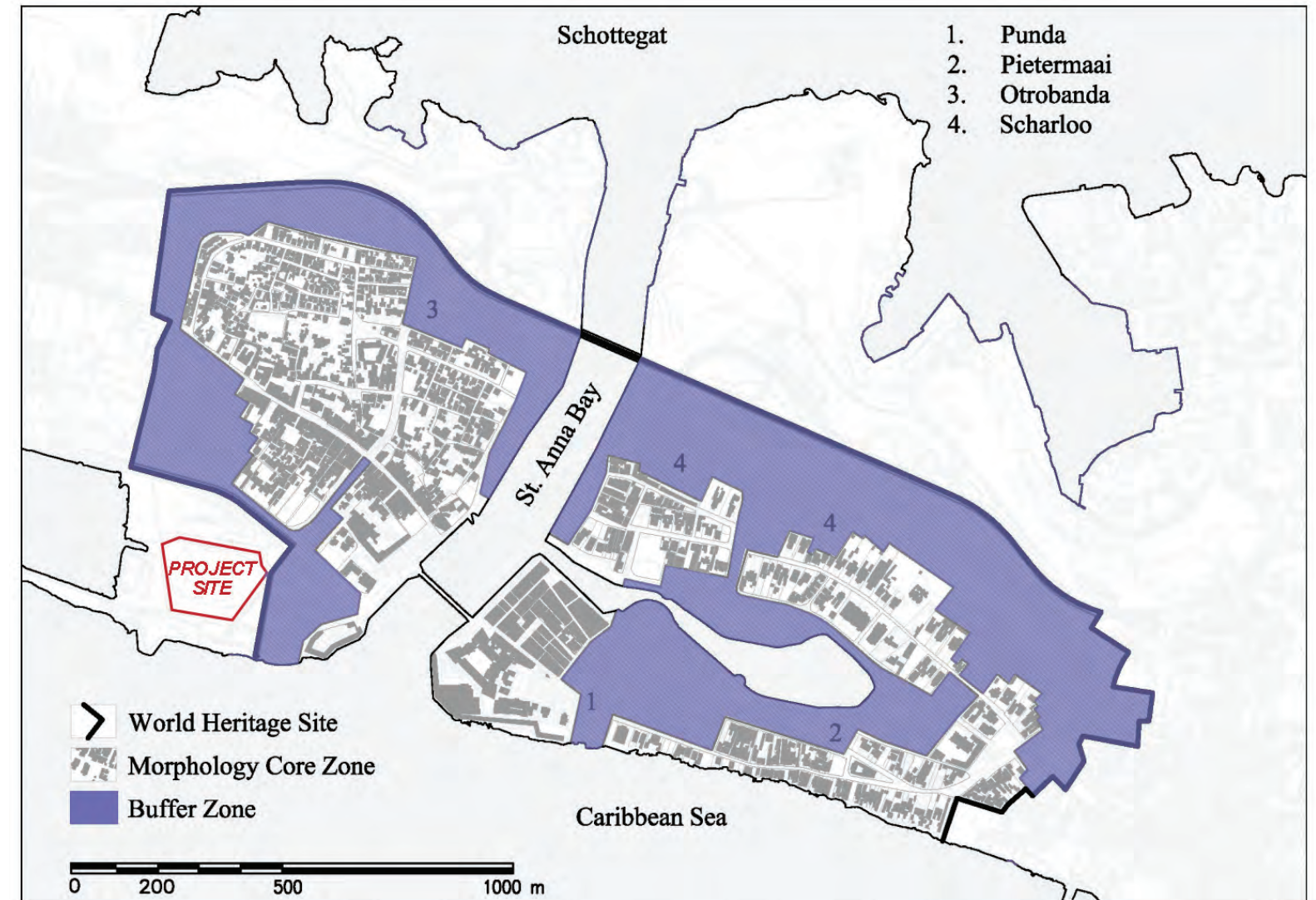
For a property to qualify for the inscription on the WH list, the States Parties have to provide measures to protect and manage the property (UNESCO, 2008). In 1995, during the nomination stage, the government of Curaçao provided zoning regulations concerning the conservation area. They are defined in the Island Development Plan (EOP) and enclose rules for restoration, renovation and new developments in the Historic innercity of Willemstad. Applications for building permits are subject to provisions regarding allotment, construction height, façade width and layout, roof shape and building materials (Executive Council, 1995a).

Paragraph 4 of the zoning regulations specifies the provisions more into detail. The façade has to have evenly distributed vertical windows, plus both horizontal and vertical façade articulation. In the case of a façade wider than 15 meters, it must have a dominating vertical articulation. If the building has several floors, the façade must have dominating horizontal articulation. The building materials are limited to stone and plaster; in areas dominated by timber, wood is also accepted. All façades must be painted. The roof has to be made of tiles, painted roof sheets or other high-quality materials (Executive Council, 1995a).

However, the demands regarding the allotment, construction height, façade width and roof shape are limited to be "consistent with the existing urban fabric and architecture" (Executive Council, 1995a).

These zoning regulations are accompanied by a preceding appendix: the Island Development Plan (EOP) part 1. Chapter 4 describes the historic, current and future development of the historic-inner city (Executive Council, 1995b). It describes four urban districts (figure 1) with their (former) functions (economic value), the traditions of the infilling of water (ecological value), the urban structures (historic value), important political decisions (political value) and the social identities (social value), similarly to the documents discussed in section 3 (Speckens, 2011). However no direct link has been made between the actual zoning regulations and the appendix. Therefore the translation from the cultural values to the zoning regulations is still found lacking.

SOURCE: OUTSTANDING UNIVERSAL VALUE VS ZONING REGULATIONS: WILLEMSTAD AS CASE-STUDY  
Aster Speckens, Loes Veldpaus, Bernard Colenbrander, Ana Pereira Roders.

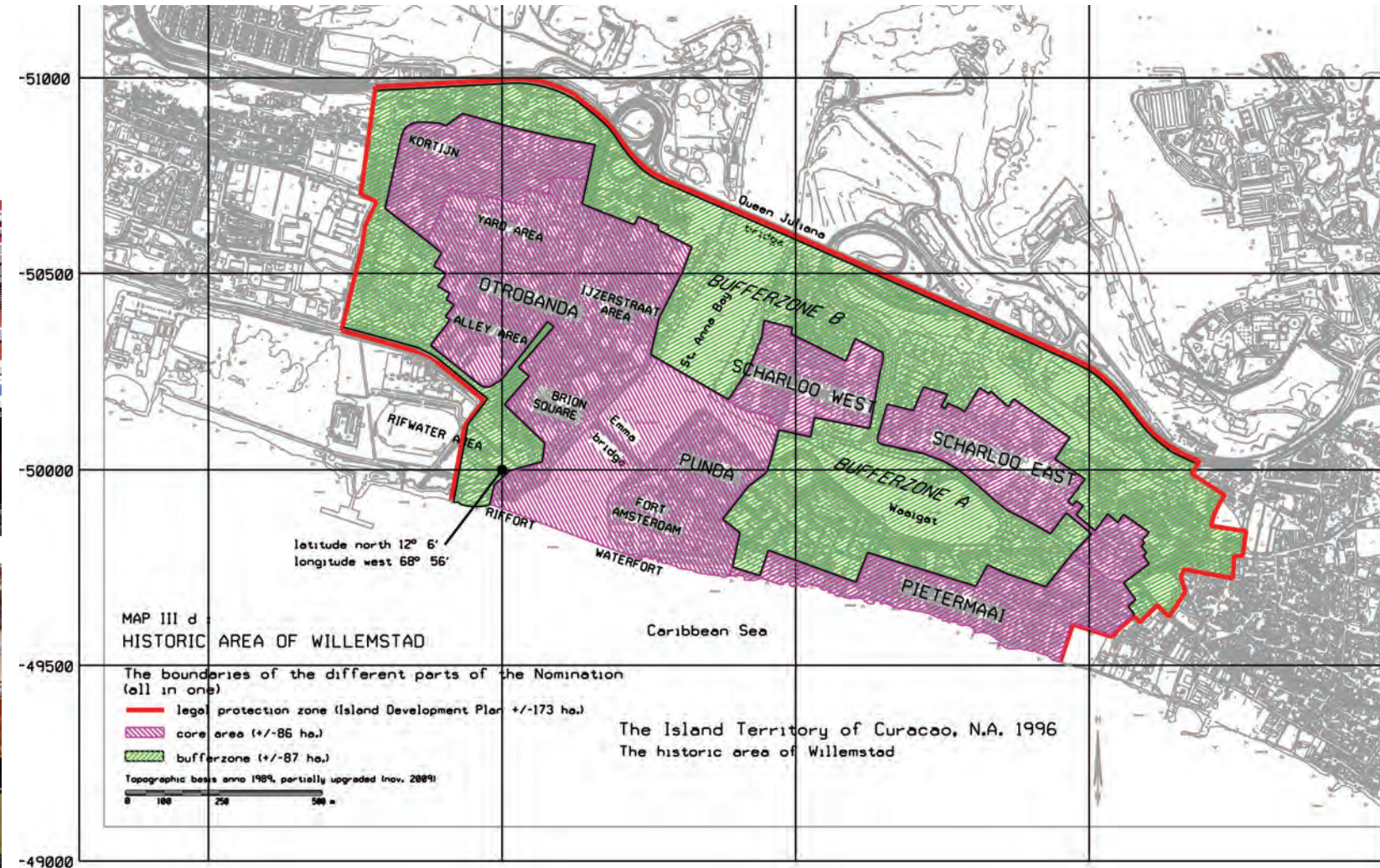


Curaçao adopted its own Planning and Zoning Ordinance in 1980 (Eilandsverordening Ruimtelijke Ontwikkelingsplanning Curaçao, "EROC") and adopted a development plan with zoning rules against undesirable building developments in Curaçao (Eilandelijk Ontwikkelingsplan Curaçao, "EOP") in 1995.





Author: Jim Williams | Copyright: © UNESCO



The historic town centre of Willemstad has been a World Heritage site since 1997.

## Otrobanda | 'the other side'

In 1707, building permits were granted for Otrobanda, "The Other Side." The buildings along Otrobanda's Breedestraat were similar to those in Punda, with commercial space downstairs and living quarters on the upper floors.

Off Breedestraat, a grand residential neighborhood was built by those eager for stately mansions reflecting their higher social standing.

In contrast to the neat grid of Punda, Otrobanda is a maze of twisting streets and alleyways, giving the neighborhood its own intimate charm.

By 1774, Otrobanda was as big as Punda. In the 18th and 19th centuries, free blacks began to migrate to the city. Some of the spacious Otrobanda yards were built over with more modest living quarters and small craft shops, forming the city's first working class neighborhood and urban center.

By the 20th century, Otrobanda had become a major cultural center for the rising black middle class. The colourful buildings of Willemstad are a local tradition dating from 1817, when the previous style of white lime finish on a building exterior was prohibited, apparently to protect eyesight from the glare. Predominant colours are red, blue, yellow ochre and various shades of green.

The main shopping street in Otrobanda is the Breedestraat. You can find this street between Kura Hulanda and the Riffort. Kura Hulanda is one of the best restorations of Otrobanda. An entire section of Otrobanda's dilapidated slum was transformed into a magnificently renovated historical district, the best example of Dutch colonial architecture in the Caribbean.

The Riffort on the other side was built in 1828 to protect the city. Its restored ramparts now shelter Riffort Village, a shopping and entertainment center that offers panoramic views of Punda and the sea. The Brionplein (Brion Plaza) is the centerpiece of Otrobanda's waterfront.



## Historic Area of Willemstad, Inner City and Harbour, Curaçao

In 1634, the Dutch West India Company founded a trading post at St. Anna's Bay on the island of Curacao. This sheltered bay formed a natural harbour. The town developed continuously over the following three centuries on both sides of the Saint Anna Bay to become a Caribbean harbour city.

The modern town consists of several distinct historic districts whose architecture reflects not only European urban-planning concepts but also styles from the Netherlands and from the Spanish and Portuguese colonial towns.

The Historic Area of Willemstad has retained its integrity through the survival of the historic urban structure of the period 1650-1800. The inclusion of several distinct historic districts surrounding an active harbour, which continues to serve as the gateway to the city, reflects its evolution over more than three centuries.

Historic Willemstad accommodates 765 listed monuments, mostly historic mansions, shop houses and townhouses, but also an array of typical small popular dwellings.

Major monuments in Historic Willemstad are Fort Amsterdam, seat of the government of the Netherlands Antilles, Water Fort and Rif Fort facing the Caribbean Sea and the Synagogue Mikvé Israël Emanuel, oldest synagogue in use in the western hemisphere.





Established in the mid-1600s, Willemstad's covey of structures recall the quaint designs of Amsterdam, with exquisite 17th and 18th century Dutch colonial buildings not to be found anywhere else outside of the Netherlands.

Willemstad looks a little like a candy-coated version of Amsterdam. The main canal is lined with the bright pink, yellow, and teal buildings that run along Handelskade Street in the Punda District; the law requires that they be kept in a vibrant color palette and repainted every two years.

Nearby, the Otrobanda District is better known for its numerous cobblestone alleyways, reminiscent of 17th-century Dutch provincial towns.

Because of the absence of restricting ramparts, Otrobanda developed in a rather unplanned spatial structure. It features an open compound layout, the yards of Otrobanda called 'Kura', and a dense alley structure. Otrobanda is characterized as a working-class neighborhood.

The area also contains several European-style open-air plazas, most notably the Floating Market, which sells fresh fish caught off the coast of Venezuela, local fruits and vegetables, and artisanal crafts and jewelry.







Renaissance Mall & Rif Fort, Otrobanda, Willemstad, Curacao



The urban districts were on different flat and sloping sites separated by the natural waters of Sint Anna Bay and Waaigat. These natural waters link the urban districts and integrate them into an exciting townscape of colorful facades along stretches of lively quays.

In time, as Willemstad's traditional styles were modified to accommodate the island's dry and breezy climate, Caribbean accents such as verandas, porches, fretwork, and shutters were added.

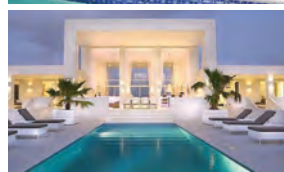
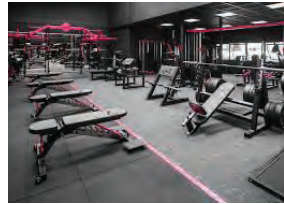
Additional Dutch influences include:

**Street Layout** | Willemstad's Otrobanda district is full of narrow alleys and wider main streets, reminiscent of 17th-century Dutch provincial towns.

**Plaza** | For centuries, plazas have had many functions — most notably they were used for dining, trading, festivals, and ceremonies. Today, several plazas are in use as open-air markets in Otrobanda.

**Gabled Roofline** | Steep-pitched tile roofs and neck gable ends are hallmarks of classic Dutch urban architecture. These elements sit beautifully in the restored 18th-century mansions of Scharloo and Pietermaai, and in the buildings along Schottegat Harbor.





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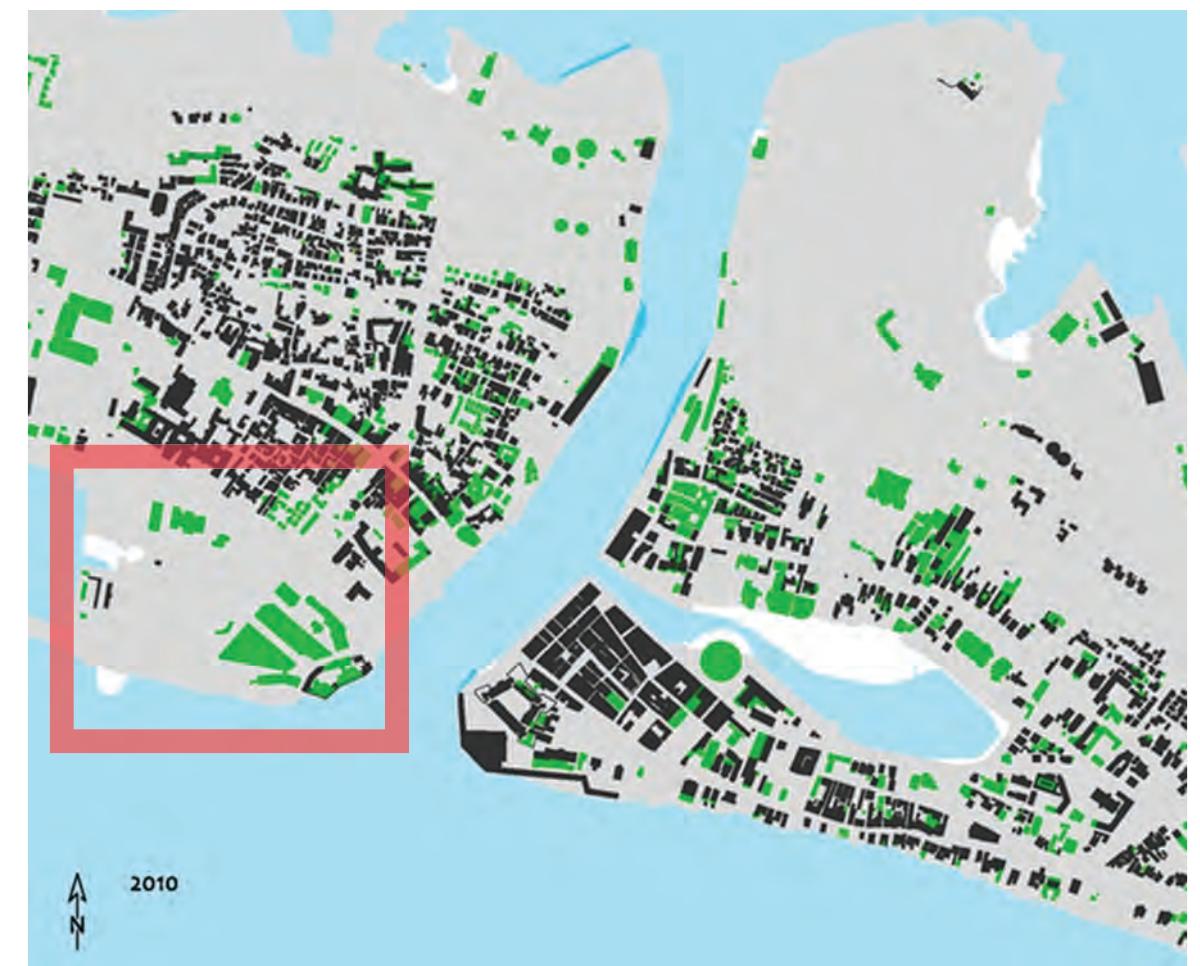
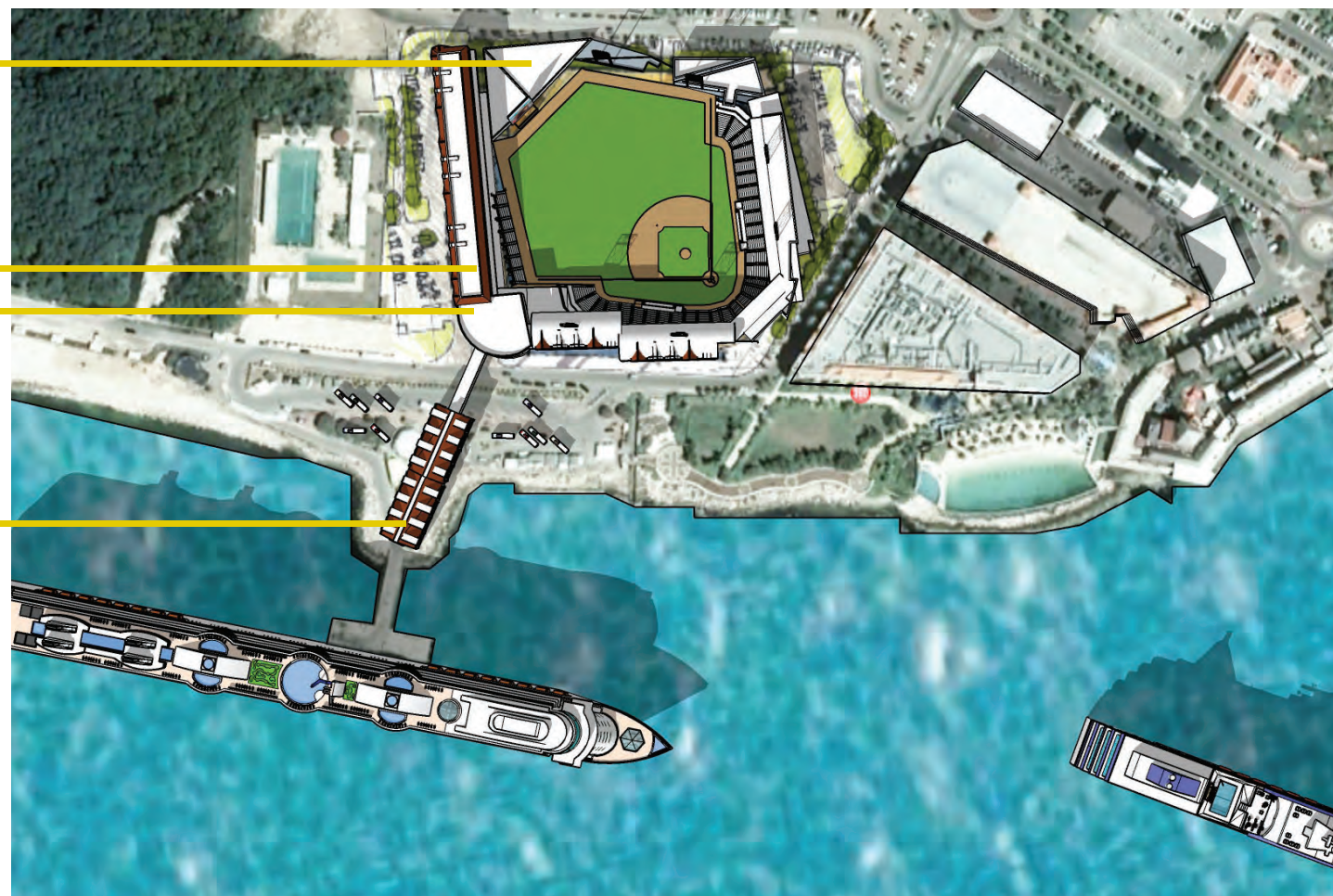


HOTEL | CONDOMINIUMS

CASINO



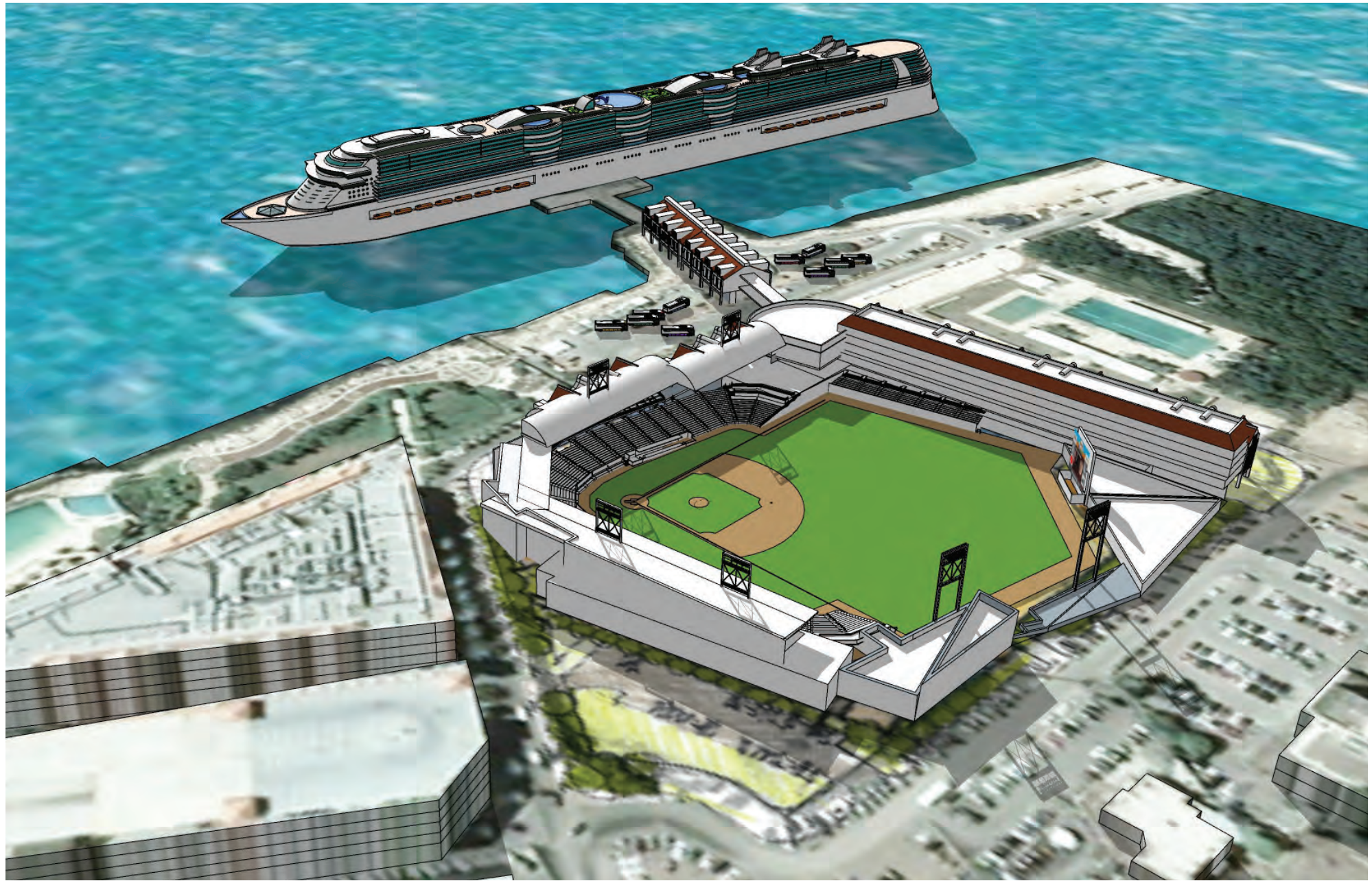
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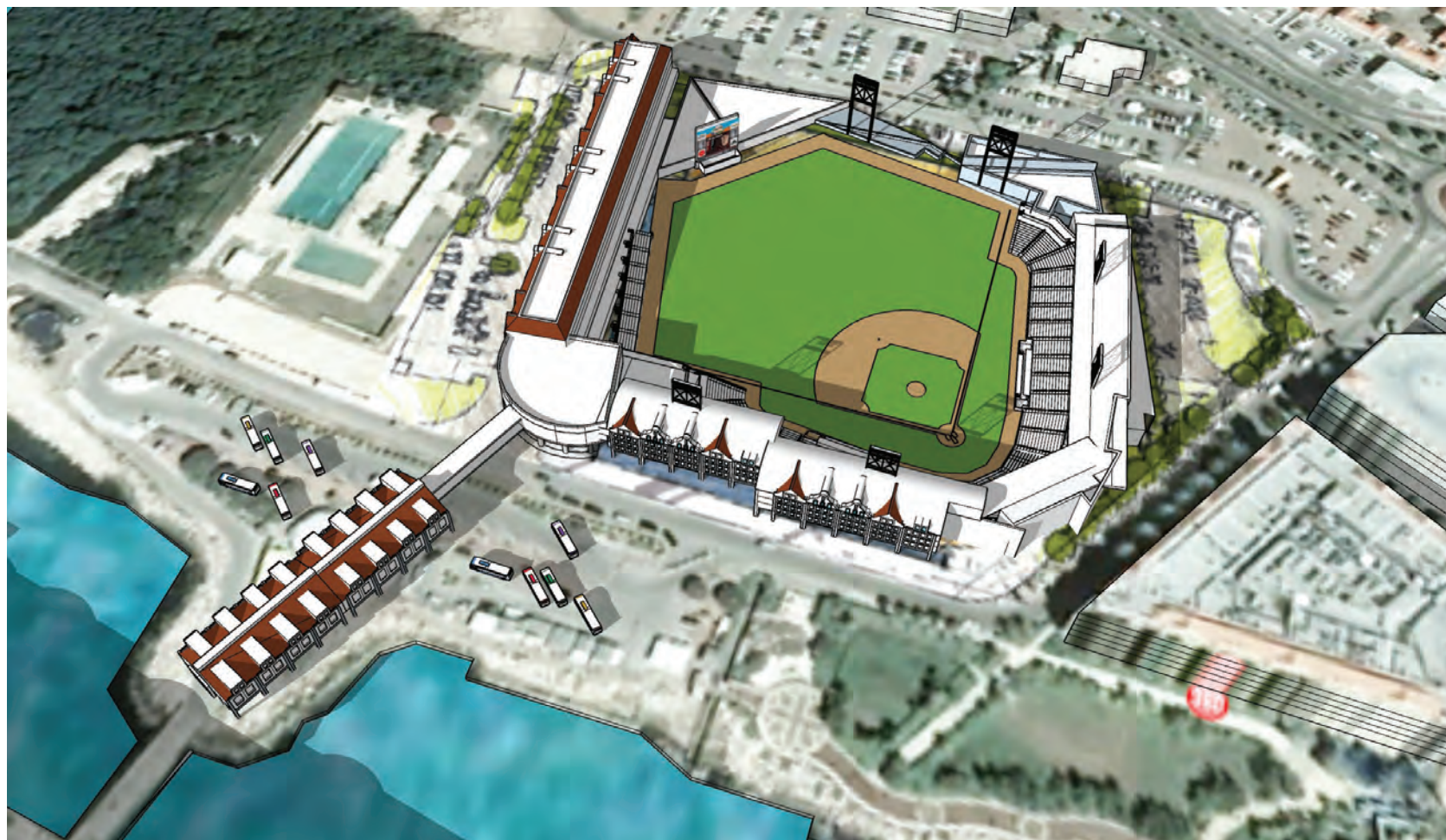








JOHNNY VRUTAAL STADIUM | BEACON OF ARRIVAL



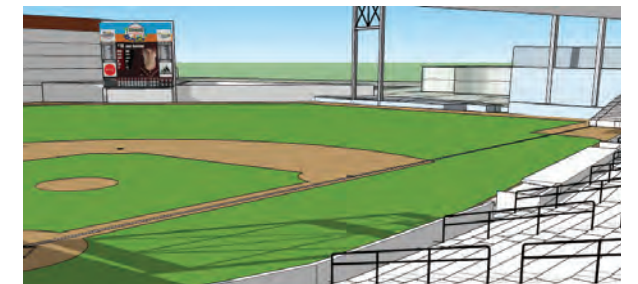
Commercial Pier







JOHNNY VRUTAAL STADIUM | PLAY BALL!



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