Declaring a building as heritage assumes that a property is exceptional enough to be protected (i.e., excluded from the dynamics of urban renewal). Such a legal exception, however, often sentences a building to ruin by preventing any possible operation on it. In this case, paradoxically, the deterioration itself generated by the declaration allowed almost complete renovation of the building, enabling a truly exceptional project.

**Keywords** - heritage, recovery, theater, Santiago, Chile

The project for this experimental arts hall proposes an emptying operation, in which the same municipal regulations that halted the building’s renovation and brought on its current disrepair are used to our advantage. The facade is the only structure that remained intact after the fire in 2006 and the earthquake in 2010. These disasters opened up the interior and erased forever the remains of eight houses that had occupied the site.

The project totally empties the property, reproducing the original facade until it is complete in every detail, making it a sort of friendly disguise. The city can be seen from inside through the gaps, forming part of the backdrop for some of the events.

Few structural elements touch the ground on the first floor: the lift, a staircase and the support wall for mobile tiers. The pathway for the theatricalized audience hangs from a center girder and culminates on the roof-terrace, proposed for a popular circus. Everything seems to have been measured from above. The circus is the first, the most primitive and the most austere place imaginable for shows. A strange
Arquitecto / Architect
Smiljan Radic

Colaboradores / Collaborators
Eduardo Castillo, Danilo Lazcano, Patricio Alvarado, Alejandro Lüer

Ubicación / Location
Libertad 410, Santiago, Chile

Cliente / Client
Fundación Patrimonio Creativo

Ingeniería estructural / Structural engineering
byb ingeniería Estructural Ltda.

Materiales / Materials
Hormigón Armado / Reinforced Concrete

Superficie construida / Built surface
1.770 m²

Superficie terreno / Site surface
1.270 m²

Año de Proyecto / Project year
2010-2014

Año de construcción / Construction year
2015

Isométrica del conjunto / Isometric of the complex
S. E. / N. S.

LEYENDA / LEGEND
1. Nave
2. Cité Yungay

Vista aérea sitio original / Aerial view of original site
© Smiljan Radic

Vista aérea obra concluida / Aerial view of completed building
© Smiljan Radic
Compañía de Jesús
Nave, carpa de circo / Nave, circus tent
© Smiljan Radic
objet trouvé, a long way from its home, will appear above the theatre; a source of delight for the neighborhood. The rehearsal rooms, offices and services occupy other houses in the complex, turning the entire building as it stands into a new internally interrelated organism. ARQ

SMILJAN RADIC
Architect, Pontificia Universidad Católica de Chile, 1989. Studies in Architectural History at the Istituto Universitario di Architettura di Venezia and in Design at the Istituto Andrea Palladio in Vicenza. His work has been widely published and exhibited internationally. He has lectured in Mexico, Spain, Norway, Austria, Japan and USA. In 2001 was awarded Best Chilean architect under 35 years by the Colegio de Arquitectos de Chile. In 2008 achieves the Architectural Record’s Design Vanguard Award and in 2009 is appointed honorary member of the American Institute of Architects. In 2013 was summoned to design the 2014 pavilion for the Serpentine Gallery in London. He currently works with the sculptress Marcela Correa.