

Project of Putting of Value

“THE HOUSE OF THE 13 COINS”

Diagnostic Study, Evaluation and Proposal of Intervention



Eng. Heidi Sotelo Durán

Coordinator of Project

Peruvian Congress of the Republic

Abstract

This paper has for objective to proposal a maintenance plan for The House of the 13 coins. It was declarated a Cultural Heritage from Perú. This project will use the criterias of conservation, doing questions as: What?, Why?, How?, Whom?, wich tools were learned in this course.

This paper was based in its current situation and the recurrent damages of the building.

Introduction

Perú celebrated two importants international events past year 2008: Meeting Asia Pacific (APEC) and 5th Summit of Government and chiefs of State of Latin América the Caribbean and the European Union (ALC CUE).

Through agreements subscribed between the **Public Charity of Lima** (Proprietor) and **The Peruvian Congress** it elaborated the Project of Putting of Value “The House of the 13 Coins” – Diagnostic Study, Evaluation and Proposal of Intervention, to diverse protocol activities of reception for this events.

Therefore the present user will be the Peruvian Congress which will uses it for protocol acts as well as museum of site by the period of 10 years. (2008 – 2017).

These actions were frame within the parameters established by National Legislation, Law of Cultural Patrimony and the principles of conservation subscribed by the Peruvian State (Letter of Venice).

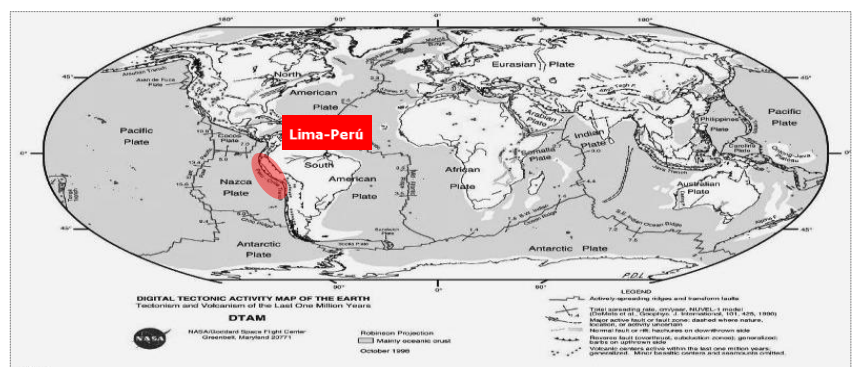
Background

Location

The house is located in the historical center of the capital Lima wich is placed at the east coast of Perú, South América and two blocks away from the Peruvian Congress and situated latitude $12^{\circ} 2'48.95''S$ and longitude $77^{\circ} 1'33.03''O$.



Lima was one of cities of Perú that constantly was and is affected by earthquakes of great magnitude because it is located in the intersection of the tectonic plate of Nazca and South America e g a permanent threats.



History of Lima and the House

The Houses of the 13 Coins is framed within the Architecture the city of **Lima** which has undergone many changes since its Spanish foundation (Jan 18th, 1535), owing to replace Cuzco by Lima.



Before Cuzco was the capital the Inca Empire.

Lima was declared Cultural Patrimony of the Humanity, UNESCO (1991).



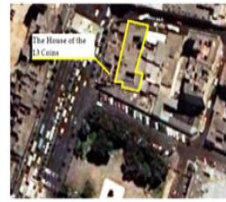
The original tracing of its centric Lima's streets are the same, which has been compared with a chessboard.



Lima before at 1744

Lima was until the middle of the 18th century, the capital and the most important city of the Spanish dominions in South América. Lima was and is called “City of the Kings”.

The first Lima’s design had 117 blocks of dwellings. Every block was divided on 4 parts called “Solares”. Every block measured 149 meters and every house measured 24x48 meters.



The Center Historic of Lima has many Historic sites, one of them is the House.



The Colonial architecture of Lima was rural but immediately it was replaced by one up to date current in its time. On 1686 it was built an “outer wall” due to the sacking of the pirates of Holland, France and England. The changes that experienced the Limean buildings were realized

generally abruptly because of the terrible earthquakes that destroyed the city (1687 and 1746).

But after the earthquake on 1746, Lima’s urban development increase in size truly, the Viceroy authorized to demolish the “outer wall” due to the expansion of the population whom looked for places of smaller risk during the collapses.

The architecture Lima’s viceroyalty or “Virreynato” followed the western stylistic designs throughout all the period of spanish domination but adapting them to the taste and own needs.

The large House was declared Historical Patrimony by “I.N.C.”² by Supreme Resolution of Peru.

The House dates from the 18th century (1780) and in its origin it belonged to two families between earls (Lopez-Flores’s family) and marquis (Doria’s House) in different times respectively.

To date it has realised many interventions in its locations changing the initial functions. Only two interventions are known, this were:

70's to the Restaurant "House of the 13 Coins"

90's to the National University of Enginery

Description of the Building



The House conserves its original colonial and republican architecture and its style is Baroque and Rococo. It has two levels, 1st level 521m² and 2nd level 148m² built. Its cover is elegant and slender with delicate cornices with motives of flowers that frame the doors and windows, as well as the small lateral consoles with ornamentals carvings. The House present a hallway and in its interior it has two courtyards connected to each other through a corridor. In one of them still there is an intact cannon and a singular chaise.

There is also doors, windows, ceilings, floors,coffered roofs, stairs of wood cedar and mahogany with their respective moldings of the own style . From the courtyard we can acces to almost all rooms. The first level has sixteen rooms and the second level has six.

It also presents flanked balconies and eaves that frame the courtyards and three stairs. In addition it has a kitchen located in the rear part and a lateral corridor that connects the courtyard.



About techniques of construction were adopted the techniques with high mud bricks and the lime at the beginning during the Viceroyalty, like structural bricks 16th and 17th Century.

Later,18th Century was a time the reformations and innovations administrative, economic and intellectual. This was a decay time Spanish or Viceroyalty.

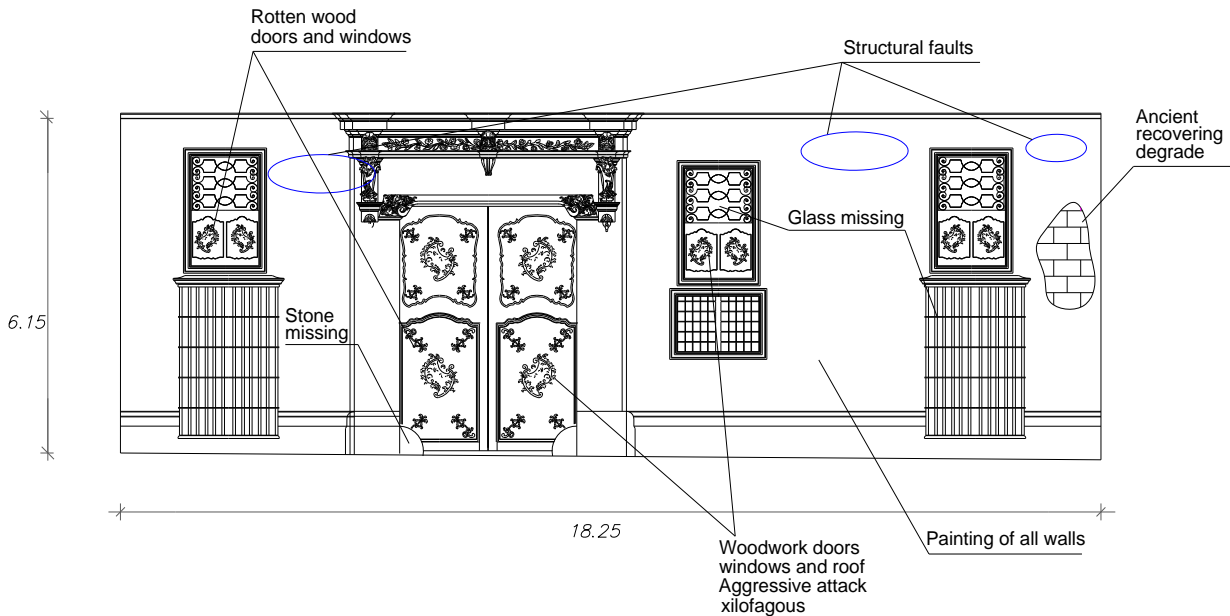
The techniques changed with "quincha"¹ and clay brick, that could resist the terrible earthquakes.

The walls measured $w=40$ cm and $H=5.40$ m. The majority of the rooms are of double height. $H= 5.20$ m The wooden is present in all the coffered roofs, ornamental doors, windows, floors.

Analysis

Situation of the building

The large House present several damages in all its ambients. The large House has been abandonment in several times due to limited own resources of money as well as has had many modifications in its architecture and structure during the 19th and 20th century.



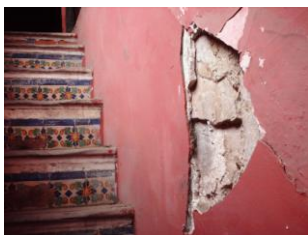
MAIN FACADE
The House of the 13 Coins

Nowdays we have some questions about the authenticity of four attic and a roof of the barbeque. We don't have information about the previous restorations. Twenty six ornamental doors were robbed two years ago.

Current Problems

- We have founded, the aggressive attack produced by xylophages agents (termites) in all the wood joinery as well as doors, windows, ceilings, roofs, floors, furnitures and structural elements like beams, columns and arcs.
- The humidity presence due to the collapse of all the sanitary installations.
- There important craked masonry or structural faults in walls caused by the last earthquakes.





- The large House has been abandonment in several times e g whenever the proprietor changes of user the House abandonment by long time due to scarce own resources of the Public Charity of Lima.
- All the House has a machihembrad roof covered by a mud layer of 10 centimeters, it will be to waterproof the roof.
- Historical register does not exist about the construction of the building, but during the works carried at the date we have founded that most of the walls are made of clay brick and the left is made of mud.
- The House is totally of masonry of brick does not have iron and concrete does not have spur.
- When the walls were undressed we could see that the arquitectural distribution had been modificadoed in several ambients, e g many doors, windows, vain walls had been filled with mud, new brick, quincha with or without mortar.
- The recovering is cement and fine sand totally craked. The 100% current recovering is not original and is ancient because the last intervention badly conceived in its composition wich has generated widespread in all the building.
- The paint is damaged too as well as all the ornaments: chaise, pews of stone, cornices of wood and plaster, glazed tiles, coffered roof, tub of marble, handrails of wood and iron and two stone scutcheons.
- We have founded decay mural painting without pretection on the attic of the ambients 118, 203 and 205.
- Do not exits security system and fire fighting system and do not exits permanent maintenance of its own proprietor.



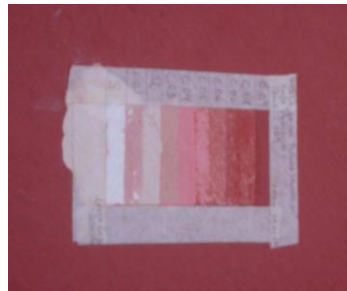
Function, size, materials, status

In the House the structural elements are all the walls but the beams and the columns are structural elements of smaller sismic responsibility.

It was necessary to realise “pictographic coves” to recognize the variety of colours founded in the walls, wood joinery as well as mural painting. Also it was necessary to realise structural some coves in order to define and to interpret the faults in the walls.



Structural coves – mud and clay



Pictographic coves

The technical, functional, and aesthetic status of the building /site

Technical equipment

Each profession will approach its problematic one, but where appropriate, makes its contribution. The technical equipment is coformed by architects, historians, civil engineer, environmental engineer, landscape architect, conservation officer, curator, materials scientist, master craft worker.

VALUE

Historical Value:

Building that belongs to the patrimony of the historical center of Lima. The large House was seat of the nobility with titles from earls to marquises. This is notorious because its architecture is of delicate colonial style.

Urban Value:

The urban design is intact with respect to the original one and adorn the landscape. Besides is located 5 blocks away from the Government Palace and the Cathedral, Peruvian Congress and another important colonial large Houses it means within colonial urban city it contributes and adorn the landscape.

Architectonic Value:

It is one of the few Houses that even conserves its Baroque and Rococo style. Its design was conceived with ample ambients, big doors and windows with two leaves, furthermore it enjoys interesting and several connections.

Social Value

Within of the House we have a chaise of two axes and four wheels.



The chaise was dragged by four mules while the chaise of the viceroy was dragged by six horses.

The chaise represents one of the last units of transport and was a vehicle of great distinction, which was only possessed by earls and marquises. In the present the House enjoys of national recognition since more than two centuries ago.

Furniture Value:

Furthermore the House possesses pews of stone, cornices of wood and plaster, glazed tiles, coffered roof, tub of marble, handrails of wood and iron and two stone scutcheons.

Proposal for Maintenance

At the date The House of the 13 Coins is restored almost to the 100%, but has presented additional. This additional would be executed in the second stage.

My proposal indicates the accomplishment of all works, but we must do firstly the structural works, due to the nature of the damage shown and a poor historical documentation it will require a proposal that will be divided in two stages:

•Structural intervention and investigation

- a) Firstly this stage would contemplate the structural intervention and structural repair with the purpose of safeguard the next occupants and this way to preserve the historical monument in all of ambient of the House.
- b) Also we need to investigate information about the authenticity in 5 ambients in order to deliberate its permanence.
- c) To intervene all the walls of masonry immediately doing use the reinforcement of the roofs annex while the workers work with the purpose to guarantee the security of the monument and the people.
- d) To intervene all the wooden beams that decreased in its section more than 20%.
- e) Strengthen the structure (walls and beams) without altering their resistant characteristics to the new use.

•Architectural intervention

- a) Define with historical documentation the authenticity of the attics (amb 102, 120, 119, 108, 110 and 111) as well as of the two stairs annex at the entrance in order to determine the areas that are not part of the original House.
- b) To eliminate the recovering current and change by lime and fine sand in order to avoid the damaging retention of the humidity.
- c) Put it drainage in the roof and change the mud layer by another waterproofing system.
- d) Add a new battery of baths into of the ambient 110 without altering the original wall. To use sanitary drywall.
- e) To make twenty six wood doors of cedar and mahogany by craftsman.
- f) To recover the mural painting the ambients 118 and 205.
- g) Elaboration of a finish report where it will include all the works realized with its respective documentation as such , photos, new drawings, maps, technical informs, technical test, etc.
- h) The project will be to include a maintenance plan of the House to be reviewed by the I.N.C. and the owner.
- i) To implement a plan of cleaning and maintenance monthly, annual, every 5 years and 10 years. To indicate always a responsible.
- j) To Put signals of security.
- k) Replacement and alignment the floors of stone.
- l) Restoration the all ornaments mentioned before.
- m) it will recover tha painting mural.



Method

- Complete and study documentation (history, before damages, pathology, photos, etc).
- Elaboration the budget in order to decide the percentage of the stage to elaborate.
- Chemical and mechanical cleaning to all wooden masonry.
- Determine in the fieldworks to replacement of fractured bricks and mud by new clay bricks of similars characteristics to avoid structurals damages.

Conclusions

The present project was elaborated by 3 month and has been executed by 5 months. At the moment the project has benn executed almost to the 100%.

The Study cost\$ 10 000

The Project cost\$ 450 000

(It includes restoration of the house, new ornamental doors and sanitary and electrical installations)

The present project was elaborated by 3 months by political reasons and has been executed by 5 months.

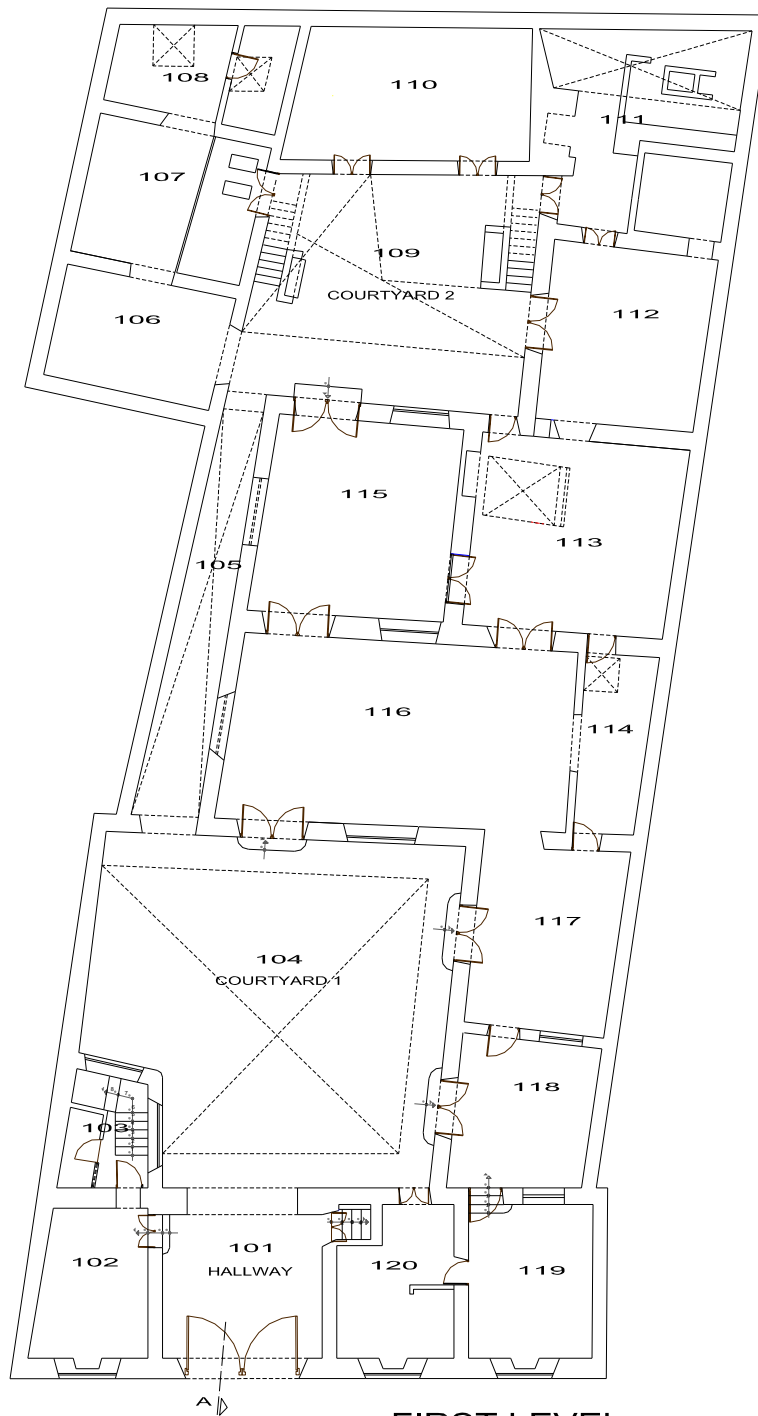
The project must deepen as far as the structural explorations. Therefore during the execution of the works were founded new and important additional works of reinforcing and conservation, which has been valorized in \$ **600 000** more.

Evidently the elaboration of these new works will have a greater cost for being executed in different stages.

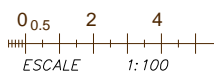
References

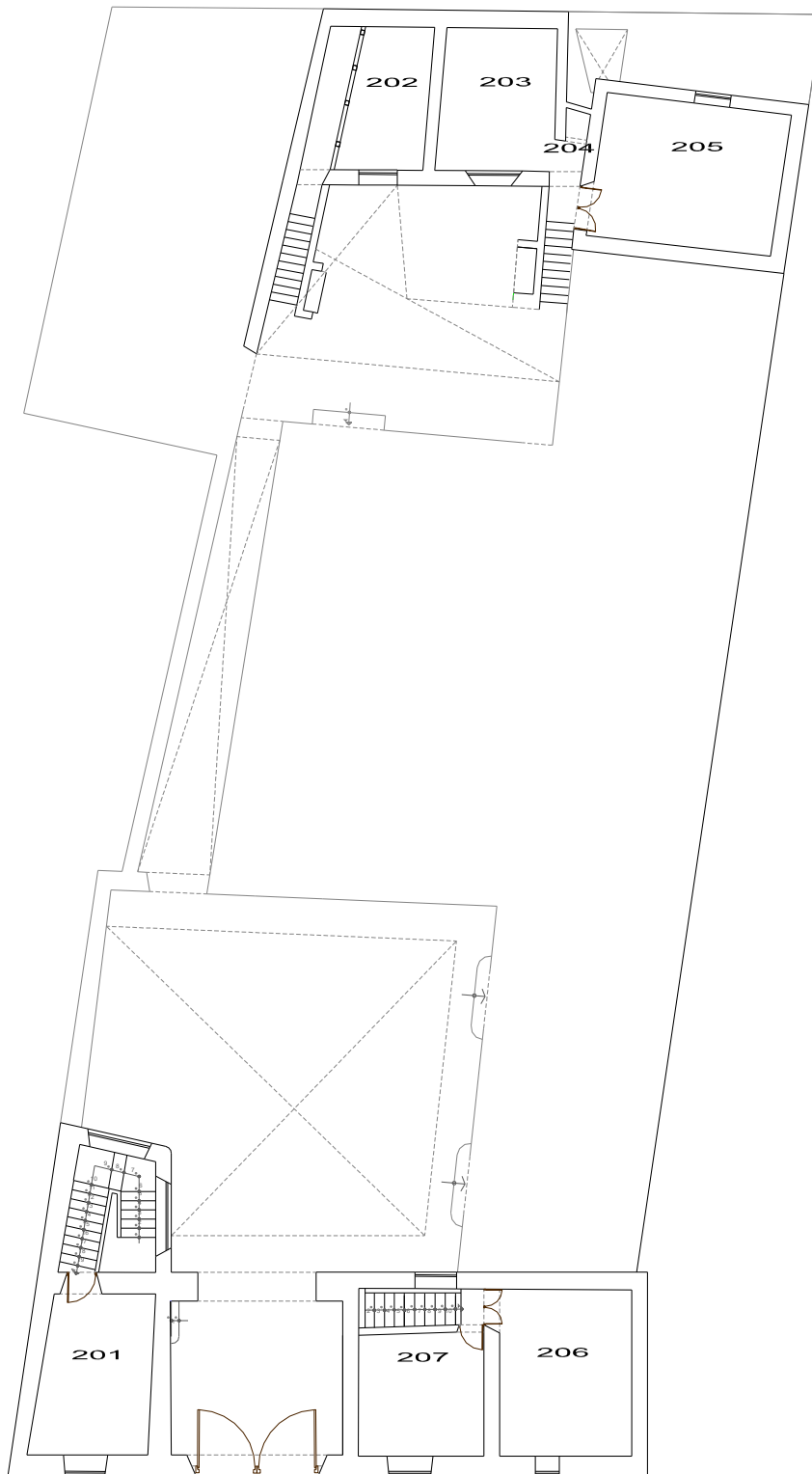
1. Raul Porras Barrenechea, Rubán Vargas Ugarte, S.J. y otros autores.
1980, Perú Virreynal
Historia General de los Peruanos
2. Arq. Rest. Augusto del Cossio, Gino de las Casas, Cons. Boris Marquez.
March, 2008
Proyecto de Puesta en Valor de la Casa de Las Trece Monedas
Estudio Diagnostico, evaluación y Propuesta de Intervención.
3. Pictures and draws.
Googleearth.

Appendix 1



FIRST LEVEL





SECOND LEVEL



