



THE PROPOSAL PROJECT

TITLE

Rehabilitation through new use of the historic building “Nun convent Santa Clara” in the historic center of Tunja (Colombia).

PLACE

Tunja, Colombia, South América.

AUHOR:

Arch (Msc). Elkin Vargas López

La Salle University, Bogotá, Colombia.

**Conservation & Management of Historic Buildings, Advanced International Training Program
2009 – 2010, Lund University - SIDA**



Abstract

The purpose of the rehabilitation of the Nun Convent "Santa Clara la Real" seeks to reactivate a part of the historic center of Tunja as a mechanism in long term to integrate and consolidate the whole historic townscape. The historic and cultural importance of the Convent for the city becomes itself in a clear referent for not only the community but also for the tourism. For that reason our main interest consists in rehabilitate and maintains the building in function to promote new uses inside. The function and uses of the convent in connection with the place identity designate the cultural use as the most appropriate. In this term the rehabilitation and maintenance of the building "the Convent" will be able to generate more people flow encouraging the tourism trough cultural activities in the historic center. The current report presents the valuation and analysis process made so far according with the chronogram. This analysis involves an urban view of the entire historic center stressing the relevance of the Convent in the urban landscape. In this order the Convent building assessment always is seen in relation with its urban context as a way to articulate it with the other urban and architectural heritage.

CONTEN TABLE

1. SUMMARY

1. Information about the building and its influence in the urban structure history of Tunja.

2. Delimitation, cultural and historic values and threats analysis.

1.2.1. Delimitation of affected area

1.2.2. Influenced area

1.2.3. Conflicts:

1.2.4. Building conservation status in terms of land uses

1.2.5. Building conservation status in terms of architectural values

1.2.6. Proposed uses for the new cultural center

2. OBJECTIVES

3. JUSTIFICATION

4. METHODOLOGY

5. EXPECTED RESULTS

BIBLIOGRAPHY

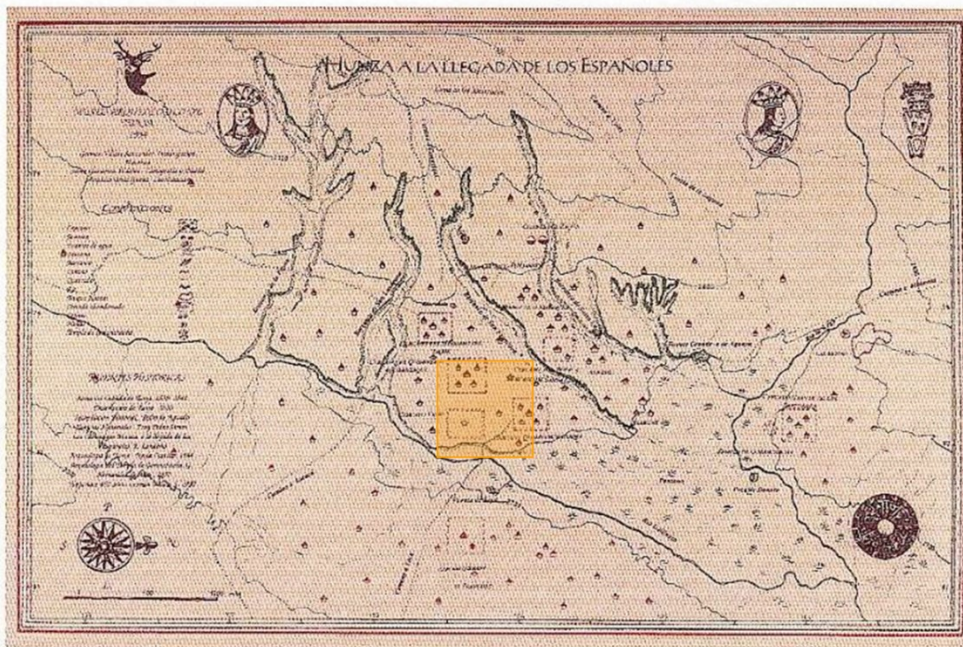
1. SUMMARY

THE "Santa Clara" nun convent, located in the historic center of Tunja city, Colombia, was the first female convent built in the "Nuevo Reino de Granada" period in the second half of XVI century. In 1562 Tunja city was the second most important and populated city in whole "Nueva Granada" with 200 houses approximately. The convent is a perfect example about the religious and convent architecture of the "Nuevo Reino de Granada", reflecting the austere and Spanish patterns brought from the old continent in the beginnings of the XVI. As a part of the religious convent was constructed a small church with only one nave and triumph arc, typical from Spanish and Mozarabic" architecture reproducing the church "Santa Clara de Moguer" in La Rábida, Spain.

The symbolic and historic building characteristics have been joined with the city history through its different uses along the time since its foundation. In this sense, the convent has been used not only as a religious building but also as a hospital and educational place. These changes in the use and function have deteriorated and altered the original condition and feature of the building consequently have not allowed consolidating this historic construction as one referent or "landmark" in the urban landscape of the city. The conservation of historic centers in Colombia was not seen as a development tool just until 1997 with the new legislation of territory planning and ordering. After the establishment of this law the historic centers in the Colombian cities should be integrated inside the urban and master plans as protected and special areas for their maintenance and integration with the rest of the city; but not only in physical aspect but also in social, economic and cultural dimensions.

1.1. Information about the building and its influence in the urban structure history of Tunja.

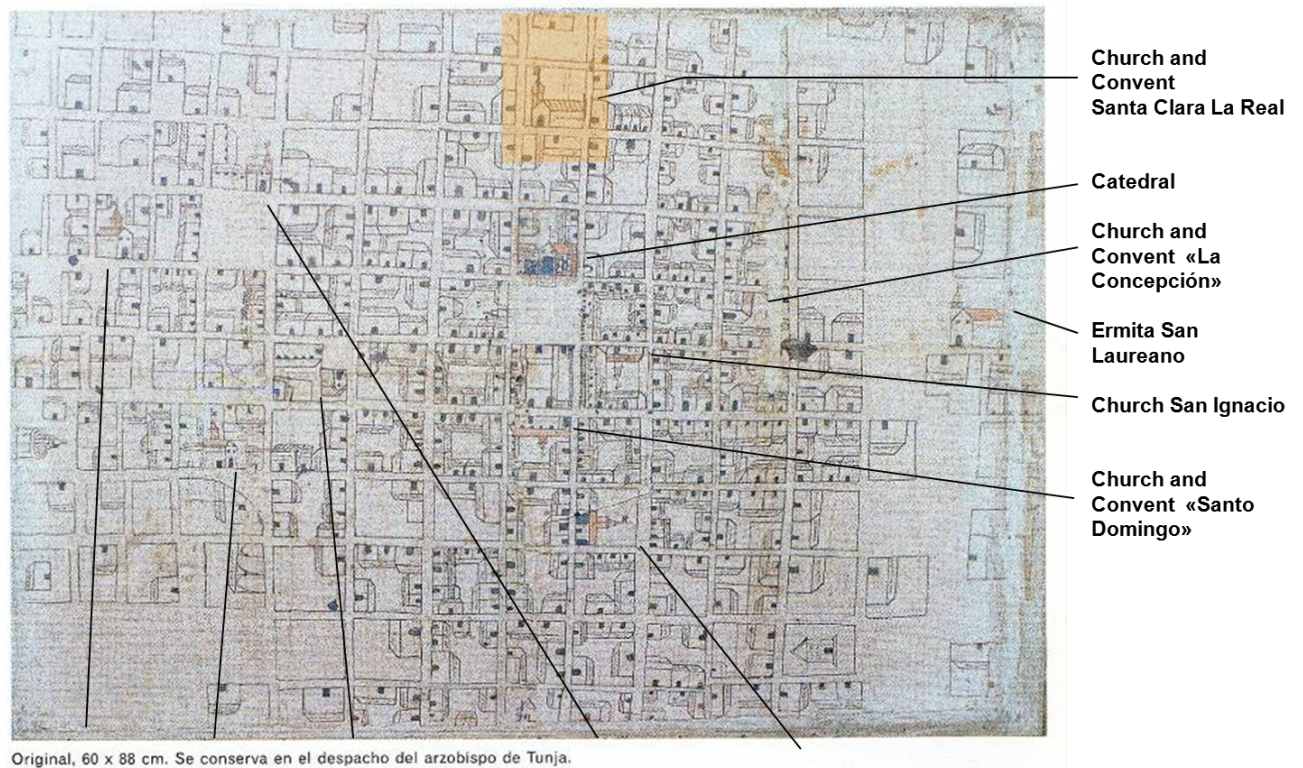
The colonial urban morphology in Tunja is one of the heritage elements in its context which is still keeping, despite the continuous transformation from the foundation period. The urban square concept is one of the most outstanding values allowing to this historic center to obtain a Declaration as National Heritage in the 1963. The main reason for this award it was because the square structure reflects the urban principles established in 1573 for Spanish kingdom intended for the foundation of new cities in America Española. (Image 1)



Original, delineado en tres colores, con orientación, escala, convenciones y fuente bibliográfica. 25 x 38 cm. Museo Arqueológico de Tunja, Universidad Pedagógica y Tecnológica de Colombia.

Image 1

Since its inception the “Claustro Santa Clara la Real” has been important in the configuration of the urban image of the city trough the way to articulate with the block at corner highlighting in the historic townscape. The building is located at west side from the city, around two hundred meters from its foundational square named “Plaza de Bolivar”. (image 2)

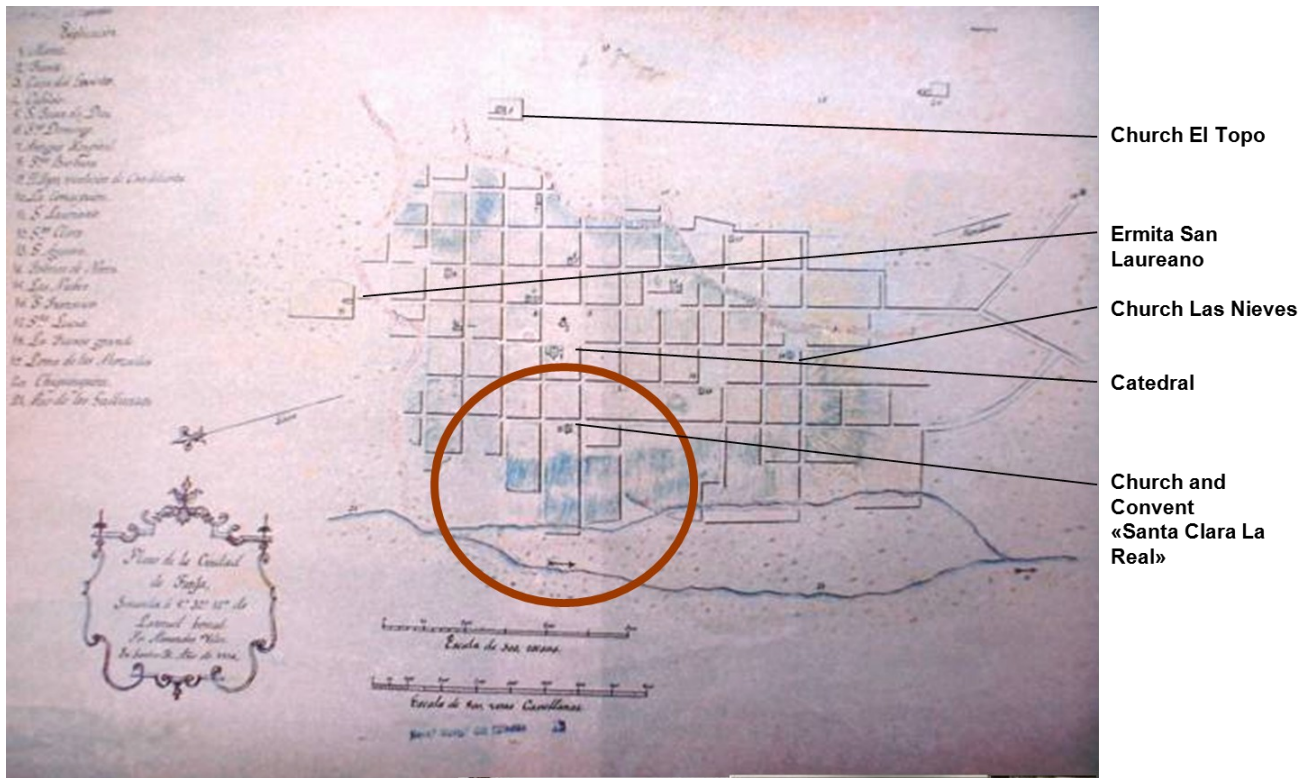


| | | | | |
|----------------------|-----------------------|-------------------------------------|-----------------------------------|--|
| Church Las Nieves | Ermita Santa Lucía | Church and convent San Francisco | Church and convent San Agustín | Church and convent San Juan de Dios |
|----------------------|-----------------------|-------------------------------------|-----------------------------------|--|

Image 2. Cartography of Tunja 1623

In this representation from the XVII century is possible to see the block, where the convent is arose although it is shown only the church Santa Clara la real with its name written on the roof. But comparing this map with the following from 1900 (image 3) it is observed that the city, even with its densification process, did not expand a lot its urban grid since its foundation to the beginning of the XX century. The Convent land property suffered additions in the back side (the “solar”) and its north façade due to new changes forced by the new uses changes required to the building. However these changes did not modified the external appearance and façade patterns.

In a later representation (image 3) is displayed a widening of the block perimeter in where is inserted the Claustro, this extension try to reach a variant of “Gallinazo river”. Along the time about the historic chronicles the tree buildings, which formed the “Convent Santa Clara”, were changing of owners. However these changes did not transform the initial urban concept. The way to split the block, inherited from the colonial period forming four land parcels for housing and one “solar” or backyard, has been still now an important landmark in the urban heritage.



Source: Archive of Servicio Geográfico del Ejército, Madrid (España) en: Cartografía Histórica de los Territorios Boyacenses Banco de la República 2003.



Image 3. Historic cartography of Tunja 1900

The air photography below (image 4) shows the complete group (Claustro, Church and old house with façade to Calle 19) configuring the block to Cr. 7. The block lengthened, by period of time had already undergone a first fragmentation due to the construction of rail track. The air photograph of 1957, image 5, shows the leveling land along the posteriorly called “Avenida oriental” of the city. This transformation leaves as result a huge fragmentation of the previously lengthened block by creating short urban strips. In the air photography of 2005, image 6, are displayed these new land totally parceled and built with low quality popular architecture. In this image is show in addition the paved vehicular way next to the block to east side (Cr. 6) which at that time created one spontaneous pedestrian way without any urban quality.

Image 4. 1939, Implantation of the



"Claustro de Santa Clara" in the Tunja historic transformation in the twentieth century

Image 5. 1957, Source: IGAC.



Image 6. 2005 Source: IGAC



Currently a set of houses were built next to the Convent block by configuring an improper border for the historic sector and this is the face that the city show to who those cross the area¹. On the opposite way the buildings and streets, located at west border from the block, reflect centuries of history and the relation between open spaces and the building scale.

1.2. Delimitation, cultural and historic values and threats analysis.

1.2.1. Delimitation of affected area

The historic building is located as it mentioned before, in the east border of the historic core of the colonial city like it is shown in the image 6. The building presents uniform urban values displayed trough their profiles, their architectural language and the managing of material, textures and finishing belong to traditional architecture of the Tunja historic center.

For doing this valuation we have avoided at much as possible to talk about “originality” and we have rather used the concept of “palimpsest”², because the building has been linked to several historic periods. However, we consider that regardless the below value given, the fact that its façades are kept as configuring elements of the block. To carry out this assessment, we have avoided the most

¹ Related to testimonies from the “Oficina de Planeacion municipal”, a lot of these houses were built without permit and currently are used to increase their high; the above describe might be the object of a most precise study about the feasibility of the urban operation to recover the sector.

talk of 'originality' and instead we have sought out the approach of the "palimpsest"³ because the building reflects several historic periods. The image 7 shows also the set of facades formed one of the borders to the historic center. By one hand the "Claustro" helps to shape clearly the 7 Street corner and 20 street, despite the modifications the building structure has had on 20 Street. The building has kept their frontages, their heights and finally also its architectural style with "claustro" or center square "patio" and "solar" or backyard.

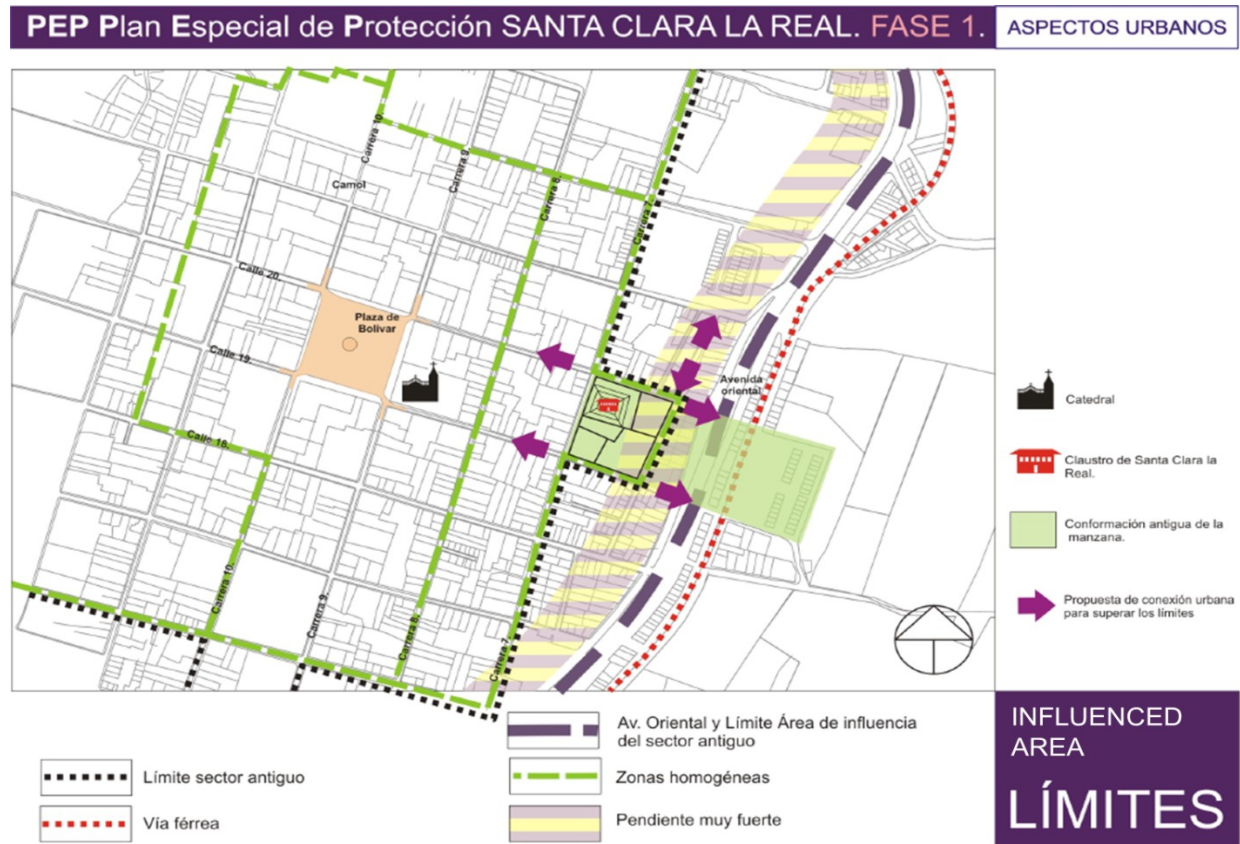


Image 7. Influenced area and boundaries.

² A **palimpsest** is a manuscript page from a scroll or book that has been scraped off and used again. The word "palimpsest" comes through Latin from Greek and meant "scraped (clean and used) again." Romans wrote on wax-coated tablets that could be smoothed and reused, and a passing use of the rather bookish term "palimpsest" by Cicero seems to refer to this practice. The term has come to be used in similar context in a variety of disciplines, notably architectural archaeology. Source: <http://en.wikipedia.org>

³ In the Work "Palimpsesto urbano" (Gravano, 1996), we try to show through what way the distinctions inside the synchronic image are also the result of diachronic grid and overlap of the images about the city, which we are going to denominate since now: Palimpsest of fragment inclusion.

1.2.2. Influenced area

The green area shows the firstly configuration of the block, and the purple arrows are indicating the urban connection proposal to integrate their borders. The green line represents the homogeneous zones in terms of aspects in common like history, architecture etc. The black point line indicates the border of the historic center and the red one show the rail way mentioned before. Moreover, the back yard of the built land by the “solar” is a part of one block centers. The location of the block on the upper side of the area makes possible to have an important visual relation with the urban landscape. The topography can help to show the Convent as a real mark land in the city reinforcing its symbolism.

Regarding to the influence area the urban law define a peripheral belt around two hundred meters involving all the buildings there. The “Claustro” should be seen in permanent relation to the main square “Plaza de Bolivar” of Tunja and the others historic buildings in the center. In addition, the high location because the topography makes possible to see the fragmentation left to the east due to the lineal transformation in the sector. By the way, the bad condition of the influenced area is putting in risk the conservation of the Convent thus a proper and accurate intervention in a city scale could be, instead, a guaranty for its entire conservation and use by the community.

1.2.3. Conflicts:

In the conflict Plane, image 8, is shown how the “solar” or back yard house is functioning now as a gas station because the current use of this space is for parking and mechanical workshops for official’s vehicles of the municipality. It is possible to see, in addition, the unstable line of slopes generating continuously a menace. In this order the local government has invested considerable money to avoid the collapse of the houses located there. The local planning office in Tunja classifies in a general way the zones in the city depending of the risk level and urban qualities themselves. These charts remark the necessity of intervene the immediate context of the Convent to ensure its conservation.



Image 8. Conflicts in terms of urban uses

1.2.4. Building conservation status in terms of land uses.

The image 9 shows in the left sketch the current situation of land uses; the land uses predicted for the master plan rules corresponding to the current special normative for the historic center. In this case it is related to the blocks inside the historic center border line; from this normative we can stress the following:

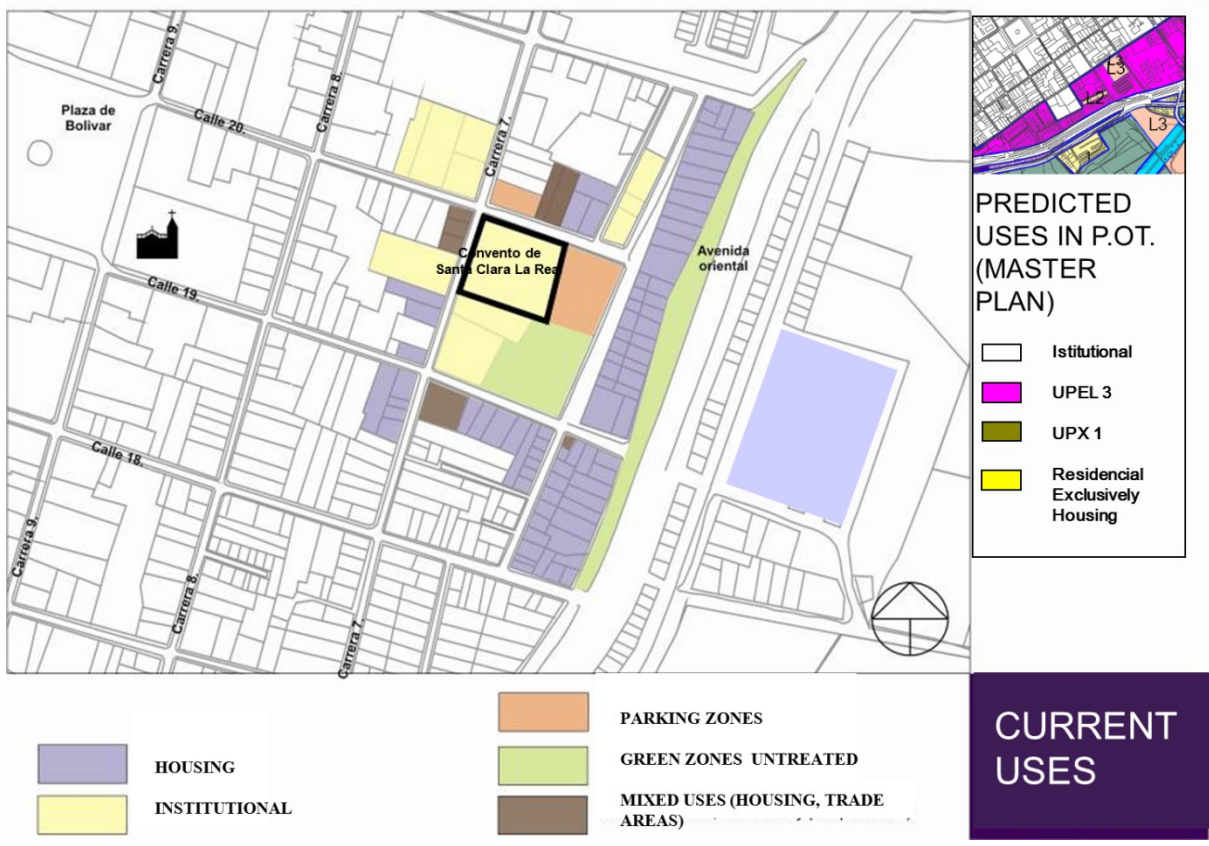











Image 9, Land uses analysis



1.2.5. Building conservation status in terms of architectural values

For explaining the methodology used to asset the historic building the valuation information is presented trough the followings charts where are shown the main characteristics in terms of aesthetic values, symbolic, institutional and social – cultural values.

| VALUATION CHART 1 | | BUILDING <input type="checkbox"/> | MOVABLE GOOD <input type="checkbox"/> |
|--|--|-----------------------------------|---------------------------------------|
| VALUATION OF HISTORIC BUILDING | | DETAILED PICTURE | |
| VALUATION CRITERIA | | | |
| <p>Para la cualificación de este inmueble se optó por una metodología que se desarrolla inicialmente con un levantamiento arquitectónico y poder dar la valoración y clasificación de la edificación teniendo como guía el Manual de Bienes Culturales del Ministerio de Cultura, Dirección de Patrimonio.</p> <p>Esta valoración se hizo bajo tres condiciones que corresponden a:</p> <p>Valor Histórico: El inmueble se relaciona frente a eventos socioeconómicos, políticos de la ciudad, región y país; como también las diferentes clases de sistema constructivos, las fotos muestran por los sistemas constructivos y materiales las diversas épocas de intervención.</p> <p>Fotos 7, 8, 9</p> <ul style="list-style-type: none"> * Pisos Republicanos (adaptados) * Pies derechos época diferente al Siglo XVI * La unión de columnas talladas que dan origen a la dirección de las crujías iniciales (Siglo XVI) |  <p>Photo No. 7</p>  <p>Photo No. 8</p>  <p>Photo No. 9</p> | | |

| VALUATION CHART 2 | | BUILDING | MOVABLE GOOD |
|--|--|---|---------------------|
| VALUATION OF HISTORIC BUILDING | | DETAILED PICTURE | |
| VALUATION CRITERIA | | | |
| <p>La Foto No. 10 muestra una época diferente a la inicial Siglo XVI en su galería occidental. Segundo piso donde su arcada es sustituida por un sistema estructural de pies derechos</p> <p>Su correspondencia en lo relacionado al remate de la cubierta por medio de canes sobre solera.</p> <p>La Foto No. 12 muestra el contraste del sistema de la cubierta con los pisos republicanos y una carpintería de madera diferente a la inicial.</p> | |  <p>Photo No. 10</p>  <p>Photo No. 11</p>  <p>Photo No. 12</p> | |

| VALUATION CHART 3 | | BUILDING | MOVABLE GOOD |
|--|--|--|--------------|
| VALUATION OF HISTORIC BUILDING | | | |
| VALUATION CRITERIA | | | |
| <p>AESTHETIC VALUE:</p> <p>Foto No. 13: contempla a la proyección de la cubierta para formar la galería oriental; se destaca su proporción y la correspondencia entre espacios construidos y espacios libres como el Patio Central.</p> <p>Foto No. 14: Corrobora la existencia de pintura mural (proceso de calas) que como expresión pictórica ayuda al concepto del valor estético del inmueble.</p> | |  <p>Photo No. 13</p> | |
| | |  <p>Photo No. 14</p> | |
| | |  <p>Photo No. 15</p> | |

| VALUATION CHART 3 | | BUILDING | MOVABLE GOOD |
|--|--|---|---------------------|
| VALUATION OF HISTORIC BUILDING | | DETAILED PICTURE | |
| VALUATION CRITERIA | |  <p>Photo No. 16</p>  | |
| <p>SYMBOLIC VALUE: Se tiene en cuenta el valor histórico, valor estético y la aceptación por parte de la comunidad respecto al inmueble. Esta aceptación se puede sintetizar en:S</p> | | | |
| <p>INSTITUTIONAL VALUE: El edificio se adaptó a espacios característicos institucionales como Colegios y Hospitales, los cuales fueron aceptados por la comunidad</p> | | | |
| <p>SOCIO - CULTURAL VALUE: Importancia edilicia durante el proceso de implementación, desarrollo y consolidación de la ciudad de Tunja.</p> | | | |

VALUATION CHART 4

BUILDING

MOVABLE GOOD

VALUATION OF HISTORIC BUILDING

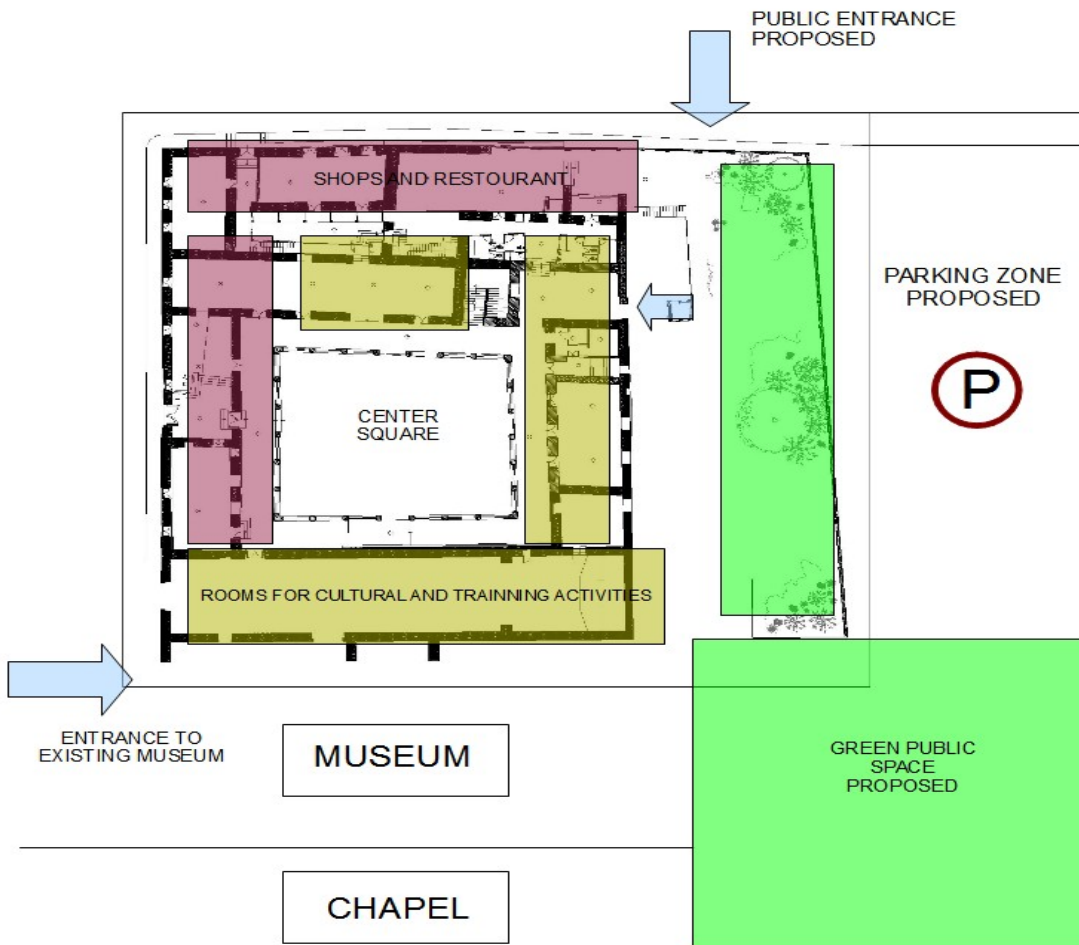
VALUATION CRITERIA

The Photo No. 18 shows the jail perspective of Sor Josefa del Castillo y Guevara; this space is not related with the convent but reflect the symbol of one of the rooms belong to him, the same who influence the Colombian literature and commonly related for the people as symbol of the colombian literature.

DETAILED PICTURE



1.2.7. Proposed uses for the new cultural center



2. OBJECTIVES

The general objective of the project is to rehabilitate the current historic building “Santa Clara” and its surrounding by one new use, and integrating the local community in the preservation and appropriation of the heritage as economic resource for local development.

The proposed new use for the “Santa Clara” convent will be cultural. The main reasons are basically due to the character of the historic center as a cultural space and the quantitative and qualitative deficit of such places in the city. In addition, with the purpose of meet the overall objective the followings specific objectives are formulated:

- . Recuperate the physical condition of the convent by the conservation and maintenance of its building (facades, structure, floors, roof)
- . Adapt and incorporate a new cultural use for the convent as one historic building. The new use of the convent will be a Cultural center.
- . Incorporate the local community not only in the maintenance process but also in the new economic and cultural activities generated by the cultural center.
- . Articulate the historic building with its contiguous urban context by creating and adapting proper public urban space.

3. JUSTIFICATION

As mentioned above, it was just after 1997 with the creation of special law that the historic centers in Colombian cities were considered as an important chapter in the urban planning. Even more, the urban legislation encourage not only the conservation or maintenance of these areas but also the integration with the other city activating new social dynamics and economic activities.

The cultural heritage should be seen in these days as a resource in urban development and consequently a resource for social development. In this sense, to find a generally accepted formula describing the connection between heritage (as a general concept which involve not only the historic buildings but also all the cultural expression and values from any place and community) and economic growth is not simple. Those who control the economic assets awesomely set the conditions and concepts in this field. But something of a redefinition is obstructing. The idea that traditionalism promotes economic growth is being replaced but the concept of diversity. We can consequently see a growing awareness and admittance of the positive role of heritage for economic growth. It is a challenge for the heritage sector to link assets derived from heritage to make attractive the economic interests. These mutual interests might be:

- The value of heritage as a common good

- The economic value tied up in real estate and the urban fabric
- The heritage industry; tourism and related business.

According with these approaches we can infer that cultural heritage is fundamentally an economic asset, a kind of infrastructure or common good. Moreover, the heritage values become a trademark for the whole city (which in this case is represented for the historic buildings). This cultural value is clearly related to economic value. In these terms the heritage industry contributes considerably to economic growth and has a great potential to create new jobs in related sector. There is need for better transport, accommodation, restaurants etc. the heritage tourist is a good consumer.

4. METHODOLOGY

The methodology consists in brief in four phases. The first one is the valuation of the building and the elaboration of all the preliminary studies. In this sense, the first part of the report summarized the most relevant aspects as result of the place – building analysis and valuation made so far. In the analysis and valuation process were used methodologies fueled for the concepts and some valuation methods acquired by the course in Conservation of historic buildings in Lund University through SIDA support. Secondly, the implementation process, it means the reconstruction or conservation works, according with the results of the previous plan and design, so this phase implies the finishing of the valuation and analysis task. The third phase is a complementary merchandising activity for promoting and showing the new place. Finally the last phase consists in monitoring and evaluation process. The duration of the project is formulated for 18 months since the beginning of valuation process.

According with the first phase about the valuation and analysis plan, the charts and formats used for getting and collecting information are added as annexes in the present report with a logic structure for ordering and classify the information.

At the same time the planning process should be articulated with the development and master plan from the city (Tunja), especially in the economic and social components. The idea is to rehabilitate the historic building taking into account important and specific data in economic, demographic and cultural terms.

6. EXPECTED RESULTS

The project results are summarized as follows:

- Impact in the targets groups: Mainly local communities; because restored physical urban structures – renewal of street square and creating pedestrian zone – will provide certain dynamism and will generate more vibrant public space, which will become a trigger for small scale trade and similar business activities for locals. Craftsmen workers; the idea is promote learning of traditional constructive techniques addressed to unemployed local people.
- Concrete results: number of workers needed for the rehabilitation and all the construction works and number of employees needed to work in the cultural center once it is finished and open to public. Number of new employees generated around the rehabilitated place (indirect employees).
- Local economy development: as it was mentioned before, the local economy development in this case is addressed to the tourism, that means that we conceived the cultural and heritage conservation as a tool or mechanism for improve the economic, social and cultural factors of the local people by using the tourism as the instrument.
- Urban improvements: in terms of conservation of urban heritage trough the Convent intervention for rehabilitate its material structure and use at the same time. The interest is not focused only in the immediate context, but also it pretend to use the Convent building rehabilitation also to articulate its block with the main square “Plaza de Bolivar” creating a more compact historic townscape. The idea is once the Convent rehabilitation is finished, the urban and architectonical appearance of both, the building and the place, encourage the construction rehabilitation or in other cases the renewal of some deteriorate buildings as old houses and commercial buildings in lowly conditions.

BIBLIOGRAPHY

- DEPARTAMENTAL AGREEMENT No 9. December 12, 1907. About administration of municipal Hospital in Tunja.
- ACUÑA, Luis Alberto. Boyacá art faces. Boyaca History Academy. Tunja, 1984.
- APRILE-GNISET, Jacques. The Colombian city. Universidad del Valle. Cali. 1997.
- ARBELAEZ, Carlos y SEBASTIAN Santiago. "The arts in Colombia" In Historia Extensa de Colombia Vol. XX T. IV. Bogotá, Colombian History Academy. 1975.
- AVELLANEDA NAVAS, José Ignacio. The Gonzalo Jiménez de Quesada expedition to the south sea, and the creation of "Nuevo Reino de Granada". Banco de la República, Bogotá, 1995, p. 327
- CORRADINE Angulo, Alberto. Tunja architecture, Academia Boyacense de Historia, Sena, Bogotá, 1990.
- DAZA Gloria Inés. Colonial heritage IV. Tunja. Fondo Cultural Cafetero: Litografía ARCO. Bogotá. 1974.
- DÍAZ, Díaz, Fernando. La Desamortización de bienes eclesiásticos en Boyacá. UPTC, Tunja, 1977.
- EL BOYACENSE, Tunja, 25 may, 1892, year VI, No. 379.
- REPORTS TO "PRESIDENTE DEL ESTADO SOBERANO DE BOYACÁ". Tunja. 1875. Segundo Informe Anual de la Junta General de Beneficencia. 1875.
- REPORTS TO "PRESIDENTE DEL ESTADO SOBERANO DE BOYACÁ", 1877.
- LOZANO, Carlos, RESTREPO, Daniel. Religious Architectural restoration of church Santa Clara la Real, Tunja, Boyacá. In Magazine Escala Bogotá, 1988.
- MARTÍNEZ ZULAICA, Antonio. Boyacense art religion from colonial centuries XVI-XVII-XVIII. Tunja.1977.
- MONASTOQUE, Valero, Jorge, The major church in Santiago de Tunja 1539-1984. Caja Popular Cooperativa. Tunja. 1984.
- CLARISAS NUN ORGANIZATION. Webpage of San Francisco de Asís y los Franciscanos. In: <http://www.fratefrancesco.org/clara/65.clar.htm>
- PORRAS COLLANTES, Ernesto, Colonial Chronicle of Tunja and its province. Boyacá History Academy. Tunja, 2006.
- RUBIO, Ozías S. y BRICEÑO, Manuel. Tunja from its foundation to the present time. Imprenta Eléctrica, Bogotá, 1909.

- RUEDA MENDEZ, David, Introduction to black slavery history in Tunja province, century XVIII. Nuevas Lecturas de Historia No 6. Magíster en Historia UPTC. Tunja, 1989.
- SOR MARÍA ANTONIA DEL NIÑO DIOS, O.S.C. Brief history of the Convent Santa Clara La Real de Tunja. Repertorio Boyacense Nos. 274-275, Tunja, Enero-junio 1973.
- TORRES LONDOÑO, Patricia. Castillo y Guevara, Francisca Josefa de. Edición en la biblioteca virtual: 2004-12-06 Publicado: Biblioteca Virtual del Banco de la República.
- TORRES UMAÑA, Calixto. The independence centenary of Tunja, 1813.1913. Imprenta Oficial, Tunja 1913.

