

# San Pedro de Carabayllo

Harmonious development in a XVI century village in Peru



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## 1 Urban Sector Review

### 1.1 Basic General Data

#### Geography and Administration

**San Pedro de Carabayllo** is an old “*Reducción Indígena*” (Indian village) founded in 1571. It is placed in **Carabayllo District**, one of the 8 districts of the northern part of Lima called **Lima Norte** (formerly called Cono Norte de Lima), in **Lima Metropolitana**(43 districts)

Place	Area (Km2.)	Inhabitants (2007)	Density (hab./km2)	%
San Pedro de Carabayllo	0.2 circa			
Carabayllo District	346,68	213 386	615	2,51
Lima Norte	856,67	2 083 583	2 432	24,60
Lima Metropolitana	2 817,30	8 482 619	3 011	100,00

In administrative terms, San Pedro de Carabayllo is a little community under the authority of the Mayor of Carabayllo District. This study intends to analyze the old Indian Village in the context of Carabayllo District and Lima Norte.

## Demography and Health

Lima Metropolitana, Lima Norte and Carabayllo District show a fast growing in the last 50 years.

**DEMOGRAPHICAL GROWING in Lima Metropolitana, Lima Norte and Carabayllo District from 1940 to 2007**

Province District	Surface Km <sup>2</sup>	Census						Density
		1940	1961	1972	1981	1993	2007	
<b>Lima Metropolitana</b>	<b>2 817.38</b>	<b>647 112</b>	<b>1 847 871</b>	<b>3 304 495</b>	<b>4 609 991</b>	<b>6 347 849</b>	<b>8 482 619</b>	<b>3,011</b>
<b>Lima Norte</b>	<b>856.67</b>	<b>15 861</b>	<b>151 482</b>	<b>566 293</b>	<b>921 296</b>	<b>1 429 755</b>	<b>2 083 583</b>	<b>2,432</b>
<b>Carabayllo</b>	<b>346.88</b>	<b>11 931</b>	<b>42 270</b>	<b>27 847</b>	<b>52 800</b>	<b>106 543</b>	<b>213 386</b>	<b>615</b>
Ancón	298.64	1 386	3 802	5 581	8 425	19 695	33 367	112
Comas	48.75			173 101	283 079	404 352	486 977	9,989
Independencia	14.56			109 873	137 722	183 927	207 647	14,261
Los Olivos	18.25					228 143	318 140	17,432
Puente Piedra	71.18	2 544	8 370	18 861	33 922	102 808	233 602	3,282
San Martín de Porres	36.91		97 040	230 813	404 856	380 384	579 561	15,702
Santa Rosa	21.50			217	492	3 903	10 903	507

SOURCE: Instituto Nacional de Estadística e Informática -Censos Nacionales de Población 1940, 1961, 1972, 1981, 1993, 2005, 2007

ELABORACIÓN: OSEL Lima Norte

**HUMAN DEVELOPMENT in Lima Metropolitana, Lima Norte and Carabayllo District in 2007**

Province District	Human Development		Life Expectancy		Literacy		Schooling		Educational Success	
	HD	rank	years	rank	%	rank	%	rank	%	rank
<b>Lima Metropolitana</b>	<b>0.7033</b>	<b>1</b>	<b>75.8</b>	<b>1</b>	97.5	<b>1</b>	89.2	<b>6</b>	94.7	<b>1</b>
<b>Carabayllo</b>	<b>0.6868</b>	<b>45</b>	<b>75.6</b>	<b>35</b>	<b>96.7</b>	<b>118</b>	<b>89.2</b>	<b>569</b>	<b>94.2</b>	<b>122</b>
Lima	0.7265	18	76.1	25	98.4	31	87.6	760	94.8	83
Ancón	0.6763	69	75.0	49	97.2	86	91.1	328	95.1	64
Comas	0.6987	32	76.3	21	97.4	69	89.6	524	94.8	82
Independencia	0.6995	30	76.4	19	96.2	158	89.6	525	94.0	140
Los Olivos	0.7061	26	76.6	11	98.6	27	90.3	434	95.8	37
Puente Piedra	0.6726	75	75.2	44	96.4	141	88.7	646	93.8	155
San Martín de Porres	0.7090	24	76.2	22	98.5	28	89.9	491	95.6	40
Santa Rosa	0.6825	54	74.9	52	98.0	49	92.9	132	96.3	27

## Economy

**FAMILY INCOME per capita in Lima Metropolitana, Lima Norte and Carabayllo District in 2007**

Province District	Familiar Income per person	
	Soles a Month	Rank
<b>Lima Metropolitana</b>	<b>987,7</b>	<b>1</b>
<b>Carabayllo</b>	<b>602,2</b>	<b>57</b>
Ancón	540,0	150
Comas	639,6	41
Independencia	658,8	34
Los Olivos	655,6	36
Puente Piedra	537,9	158
San Martín de Porres	689,0	28
Santa Rosa	557,5	111

## 1.2 Urban Facts and Figures on Conservation & Management of Historic Buildings

Lima Metropolitana is one of the richest places in Peru on built heritage. Its historic centre has been registered as World Heritage by the UNESCO in 1988; there are some other little historic centres (Pueblo Libre, Surco, Barranco), hundreds of historic buildings outside the historic centre, and more than 200 archaeological sites. Lima Norte has more than 80 archaeological sites and nearly 10 historic buildings from Viceroyalty and Republican times, mainly old farm houses and little churches. Carabayllo District has dozens of archaeological sites, including some of the oldest in Peru, like the one of “Chivateros”, with lithic remains older than 10000 years. San Pedro de Carabayllo is the historic centre of Carabayllo District and Lima Norte. It is in their origins. The oldest building in use in Lima Norte is San Pedro de Carabayllo Church.

## 1.3 Policy

As we can see in the statistics, population in Lima Metropolitana has been growing very fast during the last 70 years. Population in Lima Norte has grown a bit slower. Carabayllo District has grown a bit far from the old Indian Village. But in the last ten years, anyway, urbanization is arriving also to the surroundings of the old village, destroying the landscape and promoting a particular sense of “modernity” in the place, usually destroying the traditional houses to make modern ones. All the other most significant Indian villages from XVI-XVIII centuries in Lima (Lurigancho, Ate, Surco, Magdalena, Pachacamac and Lurin) have already been integrated to the “modern” Lima Metropolitana. San Pedro de Carabayllo is the only one that has survived until our days in its natural environment and it is the last one that could be well preserved. The commitment of this work, according to the current responsibilities and interest of our institution, is to promote the harmonious development of such a unique historic rural centre, preserving its historical roots and soul, exploring the way in which the heritage (natural and cultural, immaterial and material) can contribute and to be the motor for the development of the place and its sustainability.

## 1.4 Actors and their Roles

Main actors are San Pedro de Carabayllo inhabitants. They are the main beneficiaries and also they should be the main agents for the preservation of the village. Other two actors are the Municipality, giving the necessary administrative support, and the Committee led by the Universidad Católica Sedes Sapientiae, as the main private promoter of the project.

## 2 Organisation

OSEL *Observatorio Socio Económico Laboral de Lima Norte* (Social, Economic and Labour Observatory in North Lima) is an institution inside the Universidad Católica Sedes Sapientiae, devoted to the production and dissemination of official statistical information regarding districts in Lima Norte, to contribute in the process of better making decisions of local actors searching to improve local development. Currently it not only produces information, but it gives support to local actors in the *proceso de presupuesto participativo* (process for the participative budgeting) and the *plan de desarrollo concertado* (agreed development plan). It currently works directly with the districts of Comas, Puente Piedra, Independencia, Los Olivos, San Martín de Porres y Carabayllo, plus Ventanilla, next to Lima Norte. OSEL has had the support of entities like the European Community and the Comunidad de Madrid. Nowadays one of the OSEL`s tasks is to participate in the formulation of the Preservation Plan for the old Indian Village of San Pedro de Carabayllo.

## 3 Urban Problem

The old Indigenous Villa of San Pedro de Carabayllo, created in the XVI century is in the origins of Lima Norte and it is the best preserved XVI century rural village in all Lima Metropolitana. Other villages like this have already been integrated to the modern city transforming their original buildings and the environment. Nowadays the surroundings of San Pedro de Carabayllo are threatened to be sold to build new houses, the natural landscape is in danger of extinction and houses in the old historic village are endangered to be transformed.

The idea is to propose a project to do a Conservation and Management Plan for the old Indian Village of San Pedro de Carabayllo that allows integrating modernity and tradition without destroying no the cultural neither the natural heritage. In the opposite, the proposal is to do a participative plan including as the main actors local people, offering training opportunities for them, and doing of the cultural and natural heritage a resource for local development.

Some of the activities include the inventory of the abilities of local population, inventory of cultural and natural heritage, the restoration of the main buildings and the creation of training opportunities regarding the existing built heritage.

All the project should be assume as a cultural project for development, it means, a project that other than allow the recuperation of such an important part of the National Heritage, allows local people to improve their quality of life

## 4 Proposal for Change and Improvement

### 4.1 SWOT Analysis

#### Strengths:

- San Pedro de Carabaylo(SPdC) is the best preserved village (out of six) created in the Valley of Lima in XVI century and the only one that has survived in a rural environment
- SPdC has a very important and authentic cultural heritage, both material and non material.
- Natural heritage in SPdC is a valuable resource
- Inhabitants in SPdC are proud of their roots, their place, and their traditions. They are able to participate in any project in benefit of SPdC
- There is an institution, the Universidad Catolica Sedes Sapientiae UCSS(*Catholic University Sedes Sapientiae*) with the necessary skills and willingness to lead and undertake the project

#### Weaknesses:

- Local people do not have much economical resources to invest in the recuperation of SPdC
- SPdC is not far from Lima but it is not well connected by road to the modern part of the city

#### Opportunities:

- It is possible to apply to some institutions for economic support for the project
- Carabaylo is the nearest rural part to the center of Lima
- National and international tourism is growing fast in Peru
- SPdC is the oldest village in Lima Norte, a place with more than 2 000 000 inhabitants
- Consciousness of people about conservation of cultural heritage is increasing

#### Threats:

- Bad understanding of sense of modernity in members of the community of SPdC could make them transform their houses and the village doing them to lose their authenticity
- Uncontrolled growing of Metropolitan Lima and speculation of land could transform rural area in a non well organised urban area and could destroy landscape
- People prejudices relating traditional constructive systems Adobe (mudbrick) and quincha are not considered as “noble” materials as brick, cement and glass
- Political issues out of the control of the organisation

## 4.2. Proposal of Change and Improvement

In order to get the commitment of this work, that is to promote the harmonious development of San Pedro de Carabayllo, preserving its historical roots and soul, the promoter and responsible of the project, the Catholic University Sedes Sapientiae, has established the next principles:

- Strong participation of local community
- Cultural heritage as a tool for development and sustainability
- Capacity building opportunities for local and non local people in as much levels as possible

The steps in short (one year) and long term (five years) are:

- 2009: Preparation of the project and searching of economic resources
- 2010-2014: Implementation of the project

## Summary Project Outlines

A first draft of the proposed activities for the project includes:

### Gathered of relevant data

1. Census of population in SPdC and surroundings
2. Inventory of the capacities and skills of local people in SPdC and surroundings
3. Inventory of the cultural and natural heritage in SPdC and surroundings
4. Inventory of the land-tenants and their land properties in the village and surroundings

### Restoration Project

5. Delimitation of a historic area of SPdC to be proposed to the authorities to be officially registered as national heritage and to be officially protected
6. Restoration Project for the village o San Pedro de Carabayllo including next topics:
  - a. Historical research of the building
  - b. Photographical documentation of the building
  - c. Current and complete architectural drawings including details of masonry, stucco and wooden work
  - d. Archaeological surveys
  - e. Research and testing for appropriate conservation techniques
  - f. Comprehensive Management and Conservation Plan:
    - Historical and Archaeological Background
    - Building Pathology and Condition Assessment
    - Building Diagnosis
    - Statement of Significance
    - Management Plan
      - Objectives
      - Architectural project

- Architectural drawings:
  - Detailed conservation recommendations and specification
  - Plan Structural Project
    - Structural plan drawings
    - Structural specifications and recommendations.
  - Electrical Installations Plan
    - Electrical Installations plan drawings
    - Electrical Installations specifications and recommendations
- g. Budget estimates

### Capacity building opportunities

7. Capacity building in agricultural activities, to improve the work in the countryside, promote development of more productive products y to develop the traditional ‘huertas‘, pieces of land inside the houses devoted to the cultivation of plants and fruit trees
8. Capacity building opportunities for people in SPdC and surroundings in topics relating tourism, service to the client, as well as history and art
9. Capacity building opportunities to children, young people, women, men and elder people in productive activities relating crafts linked with the restoration of the village
10. Capacity buildings and new job opportunities for people that currently is working in dangerous activities or threatening the place Part of the soil of the countryside is sell to do bricks, cancelling any agricultural possibilities in future and destroying the landscape
11. Capacity building to local people for the organization of “pymes”(medium and short industries) and cooperatives, according with the communitarian tradition of the place
12. Capacity building in production of objects than can take a “DOC”(Controlled Origin Denomination) for SPdC First proposal is fabrication of instruments for music
13. Capacity building on restoration techniques of cultural heritage: painting, sculpture and traditional techniques of building

### Services and new infrastructure

14. Creation of a little school on preservation of pieces of art, mainly painting and wooden sculpture This will be addressed mainly to young people and woman in SPdC
15. Legal support to local population in order to have their poperties legally registered
16. Improve the quality of the social refectory There is a “Comedor Popular” in the main square of SPdC The proposal is to give training to the women in aspects like gastronomy service, health, and to improve the local in order to transform the public refectory in a kind of restaurant that could also provide high quality gastronomic services to tourist

17. Creation, promotion and development of a little school of music for local young people. It includes a chorus with the Schola Cantorum and a Chapel of Musicians (according to the traditions from XVI century in these villages). Singing and playing musical instruments like violin and piano is considered a strong tool for education and development.

#### Communication activities

18. Promotion of creation of the Cultural District of San Pedro de Carabayllo
19. Communication activities inside the village and outside in order to promote the project
20. Marketing strategies to promote the village of SPdC as cultural and ecologic district

## 5 Personal Action Plan

In order to promote and implement this proposal, I intend to do:

- 1 . Dissemination at institutional and academic level and in the media of the information I have collected and about what I have learnt in WUF4
- 2 . Promote the creation of the Advisor Committee, the Steering Committee and the Project Management Unit for the Project of Conservation of San Pedro de Carabayllo. I intend to be a member of the steering committee and/or Project Management Unit
- 3 . Close work with several bodies inside the promoter organisation (UCSS) , mainly with the CEPAC (Center for Promotion and Development of Cultural Heritage) and the office of projects, in order to search the economic resources
- 4 . Closer work with the local population in San Pedro de Carabayllo
- 5 . Closer work with media, in order to promote the project and the cultural and historic richness of San Pedro de Carabayllo
- 6 . Dissemination, in academic and institutional areas (at local, national and –when possible- international level) of the proposal for San Pedro de Carabayllo



# Images



Image 1. PERU



Image 2: Carabaylo District in Lima Metropolitana

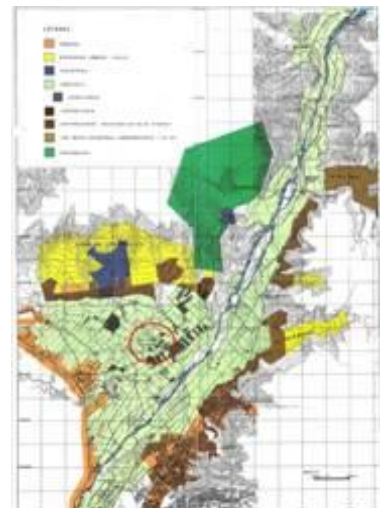


Image 3: Chillón River Valley and San Pedro de Carabaylo village

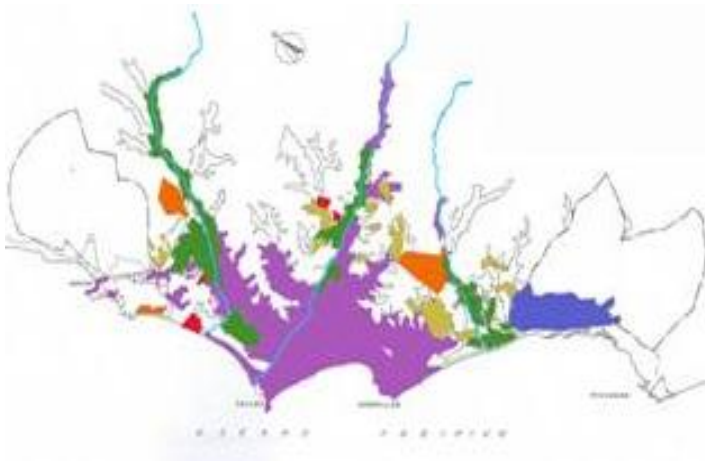


Image 4: Carabaylo area is rural yet, devoted to the agriculture



Image 5. Aerial View of San Pedro



Image 6: Old map showing San Pedro de Carabaylo



Image 7: Main Square in San Pedro de Carabaylo

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