

Conservation & Management of Historic Buildings

Course 2005 -2006

Department HDM – Lund University and Swedish International Cooperation Agency



Figure 1. Historical Center of Pamplona.
Author's archives. 2004

PILOT PROJECT FOR THE RECOVERY OF THE URBAN SPACE AND THE CENTER OF PAMPLONA –COLOMBIA

Recovering the most important pedestrian street and the urban image to improve quality life of students and Pamplona's population

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Abstract

The last government of Pamplona's municipality has started significant steps towards the recovery the public space of the heritage centre of the historic center.

The main objective of this project is to articulate the advances that have been achieved by the city in terms of public space recovered and urban image improved. This statement tries to achieve a concrete experience, which result must be the recovery the most important urban pedestrian and student axis of the Pamplona heritage centre, in an integral way, thus being also a model project that might be systematically replicated in other streets of the town.



Figure 2. Pamplona's main pedestrian street.
Author's archives. 2004

Introduction

In the past decade, new urban plans have been implemented in Colombia, especially in its main cities in order to manage the public space, heritage and to organise new areas for urban development.

This has been the outcome of an adequate urban policy of the “Plan of territorial order” (POT), and inter-institutional coordination between governmental bodies, public services and the support of the community.

The present project set up **two components** to face the recovering of the historical center in an integral way; in a **urban level** this paper establish a methodology of interinstitutional coordination led by the mayoralty to recover the urban space; and in a **punctual level (appendix 1)**, which will focus on the study of the “most frequent problems in the wooden structures”. A historical overview, and guidelines for its maintenance are taken in to account in order to avoid the collapse and the demolition of this buildings located in the historical center that represents more than the 60% of the architectural heritage of the city.

Background

The last administration of Pamplona's municipality has started significant steps towards the recovery the public space and the cultural and architectural heritage of the historical centre. This actions has proved to be successful; this achievement has been possible by the initiative of the local government, but still is missing more conscience of the citizens to continue with implementation of the local (POT) "Plan of territorial order" in order to recover in an integral way the whole the historical center which will improve the quality of life of Pamplona's students and citizens. Figure 2.

It is possible to see the commitment with the recovery of the public space through the projects developed, such as the restoration of the shores of the river Pamplonita, La Calle Real project, in which the pavements of this street were enlarged and the restoration of the aqueduct and sewer system were made. The most recent project is the university axis environment whose objective is to join the heritage centre and Pamplona university campus.

Geography



Figure 3. Aerial view of the historical center. Instituto Geográfico Agustín Codazzi. Aerial View. 1947

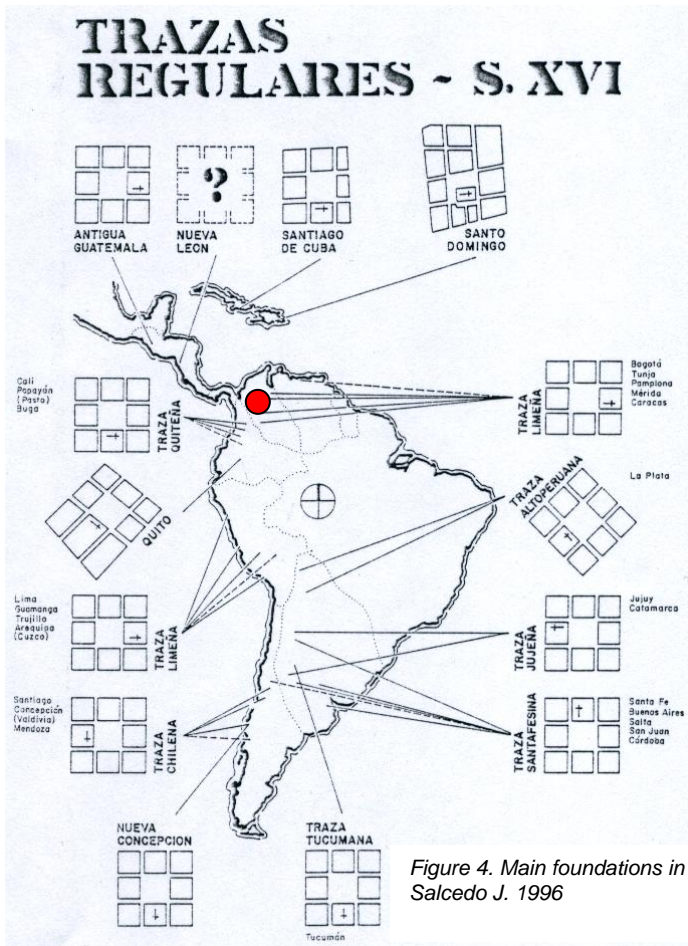


Figure 4. Main foundations in America. Salcedo J. 1996



Figure 5. Plan of historical center and surroundings. Author's archives. 1997

Pamplona is one of the oldest cities on the American continent. –Figure 4– Founded by the Spanish conqueror Pedro de Orsúa on 1st November in 1549, it was established on the commercial route between Bogotá and Caracas, and was an important strategic enclave for the conquest of the territory and consolidation of the Spanish empire in America during the colonial period. Pamplona is located in a valley surrounded by mountains (East Andinean region in Colombia). The selection of the place for the foundation of the city responds to urban rules finally established by the Spanish king Felipe II, who in 1573 published "The rules for new foundations in America". Fig. 3 and 5.



Figure 6. Panoramic view of the historical center. Archives: Foto Toloza. 1950.

Climate, population and main activities

The climate of the city is influenced by two aspects. The seasons (rainy and dry seasons altered along the year), and its location on the level sea - 2300mts high -. The city is considerate a cold city with an average of 15 degrees along the year.

Currently, Pamplona has approximately 50.000 habitants; the city has a great vitality and is an important and well known educational centre in Colombia. Its university and colleges have a great national prestige and its students are about 15.000. Pamplona is also a traditional commercial and touristy centre in the east of Colombia.

Architecture and construction

As well as the majority of the foundations in America, it adopted the square design as guide for its urban development, and its architecture took the constructive techniques and Spanish typologies, mainly from Andalucía during the colonial period.

There are four architecture typologies that define the urban image of the historical center.

1. Colonial architecture. (From its foundation in 1549 to 1810).

About three centuries of Spanish domination, influenced by the architecture of the south of Spain. The main constructive techniques used in houses, churches and public buildings where: foundations in stone, massive earth walls, timber roof structures and ceramic tiles on the roof. The courtyard configures the distribution of the building and depending of its location defines the typology in O, L, U, etc. – figure 7 and 8.



Figure 7. Colonial house from the middle of the XVIII century. Author's archives. 2004



Figure 8. Colonial house from the XVIII century. Lateral courtyard. Tipology in L.. Author's archives. 2004



Figure 9. Republican house. Starting the XIX century. Author's archives. 2004

2. Republican architecture. (From 1810 to 1920).

Pamplona played an important role during the independence of Colombia, in the first independence movement of Colombia was developed on 4th July in 1810 in this location. During this period and the following years Pamplona's architecture underwent a significant change, in which new models from classic and the European renaissance periods were adopted. This radical change of image of architecture respond to the new models introduced, however the basic constructive techniques reminds. The courtyard is still the element of distribution but its size is smaller.



Figure 10. Market house. Republican architecture. 1920.
Author's archives. 2004

3. Transitional architecture. (From 1920 to 1950).

This short period of architecture influenced by the French Art Nouveau and the Spanish Art deco leaves important buildings in the city. The main feature in this period is that the ornament and the decoration were taken off from the interiors and the facades of the buildings. The result was an architecture more pure and plane that makes emphasis among vertical and horizontal lines of the building shape. This kind of architecture was used in public buildings like the actual municipality hall, theatres and also in housing.



Figure 11. Transitional architecture.
1930. Author's archives. 2004.



Figure 12. Detail of the façade of a transitional building. 1932.
Author's archives. 2004.

4. Modern architecture (From 1950- 1970)

Modern Architecture in the town arrives late in the 50'. There are some exceptional examples in the city; its design were influenced by the international movement of modern architecture and were used the basic principles established by Le Corbusier en the earliest 20's.

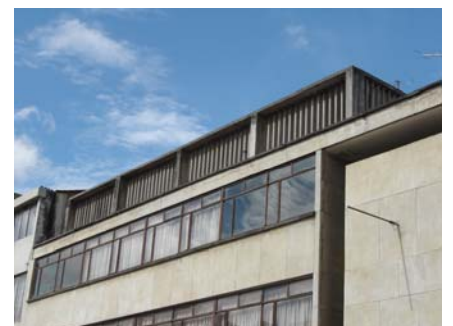


Figure 13. Detail of a modern
architecture building. Author's
archives. 2004

Problem

With the arrival of the modernity during the twentieth century, Pamplona's heritage centre has been affected by unfortunate interventions. This means the loss of the great part of the urban spaces and architectural historical buildings. In addition to this cultural and architectural identity loss, there are other socio-economical factors that affect the sustainability of the historical center as follows:

- A lack of knowledge among the community of the importance to conserve the urban and architectural heritage of the city.
- Lack of the knowledge of the use of traditional construction techniques and replacement of those traditional techniques by contemporary techniques, such as concrete.
- Unfortunate constructions over heritage buildings, like that, the ancient buildings are losing the technical, aesthetic and architectural values.
- Lack of training and knowledge of the heritage buildings maintenance.
- Lack of urban conservation policies, standards and incentives by the council that promote the conservation and maintenance of historic buildings.
- Economic limitations in order to maintain the heritage centre appropriately.



STRONG INTERVENTIONS ON THE HERITAGE

LOSING IDENTITY AND TRADITIONS



CONSERVATION VS MODERNITY

Figures 14, 14, 15, 16, 17. Images of other streets of the historical center. Authors archives. 2004

Hypothesis

Pamplona is a city with opportunities. As a mayor city of the area, it has the commitment to lead the local development. Its geographic location, the rich environment and the willingness of the people to have peace and improve their quality of life are the best tools. But some limitations lead to the fact that people and local government do not take advantage of their situation. A lack of knowledge of local values like heritage, traditional housing, local history, local arts and crafts, and traditions and also a lack of urban conservation policies to conserve the city and historical buildings lead to the loss of people's identity and the loss of opportunities of the city to promote tourism, and social development based on the heritage.

The Heritage Centre of Pamplona was one of the 36 historical centres in Colombia that were declared a National Heritage in 1963. Despite of a lack of urban policies and an adequate urban management, the city centre is still conserving valuable buildings of the colonial, republican and modern architecture, which deserve to be conserved or restored adequately.

In this way, Pamplona's council with the support of the Ministry of Culture has started the Special Plan for the Protection of the Historical Center (PEP). The objective of the project is to create and implement policies that develop a framework or system, which are able to protect the existent heritage centre. This system must be a planning tool that regulate the new constructions, and generates urban projects in order to restore the historic buildings, public spaces and environmental systems. This means to bring sustainability into the future urban development and the improvement of the quality of life of Pamplona's citizens.

One of outcomes of the Special Plan for the Protection of the Historical Center (PEP) is the recovering of historical center in terms of public space and the recovering of the urban image. The present proposal works in that way and looks for a pilot project that could be replied systematically in whole the historical center.

Method

The project has two important components to work with: 1. Intervention on public spaces; and 2. Intervention on buildings located on the street (**Apendix 1**).

The blue line on the map –street of the project- identifies the area of the intervention.

Location of the project

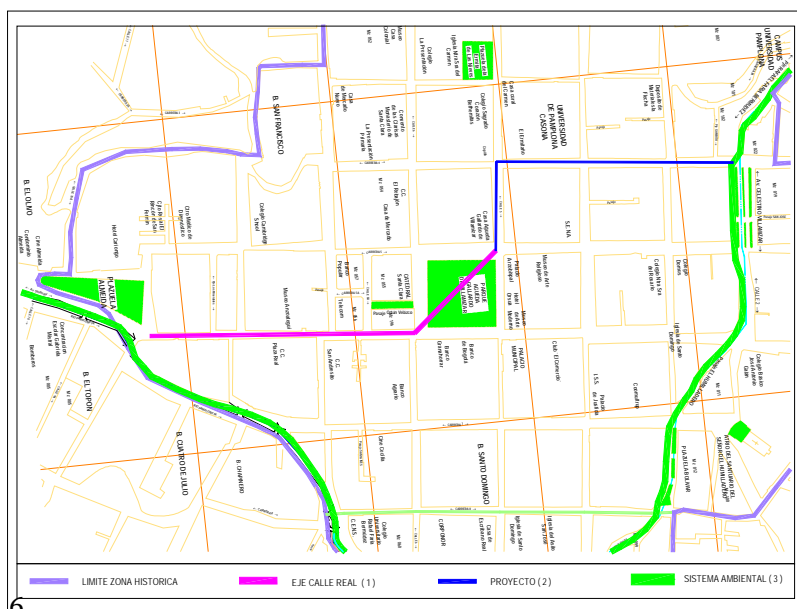


Figure 18. Image of the pedestrian axis for the pilot project. Author's archives. 2004.

Figure 19. Plan Conventions.

Green color. Ecological system. Parks, squares and river shores. Magenta color. Royal street. Recovered in past years. Grey color. Limit of the Historical center Blue color. Proposal. Pilot project for the recovering the public space and the architecture of the city in an integral way.

Plan taked from the PEP – Spetial Plan for the Protection of the historical center. 2004

Heritage buildings locate on the street's project.

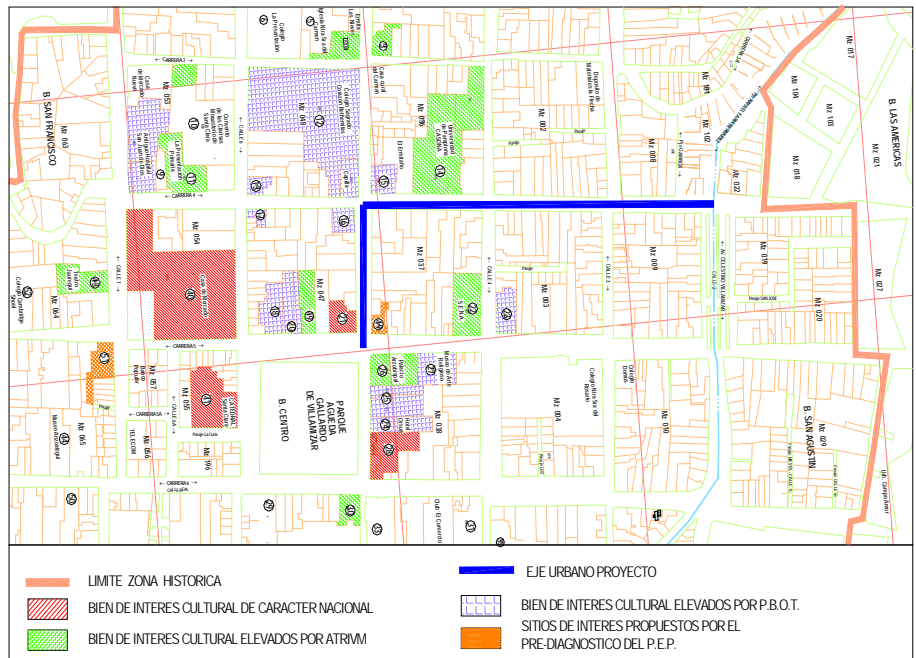


Figure 19. Plan with the location of the cultural good of the city edestrian axis for the pilot project. Plan taken from the PEP. Special Plan for the Protection of the historical center. 2004.



Figure 20, 21, 22, 23. Images of cultural and architectural goods of the city locate on the axis. Pictures from the Author's archives. 2004

Images of the Actual situation of the street



Figure 24, 25, 26. Some images of the actual situation of the axis. Pictures from the author's archives. 2004

Actors involved in the project

In order to achieve the different objectives, in a urban level is necessary to to work with the following actors:

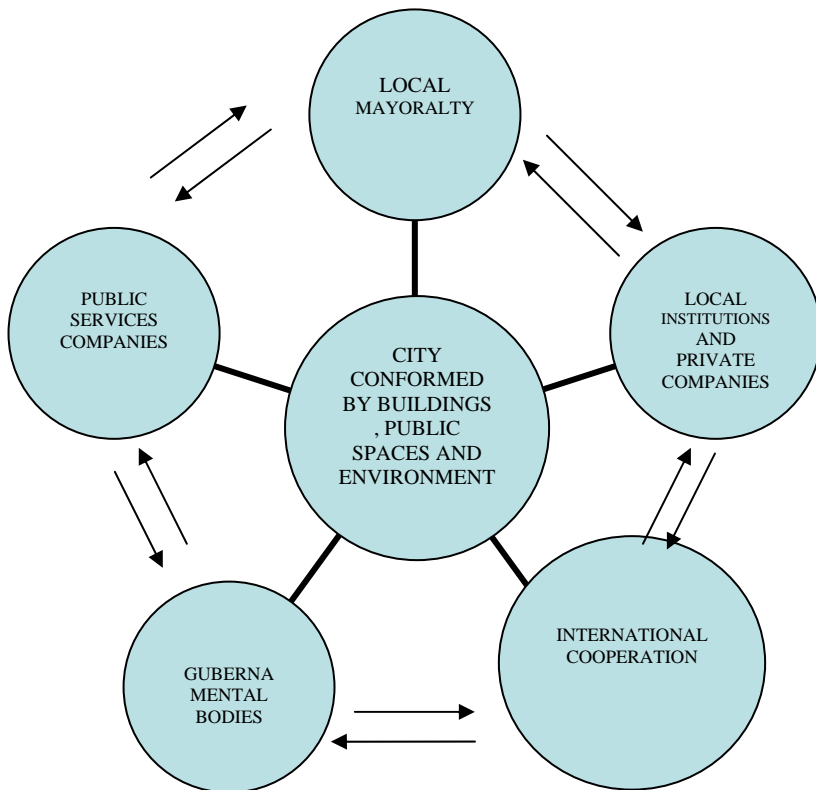


Figure 27. Interaction of the different actor involved in the project..

It is necessary to do an inter-institutional coordination led by the *local mayoralty* in order to plan the actions and to allocate resources for the project. The actions to work can include assigning responsibilities and commitments from the different actors of the project.

The local government through the Urban Planning Office will coordinate the urban intervention. Its responsibility has the following objectives:

- To recover the urban public space and image of the most important pedestrian axis of Pamplona heritage centre.
- To give a better appropriation of the public space, to improve the environment quality and to create new gaps for the culture.
- To incentive the identification of the citizen through public space, promoting the appropriation of the space by means of bigger pedestrian areas and creating spaces that allows coexistences of people.
- To improve the mobility of the most important urban axis that is crossing the heritage centre from north to south side of the city.
- To work hand to hand with community, to let them know the importance of the conservation of historical buildings, which will strength local identity.
- Give training and advice to the community in order to promote the conservation of its houses through a maintenance plan, which will help at the same time to improve housing conditions.
- To recover heritage concepts. Therefore, the urban, architectonic, environmental, aesthetic and historic values of the public space and architecture can be re-established. To give an appropriate access to handicapped, old and young people by means of ramps and suitable slopes.
- To coordinate work between public service companies of the city, such as Empopamplona, Centrales Eléctricas de Norte de Santander, Telecom, in order to promote, to manage and to lead this pilot project for the city.
- Finally, to allocate national and international support in order to guarantee the realization of the project.

Results

Outstanding, Impacts and Success of the project

The realization of this pilot project will have different levels of impact on the city and the community. The recovering of the most important pedestrian axis of the city will benefit more than 10.000 students and inhabitants that walk along the way from the main square of the city to the university campus located in the south area of the historical center.

The recovering of the axis will improve the quality of life of the city; people will have the opportunity to walk in a safer way along the street through wider pedestrian ways free of obstacles and with appropriate urban furniture. The stakeholders along the project will benefit directly by the recovering of the facades of its properties which will have an improvement of its image by an integral maintenance that will help to create a better atmosphere of the city and a better environment.

Parallel to this the people and community will have the opportunity to know about the historical, architectural of the city and the importance of preserve this cultural values for the future and how these values can support the local socio-economical development. By the recovering and maintenance of its properties and building people and stakeholders could appreciate more its heritage. With this experience people from other sectors and near cities will know how they also can improve its own environment by creating a culture of maintenance.

Conclusions

In a long term the improvement of the quality of life in the city, the recovering of public space and architectural heritage can benefit other economical sectors in a local and regional level as museums, handcrafts, hosting and tourist services.

The most successful benefit at doing this pilot project will be the creation of a local awareness in the citizens about of the preservation of its cultural heritage and how local development can be based on the conservation of urban, architectural and environmental values of the city and the territory.

This experience can be replied in the others 36 historical centres in Colombia that were declared National Heritage that are facing similar problems of destruction of its cultural heritage and losing identity; in the same way other historical centers could work, to make competitive and sustainable cities and territories basing its own social and economical development on its the cultural heritage.

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