

CONSERVATION & MANAGEMENT OF HISTORIC BUILDINGS
Lund University (Housing Development & Management)
Swedish International Development Cooperation Agency (SIDA)

**PROJECT: CONSERVATION plan of the “Hospedería
indígena San José chapel”**

FINAL REPORT

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1. Summary

What one denominates Hospederia Indigena and its chapel of San Jose, located beside the complex of the convent of EL Tejar, in the western edge of the Historical Center of Quito, has undergone different transformations and changes of use from their construction initiated in the year of 1733 At the present time are conceived like a site of lodging for the poor indigenas immigrants and like house of the religious community of Lauritas, an area of Kindergarten, and some warehouses, but more of 50% of this are empty.

In general are disarticulated the activities that there are made.

Existing processes of recovery in Quito are all coordinated by a technical department of the municipality of Quito, this technical part has not been including in this study, except one: A detailed enumeration of the materials of the construction.

Therefore, in this plan of maintenance, the analysis set out: The influential actors in their rehabilitation and the present or future ground uses. And on the basis of these determinants, to see one or several Management solutions of the construction that can be sustainable.

2. History

The Recoleta de El Tejar and the hospedería indígena, are located in the western flank of the city of San Francisco De Quito, Founded over ancient Indian's establishments on the valley surrounded by gorges that served as natural defenses, also four mountains: The Pichincha at the west, the Yavirac o Panecillo at south, the Itchimbia at the east and San Juan at the north, which served as well as watchtower.

This city was establish as a material control over the conquer territories at the northern Inca empire, it also was a great religious center, reason by which, before its erection like city in the year of 1541 close to 1534 it has ample spaces used by the congregation that accompanied the Spanish armies. In the last part of the XVI century the city granted land for the construction of the cathedral in the main square land making center in her the lots for the convents were distributed of balanced way, forming a cross on the city. Towards the east it was implanted the convent and church of San Francisco, with a great square in front of him, to the east San Agustín, the north the Mercedarios and the south Santo Domingo also with a front square "¹

¹ El Fondo de Salvamento, Ilustre Municipio de Quito, 1992.



The Sector of El Tejar was the site where the Pleasing palace of the Huaynacapac Inca was located far away from the city, surrounded by two gorges physically isolated it, in that place were built a brick factory and a convent. With happening of the years, this factory, the constructed chapel and the religious activities were congregating parishioners around it.

And the end of XIX century still been as a depopulated sector site of the city but in the middle of XX century neighborhood start to appear which don't became part of the city until 1978, when the tunnels of San Juan and San Diego were built.



At the present moment it is a housing area occupied for the merchant of the historical center.

3. Data about property

The building is located on the street "baths" of the district of the "El Placer". The owner is the "curia" of Quito that belongs to the congregation of the Lauritas mothers of Colombian origin. The building is located within the perimeter of the historical center and, it is classified as a building of high patrimonial value by the

municipality of Quito, which has started studies for its recovery and "placed in value", thus, the use of the building is not given yet.

4. Values



The building has several values as:

- **Constructive technical value:**

Defined by materials used in its original construction and successive additions: stony foundations, walls of tapial, adobe and bricks, wooden windows, brick vaulted floors, or floor with wooden beams and wooden floors, clay tile roofing and wooden structure, (see plans annex).

Still, with modifications undergone in time, technological characteristics remains and also materials used in the 18th century which gives us good references of constructive techniques previously used.

- **Typological value:**

It is a building that keeps the concentric organization of nuclei form by interconnected courtyards, around which the different rooms are located, five patios by the courtyard, each one of which fulfills a role specified in the layout. The organization form constitutes a high patrimonial value.

- **Formal volumetric value**

It is seen that building around are growing in high causing a change in scale. Then, if the building once was a predominant element in its context it might ends up being perceived as a small element, but always symbolic.

A reason any intervention in the subject, must take into account this consideration.

- **Value in the urban context:**



Access from the historical center is defined by a pedestrian walk that crosses a route of high vehicular flow, which constitutes a barrier of connection with the building. The building is surrounded by a route that allows pedestrian circulation on sidewalks by local inhabitants as well as visitor.

This particular location in the city allows recreating by watching religious follower, at times of religious celebration the way in which the public space was used outside the

church. A dramatic change of auditive pollution is felt. The space is perceived as a calm place.

- **Historical – symbolic value**



This building was conceived by doctrinarians aims and was a retirement house from which many important people was educated and become relevant to the national history. During the taking of Quito by the independent party (1820) if it became an unexpected hospital and was a strategically important point for royal party as well it was for rebels later on. On the other hand it has been a reference point for the city for a long time for the poor and indigenous immigrants, who arrived to the city.

- **Social value**

In the 20th became a temporary lodging for immigrants, mainly for those Ecuadorians natives of the mountain range, therefore its name “lodging” under the administration of the Lauritas community, but lately only two families have remained, and have entered a conflict with the nuns, the reason why have decided to shut down the lodging as soon as possible and have started attending single mother of low income.

Thus, the building has a social rule that needs to be well structured.

- **Economic valuation.**

Due to an intervention done twenty years ago by the municipality on the roof, the building remains an a stable condition but, abandonment and lack of maintenance of some areas, its degrading in an accelerated way, this is why it is important to recover and rehabilitate now as a future investment, to diminish the expense of repair and to invest this resources on projects such as this one. The structuring of use of premises.

5. Aims of the plan



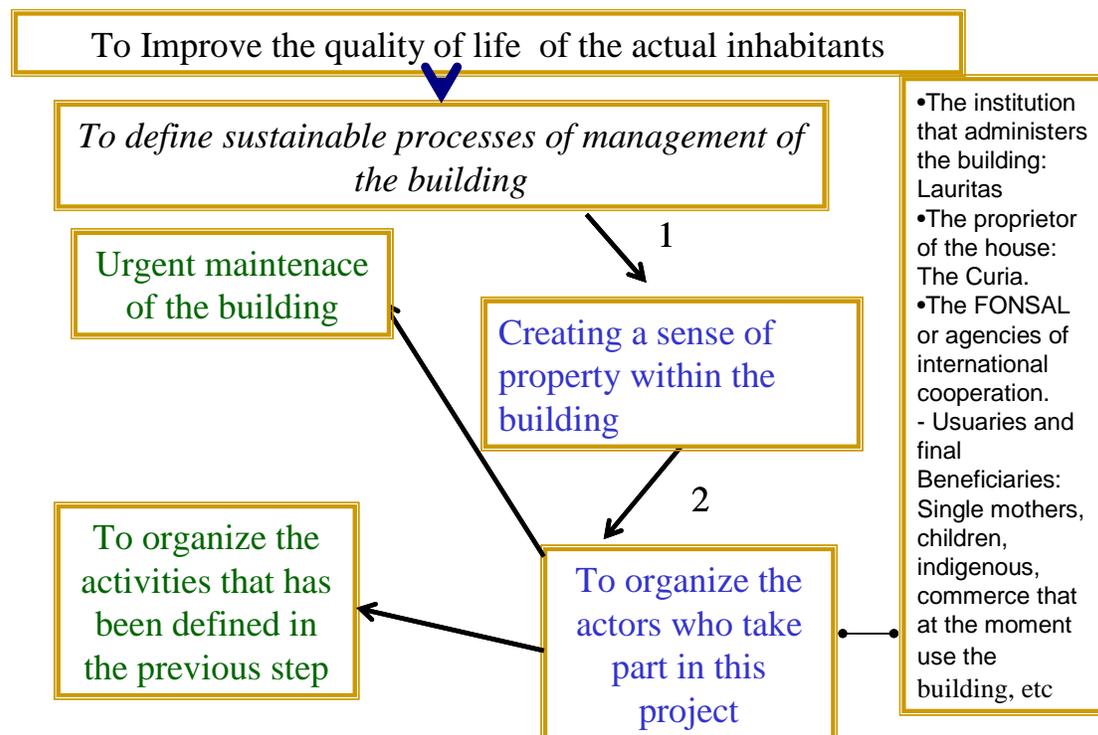
The main goal of the plan is to define the mechanisms that allow all users in conflict in a single common objective, with the purpose of improving their quality of life I a

surrounding full of symbolic meanings. The actors who would take part in this project would have to be:

- *The institution that administers the building:* Congregation of the Lauritas.
- *The proprietor of the house:* The Curia.
- *The organism that handles the processes of conservation in the historical center and possible donors:* Municipality of Quito through the FONSAL or agencies of international cooperation.
- *Usuaries and final Beneficiaries:* Single mothers, children, indigenous, commerce that at the moment use the building, etc.

One considers using strategies such as:

- *Creating a sense of property* within the building to generate a process of sustainability that independently conserves it in the future.
- *To improve the quality of life* of the users.
- *To organize the activities* that has been defined in the previous step.
- *To elaborate a document* of the present state and to correct the pathologies of the construction.
- *To define the technical processes of rehabilitation* of the building to follow in its diverse components: Floors, walls, roofs, etc.
- *To develop the budget.*



Urgent maintenance of the building

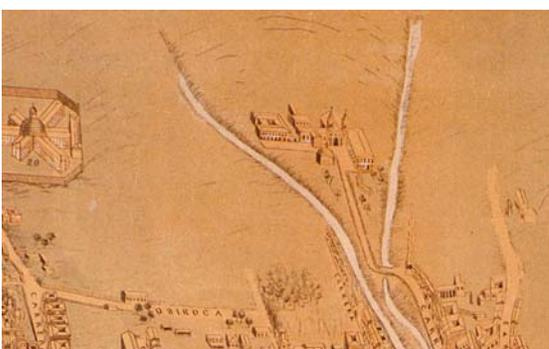
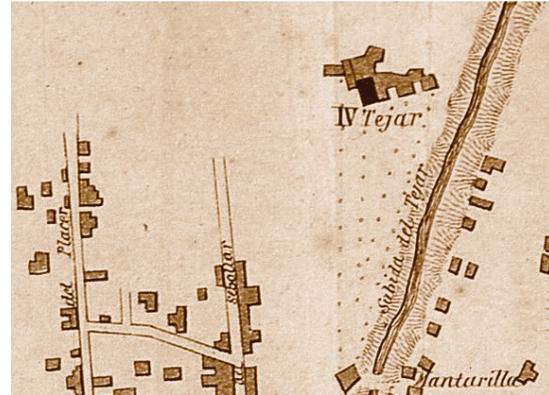
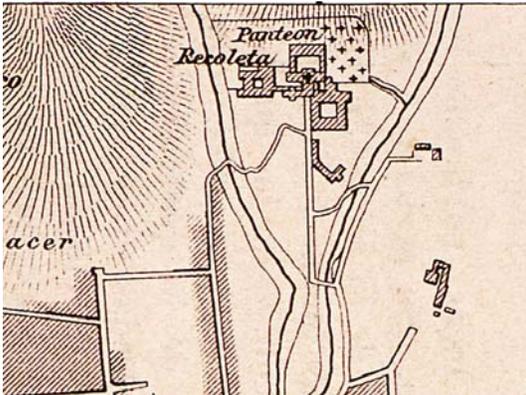
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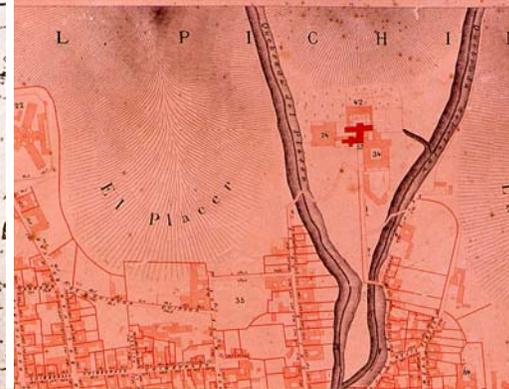
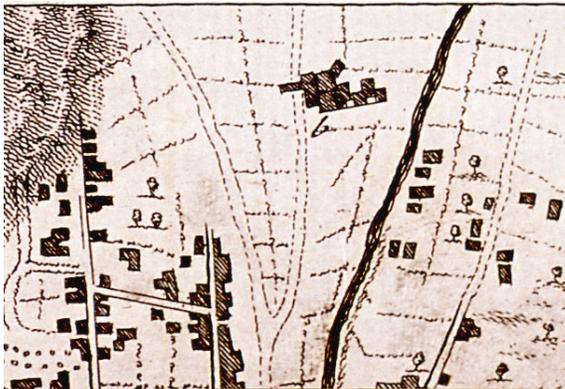
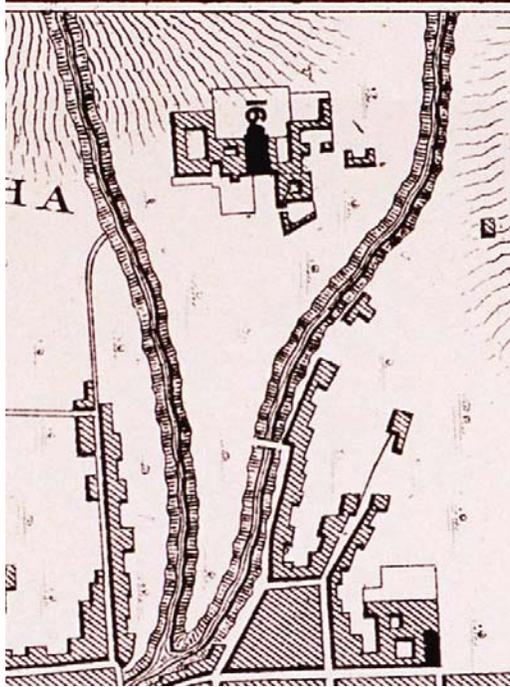
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To organize the activities that has been defined in the previous step

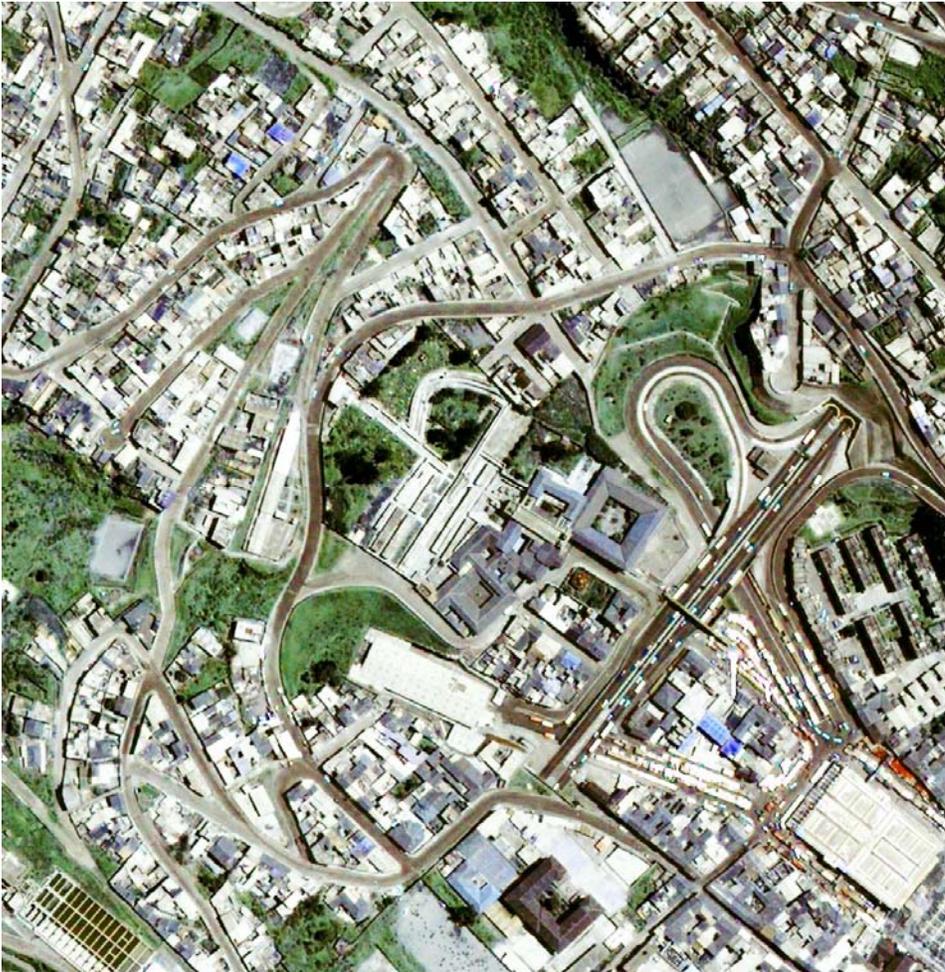
- To elaborate:
- Architectural project of uses of spaces
 - Management project.

6. Historic Implantation





7. Description of the situation today



Present Plan (year 2002)

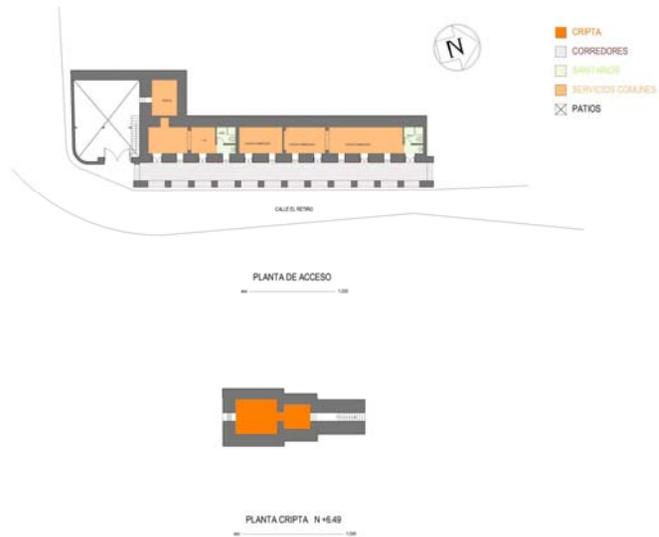
a. Exterior with materials

This is constituted by two facades seen from outside, in addition to another blind one and a third one that gives back to the cemetery. Of the two visible facades, one of them has arcs in the ground floor, on which a second floor, is of white color and maintains the same height in all its perimeter, two floors, the finished one is of white lime and stone molón (of 20x 20cm approx.) in the part corresponding to the San José Chapel.

The other facade is a blind wall with a minimum aesthetic value and made with poor finish, however the used material creates an architectonic language that allows understanding what type of construction it is.



USES LEVEL -4.00



USES LOWER FLOOR



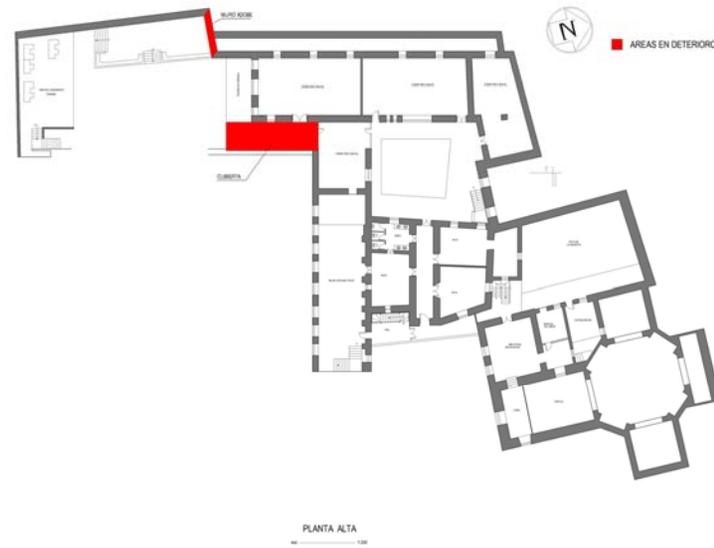
USES FIRST FLOOR



URGENT LOWER FLOOR INTERVENTIONS



Urgent first floor interventions



URGENT ROOFS INTERVENTIONS

