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

Presented by: John Vinueza

SPRING 2006

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.

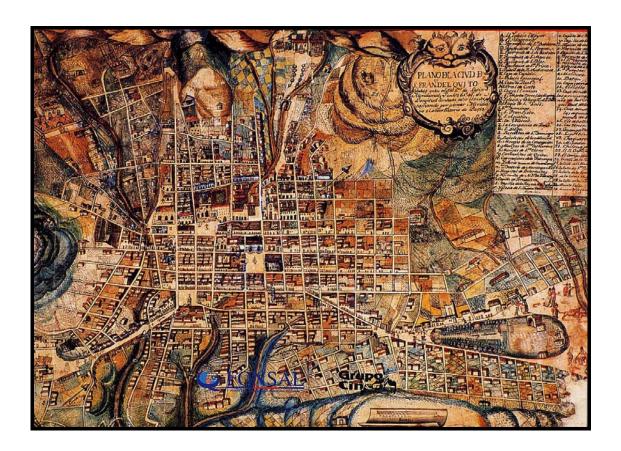
Therefore, in this plan of maintenance, the analysis set out: The influential actors in their rehabilitation and the present or future ground uses. And on the basis of these determinants, to see one or several Management solutions of the construction that can be sustainable.

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.

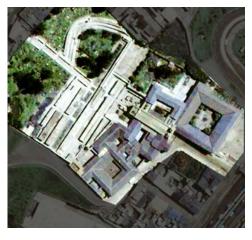
This city was establish as a material control over the conquer territories at the northern Inca empire, it also was a great religious center, reason by which, before its erection like city in the year of 1541 close to 1534 it has ample spaces used by the congregation that accompanied the Spanish armies. 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 fare 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



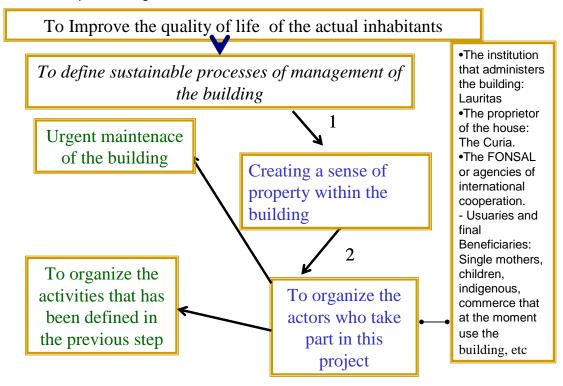
The main goal of the plan is to define the mechanisms that allow all users in conflict in a single common objective, with the purpose of improving their quality of life I a

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.



•To elaborate a document of the present state and 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 maintenace of the building

4

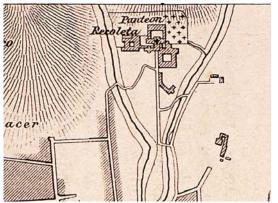
To elaborate:

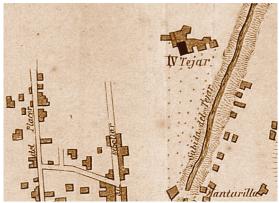
- •Architectural project of uses of spaces
- •Management project.

activities that has been defined in the previous step

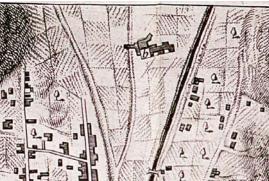
To organize the

6. Historic Implantation



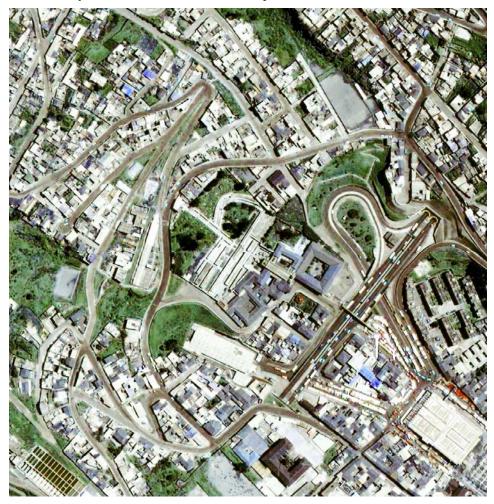








7. Description of the situation today



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 is 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.









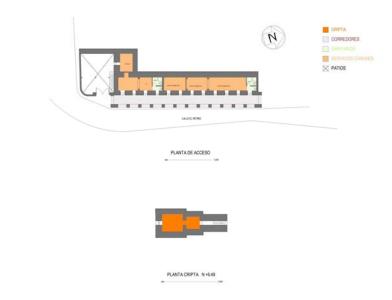




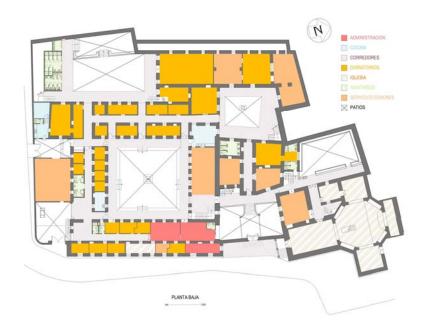
b. Interior materials

				CUAE	RO DI	GNOSTIC	RESUMEN	HOSPEDER	CUADRO DIAGNOSTICO RESUMEN HOSPEDERIA INDIGENA					
							PLANTABAJA							
Nº LOCAL AREA m2	m2 USO ACTUAL	PISO	ESTADO	PAREDES	STADO	CIELO RAZO O ENTREPISO MATERIAL EST	NDO MAT	CUBIERTA EISAL ESTADO	ESTRUCTURA MATERIAL	tA ESTADO	PUERTAS Y VENTANAS	NAS	INSTALACIONES MATERIAL ESTADO	OBSERVACIONES
1 INGRESO PEATONAL 38	3.4	PIEDRA	A PIEC	RAY TERRA	8	I			TIERRA	8	ADERA	4		
2 PASILLO 40, 3 PASILLO 45,	16	GRES	B TIER	RA	8 8	ADERA	8 8		TIERRA	8 8	MDERA	× 8		
4 PASILLO 24, 5 PASILLO 213	21,90	GRES	A TIER	RA	88	ADERA	8 8	_	TIERRA	8	ADERA ADERA	8 8 M	TAL A	
6 PASILLO 97.	6.73	CEMENTO	B TIER	RA	8 8	ESO	B TEJA	4 4	LADRILLO	٧	ADERA Y HIERRO	80 80		
8 PASILLO	16	CEMENTO	8 TIER	RA	0	ESO	B TEJA	υ.	MADERA	0	ADERA	0		Las columnas son muy esbeltas y estan rajadas
10 PASILLO	31	CEMENTO	8 7169	RA .	0 80	ESO	B TEJA	(∢	TIERRA	<	ADERA	0 00		
11 PASILLO INGRESO 6.	12	CEMENTO	8 TER	RA RA	Т	ESO	B TEJA	< <	TIERRA	۷ <	ADERA	00 00		
13 PASILLO	20.42	CEMENTO	B TIER	RA	60 0	YESO	B TEJA	< <	TIERRA	< <	MDERA	60 0		
15 PASILLO 127,	127.80	CEMENTO	B TIER	RA	П	ESO	B TEJA	< <	TIERRA Y PIEDRA	< <	ADERA	0 00		
16 HALL-DISTRIBUCION 28,	33	MADERA	B	NA.	9	ADERA	9		TIERRA	<	ADERA	9		
ESCALERAS 17 II SCALEDAS OF INCIDES OF	91	PHUBA	٧		Ī	ı	1		Valuation	٧		ı		
A ATRIO CAPILLA 8	20.00	PIEDRA			Ħ				PIEDRA	· ×		Ì		
20 ESCALERAS 6.00	888	MADERA	A TIER	RRA	8		TEJA	٧	MADERA	< <				
21 ESCALERAS 3.	41				Ť									
Z3 ESCALERAS 7,	29				Ī									
26 ESCALERAS 7,	200	GRES	A TIER	88	20	ORMIGON	ZINC	0	IEJA	<		t		Cubierta provisional estructura improvisada
28 ESCALERAS 7.	7,20	PIEDRA	A TIER	RA	60 0		8					H		
28 ESCALERAS 5.	20	HORMIGON	A BLO	OUE	D <	ORMIGON A	98							
29 ESCALERAS 30 ESCALERAS	25	MADERA	B TIER	BA	8	1	TEJA	Ą	HORMOGON	A				
31 PATIO DE INGRESO 100,	69	PIEDRA	A TIER	.RA	8	1					MDERA	B	D 0	Las instaladones de agua potable estan expuestas y en deseriorio
32 PATIO DE LA SACRISTIA 103,	12	va dana			Ī						SOUTH NAME OF TAXABLE			
34 PATIO DE LA SAGRADA FAMILIA 124.	124,37 CANCHA DEPORTIVA	ADOQUIN	0 80		Ħ				MADERA	o	ADERA I ME IAL	0 <		El uso actual es un agente agresivo para la cubierta
36 PATIO DE DESCANSO 64.	83 SECADERO	ADOQUIN	B LAD	RILLO	00 00				LADRILLO	<	ANDERA VARTAL	α		Depósito de escombros
37 PATIO DE LA CRUZ	29	ADOQUIN	8		,				PEDRA	۷.	ANDERA Y METAL	8		Don't fall to the second house
O Manuscal Country and Collection	C LINE	1	9	O DESCRIPTION OF THE PERSON OF	,				CONTRACT	c	Market Market	9		Deposito de escontucios
SO TALL A MACISTRAL	100	RAI DOSA	A TIER	78	ď	ADERA	0	1	TIEBBA	٩	ADEBA V METAL	α		
40 CAPILLA 235,	28	MADERA	B TIER	RA Y PIEDRA	<	ADERA	A TEJA	۷	TIERRAY PIEDRA	<	ADERA	000		
42 BAÑO	100	GRES BAL DOSA	A TIER	RA	98	MDERA			TIERRA	٧	ADERA	8		
43 PELUQUERIA 22,	54 VACANTE	BALDOSA	A TIER	RA	V ×	ADERA	800		TIE RRAY MADERA	Ý	ADERA	8		
45 CONSULTORIO MEDICO 28,	13 VACANTE	BALDOSA	A TIER	RA	ν.	ADERA	0.80		TIERRAY MADERA	< <	ADERA	0 80		
46 BANO 14,	17	BALDOSA	A TIER	RA	8 8	MDERA	8 6		TIERRAY MADERA TIERRAY MADERA	< <	MADERA	8 6		
48 DORMITORIO	8	MADERA	A TIER	RA	8	ADERA	000		TIERRAY MADERA	<	MDERA	0 00		
49 SALA DE REUNION 40,	73 4	MADERA	B TIER	RA	8 8	ADERA	200		TIE RRAY MADE RA TIE RRAY MADE RA	< <	ADERA	80 80		
51 DORMITORIO	17,51	CEMENTO	B TIER	RA	8 0	ADERA	600		TIERRA	۷ <	MDERA	00 0		
53 DORMITORIO	83	CEMENTO	B TIER	RA	8	ADERA			TIERRA	۷	ADERA	8		
54 DORMITORIO 33,	28	CEMENTO	B TIER	RA	8 6	ADERA			TIERRA	< <	ADERA	00 00		
56 DORMITORIO	30	CEMENTO	B TIER	RA	100	ESO	B TEJA	0	TIERRA	<	ADERA	180		Las actividades depostivas en el patio deterioran la cubierta
58 DOPMITORIO 10,	12	CEMENTO	8 TER	2 2	8 8	888	B TEJA	00	TIERRA	< <	ADERA	10 00		
59 DORMITORIO 6,	00	CEMENTO	B TIER	RA	80	ESO	B TEJA	o	TIERRA	Ý	ADERA	8		
	26.90	0			,						in the same of the	,		
63 DUOHAS 17.	49	BALDOSA	A BLO	300	< <	ORMIGON	A KOSA	<<	HORMIGON A.	٧ ٧	IERRO	< <	PVC PVC	
64 URINARIO 10.	88	BALDOSA	A BLO	OUE	Α a	ORMIGON	A LOSA	∢(HORMIGON A.	۷.	HERRO	∀ 0	PVC	with additional promotional to the plant of the production and the production of the
66 TALLER DE CARPINTERIA 79.	79,29	CEMENTO	8 TER	RA	200	ESO	B TEJA	ю	TIERRA	<	ADERA	0 60		En puetas faltan tapamarcos
68 DOPMITORIO VISITAS 4,2	8.8	CEMENTO	8 TER	28	20	ADERA	200		TIERRA	۷ <	MDERA	20 00		En puetas tatlan tapamancos
W CODMITTEE 10.	10,91	BALDOSA	A TIER	RA	8	ADERA	800		TIERRA	۷ <	MADERA	8		
71 DORMITORIO VISITAS 5,	90	CEMENTO	B TIER	RA	8	ADERA	8		TIERRA	<	ADERA	0 60		
72 DORMITORIO VISITAS 4.	4,95	CEMENTO	B TIER	RA	88	MDERA	80 80		TIERRA	٧	ADERA	8		
74 DORMITORIO VISITAS 6.	33	CEMENTO	B TIER	RA	00	MDERA			TIERRA	<	ADERA	000		
76 BANO 60-100 RESIDENTES 8.	74	CEMENTO	B TIER	RA RA	9 8	ADERA	9 9		TIERRA	< <	MDERA	9 8		
77 DOPMITORIO MADRES RESIDENTES 8.	90	CEMENTO	8 TIER	RA	80	ADERA	808		TIERRA	٧	ADERA	8 0		
79 DORMITORIO MADRES RESIDENTES 8.	8,19	CEMENTO	8 TIER	RA A	0 80	ADERA	0 60		TIERRA	< <	ADERA	0 80		
80 DORMITORO-NOVICIAS 82	20	CEMENTO	B TIER	RA	86	ADERA	80 60		TIERRA	< <	ADERA	00 00		
82 SALA DE ORACION 14,	19	CEMENTO	B TIER	RA	8	ADERA	8		TIERRA	Α.	ADERA	8		
84 COSTURERO 6.	5,99	CEMENTO	B TIER	RA	080	ADERA	80		TIERRA	< <	ADERA	0 80		
86 DOPMITORIO-APOYO 7.1	82	CEMENTO	B TIER	RA	8 8	ADERA	0 0		TIERRA	< <	MDERA	8 8		
87 ADMINISTRACION 16,	16,45	CEMENTO	B TIER	RA.	8	MDERA			TIERRA	۷,	MDERA	80		
88 CONEDOR 54.	33	BALDOSA RAI DOSA	C TIER	RA	υď	880	C TEJA	< 4	LADRILLO	< 4	ADERA	80 00		
WARN SO	8	- Autoria	2			-			L'AUNTERO		work			

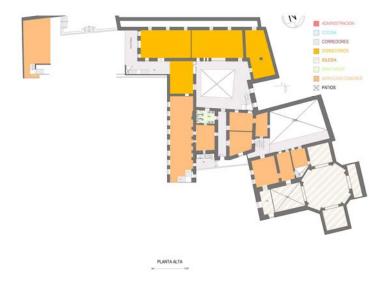
USES LEVEL -4.00



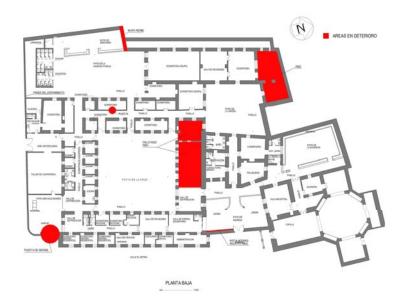
USES LOWER FLOOR



USES FIRST FLOOR



URGENT LOWER FLOOR INTERVENTIONS



Urgent first floor interventions



URGENT ROOFS INTERVENTIONS

