

Cultural and Natural Heritage

Conservation of Historial Center and Urban Landscape

Cuenca - Ecuador

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March, 2017.





AMERICA



SOUTH AMERICA



ECUADOR



CUENCA



AZUAY



HISTORICAL CENTER



Cuenca was founded in 1557 in the south mountain range of Ecuador



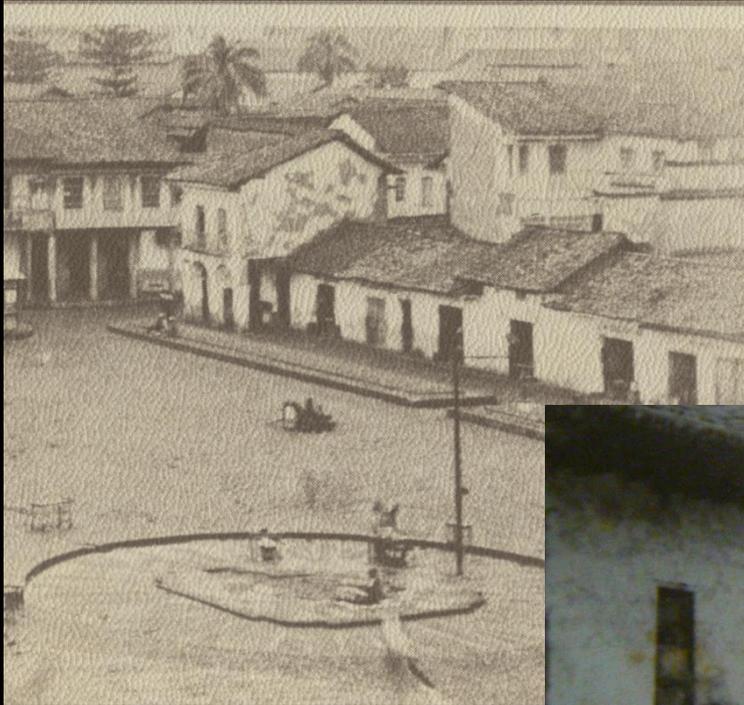
From 17 blocks in the shape of checkerboard to a city of 600.000 population.

HISTORICAL CONTEXT

Productive zone crossed by
four rivers



Legacy of the colony: simple constructions, conformation of the first neighborhoods



Fragmento de fotografía 38 publicada
en *Cuenca Tradicional*



Fragmento de fotografía 1894, col. privada

XIX CENTURY- Neoclassical and historicist influence



Colegio Benigno Malo, 1923
Archivo fotográfico Pumapungo



**Hotel Internacional,
1927**
Col. privada



Escuela de Medicina , 1916
Col. privada

Modern move in the first half of the XX Century



Old House of Cabildo, 1864 was replaced by the City Hall, 1962 Col. privada

Contemporaneous architecture



Replacement of old buildings in the 70's

Modernization and development



FOTO: Vicente Tello Tapia

Foto: Archivo Histórico Pumapungo

HERITAGE VALUE BEGINS

1975-1978

In 1975 blocks with at least one valuable building are registered for immovables conservation.



Between 1975 and 1978 young people under the direction of Architect Patricio Muñoz walk through the historical center raising information and photographing it according to the record cards designed for the project.

1017 buildings and 1 bridge are recorded for being historic, esthetic and technologic relevant.



1975-1978



Manzana N° 188

EVALUACION DE ESTRUCTURA

1- ESTA ESTRUCTURA TIENE VALOR HISTORICO PARA:

2- Ciudad: **CUENCA**
Calle: **AV. LOJA**
Nombre:
Uso original: **VIVIENDA**
Uso actual: **VIVIENDA**
Dueño actual: **ALFONSO CHIMBO**
Fecha de edificación:
Estilo:
Puentes de información: **PROPIETARIO**

3- CONDICION: Excelente Buena **Regular** Mala Alterada **S/**
IMPORTANCIA DEL SITIO CON RELACION AL AREA: Mucha Poca Nada
ESTRUCTURA AMENAZADA POR: **LÍNEA DE FÁBRICA**

4- DESCRIPCION:

CIMENTOS: Altos Regulares **Regulares** Materiales: **PIEDRA**
MUROS: **Adobe** Ladrillo Piedra Madera Otros:
PISOS: 1 2 3 4 5 PATIOS: 1 2 3 4 HUERTA: **NO**
CUBIERTA: Material: **TEJA** Nº de vertientes: **2** Torres:
Cúpula: Balaustrada: Buhardilla:
FACHADA: Aleros: **MADERA CON CANCELLO**
Balcones:
Ventanas: **MADERA**
Puertas: **MADERA**
Otros: **SOportal**

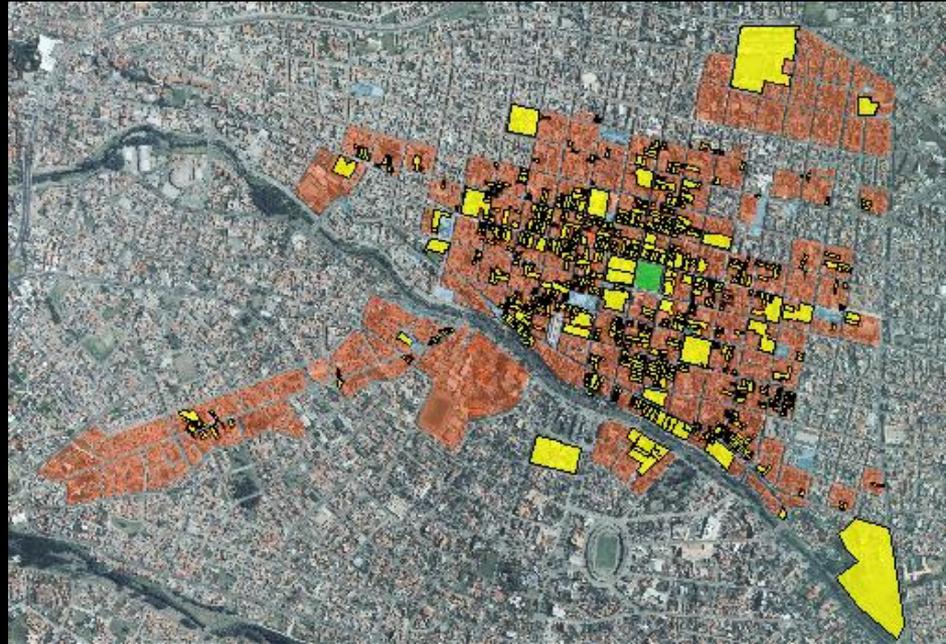
5- Indique la ubicación de la estructura (croquis en una calle):
Distancia desde el borde de la calle hasta la estructura: **0.40 mts.**
Registrador: **J. ADOQUILLA**
Para: **C. JARAMILLO**
Nº de Fotografías:

1975-1978

THANKS TO THIS MANAGEMENT
INSTRUMENT IS POSSIBLE THE
DECLARATION OF CUENCA AS
MONUMENTAL HERITAGE

In 1982 a second inventory is done, this set the fundamental basis to the declaration of Cuenca as Nation Heritage. The 1982 inventory specifies the buildings to conserve depending on the degree of conservation, formal aesthetic characteristics, state of construction, relation to the environment, degree of buildability and uses (Jaramillo, 2008), it also divide the Historical Center in three zones: First order area, Respect area and Special areas.

1982-1983



1982 INVENTORY

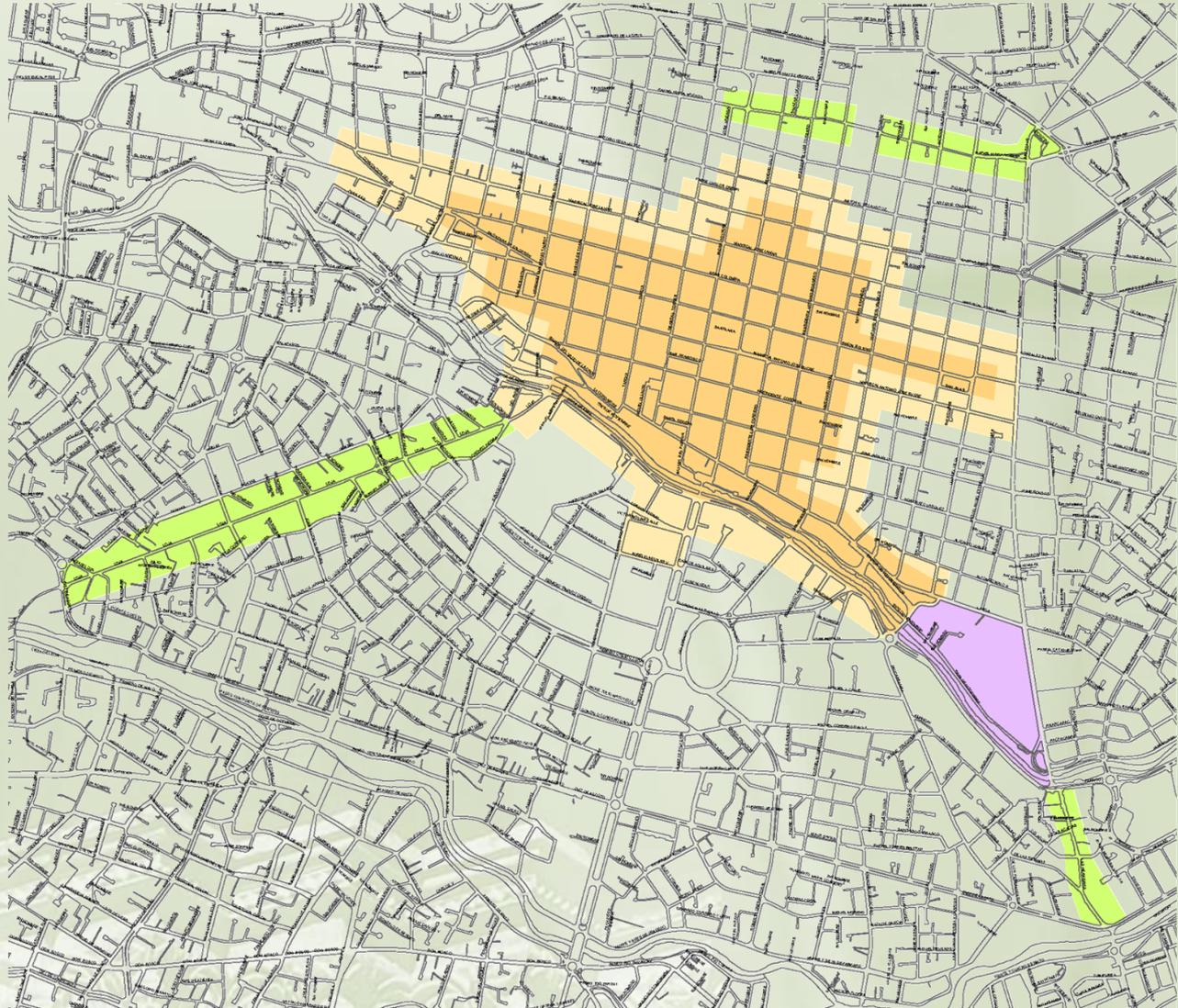


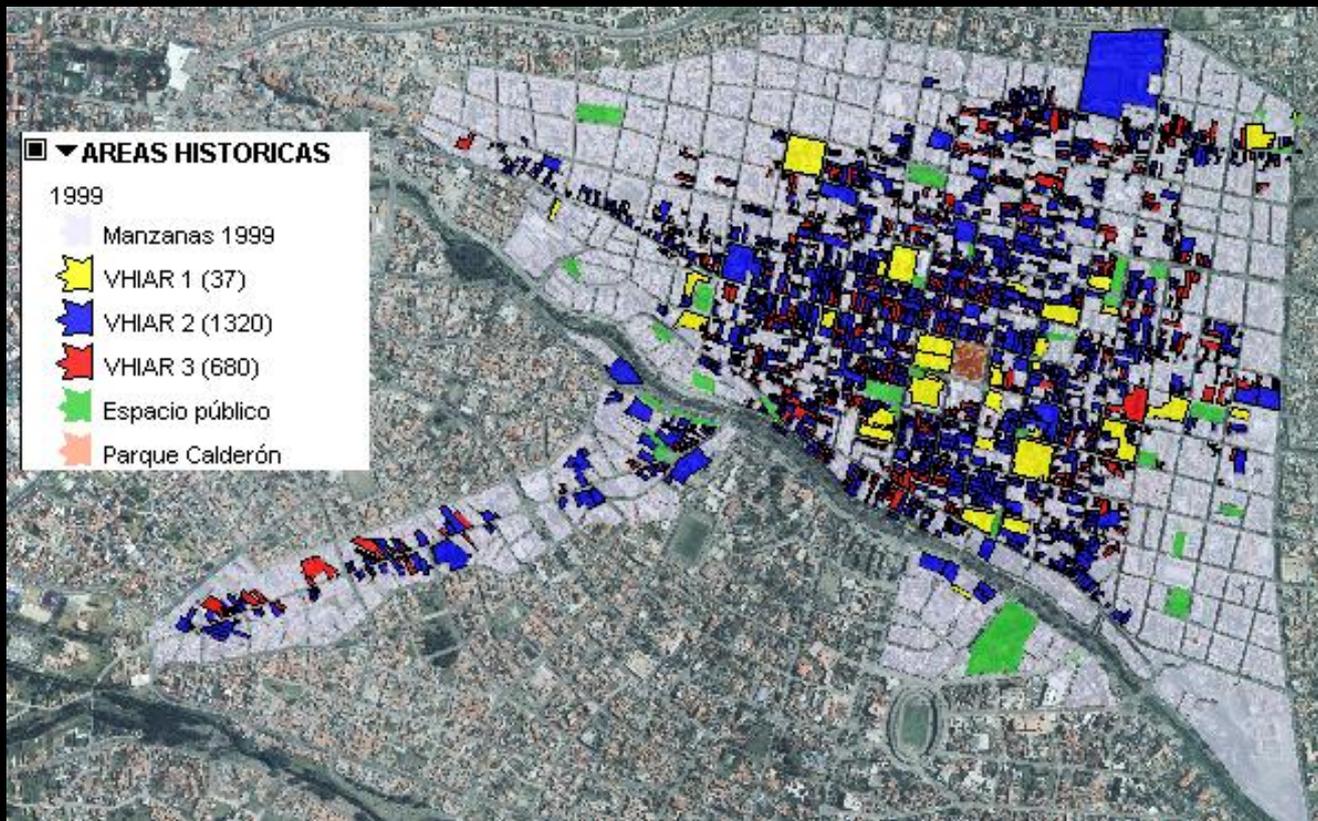
1982 - 1983

Declaration of Historical Center of Cuenca as Cultural Heritage of the Nation. (29 de marzo de 1982).

Delimitate the Historical Center in First order area, Respect area and Special areas (224,14 Ha).

With this management instrument is created the Ordinance for the Control and Administration of the Historical Center





CUENCA, CULTURAL HERITAGE OF HUMANITY.

As prerequisites for the Declaration of Cuenca as Cultural Heritage of the Humanity this inventory had to be done. These takes as reference previous inventories to select the immovable that need to be inventory, a meticulous identification of uses, architectural description and recommendations to maintain this buildings is done. The quality of the architectural study and the amount of photography makes the difference between this inventory and the previous ones.

2117 buildings are classified in three groups:

INVENTORY

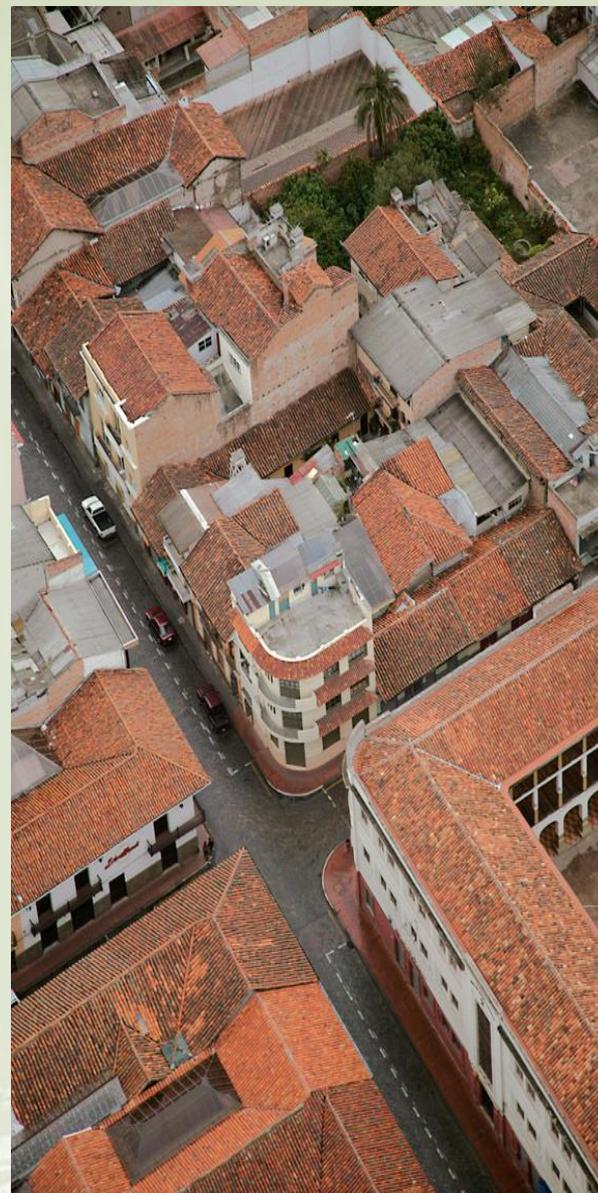
1999

Project for Updating, Complementing and Systematization the Inventory of Heritage Property of the CHC

Responsible: I. Municipalidad de Cuenca.

2117 Inventoried buildings.

Type	N°
VHIAR 1	35
VHIAR 2	1387
VHIAR 3	695
Total	2117



CULTURAL HERITAGE OF HUMANITY

Expedient for the inscription of the Historical Center of Cuenca in the list of World Heritage.

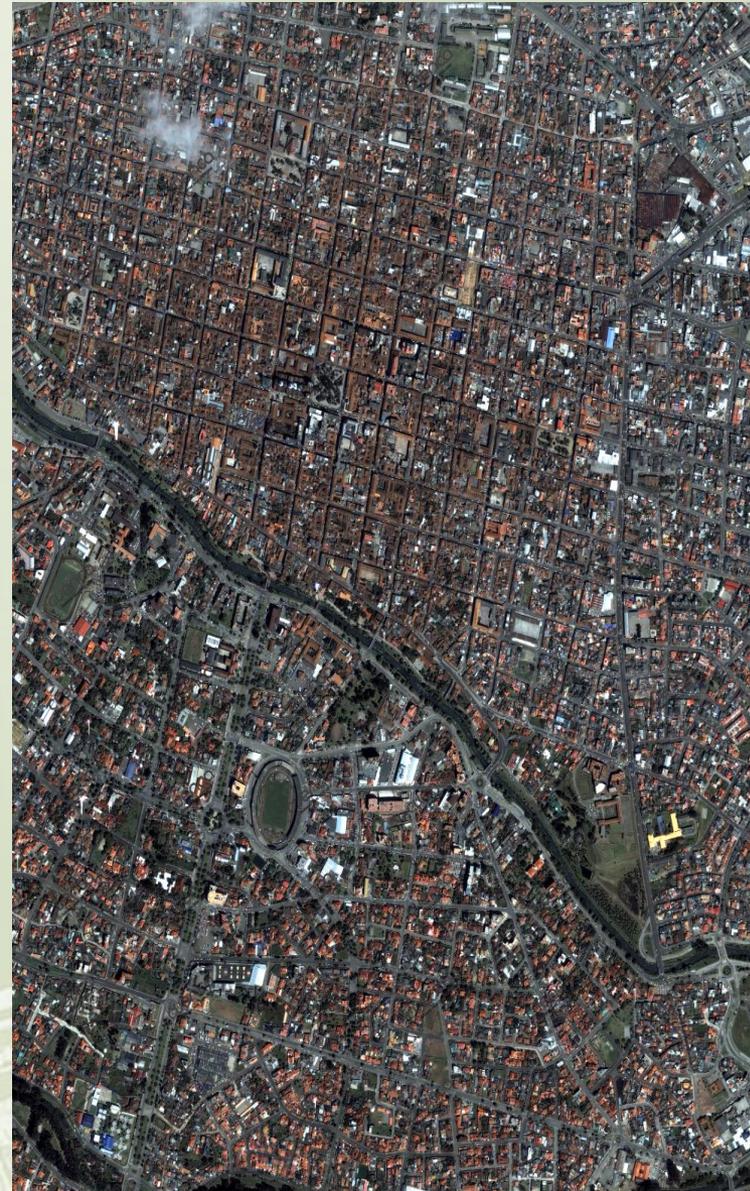
In Marrakech – Marroco the 4th of December of 1999 The Historical Center of Cuenca is declared as Cultural Heritage of Humanity.

JUSTIFICATION FOR THE REGISTRATION

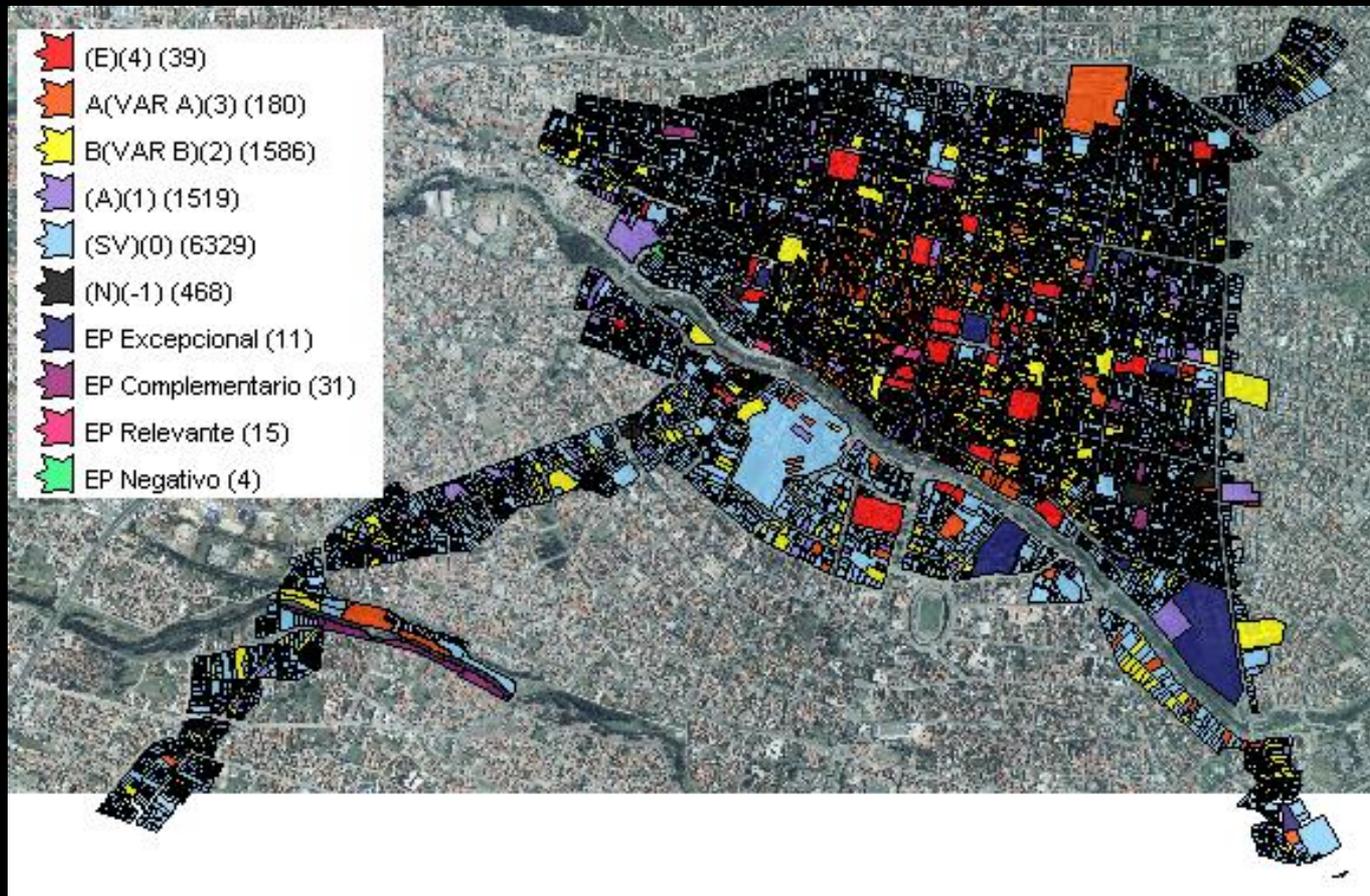
Criteria (ii): to exhibit an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town-planning or landscape design: [Cuenca illustrates the successful implementation of Renaissance principles \(Carlos V\), urban planning in the Americas](#)

Criteria (iv): to be an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history: [Successful fusion of different cultures and societies in Latin America is vividly symbolized in the urban landscape and layout of Cuenca.](#)

Criteria (v): to be an outstanding example of a traditional human settlement, land-use, or sea-use which is representative of a culture (or cultures), or human interaction with the environment especially when it has become vulnerable under the impact of irreversible change: [Cuenca is an extraordinary example of entrotierra Spanish colonial city planned.](#)



In 2009 based to the study of the Project VLIR-IUC, World Heritage City Preservation Management (Cuenca 2009), the inventory of public spaces and buildings was updated, it considers different criteria of valorization of the previous inventory, it not only value buildings but includes public spaces, changes the concept of Historical Center to Historical Areas. With this background in the respective ordinance the inventory is categorized in the architectural and urban area



Concept definitions for Heritage Property Registry of the city of Cuenca



1.- Buildings of Emerging Value (E) (4)

It refers to buildings that, due to their aesthetic, historic, scale or special significance for the community, fulfill an exceptionally dominant role in the urban fabric in which they are inserted.



2.- Buildings of Architectural A Value (VAR A) (3)

It refers to buildings that have outstanding values for their aesthetic, historic or special significance for the community, fulfilling a constitutive role in the morphology of the stretch or the block. Which gives them a special role within their own urban fabric.



3.- Buildings of Architectural B Value (VAR B) (2)

Their role is to consolidate an urban fabric consistent with the city's aesthetics, and may be enriched by historical attributes or significant meanings for the local community. From the point of view of their spatial organization, they clearly express ways of life that reflect the culture and use of community space.

Concept definitions for Heritage Property Registry of the city of Cuenca



4.-Buildings of Environment Value (A) (1)

These buildings are characterized for allowing and strengthening a coherent lecture of the city. Their aesthetic, historic, or scale don't stand out in a special way, fulfilling a complementary role in the global lecture of the neighborhood or the city. The expression of the popular culture is strongly reflected in their materials characteristics, technology used in the construction and spatial solutions.



5.-Buildings without special values (SV) (0)

Its presence has no particular meanings for the city. In spite of not being an expression of the local traditional architecture (by form or technology) they don't exert a unconfigured action, that significantly affects the urban form. Its integration is admissible.



6.-Buildings of Negative Impact (N) (-1)

It refers to buildings that for its scale, technology used, lack of aesthetic qualities in their conception, deteriorate the urban image of the neighborhood or the city. Their presence constitutes a sensitive affection to the urban morphological coherence.

Concept definitions for Public Spaces and Urban Elements Registry



1.- Exceptional.- Includes those spaces or urban elements that for aesthetics, historic memory, determinate role in urban context, or high social significance qualities, are fundamental for the city. Its presence commits the whole historic city in one or more of the following 4 dimensions: aesthetic, historical, scientific or social.



2.- Relevant.- Includes those spaces or urban elements that for aesthetics, historic memory, determinate role in urban context, or high social significance qualities, Strongly affect their presence in a sector of the city. Its presence commits particularly a sector or neighborhood of the historic city in one or more of the following 4 dimensions: aesthetic, historical, scientific or social.



3.- Complementary.- Includes those spaces that don't possess relevant intrinsic qualities, but contribute to consolidate a coherent reading of a neighborhood or sectorial context. In these spaces would consider specially its potentialities as generate element of integration, neighborhood cohesion and local referents of local identities.



4.- Negative impact.- Might be considered in this category spaces that are result of inconclouse actions in the urban consolidation, loss of architectural or heritage elements, etc., which qualities affect the environmental quality or urban wealth of the sector. Its register will be motivated fundamentally to promote policies to mitigate their impacts and strengthen the quality of the public environment.

INTERVENTIONS TYPE

➤ Emerging Value (E) (4)	Conservation Restoration
➤ Architectura A Value (VAR A) (3)	Conservation Architectural Rehabilitacion
➤ Architectural B Value (VAR B) (2)	Conservation, Architectural Rehabilitacion
➤ Environmental Value (A) (1)	Conservation, Architectural Rehabilitacion
➤ Without Special Value (SV) (0)	Sustitution Demolition
➤ Negative impact (N) (-1)	Sustitucion

INTEVENTION TYPE

As result the Ordinance for Managment and Conservation of the Historical and Heritage Areas.

FACTORS THREATENING THE HISTORICAL CENTER OF CUENCA

DEVELOPMENT PRESSURES OF THE CITY:

- HOUSING ABANDONATION
- SUBSTITUCION OF LAND USE TO TOURISM USE,
- HACING
- HIGH LAND COST
- VEHICULAR CONGESTION,





■ **VISUAL CONTAMINATION**

■ **GROWING POPULATION ACULVULATION (NEW MODELS AND PATTERNS OF USE AND CUSTOMS FROM MIGRATION).**

■ **LOSS OF NATIONAL IDENTITY.**

■ **INSECURITY.**



■ **DESVALORIZAZION OF HERITAGE**

TO FACE THE PROBLEMS OF THE HISTORICAL CENTER IT WAS ESTABLISH DIFFERENT POLICIES ORIENTED TO OPTIMIZE THE MANAGEMENT AND CONSERVATION OF THE PATRIMONIAL VALUES

- Planning system
- Heritage value
- Documentation
- Heritage management
- Geographic information system as instrument for heritage management
- TICS as management and diffusion
- Legal order (heritage legislation)
- Process management

INVESTIGATION

- Historic investigation in conservation
- Antropologic investigation in conservation
- Archaeological investigation in conservation
- Project management for public invers



PNBV

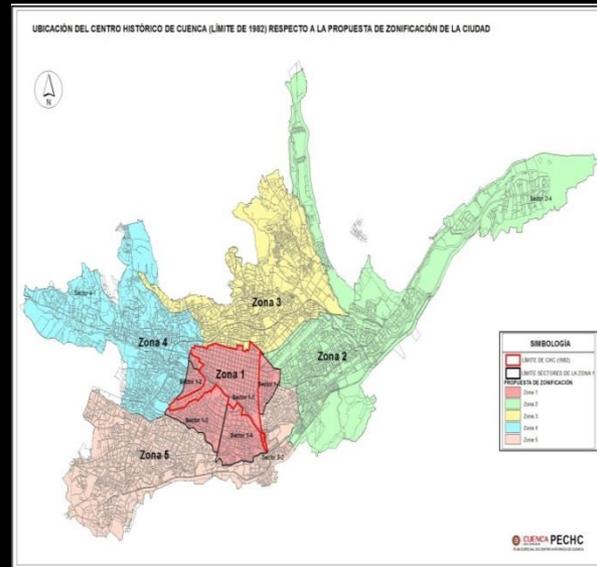
PDOT

POT

PECH - MOVILIDAD

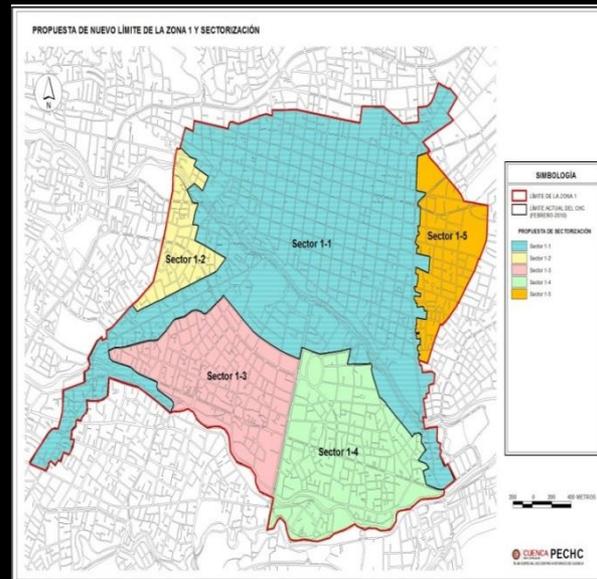
PE BARRANCO PE
HERRERIAS...

PLANES PROGRAMAS Y
PROYECTOS DE
INVERSION PUBLICA



ZONIFICATION

To the old town is added El Ejido, as the city's urban center, since its new economic and cultural activities complement this centrality; This results in the delimitation of ZONE 1 within the subdivision of the urban area of Cuenca, under the guidelines of the Development and Territorial Planning (PDOT).



SECTORIZATION

The sectorization proposal is in concordance of the definition of Historic Center (1982) and A review of parish boundaries. According to this, the PECHC proposes a sectorization based on the definition of the Historical Area with limits approved within the ordinance of February 2010.

SPECIAL PLANNING FOR THE HISTORICAL CENTER OF CUENCA



SYSTEM COMPONENTS

URBAN STRUCTURE

- Accesses, Centralities and Axes
- Organization of land use and land occupation
- Urban Space and Urban Landscape
- Environment

HERITAGE

- Building Heritage (Tangible)
- Intangible Heritage
- Historical Urban Landscape
- Value
- Intervention Criteria

HOUSING AND HABITABILITY

- Housing
- Equipment
- Infrastructure
- Security
- Intervention Criteria

CULTURE AND TOURISM

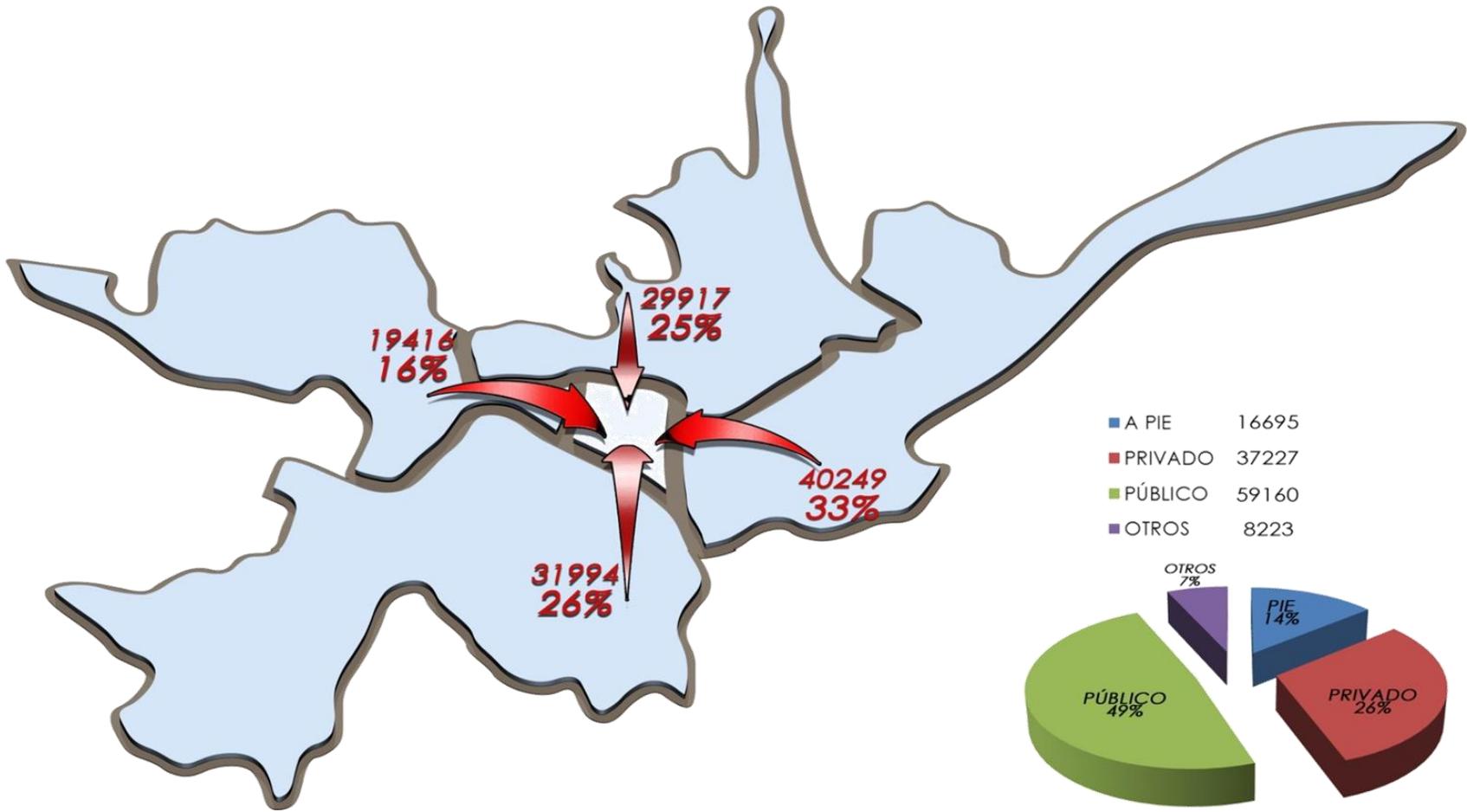
- Tourism
- Culture (Intangible Heritage)

POLITICS

- Protect the heritage to guarantee its conservation.
- Strengthen the heritage through programs of diffusion that transmit to future generations.
- Promote the appropriation of heritage in citizens.
- Determine the elements that define the structure of the historic center.
- Maintain the interrelation between the historic center and the city in general.
- Strengthen the existing dynamics through an adequate relationship between public space.
- Promote the offer of housing to generate an attractive place to live.
- Establish criteria to improve the quality of life and social welfare private space.
- Maintain and strengthen existing equipment.
- Strengthen tourism as a component for development.
- Spread the existing cultural diversity.

STRATEGIES

- Conserve, maintain and periodically monitor heritage buildings.
- Promote the preventive conservation of heritage.
- Promote the recovery of activities that promote intangible heritage.
- Document traditional trades and their protagonists.
- Revaluing ancestral knowledge as our intangible heritage
- Distribute equitably the different uses of land.
- Regulate interventions to maintain visuals from and to the historic center.
- Create housing zones and programs for various human groups.
- Improve the living conditions for families living in overcrowding.
- Create tourist routes to promote tourism development in relation to heritage.
- Disseminate the importance of heritage through educational programs



121.000 PEOPLE TRAVELS DAILY TO THE HISTORIC ALCENTER (30.000 IN RUSH HOUR)

37.000 IN VEHICLE
 59.000 IN BUS
 18.000 WALKING
 7.000 OTHER WAYS

ABSOLUTE FIGURES 37.000 VEHICLES/DAILY

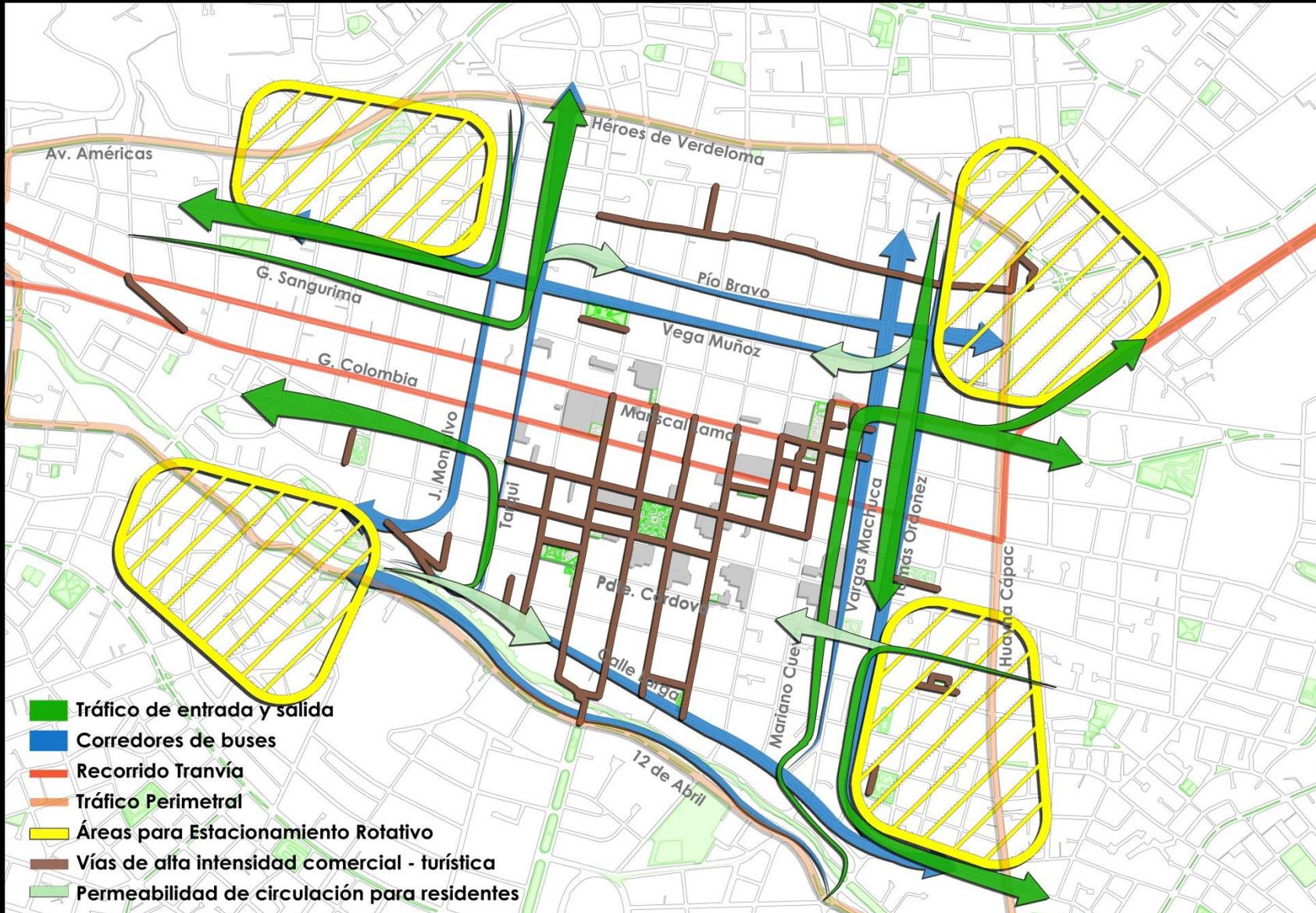
IN RUSH HOUR 3.500 VEHICLES



- Consolidate axes and pedestrian access to the functional city.
- Reduce vehicular load inside functional unit by eliminating the through-flow, guaranteeing the access to people living in the zone, and special services.
- The through-flow must be deflected to the perimeter system.
- Generate a multi-stage travel mechanism associated with commercial and management activities that allow the parking of vehicles in perimeter areas
- Rationalize access for work, which will reduce the traffic by 18%.
- Establish a new public space distribution consistent with the main pedestrian flows, witch object is generate a friendly and secure environment where citizens travel through the use of non-motorized modes of transportation.
- Link parks and plazas through road network to enhance their character as articulated elements of the urban fabric.
- Increase stationary areas, improving the environmental quality of the central area. Incorporate urban furniture and increase vegetation.
- Establish as intervention policy the elimination of elements that interrupt pedestrian circulation.
- Determine modal exchange areas between private vehicle, public transport, bicycle and pedestrians.
- Improve bus stops and the vinculation to other ways of trasportation.



MOVILITY AND PUBLIC SPACE PLAN_3RD PHASE



- Reduce the vehicle load to the interior, by eliminating the passing traffic.
 - The vehicles that don't have the center as destiny, which represents approximately one-third of the current vehicle load, should be diverted to the perimeter system.
 - Generate a multi-stage travel mechanism associated with commercial and management activities that allow the parking of vehicles in perimeter areas.
 - Rationalize access for work, which will reduce traffic shaking at rush hours by 18%.
- New distribution of public space, consistent with the main pedestrian flows. This will generate a friendly and safe environment that invites citizens to travel through the central area through the use of non-motorized modes of transportation.
- Tie together parks and plazas through road network
- Increase stationary areas, improving environmental quality of the central area.
- Establish as an intervention policy the elimination of elements that interrupt pedestrian circulation.
- Restrict parking on roads and private property
- Determine areas of modal exchange between private vehicle, public transport, bicycle and / or walking.
- Improvement of areas in which bus stops are located, linking buses with other modes of transport.



HERITAGE VALUE

Proposal

City value



Historical Center Value



Neighborhood value



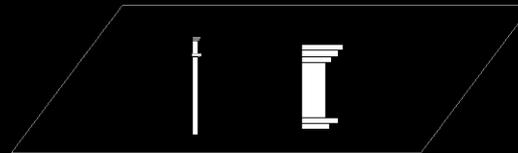
Value of blocks and tranches



Building value



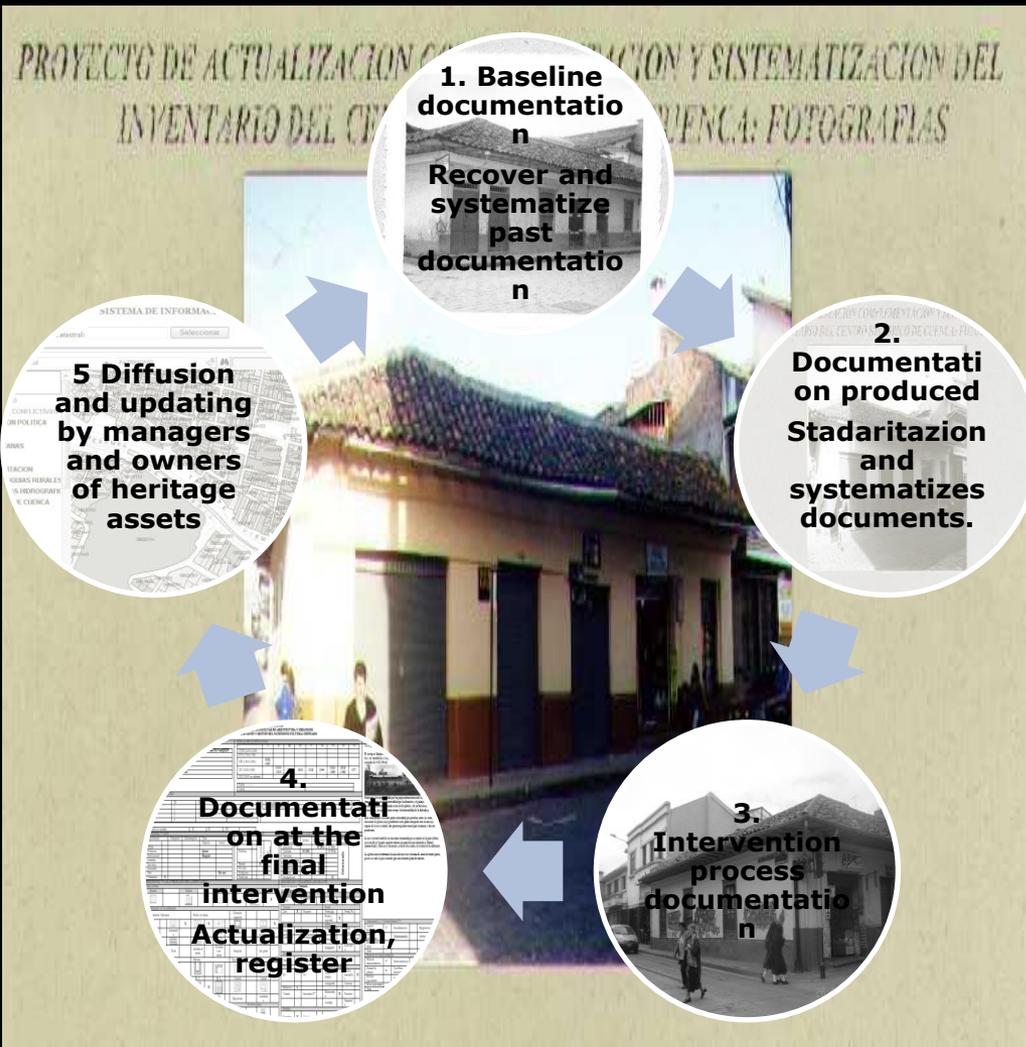
Value of associated assets



INTANGIBLE ASSET VALUATION

HERITAGE VALUE PROPOSED





The safeguard of our heritage must guarantee the conservation of the documented historical memory of our cultures. The first level of safeguard is knowledge and knowing the meaning of documentation. Documentation have some problems of multiple causes, within which it's important to consider heritage information as a piece unrelated non-shared role, with inadequate storage, without reflecting that it is or can be patrimonial documentary.

Currently a group of professionals from the Department of Historical and Heritage Areas are solving this deficiency.


AREAS HISTORICAS

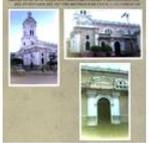
SISTEMA DE DOCUMENTACION DEL PATRIMONIO EDIFICADO

Table: Fotos [Printer Friendly](#) [Export to Excel](#) [Export to PDF](#)

Search: [Search \(*\)](#) [Show all](#) [Advanced Search](#) [Hide highlight](#)

Exact phrase All words Any word

Page 1 of 1 Records 1 to 1 of 1

	CATASTRAL (*)	1982-1998 (*)	foto 1999 (*)	foto 2000 2007 (*)	foto 2008 (*)	foto 2009 (*)	2010 (*)	2011 2013 (*)	foto 2014 (*)
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<input type="checkbox"/>	View Edit Delete	antiquas(3) interiores(1)	01024907						

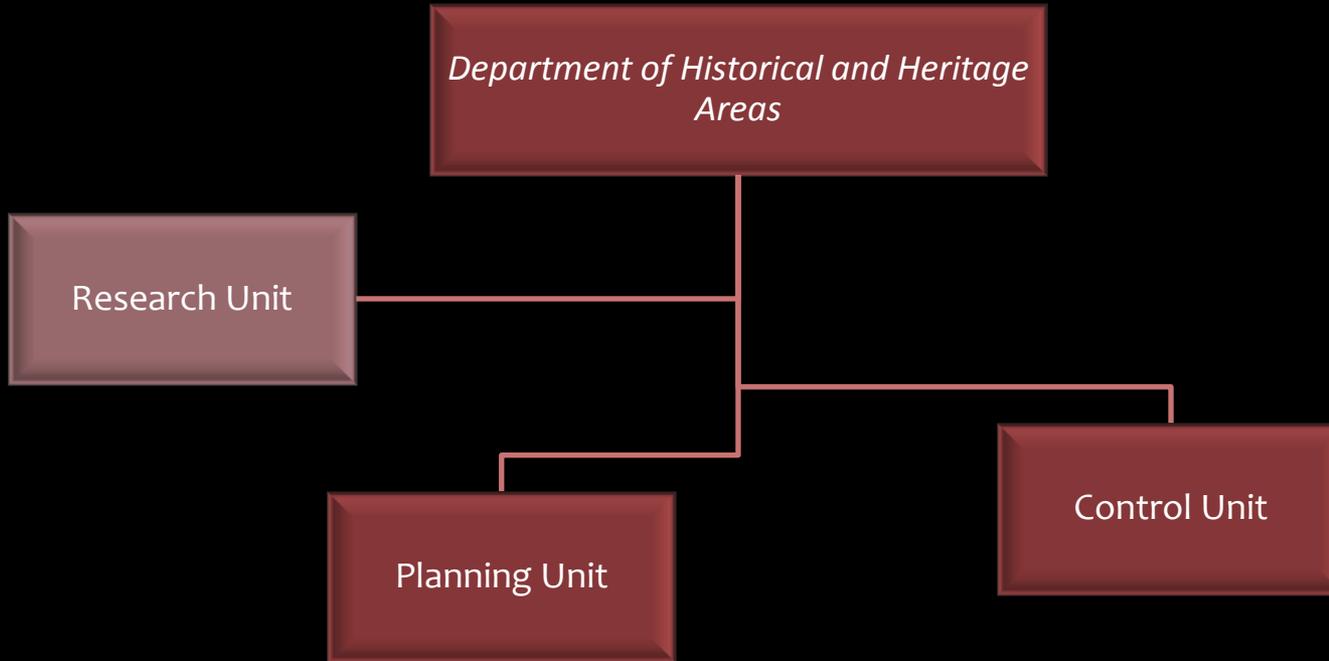




HERITAGE MANAGEMENT

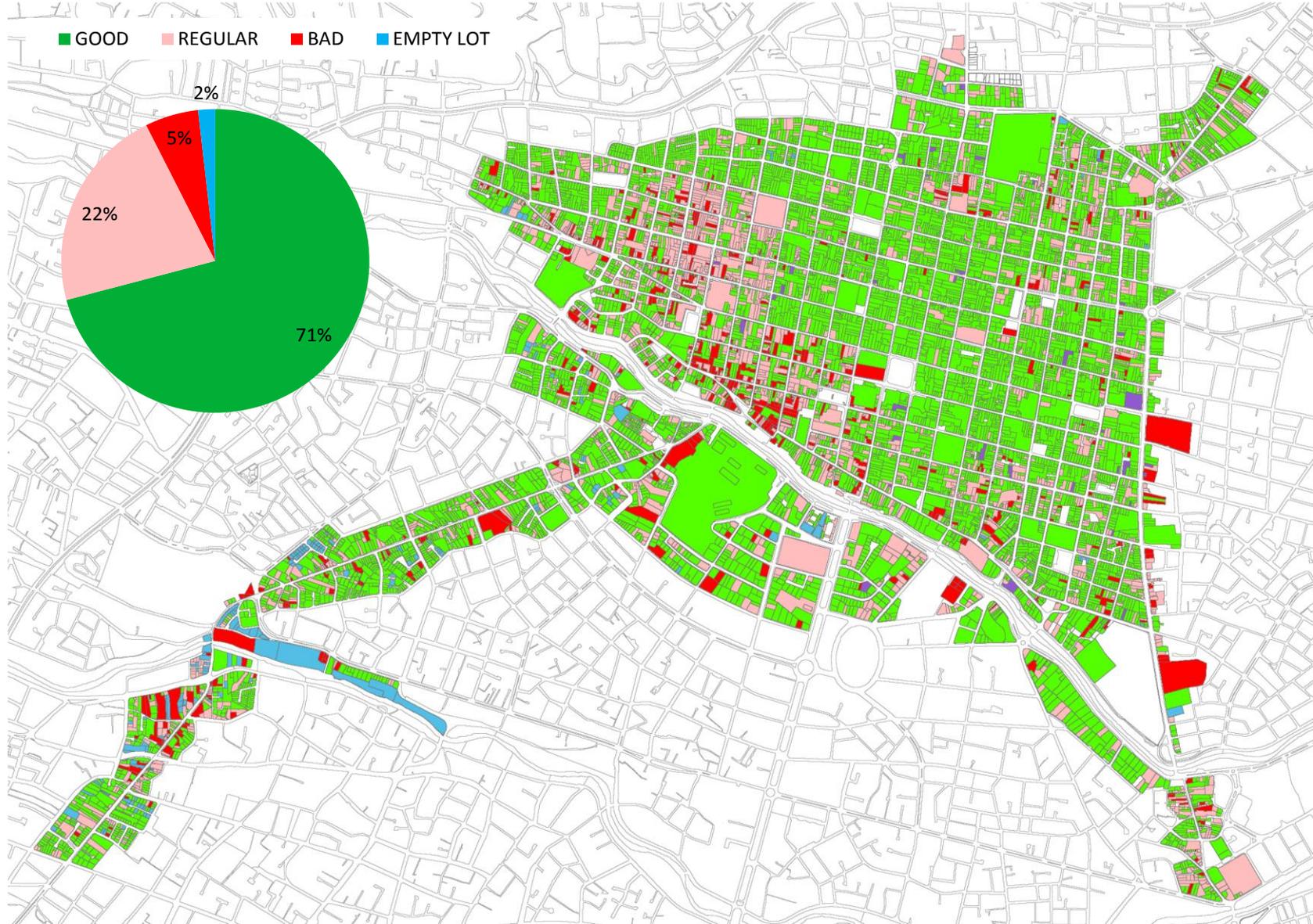
Recently, a Research and Dissemination Unit has been activated within the Department.

The Research Unit must be connected to the other actors in the management scheme: universities, public and private entities, the general public.

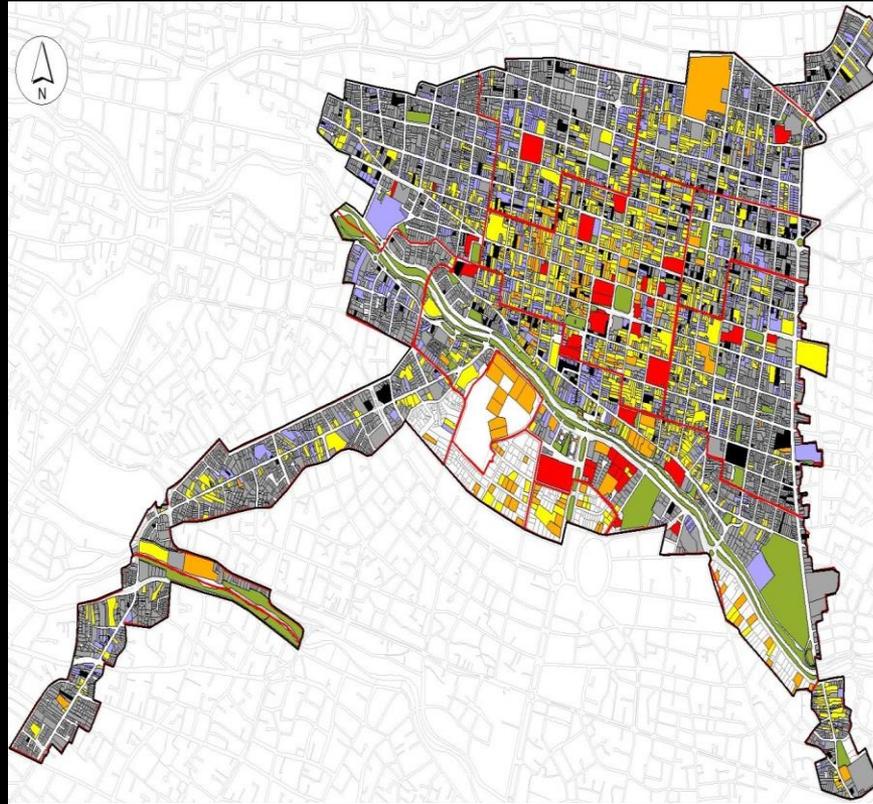


Geographic Information System as a tool for heritage management

STATE OF CONSERVATION IN FRONT VIEW



Historical Center has, in addition to the individual value of its buildings, a high value as a set, mainly due to its urban fabric, one of the reasons that made it worthy of the title of World Cultural Heritage.



EMERGING VALUE - 43 Edif. -



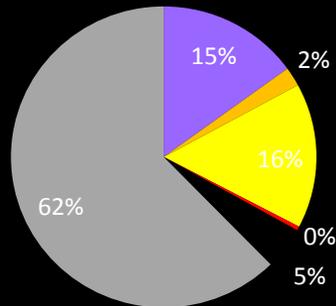
VAR A – 204 Edif. -



VAR B – 1548 Edif. -



ENVIRONMENTAL VALUE– 1492 Edif. -



■ Ambientales ■ VAR A
■ VAR B ■ Emergentes



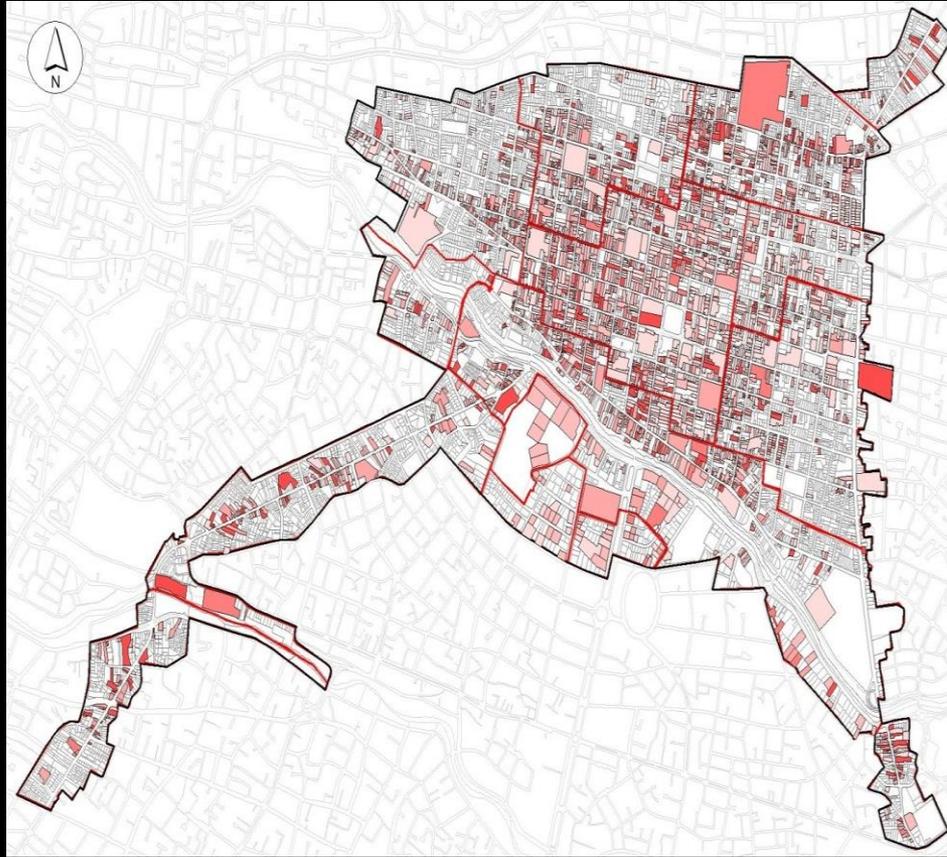
NEGATIVE IMPACT– 453 Edif. -



WITHOUT SPECIAL VALUE. – 6192 Edif. -

DETERIORATION CAUSES:

- Lack of maintenance
- Abandonment of housing.
- Aggressive growth
- Aggressive process of penetration uses.
- Saturation of Functions
- Bad intervention by professionals.
- Building replacement
- Environmental impacts.
- Natural agents.
- Impacts linked to tourism,



Buildings in good condition



Buildings in regular condition



Buildings in bad condition

Valor de Registro	Buena	Regular	Mala
Ambiental	875	447	170
VAR A	129	53	22
VAR B	727	550	271
Emergentes	32	9	2
TOTAL	1763	1059	465
Porcentajes	53,6	32,2	14,1

EL ORDENAMIENTO JURIDICO

National Laws

- Constitution of the Republic of Ecuador, 2008.
- Organic Law of Culture, 2016.
- COOTAD, 2010.



Local Law

- Ordinance on signs and announcements in the Historic Center of the city of Cuenca, 1992.
- Ordinance exempting property tax from property owners belonging to the nation 's Cultural Heritage, 1997.
- Ordinance creating the Fray José María Vargas Prize, to property owners operated within the Historical Center Area, 1988 and Reforma 1997.
- Reform, Update, Complementation and Codification of the Ordinance Sanctioning the Territorial Planning of the Canton of Cuenca: Determinations for use and occupation of urban land, 2003.
- Reform to the Codified Regulation of Functional Structure of the I. Municipality of Cuenca, through which it is created the Direction of Historical and Heritage Areas, 2008.
- Special Ordinance to preserve and maintain the Architectural, Cultural and Trees Heritage of Cuenca, 2009.
- Ordinance for the Management and Conservation of Historical and Heritage Areas of the Canton of Cuenca, 2010.

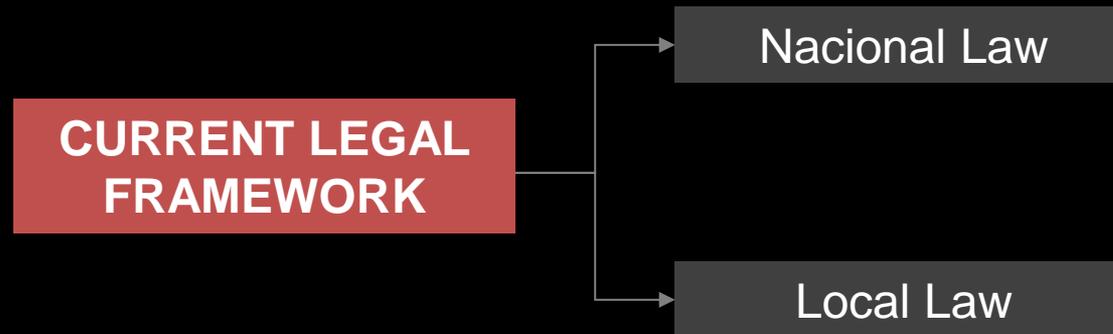
Local Law

- Regulation for the imposition of sanctions, 1991.
- Regulation for the use, destination and administration of the Fund for the Salvage of Cultural Heritage, 1991.
- Regulation for the use of color and materials in the buildings of the Historic Center, 2000.

The legal framework, added to international charters is in the process of being reviewed in order to have the heritage code

The Historical Center has, in addition to the individual value of its buildings, a high value as a set, mainly due to its urban fabric, one of the reasons that made it worthy of the title of World Cultural Heritage

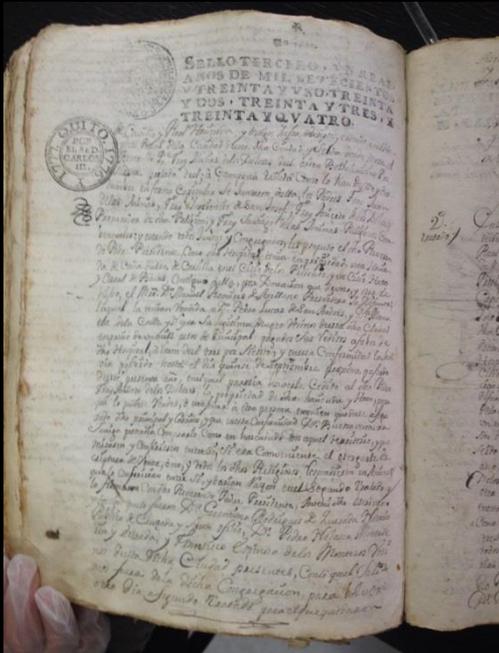
The Plan for the Metropolitan Area of Cuenca of 1980 is the base for control and management of the Historical Center of Cuenca, However actually the Special Plan for the Historical Center of Cuenca is in the final stage.



HISTORY

A Change of values for the categorization is detected:

Actually VAR before VHAR, this must be reviewed taking into account the various values of the heritage assets.



ANTROPOLOGIC



Fotografía extraída del «Libro de Oro»

Tangible heritage and Intangible heritage share space.

In the investigation unit of the Direction of Historical and Heritage Areas, the work on this area of heritage will be strengthened.

ARCHEOLOGIC UNIT

In charge of generating the regulations, guidelines that will help to avoid destruction, the correct intervention for the conservation, preservation and valorization of the heritage sites of archaeological character in the City. Understanding its field of action in rural archeology and urban archeology

URBAN ARCHEOLOGIC

Cuenca maintains an important historical legacy since its foundation; the Historical Center is in part settled on several remnants that date from the Inca-Colonial era. The actions to be employed by the unit of archeology include:

- Archaeological prospecting
- Archaeological excavation
- Register and analysis in laboratory
- Publication of obtained results

RURAL ARCHEOLOGIC

Cuenca it's located in a valley surrounded by mountains where the first social groups occupied the South of Ecuador. Places like Pachamama, El Plateado, Gugalzhumi, etc. This places still preserve important relics that can help to better understand the region's past.

- Actualization of the rural archeologic register.
- Propose control standards and technical advice to reduce impact.
- Gathering information
- Spatial delimitation of sites.
- Research proposals around these.

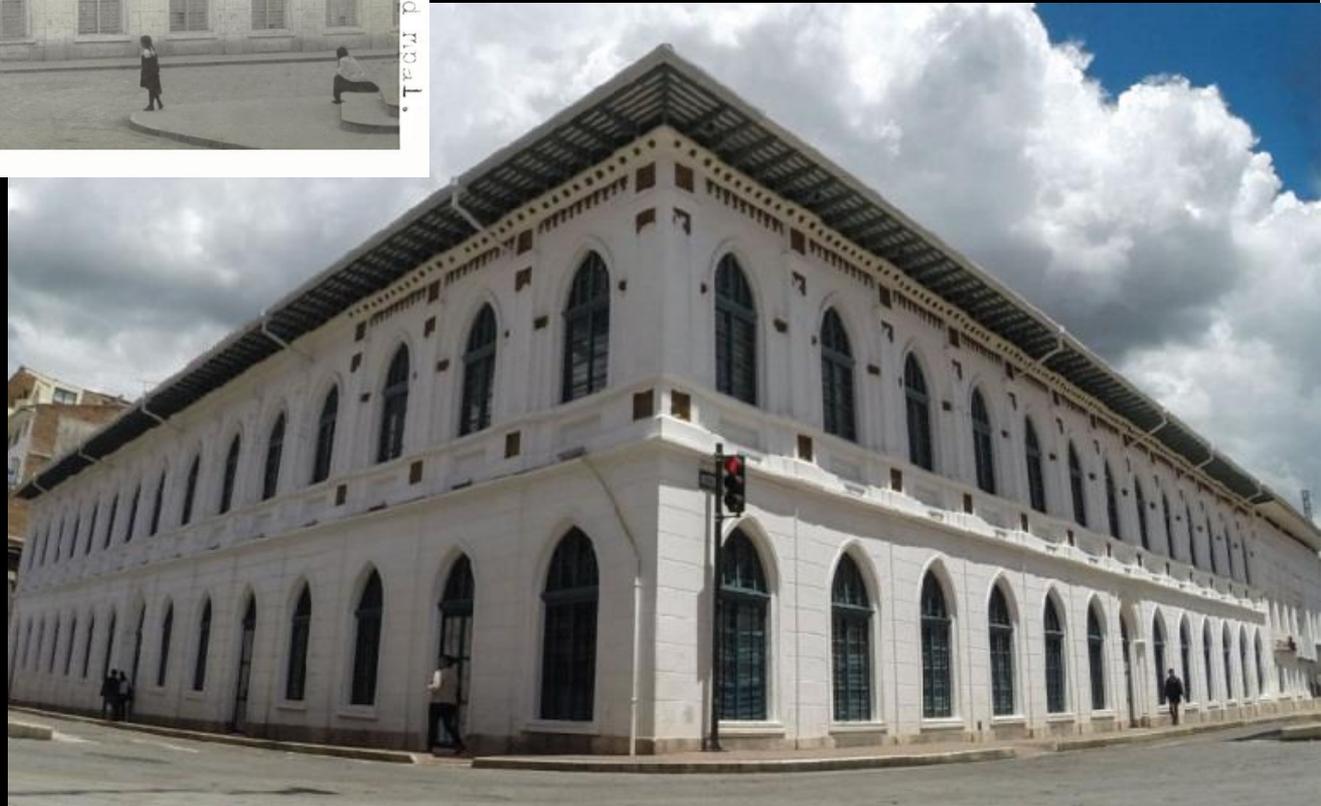


PUBLIC INVESTMENT PROJECTS

Museo del Alfarero



Inicio de una valoración del legado del pasado





Casa de la Posadas

Alameda Avenida 12 de Abril



PROJECTS EXECUTED

Escalinatas y Puente Juana de Oro



PROJECTS EXECUTED

PLAZOLETA DE LA MERCED



PROJECTS EXECUTED



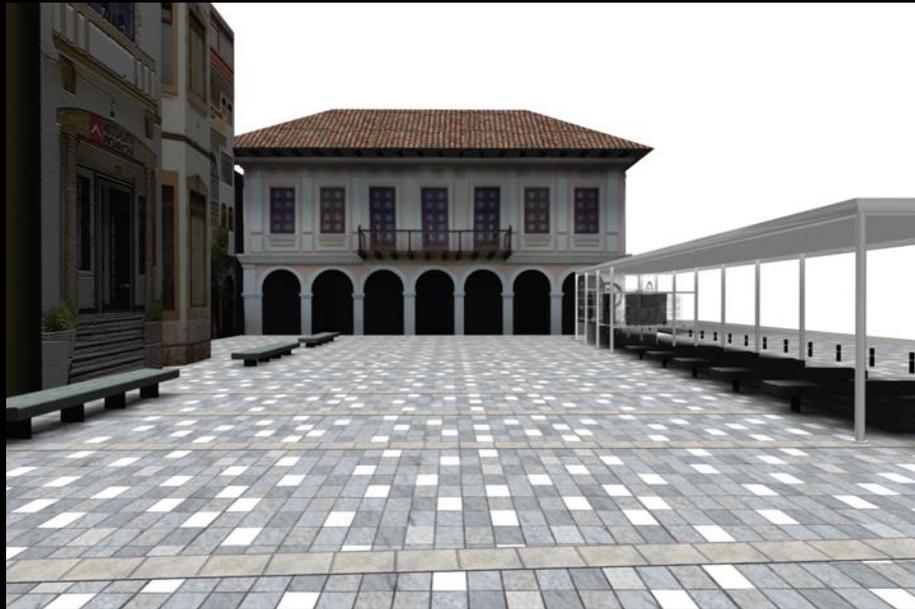
Mercado 9 de Octubre y Plaza Cívica





Pasaje Leon

Plazoleta de la Une





PROJECTS EXECUTED

CASA MULTIPLE FRONT VIEW



BEFORE



DELIMING



PAINT RESTITUCION



AFTER

PROJECTS EXECUTED



ELIMINATION OF OVERPAINTING



AFTER

PROJECTS EXECUTED

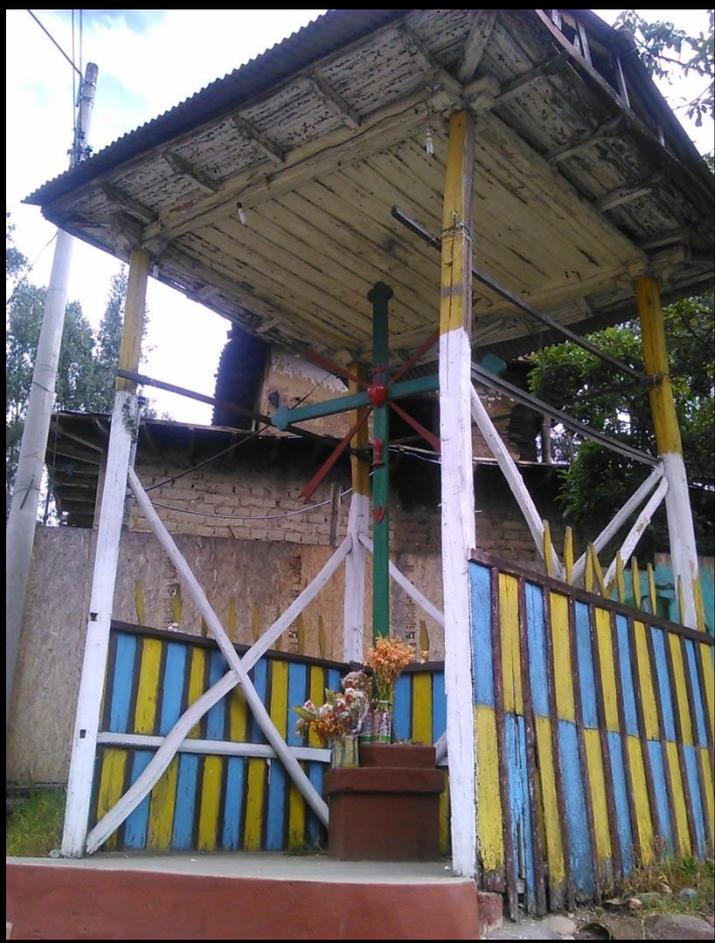


PROVISION OF BONE MATERIAL
OF CONSTITUTIVE MATERIAL



FINDING
SUCCESS OF
CONSTITUTIVE ELEMENTS

PROJECTS EXECUTED



BEFORE



RESTORATION



AFTER



BEFORE

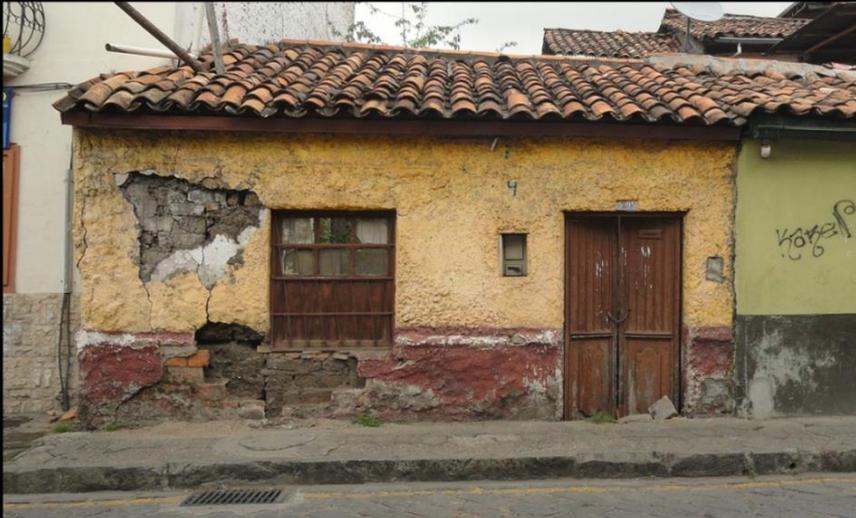


AFTER

PROJECTS EXECUTED

FRONT VIEW

DIRECTOR DE PROYECTO: ARQ. FELIPE MANOSALVAS S.



ANTES



DESPUES

Through conversations with the owners of patrimonial goods, not to judge them by incuria has been gotten that they fix the facades.

FRONT VIEW

DIRECTOR DE PROYECTO: ARQ. FELIPE MANOSALVAS S.



ANTES
29/07/2016



DURANTE
09/09/2016



DESPUES
08/10/2016

INTERVENTION IN FACADES

FRONT VIEW

DIRECTOR DE PROYECTO: ARQ. FELIPE MANOSALVAS S.



ANTES
22/07/2016



DURANTE
23/09/2016



DESPUES
19/10/2016

Modernization and development in this way NO MORE



FOTO: Vicente Tello Tapia

Foto: Archivo Histórico Pumapungo

