

GOVERNANCE AND RELATIONSHIP WITH THE AUDIENCES – COLLABORATIVE CONSERVATION

Project for the conservation of the « casa de la columnas », a State-owned iconic community heritage property which symbolises the cycle of the historic centres' gradual deprivation followed by the renewal of the built heritage (from the residence to the slum to the renovated residential building) and all this, thanks to the organisation and to the inhabitants' active involvement. It consists in maintaining the residential use of the edifice, in keeping the residents in place and by doing so, in making this project a model, a glaring example of the manner in which municipal and national policies could evolve.

SIZE OF THE CITY : 8 219 000 inhabitants 2 664 67 ha

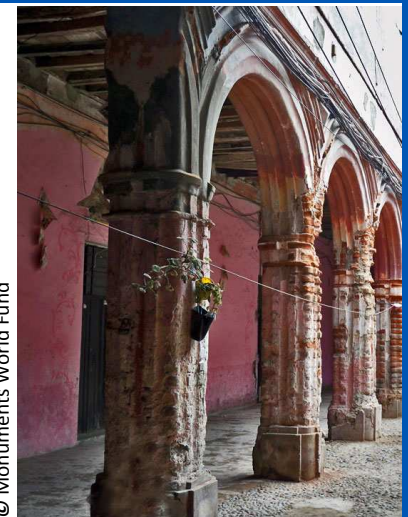
SIZE OF THE PROJECT : A historic monument inhabited by 53 families for a 2655 m² area.

MAIN FUNCTION(S) OF THE CITY :

National and regional Capital, administrative, touristic and service centre

MAIN FUNCTION(S) OF THE PROJECT AREA :

Housing, Accomodation



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The Pillar house (the «casa de las columnas»)

PROJECT SCALE



City



World Heritage Property



Project



WORLD HERITAGE PROPERTY

LIMA HISTORIC CENTRE

Inscription	1988 1991	Lima, the « City of Kings » has been the most important Southern American Capital of the Spanish territories up until the XVIIIth century. Despite some serious damage caused by the earthquakes, the city boasts numerous outstanding monuments such as the San Francisco Convent, the most important building of its kind in this part of the world. Many Lima edifices result from the collaboration between craftsmen, local artists, architects and companies coming from the old continent.
Criteria	(iv)	
Area	200 ha	

APPRAISAL /
OVERVIEW

Deprivation of the historic centre due to neglect and a lack of maintenance from the inhabitants since the 50's. Currently occupied by working-class families, buildings are in a sorry state and dangerous for their inhabitants.

ISSUES

How should an intervention be led in an inhabited monumental complex, how can a model be developed for the historical centre of Lima to become a bustling city-centre which retains its functional and settlement diversity?

GOALS / TARGETS

- Showing that the residential function is compatible and relevant in historical urban areas with built cultural heritage.
- Demonstrating the upgrading possibility of the Lima historic centre as a lively centre which fosters social diversity and cohesion; undertaking the revision of public policies and the renovation developments, drawing upon the "casa de las columnas" experiment.
- Restructuring of the regulatory zonings to maintain the residential purpose/function in the historic centre.
- Developing a toolbox of collaborative methods for the design, implementation and management of interventions in inhabited monumental complexes for the benefit of the residents.

PARTNERS / PROCESS

THE INITIATIVE

Research, documentation
and population advising
centre (CIDAP)

World Monuments
Fund

THE MONITORING

*Sociedad de Beneficencia de
Lima Metropolitana*
Monument owner
Socially-orientated

Generates the initiative / Delegates

THE IMPLEMENTATION

The CIDAP technical team

Supports / Coordinates / Advises

CIVIC COLLABORATION

World Monuments
Fund

Funds

Escuela-taller de
Lima

*Implements /
Teaches*

ACTION PLAN
COLLABORATIVE CONSERVATION OF "LA CASA DE LAS COLUMNAS"

*Preliminary studies and appraisal
(social, structural, architectonic,
services, ...)*

*Strengthening of the
inhabitants' organisation, of
the social leadership abilities
and heritage conservation.*

*Intervention to stabilize the building
structure*

*Carry out tasks matching their
abilities.*

*Complementary studies for the
comprehensive restoration proposal.*

*Upgrading of the arched
mouldings/arcades and of the gate*

Students of the Workshop
School

Inhabitants

*Communication, awareness : workshops and programs
for the youths and residents to understand and preserve
the heritage and to exploit it in a sustainable way*

Neighbours and centre inhabitants

STAKEHOLDERS :

Local Public

Regional Public

National Public

International Public

Private

Mixed

Institution / NGO

Civil Society

SITE MANAGEMENT TOOLS

- Regeneration and conservation plan
- Masterplan of Lima City-Centre
- Regulatory zonings of Lima City-Centre

SPECIFIC TOOLS FOR PROJECT MANAGEMENT

- Strategic plans
- Projects and profiles for emergency measures
- Surveys and socio-economic studies
- Cohabitation regulations
- Training days and workshops (participatory design, social organisation, monument memory,...)
- Archaeological monitoring
- Comparison with other nationwide and international experiments.

FUNDING

DETAILS ON PUBLIC FUNDING

Peru State
Ministry for Housing, , Construction and Sanitation
US \$ 4,655.00

DETAILS ON PRIVATE FUNDING

Inhabitants' Association, US \$5,500.00
CIDAP

DETAILS ON INTERNATIONAL FUNDING

World Monuments Fund US \$ 56,500.00
AECID US \$ 17,586.00
CIDAP – MISEREOR US \$ 54,820.00

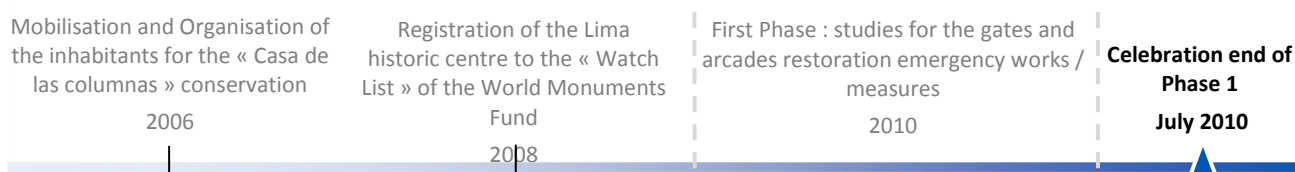
TOTAL VALUE OF THE PROJECT

US \$ 139, 061.00

The initial works carried out to avoid the buildings' collapse have been undertaken by the inhabitants themselves with the assistance of the CIDAP. The investment which made the process possible was initiated by the inhabitants' savings technically assisted by the CIDAP and was then financially supported by the World Monuments Fund USA. The Ministry for Housing is currently participating in the funding of the emergency works in partnership with P>D – AECID.

A strategic public-private partnership has been established: SBLM, Inhabitants' Association, CIDAP, DNU-MVCCS-AECID for the works' monitoring.

PROGRESS



INTERACTION BETWEEN THE PROJECT AND THE PROPERTY VALUE

The « Casa de las Columnas », a national monument since 1972 is part of the Lima Spanish historic complex. This State-owned iconic property represents the religious heritage transformation into housing for impoverished populations. With this project, CIDAP (a NGO with a social nature) aims at launching the 'un-deteriorating' of the historic centre and at promoting the sustainable

social mix through the integrated conservation of historic buildings. It is a collaborative process which implies the cooperation between the major stakeholders (residents and owners) with other partners originating from the public and private sectors in order to ensure the social, economic and environmental sustainability of the Lima historic centre.

Today, the house is a safer place to be, and its most striking architectural components have been restored to their former glory. While it has permanently been inhabited, the renovation of the « Casa de las Columnas » has been gradually conducted in order to guarantee its sustainability in collaboration with all the stakeholders...

The inhabitants take part in the conservation in an active manner, playing not only the operators' roles but also the managers' ones. The house and the neighbourhood inhabitants know the story of the property as well as that of the historic centre, thus the collective memory has been strengthened. While becoming actors, the residents support change. Some small non-polluting outlets can be found (coffee shops and other food supply) in the entrance.

The « Casa de la Columnas » is a poster child for the improvement of local and national policies intended at the renovation of inhabited monumental properties located in the Peruvian historic centres.

New partnerships have been forged between the State and the relevant international bodies. The project enabled the elaboration of new strategies with the State organisations which will ensure the continuity of works. Moreover, new rules have been set up to allow the transfer or the selling of residential buildings in a poor state. This new law should allow the transfer of the house ownership to the inhabitants which would entail the Ministry for Housing investments and bring up new opportunities for the upgrading of run-down residential buildings.

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QUESTIONS

The projects result from a collaboration and consultation process of the authorities and resources.

The private collaboration funds are strategic elements to foster the project and act as a trigger, a key factor in boosting it.

Spreading the word about those developments is important for the pursued aim, especially in the case of those public authorities (State and communities) which may show a certain disengagement.

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