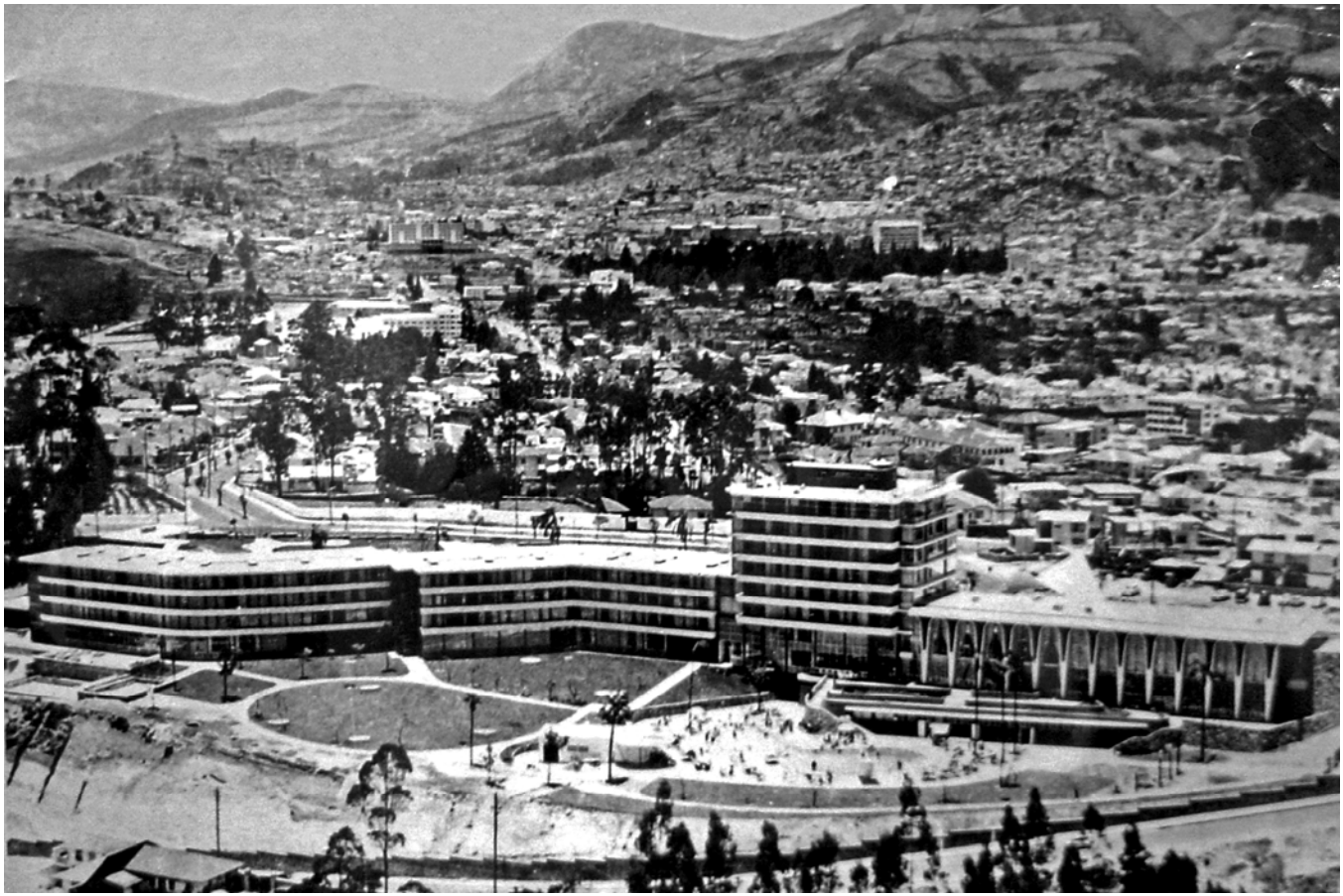
Minimum Documentation Fiche 2003
composed by national/regional working party of:

0,1 Image of building / site theme represented: Source: Date:



THEME: HOTEL QUITO
SOURCE: Files at Hotel Quito
DATE: 1965 / aprox.

1. Identity of the building or group of buildings / urban plot / landscape / garden

1.1 Current name of the building
Hotel Quito

1.2 Variant or former name
No changes.

1.3 Number and name of street
Gonzáles Suárez Avenue N27 142

1.4 Town
Quito

1.5 Province / State
Pichincha

1.6 Zip Code

1.7 Country
Ecuador

1.8 National Grid Reference, City, Zone

ECUADOR

QUITO

AV. GONZALES SUAREZ

1.9 Classification / Typology

RES

1.10 Protection Status and date

Building included in heritage inventory by the Municipality of Quito. (Patrimony to be preserved)

2 History of building

2.1 Brief Original / Purpose

The Organization of American States (O.E.A.) in the year 1954, designated Ecuador, and specifically the city of Quito, as the Headquarters of the XI Inter-American Conference of Chancellors, event that took place in the year of 1959.

The government of Dr. Camilo Ponce Enríquez, ordered his Minister of Public Affairs, Architect Sixto Durán Ballén, prominent professional, the realization of several projects as to match with such relevant event. That is why, among the works to execute is decided the planning and construction of the first luxurious hotel of the city of Quito that would suit the purposes of lodging the chancellors participating in the conference. This is how Hotel Quito came into existence.

For the architectonic project, the firm Mac Hirahan of Florida, EEUU was hired with Architect Charles Mac Hirahan as its head. After analyzing several lots the building lot chosen is one located at the zone known as "Pata de Guápulo" on Gonzáles Suárez Avenue, on the eastern sector of the city. The proposal fits into beautiful surroundings. The building matches the irregular topography of the sector while its guidelines keep harmony with the Brazilian architecture of the 1950s.

The constructor MENA-ATLAS was in charge of the construction, being architect Oswaldo de la Torre, along with Engineer Oswaldo Arroyo, the technical personnel in charge of its execution; the constructed project was completed in August 1960. Besides, as characterizing elements of the access, one paraboloid hyperbolic figure whose calculation was entrusted to engineer Alejandro Segovia.

2.2 Dates: Commission / Execution

Promoter: Ecuadorian State
Date of assignment: March 1958
Start of construction: August 1959
Completion date: August 1960.

2.3 Architectonic Designers and others

Architect Charles Mac Hirahan, USA

2.4 Other associates with the construction

Constructor: Constructor MENA-ATLAS
Architect Oswaldo de la Torre - ECU
Engineer Oswaldo Arroyo – ECU

2.5 Significant Alterations with dates

The original project of Hotel Quito has undergone few variations from its conception to present time. The rooms have kept their original conception. Variations refer to new furniture, carpeting, color of walls, but in no case they alter the building.

Upright projections appear without relevant alterations except for the north extreme, where a new block appears barging into this sector. On the 1st upper plant four rooms have been eliminated from the tower on the north visible end from the lobby, where a coffee shop with access from the floor hall and with visual communication with the first floor has been introduced.

This variation has changed the East upright projection at the mentioned end, the space of the original balcony has been eliminated and it has been replaced with cabinetry of aluminum and glass; the 5th upper floor also suffered this alteration. In this case the space of the balcony has diminished on the south- east end where they have introduced cabinetry of aluminum and glass.

A significant alteration has been made on the north extreme to enlarge the casino area to double its original size. This way, a new block appears at the place where the access to the casino was located. The element shows its closed walls and has varied its access position, allowing thus an entrance directly from Gonzáles Suárez Avenue.

The inclusion of this block alters the west façade considerably; the window jalousie contained in the original plan, they have practically disappeared due to the insertion of this element in the mentioned arches.

2.6 Current Use

It keeps the original use for which it was designed.

2.7 Present condition

The building keeps the characteristics for which it was constructed. A few alterations that the building has undergone do not alter the original project of the building, except for the punctual cases aforementioned.

3. Description

3.1 General description

The proposal embraced for the conception of the project, highlights all the characteristics that the building lot presents. Under these considerations, the main access is made from Gonzáles Suárez Avenue placing a paraboloid hyperbolic figure as a characterizing element of the access along with a porch that complements it.

The proposal of the architectonic program, as well as the adequate connection to its topography and visual of the lot, they allow putting forward the building in four parts clearly identifiable and harmoniously grouped achieving thus a coherent result. In the first place the social area is proposed, in the second place, the room and restaurant area at a seven-plant tower, in the third place, a new series of rooms of the project grouped in three levels, and finally a zone where the mini-departments are located.
The vertical and horizontal circulation is clearly defined. The main core is constituted by two groups. The first one formed by two elevators for visitors and the second one formed by an elevator for personnel and the stairway system.

In addition to the vertical main core there are five secondary centres for circulation. Three of them are laid out in the blocks of rooms displayed toward the southern side. The room secondary center is present in the Lobby area where helicoidal stairways enable the optimal functioning of the conference hall. Finally, a single stretch stairway system allows linking the kitchen and the restaurant at the level of the reception area.

The horizontal circulation is defined by means of a central corridor, whose disposition allows accessing the rooms with ease. Due to the horizontal development of the three first plants that occupy nearly all the estate area, solutions are introduced in order to diminish the orthogonal circulation in every plant. The S-shaped floor, accomplishes a shift in this level and introduces at this point a stairways system that permits adequate interactive functioning of the various activities carried out in each level.

Formally the project presents three realities harmoniously combined to show the program, the place and the construction system used, which are clearly reflected in the treatment of the upright projections. They use arches of jalousie on the north; towards the center the tower gives the appearance of being an

articulating element, while to the south, the block of rooms keeps relation with the tower; the room block is used as a formal element in the upright projections.

The floor slabs set a rhythm in the upright projection of the tower by introducing horizontal planes that join it; windows are projected in a rhythmical way and they are present as overlapped by the masonries of brick that in turn generate vertical planes at the tower. The junction with the floor is done through a concrete horizontal plane of 15 cm. of height. The upper segment also receives the same treatment for each plant by combining in each level glass surfaces with carpentries and wooden window ledges; the tilted consecutive balcony with metallic banister unites each plant; the inclination of the balconies enables a controlled access of the sunlight.

The right section of the upright projection, presents the disposition of 13 arches of window jalousie that unite them with the lower plants. In the inside of every arch, they insert big glass-like surfaces, which allow getting the most out of the vistas in the surroundings.

3.2 Construction

The structural proposal has two solutions. At the reception are arches are used of jalousie that allow saving the clear span from this zone obtaining thus an ample space without intermediate supports.

The tower of suites block presents as a rigid point a system of vertical circulation shaped with concrete diaphragms. The system with a 4.60-x 4.30 m reticule with columns ranging from 45 x 60 cm to 30 x 60 cm, which supports the rooms of the three first plants, setting in various points ventilation ducts and installations.

In the extremes are proposed cantilevers like balconies with tilted shapes in their finishing that enable the controlled access of sunlight during the different parts of the day. The foundation is made with plinths and perimeter concrete walls. Lightened slabs are used in each plant while for the cover flat slabs without access are used.

3.3 Context

The building adapts itself to the topography of the lot that is marked by an acute slope oriented towards the east. In this way, the most is made out of the visuals and rooms are orientated toward those points. We must highlight that the project does not modify the lot, it rather, fits into the building lot achieving thus a correct proposal.

4 Assessment

4.1 Technical

Manpower optimization as well as the introduction of structural variants (jalousie arches) permitted the completion of the hotel in one year, as that was the need of the promoters to carry out the event.

The jalousie arches allowed obtaining large clear spans without intermediate supports, allowing an adequate and optimal functioning of the hall of the building.

The care in the execution of the details and the finishing provide the building with great quality; the slabs mark rhythmically each level that is complemented with the treatment of carpentries achieving thus harmony in the upright projection.

4.2 Social

The construction of Hotel Quito gave a sheen to the entire lodging activity of the metropolis, since being the first deluxe hotel of the city, it was an example for other interventions that sought to equal and to surpass what the hotel offered.

The hotel became the center of political and social meetings of the metropolis, besides this building became one of the examples of the modern architecture of Ecuador. The Ecuadorian State through its architects, who were influenced directly by modernity, sought to establish their knowledge at the buildings that were created. Without a doubt, this example was useful for the consolidation of the modern movement in the country.

4.3 Cultural and Aesthetic

The building, both during its construction as well as when it was finished, generated great admiration due to the quality of the executed architecture. The formal quality of the project was preponderant for its assessment; undoubtedly, people's idiosyncrasy changed when they saw the building functioning.

4.4 Historic

The comments of the press during the inauguration and later functioning were complimentary and tributative for the successful building. Some articles have been published in hotel magazines and architecture books, where its space and formal quality stands out. It became a model to follow for future tourism projects in the city.

4.5 General Evaluation

The Hotel Quito stands out for its space quality. The first deluxe hotel of the city was an element worth to be highlighted in all aspects, especially the architectonic feature. The correct combination of the program, the place and construction made this building an example of quality of modern architecture that the city and Ecuador were accomplishing.

5. Documentation

5.1 Principal References

JUNTA DE ANDALUCIA.
"Quito – Guía Arquitectónica de la ciudad de Quito. Quito – Sevilla – 2004.

PERALTA, Evelia.
"Quito – Guía Arquitectura". Editorial Fraga. Quito – Ecuador 1991.

TRAMA.
"Arquitectura de Quito 1915 – 1985". Ediciones Trama. Quito – Ecuador. Año 2004.

TRAMA
"Quito 30 años de Arquitectura moderna 1950 – 1980". Ediciones Trama. Quito – Ecuador. Año 2004.

TRAMA
"Revista Nº 17.- Planificación y arquitectura para el turismo – recreación – asoleamiento – museo de arte colonial". Revista Trama. Quito, marzo 1981.

5.2 Visual materials

Images showing technique, form and function

SOURCE: File of the Central Bank of Ecuador.
DATE: 1965 aprox.

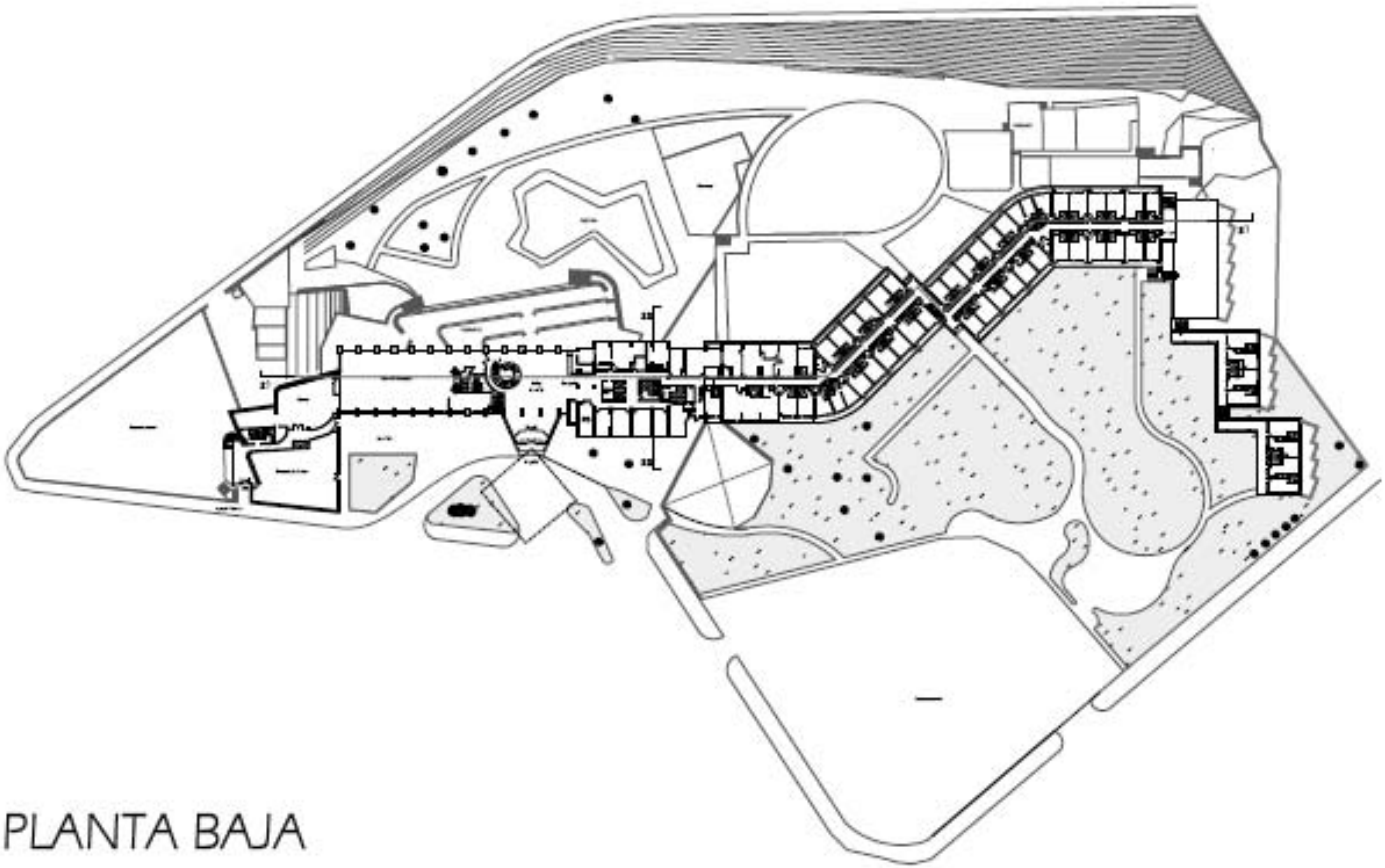
SOURCE: I file Arq. Álvaro Campaña.

SOURCE: File of the Central Bank of Ecuador.

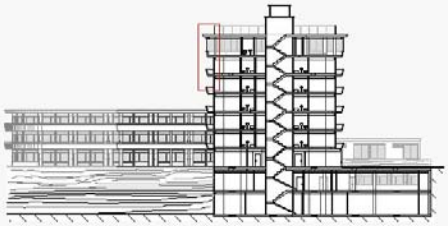
SOURCE: Arq. Jaime Guerra G.

SOURCE: Arq. Jaime Guerra G.

Images elevated plants, construction sections (plans)



PLANTA BAJA

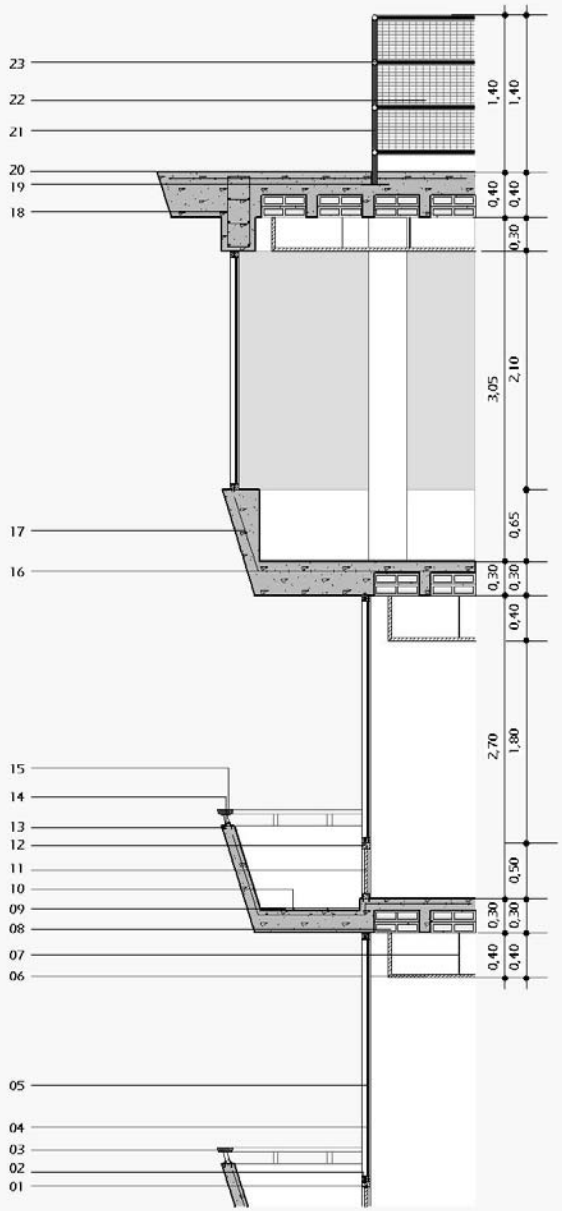


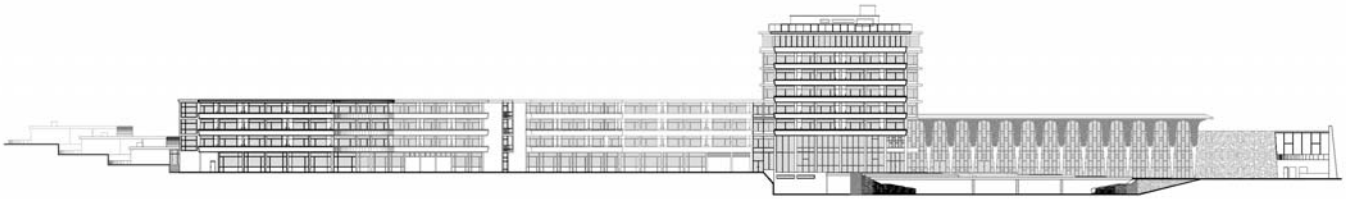
01.- Perfil de aluminio de 5 x 3 cm.
02.- Pernos de sujesión
03.- Tubo metálico de 10 x 4 cm.
04.- Vidrio de 6 mm.
05.- Rudón de caucho
06.- Cielo Raso
07.- Estructura de Cielo Raso
08.- Bloque de alivianamiento
09.- Piso de cerámica de 30 x 30 x 1,5 cm.
10.- Junta de 1,5 cm.
11.- Panel de madera
12.- Perfil de aluminio
13.- Pernos de anclaje
14.- Perno de unión
15.- Cordón de suelda
16.- Malla Electrosoldada R-84
17.- Hierro de Φ14
18.- Columna armada con hierro de Φ14 y Φ10
19.- Elemento de anclaje para pasamano
20.- Lámina asfáltica de impermeabilización
21.- Tubo circular vertical de 6 cm de diámetro
22.- Malla cuadrada
23.- Tubo circular transversal de 6 cm de diámetro

SECCION CONSTRUCTIVA SC1

escala 1 : 60

0 1 2 3





ALZADO ESTE

ALZADO OESTE

5,3 Architect Jaime Guerra Galán / November 2007

6 Fiche report examination by ISC/R
name of examining ISC member: date of examination:
approval:
working party/ref. n°: NAI ref. n°:
comments: