

First block of Public housing in Segovia after the Spain Civil War. The “San Jose Obrero” neighborhood

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ABSTRACT: This paper is about the urban project named “San José Obrero”, designed for Segovia city during the Autarchy (1939-1957) in order to cover the necessity of low cost housing for the working class. Previously to the development of the project, there was no urban planning as in the case of Peñascal suburb. Later the neighbourhood of “Colonia Pascual Marín”, “San José” and the housings of “Pista Militar” were constructed at the same time. The main feature of this conurbation is that it is promoted by the Official Organisms, on the basis of a type of basic housing, of which principal characteristic, is that they are isolated building blocks.

1 BACKGROUND

The project of the San José’s neighbourhood, on the southeast of Segovia, was born as a response to a State policy that demanded cheap housing during the post-war period. This need is due to the rural exodus -people who come from the countryside to work on the scarce city industry-, and to the disrepair of the walled town’s homestead. The historical period after the Civil War is called Autarchy, and it covers from the year 1939 to the 1957. At all levels – political, economical, cultural, sociological...-, those years were the toughest in all Franco’s dictatorship, and are characterised by a strong necessity of the most miserable sectors of population.

Legislation about housing is in constant evolution. Before the war, some approaches related to *Casas Baratas*⁽¹⁾ (CHAVES MARTÍN, Miguel Ángel (1998): *Arquitectura y Urbanismo en la Ciudad de Segovia (1750-1950)*. Cámara de la Propiedad Urbana de Segovia, Segovia. Pág. 278-284) construction were performed. The first one was the *Ley de Casas Baratas*, approved on 12th June, 1911 at national level, of which aim is the house’s surface, always looking for the maximum profit of space instead of accurate materials, id est, it focuses exclusively on the topic “price-surface”. Subsequently, criteria on working class housing changed, leading to a need of modifying the first *Ley Nacional de Casas Baratas* and the apparition of the new Law the 10th December 1912, as well as its corresponding regulation in July 1922. This Law is based in a new global conception of housing policy, which grants the districts with the urban programming and work management.

With the new dictatorial regime, legislation is forced to change again. Different official organisms emerged to regulate the urbanism and need of houses. The first of those new organisms was the General Direction of Architecture (1939), from which every architect and technical auxiliaries serving the State, province and community were dependant, forming part of the Government Ministry. Through this organism, it is promoted that, as well as works on reconstruction; there must be conducted ideological-political missions suitable for cities’ development. (2: B.O.E. 30-IX-1939) Also, in 1933 the National Housing Institute is created,

aiming to fix the housing policy in Spain, firstly dependant on the Work Ministry until the creation of the Housing Ministry in the year 1957. Without leaving the year 1939 we find that then the First National Assembly of Architects was celebrated. The aim of this Assembly was to set the basis of the new franquist ideology related to architecture and urbanism. In October 1940, the I Congreso de la Federación de Urbanismo y de la Vivienda de la Hispanidad is celebrated, where although Segovia was invited to go, any spokesperson was sent (3: A.M.Sg. Actas del Pleno del Ayuntamiento, Sesión 3-X-1940). Later on, in 1941 the Obra Sindical del Hogar y la Arquitectura was founded. This organism aims to construct social homes. At last, the Instituto Nacional de Colonización (1941), designated to foment the building on abandoned fields.(4: URRUTIA NUÑEZ, Ángel (1992): *Arquitectura española del siglo XX*. Madrid, Cátedra. Pág. 335)

Once these institutions are created, a new legislative framework proceeds to be elaborated. New laws focused on houses for deprived people are redacted. Precisely, the 19th April 1939 the new Law de Viviendas Protegidas, is enacted, as well as its posterior regulation, with the support of the Delegación Nacional de Sindicatos. The legislation applied by the Obra Sindical del Hogar attends to five legal aspects: first, the renter can obtain the house step by step; second, the house is exempt to pay taxes for the first twenty years; third, the housing has a reduction of 90% of the liquidation of real transmission of property rights; fourth, 90% of the budgetary cost of the work anticipates the National Housing Institute, distributed by 40% as advance payment without interest, refundable within a period of forty years, and 50% loan at 4% interest, instalment in twenty years; fifth and last, after forty years the tenant acquires housing if you have paid during that time the corresponding fees, calculated on the basis of the economic resources and the location of the dealership. These monthly payments should be lower than the rental of a dwelling of similar characteristics in the free market.

Later on, the 29th February 1944, the Government Ministry dictates the Order about minimum living conditions, as an antecedent to the Law of November in the same year. Subsequently, the Ministry of the Interior issued the Ordinance of 29 February 1944 on minimum conditions of the dwellings, as an antecedent to the Law of 25 November 1944 is born the legislation of housing bonificables, on features and benefits for the construction of housing for the middle class. This way, some technical aspects –above all, related to hygiene- that must be considered on the construction are regulated. The same year, emerges the Primer Plan de la Vivienda. The final goal of both is to amend the serious problem of housing after the war, for them it is proceed to the enlargement of possible beneficiaries. It is a short text compound by fourteen articles that regulate the minimum programme of family home: minimum useful surface of rooms, more than fourteen metres tall mandatory lifters, houses at the attic and basement, minimum dimensions of patios and embrasures for an optimum aeration...

With the order of March 30th 1948, rules for the application of the law of 25 November 1944 are established, classifying dwellings into three types according to their surface: the first group, would have a surface area of between 110-150 m²; the second group, the useful surface varies between 80-110 m²; and finally, the third group would cover dwellings between 60 to 80 m². Aside from fixing surface, these also are classified "*pursuant to the richness and goodness of the materials used, perfection of the work and cost of the facilities expected*".(5 Article #9. Law 25 November 1944 about characteristics and benefits for construction of middle class houses.)

On May 14, 1954 prepares a decree-law on homes of Social type, composed with a minimum useful area of 42m², composed of kitchen - living, 3 bedrooms and a shower room. In this same year, in July is changed the law relating to the construction of housing groups, the previous regime of protected and subsidized, low-income housing new housing shall be deleted. In addition, a year later the National Housing Institute launches the II National Housing Plan, but Segovia not be affected by this again, since they take precedence further develop-

ment industrial or mining towns such as Gijón, Madrid, Valencia,... With this new law, go to set 3 groups of dwellings based on its surface: first category, for those with a floor space of between 80 to 200 m²; second category, those that can range from 65 to 150 m²; and finally, third category with an area ranging from 50 to 80 m². Apart from the useful surfaces, the technical conditions are marked to low-income housing; to attach to what category do they belong.

With this legislative framework, the really important thing was the production of housing to mitigate the need for the more disadvantaged classes and promote employment. Despite this, after the Civil War, there were interesting proposals of social housing, both block ground floor dwellings. Many of the architects such as Alejandro de la Sota or José Antonio Corrales received the influence of the new trends that arise with architects such as Alvar Aalto, Jacobsen Ame, Rudolf Steiner, and other masters. In the case of Segovia, these influences had no materialization, and were limited to housing construction covering the need of the working population, on the basis of the legal provisions that regulate and encouraged its construction.



Figure 1. San José Obrero quarter, Segovia. Colored, group of houses built during the Autarchy.

Table 1. Ultimately, the evolution of the legislative framework is reflected in the chart below:

1921	9 th December	Presidency	Law	Law de Casas Baratas
1922	8 th July	Work Ministry	Decree	Reglamento de Casas Baratas
1924	10 th October	Presidency	Law-decree	Texto básico regulador de Casas Baratas
1927	15 th August	Work Ministry	Ordinance	Reglamento para casa de funcionarios
1939	19 abril	Head of the State	Law	Viviendas de renta limitada + creación del Instituto Nacional de la Vivienda
1939	8 septiembre	Ministerio del Trabajo	Decree	Reglamento de Viviendas protegidas
1941	18 junio	Presidencia	Decree	Preferencia para suministro de materiales de construcción
1944				Primer Plan Nacional de la Vivienda
1944	29 febrero	Ministerio Gobernación	Ordinance	Condiciones higiénicas mínimas de las viviendas
1946			Law	Arrendamientos urbanos
1948	19 noviembre	Head of the State	Law-decree	Texto refundido regulador de las viviendas para la clase media
1951	17 febrero			Plan Sindical de la Vivienda
1953	27 noviembre	Head of the State	Law-decree	Vigor y modificación del Law-decree 19 nov. 1948 de viviendas bonificables
1954	10 julio	Ministerio de Hacienda	Ordinance	Texto refundido de las clases media

1954	15 julio	Head of the State	Law	Protección de las viviendas de renta limitada
1954	29 mayo	Head of the State	Law-decree	Construcción de viviendas por la Obra Sindical del Hogar
1955	1 julio			Segundo Plan Nacional de la Vivienda
1955	12 julio	Ministerio del Trabajo	Ordinance	Ordenanzas técnicas y normas constructivas para las viviendas de renta limitada
1956	12 mayo	Head of the State	Law	Reglamento del suelo y Ordenación urbana
1957	13 noviembre	Ministerio del Trabajo	Law	Viviendas subvencionadas
1962	8 marzo	Ministerio del Trabajo	Law	Calificación y régimen de alojamientos provisionales financiados por el Instituto Nacional de la Vivienda

2 THE CONURBATION AREAS IN SEGOVIA

The year 1939 involves not only the implementation of the ideas of the victorious Spain National, but it takes as a starting point at the local level the day 17th January 1939, the date on which the Councillor César Zubiaur, with the intention of putting an end to the urban situation which the city is going through, writes the following proposal to arrange a contest of urbanization. In the case of what could be the first planning of urban management of global character of the city, *"to finish once and for all with the routine archaic municipal policy that seems to be inspired by the French motto: laissez-faire, laissez-passer, thus, indeed, nothing is done by what we should do it, however, it is tolerated the entire world to do what is desirable to them."*(6: A.M.Sg. Plenary Act. Segovia's Town Hall at session 19-I-1939.)

In the 40s some partial performances are carried out (without a planning of global character), the main urban operations are: the creation of a new axis in a historical area next to the Aqueduct, such is the case of the avenue Fernández Ladreda; and the creation of an axis that can acquire the denomination of widening, of military and commemorative character. It is in the latter intervention where it goes to carry out a widening of blocks of housing in height.

In terms of urban development, despite the fact that since 1939 the city already raised the need for a planning of urban management, the first P.G.O.U. of the city does not arrive until 1953, i.e. until this date there is a document that defines exhaustively the areas for expansion, its architecture and its alignments. However, to this date many groups of houses were already under construction. This is due to the fact that they take the first outlines removed from the architectural competition held for the management of the city in 1946. It defines the areas of conurbation: the first, a widening of low altitude in the area called the Albuera, which would order in front of the houses that emerged in the mid 1940s known as the Peñasal; the second would be a widening in height, in the vicinity of the new urban axis based on the needs of the army and commemorative character, popularly known as the track Military (present avenue of the Constitution), is in its vicinity where comes the neighbourhood of San José Obrero. Both grow in parallel, the area of the road of the military Granja-Pista, has above all a marked character factories by the agglomeration in the same of the majority of the centres of nature of the capital, such as the factories of Klein, Arsani, Dagsa, Military Joint Base; in addition, are located in this area prisons of Provincial Prison and the sanatorium penitentiary for women.

This new neighbourhood is perched on some municipal land known as La Dehesa, dedicated mostly to tillage. At first, this neighbourhood poses with a large arcaded square which pours the military track and Church is located on the opposite side. This initial approaching is altered in time, while the urban voids are filled. This initial opening towards the military track, disposed to pass into an area reserved for equipment after the P.G.O.U. of the year 64. It consists in blocks in height and isolated.

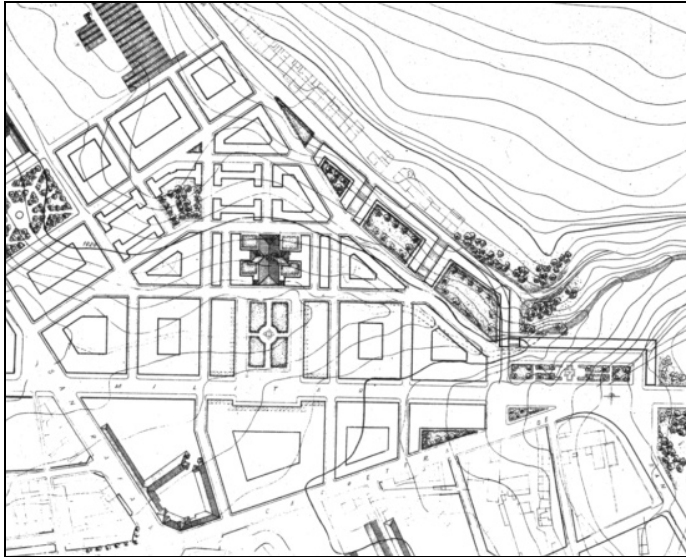


Fig. 2. San José quarter's distribution according to P.G.O.U in 1953

During the period of the Autarchy there stands out a series of groups of housing constructions promoted by the Trade union Work of the Hearth and the National Institute of the Housing. Later the quarter will turn out to be completed with the policy of economic development of the 60s and 70s, being scarce the promotion deprived in this area. The quarter grows with housings of poor building design, with blocks in height. Between 1939 and 1957, several groups of entity are constructed: the 160 of the Group of Ramiro Ledesma, 412 of the group Larrucea and the 302 of Castro Bocos. These 3 groups get up in a surface of 161,400 m², transferred of free form of a municipal plot, which was located between the highway of Valdevilla, the penal and the new urban axis (The Military Track).

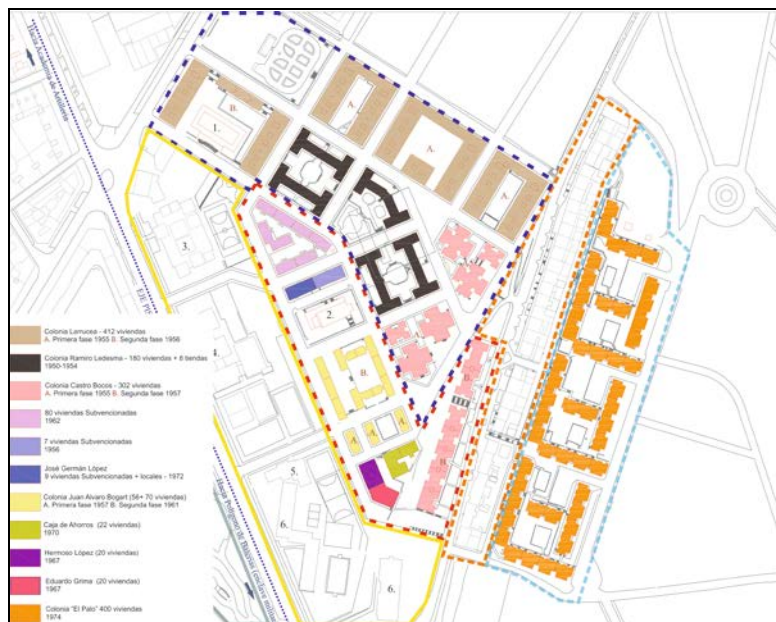


Fig. 3. House blocks in San José Obrero

The new streets received the names of prominent people to dictatorship or who played an important role in the development of the Civil War. The Falangist Ramiro Ledesma, the fallen of the Blue Division or the brothers Larrucea, among others. Currently the controversy is set to change the names of these streets, instead of establishing an accurate solution for the rehabilitation of the neighborhood.

3 OBRA SINDICAL DEL HOGAR, GRUPO RAMIRO LEDESMA

In ordinary session of the Plenary Session of the City Council with dated 15 January 1941, is beginning to address the need for construction of subsidised flats in the land of La Dehesa. It takes into account a motion of the Mayor in which it is proposed to undertake the necessary steps for the construction as soon as possible of 500 houses of called protected with destination to the workers and modest people, in accordance with the regulations on construction of the National Housing Institute (this same topic will be addressed in the Regular Session of the day 7 of March 1941).

While requests for land for other constructions are being produced, the National Housing Institute, in ordinary session of February 18, 1942, requested the cession of land in la Dehesa, to build housing: Group Ramiro Ledesma. (7: ¹ A.M.Sg. 1663-29. Expedient related to the cession of public land in La Dehesa, designated to the construction of subsidized housing. (San José Obrero, blueprint). 1941-1947).

There are no legal obstacles preventing transfers of land if it intended to order that aims to give you the Trade Union work of home. The Permanent Municipal Commission agreed by unanimity to grant to the Trade union Provincial Delegation of Segovia free the areas with a surface of 34,500 m². The limits of the plot border to the north on the highway of Segovia – Villalba; on the south with areas of La Dehesa; to the east with the projected street and Hospital of Penitentiary Asylum; and on the west with areas of La Dehesa, in the situated one in which the new highway or Military Track is projected. This transfer is determined that the works of construction begin in the course of one year and that end as soon as possible, since otherwise the areas will revert to the municipal patrimony again.

In a first moment, the ensemble was formed by 5 blocks in a double 'T' shape. Those blocks hugged a church of new construction for the neighbourhood. Therefore, there are 2 lines: the first with three blocks, and the second with two (building-church-building). The date of the initial plans of location is of December 1945 (see fig. 3).

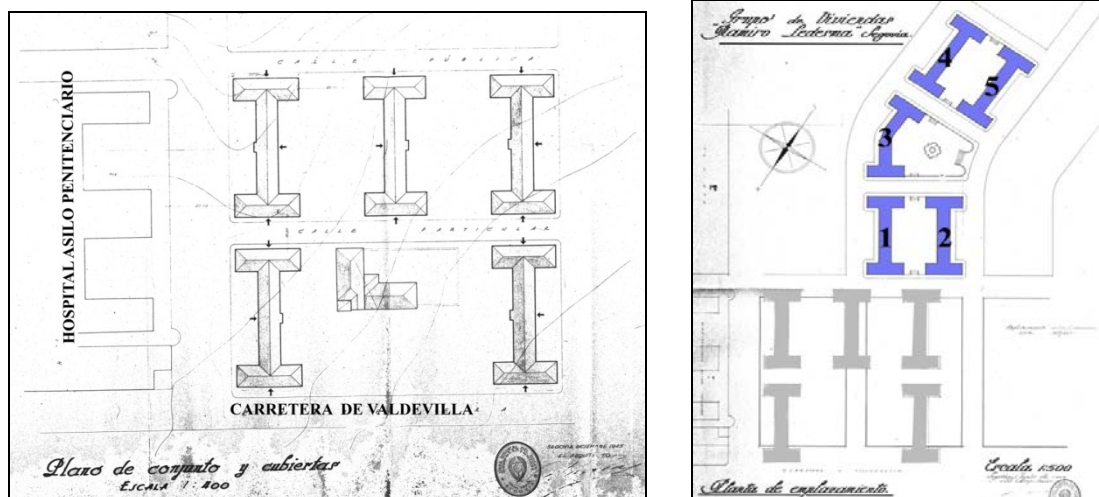


Fig. 3. A.M.Sg. A-10-16. Initial ubication of the blocks. December, 1945. Source: A.M.Sg.

Fig 4.A.M.Sg. A-10-2. Author's photomontage. Source A.M.Sg. In blue, final location. In grey, the original

In this draft signed by Fernández-Vega, there had been projected a series of types of housings that were ranging economically between 28,000 to 50,000 ptas. These housings had surfaces whole of 55.11 m² and they were composed of: a reception area, distribution corridor, 3 bedrooms, cleaning room, dining room, kitchen and storeroom.

These records relative to the transfers of areas go from the year 1941 to 1949. Finally, in 1947, the architect Pedro Escorial signs the project (8: A.M.Sg. A-10-16. Expedient of the con-

struction project of the house colony “Ramiro Ledesma”. Architect Pedro Escorial. 1945-1950.), completed with a whole of 160 housings.

With date May 24, 1947, Ángel Reguera Galende, Provincial Delegate of Trade unions, exhibits: *“that being concluded and approved the project of construction of 160 subsidized housings that will be located in five blocks of four plants in the areas transferred generously by this Excels Town Hall to the so called place “La Dehesa”, in what it has to be a widening of the city of Segovia”*. (9: A.M.Sg. Plenary Acts, session 24-IV-1947) The surface affected by the project is 11,752 m2, distributed in 5 blocks (which form is of double T) of 4 plants each one, was leaving the rest to itself of 11.752 m2 available for a possible enlargement of the group, properly urbanized with squares and gardens that could serve as recreation for the neighbours of the district (see fig. 4). The project appears with a height of 12.40 m cornice. Since we can observe in the plane of final emplacement, both the composition of the set and its location changed in the final project of June, 1948.

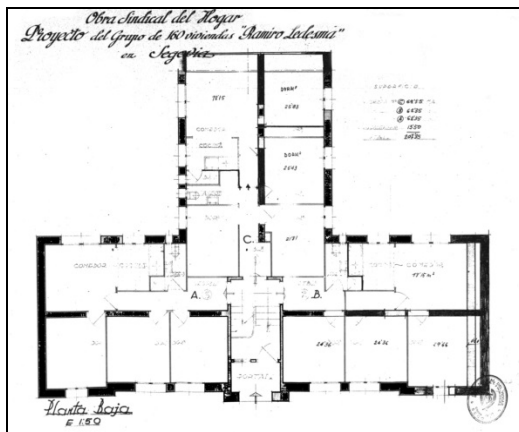


Fig 5 Half of double T block. A.M.Sg. A-10-16 .Source:A.M.Sg.

The works did not begin until 1950 and ended in 1954, with a final whole of 180 housings (10: A.H.P.Sg. Box #44, San José-Ramiro Ledesma. Boxes relative to housing expedients addressed by Department of Development), since there are suppressed some commercial shallows destined finally for the housing construction.

Three plazas were constructed, destined for the neighborhood’s use, located in block number 3, and 2 others between numbers 1-2 and 3-4. These plazas will consist of 3 levels, located at different heights, the purpose of which is connecting the streets one to another and joined by wide staircases that make up for the difference in heights. These plazas will be used as gardens, and fountains of granite stone will be built on the intermediate level.

Each of the 2 blocks made out of double T has two centers for vertical communication. The exception is number 3, which has 3, one of which is in the center of the plaza. Each stairway is accessible to 3 homes per floor. (See figure 5)

With the National Institute of Housing’s regulations, it is mandated that of every 8 homes, 2 are for large families, and that they be of the largest size, increasing the number of rooms. Once again, the primary objective was to reduce the construction cost as much as possible. Measures with respect to distribution and design were enacted, like: *“in all of the constructions, we have tried to save the largest amount possible, joining the drainpipes”*. (11: A.H.P.Sg. Box #44, San José-Ramiro Ledesma. Boxes relative to housing expedients addressed by Department of Development)

We are able to describe the homes according to their plans, creating 5 plans between 58 and 63 square meters:

- Types A and B, with a total surface area of 58.5 square meters, organized around the following sections: an entrance foyer contiguous to a small area that provides access to two bedrooms, bathroom (comprised of a shower, sink, and toilet), the living room (at

the end of the hallway) connected to the kitchen by an accessible passageway that is separated by a curtain, and, finally, a third bedroom that is accessible through the living room.

-Type C housing, with a total surface area of 63.55 square meters and one floor that has an open foyer, 4 bedrooms, bathroom (similar to the previous one), living room, kitchen, and pantry.

-Types D and E have a total surface area of 55.11 square meters and the following rooms: foyer, walkway, 3 bedrooms, bathrooms, living room, kitchen and pantry.

Based on these typologies, small changes were made, providing the following inventory of apartments built:

Table 2: Types of housing constructed

Type	Description
A-B	Equal and diametric, 90 homes
C	45 homes
D-E	32 homes, in the same conditions as A and B
F	4 homes
D'-E'	8 homes
F'	1 home

In the areas below, several stores are built, comprised of a temporary place or a store in the strictest sense of the word, a back room and bathroom (comprised of a toilet and sink). Several types (models) are made, based on the surface area and location within each block. In all, 4 commercial properties are built, located in the center of blocks number 2, 3, 4 and 5. The rest were replaced, finally, by homes. (12: A.H.P.Sg. Box #63, San José-Ramiro Ledesma. Boxes relative to housing expedients addressed by Department of Development)

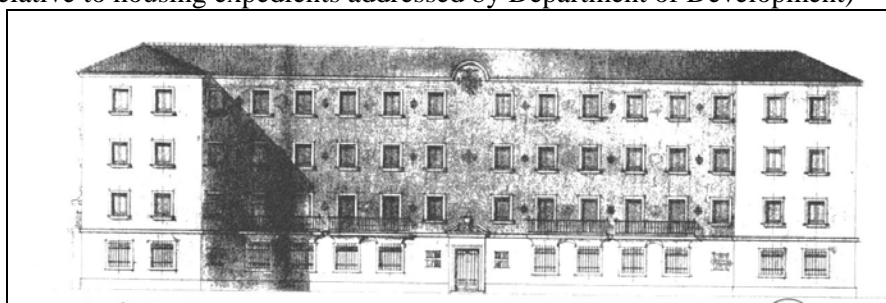


Fig. 6. Longitudinal Front of Building: A.M.Sg.



Figura 1. Main Façade. Source: A.M.Sg.

Priority is given to the horizontality in the elevated areas with cream-colored uniform gypsum, and on the bottom floor, pearl gray (see figures 6 and 7). It shows a very noticeable open pattern, fenced in, and with a corbel below the windowsill made of limestone (not finished). Every 2 windows, there will be some adornment in the wall opening (not done yet either). On the 1st floor, in the center of the façades, there will be several balconies with forged banisters, which were not made afterwards.

The doorways are noticeable because of their simple, moderate, and measured frames. There is also a frame that denotes horizontally the separation of the ground floor from the 1st floor.

4 NATIONAL INSTITUTE OF HOUSING. LARRUCEA NEIGHBORHOOD

In the beginning, the project (13: A.H.P.Sg. Box #46, San José-Ramiro Ledesma. Boxes relative to housing expedients addressed by Department of Development) encompassed the construction of 296 protected homes, designed by National Institute of Housing's architects from Madrid: José Fonseca, Manuel Ruiz de la Prada, José Gómez Mesa, José M. Rodríguez Cano, J. Piqueras y Manuel Bastarache.

On January 20, 1953, a draft for the construction of 296 subsidized homes in Dehesa was approved. These homes will be constructed by the National Institute of Housing, in compliance with the Decree of June 2, 1952. The chosen location is among the public avenue, the Union of Home Works' houses on Ramiro Ledesma, Klein factory, and Valdevilla highway. They yield freely in favor of the mayor, Yraola y Palomeque, in the name of Segovia's government.



Figure 2. Interior patio of Colonia Larrucea's block 2. Source: Author's photo.

Included in the project are the necessary levelling jobs and the location of the block's interior patios that consist of the basic services of sewage, water, light, paving, and farming. (see figure 8).

The homes are distributed on 3 blocks to the southeast, in groups of 4 floors, made up of units of 16 and 8 homes of 4 types, which are denominated in the file as type 1, type 2, type 3-4, and type 5. Those in type 1 have 4 homes per floor, consisting of a kitchen, dining room, and 3 bedrooms (2 beds in each bedroom), bathroom with a shower, and a terrace with a balcony or a laundry area. Type 3 and 4 is a variation of type 1, but with 4 bedrooms. Type 2 consists of kitchen-dining area, 2 bedrooms and a bathroom with a shower. Lastly, type 5 has a kitchen-dining area, 2 bedrooms and a bathroom with a shower.

The execution of the job, with respect to construction, is done so in the following manner: concrete foundations; for the façade, brickwork 1 foot in thickness sealed with cement mortar, except the ground floor and certain walls, which are of clear masonry. The forges will be reinforced ceramic of 2 types, approved by the General Administration of Architecture. The stairways will be in the Catalan style made of triple thread bricks, the first set on plaster and the others with 2 mortars of cement. What distinguishes the construction of this group is the treatment of the roofs, which are forged lightly with slate that is 20 x 40 centimeters. In accordance with the regulations, the homes' interior will be adorned with white plaster properly applied. The exterior is filled with cement mortar, plastered in the Tyrolean style, and in the colors that Project Management determine. The interior partition will be made with hollow bricks. The floor will be made of 20 x 20 centimeters hydraulic tile, in smooth tones, set on cement mortar.

And in this way the rest of the construction details are specified by the National Institute of Housing.

An expansion file is added to this 1st project on October 5, 1954. The expansion designed by Order of the General Administration of the National Institute of Housing will occur on contiguous plots of land, *“with those that are being built, using the same units, prices, and composition guidelines. The new homes total 108 and with the previous 296 are a total of 404”*.(14: A.H.P.Sg. Box #70, San José-Ramiro Ledesma. Boxes relative to housing expedients addressed by Department of Development)

It is the first group project by the National Institute of Housing. After its inauguration in 1955, it is affirmed that the housing problem in Segovia had been solved once and for all:

“(…) the adoption of measures to make this social political postulate a reality, providing safe and cheerful homes to those people who lacked them or lived in homes that did not meet the minimum conditions of habitability, being able to remove existing problems and instill in the heart of the families the happiness and Christian spirit that was always a part of the homes of our ancestors, removed today in some areas, due, without a doubt, to deficient housing conditions or the speculation of those people without scruples. Fulfilling the guidelines indicated by the Order, it was the duty of the Union Organization, working with the Housing Work Union, to take the initiative and execution of any matter related the housing problem, compiling the appropriate statistics in order to acquire the precise and necessary parts of judgment in order to be familiar as much as possible with those areas that no longer experience the problem, and demanding, too, the necessary collaboration from the Local Corporations on behalf of those affected. There was a fervent desire to contribute in whatever ways possible to the solution of the problem, looking on with satisfaction the interest expressed on behalf of their clients, so that they were able to have clean homes, and, at the same time, make them owners of a small patrimony, because the homes were built as repayment for acquiring the property, in compliance with the enacted regulations according to the rules in effect. This collaboration by the local Corporations has been manifested in the free transfer of plots of land for the homes’ location, and on assuming control the necessary residential works, considering that the groups required the same works to accomplish the desired end”. (15: *Lo que se hizo al servicio de Franco en la provincia de Segovia. Segovia, 1950-1956*. El Adelantado printing, Segovia, 1956.)

The act of final acceptance of the first 3 blocks takes place February 25, 1956, with 296 subsidized homes, under the final delivery by the project’s managing architects, Fernández-Vega and Ángel Carrión (see figure 9).

Subsequently, a short time from its inauguration, the group of 3 blocks (16: A.H.P.SG. BOX-es #68, 69 and 70, San José - Ramiro Ledesma. boxes relative to housing expedients addressed by department of development) was expanded again by 116 homes (108 homes and 8 homes on the ground floor) in a 4th block, with the act of delivery being October 1, 1956. The Provincial Delegation of Segovia, from the Housing Ministry, composed a document on August 8, 1959, where it presented the Church’s provisional acceptance proceedings and the Market’s definitive acceptance, from the group of 412 subsidized homes and 18 local businesses.



Figure 9. Current state of façade behind the block. Source: Author’s photo.

5 HOUSING WORKERS UNION, CASTRO BOCOS

Another important community is in the San José neighborhood; this time, the homes were promoted by the Housing Workers Union for construction by Grupo Castro Bocos. (17: A.H.P.Sg. Box #60, San José-Ramiro Ledesma. Boxes relative to housing expedients addressed by Department of Development) There are 302 homes of limited income, inaugurated in part in 1954. The expected plot of land included the blocks between subsidized “Ramiro Ledesma” Union Group and the homes constructed by the National Institute of Housing, with a surface area of 2,306 square meters and in the shape of a normal polygon, bordering all sides of “La Dehesa” estate from which it was segregated.



Figure 10. Design image of phases. The 1st phase appears in orange. The 2nd phase appears in blue. Source: Author's photo. Figure 11. First phase. Source: Author's photo.

It is carried out in 2 phases of construction (see figure 10), the first consists of 128 homes, and the second of 174, with Constructora Asturiana S.A. as the company in charge of the work, and according to a project by Pedro Escorial.

There are conceptual differences between the first and second phases. In the first, the blocks are cut in the shape of a cross, a total of 6. In spite of the fact that the composition of this type of floor has a plasticity with much movement, its volume continues to be dense, heavy, and solid. On the contrary, the second phase, also consisting of 6 blocks, the solution that the architect chose is to join 2 blocks and 4 blocks; a stairway is planned to remedy the large the land's uneven grade.

Each block in the first phase consists of 2 entrances that provide service to a vertical communication center in each one and 2 homes on each floor (see figure 11). There are a total of 4 floors with 32 homes on each block. The ground floor is raised 1 meter with respect to the level of the floor, because it is a humid zone; the Clamores river runs below this group.



Figure 12. Second phase. Source: Author's photo.

In the second phase, the blocks form an “I”, and they are joined by the side of least dimension, creating small patios of lights. Each block has an entrance from the street that has the least grade (Hermanos Castro Bocos Street), and the parallel Street, with an assessment of 4.50 more meters (Valdevilla Highway). Each block in the second phase has 4 floors, with a total of 8 homes, and one more home on the ground floor, taking advantage of the land’s intense uneven grade between both streets.

With respect to the façade, both phases show the same composition utilized in the zone’s neighborhood, a granite base, and the rest, cream-colored uniform gypsum (see figure 13). The roof will consist of ceramic tile.



Figure 13. Current state of the first phase. Source: Author’s photo.

Once the homes are finished and presented, the Resolution from October of 1957 classified them definitively as subsidized housing. The presentation’s legal proceedings of “Castro Bocos” Group’s 1st and 2nd phases occurred on October 11, 1955.

6 CONCLUSION

In conclusion, San José neighborhood was an economic solution to the lack of housing in the City of Segovia during the post-war years. They are homes designed for the labor force because they are constructed in the surrounding areas of the City’s scarce industry. They are built in accordance with Official Governing Bodies established laws, which inspected even the most minimal details of construction. It is a basic type of housing that represents a type of architecture that serves the Dictatorship’s interests, and this labor neighborhood arose from a social, political, economic, and urbanistic need to expand urban land.

With respect to the construction of homes, the urbanistic affect that large promotions of housing makes is clear and noteworthy. In the first place, the publicity surrounding the predominance of subventioned housing or those homes that have benefited from some type of economic benefit in comparison to free housing. Approximately, 96% of this neighborhood consisted of subventioned homes, and during the period studied, 100% of all homes built.

The park contiguous to San José neighborhood’s homes is relatively new, built between 1950-1970. The data obtained are the following: 76% in the period between 1952 and 1965; and 24% between 1965 and 1975.

The recent years’ serious economic crisis has had a negative influence of the buildings’ maintenance; the majority of the buildings are in bad shape. Currently, the ARI of San José is taking place. The neighborhood studied in this research paper is an urban center since forgotten, with a deteriorated appearance, due to the bad quality of the construction materials and the lack of rehabilitation. With the ARI information currently, many of the construction problems and lack of urban areas can be resolved, which plagues this neighborhood. The economic crisis, however, has delayed the process. There still remains a lot to do in Segovia, with respect to the

restoration of the buildings and the improvement of roads, especially their pavement and urban access. The decadent urban centers can be rebuilt, and, in many cases at the risk of alienation, improving the landscaped green zones, which provide a higher quality of life to its residents.

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