

Modern architectural movement in Chiclayo, Peru, 1950–1970: a systematic review

Movimiento arquitectónico moderno en Chiclayo, Perú 1950-1970: una revisión sistemática

Received: 16/08/2025 - Accepted: 12/11/2025

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Abstract

The research studies modern architecture in Chiclayo, Peru (1950-1970), using the PRISMA method, which identifies the FAP Residential Building (1951) and the former Agricultural Bank as key landmarks within the movement in Chiclayo, as well as the Santa Victoria and Patazca housing developments within the scope of housing complexes. The results show that this architecture was not simply an importation of foreign architectural models, but rather an adaptation of international principles to the local reality, which is perfectly recognizable by the identification of L-shaped configurations, strategic use of courtyards, and the externalization of structures. There is evidence of widespread deterioration associated with unplanned modifications to the buildings, which has profoundly affected their educational, economic, and use values as a result of a decisive lack of awareness of their architectural value, the absence of legislation to protect them, and commercial pressure. The research highlights the predominance of the qualitative approach in studies on the subject, while proposing intervention strategies as a result of the network of timeless synergies for the conservation of an architectural heritage that represents a unique expression of modernity adapted to the regional context of Lambayeque.

Keywords: architecture, growth model, urban design

Resumen

La investigación estudia la arquitectura moderna en Chiclayo, Perú (1950-1970), utilizando el método PRISMA que identifica el Edificio Residencial FAP (1951) y el Ex Banco Agropecuario como hitos claves dentro del movimiento en Chiclayo, así como las Urbanizaciones Santa Victoria o Patazca dentro del ámbito de los conjuntos habitacionales. Los resultados demuestran que esta arquitectura no fue simplemente una importación de modelos arquitectónicos ajenos, sino que se adaptaron principios internacionales a la realidad local, siendo esto perfectamente reconocible por la identificación de configuraciones en L, uso estratégico de patios y la exteriorización de las estructuras. Se pone de manifiesto un deterioro generalizado asociado a modificaciones no planificadas de los inmuebles, lo cual ha afectado profundamente los valores educativos, económicos y de uso como consecuencia de un determinante desconocimiento del valor arquitectónico, la ausencia de legislación protectora del mismo y la presión comercial. La investigación pone de manifiesto el predominio de la senda cualitativa en los estudios el tema, al tiempo que propone estrategias de intervención como resultado de la red de sinergias atemporales para la conservación de un patrimonio arquitectónico que representa una única expresión de una modernidad adaptada al contexto regional lambayecano.

Palabras clave: arquitectura, modelo de crecimiento, diseño urbano

Introduction

The period from 1930 to 1970 marked a significant phase of transformation for the city of Chiclayo, located on the northern coast of Peru (Fuentes Arce, 2012). Throughout these four decades, Chiclayo's architecture transitioned from traditional forms to the incorporation of modernist languages, reflecting the socioeconomic and cultural changes that also influenced the broader Lambayeque region (Meléndez-Rodríguez, 2021; Montestruque-Bisso, 2017). This process was not isolated; rather, it was part of the modernization dynamics experienced by Peru during the last century, albeit with unique regional characteristics that warrant particular analysis (Medianero Soplopuco & Arriaga Saavedra, 2024).

Chiclayo's urban development was shaped by its role as a commercial and agro-industrial hub in northern Peru (Arteaga et al., 2023). The growth of the sugar industry in the first half of the 20th century stimulated remarkable economic expansion, manifested in the emergence of buildings that integrated international stylistic trends with local adaptations (Rosner, 2000). The arrival of the railway and improvements in transportation links with Lima facilitated the influx of professionals, materials, and innovative architectural concepts, which were gradually assimilated into Chiclayo's urban landscape (Vázquez Ramos, 2016; Arteaga et al., 2023).

Modern architecture in Chiclayo did not emerge as a radical break from the past; rather, it represented a gradual process of adopting and adapting new formal languages and construction technologies (Montestruque-Bisso, 2017; Rosner, 2000). Influences from Art Deco, rationalism, and later, the International Style were blended with traditional elements, generating a distinct architectural expression that addressed cosmopolitan aspirations as well as local needs and resources (Itabashi Montenegro, 2010; Meléndez-Rodríguez, 2021).

The adoption of the PRISMA (Preferred Reporting Items for Systematic Reviews and Meta-Analyses) methodology for this research stemmed from the need to implement a systematic and rigorous approach to the review of specialized literature on modern architecture in Chiclayo. This methodology facilitated an examination of architectural heritage in a context where most studies tend to adopt descriptive or anecdotal frameworks (Page et al., 2021).

The primary objective of this review article was to systematically analyze the bibliographic production regarding historical value theories applied to modern architecture in Chiclayo during the period of 1950-1970 (Cervera Calduch, 2009; Montaner & Montaner Martorell, 1994). This overarching goal was translated into specific aims that guided the subsequent research and analysis. Initially, the intention was to identify and classify the main theoretical currents that shaped the evaluation of modern Chiclayan architecture and its logical adaptation to the regional context (Cordero-Jahr & Cerda-Brintrup, 2023; Del Real, 2025).

The study was geographically limited to the urban expanse of Chiclayo and chronologically constrained to the years 1950-1970, corresponding to the onset of the first manifestations of Chiclayo's architectural modernity and the consolidation of a modernist construction language with distinctive characteristics (Carbonero, 2024; Paredes & Silva, 2025). The review encompassed both primary and secondary sources, focusing particularly on those that directly addressed the issue of historical or heritage valuation (Nieto Pérez, 2018).

The significance of the following work lies in its potential to serve as a repository of knowledge concerning a typically overlooked architectural heritage—the regional modernism—which must contend with the challenges of being a relatively recent outcome, compounded by the rapid urban transformations that Chiclayo has experienced, especially in recent decades (Calle, 2014; Frampton, 1981).

Methodology

The PRISMA (Preferred Reporting Items for Systematic Reviews and Meta-Analyses) methodology is a pivotal tool for developing systematic reviews from a scientific and transparent perspective. Established in 2009 as an evolution of the QUOROM (Quality of Reporting of Meta-analyses) statement, PRISMA set international standards for conducting literature reviews across various fields of study (Yepes-Núñez et al., 2021). The PRISMA checklist highlights key elements for the quality of systematic reviews, including components such as clear objective definitions, eligibility criteria, broad search strategies, data extraction methods, bias assessments, and appropriate result synthesis (Page et al., 2021).

Implementing the PRISMA methodology within the field of architectural heritage analysis necessitated adaptations due to the unique characteristics of the subject matter. This adaptation acknowledges the distinctiveness of the literature regarding architecture, such as the heterogeneity of documentary sources, the importance of non-academic references, and the role of graphic and iconographic materials. Specifically, the concept of “research” was broadened to encompass not only academic publications but also technical reports, municipal records, historical photographs, architectural plans, descriptive reports, and oral testimonies. This expansion is particularly relevant in the case of Chiclayo, where documentation related to modern architecture was often fragmented across multiple archives and not always well-cataloged (Carbonero, 2024).

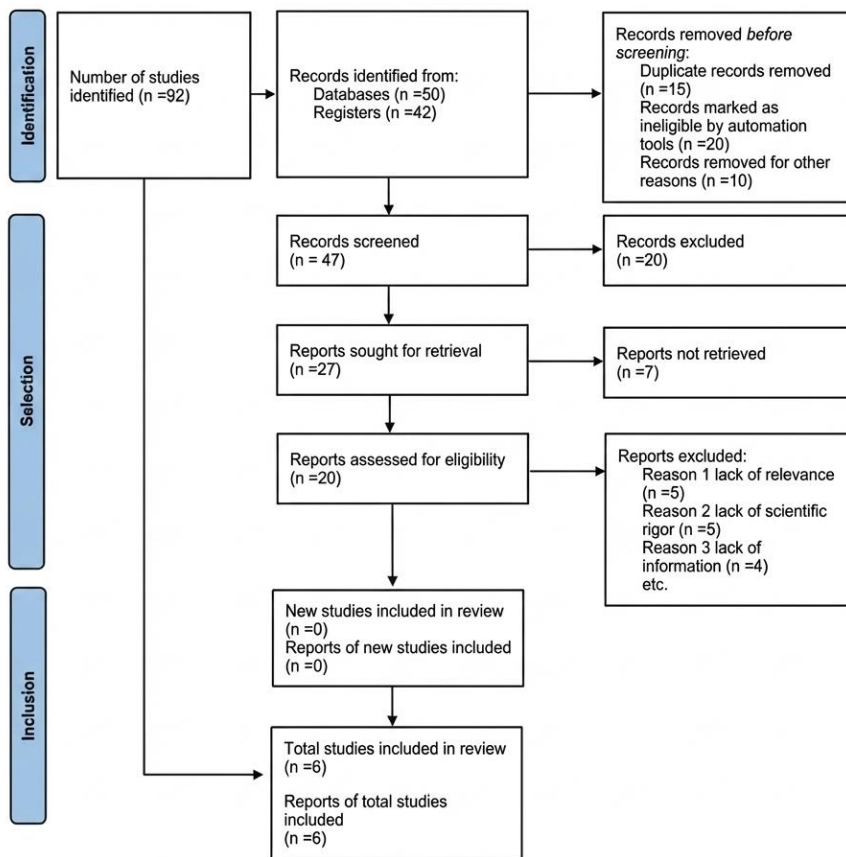
The text selection procedure for the research adhered to the four phases outlined in the PRISMA flow diagram, modified to suit the architectural heritage study in Chiclayo. This process systematically reduced an extensive initial corpus of documents to a manageable group for detailed analysis (Villamón Guevara, 2018).

During the identification phase, exhaustive searches were conducted across specialized databases (Scopus, Web of Science, Dialnet, SciELO, Redalyc), institutional repositories from Peruvian universities, national and regional library catalogs, digital newspaper archives, and municipal records. Keywords were strategically combined, including "modern architecture," "heritage," "Chiclayo," "Lambayeque," "historical value," and "conservation," specifically targeted to the period of 1930-1970. This initial search yielded 92 documents of potential interest.

In the screening phase, duplicate entries were removed, narrowing the corpus down to 47 documents using the bibliographic management tool Mendeley. Titles and abstracts were then reviewed based on inclusion criteria (explicit references to modern Chiclayan buildings, discussions of historical-heritage values, specific temporal definitions) and exclusion criteria (tangential mentions, lack of geographical specificity, absence of architectural valuation), ultimately resulting in a final set of six documents.

Thus, the PRISMA flow diagram documented the selection process, recording each methodological decision and justifying the exclusions at each phase, contributing to the study's transparency and replicability.

Figure 1
Flow diagram of the PRISMA statement



Note. Compiled by the authors based on Page et al. (2021).

The following table presents the six articles that have been rigorously filtered through systematic categorization, with results translated into analytical tables representing the information extracted from each investigation.

Table 1*Analysis of the study: The Space-Residential Building Complex of the FAP 1959-1961 Chiclayo, Peru*

CATEGORY	DETAILS
Author	Eduardo Itabashi Montenegro
Title of the Research	<i>The Space-Residential Building Complex of the FAP 1959-1961 Chiclayo, Peru</i>
Objective of the Research	The primary objective of this research was to analyze the interpretation of architectural modernity in Peru through a systematic study of the FAP Residential Building in Chiclayo. Case study: A detailed analysis of the FAP Residential Building in Chiclayo as a representative example of modern Peruvian architecture.
Methodology	Bibliographic analysis: Review of the publication "Architecture Documents in Latin America 1950-1965," which served as a reference to delimit the study and contextualize the work within the Latin American panorama. Systematic analysis: Structured study of the constructed work, likely including formal, functional, technical, and contextual aspects of the building. Comparative approach: Contrast between the principles of the international modern movement and their adaptation to the Peruvian context.
Results	Identification of how modern movement principles were reconsidered in Peru regarding functionality and form, adapting them to local realities.
Conclusions	The FAP Residential Building exemplifies how Peruvian architects successfully applied modern movement principles using indigenous techniques and materials, embracing the formal abstraction characteristic of modernity.
Contributions	<ol style="list-style-type: none"> 1. Documentary Contribution: Detailed registration and analysis of a significant work within modern Peruvian architecture that can serve as a reference for future investigations. 2. Historiographical Contribution: Enhancement of knowledge regarding the evolution of modern architecture in Peru, particularly in Chiclayo. 3. Conceptual Contribution: Reflection on the adaptation and reinterpretation of modern architectural principles in the Latin American context. 4. Heritage Contribution: Assessment of the FAP Residential Building as a significant element of modern architectural heritage, potentially contributing to its recognition and conservation. 5. Methodological Contribution: Development of an analytical approach for studying modern architectural works in Latin American contexts, considering local particularities.

Note. Compiled by the authors based on the master's thesis by Itabashi Montenegro (2010).

Table 2*Analysis of the study: The unknown heritage: Former Agricultural Bank of Chiclayo*

CATEGORY	DETAILS
Authors	Chafloque Pinedo Luisa Enith Guzmán Ferrer Carmen Vanessa Quezada Chávez Byby Thalía Vargas Salazar Mario Uldarico
Title of the Research	The Unknown Heritage: Former Agricultural Bank of Chiclayo
Objective of the Research	To understand the building with affected heritage values, termed unknown (in this case, the former Agricultural Bank of Chiclayo), from the paradigm of timeless synergy.

Methodology	Qualitative, critical, and propositional research focused on understanding the causes and effects, as well as deficiencies and consequences of the behavior of the unknown heritage, analyzing how it affects the values of heritage subjects.
Results	The final findings indicate that the most affected heritage values are educational, usage, and economic.
Conclusions	Contemporary society generates elements such as limited communication, altered connections, and corrupted architecture, which directly impact heritage values and subjects, leading to the "agony of the unknown heritage."
Contributions	The research proposes 12 intervention strategies related to the components of timeless synergy, aimed at enhancing the values of the unknown heritage (former Agricultural Bank of Chiclayo).

Note. Compiled by the authors based on the article by Chafloque Pinedo et al. (2022)

Table 3

Analysis of the study: Stylistic analysis of roofs and facades in domestic architecture - 19th and 20th centuries - province of Chiclayo

CATEGORY	DETAILS
Authors	Cosmópolis Bullón Jorge Guerrero Ramírez Jorge
Title of the Research	Stylistic Analysis of Roofs and Facades in Domestic Architecture - 19th and 20th Centuries - Province of Chiclayo
Objective of the Research	To present an aspect of the image that characterized Chiclayo in the 19th century and its transition towards the predominant technologies and styles in the rest of the country, specifically the facades of urban residences in Chiclayo.
Methodology	Historical-descriptive and analytical approach to architectural elements.
Results	Provides a comparative analysis of the porches of domestic architecture during the specified period.
Conclusions	There is evidence of historic domestic architecture in Chiclayo that remains intact, resisting modern constructions, though it is threatened by a misguided notion of progress that confuses advancement with the destruction of historical and cultural heritage.
Contributions	The research contributes to documenting and analyzing a poorly studied aspect of Chiclayo's architectural history, specifically domestic architecture of the 19th and 20th centuries.

Note. Compiled by the authors based on the investigation by Cosmópolis Bullón and Guerrero Ramírez (2021)

Table 4

Analysis of the study: Metamorphosis of living space: social housing based on living modes in Chiclayo

CATEGORY	DETAILS
Authors	Medianero Soplopuco Saira Melissa Arriaga Saavedra José Carlos
Title of the Research	Metamorphosis of Living Space: Social Housing Based on Living Modes in Chiclayo
Objective of the Research	To develop a strategic model of flexible design criteria to improve social housing programs, addressing the lack of originality and adaptability in current residential designs. Exploratory and non-experimental research integrating qualitative tools in two phases:
Methodology	<ol style="list-style-type: none"> 1. Identification of five livability schemes based on family composition. 2. Detailed investigation of criteria aligned with those patterns, including strategies for organization in cores, peripheries, and modular growth.
Results	A strategic combination of criteria was achieved, designed to meet specific living modes based on family size.
Conclusions	The metamorphosis of living space is essential for promoting user-centered adaptability and flexibility in social housing programs.
Contributions	The research proposes an approach that considers individual needs and quality of life for inhabitants, transcending the uniformity imposed by state housing programs, through flexible design criteria based on livability schemes according to family composition.

Note. Compiled by the authors based on the investigation by Medianero Soplopucó and Arriaga Saavedra (2024).

Table 5

Analysis of the study: The relevance of modernity, FAP building in Chiclayo

CATEGORY	DETAILS
Author	Cordova Valdivia, Adolfo
Title of the Research	The Relevance of Modernity, FAP Building in Chiclayo
Objective of the Research	A retrospective review and analysis of the FAP residential building in Chiclayo as a significant architectural work of the Modern Movement in Peru.
Methodology	Historical and critical review from the perspective of someone involved or closely acquainted with the project. The text emphasizes that the FAP building in Chiclayo:
Results	<ul style="list-style-type: none"> • Was constructed a few years after the manifesto of the Space Complex • Received the Chavín Prize for Architecture in 1959 • Later received the Tecnoquímica Prize • Has survived for over fifty years despite the various architectural trends that have emerged since then.
Conclusions	The FAP building in Chiclayo represents a valuable and enduring example of modern architecture in Peru that has withstood the test of time and changing architectural trends.
Contributions	The text suggests that the FAP building in Chiclayo significantly contributed to the development of the Modern Movement in Peruvian architecture, forming part of a set of pioneering works that charted a new direction in the country's architectural design.

Note. Compiled by the authors based on the study by Córdova (2008).

Table 6

Analysis of the study: Modern architecture in Chiclayo

CATEGORY	DETAILS
Author	Document from the School of Architecture at the Universidad Santo Toribio de Mogrovejo, Chiclayo
Title of the Research	Modern Architecture in Chiclayo
Objective of the Research	To analyze and document the development of modern architecture in Chiclayo, particularly in the Santa Victoria Urbanization, identifying its original characteristics, evolution over time, and the factors that have led to its modification or deterioration. Qualitative research based on:
Methodology	<ul style="list-style-type: none"> • Documentary analysis of original plans and designs • Comparative study of the original and current state of buildings • Architectural analysis following specific guidelines: location and program, spatial structure, construction system, construction technique, and formal structure • Photographic and graphic documentation of architectural examples.
Results	Identification of multiple examples of modern architecture in Chiclayo, particularly from the late 1950s and 1960s Documentation of the original configuration of Santa Victoria Urbanization and its evolution Analysis of changes in blocks and houses that have altered the original conception of the project
Conclusions	Identification of different types of modern housing and their architectural characteristics. Modern architecture in Chiclayo consolidated in the late 1950s, with significant constructions such as the FAP Residential Building (1951). The Santa Victoria Urbanization represents one of the most important examples of modern single-family housing in Chiclayo. The lack of knowledge about the architectural value of these buildings, both among professionals and owners, has contributed to their deterioration. The absence of legislation protecting this architectural heritage has facilitated its transformation.

Contributions

Documentation and cataloging of significant examples of modern architecture in Chiclayo
Analysis of design principles and spatial configuration of modern housing in Santa Victoria Urbanization
Identification of factors that have contributed to the loss of original architectural identity
Graphic and photographic record of representative buildings of the modern movement in Chiclayo.

Note. Compiled by the authors based on documentation from the Universidad Católica Santo Toribio de Mogrovejo, (2020).

Results and discussion

The analysis of specialized literature indicates that modern architecture began to solidify in Chiclayo by the late 1950s (Córdova, 2008). The FAP Residential Building (1951) serves as the foundational milestone of this architectural trend in the city (Itabashi Montenegro, 2010). Research reveals a significant shift from historicist architectural styles toward modernism, which is expressed in a distinctly Chiclayan manner (Cosmópolis Bullón & Guerrero Ramírez, 2021).

Figure 2

View of the roof of the Mercado Modelo in Chiclayo



Note. Photograph by the authors; it should be noted that very little of the original coverage of the Mercado Modelo remains.

Figure 3

View of the old Tourist Hotel in Chiclayo



Note. Historical photograph taken from the inventory research of the Universidad Santo Toribio de Mogrovejo (2020).

Figure 4

View of the Tourist Hotel in Chiclayo



Note. Comparison between the old facade and the current facade.

The literature review identified the FAP Building and the former Agricultural Bank as key examples of the modern movement in Chiclayo (Chafloque et al., 2022; Córdova, 2008). It establishes that both the Santa Victoria Urbanization and the Patazca Urbanization present significant buildings and housing complexes of the modern movement, characterized by distinctive features supported by the provided data (Universidad Católica Santo Toribio de Mogrovejo, 2020). Studies confirm that these buildings have received prestigious awards, such as the Chavín Prize for Architecture and the Tecnoquímica Prize, further supporting their architectural relevance on a national scale (Córdova, 2008).

The analyzed studies demonstrate that modern architecture in Chiclayo was not a simple importation of foreign models, but rather an assimilation of international principles adapted to local realities (Itabashi Montenegro, 2010b). There was noted innovative use of construction techniques and local materials, resulting in well-defined architectural solutions (Muñoz Millán & Arriaga Saavedra, 2022; Universidad Católica Santo Toribio de Mogrovejo, 2020). The development of single-family housing typologies characterized by L-shaped configurations, strategic use of patios, and structural exteriorization was identified (Universidad Católica Santo Toribio de Mogrovejo, 2020).

Through the documentary review, it was determined that modern buildings in Chiclayo exhibit widespread deterioration due to unplanned modifications, expansions, or demolitions. The most affected patrimonial values included educational, functional, and economic aspects (Chafloque et al., 2022). The authors contend that the driving factors behind this deterioration include ignorance of architectural value, lack of protective legislation, and commercial pressures on these buildings (Hernández Grave de Peralta & Caballero Rivacoba, 2023).

The analysis of the research allowed for recognition that various authors proposed intervention strategies based on concepts such as timeless synergy to conserve modern heritage (Chafloque et al., 2022). Models of flexible and adaptable design that respect original values in light of new needs were also identified (Medianero Soplopuco & Arriaga Saavedra, 2024). There is widespread consensus on the necessity for processes of documentation, cataloging, and dissemination of modern architectural heritage (Risco, 2015).

The review demonstrates a predominance of qualitative approaches in studies of modern architecture in Chiclayo, alongside a trend of combining historical-descriptive, documentary, and critical analyses (Beingolea del Carpio, 2021; Paredes & Silva, 2025).

Research works employed comparative methodologies to assess the original versus current state of buildings, making them essential references for reflecting on their transformation over time (Bojorquez-Luque et al., 2025).

Figure 5

View of the former Agricultural Bank



Note. Current photograph; note the neglect of the infrastructure.

Conclusions

The conducted research allowed for the conclusion that modern architecture in Chiclayo began to solidify by the late 1950s, with the foundational milestone being the FAP Residential Building, constructed in 1951. The investigation revealed a significant shift from historicism to modern architecture, which is expressed distinctly in this city.

It was determined that the FAP Building and the former Agricultural Bank were notable exemplars of the modern movement in Chiclayo, as were the Santa Victoria and Patazca urbanizations, characterized by significant housing complexes with defining features. The architectural quality of these works received national recognition, evidenced by awards such as the Chavín Prize for Architecture and the Tecnoquímica Prize. It can be asserted today that modern architecture in Chiclayo was not a mere importation but rather an adaptation of international principles to local realities (Beingolea del Carpio, 2021; Rosner, 2000). The innovative use of construction techniques and available materials in the region led to well-defined architectural solutions. Single-family homes developed specific typologies, exemplified by L-shaped floor plans, functional use of patios, and structural exteriorization (Montestruque-Bisso, 2017; Rosner, 2000).

The research also highlighted that modern buildings in Chiclayo exhibit widespread deterioration due to unplanned expansions or demolitions. The most affected patrimonial values included educational, functional, and economic aspects. Primary causes of deterioration were identified as ignorance of architectural value, lack of protective legislation, and commercial use pressures. The reviewed studies proposed various intervention strategies for preserving this heritage, such as developing flexible and adaptable models that respect core values while meeting new needs (Montestruque-Bisso, 2017; Paredes & Silva, 2025).

Ultimately, the study of, cataloging of, and dissemination of modern architectural heritage in Chiclayo is vital. Furthermore, the methodological study indicates a predominance of qualitative approaches in research on modern architecture in Chiclayo, aligning with the trend of uniting historical-descriptive, documentary, and critical analyses. The investigations readily employed comparative methodologies to analyze the state of buildings versus their current condition, establishing them as necessary references for contemplating their ongoing transformation (Esteban Maluenda, 2021).

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