

HistoriCity: PRESERVATION OR REVITALIZATION PLANNING TOOLS?

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Abstract

Presently, cities continue to focus most of their concerns in territory qualification and have enhanced their role in promoting social and economic development of the territories in which they exist.

Therefore, it is urgent to address the challenges related to the preservation of fundamental heritage values and the need to revitalize historic centers, by giving them new features and repopulating them. As a consequence we require policies that are able to preserve and manage the pre-existing while adapting it to the present time, and, even harder, to future times.

The concept of heritage, in its connection with the historic centers, has been changing over time, as has been the social perception of the value of this resource. The heritage policies of urban renewal have been also adapted to such changes. International charts and documents reveal the conceptual diversity that justifies the interventions in these places regarding their role of contemporary architecture and urbanism. So, at a time when everyone looks with anxiety and concern to the future, it is important to reflect on the past and the received heritage, seeking the most appropriate answers to the planning and to a creative and integrated strategic management of the historic centers in the contemporary city.

Historic centers are reference places in the urban space, because they have a double role of memorial testimony and of generators of cultural, economic and social dynamics which are determinant to the cohesion and qualification of the contemporary city. However, often times inherited urban fabrics are affected by the limitations of the heritage policies which, for being too general and based on theoretical and abstract conceptual frameworks, have difficulty incorporating the specifics of each area of intervention and neglect the formulation of criteria and specific intervention methods to each case.

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The purpose of this communication is to provide a comparative reading of the levels of urban renewal allowed by the planning and management tools in the present in selected historic centers, and trying to evaluate the different policies adopted for the preservation of this heritage, especially with regard to their ability to adapt to a sustainable future.

Consistent with these principles the allowed actions of renewal are typified, which enabled the construction of a matrix that relates the impact of interventions in the historic urban landscape to the degree of adaptation to the demands of contemporary buildings. This allowed to deduce, then, the expected level of urban renewal in the historic centers selected for analysis.

This conceptual and methodological body was the support for the analysis of the current situation of four reference historic centers of in Portugal. The historic centers of Évora, Porto and Guimarães, which are World Heritage Site since 1986, 1996 and 2001, respectively, were selected for this study. It was also considered Baixa Pombalina in Lisbon, whose candidacy was submitted as World Heritage Sites in 2004. These historic centers register different ways of thinking and intervene on the built heritage, realized in the differences in their planning and management tools. This reflection is a contribution not only to interpret the effects of different planning tools in the architectural interventions in the historic centers in study, but also to peer trends and results and thus raise the discussion on the role that the different heritage policies assume to the reanimation of these places which have strong identity valences.

In the background plays the challenge of combining heritage preservation with a greater capacity for change through the integration of new urban heritage policies.

Keywords: Historical Center | Planning Tool | Urban Renewal | Heritage | Urban Planning

1. Introduction

Cities are still concentrating within, territory qualifications worries, and have seen their role reinforced, on the social and economical development promotion of themselves.

It is urgent to tackle the challenges related to the safeguard of heritage fundamental values, along with the need for revitalization of historic centres, giving them new functionalities and residential attractions.

Consequently it is demanded that pre-existence management policies capable of their preservation, are at the same time, adequate for present and future challenges. Heritage policies dictated by current planning instruments, represent the conservation strategy adopted by each historic centre.

The aim of this paper is to provide a comparative reading of urban renovation levels, made available by current management and planning instruments, in emblematic Portuguese historical centres classified by UNESCO, as World Heritage Sites.

We will be looking to evaluate the different policies adopted for this heritage preservation, especially concerning its adaptability capacity for a sustainable future. Namely what measures in which historic centres urban conservation is seen as a site historicism maintenance process (spatial relationships, traditions, memory), and simultaneously designed to catalyze new spaces upgrading its palimpsest value, that the city is.

2. Historic centres: conceptual evolution and heritage policies

2.1. Concept developed up to 1st World War

The urban heritage concept was altered with time in its articulation with historical centres, in accordance to this resource of social perception value.

Urban renovation policies adjusted to its own herded heritage evolution in accordance with its respective era, social characteristics, culture, economics and policies.

In this evolution we can emphasize three distinctive phases (Ashworth, 1994): preservation, conservation and heritage. Preservation was the first phase for these policies and incided on buildings looked upon as monuments, selected by beauty or age criteria. The constructions were preserved by legal imposed protection from specialists, which identified its relevance as cultural goods (Tiesdel et al, 1996).

2.2. Concept developed between World Wars

20th century modern movement upholds a radical approach for the intervention and resolution of historical city's problems. Its destruction and reconstruction according to modern principles was then proposed, not giving especial importance to the pre-existences, as exemplified by Voisin Plan (1925) conceived for Paris city by Le Corbusier.

However, simultaneously radically opposed concepts started to emerge to this approach of facing the inherited city. We underline the works of Gustavo Guioivanni who developed the *minor architecture* concept, meaning, a monument conception, viewed not anymore as an isolated spatial piece, but with a surrounding essential for its understanding (Choay, 1982). In his vision the historic city was a monument, because of its topography, landscape character, and the set of built typologies.

It is after the 1st world war that the historical centres intervention considerations intensify, because it became imperative, a fast answer for the rebuilding of the destroyed cities. The Italian Giovannoni gave an important contribution, for this reflexion, in formulating the *urban heritage* concept, considering the historical city as a density of relevant values. One asset that should be preserved through protection laws as it already existed for isolated monuments (Aguiar, 2007).

2.3. Concept developed after the 2nd World War

It is only in the sixties, a strong economical recuperation period after the 2nd world war, that renovation methodologies in historical centres were implemented for the first time in Europe, such as the *Plan de Sauvegarde et Mise en Valeur do Marais* (1969) in Paris, and Bolonha's Historical Centre Regulating Plan (1969) (Tung, 2001).

These places were degraded both physically, and at a social, cultural and economic level, enabling the change for a second phase of urban conservation policies, *the conservation*, magnifying its attention aim to urban sets (Ashworth, 1994). Its goal was to better the physical environment, such as housing, and at the same time, solve the social problems of the resident population.

General heritage safeguard international documents show us a diversity of conceptual evolution that justified in these places, the intervention as to the role of contemporary architecture and urban planning.

Thus, when everybody anxiously looks with preoccupation to the cities future, it is important to reflect over the received heritage of the past, searching the most adequate answers for planning and strategic integrated management and creative of the historic centres in the set of the contemporary city. This international orientations mirror the worries and distinctive attitudes towards the preservation and conservation of historic centres as a resource and legacy for future generations.

Five relevant international documents can be identified.

- i) Nairobi's recommendation (UNESCO, 1976) determines that the historical set and its surrounding are a coherent whole, but identifies new constructions as a threat that could destroy the set's character (* consulted in (Lopes e Correia, 2004);
- ii) Resolution 813* (CE, 1983) assumes as a guide rule the need to integrate contemporary constructions in historic sets, in order to give continuity to the architectural tradition and building a future European heritage (* consulted in (Lopes e Correia, 2004);
- iii) Washington's Charter* (ICOMOS, 1987) identifies as a guide rule that the historical sets safeguard, should be carried out through social and economical coherent development policies, and defends the preservation of urban forms, of the built and empty spaces relationship, building's form and function(* consulted in (Lopes e Correia, 2004);
- iv) Burra's charter (ICOMOS, 1999) for the first time identifies a larger conservation concept, "*Conservation* means all the processes of looking after a place so as to retain its *cultural significance*" (art.1.4) which "means aesthetic, historic, scientific, social or spiritual value for past, present or future generations." (art.1.2).
- v) Vienna's memorandum (UNESCO, 2005), which is not a final chart or document for urban development, but a consensual transition element amongst world entities, identifying as guide line the acceptance of the city's building process as an integrated part, defending the heritage conservation and simultaneously its modernization strengthening its identity and social cohesion. Hence, contemporary architecture should complement the existing urban historical landscape as a fundamental strategy.

Historical centres today are treated by the third phase of urban renovation policies, *the heritage*, which occurred when they came under a market orientation (Ashworth, 1994). The architectural legacy started to be looked as a consumer selected product, and managed by current market demands. The past is molded to answer contemporary needs (Nasser, 2003). It has become an urgent necessity that conservation and urban planning have a symbiotic relationship that will bring harmonious cities development (Cohen, 2001).

Historic centres are becoming reference places in the urban space, as they carry a double achievement of being a memorial witness, as well as, a generator of cultural, economic and social dynamics, crucial for the cohesion and qualification of the contemporary city.

However the urban net legacy is many times penalized by the heritage policies limitations, that by being too general, and established by abstract conceptual theoretical tables, have difficulty in incorporating each intervention area singularities, not caring for the formulation of criteria and adjusted methodologies for each case.

Planning in historical sites resides nowadays in the dictum between preserving the past by its intrinsic value, and the transformation necessity, answering to the values of a restless for innovation, inclusion and culture seeking society. As such, if urban areas do not have the ability to change, they will end up stagnating in the set of the urban fabric (Larkham, 1996).

“Conservation is a complex process of managing the tensions between continuity and change in the city, and its main aim is to manage the cultural character and identity of the city” (Liu, 2011, pp.23). Hence urban conservation is a political decision; it is the management of urban change.

3. Evaluation of clearness and renovation levels capacity of planning instruments in emblematic Portuguese historical centres.

The fact of having explicit rules minimize bureaucracy and maximizes margin of interest in the projects, thus boosting economies, population flows, services and cultural programs to these historic centers through a clear and objective management of urban renewal, i.e. of the process of change.. That can result in a gradual and rigorous transformation that leads to the preservation, revitalization and sustainable development of these heritage tissues.

The following conceptual and methodological body constitutes, a situation analysis matrix, of four reference historic centres in Portugal. The Évora, Oporto and Guimarães historical centres, World Heritage respectively since 1986, 1996 and 2001, have been selected. Lisbon’s Downtown (Baixa Pombalina), whose World Heritage request was delivered in 2004, was also considered.

The current planning and management instruments for these historical centres, reflect different ways of thinking and intervention on built heritage enabling us to understand the different policies adopted for the conservation and renewal of these world heritage urban places.

For the comparative analysis of these planning instruments, were defined as parameters the rules that represent the urban renewal actions allowed on historic fabric buildings.

With this set of parameters a matrix can be built that enables to evaluate the urban renewal levels established by planning instruments in each historic centre, and it enables a comparison amongst them afterwards.

Factors were defined:

i) direct impact in the historic centre image:

- in elevations to preserve:

- (1) original design,
- (2) traditional technologies and materials,
- (3) colours.

- in roofs to preserve:

- (1) geometry/original volumes,
- (2) traditional technologies and materials.

ii) buildings adaptation levels to new necessities:

- in internal typology to preserve:

- (1) original typology
- (2) forbide joining of territory
- (3) maintain the use of traditional technologies and materials
- (4) forbide car parking provision
- (5) regulation of structural reinforcement.

3.1.Évora's Historic Centre

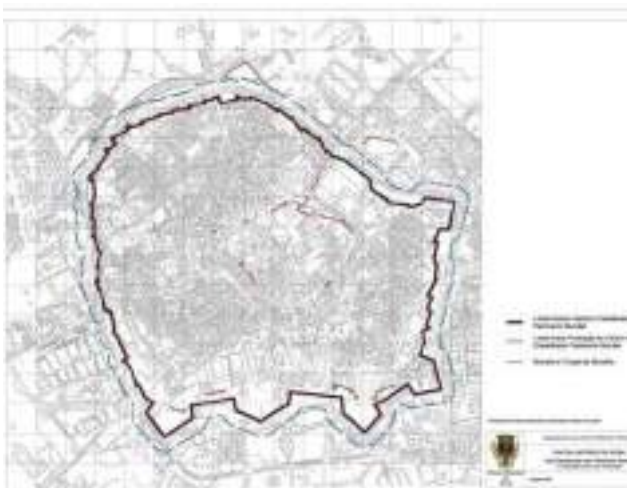


Figure 1: Plan with the delimitation of Évora historic centre classified as World Heritage. The historic center protection zone is not still legally defined, only the walls protection zone is defined. Source: Évora City Council.



Figure 2: Localization of the areas where is permitted new constructions in Évora historic centre. Source: Part of the PUE zoning plan.

3.1.1. Plan Type and Management Entity

In this historic centre, the planning instrument that regulates urban renewal is the “Évora’s Urban Plan (PUE, 2000), produced by Évora’s City Council (Figure 1).

3.1.2. Criteria and Levels of Intervention

This plan does not establish intervention categories in historic centre buildings, that is, a building intervention strategy with different levels of freedom. Évora’s Urban Plan (PUE), identifies the sites where new construction is foreseen or allowed (Figure 2).

The new constructions range from, green spaces (landscape) support facilities, kindergartens, facilities next to exterior of the city’s wall, to four building groups for housing or hotel use. In these later buildings, the adopted rules are the same applied to expansion housing areas, sited outside the historic centre. Parameters such as, usage, number of apartments and storeys, net usage ratio, internal clear-height, plot dimension, distance to neighbour buildings, and number of parking places to be created, are defined.

In new constructions as well as in alteration or expansion works, restrictions are implemented only on elevation and roof design:

- in **elevations**: imposition is made on the composition of finishes material usage, and the color range possibilities to be used – the traditional. Color and material for window and door frames is also imposed, whilst imposition for technical support equipment such as, solar panels and air conditioning equipment is withdrawn;

- in **roofs**: the materials allowed to be applied are imposed.

Demolition here is not seen as an option. New construction replacing demolition is only applicable, when the existing building’s advanced state of decay, enables its recovery, or when location is identified as being for new construction, regulated by the Urban Plan. As an urbanistic instrument it has aspects that end up being emphasized – urban regulations and external finishes - lacking references to issues such as internal changes in built spaces (Table 1).

Table 1: Évora’s Historical Centre Urban Renovation

ANALYSIS PARAMETERS									
Elevation Analysis criteria			Roof Analysis criteria		Internal typology Analysis criteria				other criteria
Original design	Traditional materials and technologies	Colours	Geometry/ original volumes	Traditional materials and technologies	Original Typology	Traditional materials and technologies	Forbidden car parking provision	Regulation of structural reinforcement	Forbidden joining of territory
-	+	+	-	+	-	-	-	-	-

Legend:
+ regulatory enforcement
- not a enforcement

3.2. Oporto Historic Centre



Figure 3: Plan with the delimitation of Porto historic centre classified as World Heritage and its protection zone. Source: www.igespar.pt [04/04/2011].

3.2.1. Plan Type and Management Entity

In Oporto's historic centre the built heritage intervention management is run by *Porto Vivo – Urban Rehabilitation Society* (SRU), whom since 2004 produced strategic documents for each block, assuming each of these as an intervention unit (Figure 3).

These strategic documents (DE) establish the foreseen and authorized works in each building, safeguarding the minimum sanitarian and habitability conditions.

The DE has law enforcement power over the building, and has to be followed both by public and private dwellers. The foreseen interventions were produced by the joint work of *Porto Vivo – SRU* with *Instituto de Gestão do Património Arquitectónico e Arqueológico* (IGESPAR).

3.2.2. Criteria and Levels of Intervention

Porto Vivo – SRU's strategy covers an extended range of worries placed both on the survey and diagnosis of the existing condition, and in the procedures for the intervention management, as well as in the rights of each involved entity in the urban rehabilitation process and the construction quality (quality and sanitarian environment, energy efficiency, construction and functional security) (Table 2).

Table 2: Intervention criteria in Oporto's historic centre.

<p>1. Intervention technological aspects</p>	<ul style="list-style-type: none"> - understand and respect existing building, the <u>primitive technologies</u>, and if not possible assure that new technologies are compatible with the old ones; - intelligent exploitation of the existing elements: re-use them to reduce cost and obtain more sustained solutions.
<p>2. Urban Elevations</p>	<ul style="list-style-type: none"> - <u>maintain and qualify, through consolidating operations, repair and cleaning</u> (reposition of original elements by withdrawing unfitting elements).
<p>3. General typological resolution</p>	<ul style="list-style-type: none"> - in profound or deep interventions, <u>maintain elevation</u>, and main building side walls, renewed threshold at the same level of existing, in order to maintain relationship between external openings and internal spaces; - in <u>deep interventions</u> there are <u>typological reformulation operations</u>, in the scope of plot definition, internal spatial room alteration, horizontal and vertical distribution common areas alteration, with the introduction of lifts, equipments and services demanded by current legislation.
<p>4. General criteria for technical interventions</p>	<p>Aims to whatever level of intervention:</p> <ul style="list-style-type: none"> - respect as much as possible for building's insertion environment ; - general rehabilitation and anomalies correction, by means of building's quality increment, with focus on structural safety and fire risk; - abide current demands for new construction whenever possible; - Primitive elements upgrading, with authenticity, safeguarding their compatibility with new intervention elements.
<p>5. Securing of main demands</p>	<p>a) <u>structural safety</u>:</p> <ul style="list-style-type: none"> - new structures (reinforced concrete, metal or steel) creation of new vertical communications; - traditional timber structures (ensure fire safety, acoustic insulation and waterproofing in water areas); - reinforce foundations and seismic resistance; - balance choices in economic aspects, base on the buildings state.
	<p>b) <u>safety against fire risk</u>:</p> <ul style="list-style-type: none"> - risk reduction measures of fire starters and fire spreading (established or to be established by the Firemen's Office) - ensure fire partition barriers and stable levels to fire.

	<p>c) <u>hygrometric thermal comfort:</u></p> <ul style="list-style-type: none"> - (new construction or deep intervention) uphold thermal comfort passive systems , to reduce heating thermal charge, through good insulation and minimize cooling active systems (air conditioning); - (existing construction rehabilitation or light interventions) reinforce roof thermal insulation, renewal of degraded opening's frames (thermal bridges); - insulation reinforcement (roof, opening frames, double glazing, lowering thermal bridges, bettering night ventilation systems).
	<p>d) <u>acoustical comfort</u></p> <ul style="list-style-type: none"> - (new construction or deep intervention) fulfillment of current demands; - (existing constructions), sound insulation between storeys (ceilings and/or roofs) and between plots, reinforcement and insulation of opening frames; - intervention on buildings private or common noisy equipment.
	<p>e) <u>healthcare of conveniences and kitchens</u></p> <ul style="list-style-type: none"> - employment of ventilation, water supply and drainage, necessary equipment; - washable, waterproof and resistant finishes
	<p>f) <u>services and infra-structures:</u></p> <ul style="list-style-type: none"> - application of rainwater drainage, telecommunications, active security and gas systems, as well as other services imposed on new constructions
	<p>g) <u>durability and economics:</u></p> <ul style="list-style-type: none"> - pragmatic attitude in solutions choices, as to cost and acceptable durability, through control and critical continuous assistance in all project phases.

Source: *Ponte Nova*, PBDE, Annexe II

These interventions criteria definitions to which urban renewal projects have to comply, try to conduct the various intervention aspects, in an efficient manner, for a global satisfaction of the pretended aims in Oporto's historic centre rehabilitation process.

The *Porto Vivo-SRU*, with a deep knowledge of its intervention area, and in order to clarify its intervention criteria in the historic centre buildings, has also established three building intervention categories: light, medium and deep (Table 3 and Figure 4).

Table 3: Intervention levels in Oporto’s historic centre

<p>Light Intervention</p>	<ul style="list-style-type: none"> - Reasonable Building’s conservation state; - intervention is not allowed, unless certain point in time, in the main constructive solutions and systems; - repair and/or rehabilitation works on buildings do not require relocation of users, and does not interfere with inresidents daily life;
<p>Medium Intervention</p>	<ul style="list-style-type: none"> - light intervention works; - repair or substitution of timber works and opening frames; - repair and eventual reinforcement of some structural elements, mainly floorings; - general repair on roofs, internal and external walls, internal and external finishes; - substitution of electrics and hydraulics services and improve the common parts; - upgrading formal environmental and functioning conditions of spaces (kitchen, bathrooms (ventilation systems, water supply/drainage and equipment)) in accordance to current legislation.
<p>Deep Intervention</p>	<ul style="list-style-type: none"> - includes light and medium intervention works; - need to intervene deeply in the construction system, in the typologic organization and distribution (may alter number of plots, and the building’s function); - implies demolition and reconstruction. Intervention on: structural level, vertical and horizontal circulation areas, building’s materials and finishes, forcing the coexistence of different systems and materials; - Can imply temporary relocation for the building’s residents

Source: *Ponte Nova* Strategic Document Base Plan, Annexe I.



Figure 4: Elevation of proposed intervention, Mouzinho da Silveira Street.
Source: Strategic Document to Ponte’s Nova Intervention Unit.

From the intervention criteria analysis established by *Porto Vivo – SRU*, we can apprehend that (Table 4):

- in **elevations** the original design is to be maintained.
- in **roof**, the maintenance of its geometry/volumetry is imposed.
- as for **internal typology**: the structural reinforcement, that is, the intervention method on building structures is regulated.

Table 4: Urban Renovation in Oporto’s Historic Centre

ANALYSIS PARAMETERS									
Elevation Analysis criteria			Roof Analysis criteria		Internal typology Analysis criteria				other criteria
Original design	Traditional materials and technologies	Colours	Geometry/ original volumes	Traditional materials and technologies	Original Typology	Traditional materials and technologies	Forbidden car parking provision	Regulation of structural reinforcement	Forbidden pinning of territory
+	-	-	+	-	-	-	-	+	-

Legend: regulatory enforcement
 not a enforcement

3.3. Guimarães Historic Centre

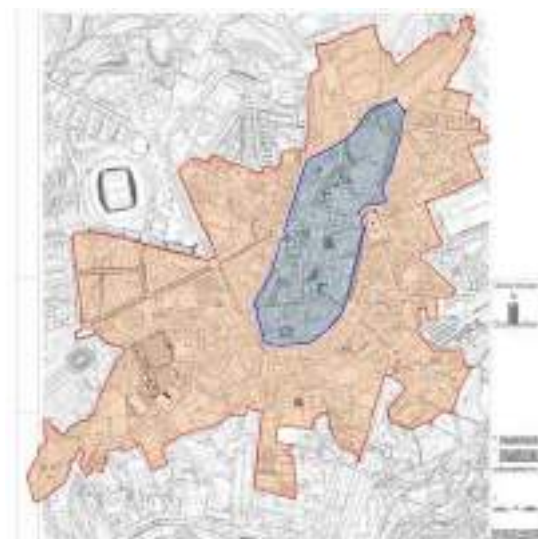


Figure 5: Plan with the delimitation of Guimarães historic centre classified as World Heritage and its protection zone. Source: Guimarães City Council.

3.3.1. Plan Type and Management Entity

In the historic area of Guimarães is the Local Technical Office (GTL) the responsible for managing the interventions in buildings (Figure 5). This entity has a threefold objective of maintaining the population, provide better living conditions and preserve / restore the heritage values of authenticity. The GTL advocates a logical maintenance and minimal impact through the use of skilled local labor, materials and traditional techniques.

3.3.2. Criteria and Levels of Intervention

This office classifies interventions according to two categories (Table 5).

Table 5: Intervention levels in the historic centre of Guimarães.

Light Works	Deep Works
Repairing the roof, eaves, window frames, painting elevations or introduction of sanitary facilities.	Interventions in the structure and interior organization.

Source: Guimarães City Council.

This office elaborated the Regulation for Intervention in the Urban Center and History of Guimarães (RICUH, 1994), which requires multiple constraints for urban renewal. The RICUH requires:

- in **elevations** have to keep: the design and original materials. It is imposed that they have to be towed, or stone, at the level of finishes. The window frames have their own taxes, as well as the stone, sills and railings, paint and color - always replacing the traditional design and colors, with restrictions on materials allowed in each of these elements.

-in **roofs**: are prohibited slabs of concrete and changing the number of waters. Structured roofs are permitted only wood and covered with tile. The type of tile is chosen depending on the time of construction of the building and must be maintained according to the eaves original design. The downpipes and guttering must be of galvanized sheet metal, painted and equipped.

-concerning **internal typology**: the inside walls should be preserved whenever possible. Tax is to be towed, or stone, at the level of finishes. The floors should be in line with the remaining balance of the building and under the guidance of IGESPAR. Only in cases where there is extensive restructuring of buildings is that it allows the creation of firewalls and the double walls, including a fire resistant material in its air-box.

From this document emerges that the historical center of Guimarães is no place for the introduction of contemporary architectural values (Table 6).

Table 6: Urban Renovation in Guimarães Historic Centre.

ANALYSIS PARAMETERS									
Elevation			Roof		Internal typology				other criteria
Analysis criteria			Analysis criteria		Analysis criteria				
Original design	Traditional materials and technologies	Colours	Geometry/ original volumes	Traditional materials and technologies	Original Typology	Traditional materials and technologies	Forbidden car parking provision	Regulation of structural reinforcement	Forbidden joining of territory
+	+	+	+	+	+	+	-	-	+

Legend: + regulatory enforcement
- not a enforcement

3.4 Baixa Pombalina, Lisbon



Figure 6: Plan with demarcation of the area proposed for World Heritage and its protection zone. Source: Candidacy File of Baixa Pombalina to World Heritage.



Figure 7: Plan with the demarcation of the area of intervention of the PPBP. Source: PPBP.

3.4.1 Plan Type and Management Entity

For the Baixa Pombalina specifically, entered into effect, in 2011, the Detailed Plan for the Safeguard of the Baixa Pombalina (PPBP), the foreground of this nature to come into effect in Portugal, prepared by Lisbon's City Council (Figure 6 and 7).

This plan aims to protect the urban area that resulted from the implementation of the innovative plan, at urban, architectural, cultural and social level, undertaken as a consequence of the great earthquake of 1755.

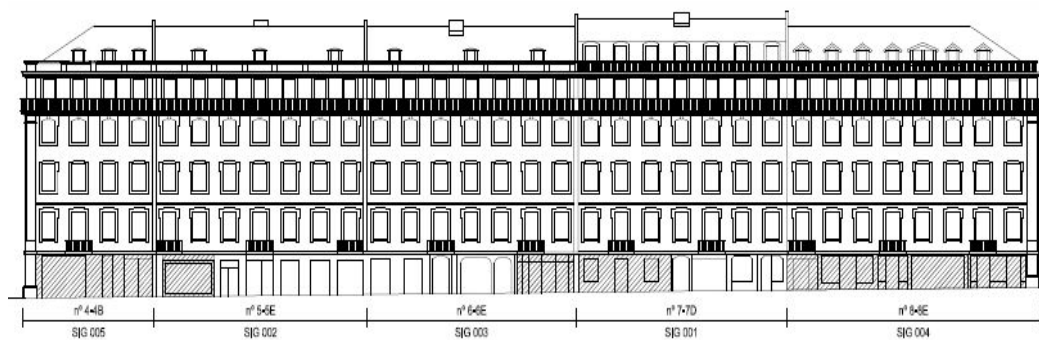
With a strong abstraction in the geometric design and against the nobility and clergy taste who saw their social position disfavored with the metric uniformity induced by Eugénio dos Santos' Plan, "... the Baixa Pombalina open the way for the introduction of modernity in Lisbon with high quality of design and sense of the future" (Costa and Lobo, 2010, pp. 33). "The Baixa Pombalina inaugurated the systematic application of measures arising from a hygienist concern, being striker of the hygienist ideal of the eight hundred. Similarly, the concern to build a city for all, where the formal and conceptual concerns of the elites do not take primacy also makes this plan a precursor of the ideas that have permeated the work of almost all pre-planners and urban designers of the XIX century" (Costa and Lobo, 2010, pp.36).

3.4.2 Criteria and Levels of Intervention

Thus, the PPBP to preserve this heritage as a strategy adopts four distinct ways of acting on the buildings (Table 7).

Table 7: Ways to intervene in buildings.

To remove	To replace the metric of openings	To reformulate	Possible increase of volumetry
Removal of elements and / or harmful floors in terms of structural and conceptual;	In situations in which are relevant to maintain the rhythm of the facade, this has been distorted both by the closure of openings, or by their tampering, so it requires the replacement of the metric;	Volumetric change in form or material of the elements highlighted, in particular the removal of floors when the existent volumetry is a factor of formal or structural imbalance of the block in which it operates;	When the existent volumetry is a factor of structural or formal imbalance in the block in which it operates.



Figueira's Square

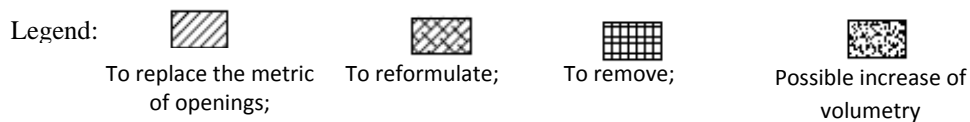


Figure 8: Interventions permitted on the elevations of Figueira’s Square and Áurea Street. Source: Annex I, Regulation of the PPBP, Block Q6.

The PPBP regulates in detail the possible interventions in the buildings at the level of the elevations, roofs, structural elements, interiors and the demolition work, providing reconstruction works with or without preservation of the façade.

In the **elevations** only is allowed changes to improve the structural behavior of the building, to replace metrics, rhythms, and original materials, to strengthen the structure, in terms of seismic safety of the building, and it is permitted the removal of inadequate coatings or without cultural value.

In **roofs** only are allowed interventions that do not change the geometry, the form and original materials. These can only be changed when in an advanced state of degradation, to correct anomalies, take dissonant elements and materials, improve living conditions in the attic and to do small changes in building’s height under this Regulation. To these modifications it is imposed that the roof respects the characteristics of adjoining properties and preserve the elements of historical or artistic value. Are not allowed new flat roofs and it is imposed the use of red clay in pitched roofs, among other impositions as equipment installations for the harnessing of solar energy, for example.

For the **structural system** is required a previous report when the intervention involves the structural elements, which must review the parts that matter to the proposed work such as foundations, main walls of masonry, the front walls, floors and roof. In the PPBP is also proposed a classification of the structural condition of

the building (good, fair, poor). The art.25 of the Regulation specifies the rules for the intervention in structural elements according to the state of conservation of the structural system of the building obtained in the previous report.

Are also included in the regulation of PPBP rules on the **typology**, and is authorized its total change when buildings don't present historic and artistic values, but when they hold these values, whatever the time of construction (Pombaline, Neoclassical, or previous) only are allowed partial works, with the aim of improving functional and housing conditions (introduction of toilets, kitchens and elevators). It is not allowed to do basements, unless they are bound to keep equipment and technical means necessary for functional rehabilitation and safety of the buildings (Table 8).

Table 8: Baixa Pombalina Urban Renewal.

ANALYSIS PARAMETERS									
Elevation Analysis criteria			Roof Analysis criteria		Internal typology Analysis criteria				other criteria
Original design	Traditional materials and technologies	Culture	Geometry/ original volumes	Traditional materials and technologies	Original Typology	Traditional materials and technologies	Forbidden car parking provision	Regulation of structural reinforcement	Forbidden joining of territory
+	+	-	+	+	-	-	+	+	-

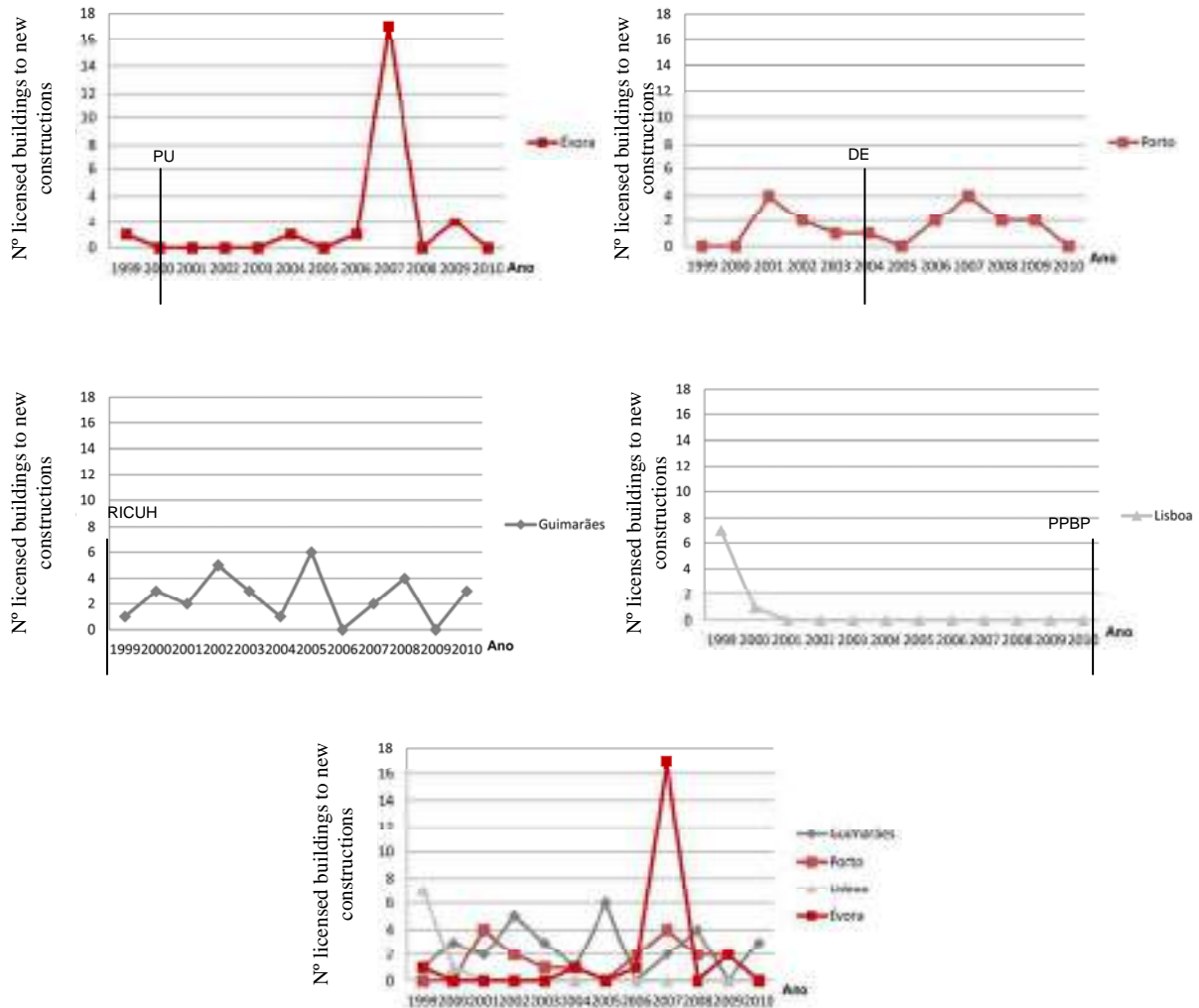
Legend: + regulatory enforcement
- not a enforcement

4. The Practice – Statistic Data

To understand the link between the theoretical plans into effect and its practical application, it was collected the statistic data regarding the *Licensed buildings (No.) by Geographic localization, Type of project (new construction and extensions / alterations and reconstructions) and destination of the work (family housing and other); Annual* for the period between 1999 and 2010, available on the National Statistics Institute (INE).

It was possible to obtain this information to the area of the historic centers in study because the delimitation of the World Heritage Area encompasses and coincides with the boundaries of the administrative districts. Thus: Historic Centre of Évora (parishes: Sé, S. Pedro, S. Antão, S. Mamede), Historic Centre of Guimarães (parish: Oliveira do Castelo), Historic Centre of Porto (parishes: Sé, S. Nicolau, Victoria, Miragaia), Baixa (parishes: S. Nicolau, Madalena, Mártires, Sacramento (St. Justa and S. Paulo are bordering parishes to the area candidate for World Heritage, but they are not representative because they have few buildings within that perimeter)) (Figure 9).

Figure 9: Licensed building in the historic centers under study. Source: *Licensed buildings (No.) by Geographic localization, Type of project (new construction, and extensions / alterations and reconstructions) and Destination of the work (family housing and other); Annual National Statistics Institute (www.ine.pt [02.23.2012]).*



Analyzing the available information and crossing it with the date of entry into effect of the planning instruments in each case study we can see that these documents did not have a consequence on the renewal dynamics of historic centers. The number of licenses for renovation of buildings was almost always close to zero in all the centers studied historical centers, whether its planning tools has been approved before or during the studied period. Thus we can realize the long way to go with additional measures, incentives and more effective strategies in urban renewal planning for the revitalization of these urban fabrics.

5. Conclusion

This reflection is a contribution not only to interpret the effects of the different planning tools in the architectural interventions in historic centers, but also to peer results and trends. Thus it raises the discussion about the role that these various policies assume through the planning tools to the urban conservation and renewal, i.e. in the revitalization of these places which possess strong identity valences.

Table 9: Comparative Urban Renewal Matrix.

	ANALYSIS PARAMETERS									
	Elevation Analysis criteria			Roof Analysis criteria		Internal typology Analysis criteria				other criteria
	Original design	Traditional materials and technologies	Colours	Geometry/ original volumes	Traditional materials and technologies	Original Typology	Traditional materials and technologies	Forbidden car parking provision	Regulation of structural reinforcement	Forbidden joining of territory
Historic Centre										
Évora	-	-	-	-	-	-	-	-	-	-
Porto	+	-	-	+	-	-	-	-	+	-
Guimarães	+	+	+	+	+	+	-	-	-	+
Baixa Pombalina	+	+	-	+	+	-	-	+	+	-

Urban Renovation Level

Évora	- - - - -
Porto	- - - - -
Guimarães	- -
Baixa Pombalina	- - - -

Legend: + regulatory enforcement, - not a enforcement.

Comparatively we can see that (Tables 9):

- the planning tools that allow greater urban renewal are the strategic documents in Porto and the PPBP in Lisbon.
- In the historic center of Porto the strategy developed by *Porto Vivo - SRU* is based on the deep knowledge of the buildings, preserving in its exterior the original design and aesthetic, but allowing contemporary interventions that benefit the whole. The strategy followed by *Porto Vivo - SRU* allows a deeper intervention inside the buildings, with the aim to provide the standard

conditions of habitability for contemporary people that want to live in these places without losing comfort.

- Although the PU in Évora conveys the same level of urban renewal of the historic center of Porto, we are not facing the same situation. The PUE does not present a strategy with different categories of intervention in the buildings. This happens in other historical centers: Porto - light intervention, medium intervention, deep intervention; Guimarães - light works and deep works; Baixa Pombalina- to maintain, to reformulate, to replace the metric of openings and possible increase of volumetry. In the historic center of Évora there are no systematic rules of intervention for the various urban renewal factors identified in this study. The fact that there is only a Plan of Urbanization (PU) to regulate the operations of buildings in the historic center does not help the existence of specific rules for intervention in buildings, because by nature the PU has an inadequate scale to the planning of the historic areas;
- In the PPBP, we can see that it allows a large urban renewal, and its application strategy is thought to regulate the various factors of urban renewal identified in this study. It has an approach similar to the one developed by *Porto Vivo - SRU* with the strategic documents.
- The RICUH in Guimarães reflects a reduced possibility of intervention with contemporary values. Almost all parameters must remain as the original features of the buildings. In our interpretation this shows that the strategy of perpetuating the past values, believing that contemporary architectural values would reduce the artistic, social, cultural values and the economic development acquired by the place so far.
- Through this study we can understand that the latest Portuguese planning tools, the strategic documents in Porto and the PPBP in Lisbon, are the most complete. They cover, for example, how to intervene on the building's structural system and they also point out objectively the constraints relating to the factors of façade design, roof and internal typology.
- We can say that the relationship between the intervention policies explicit in the planning tools and the real transformations are not direct. This may be seen by the number of licenses given to the renewal of buildings in period after its planning tools entry into force (section 4).

As suggested by the Vienna Memorandum (UNESCO, 2005) in the management of political intervention in the historic centers must exist as a principle the acceptance of change as part of the construction of the city, not only advocating the preservation of heritage, but also and at the same time, the upgrading in order to strengthen the identity and social cohesion. After the analysis of the mentioned planning tools it can be seen that are the strategy documents in Porto and the PPBP in Lisbon, those who best embody the idea of conservation and modernization explained by the Vienna Memorandum.

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