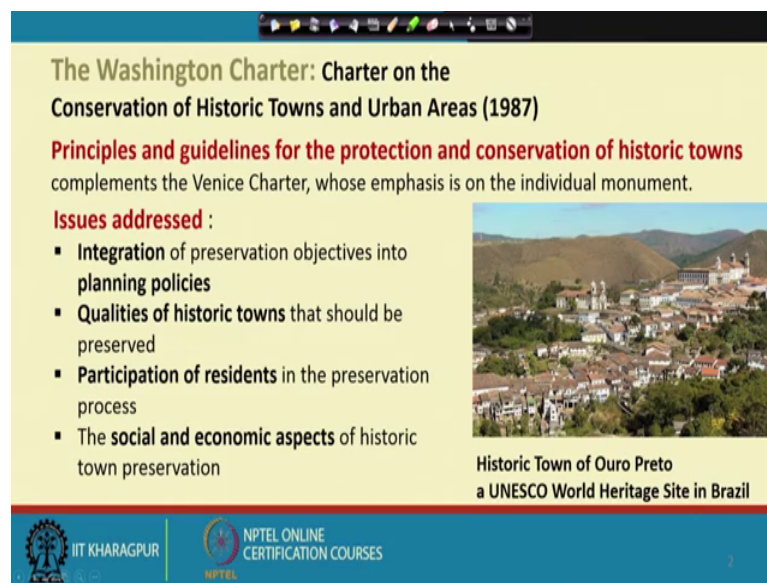


Architectural Conservation and Historic Preservation
Prof. Sanghamitra Basu
Department of Architecture and Regional Planning
Indian Institute of Technology, Kharagpur

Lecture - 34
Historic Cities and Heritage Areas (Contd.)

Welcome to today's lecture. We are continuing with the historic cities and heritage areas part three. In our last lecture, we have been discussing that how over the last few decades, the emphasis of conservation has been shifting from monuments entering conservation to the historic areas and historic districts. We will talk about that will continue with that development and whatever the conventions and charters which were formulated for these particular aspect.

(Refer Slide Time: 00:48)




The Washington Charter: Charter on the Conservation of Historic Towns and Urban Areas (1987)

Principles and guidelines for the protection and conservation of historic towns complements the Venice Charter, whose emphasis is on the individual monument.

Issues addressed :

- Integration of preservation objectives into planning policies
- Qualities of historic towns that should be preserved
- Participation of residents in the preservation process
- The social and economic aspects of historic town preservation



Historic Town of Ouro Preto
a UNESCO World Heritage Site in Brazil

IIT KHARAGPUR | NPTEL ONLINE CERTIFICATION COURSES

While discussing that we have discuss several charters Amsterdam declaration of Amsterdam other, today will continue with that with the Washington Charter which is the charter on the conservation of historic towns and urban area. It was in 1987. Remember we have been discussing about the main city program in America ah. So, there are very specific types of conservation programs which are very emphasis to gives to the commercial development we have discussed that.

So, let us see what the Washington Charter was an international charter, which have talked about the historic towns and urban areas. It gives the principles and guidelines for

protection and conservation of historic towns. It complements the Venice Charter, it is not in violation of the Venice Charter, it compliments of the Venice Charter, whose emphasis was on the individual monument.

Let us take this example. This is a historic town of Ouro Preto, a UNESCO world heritage site in Brazil. As you can see that this small town were city it is located on a hilltop in hilly area. There is a monument which probably the (Refer Time: 02:04) palace. There are the charges, but in addition to that there is a common area, the residential area, the commercial area along with the open spaces and the hills in the background these in totality forms a historic area.

And preservation of such area or if there is any significance of such area, it cannot be done in isolation because as a whole this town has its own significance which also is integrated with the natural city. So, the issues addressed in the Washington Charter to address this type of aspects, and the areas. Integration of preservation objectives into the planning policies we cannot tackle this type of issues without considering the overall planning. Qualities of historic towns that should be preserved, what makes these qualities? Participation of residents in the preservation process because it is been no longer talking only about monuments, palaces or churches or religious buildings, we are also talking about the normal residential area for a lived in city. The social and economic aspects of the human historic town preservation; naturally when we are talking about the residents we have to consider the social and economic aspects. And these are the areas or issues which have been addressed in the Washington Charter.

(Refer Slide Time: 03:40)

The Washington Charter:
Charter on the Conservation of Historic Towns and Urban Areas (1987)

Integration of preservation objectives into planning policies

- Founded in the 16th century by the Portuguese, the town's history is linked to the sugar-cane industry.
- Rebuilt after being looted by the Dutch, its basic urban fabric dates from the 18th century.
- The harmonious balance between the buildings, gardens, 20 Baroque churches, convents and numerous small passos (chapels) all contribute to Olinda's particular charm.

Olinda, City in Brazil

The slide features two photographs of Olinda, Brazil. The top photo shows a historic building with a tower, and the bottom photo shows a large, ornate building with a red roof. A map of Olinda is also included, showing its location on a hill overlooking the sea.

IIT KHARAGPUR | **NPTEL ONLINE CERTIFICATION COURSES**

So, let us see the integration of preservation objectives into the planning policies. So, this was the main focus of Washington chart. Let us talk about a city Olinda which is a city in Brazil. You can see that it is a city which is located on a sea. It was founded in the 16th century by the Portuguese; the town's history is linked to the sugarcane industry. So, there is an economy factor which shaped this town. It was rebuilt after being looted by the Dutch. So, it has multi layers of history, its basic urban fabric date back from the 18th century.

So, what is the significance of this particular town which is a world heritage site or city. The harmonious balanced between the buildings, the gardens, the 20 Baroque churches, Baroque churches, convents and numerous small passos or chapels all contribute to Olinda's particular charm. So, we cannot think of preservation of this charm if that is the significance without considering the natural aspect without considering all the fabric and the activities and the open spaces and natural factors within that.

So, it is not only the monuments is lesser important buildings, they may be sacred, they mean be residential, may be commercial, and the urban pattern, and the natural aspects all contribute to the charm of this historic towns. And also which is related to the past economic potential or activities how it has grown, how it was destroyed and rebuilt, all has contributed all these factors have contributed to the development of this town.

(Refer Slide Time: 05:40)



The Washington Charter:
Charter on the Conservation of Historic Towns and Urban Areas (1987)
Integration of preservation objectives into planning policies
Olinda, Brazil, World Heritage City
Charming simplicity of the houses, painted in vivid colours or faced with ceramic tiles.
Located in an informal web of streets and alleyways and set within a lush tropical forest landscape overlooking the ocean that differentiates this town and gives it its unique character.

Courtesy : Sachiko Haraguchi,
Copyright: © UNESCO

IIT KHARAGPUR | NPTEL ONLINE CERTIFICATION COURSES

So, this streetscape what you find here and you can see the one of the monument in the far away. And the topography the how the sloping of the ground, it has contributed to the total build form, so that what is the significance of this town. Charming simplicity of the houses, painted in vivid colours or faced with ceramic tiles. Located in an informal wave of streets and alleyways and set within a lush tropical forest landscape overlooking the ocean that differentiates this town and give us unique character.

So, when we are talking about these towns or historic areas, we have to find out that what are the aspects, what are the factors? What are the attributes which are contributing to that unique character of these towns or historic areas? And that over look this combined if we have thinking of preservation of that all of this combined have to be preserved, but the challenges these are very lived in towns, people stay there a town or a place lived in places a dynamic entity. So, how do you take care of that?

(Refer Slide Time: 07:04)

The Washington Charter: Chart... s and Urban Areas (1987)

Integration of preservation objectives into planning policies

The Historic Centre of the Town of Olinda
protected by instruments enacted through a series of specific standards and laws

Various administrative and management instruments

1. **Inscriptions, designating the Historical Site of Olinda as a Brazilian cultural heritage site**, implemented by the federal government through IPHAN National Institute of Historical and Artistic Heritage
2. **Federal Notification of 1979, delimiting the protected site and surrounding areas**
3. **Municipal Preservation System** created by means of **Municipal Law** consisting of a Foundation, Council (composed of representatives of the municipal, state and federal governments) and Preservation Trust Fund
4. **National Monument designation** conferred by the state in 1980, with a view to protecting the site's physical assets in recognition of its history, art and landscape

IIT KHARAGPUR | NPTEL ONLINE CERTIFICATION COURSES

To take care of that naturally is not only important to understand the attributes which has formed this unique identity, but also we need to understand that what are the instruments both administrative and management through which this preservation of that sure or the unique identity of that place can be maintained or can be implemented. So, let us see in this particular town what are the instruments or what did happen so that we still can find that the charm is maintained, and the unique character of the town has been maintained.

So, first was that a number of inscription, designating the Historical Site of Olinda as a Brazilian cultural heritage site. So, this designation is an official process, it is an legal through by which it has to be identified and first that it is an important historical site. In this particular case, it was implemented by the federal government through IPHAN National Institute of Historical and Artistic Heritage. And this differs from country to country place to place that what will be this organization institute which are capable or which have the authority or jurisdiction to enforce this type of implements.

But what is important is that is the federal government which has inscribed through a series of inscription or legal instruments that it is an historical site. In 1979, there was a federal notification delimiting the protected site and the surrounding area. So, one was the designation. And then it is sort of given a boundary, this boundary or delimiting that area boundary definition is also has to be done to very scientific process.

Third the municipal the first one was done by the federal government, it is something like our Central Government. The Municipal Preservation System that is the local authority created by means of a Municipal Law consisting of a foundation council composed of the representatives of the municipal, state and federal governments and Preservation Trust Fund.

So, what we can see that at one level higher level, it was a federal government or which did this creation, and then there was a federal notification which is the top level one which sort of decided that what will be the boundary and then the municipal that has been the local authority, but through a municipality implemented, but again it was a compost of foundation, a council both the state level and the federal law as well as a preservation trust fund. So, there the economy is coming into the picture.

National Monument designation conferred by the state in 1980 with a view to protecting the site's physical assets in recognition of its history, art and landscape. So, there is a series of steps which were taken either in terms of legal or administrative or financial resources to make it happen.

(Refer Slide Time: 10:30)

The Washington Charter: Chart of Urban Areas (1987)

Integration of preservation objectives into planning policies

The Historic Centre of the Town of Olinda
protected by instruments enacted through a series of specific standards and laws

Various administrative and management instruments (cond.)

The Monumenta Program and IPHAN (National Institute of Historical and Artistic Heritage)

- **Urban renovation measures** on a broad scale
- **Allocation of public funding to private properties** for the purpose of preserving and restoring historical housing structures
- **Action Plan for Historic Cities, 2010**, federal and state institutions to support the development, restoration and revitalization of historic cities in the country

IIT KHARAGPUR | NPTEL ONLINE CERTIFICATION COURSES

Various administrative and management instruments what you have been discussing. The Monumental Program and IPHAN which we have talked about they also after that did a lot of urban renovation measures on a broad scale. Allocation of public funding to private property, so as we can see that in such historic cities it is not only the public property

there are a lot of private properties of the owners, and how to make them take part in this preservation or conservation process. So, in this case, the allocation of public funding to private properties for the purpose of preserving and restoring historical housing structure. This is a very important part if you have to think of a in a historic city or district.

Then on a broad scale there was an renovation measures, but in action plan for the historic cities in 2010, where federal and state institutions to support the development restoration and revitalization of historic cities in the country. So, this action plan for the historic cities 2001, it is not only for this particular city it was done at a broader level at the top level, but this particular city became a part of that and benefited out of this new instrument.

(Refer Slide Time: 11:49)

Historicized Urban Fabric Italian practice

Debate on the notion of "centro storico" (historic centre)
vis a vis policies for entire territory perceived as historical.

A systematic analysis

- Qualities of the historic centre
- Protection of the surrounding landscape as an essential part of the urban planning norms

Assisi Master Plan

1. Precise tools to analyse the physical, economic and social structure of the city and its environs
2. Specification of urban policies linked to general social and economic development plan

Assisi, Italy

The slide is part of an NPTEL online course presentation. It features a title, a main topic, a sub-topic, a list of points, and a photograph. The NPTEL logo and IIT Kharagpur logo are visible at the bottom.

Now, so we have seen that how the significant attributes of a very charming city has been preserved through a series of legal, financial and administrative implements. We have been talking about the different types of policies which has been happening we have talked about the declaration of Amsterdam, we have talking about the NAIROBI, we have talked about the Washington Charter. Let us talk about another approach which actually is known as the Italian practice of preserving the historic city which also has gone through the different stages of development which is talking about basically the focus is on histories urban fabric. There is a debate on the notion of centro storico or the historic centre vis a vis the policies for the entire territory perceive as historical, because

when we are talking about a historic centre we have to understand it belongs a part of a larger territory.

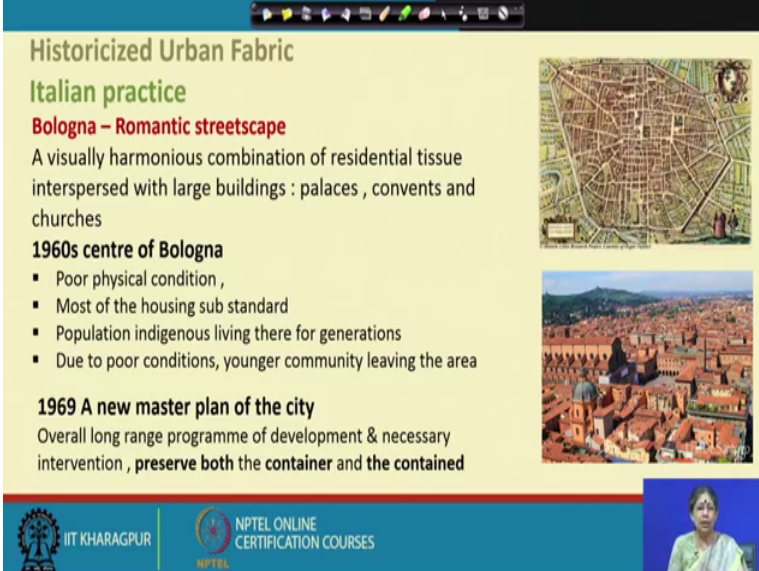
If you do not take the territory into consideration, then it this historic centre even if you preserve it, it remains in isolation there has to be a continuity. So, these approach or the Italian debate which happen through the several case studies we have seen some examples, where this continuity between a historic centre vis a vis the territory has been taken into consideration. And that requires a systematic analysis. What do these analysis about one is the qualities of the historic centre and protection of the surrounding landscape as an essential part of the urban planning norms.

Because on one hand we are talking about a micro scale, a small scale, a historic town, historic district another what we have to remember as we see that it is a part of a larger territory. So, the protection of the surrounding landscape is an entire process and an essential part which has to be taken into consideration, and it can be done only through proper urban planning norms. A very good example of this is in Assisi Italy as you can see that it is again on a mountain it has his chapels a very important touristic place. And it is surrounded by a landscape which is also an integral part of this Assisi.

Assisi master plan is known for the preserving this quality that is why we still it is so important. The Assisi master plan when it was developed to that according to that Italian practice, it had precise tools to analyze the physical, economic social structure of the city and its environment. So, we are not only talking about the physical, but we have been talking about the economic, the social structure of the city and its entire environment. The relationship or inter linkage of the historic centre with the surrounding is also important.

And as a follow up of that the specification of urban policies linked to general social and economic development plan. And this is what is integrated urban conservation. We have to see as a regional context the surrounding, what is happening integrate the rule function social structure, economics of that small area and find out the linkage how it is happening with the surrounding, and then only we can talk about integrating or preservation with the development.

(Refer Slide Time: 15:26)



Historicized Urban Fabric

Italian practice

Bologna – Romantic streetscape

A visually harmonious combination of residential tissue interspersed with large buildings : palaces , convents and churches

1960s centre of Bologna

- Poor physical condition ,
- Most of the housing sub standard
- Population indigenous living there for generations
- Due to poor conditions, younger community leaving the area

1969 A new master plan of the city

Overall long range programme of development & necessary intervention , **preserve both the container and the contained**

IIT KHARAGPUR | NPTEL ONLINE CERTIFICATION COURSES

Another theory when we are talking about the Italian practice another very well known example is Bologna which is known for its romantic streetscape. It is a visually harmonious combination of residential tissue interposed with large building, palaces, convents and churches. So, you can see that when we are talking about this that we are that entire fabric which has a very unique characteristics, but it there is an urban tissue which is there.

Let us see how what it was, and how the various planning policies and development policies had been imparted there to keep it like that; and not only keep it like that it is we are not talking about preservation well making it a living, prospering urban entity. In 1960s the centre of Bologna that was the condition, it was a very poor physical condition. Most of the housing were substandard the indigenous population where they were living there for generation, but due to this pro condition the younger generation were living. So, there was an out migration of the younger generation.

In 1969, a new master plan of the city was formulated. Overall now even when we are talking about the master plan, master plan also has changed over the years in his concept and in his purpose, earlier the master plan was strictly the land use control; over the years it is more shifted towards the strategic planning. So, in 1969 when the new master plan of the city was formulated the there was an overall long reach program of development and necessary intervention to preserve both the container and the content. What is this

container and what is this content. Container is the fabric and content is the life, the people the activities. So, let us see how in case of Bologna it has been done.

(Refer Slide Time: 17:40)

The slide is titled "Historicized Urban Fabric" with the subtitle "Italian practice". It features a yellow background with a blue header and footer. The main text is in black, with some words in red. There are two photographs on the right side of the slide. The footer contains logos for IIT Kharagpur and NPTEL.

Historicized Urban Fabric
Italian practice

Bologna Conservation is Revolution
an alternative to new speculative development and further peripheral development of the city

Environment and inhabitants both important, Improving physical environment, Increasing level of services and amenities, promoting democratic participation in all decision making

Principal aim
Total rehabilitation and restoration of existing built fabric of the city together with adequately integrate social services and equipment, creation of more livable environment

IIT KHARAGPUR | NPTEL ONLINE CERTIFICATION COURSES

What they have talked about this sort of a took this aim that Bologna the conservation is revolution. It is perceived as an alternative to the new speculative development and further peripheral development of the city. What is happening that a lot of the speculators and developers and really privately owned landlords within the city core, lot of speculation was happening and a lot of demolition was happening.

So, we cannot think of anything for this historic town and city until and unless we also think in integration with the larger area that where this new development in happen which direction what will be the new types of housing. So, without integrating that we cannot only talk in isolation about the historic centre. So, when the Bologna conservation plan was done, it was seen in totality with the future new development for the city as a whole.

Environment and inhabitants both are important, improving physical environment is important, increasing the level of services and amenities is important, promoting democratic participation in all decision making are important. So, these are the key issues or key points which were addressed when Bolognas this conservation on revolution is happening. You can see there this is still leaving city where people are staying the apartments are there that the local markets.

And the principal aim for this conservation in revolution is the total rehabilitation and restoration of the existing built fabric of the city together with adequately integrated social services and requirement and creation of more liveable environment. So, one can see that how the emphasis has been shifting from monuments entering conservation to making this places and liveable environment not a tourist oriented place, a place where people need they may be the tourist there may be the facilities for tourists, but the main aim was to make it a liveable city where the local train local people can sustain.

(Refer Slide Time: 20:11)



Historicized Urban Fabric

Bologna Conservation is Revolution

Guidelines for methodology of urban renovation
by Leonardo Benevolo (planner and historian)

Plan based on comprehensive and thorough
survey of buildings and open spaces

- Architectural typology façade & the style of building characteristic to be preserved as part of historic heritage
- Overbuilt and unattractive areas identified for private investment
- 1973 law enabled authorities to expropriate vacant buildings and those at risks

Building typologies
Urban conservation Plan
Bologna, 1969.

IIT KHARAGPUR | NPTEL ONLINE CERTIFICATION COURSES

So, in this case or it is very well known one this bolognas plan conservation plan the guidelines for methodology of the urban renovation was done by Leonardo Benevolo. He is very well known planner and historian. The plan which he formulated was based on comprehensive and a total survey of buildings and open spaces. So, one once we are talking about the development of such historic towns and revitalization or rehabilitation is we are not talking of only the monuments measured drawing of the monuments and taking care of the restoration or preservation of the monuments.

The information about the entire urban fabric has to be there. So, it is based on a comprehensive and a thorough survey of the buildings and open spaces, the activities, the state of preservation importance and significance. So, this is one of the maps which have been prepared where it shows the building topologies which is prepared in the 19th, so the different types of buildings which are there courtier type or apartment type. So, there

are various categorization. And this was actually demarcated on the plan. And there were various thematic plans which are being prepared based on a thorough survey and documentation.

As we see it the architecture typology facade and the style of building characteristics to be preserve as part of the historic areas. So, these types of plans and documentation give an idea of that. Overbuilt and unattractive areas identified for private investment, it is not that each and every area has to be preserved definitely there will be the new development new infant we have to come in there are areas which are very deteriorated, we have to think about that. It can only be done when we have a proper documentation of the area, documentation of the status of preservation, documentation about the ownership, documentation about that the residents their social and democratic structure, the age of the structure the character of the structure that all of these have to be done thematically. Now, coming to the instrument in 1973 law enabled authorities to expropriate vacant buildings and those at risk.

Now, I am just taking the major points there are also a series of other laws which were there, but 1973 law or enable the authorities to occupy the vacant buildings and those at risk. So, this is also a very important tool and at which price the pocket prices or the lower than the market prices this all has to be very clearly spelt out.

(Refer Slide Time: 23:00)



Historicized Urban Fabric Italian practice

Bologna Conservation is Revolution



Detailed rehabilitation plan
Programme of subsidy to protect tenants from rent increase and eviction, Private owners guaranteed subsidy for rehabilitation on a sliding scale in lieu of offer of rented accommodation to the original tenants

One of the Italy's most preserved historical centre
Better physical condition, social composition changed to more students and single person household, centre of tertiary uses - housing, university activities, cultural and tourist function, small trades and business, Industry shifted to outskirts

Street view of restored and new-infilled housing facades from the 1970s in via Denisella, Area 7 (Fondazzi), Bologna.
(M. Glendinning, 2008)

IIT KHARAGPUR | NPTEL ONLINE CERTIFICATION COURSES

Now, this is what has happened. As you can see that this is a street view of the restored and the new infilled housing facades from 1970s in a particular area of Bologna or which is a very lived in area. And it is not that they are all old, but their infill development the new buildings in whole settings which has come and where people continue to stay in a proper liveable condition. For this to happen there was a detailed rehabilitation plan and which can only be done in a combination not only of the physical planning, but also economic measures and administrative tools proper legal tools in this case there were a pro[gram]- program of subsidy to protect the tenants from the rent increase and eviction because we talked about that in such cases most of the time these areas become a tourist towns and converted into hotels and homestay. It is not that they will be there, but if the entire fabric is converted into a tourist town then we do not find the original resident for that some protection is necessary otherwise gentrification happen.

So, we can see that here a program of subsidy was instituted a against for protection of the tenants. Private owners were guaranteed subsidy for rehabilitation on a sliding scale in lieu of offer of rented accommodation so that means, when the private owners they were given a subsidy, but it was a conditional subsidy that they have to take care of that they cannot take care of that or they will get the subsidy only when certain conditions are fulfilled. And this has to be done as a policy level.

As a result of this Bologna is one of the Italy's most preserved historical centre after Venice. What has happened or what is the outcome of that better physical condition social composition change to more students and single person household centre of tertiary users, housing, university activities, cultural and tourist function small trades and business and industry shifted to the outskirts. This type of development as we can see that we have talked about in a very giving us only a summary of what has happened.

But you can see that it is a combination of the financial tools, administrative rules and regulation a policy which is combined onto a subsidy protection of the residence, conditional subsidy all of this have to be combined together, and then occupation of the vacant floors a very deteriorated stage so the new areas can come new development can come up. It is not only a to convert into a touristic town, but a place where it will be a continuous the original residence, original residence means not always the original residence and their descendant, but the people of the city the student community and

other they make it a lived in place and not only dependent totally on the floating population.

So, this is what has made the Bologna a very successful conservation plan an integrated conservation plan which is result of a series of steps which has been taken. We look in our next lecture we will continue with that that how this type of instruments and activities and policies can be implemented in other areas.

Thank you.