

# THE IMPROVEMENT OF THE RESTORATION WORK IN HISTORIC CITIES IN BRAZIL

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O texto a seguir é a reprodução do original da tese de doutorado intitulada *The conservation of historic cities and architectural heritage in Brazil, with particular reference to the state of Minas Gerais and the city of Mariana*, defendida na Universidade de Sheffield, em novembro de 1997. Trata-se dos Capítulos 6, 7 e 8, a saber:

Capítulo 6 – “The preservation process carried out in Mariana over the years”, que se traduz por “O processo de preservação conduzido em Mariana através dos anos”;

Capítulo 7 – “Analysis of data obtained in the survey work” ou “Análise dos dados obtidos no trabalho de campo”;

Capítulo 8 – “Final conclusions including a summary of the earlier chapters and proposals for the improvement of the restoration work in historic cities in Brazil” ou “Conclusões finais incluindo um resumo dos primeiros capítulos e

propostas para a melhoria do trabalho de restauração nas cidades históricas do Brasil”.

O Capítulo 6 apresenta os resultados do trabalho de campo em Mariana. Nele são mostrados como as solicitações feitas pelos proprietários das edificações situadas nas áreas protegidas por tombamento foram e são consideradas pelo Iphan – Instituto do Patrimônio Histórico e Artístico Nacional –, o órgão oficial responsável pela proteção e conservação daquela cidade tombada. Para que esta análise possa ser fundamentada, tomam-se três lugares especiais dentro da cidade como Estudos de Caso, a saber: uma rua (Rua Frei Durão), um edifício tombado individualmente (Igreja de Nossa Senhora do Rosário) e uma praça central (Praça Gomes Freire).

Uma série de exemplos de correspondências obtidas nos arquivos do Iphan e as respostas a essas requisições são mostradas e, em função

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disso, o processo de conservação e manutenção é avaliado. Entre os exemplos do primeiro estudo de caso se inclui a Catedral, o Cine-Teatro e uma inusitada casa *Art-Déco*. Tabelas contendo o número de registros efetuados e seus assuntos específicos permitem demonstrar a eficiência ou não na condução do trabalho de preservação. Para o segundo estudo de caso, a referência inicial relacionada com a proteção da Igreja de Nossa Senhora do Rosário, construída a partir de 1752, remonta a 1887. A Praça Gomes Freire aparece no terceiro estudo de caso. Foi analisada uma série de requisições feitas a partir de 1947 pelos proprietários de imóveis na cidade (que foi tombada em 1937), e esta análise mostra alterações e condução de melhorias no processo de preservação, enfatizando determinados aspectos.

A análise dos dados obtidos nos arquivos do Iphan leva à conclusão de que o cuidado e a manutenção de edificações privadas estão abaixo do que a lei requer para uma cidade considerada como um Monumento Nacional. Na seção "Present policies adopted by Iphan in Mariana", a maneira pela qual o processo de conservação é conduzido é explicada e também questionada. A relação entre a comunidade e a organização oficial responsável pelo cuidado e a manutenção dos edifícios é também analisada. Na seção "The city considered as an integrated system", uma proposta desenvolvida pelos arquitetos do Iphan é apresentada.

O Capítulo 7 (Analyses of data obtained in the survey work) oferece uma análise mais abrangente do conjunto urbano. Esta análise tem início pela área mais antiga da cidade. Adotou-se como metodologia, para a avaliação pretendida, os documentos referentes às áreas de ocupação cujo processo de crescimento foi con-

siderado como mais antigo para, em seguida, analisar-se a área de expansão que se seguiu à primeira e, desta forma, chegar-se a áreas de ocupação mais recentes. Utilizando-se esse recurso, foram analisadas cinco áreas especiais. Esta metodologia permitiu demonstrar a ausência de dados contendo informações precisas a respeito das edificações urbanas, como também a falta de mapas que permitissem a análise apropriada dessas áreas, as quais deveriam estar legalmente protegidas por mecanismos eficientes. A necessidade de se estabelecer um sistema integrado de arquivos, provedor de informações sobre os edifícios, contendo localização, estado de conservação, alterações e acréscimos, precisa ainda ser executada por meio de um inventário, além de informações técnicas e históricas sobre cada um. Uma quantidade substancial de dados já existe, mas estes estão espalhados em vários arquivos. Esses dados precisam ser organizados em locais apropriados, de modo a poderem ser acessados por todos os interessados, dentre os quais se incluem as pessoas ou entidades envolvidas na proteção do Patrimônio.

Para se efetuar uma avaliação comparativa das cinco áreas, foram utilizadas duas diferentes fontes: um mapa do Iphan, datado de 1967, e um mapa executado pela Prefeitura de Mariana, em 1990. Um mapa mais preciso, produzido por aerofotogrametria pela Cemig, em 1974, serviu de base para o trabalho de campo. Esse mapeamento foi atualizado por meio de informações obtidas nos arquivos do Iphan e durante o trabalho de campo. O Capítulo 7 apresenta, ainda, como resultado, o papel do Iphan em cada uma dessas áreas da cidade de Mariana, avaliando os sucessos obtidos e os fracassos resultantes da forma de preservação utilizada ao longo das últimas décadas.



O Capítulo 8 (Final conclusions), inicialmente, resume os assuntos desenvolvidos em cada capítulo da tese, procurando fazer uma avaliação do conjunto da pesquisa para, em seguida, fazer uma análise crítica do sistema de proteção e conservação adotado em Mariana, acrescentando recomendações para a melhoria desse sistema. Essa análise estende-se por toda Minas Gerais, considerando-se também as condições de melhoria na qualidade do trabalho de proteção das cidades históricas. Elabora-se, também, uma análise crítica sobre as metodologias então utilizadas pelo Iphan, em nível nacional, adicionando-se recomendações para seu aperfeiçoamento. Finalmente, o Capítulo 8 apresenta recomendações para uma metodologia sistematizada, visando a melhorar o trabalho de restauração e conservação das cidades históricas do Brasil.

Em seu conjunto, a tese da qual esses capítulos foram retirados faz um quadro geral do Patrimônio Arquitetônico Brasileiro, com enfoque especial sobre as cidades históricas. Para tornar isso possível, foram analisados, no primeiro capítulo, os antecedentes que conduziram à formação das cidades, com o propósito de se estabelecer uma relação entre as circunstâncias e as condições de sua configuração urbana. Inicialmente, são observados o cenário original, a paisagem, os aspectos geográficos da natureza, o clima e as pessoas que convergiram a essa parte do Novo Mundo na América do Sul, o Brasil. Em seguida, são considerados os fatores históricos, políticos, sociais e econômicos que envolveram a construção dessas cidades, de modo

a facilitar a compreensão sobre a natureza de sua ambiência, tipologia, caráter e significado.

O objetivo dessa tese de doutorado foi analisar aspectos da conservação dos edifícios tombados, nessas áreas especiais conhecidas como cidades históricas. De modo a avaliar a extensão desse problema e, considerando que a instituição oficial brasileira responsável pela proteção do Patrimônio é economicamente suportada pelo Governo Federal, no segundo capítulo são mostradas situações específicas que ocorrem em diferentes regiões do Brasil. No terceiro capítulo, a legislação referente à proteção dos bens culturais em geral, na qual os edifícios tombados e as áreas urbanas encontram-se incluídos, é analisada em sua aplicação e resultados.

Esse estudo levou em consideração a mais importante concentração de cidades históricas do Brasil, construídas durante o século XVIII no Estado de Minas Gerais, e, então, descreve em especial uma delas – Mariana –, onde foi conduzida uma pesquisa em maior profundidade, de modo a subsidiar dados e argumentos para uma avaliação sobre a proteção das cidades históricas de todo o Brasil. Olhando, inicialmente, para o conjunto dos valores do patrimônio arquitetônico brasileiro e, em seguida, focalizando uma área especial, de modo a avaliar as regras e esquemas relacionados com a proteção e conservação das cidades históricas, essa pesquisa tem por finalidade apresentar uma metodologia para sua restauração e conservação.





# THE PRESERVATION PROCESS CARRIED OUT IN MARIANA OVER THE YEARS

## THE RESULTS OF THE SURVEY WORK IN MARIANA

The Iphan methods of dealing with applications do not follow a plan for the control of the city as a whole, but only deal with each one at a time, as the requests will show. As defined by law, any work of conservation in the city's buildings must be notified to Iphan, and these requests are sent by the owners to be analysed by Iphan's staff. The earliest requests were sent as a personal letter, almost always written by hand. New patterns of application forms were introduced over the years, but the control was maintained in the same way. Both the owner's requests and copies of the answered official letters were documented in the archives. These archives were recently examined in a field study<sup>1</sup> in order to evaluate in what way the process of preservation has been carried out by Iphan. Some archives gives more information than others, but they were recently organized into alphabetical order by the name of the streets. Each street or square has its particular file, but the

archives are not complete. Many buildings do not have any reference, others have a few, but the most important listed buildings have more thorough documentation. These documents are evidence that the city was under the control of the Iphan and the law has been observed despite the existing gaps in the archives and the incomplete information about all buildings. This methodology was considered the most direct way to establish contact with the owners. However, as the city grew larger, Iphan started to lose control of the city as a whole, and the effectiveness of these requirements diminished as a result of a lack of cultural policy support, the small number of people on the staff and insufficient equipment to maintain the quality of the work. This conclusion was obtained after analysis of data from Iphan archives.

An analysis of a particular street, an individual listed building and a square in the city will be studied as a initial sample, in order to provide a view of the preservation action, and the kind of method used by the staff of Iphan over the years.

<sup>1</sup> The requests are documented into proceedings, with the intention of condensing all the existent information about each particular building. However, while some of these proceedings contains substantial information such as photographs and previous work carried out, others do not.





Figure 1 – Map of Mariana with Frei Durão Street in Grid F/7,8,9

### Case study 1: 'Rua Frei Durão' (the old Intendência Street)

The area chosen to be analysed is situated in the central area of the city, near to Cathedral Square and the Gomes Freire Square as the map (Fig. 1) shows.

This area was chosen because of its importance in the historic city's context to which Iphan have always given great attention. The newly restored theatre, the old House of Intendência, the old prison and its chapel, and other buildings of interest are or were situated in this street. Also because this particular area could provide, with examples, a large spectrum for analysis in order to draw conclusions about the process carried out by Iphan in the preservation process. Some photographs will be shown in order to give the reader an idea of the street. The first one (Fig. 2) shows the upper part of the street. The second photograph (Fig. 3) provides a partial



Figure 2 – The upper part of Frei Durão street  
(the Cathedral is on the right side)



Figure 3 – The lower part of Frei Durão Street seen  
from the Cathedral



view of the lower part of the street and was also taken from the front of the Cathedral. Both are from 1984.

A chronological list of official letters and applications found in the Iphan archives will be followed to analyse the methodology used in the past and in the most recent years. The spacial configuration of the street has changed over the years for many reasons: as a consequence of natural deterioration, the need to change internal spaces, to build extensions, refurbish, clean or for other improvements. The Iphan representatives have received over the years many requests, as exemplified below:

- 1) 17/June/1946 – C. J. Cotta asked for approval for the conversion of a door into a window at his property. It was authorized.
- 2) 24/June/1946 – T. J. Corfield asked to make repairs on the roof, gable, door-posts and to clean the front façade. Iphan did not oppose this since it was maintaining the same original characteristics of the house elements.
- 3) 19/July/1946 – I. P. de Meneses, a representative from Iphan in Mariana, wrote to Sylvio de Vasconcellos (who was directing the whole area of MG at that time) complaining about two cases in which the Town Hall did not collaborate in stopping certain work being made without the authorization of Iphan “altering the external appearance of the building”.
- 4) 06/July/1950 – Iphan did not authorize the petition for the building of a bar (beer-shop) near the Cine-Theatre arguing that the proposal had been inadequately defined and prepared.<sup>2</sup>
- 5) 27/January/1953 – Application for the cleaning of a building at Rua Frei Durão.
- 6) 24/July/1954 – P. L. da Silveira requested authorization to whitewash his residence’s external walls mentioning that he will not change anything in the façade. The number is not identified. It was approved.
- 7) 3/April/1956 – A. R. Loreto required repairs from Iphan for the conservation of his property. The number is identified as No. 19. Any reply was registered.
- 8) 4/December/1957 – L. Vieira required authorization to make repairs to the roof, to replace a wooden pillar and to demolish parts of the walls for rebuilding. He also asked for permission to whitewash his external walls and to paint the doors and windows. It was authorized.
- 9) 3/March/1958 – N. C da Silva required permission to make repairs in the building beside the Theatre (Fig. 4) – (see request n. 12).



Figure 4 – The building situated beside the theatre at the time of the request

<sup>2</sup> From the beginning of the century the theatre was adapted to be also a cinema. The free plot of land between theatre and hotel was occupied by a new building some years later which was built to be the Public Library. When the theatre restoration was in course, in 1990, it was adapted for music and dance classrooms as well as for administrative purposes as part of the Cinema and Theatre complex.



10) 15/July/1958 – A representative of Iphan referred to the notice of the central directorate based in Belo Horizonte that work was done without Iphan's authorization. He referred to a residence situated at 'rua Frei Durão' in which the owner was putting small flagstones (lajota) in the front façade, which is atypical for the architecture of the city.

11) 4/April/1959 – An official letter from the chief of the third district (where Mariana is included) to one of the workers explained that:

- a) the owner of the n. 17 would provide the necessary wood for both roofs (the house numbers 17 and 19. This latter had already acquired permission for repairs – see request n. 7);
- b) Iphan will provide manpower;
- c) the dividing wall will be repaired at the expense of Iphan;
- d) the work is limited exclusively to the roofs and to the quoted wall.

12) 26/November/1959 – Approval for rebuilding of the Guarani Futebol Clube headquarters at Rua Frei Durão. It is the same building as shown on request number 9 from 3/March/1958.

13) 31/August/1961 – The petitioner asked to proceed with the rebuilding of the façade and this was authorized, as long as no modification was introduced to the external aspect of the building.

14) 23/December/1965 – The Iphan repre-

sentative in Mariana sent an official letter to the director of the Telephone Company asking about the need for an approval for the project for the building this Company was starting to build in this street. (This probably meant the interruption of the work. The building of this Company is situated in another part of the city).

15) 24/October/1967 – The owner of a modern property situated in this street sent a letter to the IPHAN director asking for permission to change its façade as suggested (sic) by people responsible for the care and protection of the national heritage based in Mariana.<sup>3</sup> This resulted in changes as the two photographs below show.<sup>4</sup> (Fig. 5 and 6)

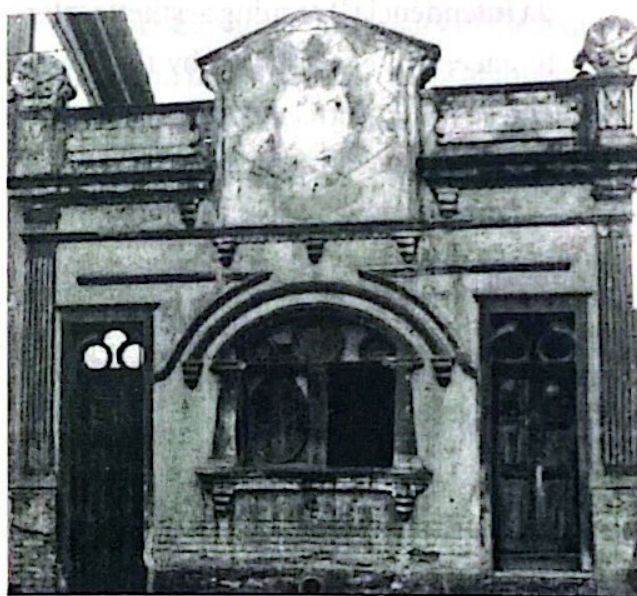


Figure 5 – The art-deco house from the beginning of the century

<sup>3</sup> It was built in the 30's, in art-deco style, to replace an old building which fell down. As its style was in contrast with the others from the 18<sup>th</sup> century style, the owner and probably also the people from Iphan never accepted this difference. The building was more and more adapted to be similar to the others, by addition of details which make its appearance less of a contrast.

<sup>4</sup> Some similar cases were related by Lia Motta in a case study about Ouro Preto. Buildings from the nineteenth century had suffered some changes of details of façades in order to be identified as from the eighteenth century, thus creating what she named "the heritage style". (Motta, 1987, p. 108)





Figure 6 – The latest version of the art-deco house (at its left the restored “Casa de Cultura” which was the old “Intendencia” building)

16) 26/April/1977 – A.C.Coelho received authorization to construct a door at the side of a similar one already existing in his property at number 8.

17) 2/June/1981 – Iphan requested the mayor to move a street sign from the front of the newly-restored building of the Academia Marianense de Letras (Old “Casa da Intendência”) arguing aesthetic interference, damage suffered by the façade and so on. An agreement was signed between Iphan and Iepha for the work of restoration which was carried out by the latter through a transference of funds from the ‘Secretaria do Planejamento’ (Seplan), a department linked to the Presidential Office. It was initiated in 1/April/1980 and the building is numbered 84. It can be seen in the centre of Fig. 6.

18) 1984 – Restoration carried out in the Cathedral. Underground electrical system installed in the area of the Rua Direita, Praça da Sé, Rua Frei Durão and Praça Gomes Freire by Cemig.

19) 18/May/1987 – Rua Frei Durão, 68. Owner: José Estanislau da Silva. Iphan authorized the making of an architectural pro-

ject for this address recommending the use of eaves in concrete “to allow the recognition of the building as contemporary” and also “because this solution could be executed quickly and cheaply”.

20) 7/October/1988 – Authorization for the placement of an awning (toldo). Location: Rua Frei Durão, 114.

21) 5/March/1991 – Cinema-Theatre proposal approved for renewal and restoration. The project was planned through an agreement between IPHAN and the City Hall Department of Tourism. As soon as the project was approved, a partnership with the ‘Federação das Indústrias’ was established to carry out the work in order to provide the building with the necessary equipment and installations (Fig. 7).



Figure 7 – Theatre front façade: the work of restoration was carried out from 1989 to 1991

This work was planned by the author of this study who was the representative of IPHAN in the city at that time.



22) 27/July/1992 – Approval for an extension to the building situated at 162, Praça da Sé (Sé Square) for residential and commercial purpose.

The proceedings contained in the 'Rua Frei Durão' archives were related to 22 requests and official answers. The table below covers the period from 1946 to 1992. Table 1 shows the number of them in each year.

**Table 1**  
Data from 1946 to 1992, obtained from the archives of 13th CR-Iphan

| Number of applications analysed by Iphan in "Frei Durão" Street |        |        |
|-----------------------------------------------------------------|--------|--------|
| 1946-3                                                          | 1958-2 | 1981-1 |
| 1950-1                                                          | 1959-2 | 1984-1 |
| 1953-1                                                          | 1961-1 | 1987-1 |
| 1954-1                                                          | 1965-1 | 1988-1 |
| 1956-1                                                          | 1967-1 | 1991-1 |
| 1957-1                                                          | 1977-1 | 1992-1 |
| TOTAL = 22                                                      |        |        |

It shows that during 46 years 22 requests were registered which represents less than one request every 2 years. The number of registered requests is very low but there is a strong possibility that some works were carried out without being registered. The archives concerning this important street in the context of the city do not contain accurate information about the development of the work such as reports or photographs, as it should have, but these letters give a clear notion of how the process of conservation was requested by the owners and supervised by Iphan. However, considering that this street has

no more than 26 buildings – 10 in the lower right block, 11 in the lower left block, 3 in the upper block and 2 small houses in the right upper block – the characteristics of the original buildings were relatively well maintained, despite small changes occurring to the original buildings of this street over the years. At least one building was certainly built in this period of 46 years: the one situated at the right side of the Theatre, where the refusal occurred, but any plan for its approval remains in the Iphan's archives.

The information contained in these archives ought to be amended through an inventory of the buildings in order to provide more detailed information about the building techniques and internal design. A clear identification and location of these properties through a survey in a register office where the name of the owner can be found, will certainly complete the references already existing.<sup>5</sup>

The Table 2 shows a summary of the requests contained in the "Rua Frei Durão" archives, classified according to similarities.

These data show that while one person would seek Iphan's authorization for a detail like an awning, another citizen was not aware of the regulations and an alteration was built without previous approval. This shows lack of information through the community. It was also observed that as the requests were for basic conservation work Iphan did not give instructions, only authorized the work. It is known that Iphan's office was, as it is still today, situated very near Frei Durão Street, at the n. 7, Rua Direita Street. It is certain that all work required was supervised by Iphan's staff according to information

<sup>5</sup> The timetable of the field study did not allow this survey to be carried out and it should be carried forward by future researchers in order to identify the buildings' location.



**Table 2**  
**Subjects of the proceedings contained in archives of "Frei Durão" Street**

| Analysis of the proceedings                                   | Number of files in each category | Requests mentioned above |
|---------------------------------------------------------------|----------------------------------|--------------------------|
| Approval for alteration in façades, extension and rebuilding  | 7                                | 2, 5, 6, 7, 8, 9, 22     |
| Authorisation for cleaning and small repairs for conservation | 6                                | 1, 12, 13, 14, 15, 16    |
| Work of restoration                                           | 3                                | 11, 18, 21               |
| Work interrupted because of lack of previous authorisation    | 3                                | 3, 10, 14                |
| Special requests                                              | 2                                | 17, 19                   |
| Disapproval                                                   | 1                                | 4                        |
| <b>TOTAL</b>                                                  | <b>22</b>                        |                          |

obtained by one of the retired members of Iphan, Mr. Mesquita, who still lives in Mariana.

In order to improve the quality and efficiency of the archives these buildings must be identified by photographs, and located in a grid reference. Historic references about the street must be provided. This will be very useful to improve awareness. Reports about development of the works proposed and approved for private houses should accompany the requests as supplementary information. Despite these necessary improvements analysis of these streets' files in the 13<sup>th</sup> Regional Coordination archives gives a good idea about the process of conservation carried out by Iphan in Mariana, in a general way. Moreover, files containing detailed reports about work carried out in the most important buildings, such as "Catedral da Sé", "Museu Arquidiocesano", "Old House of Intendência" and "Cine-Teatro de Mariana", all them situated in "Frei Durão" Street, confirm that the city has received good assistance from Iphan. However, the conservation process must be improved with the addition of the information quoted above and also with the help of information technology. This latter can facilitate access to information

contained in the city's archives, supplying the community and professionals with past and present information in order to improve the conservation process.

Some of the separate files of the most important buildings contain full reports on how the process of the work of conservation and restoration was managed over the years. The case study of the Igreja do Rosário is shown below as an example. These files contain information about how the process of conservation is carried out on individual listed buildings. They include previous measurements obtained by a survey in order to evaluate the building's condition for the preparation of the budget of the necessary work and detailed drawings to illustrate the restoration required. These files are also completed with photographs at each stage of the work in progress.

#### **Case study 2: Church of Nossa Senhora do Rosário**

The first reference of some work on the conservation of this Church was revealed by a document which was found in the Arquivo Público Mineiro. It refers to a parcel of money which has



been given to the Mariana Town Council through the Assembléia Provincial de MG to carry out work of conservation in this church. The amount was R\$ 500.000,00 in the year of 1887.

The following reference is related to the time after which the building was declared a monument (1938), found in the 13<sup>th</sup> Department of Iphan in Belo Horizonte. A quotation about the needs of the building appears. Subsequent reports will show the work which was carried out on the church from January 1945 to September 1947 and onwards:

- 1) 15/January/ 1945 – An official letter revealed that reports had been received about work carried out in this church.
- 2) 24/February/1945 – A list of repairs which had already been carried out:
  - a) Parts of plaster had been patched – Bricklayer work;
  - b) a stone in the arch which divides the nave of the chapel had been raised and reinforced with concrete replacing a wooden beam which was rotten;
  - c) eleven old beams had been taken to be replaced by new ones;
  - d) the ceiling which had a part falling had been renailed in place and to do it properly a scaffolding had been erected.
- 3) 8/September/1945 – Five trussed beams with a length of 12.50 meters and a width of 30 centimetres were requested from the Companhia Belgo-Mineira.
- 4) 13/October/1945 – Pieces of wood arrived. Truss beams were put into stop the leaning of the walls. 40% of the sacristy floor was replaced.
- 5) 19/December/1945 – According to a report, the problem in the stability of the side walls was caused by the effect of an ou-

tward beam from the roof along the lateral walls. The roofs and towers of the church needed rebuilding.

- 6) 31/January/1946 – A list of new materials to be bought was signed by Gerson. According to him, the work already done was as follows:
  - a) the nave timber roof framework (engradamento) was ready with nine new wooden trusses; fifteen were reconstituted because the rotten parts were removed;
  - b) the timber frame of the roof of the consistory was completely renewed;
  - c) one of the tower staircases had some parts remade, and the other was completely renewed using the same old design.
- 7) 7/January/1947 – The following repairs were made:
  - a) the sacristy floor;
  - b) the consistory ceiling;
  - c) the top boards of graves;
  - d) the nave ceiling was whitewashed, doors and windows were painted and a thousand tiles were bought.
- 8) 18/June/1947 – According to Sylvio de Vasconcellos, the work previously quoted at CR\$ 100.275,86 was subsequently estimated at 137.542,96 *cruzeiros*. This incorrect assessment was considered a serious problem as expenses are necessary for the painting of doors and windows.
- 9) 28/July/1947 – The author of the report estimated that more than CR\$ 19.000,00 were required to finish the work. As the previous quotation was valued at CR\$ 100.275,86 he apologized for the mistake of the previous quotation.



- 10) 29/September/1947 – The head of Iphan declared that it had received receipts of expenses of the work carried out in August which was the last. The complete work was ready.  
New work was carried out in 1955 as research in the archives shows.
- 11) 16/August/1955 – The head of Iphan authorized the insertion of glass in the oculus and windows but did not recommend the same in the bell tower windows.
- 12) In 1959 the master-builder bought lime, nails and boards for repairs to the church.
- 13) In 10/April/1961 – A letter was sent to the Bishop informing him about a problem in the structure of this church which was creating an emergency situation. The head of Iphan told the bishop that work to stabilize the church would be carried out. This work continued until June at the cost of CR\$ 4.849.123,00.
- 14) In 1964, as the work executed before was “provisional”, the tender submitted for the work proposed by E. Leal, at the price of CR\$ 2.000.000,00 was accepted because this was the lowest cost.
- 15) During January and February 1967, repairs were also made in the roof after the demolition and reconstruction of the areas at risk of collapsing. Work in conservation in the plastering, whitewashing and oil painting was also carried out.
- 16) 27/May/1983 – All work financed by the nation needed to use a tendering process but the Iphan director based in Belo Horizonte asked to be exempted from this procedure as it was an emergency. It would have taken too long to go through the whole process for the work to be carried out in the tower of this church.
- 17) 1/December/1986 – Through an agreement between Iphan and UFOP extensive restoration work was carried out until 1990. This work was carried out with the support of UFOP manpower and the financial resources came from the federal government. Architects of the Iphan staff provided continuous evaluation and supervision of the work preparing detailed reports about the quality of the work but unfortunately the agreement quoted above terminated as a consequence of administrative decisions caused by political changes before the expected work was concluded. However, the community joined together to finish it through donations for the replacement of glass for windows and finishing of paint, but the payment of professionals for specific works such as the restoration of ceilings and imitation of marble paintings in columns was so great that they could not afford the cost and the work still remains unfinished.
- 18) In 1990 proposals to avoid damage to the structure of the church due to permanent heavy traffic on the street situated close to the church were designed by Iphan's architects but were not carried out.
- 19) Recent information obtained in December 1996 from a newspaper of the 13<sup>th</sup> Regional Co-ordination assures that the final restoration will be carried during 1997.

The work of restoration and maintenance carried out in this church since it was classified as a listed building reveals the great attention given by Iphan to this monument. In the 1940s,



concerns about stability in the original structure led to the stopping of the leaning of the walls through replacement of the roof beams. In the 1950s, maintenance was provided, but in the 1960s, structural problems appeared again and were solved by "demolition and reconstruction of the areas at risk of collapsing". In the 1980s, a long period of restoration almost achieved the final purpose but unfortunately lack of a continuous administrative policy led to failure in the final proposed aim. However, it appears that a new agreement through Iphan and private companies has led to a continuation of the work at the beginning of 1997. However, considering the surroundings' appearance, a final evaluation concludes that a lack of an integrated policy with the community resulted in the loss of the original framework.

### Case Study 3: Gomes Freire Square

Another important area of the city will be analysed according to the specific documentation which exists in the archives concerning the conservation and protection of the "Gomes Freire" square, situated in the core of the historic city. (Fig. 8)

The building of the hotel, which is in the corner of the street, makes a link between "Frei Durão" street and the "Gomes Freire" square as seen in the map above (Grid F7)<sup>6</sup> and in the old photograph shown in Fig. 9 and in a recent view. (Fig. 10)

The applications relating to this square are analysed below as follows:

- 1) 15/June/1947 – A. F. Morais (one Iphan's workers) gave authorization to S. Mansur to built scaffolding on both sides of his

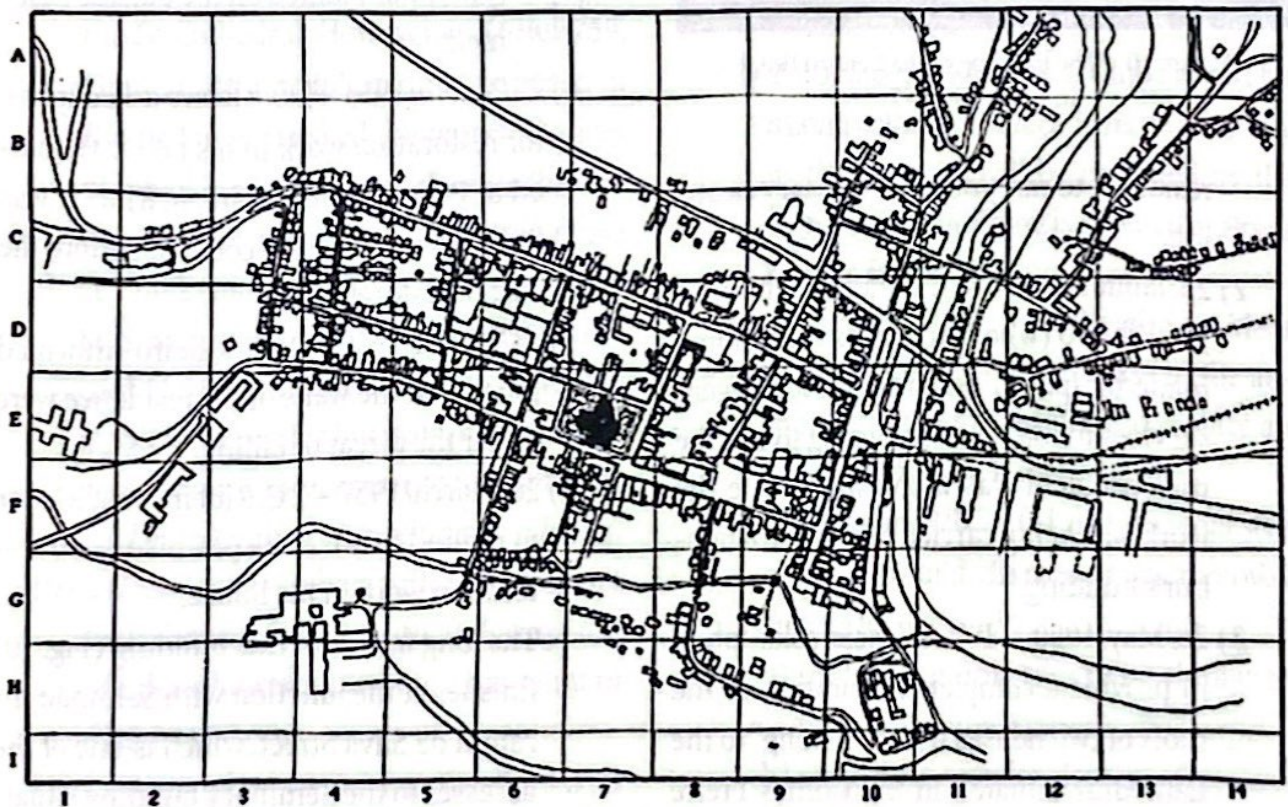


Figure 8 – Location of Gomes Freire square in the historic city of Mariana (Grid E7)

<sup>6</sup> The letter F is at the left side of Fig. 8 and the number 7 is at the lower part of the same figure.





Figure 9 – An old photograph of Gomes Freire square shows the building of the theatre at left and the old Houses of the “Juizes de Fora” in which the Central Hotel is housed today.

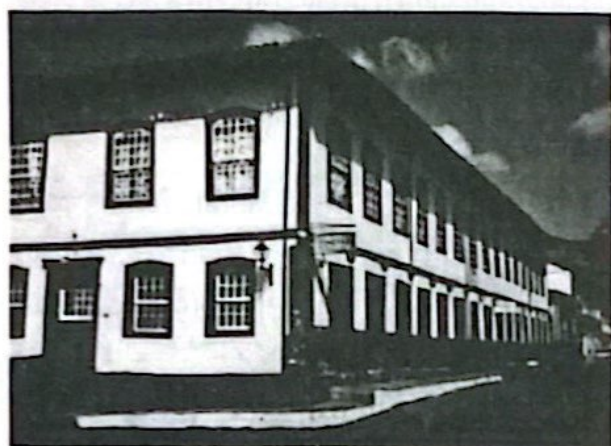


Figure 10 – The building of the Central Hotel in 1996 – Grid F7

residence to carry out the necessary cleaning.

- 2) 23/January/1950 – T. Daher, neighbor of J. C. Ribeiro (who had repairs at his home made by Iphan) asked Iphan for urgent services to the roof. According to her the roof problem was increasing while the work was being carried out at her neighbor's building.
- 3) 26/May/1950 – P. V. Dilascio asks Iphan to provide a complete restoration in the roofs of two houses which “belong” to the Cathedral, situated in the Gomes Freire Square at the corner of Rua Frei Durão (on the opposite corner to the hotel).
- 4) 1/August/1952 – Application for refurbishment of installations in the Hotel Central in order to receive a greater number of tourists. A preliminary study is presented. The building was the old house of ‘Juizes de Fora’ as seen in the photograph. (Fig. 10)

5) 1/August 1954 – The owner of the Central Hotel requested authorization to clean the front façade. Iphan gave permission as long as:

- a) all previous treatments using cement were removed;
- b) the standing corners were replaced by wood;
- c) eaves were redesigned with the original rafters placed at regular intervals;
- d) oil paint were applied only over wood;
- e) the exterior walls were whitewashed;
- f) a strip (barra) with a different colour (grey) was painted on the outside basement.

6) 25/March/1954 – J. C. Ribeiro asked Iphan for restoration work in his house (situated at Praça Gomes Freire, n. 8) as it was nearly in ruins and he could not afford the cost of restoration.

7) 23/March/1956 – J. C. Ribeiro informed Iphan that the walls of his residence were under the threat of falling.

8) 26/March/1957 – J. C. Ribeiro sent a letter to remind Iphan of its promise to do restoration work in his house.

The long façade of this building (Fig. 10) finishes at the junction with Salomão Ibrahim da Silva Street, which is one of the accesses to the Seminary building situated on Grid G4. The buildings which follow this junction are shown in Fig. 11.

9) 25/May/1959 – M. S. Alypio asked Iphan



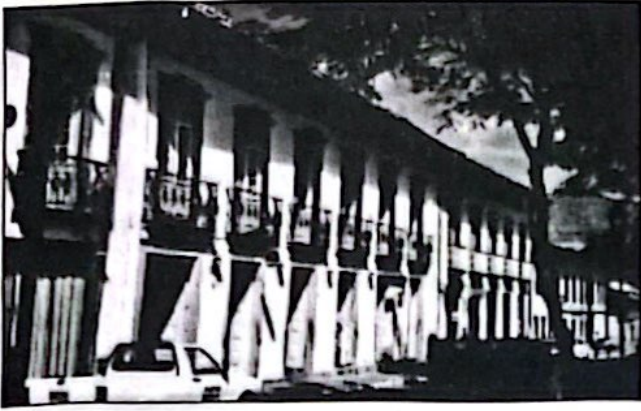


Figure 11 – Buildings in the road adjacent to Gomes Freire square

for support for repairs on a building situated in Praça Gomes Freire. According to him, the Bishop D. Silverio had lived in this building and the building was in ruins. The representative of Iphan did not agree with this requirement, arguing that it had spent recently a great amount of resources on other buildings from the Archdiocese, such as the Palace of Olaria and in the Sé Cathedral. However, in 16/July/59, Dr. Rodrigo (the Iphan director based in Rio de Janeiro) asked the representatives of Iphan in Mariana to make sure that the house which belongs to the Archdiocese at Praça Gomes Freire is the same where D. Silverio had lived. This information could justify him to send resources for the repair work on this building, *as at this moment, some resources were provided to be used in restoration of particular residences.*

10) 24/July/1959 – Iphan authorized repairs to the house of J. C. Ribeiro, at the expense of Iphan, however limiting its amount to CR\$ 20.000,00.

11) 11/September/1960 – F. D. Bicalho asked Iphan to make repairs to her residence. She did not receive a reply.

12) 28/January/1960 – The representative of

Iphan in Minas (based in Belo Horizonte) wrote to one of the IPHAN's representatives in Mariana to seek a quotation for the work required on the house of T. Daher. (see request n. 2)

13) 19/September/1960 – R. Soeiro (Iphan representative in Rio de Janeiro) wrote to the representative of Iphan in Belo Horizonte about a request from J. O. Motta asking for repairs to his property.

14) 9/March/1962 – R. Canedo asked permission to make some repairs and to paint the front façade maintaining the same colours. Licence was granted provided the roof maintained the same kind of tiles and the eaves were rebuilt in the same way. Doorposts and jambs had to be similar to the originals as well as wings, all wood was to be painted in oil and the front façade was not to have a strip in a different colour.

15) 29/October/1970 – M. F. Clube asked for a contractor for the façade reconstitution, as the material will be provided by the owners. This building is situated at Praça Gomes Freire, 152.

16) 9/October/1975 – E. de Oliveira, resident at Praça Gomes Freire 26, asked for authorization to make a door to replace an existing window. It was approved.

17) 17/February/1977 – C. I. da Silva requested a license to build. His request was approved subject to:

- a) roofs in ceramic tiles to be similar to the "meia-cana" type;
- b) projecting corners elements (quoins) to be in wood;
- c) not to use a stone lower strip on the front façade;



d) to maintain the same alignment of the lintels of doors;

e) not to use iron dumping;

f) wooden gate wings in a plain style, without reliefs as shown in the project.

Approved after negotiation and submission to these changes.

18) 2/April/1980 – C. M. Marques required approval for an attached project. The building is situated at 50, "Praça Gomes Freire". The head of Iphan based in Belo Horizonte (R. Lacerda) sent an official letter to the city mayor (J. Macedo) on the 2<sup>nd</sup> of September giving a new solution to the roof of the building situated beside and behind the fountain in order to divide this residence in two.

19) 4/August/1981 – C. M. Marques, resident at 50, Praça Gomes Freire (the same address above), received a letter from Iphan asking him to cooperate by not placing an iron gate on the façade, since it was not, in this situation, a typical feature (see above request).

20) 21/July/1982 – Application for a refurbishment to the building situated at 36, Praça Gomes Freire. The request was approved since the internal refurbishment did not interfere with the external aspects respecting the original volume. Other recommendations were included as part of the approval such as:

a) the roof needed to be in ceramic tiles;

b) front façade could not be demolished and then rebuilt;

c) the structure in concrete must be made on the internal side to support the front wall, it being possible to excavate its extremities for the insertion of pil-

lars and beams;

d) not to use metal in window frames;

e) the outside walls to be painted in white and oil dark colour in narrow strips;

On 14th of July 1982 an official letter was sent to the engineer who was responsible for carrying out the work (N. Godoy) recommending that he stabilize the front wall, because there was a lack of adequate and necessary shoring.

21) From 1982 to 1986 – A project for the building of the new archbishop's house in the Gomes Freire Square was the centre of a major argument. The architects' (E. Maia, J. Vasconcellos and S. Podestá) proposal was not approved at first by Iphan, which argued it did not conform to the existing rules for the area. A commission was set up to solve the problem. The building was finally approved although the result divided the opinion of the citizens, because of its modern design. (Fig. 12 and 13)

22) 12/July/1985 – A report from an architect of Iphan (L. C. Penna) described successive modifications to adapt the Central Hotel building with appropriate bedrooms on the ground floor and for residential use on the first floor. As a consequence, extensions were made at the back of the building resulting in confused and narrow corridors inside. Rotten wooden structures were replaced by new pillars and beams made in reinforced concrete, as the wattle-and-daub walls on the first floor were in risk of falling.

23) 5/December/1986 – An Iphan architect (L. Romanelli) informed the Iphan direc-





Figure 12 – The archbishop's house was built in 1989, in Gomes Freire Square

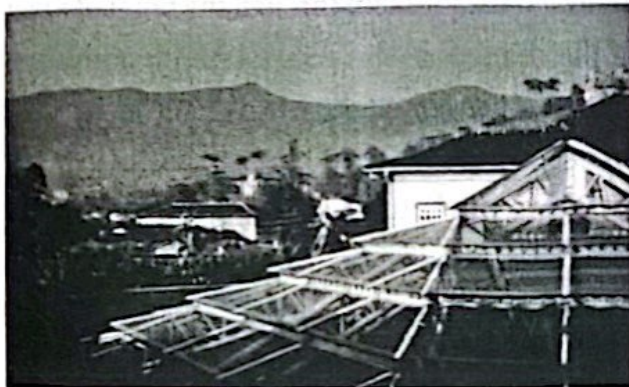


Figure 13 – The glass roof of the new archbishop's house (Grid E6)



Figure 14 – The new hotel beside the archbishop's house (Grid E6)

tor based in Belo Horizonte that in the restoration of the hotel building at Praça Gomes Freire (Fig. 14) all the walls were being demolished apart from two external walls which had little adequate support ("escoramento"). The project was approved on the 30<sup>th</sup> of September subject to:

- a) the external walls should not be demolished;
- b) ceramic tiles on the roof should be maintained.

24) 29/May/1987 – E. G. de Araújo, owner of the building situated at 256, Praça Gomes Freire, asked for permission to make a door for a shop in the corner of Praça Gomes Freire and Salomão Ibrahim street. Permission was given.

An overview of this information shows how the process of conservation was carried out in the central square of Mariana during the period of time of 40 years. 24 items from 1947 to 1987 were found and analysed. In the early period (from 1947 to 1961) Iphan was frequently requested by the owners for provision of restoration and small repairs in the buildings. The majority of the requests were for the provision of funds as existed at that time, a special programme provided by Iphan for the conservation of private properties.

During the first years under the control of Iphan, requirements referred to cleanliness, small changes such as the size of doors and windows, roof repairs, etc. Subsequently the situa-

Table 3  
Data analysed by Iphan from 1947 to 1987  
in Gomes Freire square

| Number of official applications |        |        |
|---------------------------------|--------|--------|
| 1947-1                          | 1959-2 | 1980-1 |
| 1950-2                          | 1960-3 | 1981-1 |
| 1952-1                          | 1962-1 | 1982-2 |
| 1954-2                          | 1970-1 | 1985-1 |
| 1956-1                          | 1975-1 | 1986-1 |
| 1957-1                          | 1977-1 | 1987-1 |
| <b>TOTAL = 24</b>               |        |        |

Source: Archives of 13<sup>th</sup> CR-IPHAN.



tion became more complex with an absence of collaboration from the City Council. This happened because of political partnerships and the situation is not yet solved as Iphan continues to have problems in this matter of working relationships. As noticed in the files, since 1946, complaints have occurred about the collaboration of the City Council representatives in following the rules, turning a blind eye to those who were not following the scheme. Political protection for some citizens, excluding others, caused law transgression and complaints which led to difficult situations of rivalry and fighting for power, which was prejudicial to the city's preservation. A lack of political attention resulted in the loss of buildings as the survey of the records has shown.

In the second stage – from 1961 to 1980 –, the initial fatherly situation was replaced by a more balanced relationship between community and institution. The more recent applications (from 1980 to 1987) show the attempts by Iphan to take control of the situation but with differences with the owners and difficulties in imposing the regulations. This period was marked by the many changes which occurred in Iphan's internal structure and in an opposite way by external changes in community behaviour. This latter was caused by growth and development in the city area and surroundings. In 1950, a balanced distribution of the population of the rural area and the city existed. From 1950 to 1989, according to Fischer, the population in the urban area increased by 129,70%, while the rural population decreased by 19,55% which led to an alteration in the relationship between both segments, and, as a consequence, to an open discussion of the interpretation of right and duty. (Fischer, 1993, p. 69)

According to a questionnaire developed by Fischer in order to produce a thesis for a Master's degree in Sociology, the citizens of Mariana, by the beginning of the 1980s had started complaining about the nature of 'protection' given by Iphan. The controversy was initially caused by the intention of the local Town Hall to change the pavement of the streets from the original cobble stones to cement blocks which were not acceptable to Iphan in the historic centre. Fischer analysed the problem through the point of view of the changes in the people's minds about the need for such comprehensive constraints in certain aspects of the city's development. Their interest was in a better quality of life in a progressive city in opposition to the idea of the conservation of the old fashioned styles imposed by Iphan. Fischer concludes that alterations in the original physical structures of the city were desired by the population and that they wanted new buildings in different styles over all areas of the city, and an end to the constraints imposed by Iphan in the conservation of the old buildings.

According to a great part of the population Iphan should, in its administration of the areas of the old city, accept the idea of a smooth asphalt replacing the original cobble stones and give permission for more comprehensive requests. Fischer's study contains several references to the attitudes, thoughts and assessments of the population of Mariana about the process of conservation and protection of the historic city considering sociocultural aspects. This study contributes greatly to the analysis of the process of conservation and should be discussed among the members of the Iphan's staff.

Gomes Freire had changed little during the years, but in the last ten years some expressive



transformations occurred in this square. Residential areas were transformed into commercial places and new shops were opened, but using the old buildings through internal refurbishment maintaining the original facades. The controversy about the use of new materials in the new archbishop's house died down after its occupation. At its side, a new hotel was built following the approved project by Iphan. In 1996, a great part of the square was newly-restored to celebrate the 300 years of the city's foundation. However, many other buildings around the square are in need of conservation as shown in these two photographs. (Fig. 15 and Fig. 16)



Figure 15 – Buildings situated at the opposite side of the square those shown in Fig. 11 (the Royal Mint was situated where the white wall can be seen)



Figure 16 – Private buildings in need of restoration around Gomes Freire square

An analysis of these data led to the following conclusions: the care and maintenance of the private buildings in Mariana should be supported by special regulations in order to facilitate their permanent restoration. A benefit proposed by Law 8.313/91, permits the expenses used for maintenance of buildings to be set against the payment of debts of income taxes as the properties are situated in a conservation area. However, it is necessary to provide the population with technical information through a well equipped office endowed with the necessary autonomy to carry out the proper work. Practice has demonstrated that only complete and detailed survey of groups of buildings, individual listed buildings and sites, has led to successful results.

Guidance to the owners of buildings and professional advisers on the principles which should be applied in the repair of historic buildings, must be organised by Iphan. It is very important to make the owners aware about the elementary rules for the protection of their properties similar to those which appear in some publications in England, provided by the English Heritage.<sup>7</sup> These publications concerning the repair of historic buildings and monuments are very useful for professionals and owners as they cover topics of repair such as roof coverings, structures, stoneworks, brickworks, earth walls, reinforced concrete, damp, and so on.

#### Present policies adopted by Iphan in Mariana

The process of requesting permission/approval for building modifications through for-

<sup>7</sup> A reference to an English Heritage publication can be made here as an example for similar publications that should be produced by Iphan: Parnell, A. *Building legislation and historic buildings*. London: The Architectural Press.



mal letters which are submitted to Iphan representatives highlighted in the last pages was used by the community over the years and resulted in a modest success, but it is not yet fully adequate. This kind of policy was not aimed at improving the city's character. It was more of a holding or defensive operation. However, as Iphan has the official responsibility for maintaining the city's original appearance in order to keep its historical value, improvements in the system offered to the population must be implemented. Suggestions are given in Conclusions.

Since 1938, the city has been officially under the care and conservation of Iphan, the governmental organization for the protection and safeguard of the Brazilian national heritage. The methodology carried out in Mariana is similar to the model executed in all other historic cities in Brazil by the organisation whose headquarters are based in Rio de Janeiro and Brasília. In the state of Minas Gerais, the same procedures were and are adopted. As Minas Gerais is one of the most important areas to be protected, it is assumed that Iphan has given particular attention to these special historic cities, including Mariana.<sup>8</sup> The following analysis will investigate this assumption further, and assess Iphan's role in Mariana and, therefore, the role of Iphan in relation to all the Brazilian historic cities.

In the last two decades, attempts to improve the methodology in the control of the conservation process due to the growth of the cities led to an internal modification in the procedure of

submitting the requests in the state of Minas Gerais. A new pattern for the application forms, with more specific information, was designed in 1982, to cope with the new challenges for the preservation of historic cities. Essential information about the building, a legal document confirming the possession of the plot of land and complete specifications about the owner's properties such as plans, façades, sections etc., were necessary for the analysis of the requests. From 1984 to 1991, proposals for new buildings, additions or alterations have been examined by a group formed by members of Iphan's staff. Decisions for examination in group were implemented in order to avoid mistakes due to personal interpretation taken by individual decisions.

The participation of the City Council in the implementation of local regulations in order to reinforce the comprehensive role of the federal rules was achieved.<sup>9</sup> Iphan's local office began to work in association with the local department of the Town hall in the control of the historic area. The community was invited to participate closely in local decisions for the implementation of a new policy and some of these new procedures have led to great improvements in the efficiency of the conservation process. However, since 1992, attendance for the community and control of the city is being compromised by the closure of the official local headquarters of Iphan, and the city is under the care and attention of the Iphan's office situated in the city of

<sup>8</sup> Actually, the historic cities of Minas Gerais were amongst the first areas to be classified, and one of the first Districts of Iphan was installed in this state. The former Iphan's Third District – Minas Gerais – was installed as a headquarters for the control of this state's listed buildings and sites, in 1938, immediately after the establishment of Iphan as the organisation responsible for the protection and conservation of the Brazilian heritage.

<sup>9</sup> In 1990, legislation enacted by the City Council of Mariana deals with the urban policy. This includes regulations concerning the city's development including special mention to the protection of natural and architectural heritage (*Lei Orgânica do Município de Mariana*, 1990, p. 57)



Ouro Preto, 13 km away. As a result of this decision, there is a financial and administrative gap between the idea of preservation and the political action of Iphan, as a governmental institution, in the conservation of Mariana. The legislation provides mechanisms for protection, but in a practical way, continuous technical assistance and vigilance is strongly necessary in order to maintain control of the situation. A subsequent local judicial support is indispensable for the continuation of the work. It would appear that this is a weakness and it will be more fully examined in the following chapters, when conclusions will be drawn and possibilities and methods fully studied.

#### THE CITY CONSIDERED AS AN INTEGRATED SYSTEM

However, while decisions for general improvements are not being taken and despite existing concerns about the number of staff and about financial resources for the conservation of the city, application for new buildings or additions to the ones existing continues to be presently analysed in relation to some rules. During the analysis of requirements the architects of Iphan have developed a significant code of rules which are used as reference for the daily work. In order to establish criteria for the analysis of each case, and in order to avoid subjective approaches, these criteria were defined in accordance with international legislation and national rules and decrees. Some of these historic cities have these rules already approved by Iphan consultative council but, others are still undefined. According to these rules, any proposed new building or extension is analysed in relation to

its impact on the context of the buildings individually listed and on their surroundings. Each building is treated as part of an integrated urban system in order to preserve the harmony with its neighbourhood. The study of the built volume proposed is always analysed following the idea of the integration of the new building, to the same scale as that of the city, and to see that it is in rhythm with the other existing buildings.

These rules are considered in this way with local differences from city to city but in general they follow a similar pattern as follows:

- a) the height and width of the buildings always appears in the analysis case by case, in order to define and facilitate a decision, as the new application is compared with the scale of other listed buildings in its surroundings. In this way, verticality and horizontality are considered as physical factors used in establishing a compatible volume for new applications as well for additions requested;
- b) an examination of density, in order to establish a percentage for the use of land involving the buildings and the free area surrounding them. The analysis of the proposal for the plot of land takes into consideration a balance between occupied areas and 'free' ones before approval is given. In Mariana, where the back gardens have an important role in the neighbourhood of the listed buildings, the comparative assessment of both, built and unbuilt areas, is a very important focus of attention;
- c) the volume of the building in relation with the others; this means that the 'weight' of the building cannot be excessive. It de-



pends, however, on the place where it will be located and to the other factors such as coherence with the environment and common sense in the spatial organisation; d) the balance; to be accepted, a new application must be in harmony with the surroundings; this means a balanced relationship between nearby buildings, between built and unbuilt areas, and all other relevant details of the building including the shape of roof, openings (doors and windows) and walls.

After the analysis of the application by the architects, the owner is contacted to be informed about the results of the initial analysis. If the preliminary proposal is considered for approved or if it needs alterations, elaboration or improvement with suggestions, the owner is notified by the staff of Iphan. The final proposal is then presented according to the criteria established for presentation of projects such as the kind of paper and size, types of architectural drawings and details. A final analysis by the architects involved in each case will add comprehensive reports that will be sent to the Regional Co-ordinator for evaluation and a final decision about approval or disapproval, correction or recommendation before the final decision is given. The owner receives correspondence which will also be sent to the local authority, in order to be registered.

In Mariana, as a consequence of this practice, and constant use of these criteria or concepts – height, density, volume and balance – the city map was adapted, in order to adopt these concepts as references for the maintenance of the original characteristics of the city areas. For

this reason, Mariana has a preliminary study for the analysis of new proposals and implementation of rules with the purpose of protecting the city as a whole. The following map is the result of this study.<sup>10</sup> (Fig. 17)

In some areas, the buildings should be maintained at the height of one storey at the stretch of the street with the possibility of there being a second storey set at least 3 metres backwards. In other areas the buildings can have one or two storeys facing the street depending on the its neighbourhood. It has also areas where buildings are not allowed, and other in which they are subjected to a special ordinary legislation. This map, however, is not complete, if the protection of the environment cannot be included as an essential part of its composition. This signifies that the protection of the *quintais* or the rear gardens, which are associated with the origin of the spatial organisation of the eighteenth century and beyond in the *mineiras* houses, must be included, in order to maintain the balance and composition of the nucleus from the point of view of occupation of the land. A map containing the ratio between free areas and occupied areas needs to be added to this preliminary proposal in order to allow for the examination of the areas of the city considering the preservation for the maintenance of the original aspects of the city (a new aerophotogrammetric survey is recommended in order to update this ratio by analysis of the results).

These rules have recently been developed in general terms, but this methodology is being further developed and officially adopted by Iphan, from city to city, as the proposals made

<sup>10</sup> This proposal was first designed by the architect L. Romanelli, in 1988, but received later modifications and improvements through contributions of different sources even from applicants during discussion about their particular requests, in the local office.



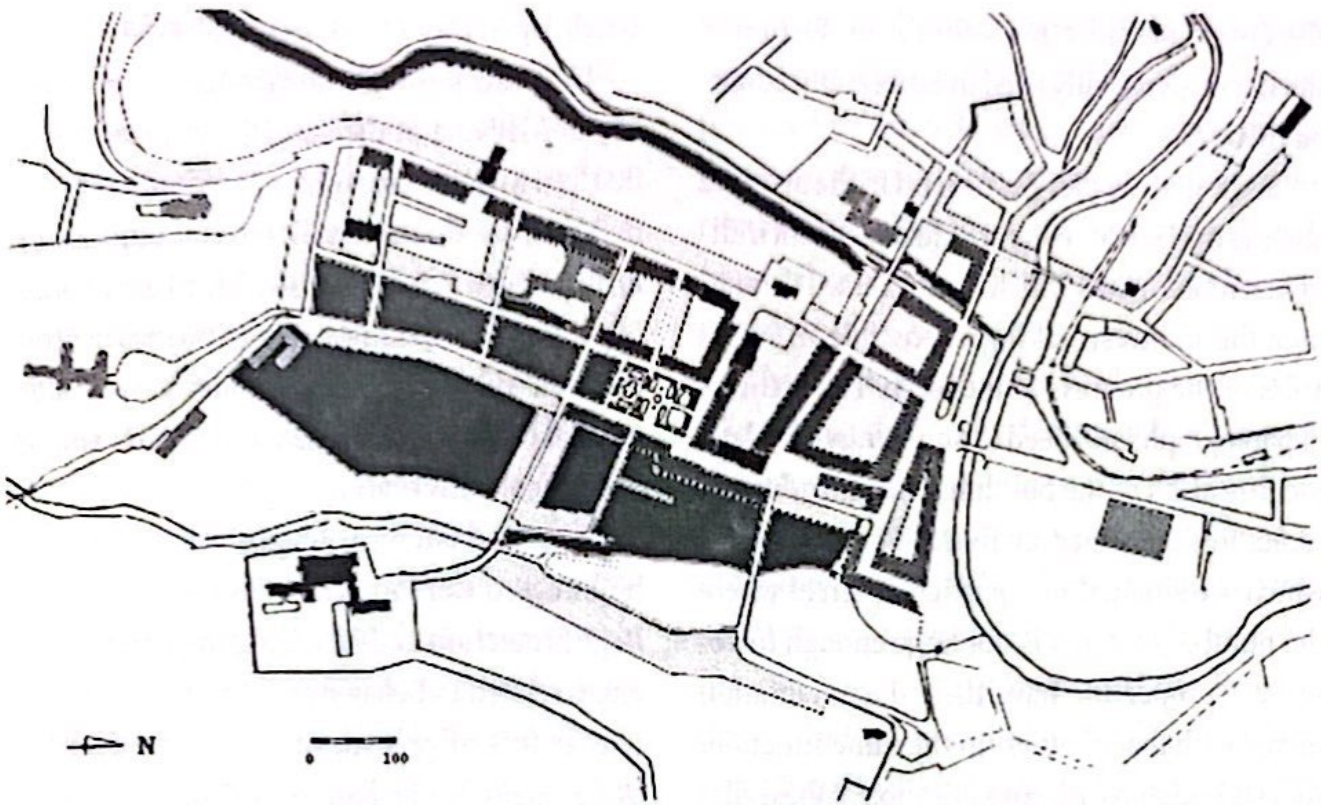


Figure 17 – A preliminary study of criteria for the analysis of applications in Mariana is being developed since 1988

by each CR for the historic cities under its care are submitted for analysis and further approval by the Consultative Council. This is followed by their dissemination throughout the community. This theoretical and practical background in the analysis of applications has been used to provide support for acts of preservation in all of the historical cities in Brazil.

#### ANALYSIS OF DATA OBTAINED IN THE SURVEY WORK

The information below was obtained from Iphan's archives in Belo Horizonte and Mariana. It is just a sample of the existing documentation, as this part refers to only about 30% of the files relating to the historic city of Mariana. The archives contain documentation about the individual listed buildings of Minas Gerais as well as separated sections which were organised in

alphabetical order by the name of streets for each historic city. A complete survey of the whole city in these archives would demand longer time. Each historic city in the state of Minas Gerais is documented in the same way. Examples are shown here in chronological order. These complete requirements have been patiently organised over the last few years by people responsible for the organisation of the archives. However, improvements are needed for the achievement of better access to them. In a strict sense the organisation of these archives is the first step to a necessary inventory that will add more technical information about each building, complete with technical drawings containing measurements and an explanation of building techniques. Data for more detailed information about special architectural features, alterations made over the years, changes in colour, identity of owners, and also the historical background information must be included as proposed by



the Core Data Index Book for the protection of the Heritage, recently used in Europe and adopted by Unesco.<sup>11</sup>

Some deficiencies were found in the archives such as the lack of references to important individual monuments which are dispersed throughout the archives, making impossible an evaluation of the progress of the work. The archives of photographs still need to be organised by date, identification of the buildings current addresses, authors and other references. Some buildings which are situated in a particular street where the number of items is not large enough to deserve a proper file have their documentation mixed with that of others in the same situation. As a second step in the organisation of these files they must be transferred to a data bank using an appropriate computer programme to facilitate their identification by accessing key words such as the address or the owner's name. The current information stored in the archives needs to be transferred to electronic data banks for general access.<sup>12</sup> The availability of this information could offer great opportunities for owners, architects, developers and companies interested in the listed buildings. The use of computer files could also result in an illustrated 3D map of the city, similar to the one produced for the city of Bath, in England, which would facilitate the process of conservation and restoration of the historic cities, as described in the mentioned

article by A. Day. (1994, p. 366-384)

The absence of inventories carried out in the city of Mariana at the time the city was classified as a historic city is compensated for in this research by documents (letters, application forms, maps, in which are included testimonies of people from Iphan's staff and owners of properties in Mariana). These contain varied information from which are taken personal and institutional observations with evidence of the work carried out regarding conservation of the buildings, observation of rules concerning heritage protection and including important references related to behaviour, attitudes and initiatives in this subject. A small map produced by W. Sampaio from Iphan in 1967 was considered in great detail as it is a representative technical image of the area under the care and attention of Iphan. This map is analysed in comparison with another one produced by the Town Hall in 1990 with the purpose of collection of taxes from properties, but it is used here as a very useful reference to understand the city growth and changes. Both are not, however, made with great accuracy: they only identified the quantity of buildings by putting the addresses' numbers in the plan of the city without a proper legend for facilitating the identification of the building body itself as the measurements of the external shape of the building are not included in the map. This means that sometimes two numbers

<sup>11</sup> The **Core data index to historic buildings and monuments of the architectural heritage**, published by the Council of Europe, in 1996, recommends a minimum set of data elements to be included in inventories, in order to promote the flow of information following standards concerning the computerization of data. In their own words "It is not a comprehensive record, but it provides the key to further information held in databases, documentation centres and elsewhere which is necessary for the detailed understanding and care of individual monuments. The aim is to facilitate the exchange of information between countries and organisations engaged in the task of understanding, conserving and protecting historic buildings and in fulfilling the needs of the public for information relating to historic buildings and monuments."

<sup>12</sup> Iphan has initiated in the Department of Protection of Rio de Janeiro's archives transferences of data from archives to a computerized system, according information obtained during the field study. Other experiences in use of CAD for storage of survey data have been made in different Regional Co-ordinations.



mentioned in both maps can be related to the same building because sometimes two different addresses belong to the same building, one on a ground floor and the other on the first floor, for example. On the other hand, the aerial photograph view produced in 1974 and also used in this research (Fig. 18) gives the shapes of the buildings but does not identify them by numbers. Information will be supplemented by data taken from archives which resulted in the updating of the city map as shown in the following pages. Some files found in the archives provide the location of the buildings but many of them do not contain references to the location but only to the street. In addition, the street numbers have suffered changes over the years and also some streets had their names changed. This

study tries to eliminate the existing difficulties but, in this way, data surveyed in the short time provided by the field study can contain errors despite great efforts to maintain accuracy in the results. Difficulties in organising this patchwork required concentration and clear definition of purpose.

The map of the city was divided into sections (Fig. 19) so that an in-depth analysis on each section could be carried out. It was designed following the same rectangular pattern used to draw the map of 1974 which was made from aerial photographs. The area considered as being the historic city must include Rosário Church in the top right hand corner (1), Santana Chapel in the bottom right hand corner (2), São Pedro dos Clérigos Church at the top left

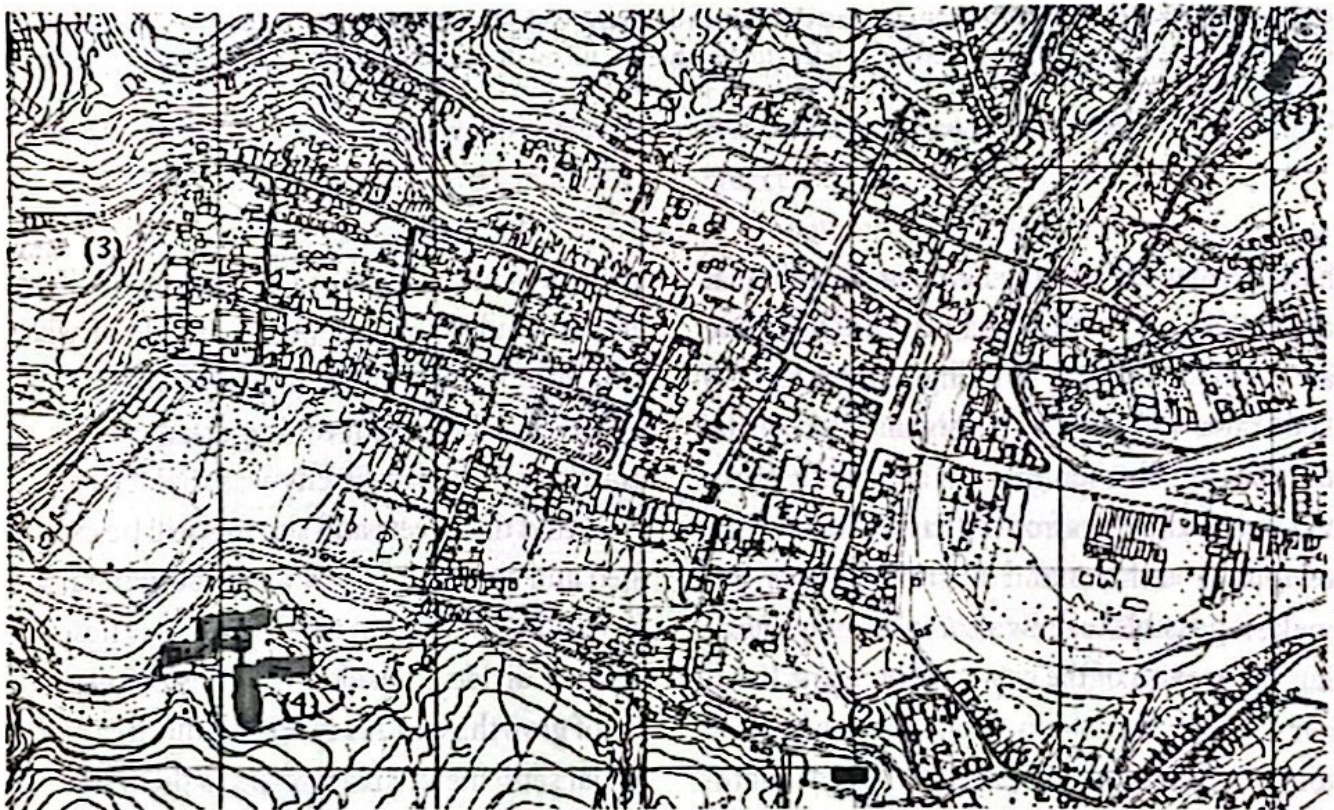


Figure 18 – Map produced in 1974 by CEMIG<sup>13</sup> and used as reference in the field study

<sup>13</sup> Cemig is the abbreviation of Centrais Elétricas de Minas Gerais, the state organisation responsible for the provision of electric energy.





Figure 19 – Map of the city divided into five selected areas:

- Area 1: at the top right corner-where the city growth initially-is named *Rosário*;
- Area 2 refers to the second occupation, here named *River Bank* area;
- Area 3: refers to the first part of the city where the urban design of 1745 was implemented – named *Low Central* area;
- Area 4: named as *High Central* area, also refers to the Alpoim's urban design implemented in 1745 with some later additions, and
- Area 5: *Old Seminary* and *Santana* area which covers the eastern part of the city which is the one of less density so far.

hand corner (3) and the Seminary building at the bottom left h and corner (4). All of the above are individual listed buildings except for São Pedro dos Clérigos.<sup>14</sup> The organisation of the data bank with a summary of information provided over the years from different sources such as Iphan's archives and Town Hall maps will make it possible to draw a complete map showing the growth of the city over the years. In order to show in what conditions this can be done for the whole of the city, a deeper analysis of requirements and official letters sent from Iphan

to owners and vice-versa is now made. This present study shows an initial sample of what kind of analysis can be made relating to the whole city taking the most important streets as examples. The historic city was divided into 5 areas and the streets and squares will be examined and analysed according to the general information obtained in the field study. These areas were divided considering the historical process of growth. Area 1 is related to the area of the initial settlement, Area 2 refers to the following occupation which was centralised in the area of

<sup>14</sup> Despite not being an individual listed building it is generally considered to be an important reference in the city context because of its special location and on the top of the hill.



the Cathedral. Area 3 is part of the Alpoim's Plan of 1745, Area 4 is the subsequent occupation to the South and finally Area 5 covers the part of the historic city which are now being extensively occupied. (Fig. 19)

As shown in Table 4, for example, Alphonsus de Guimarães Street and Antonio Olinto street, from Area 1, were considered more in-depth by Iphan as the greatest number of references to these two streets was found in the archives since the city was "listed". In Area 2 which includes Direita Street (Rua Direita), Salvador Furtado Avenue (Avenida Salvador Furtado) and also Frei Durão Street the former two will be examined in more depth. In Area 3, Barão de Camargos Street, Dom Silvério Street and Gomes Freire Square will be taken as examples (the latter have already been studied in detail). In order to facilitate the comprehension of the whole area some streets which are longer than others such as Dom Silverio Street is included as a complete entity in one chosen area, despite being part of more than one. Seminário Street follows a similar concept and will be analysed integrally in Area 3. If

all the streets of the historic city could be surveyed in this way by a thorough examination of requirements and applications for new buildings and requirements for extensions or just cleanliness, this study would offer a variety of situations for the study of the process of conservation carried out by Iphan in the whole historic city. On the other hand, the development of the city over the years can be fully examined and can lead to a critical evaluation of the preservation process in the future.

### Area 1: The Rosário Area

Documents obtained in the field study reveal the number of buildings in each street in the 1967 map of Iphan and in the Town Hall map of 1990 as shown in Table 4. This data will be compared with the number of applications found in Iphan's archives as shown in Table 6. They will be further used to establish a more precise boundary for the historic city of Mariana as this documentation will be taken as reference criteria for deciding its limits.

The number of buildings in Iphan's survey in 1967 related to Area 1 was 115, while Town Hall register shows 242 buildings in 1990, a difference of 127. These data show a growth of around 121% in this area of the city from 1967 to 1990, not considering the Rosário district which is outside of the borders of the historical area. Applications for analysis in Bairro do Rosário, situated behind the Church were refused and recommended to be analysed by the Town Council under local regulation because the initial approval for the divisions of land into plots was not given by Iphan and the area is considered irregularly built because it happened without Iphan's authorisation. However, this district is supposed to have acquired more than one

**Table 4**  
Number of buildings in Area 1 according to survey made by Iphan in 1967 and by the Town Hall in 1990 (the streets can be identified in Fig. 20 according to the numbers given in brackets)

| Streets                           | 1967       | 1990          |
|-----------------------------------|------------|---------------|
| 1) Rosário Velho                  | 13         | 18            |
| 2) Santo Antonio                  | 3          | 9             |
| 3) São Gonçalo                    | 12         | 25            |
| 4) Inconfidentes                  | —          | 16            |
| 5) Pref. João Sampaio (or Glória) | 5          | 54            |
| 6) Alphonsus de Guimarães         | 22         | 27            |
| 7) Teófilo Otoni                  | 9          | 20            |
| 8) Monsenhor Horta                | 28         | 43            |
| 9) Antonio Olinto                 | 23         | 30            |
| 10) Rosário District              | —          | more than 100 |
| <b>Total</b>                      | <b>115</b> | <b>242</b>    |



hundred dwellings from 1984 onwards.

From 1945 to 1995, in Iphan's archives, there were 14 references involving buildings in Antonio Olinto Street (indicated as n. 9): 8 from 1947 to 1984, as shown in Table 5 and 6 from 1985 to 1989 as shown in Table 6. The total number of 14 references are related to restorations, or other kind of alterations supervised by Iphan. These numbers are representative as a comparison between the conservation process as recorded by Iphan and the actual development throughout the city.

Table 5  
Applications in Area 1 submitted to Iphan  
from 1947 to 1980

| Date/Street  | (6) Alphonsus de Guimarães | (9) Antonio Olinto |
|--------------|----------------------------|--------------------|
| 1947         | —                          | 1                  |
| 1953         | 1                          | 1                  |
| 1954         | —                          | 1                  |
| 1956         | —                          | 1                  |
| 1957         | 2                          | —                  |
| 1962         | 1                          | —                  |
| 1965         | 1                          | —                  |
| 1972         | 1                          | —                  |
| 1973         | —                          | 1                  |
| 1978         | —                          | 1                  |
| 1980         | 1                          | 1                  |
| 1984         | —                          | 1                  |
| <b>Total</b> | <b>7</b>                   | <b>8</b>           |

Data obtained from Iphan's archives in the recent (1996) field study reveal that, from 1985 to 1995, 20 applications were analysed by Iphan in this area and none of them were situated in the first five streets named below although they are part of the old city. During the first years of Iphan's vigilance over this area, some attention was given to these streets and, certainly, the old-

est archives can show it. However, from the last decade, the major number of requests/applications found in the archives were for Monsenhor Horta Street (8) and Antonio Olinto Street (9) both with 6 requirements followed by Alphonsus de Guimarães Street (6) with 4 applications, as shown in Table 6.

Table 6  
Number of applications for Area 1 found in  
Iphan's archives in 1996

| Date         | (1)      | (2)      | (3)      | (4)      | (5)      | (6)      | (7)      | (8)      | (9)      | (10)     |
|--------------|----------|----------|----------|----------|----------|----------|----------|----------|----------|----------|
| 1985         |          |          |          |          |          |          |          |          | 1A       |          |
| 1986         |          |          |          |          |          |          |          |          | 1A       |          |
| 1987         |          |          |          |          |          | 1A       |          |          | 1A       |          |
| 1988         |          |          |          |          |          | 1A       |          |          | 1R       |          |
| 1989         |          |          |          |          |          | 1A       |          | 1A       | 1R/1A    |          |
| 1990         |          |          |          |          |          | 1A       |          | 1A       |          |          |
| 1991         |          |          |          |          |          |          | 1A       | 1R       |          |          |
| 1992         |          |          |          |          |          |          |          |          |          | 3R       |
| 1993         |          |          |          |          |          |          |          | 2A       |          |          |
| 1994         |          |          |          |          |          |          |          | 1A       |          |          |
| 1995         |          |          |          |          |          |          |          |          |          |          |
| <b>Total</b> | <b>—</b> | <b>—</b> | <b>—</b> | <b>—</b> | <b>—</b> | <b>4</b> | <b>1</b> | <b>6</b> | <b>6</b> | <b>3</b> |

(A = Approval and R = Refusal)<sup>15</sup>

Table 6 shows that the number of applications submitted for Iphan's analysis were restricted to a few streets. Attention was more concentrated on the streets of Monsenhor Horta, Alphonsus de Guimarães and Antonio Olinto near the historic centre. However, the old initial area to be occupied in the city included Rosário Velho Street, Santo Antonio, São Gonçalo and Prefeito João Sampaio, near which the old "Largo da Quitanda" was formerly situated, has not received attention from Iphan despite the importance it had in the history of the city. A survey carried out in Rosário Velho Street shows at

<sup>15</sup> Three refusals were given for buildings in the Rosário district because this district is considered to be beyond the historic area protected by Iphan. However, a plan to integrate all new developing areas in the surroundings of the historic city is seen as strongly necessary by Iphan's architects.



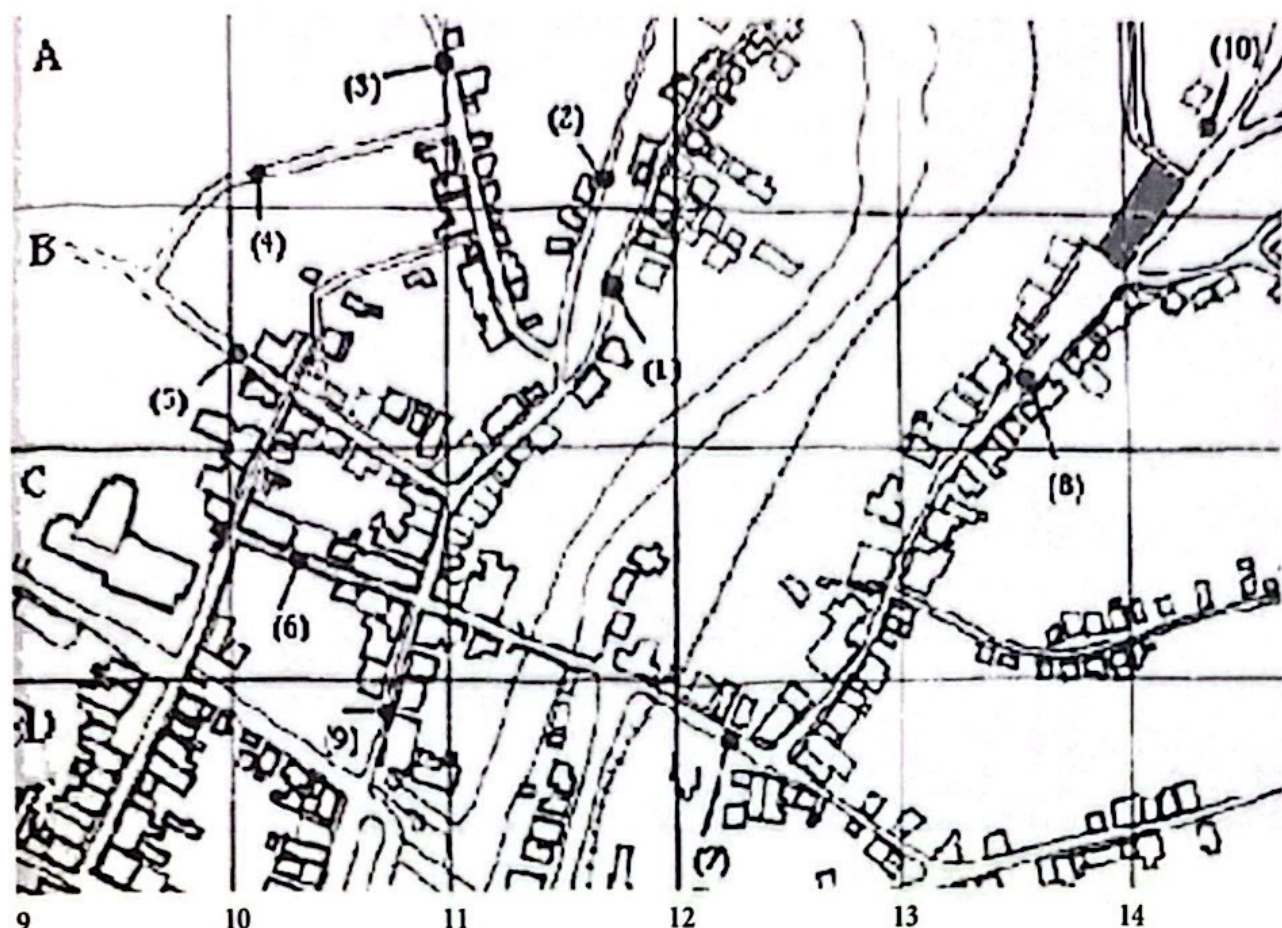


Figure 20 – Location of the streets in Area 1 (see Tab. 4 and Tab. 6)

least 13 new constructions (Fig. 20). None of them, however, have been registered in Iphan's archives.

#### Area 2 – The River Bank Area

In the Fig. 21, the Cathedral is at left top side, with Rua Direita at its right side. Josafá Macedo street is at the centre-right coming from the square situated at the top. A new bridge was built to replace this one at the low right side and the river bank received a later retaining walls in concrete which allowed the constructions of many buildings beside the river course, despite a legal limitation.

This area, as seen in Table 7, had an increase of 218 buildings from 1967 to 1990. However,

Table 7  
Number of buildings in Area 2 in 1967 and 1990  
(rate of growth: 158%)

| Streets <sup>16</sup>             | 1967       | 1990       |
|-----------------------------------|------------|------------|
| 1) Catete                         | —          | 111        |
| 2) Dona Ritinha                   | —          | 4          |
| 3) Direita                        | 68         | 92         |
| 4) Josafá Macedo                  | 8          | 22         |
| 5) Salvador Furtado <sup>17</sup> | 25         | 42         |
| 6) Padre Gonçalves Lopes          | 6          | 15         |
| 7) Frei Durão                     | 30         | 32         |
| 8) 16 de Julho                    | 1          | 12         |
| 9) Zizinha Camelo                 | —          | 9          |
| 10) Manoel Leandro Correa         | —          | 17         |
| <b>Total</b>                      | <b>138</b> | <b>356</b> |

Catete Street, Dona Ritinha, Zizinha Camelo and Manoel Correa were not considered by Iphan, in 1967, to have any particular building as part

<sup>16</sup> "Praça da Sé" (Sé Square), situated in this area, is formed by the confluence of Padre Gonçalves Lopes Street, Direita Street and Frei Durão Street. (See Fig. 22)

<sup>17</sup> Salvador Furtado Street is part of the former Bandeirantes Square which was re-named in 1985 as Tancredo Neves Square. (See map of area 2 Fig. 22)





Figure 21 – This aerial photo shows the River Bank area

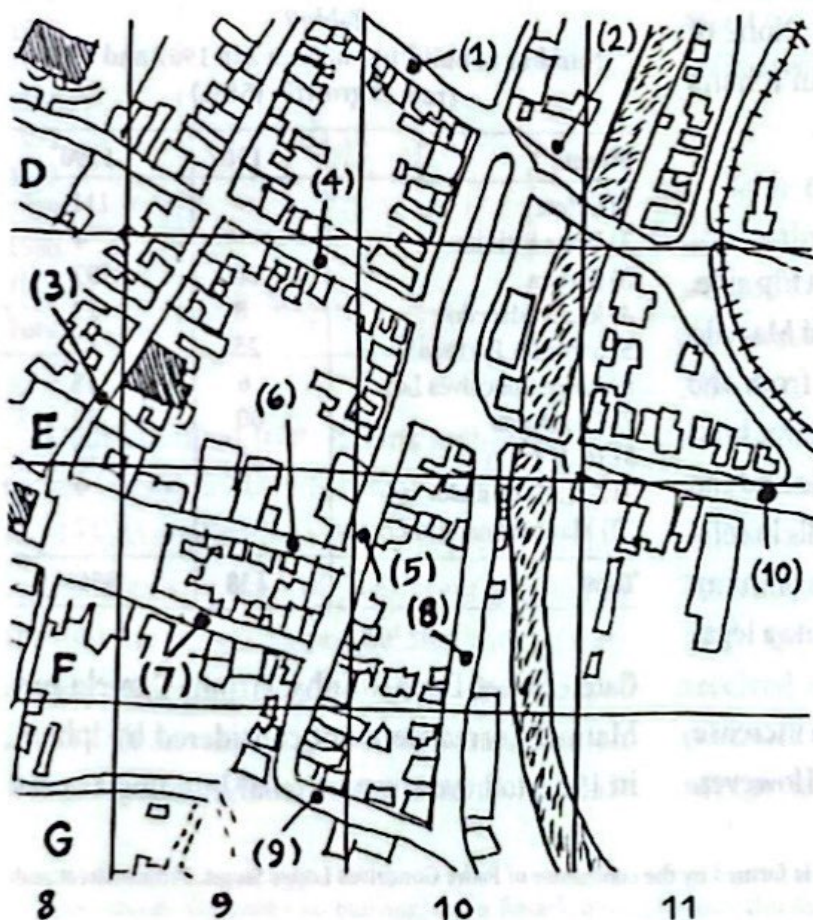


Figure 22 – Map of Area 2 showing the location of streets (see Tab. 7 and 8)

of the historic city according to map produced by W. Sampaio). All these streets were, in 1990, responsible for a great threat to the historic city as they are on its borders and, as a result, put pressure to obtain the free plots of land still existing in the historical area.

Table 7 shows data obtained as a result of analysis of maps from Iphan produced in 1967, as quoted above, and a survey from Mariana's Town Hall in 1990.

Full examination in the files for Salvador Furtado Avenue and Direita Street show that Iphan has given great attention to this area but if the number of applications are compared with the number of new



buildings it reveals a lack of control on the part of Iphan. However, attempts to have a permanent dialogue between Iphan, the people and institutions who intend to build something new, rebuild or restore buildings in this particular area, must be reinforced by links of co-operation and exchange of information in order to increase awareness about conservation and protection of the heritage. Unfortunately, the ratio of new staff does not equate with the growth of the city.

J. O. Caetano, an architect of Iphan, who was responsible for the analysis of requests/applications and vigilance of the historic city from 1991 to 1994 comments about the other side of the river: "the surroundings of Tancredo Neves Square (former Bandeirantes Square), mainly the buildings situated at the other side of the River Carmo are rather heterogeneous: two or three storey buildings, mixed with metallic and ceramic roofs compose a view devoid of harmony". He refers to the new area of the city which grew rapidly contrasting in shapes and architectural patterns with the uniformity and simplicity of style of the buildings in the old city area. Manoel Correa Street is shown in these two photographs (Fig. 23 and 24) in order to make clear what happened to this place close to the border of the historic city.

The situation of Rua Zizinha Camelo is not different in relation to the old area. With plots of land reaching high prices due to their proximity to the historic nucleus which is considered the most valuable area, and also being near the commercial complex formed by banks and shops, the Technical Office of Iphan is still being pressurised to change regulations in order to permit higher buildings. As this street is relatively new, it does not feature in the original plan



Figure 23 – View of the historic city from Manoel Macedo Correa street, in the 1950s



Figure 24 – View from the same point, in 1996

Table 8

Number of applications related to buildings in Area 2 found in Iphan's archives from 1985 up to 1995

| Date/Streets | (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) | (9) | (10) |
|--------------|-----|-----|-----|-----|-----|-----|-----|-----|-----|------|
| 1985         |     | 2A  |     | 1R  | 1A  |     | 1A  |     |     |      |
| 1986         |     |     |     | 1A  |     |     |     |     |     |      |
| 1987         |     | 1A  |     | 2A  |     | 1A  |     |     |     |      |
| 1988         |     | 1A  |     |     |     | 1A  |     |     |     |      |
| 1989         |     | 1A  |     | 1A  |     |     |     | 1A  | 1R  |      |
| 1990         |     |     |     |     |     |     |     | 1A  |     |      |
| 1991         | 1R* |     |     |     | 1A  | 2A  | 1A  | 2A  | 1A  |      |
| 1992         | 1A  |     | 2A  |     |     |     | 1A  |     |     |      |
| 1993         | 1A  |     | 1A  |     |     |     |     |     |     |      |
| 1994         |     |     |     |     |     |     |     |     |     |      |
| 1995         |     |     |     | 1A  |     |     |     | 1A  |     |      |
| Total = 31   | 3   | —   | 8   | —   | 7   | 3   | 4   | 3   | 3   | —    |

\* (A = approval and R = refusal)

by Alpoim nor is it considered to have original buildings from the eighteenth century. As a result, new rules were followed in this street, for example, a second storey was allowed 3 metres back from the front façade. Little by little, arguments between Iphan and owners have led to the adaptation of the modern style to conform



with the original one but the street is now a mix of different building techniques and reveals a lack of previous planning methodology for the area as a whole. (Fig. 25)



Figure 25 – Zizinha Camelo street: a confused mixture of styles reveals a lack of previous planning methodology

Another feature in this area is the setting up of stalls selling fruits and vegetables twice a week in an open market installed at the river side, and the appearance of temporary tents for selling vegetables and fruits. This led to the building of small groups of permanent shelters which clashed with the original concept and tone of the area. Iphan has also defined as “non aedificandi” the immediate area at the bank of the river (Law 6.766 stated that authorisation is given for buildings at least 10 metres from the river course). However, authorised by the Town Hall, these shelters were built thus modifying the landscape and environment by the cutting out of trees and the polluting of the river. Strong efforts have been made by Iphan to eliminate the river pollution caused by mineral extractions, sewage and refuse from the open market. A possible solution of this problem would be a strict implementation of the law and a very strong

policy of imposing heavy fines.

Even if the number of architects was at an appropriate level, the policy adopted must be modified in order to integrate the staff into a new structure. The city is in constant process of mutation, and as a consequence the planning policy must be flexible enough to accommodate these changes. The city's original building techniques have been replaced by modern techniques, as they are associated with speed and production of more effective results. The teaching of traditional techniques for restoration<sup>18</sup> was not a part of architects' training but this policy has been implemented by the Government since 1994 in the Schools of Architecture, which should now hopefully produce more effective results in the near future.

### Area 3 – Low Central Area

In the analysis of Area 3, five streets and two squares were considered as indicated on the Table 9. As Dom Silvério Street is long enough to be included both in Area 3 and Area 4, in order to make an integrated analysis, it is included in the table of Area 3.

Table 9  
Number of buildings identified in the Iphan map of 1967, and the Town Hall map of 1990 in Area 3 (rate of growth = 30%)

| Location/Date                | 1967       | 1990       |
|------------------------------|------------|------------|
| (1) Dom Silverio Street      | 70         | 76         |
| (2) São Francisco Lane       | 13         | 15         |
| (3) Gomes Freire Square      | 18         | 23         |
| (4) Barão de Camargos Street | 34         | 49         |
| (5) Seminario Street         | 18         | 31         |
| (6) Silva Jardim Street      | 4          | 8          |
| (7) Minas Gerais Square      | 3          | 5          |
| <b>Total</b>                 | <b>159</b> | <b>207</b> |

<sup>18</sup> An interesting article was written by Linstrum, D., 1996, The education of a conservation architect: past, present and future, in *Concerning Buildings*, London, about the training of a conservation architect.





Figure 26 – The low central area with Gomes Freire square in the foreground

Table 9 shows Dom Silverio Street with 70 properties on the Iphan map of 1967 while on the Town Hall map of 1990, 76 buildings are identified. This indicates a ratio comparable with the growth of the other streets and squares. If the same growth continues, the tendency will be for the existing free plots of land inside the historic city to become occupied if no policy to protect them from occupation is formulated. In total, considering these seven sites, there is a difference of 46 new buildings between these two dates (1967 and 1990). Table 10, however, shows data taken from Iphan's archives which indicate 32 applications from 1985 to 1994, 27 of which were approved. If the same period is surveyed in the archives, the complete period between 1967 and 1995 should provide a similar ratio of growth (30%) between these two different sources of analysis: maps and archives. This comparison leads to the conclusion that Iphan paid great attention to the development

of this area in the construction of new buildings as their quantity is similar to the number of applications.

Table 10  
Number of applications found in Iphan archives for each one of these streets from 1985 to 1994

| Date/Location | (1) | (2) | (3) | (4) | (5) | (6) | (7) |
|---------------|-----|-----|-----|-----|-----|-----|-----|
| 1985          | 2A  |     |     |     | 1A  |     |     |
| 1986          | 2A  |     |     | 2A  |     |     |     |
| 1987          |     |     | 1A  |     |     | 1A  | 1A  |
| 1988          |     |     |     |     |     |     |     |
| 1989          | 2A  |     |     | 1A  |     |     |     |
| 1990          |     |     | 1A  | 1A  |     | 1R  |     |
| 1991          | 2A  |     |     | 1A  | 1A  | 1R  |     |
| 1992          | 1R  | 1A  |     | 2A  | 2A  |     |     |
| 1993          | 2A  |     |     |     | 1R  | 1R  |     |
| 1994          | 1A  |     |     |     |     |     |     |
| Total = 32    | 10  | 3   | 1   | 7   | 5   | 3   | 3   |

Mariana reflects in its basic structure something unusual in comparison to the majority of the historic cities. Generally the old city centres are situated in areas of degradation because they



were replaced by new urban areas, which offer a different and better quality for life. In the case of Mariana, however, its historic centre is in the reverse situation. Area 3 is the core of the city, the place where the most important activities take place at the present time. This area is becoming more and more valuable, and the historic city continues to exist there and that is why the original lay out must be conserved. Renovations are necessary but the balance between conservation and renovation is the great challenge to the preservation of the city.

According to data contained in these two maps, the number of buildings increased by 30% between 1967 and 1990, a lower rate than in the Rosário area which was 121% and in the Rivers' Bank area with 158%

Dom Silverio Street was chosen for a more profound evaluation as their files provided more information. The survey of the archives for this street shows the kind of attention given by Iphan. The two photographs below (Fig. 28 and Fig. 29) show aspects of a particular case in this street –

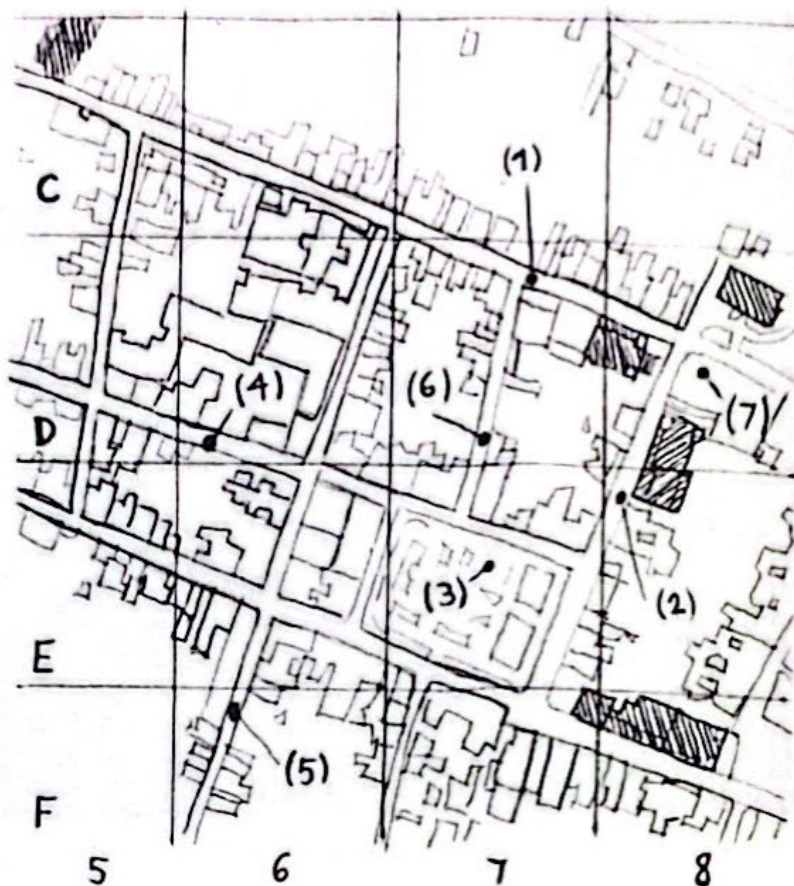


Figure 27 – Location of streets and squares as numbered in the Table 10

the house which was in ruins and is being rebuilt according to a project approved by Iphan. The project follows the original design maintaining the same external aspects and the same occupation of the plot of land. A reproduction of the requests found in Iphan's archives are shown here.

3) 1955 – the representative of Iphan for Minas Gerais state asked for information about a house



Figura 28 – A private building in Barão de Camargos street in January 1991



Figura 29 – The house shown in photograph above after it had been rebuilt (July 1996).



that seemed to be in ruins but had a 'chafariz' on the exterior wall which must be preserved.

12) 1991 – D. Mansur requested approval to rebuild a property which had been ruined after being abandoned. According to her, the building was ruined so much that was impossible to utilise any of its elements such as walls, doors, entablatures or roof.

The re-building was in progress during the period of the field study. The street fountain was repaired, façade and walls were whitewashed, and windows and doors recuperated the original colours. This house location is in Grid 5D, in the corner of Barão de Camargos and Conego Rêgo streets. (See Fig. 27 and Fig. 30)

#### Area 4 – High Central Area

The Church of São Pedro dos Clérigos is shown at the top left hand corner of the map at the end of Dom Silverio Street (Grid 2C). São Pedro dos Clérigos Church is situated at the top

of the hill from which the whole of the historic city can be viewed. Dom Silverio Street begins in Minas Gerais Square (see Fig. 27 in Area 3) and ascends via a long ramp to reach São Pedro dos Clérigos Church 10 metres above (Grid C2). Cônego Rêgo street (2), Mercês street (3) and Bicentenário Street (4) descend from Dom Silverio Street to Dom Viçoso Street (1) situated in the city's basin. Dom Viçoso Street is almost flat, although there is a gentle slope from Gomes Freire Square (Grid E7) to Dom Benevides Square (7). Barão de Camargos Street (n. 4, in Fig. 27) is also ramped from Gomes Freire Square up to Bicentenário Street. The slope is more pronounced than the incline from From Dom Silverio Street to Dom Viçoso Street, something like 12 metres from the top to the bottom. In this way, the mesh formed by Dom Silverio Street, Barão de Camargos Street and Dom Viçoso Street with the three others perpendicu-

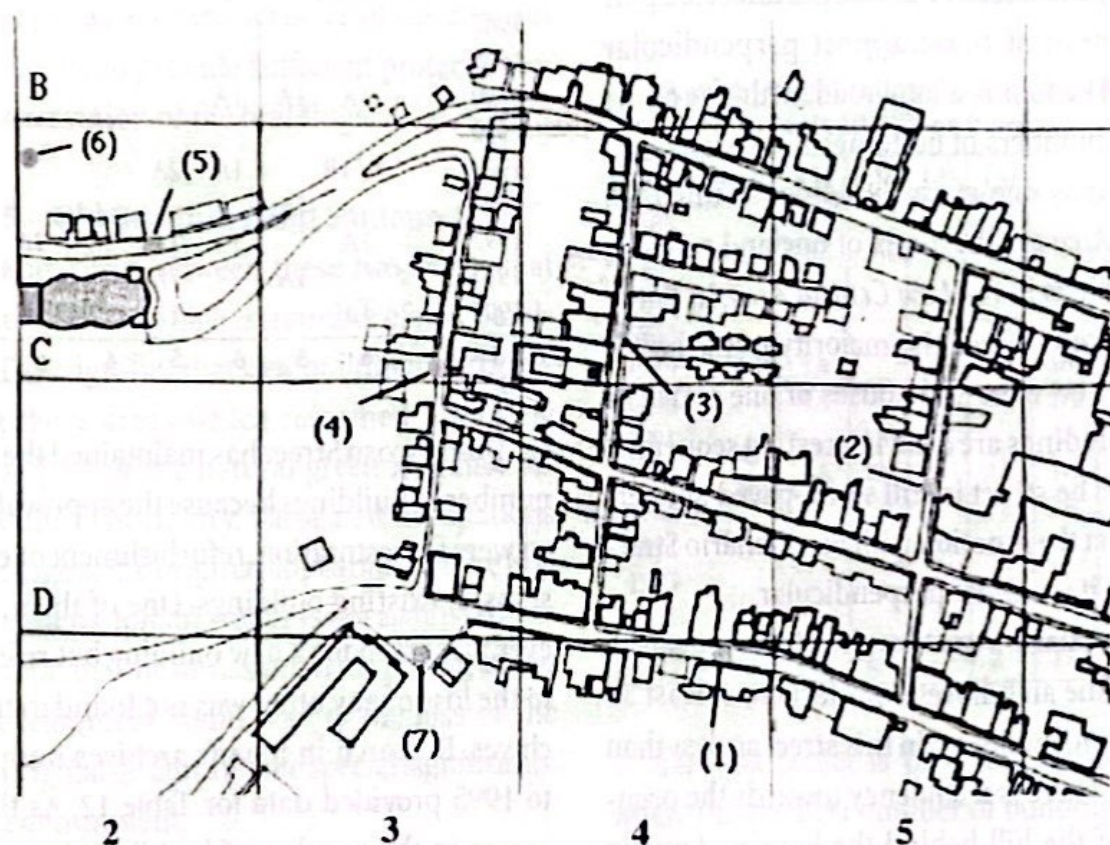


Figure 30 – Location of sites analysed in Area 4



lar in the East/West direction is pronounced in terms of topography, giving a special character to the area. Table 11 shows the occupation of the plots in the area in 1967 and 1990.

Table 11  
Number of buildings in Area 4, in 1967 and 1990  
(rate of growth = 55%)

| Site / Date              | 1967 | 1990 |
|--------------------------|------|------|
| (1) Dom Viçoso           | 55   | 55   |
| (2) Conego Rêgo          | 8    | 13   |
| (3) Mercês               | 17   | 21   |
| (4) Bicentenário         | 16   | 26   |
| (5) Antonio Pacheco      | 4    | 35   |
| (6) Colina de São Pedro  | —    | 4    |
| (7) Dom Benevides Square | 2    | 5    |
| Total                    | 102  | 159  |

According to the Iphan map of 1967 and the Town Hall map of 1990, this area had an estimated growth of 55%, as shown in Table 11. Dom Silverio Street (which was included in the last area) and Barão de Camargos Street are part of the mesh of these almost perpendicular streets. The first is a long road, with one of the greatest numbers of buildings in Mariana, and is formed by one-storey buildings in this *High Central Area* and by a mix of one and two-storey buildings in the *Low Central Area*. In Barão de Camargos Street, the majority of the buildings are new ones and houses of one and two-storey buildings are in an interesting sequential pattern. The street is still stone-paved and terminates at the junction with Bicentenário Street to which it is almost perpendicular.

Bicentenário Street resulted from the sale of plots by the archdiocese of Mariana at least 30 years ago. All buildings in this street are less than this age. There is a tendency towards the occupation of the hill behind the houses. Antonio Pacheco Street (5) begins at the end of Dom Sil-

vério Street (which finishes at the Bicentenário junction) as shown in Fig. 30. From 1967 to 1990, 31 new buildings are supposed to have been built in Antonio Pacheco Street (see Table 11) in the area beside São Pedro dos Clérigos Church in and its surroundings which are named "Colina de São Pedro" or São Pedro Hill (6). This amount, however, is not confirmed by Iphan's statistics on applications (Table 12), which means that a great number of buildings have come into existence outside Iphan's control. The archives show only 10 references from 1985 and 1995, the period of time during which the majority of these constructions are supposed to have occurred.

Table 12  
Number of applications in Area 4 found in  
Iphan's archives from 1985 to 1995

| Date/Site  | (1)     | (2) | (3) | (4) | (5) | (6) | (7) |
|------------|---------|-----|-----|-----|-----|-----|-----|
| 1985       |         |     |     |     |     |     |     |
| 1986       | 1A      |     | 1R  |     |     |     |     |
| 1987       |         |     |     |     | 1A  | 1A  |     |
| 1888       |         |     |     |     |     |     |     |
| 1889       | 1A      | 1A  | 1A  |     |     |     |     |
| 1990       |         |     |     |     |     |     |     |
| 1991       | 1A / 1R |     | 1A  | 2A  |     |     |     |
| 1992       |         | 1A  |     |     |     |     |     |
| 1993       | 1A      |     | 3A  | 1A  | 2A  | 2A  |     |
| 1994       |         | 1A  |     | 1A  |     |     |     |
| 1995       | 1A      |     |     | 1A  | 1A  | 3A  |     |
| Total = 30 | 6       | 3   | 6   | 5   | 4   | 6   | —   |

Dom Viçoso Street has maintained the same number of buildings because the approvals given were for restoration, refurbishment or extensions in existing buildings. One of them, however, was given for a new building but reference to the loss of any other was not found in the archives. Research in Iphan's archives from 1985 to 1995 provided data for Table 12. As the increase in the number of buildings in Antonio Pacheco Street was not registered in these ar-



chives in the same proportion, lack of attention to the area signifies that this part of the city is not situated inside the "theoretical" boundary observed by Iphan. According to the map of 1967 designed to help the preservation scheme, the conservation area finished at São Pedro dos Clérigos Church. The increase in development on this particular hill demonstrates that the historic city's borders are suffering pressure both from the South and from the North (Rosário and River's Bank Area).

Analysis of these files reveals constant analysis and vigilance by Iphan to the conservation of the listed buildings in the area. It was realised, however, that the number of requests is not similar to the number of new buildings and the occurrence of some changes on the previously approved applications during the progress of the work is very common. The methodology used in the analysis revealed a great effort to maintain the original characteristics of the city, but also a failure to provide sufficient protection in the conservation of the buildings.

#### Area 5 – Old Seminary and Santana Area

Comparison between these two shows that this Area 5 has the highest number of new buildings. This signifies that new buildings are occupying those areas which remained for a long time as part of the natural green ring that involved the historic city. These new occupations are changing the original appearance of the historic nucleus. Iphan's policy is not against transformation but the omission in proposing a plan for development could lead to the loss of the city's original design and the special significance of its environment.

Table 14 shows the number for approvals given by Iphan from 1985 to 1995 in the five loca-

tions of Table 13. Lucy de Moraes Street, which follows Santana Street from Grid I-10, is not indicated in Table 13 but was granted with 3 approvals from 1991 to 1995 and new buildings were built in the newly-approved Bairro Bandeirantes (also Grid I-10) situated in front of Santana Chapel. The tendency for new developments around this area – three recent divisions into lots were approved – is reinforced by the proximity to the historic city where the facilities for the citizens are more concentrated.

Table 13  
Number of buildings in Area 5 shown in Iphan map of 1967 and Town Hall map of 1990  
(rate of growth = 209%)

| Location/Date                | 1967 | 1990 |
|------------------------------|------|------|
| (1) Cônego Amando            | 13   | 40   |
| (2) Salomão Ibrahim da Silva | 7    | 28   |
| (3) Passadela                | —    | 5    |
| (4) Banqueta                 | 2    | 18   |
| (5) Santana                  | 19   | 36   |
| Total = 86                   | 41   | 127  |

Table 14  
Number of applications for buildings found into IPHAN archives.

| Date/Location | (1) | (2) | (3) | (4) | (5) | (6) | (7) |
|---------------|-----|-----|-----|-----|-----|-----|-----|
| 1985          |     |     |     | 2A  |     |     |     |
| 1986          |     |     |     | 1A  |     |     |     |
| 1987          |     |     |     |     |     |     |     |
| 1988          |     |     |     | 1A  |     |     |     |
| 1989          | 1A  |     |     |     | 3A  |     |     |
| 1990          | 1A  |     |     | 1A  | 1A  |     |     |
| 1991          |     | 1A  |     |     | 4A  | 1A  |     |
| 1992          | 1A  | 1A  |     |     | 1A  |     |     |
| 1993          |     |     |     | 1A  | 2A  | 2A  | 1A  |
| 1994          |     |     |     |     |     |     |     |
| 1995          |     |     |     | 1A  |     |     |     |
| 1996          |     |     |     | 1A  |     |     |     |
| Total = 28    | 3   | 2   | —   | 2   | 17  | 3   | 1   |

Santana Street is the most complete file, where the greatest number of buildings receiving approval of Iphan from the last decade up to now. Its file contains information about the con-



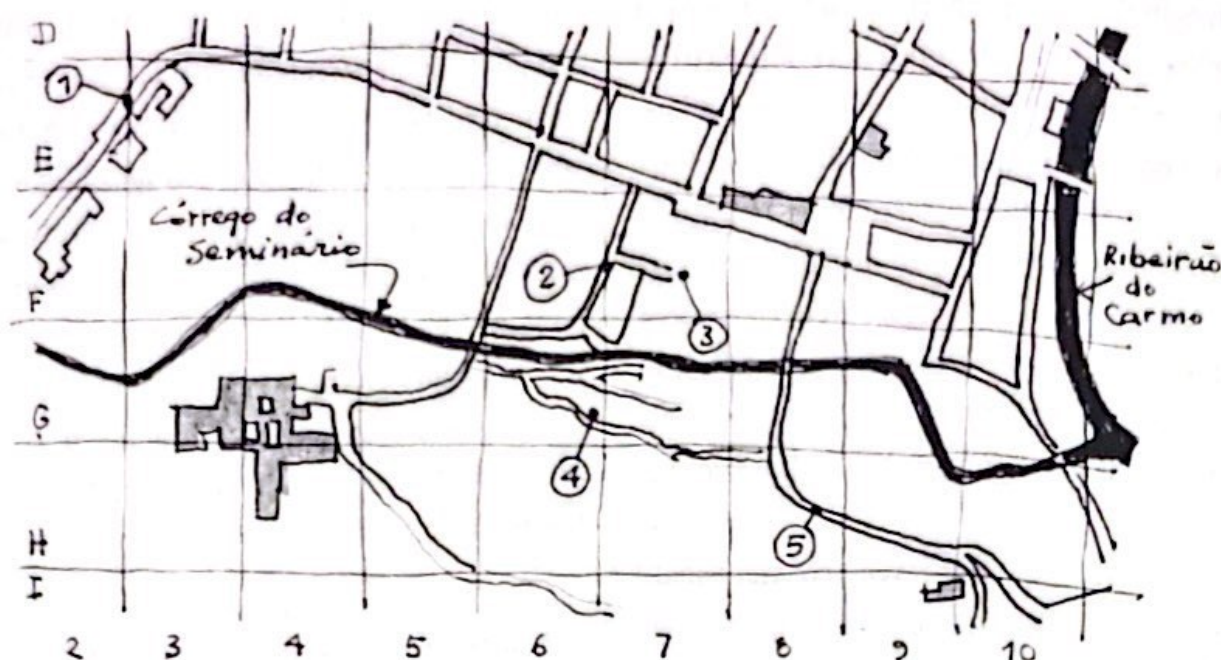


Figure 31 – Location of streets situated in Area 5

ditions attached to such approvals by Iphan and are samples of how Iphan has managed these recent requests.

In 1991, the Iphan's Co-ordinator, R. Cardoso, asked the local prosecutor to force owners with irregular buildings in progress to oblige them to demolish work in divergency with the projects approved. Local prosecutor obliged them to follow the rules and the changes were allowed properly.

Santana street is at the right side of the above photograph. It begins at See Square and after 100 metres the Santana Bridge crosses the Seminary stream. The street then turns to left to the Church and the cemetery direction. This photograph was also taken in 1963.

A summary of the results of these analyses is shown in Table 15.

Following this analysis, the next section will consider the most recent changes which have occurred in the whole historic city in order to update the map of the above studied areas, from

Table 15

Number of buildings in Mariana according to survey obtained in IPHAN map dated 1967 and Town Hall map of 1990 (it shows an overall increase of 96% in the number of buildings in the historic city and surroundings)

| Areas/Date | 1967 | 1990 | Difference |
|------------|------|------|------------|
| Area 1     | 115  | 242  | 127        |
| Area 2     | 138  | 356  | 218        |
| Area 3     | 159  | 207  | 48         |
| Area 4     | 102  | 159  | 57         |
| Area 5     | 41   | 127  | 86         |
| Total      | 555  | 1091 | 536        |

1974 up to now, according to information obtained from the archives and "in situ", during the field study.

## THE UPDATING OF THE CITY MAP

The most recent map containing the location of the listed buildings was produced from an aerophotogrammetric view in a scale of 1:2,000, in 1974. This map was redrawn by the author in





Figure 32 – Aerial view of Santana

order to enhance the building's location and was used for the information required in the field study. This map is divided into smaller areas in order to facilitate their analysis as shown in the last section. The selection of these areas is based in the historical process of development, that is, from the oldest areas of the city, to the ones which are now receiving more applications and requests for analysis. The sequence, in this way, starts with the first area to be occupied – the old "Mata-Cavalos", now known as *Rosário* and is followed by the *River Bank Area*, the second to be analysed, and also the second area to be occupied. The third one was named *Low Central Area* and refers to the later occupation, up to the hill, where the new city was built in 1745. The fourth area is the continuation of the Alpoim's plan to the North – *High Central Area* – and the fifth refers to the area where the concentration of new buildings has happened in the

last years: *Seminary and Santana*. These sections are indicated in the complete map as numbered below:

Area 1 – *The Rosário Area* – This includes the street which led to the Church of Rosário at the top right side (1- Grid A14); in the top centre is situated the old nucleus of Mata-Cavalos (2- Grid A12); at the centre was the old nucleus of the Largo da Quitanda (3- Grid B11) which led to the São Gonçalo area (4- Grid A 10) as Fig. 33 shows. The old bridge of boards is number 7 (Grid C11) and the area known as Monsus is situated around number 8 in Fig. 33. Number 5 (Grid 9C) refers to the hermitage of Areia's bridge and number 6 (Grid D12) to the hermitage of the Rosário hill.

An evaluation throughout the area of the city which is considered as the historic area resulted in the updating of the location of the buildings. The additional historic buildings included in the



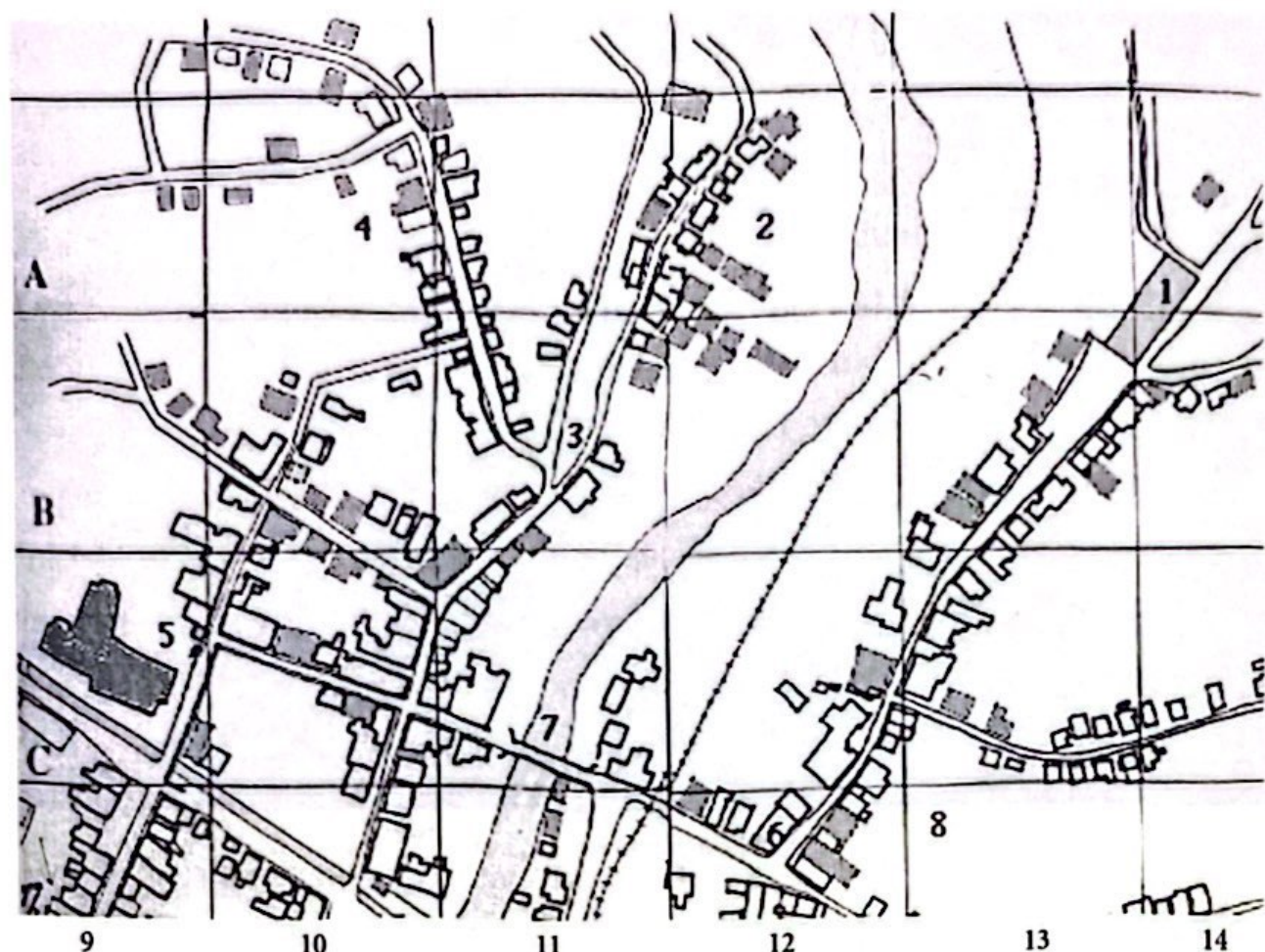


Figure 33 – The Rosário area

area of the historic city since 1974 are indicated. Those which are in state of ruin or which have been demolished since then are also shown as well as the individual listed building of this area.

The reason for this area has not had adequate attention by Iphan was that when the city was “listed” this area had already lost its original character and the best effort for preservation was concentrated in the city area where the Alpoim plan was established which includes Area 2 and Area 3. However, a large number of applications for new buildings and extensions have been examined in this area over the years and a new approach could be established to recuperate its historical importance. It depends on decisions taken from the Coordination with the local support both from the Town Council and the com-

munity. This area had four individual listed buildings, now only three remain since the loss of “Ponte de Tabuas” – Bridge of Boards – in 1989. The Rosário Church continues waiting for the ending of the restoration work which has stopped in 1991 and for a definitive plan for the surroundings in order to improve the monuments’ value. The small hermitage of the Bridge of Sand which was lost its original character needs internal restoration as well as some changes such as the withdrawn of the already mentioned electric pole and improvements in the appearance of the surrounding buildings. The Hermitage of the hill of Rosário must be safely protected against theft and also needs a plan for its vicinity development.

**Area 2 – The River’s bank Area** – This second area refers to the place which was original-



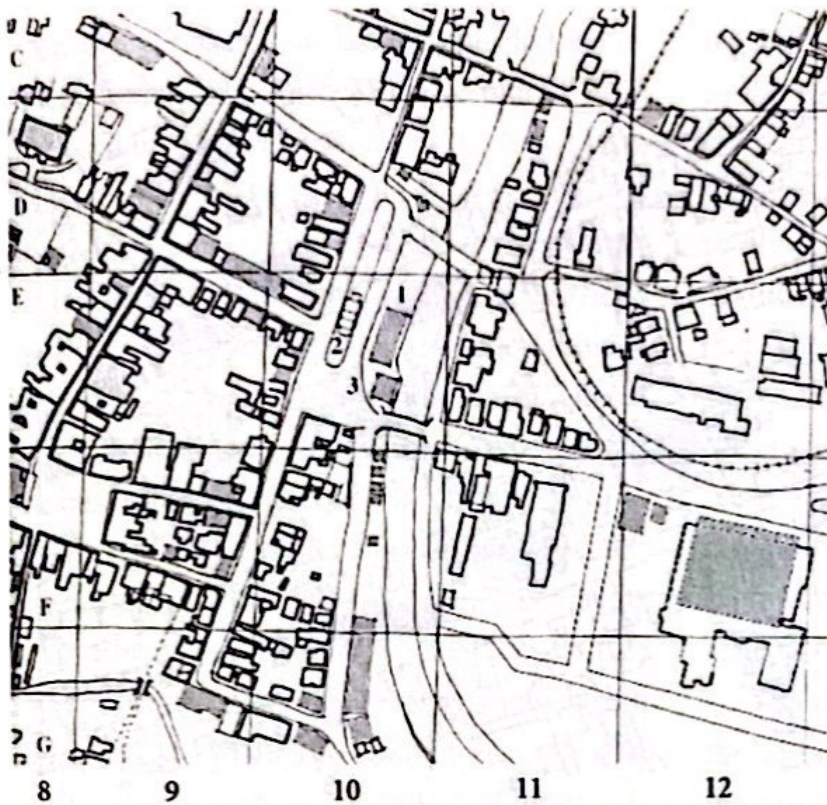


Figure 34 – Changes occurred in the river Bank area from 1974 to 1996 (in Grid F12 the old factory which was replaced by the Gymnasium)

ly the “Rua do Piolho”. The River Carmo is now protected by retaining walls at both sides, protecting the city against floods. This area has been constantly modified as a consequence of the city’s development and the streets were repaved with new cement paving patterns replacing the original stone cobbles. A great number of buildings suffered extensions without license but some approved projects were built. The map (Fig. 34) shows the proportion of them in relationship with the existing ones to 1974, when the original map was made. The red ones refer to the additional buildings and the yellow to the ones which disappeared since 1974. The buildings in orange are the ones listed individually and the river course is shown in blue. Great changes occurred in the area as shown in the last section through examples of buildings

which were lost in this area. These changes can be seen through the aerial view from 1963 (Fig. 21) compared with more recent analysis of the region taken from Iphan archives in the recent survey of the area.

The River Carmo is considered by the population as the dividing line between the old and the new city, as the control of Iphan has also divided the opinions of the citizens in their evaluation of the importance of being or not being on the left side of the river which is also a conservation area. As long as the efforts of Iphan to define the rules with the local Town Hall are postponed,

the local population will continue to press for the growth of density of this area. This area is under pressure,<sup>19</sup> because it is on the edge of the historic city designed in 1745, but it does not mean that its borders have to be changed without rules. The new high buildings blocking one’s view of the individual listed buildings contradicted the legislation and defeated all the efforts made for the care and conservation of the original aspect of this area. The building of the Department of Culture (1-Grid E10) has attracted other modern improvements to this region, and the old bus station (2-Grid E10) was replaced by a central small garden dividing each side of the traffic. A new filling station/garage replaced the old and single petrol pump (3-Grid E10). This area has been recently – from 1980’s onwards – occupied and redesigned as the city’s financial centre. Old build-

<sup>19</sup> The number of applications for new occupations rose in the last two decades.



ings have been adapted for banks or replaced by new ones following Iphan's instructions.

Rua Frei Durão (7) which is partially in this area was studied in depth in order to provide material for the analysis of the Iphan's role in the protection of the city. This study was also extended to the Gomes Freire square (8- Grid E7). The "Casa do Barrão de Pontal" (6- Grid E9) in "Rua Direita" with its row of two storey buildings is also situated in this area.

The original use as residences is being maintained in the area: the first floor in two storey high buildings is always for this purpose. The one storey high buildings mix this use with commercial purposes. In the former cases the ground floors are used for commercial purposes and one level dwellings and shops are balanced in this area. "Rua Direita" with its sequence of two storey buildings at one side and the majority of one storey buildings at the other side is a good example of it. The building which houses Iphan's office is the number 7 in this street, beside the cathedral, and is indicated in brown on the next map. (Fig. 35)

**Area 3 – Low Central Area** – This is the low area of the Alpoim's design for the city. It is the core of the historic city, where many important buildings are concentrated: the "Casa de Câmara e Cadeia" (1- Grid D8), Church of "Nossa Senhora do Carmo" (2- Grid D7), Church of São

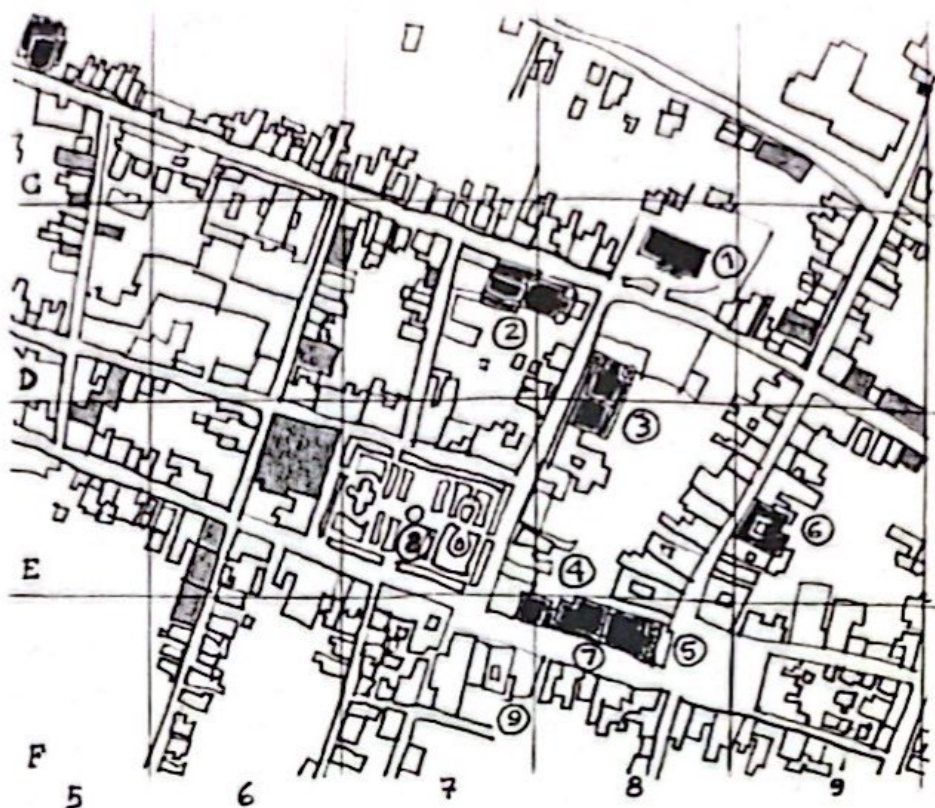


Figure 35 – The transformation which occurred in the low central area of the city – Area 3 (new buildings, for buildings subject to demolition or lost, and individually listed buildings are indicated above)

Francisco (3- Grid E8) and the Archdiocesan Museum or "Casa Capitular" (4- Grid F7).

The name and function of Gomes Freire Square changed over the years; it was the Praça da Cavallhada, when it was used to guard the horses of the Governor, then Praça do Rossio – when it was used to the people and circus presentations, after that, Praça D. João V, when the new city was built. After Brazil's independence from Portugal, it was renamed as the Praça da Independência, and finally as Gomes Freire Square. This square is nowadays a meeting point and a place for music and presentation of short musical events in its central bandstand. The newly-restored theatre (9) is situated near the confluence of "Rua Frei Durão" and "Gomes Freire" square and is indicated in Grid F7. The large house at the side of the theatre was used by the Juizes de Fora (Grid F7) and the house in



front of the "Casa Capitular" was the old Intendência House (11) (Grid 7F). The plot of land above Gomes Freire square, was the Royal Mint in past times (Grid E7). The large building at the side of Gomes Freire square is the present archbishop's house (Grid E6). This area has been modified over the years, as information provided by the particular study for "Frei Durão" street and "Gomes Freire" square show, but it is also the best preserved part of the old city. The "Sé" square situated in front of the Cathedral is a favourite public space where all converge for the most important community gatherings such as musical, dance and theatrical presentations as well as religious festivities. In front of the Cathedral during events such as concerts and other cultural promotions a stage is always built. The two storey high building situated at the corner of "Rua de Santana" with the Sé square is claimed to be the first Inn in Mariana (Grid F8).

*Area 4 – High Central Area* – This area is now being improved and a great number of applications for renewals have been sent to Iphan to be analysed and approved. The architects of Iphan who work in Mariana have difficulty in carrying out preservation in this particular area because people are constantly moving and do not obey the regulations. The question of enforcement must be managed by direct contact of the Iphan staff with the owners and community through a plan to increase the awareness of the importance of the area in the city context (see Conclusions).

The survey of the area is not complete and there is thus a lack of technical support and information. This means that there must be good public relations and good exchange of communication. Iphan needs to cope more urgently with the problems which are partly of their own mak-

ing and their responsibility. This could be done by the application of information technology in the organisation of the old archives and the subsequent inclusion of the available measurements to draw a definitive map of the city employing 3D models (see discussion further in later chapter). The updating of these data in contemporary equipment could provide better support for the architects of Iphan. The increase of knowledge about the historic city certainly can develop and improve confidence about the work of Iphan amongst the architects who work in such areas of conflict.

This area is also part of Alpoim's plan. It is the higher area of the historic city of Mariana. It is a residential area and this use has been consolidated since the last century. As the map shows (Fig. 36) a great number of the buildings are new and a considerable number of buildings in this area have been lost or suffered alterations. Most of them, nonetheless, have preserved or imitate the original style of the eighteenth century.

Two individual listed buildings are inside this area: the Church of Nossa Senhora dos Anjos or Capela da Arquiconfraria, situated in Dom Silvério street (1-Grid C5), and the Church of Mercês (2- Grid C4). São Pedro dos Clérigos Church (3- Grid C2) is at the top of the hill, at the end of Dom Silvério Street (the old Rua Nova). The parallel street below is the Barão de Camargos Street (the old Rua dos Cortes) and under this latter and also parallel is the old Rua da Olaria, now named Rua Dom Viçoso.

*Area 5 – The Old Seminário and Santana Church area* – The existence of this still unoccupied area in the East of the city presented a positive aspect because it provided the historic nucleus with a green frame of vegetation en-



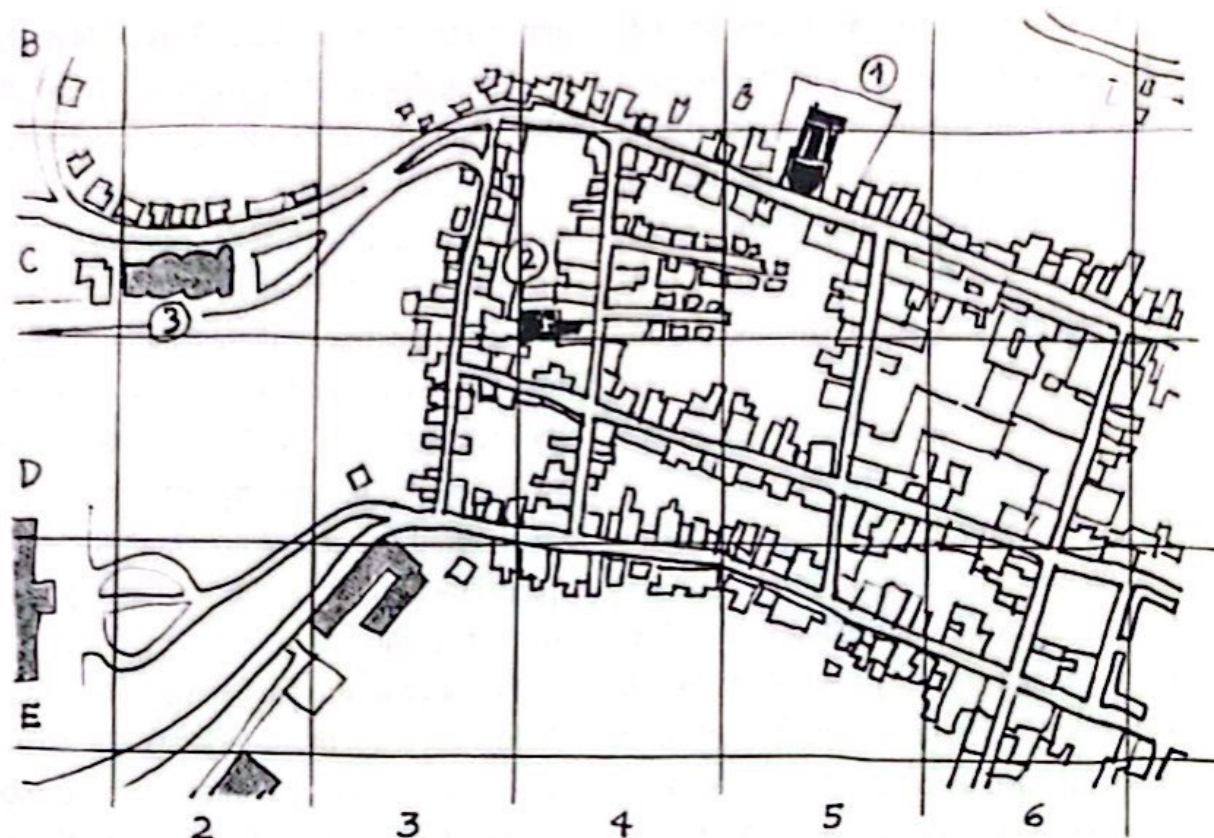


Figure 36 – Changes which occurred in the High Central area from 1974 to 1996 (new constructions, demolitions, additions or lost, and also the ones individually listed are included)

hancing its value (Fig. 37). The Seminary stream is situated below the hillside.

The character of the historic city depends on the criteria used for development in this area whose existing large spaces should be preserved or properly managed, in order to maintain the authenticity of the area. The recent survey shows an increase in the occupation over this area and lack of previous plan for its protection.

This part of the city is occupied by small houses, a football ground, narrow streets and the large building of the Old Seminary at the left side of Fig. 38. At the right side is the Santana Street and the small Chapel at the top of a hill. Along this street, new divisions of land as parcels of lots have been offered for residential use. The

number of requests for building in this area is increasing but the wrong type of occupation can occur if attention is not reinforced.

Details obtained in the survey work<sup>20</sup> about the current situation of the city drew the following conclusions: all these five areas of the historic city were provided with new buildings and additions which has altered the design of the city. This first evaluation carried out 'in situ' detected these changes as shown in the maps at the end of each area studied.

This study considered that the number of requests analysed by Iphan (Fig. 33) has to be compared with the number of changes which actually occurred in the city in order to analyse the participation of Iphan in the process of ap-

<sup>20</sup> Data obtained in the survey work with number of applications and request for new buildings are shown in the Appendices of the original thesis.



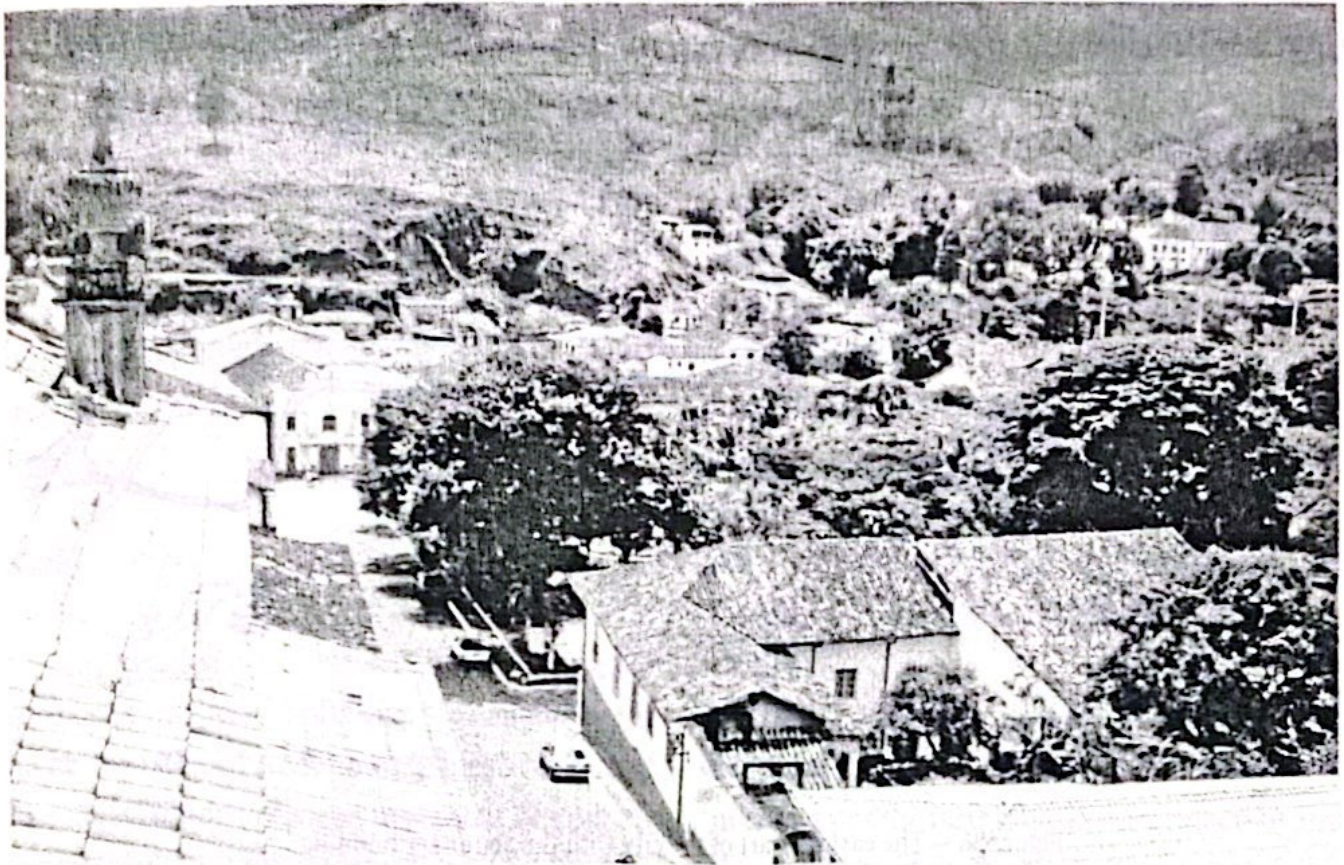


Figura 37 – The Seminary building in the city context (at top right).

proving requests. It is strongly supposed that the city's growth has frequently occurred out of Iphan's control. This study shows a partial examination and a conclusion is drawn from the evidences found. In 1967, according to a map produced by Sampaio the number of buildings inside the area under the control of Iphan was 555. This was the official number of buildings considered by Iphan in 1967. However, a recent register from 1996 produced by the Town Hall shows this number as 1,091 buildings. The difference of 536 buildings in these almost 30 years is not equivalent to the number of new buildings recorded in the Iphan archives (see Table 15). Research carried out in the archives from 1985 up to 1995 showed a number of requests as 141, and they are not at all referring only to new constructions (Table 16).

Documents found in the Iphan archives show the historic city with a number of new applica-

Table 16  
Number of requests for each area registered in Iphan's archives from 1985 to 1995

| Areas of the city                 | Number of requests |
|-----------------------------------|--------------------|
| Area 1 – Rosário                  | 20                 |
| Area 2 – River Bank               | 31                 |
| Area 3 – Low Central area         | 32                 |
| Area 4 – High Central area        | 30                 |
| Area 5 – Old Seminary and Santana | 28                 |
| <b>TOTAL</b>                      | <b>141</b>         |

tions for the city area with different proportions of growth. According to Fischer (1993, p. 82-83), demographic growth in the 1970s was the greatest comparing with other decades and 20 requests were for new buildings; in 1940s only 2 requests were for new buildings. In the 1950s the number of request grew to 96, but she stated that the majority of requests was for small repairs and the same situation occurred in the 1960's when it was about 80 requests. In the 1980s, 63 proposals for new buildings were re-



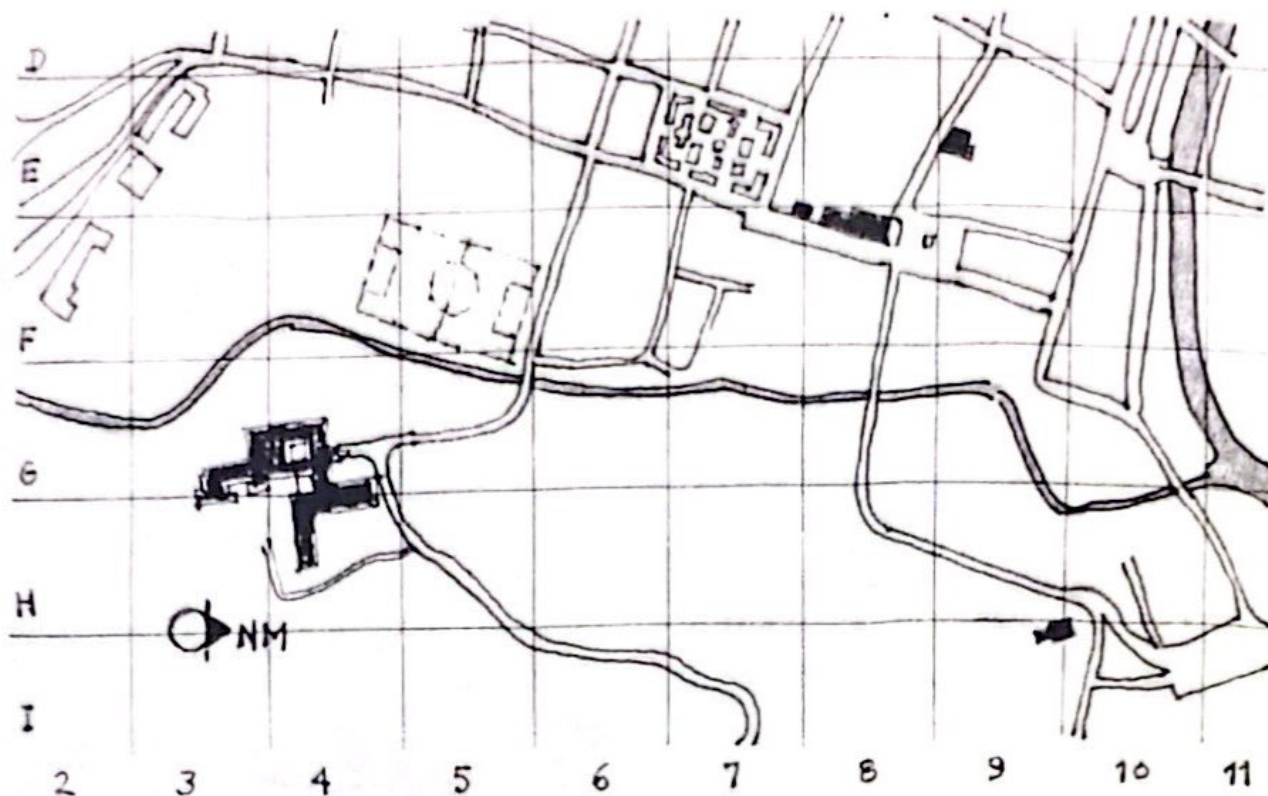


Figure 38 – The eastern part of the city with the Seminary building (at the left low side – GH 3, 4) and Santana Church (at the low right side – I9)

quested. The evidences given show that the most part of the buildings were constructed without register in Iphan archives. A final evaluation led to the conclusion that from 1967 up to now, Iphan's archives have reference to only a half of new buildings built, as indicated by the Town hall's map.

The poor control given by Iphan to the area (the local office was reinstalled for the analysis for local proposals in 1984 after many years of vigilance from Ouro Preto but since 1992 it returned to Ouro Preto) have led to the present situation of the city with regard to its preservation as a historic site. Considering that conservation is fundamentally a cultural issue, participation of the population in the decision-making process and proper acceptance of responsibility by relevant authorities are essential requirements for successful conservation, as stated by Jokilehto (1996, p. 71). Methodology used

by Iphan considering the "case by case" analysis for approval of new buildings or additions is inappropriate. This methodology leads to the loss of control of the whole situation. Another factor is a lack of knowledge of the original techniques employed in the past, which will remain unknown as long as courses for the new generations of builders, owners or professionals were not promoted. Added to this is the use of new techniques, often with new and cheaper materials which has contributed to inappropriate alterations. Failure to apply the legislation in the area because of lack of legal support, which has to be managed from the main headquarters of Iphan, has also contributed to the bureaucracy of the system and to the inadequate results in the protection of Mariana. For instance, the impossibility of making a complete investigation of the data contained in the archives is due to a lack of a complete inventory integrating the



physical and historical information, and a whole view of the site. A proper solution for these concerns could lead to Iphan's control of the situation. In this way, this study offers the possibility of integrating data obtained from archives in order to update information about the city development in comparison with the most recent registers.

## CONCLUSIONS

The creation of a databank obtained from the survey of the listed buildings – to enable them to be transferred to computer files – is one of the most important steps that must be considered by Iphan. This information, if it could be easily distributed to everyone involved and interested in supporting restoration work – owners of properties, politicians, architects and community – would be useful to financiers in order to gain their interest and support for the restoration of these buildings and for the necessary plans for the growth of the historic cities. The use of information technology is important here as well, in order to disseminate information and to generate the interest of the community through developing a historical understanding of the importance of the cities.

It is very important to emphasise that information about the cultural significance of the Brazilian heritage must be spread across the community, since it is co-responsible for the protection of the listed buildings and without

this participation and support nothing can be done. The storage of data taken from inventories of listed buildings, including historical references, building techniques, measurements taken from surveys and old photographs, will contribute to a better visualisation of the listed buildings and their surroundings. This information will enable the architects to develop a more accurate plan for restoration work and for the analysis of new interventions in the conservation areas as fully discussed in important new publications about restorations and use of computers.<sup>21</sup>

Three-D maps of the historic cities, produced from the results of inventories, seem to be very necessary as the next stage in the protection and development of the historic cities. Iphan, however, has still not completed the collection of this data and the necessary inventories are being drawn up only slowly, because of the vastness of Brazil's territory and financial difficulties. Iphan is still struggling against a shortage of equipment and human infrastructure to provide a better result. News about the acquisition of new equipment for the updating of the existing information has recently been announced,<sup>22</sup> despite the fragile financial condition of Iphan. However, little by little, this Institution, almost always at a disadvantage financially and structurally, is coping with the demands of the essential work and has been making a great effort to maintain itself as an institution dedicated to the protection of cultural artefacts.

The setting up of a preliminary inventory in

<sup>21</sup> About these subjects see: Butt, T. K., 1989, "How CADD helped restorations", *AIA Journal*, v. 78, n. 11, p. 115-118; Autran et al, 1991, A computer system for rehabilitation of buildings in their urban setting, *Environment and Planning B: Planning and Design*, London, p. 99-106; Hall, A. C., 1993, The use of computer visualisation in planning control, *Town & Planning Review*, v. 64, n. 2, p. 193-211; Jones, D. B and Kennedy, C. B., 1989, Using video cameras in restoration, *AIA Journal*, v. 78, n. 7, p. 97-100.

<sup>22</sup> Letter from Claudia Barroso, architect of Iphan in Rio de Janeiro.



order to offer everybody a better knowledge of the artefacts that have to be preserved, must be considered as the first priority. The transfer of the technological information already existing in the old archives – but unknown to the majority of the population – must be considered as an essential step in the preservation process. This can be easily done if trained staff could be established in order to handle the information contained in the archives. An integrated action between the community and Iphan can be managed through the spread of this information. However, the Iphan office in Mariana and other historic cities must be supplied with a proper archive containing all the information required for the city's interests in conservation and preservation. An integrated system of old and recent information with respect to listed buildings and their surroundings, such as old and new photographs and a complete map of the city's planning could facilitate and support the use of a new methodology.

The most important cities originated during the colonial period in the areas of the capitani-*as* were classified as historic cities when the Government decided to create an institution, in 1937, to provide protection for the Brazilian National Heritage. The majority of these cities were founded in the 18th century but there are also those originating from the 16th, 17th and 19th centuries. The 20th century contributed with a special one, the modern capital, Brasília. It was also studied the different circumstances affecting the process of development, associated with the climate and social aspect of each of the regional areas, which contributed to the diversity existing in the Brazilian heritage. The ecological aspects of each region, the continuous introduction of new immigrants and the

economic activities undertaken by different social and cultural classes, have provided the Brazilian heritage with a variety of artefacts in which are included the listed buildings and the historic cities. The historic cities arose in consequence of religious, political or commercial reasons. The building techniques resulted in a mixture of the original techniques utilised by the natives associated with the improvements brought from Europe by colonisers and immigrants. Adapted to the circumstances named above, each region developed its own special kind of architectural style but with great similarities influenced by the proximity and period of construction. With the help of skilled carpenters and stonemasons in the building of fort-houses, convents and churches over the country these techniques expanded from the North to the South but each period was marked by special characteristics.

The initial poor wooden houses were little by little being replaced by more and more fortified dwellings, public and institutional buildings. New techniques were employed and adapted for a renewal of the already existing buildings, since the convents of Jesuits, Franciscans and Benedictines which were constructed in many areas along the Brazilian coast gave origin to many cities in Brazil. The building of farms in solitary places for cattle raising purposes and plantations of sugar cane around the 'engenhos' were transformed into the nuclei of population. Later, the exploitation of gold, followed by the coffee, cotton, and rubber economic cycles, formed the conditions for the appearance of new settlements. The springing up of urban sites and the growth of development in the interior of Brazil increased within the country the number of cultural artefacts which would have



be considered by the future Iphan. Hundreds of cultural artefacts of any origin attained special classification for protection and among which the historic cities are included. The legislation related to the protection of this heritage was enacted together with the creation of Iphan and it has received many contributions for its strengthening since then.

Detailed background information about how the legislation appeared and was subsequently improved in relation to the protection and conservation of the listed artefacts, including listed buildings and historic cities. The internal organisation of Iphan and its leading role was described and the reader was made aware about the attempts at the conservation and protection of the historic cities carried out in some particular places of the large area of Brazil.

As it contains the majority of the listed buildings and historic cities, the South-East Region has received the greatest support from the Government, but even so, the historic cities in this region are still in need of help and new contributions are necessary in order to save the threatened heritage. Efforts have been made but are not sufficient to protect them from theft and ruin. In Minas Gerais state, conservation areas are being submitted to changes, losses and inadequate alterations which have aroused concern regarding the protection and maintenance of these cities' original character. These problems have received sympathetic support from private institutions but not yet enough because the private buildings that surround the most important buildings, and which are also listed themselves, have not been looked after properly by the owners, local, state and federal Governments, as conditions and planning for their protection have not been seriously contemplated.

During the last three decades a great number of agreements and proposals for conservation were carried out to solve the problems existing in Mariana. The number of requests for restoration of private properties in the 1960s and 1970s were analysed and the conclusion was that these numbers were gradually diminishing in the same proportion as the financial support provided to some buildings and which proved insufficient for them all. This weakened the legislation and, in consequence, often the resources available to the most important buildings were less than formerly or even nonexistent. Funds for restoration from the federal government were not available for anyone. To compensate for the lack of cultural and financial support new means were found to fund the repairs of listed buildings without direct state expenses, through the help of private companies. In 1991 new legislation made it possible for taxes payable to the Government to be transferred to the restoration and preservation scheme.

Detailed information about the management of the conservation process in Mariana led to the study of the particularities of the city, considering its development since it was classified as a historic city in 1938. The growth of the city in population and density was analysed and conclusions for its protection were continuously examined but will now be assessed more closely.

### **A critical analysis of the system of protection and conservation of Mariana and recommendations for its improvement**

The situation of Mariana, as studied in this work, revealed the few mechanisms of protection for the conservation of the city. The existing mechanisms are so fragile at the present moment that deficiencies can be listed in order



of priorities:

1. reinforcement of the local policy by establishing a strong relationship with the local authorities by a link of common interest between the federal and local Governments.
2. reinforcement of the local staff by implementation of adequate support for the plans for the protection of the city which should be subjected to discussions with the occupants, local associations and local representatives.
3. the site records will be collected in a data bank containing not only a description of the current state of the buildings but also their historical evolution, complete with drawings and photographs in order to produce an inventory.
4. each building should be considered as inseparable from its surroundings: a historical entity analysed from the existing situation but attached to its geographical, economic, social, cultural and technical context.
5. each project will be further completed by a technical report with specifications, quantities and prices destined for funding requests.<sup>23</sup>
6. resources will be taken from alternatives suggested by the application of the Law 8.313 from 23/12/91.
7. information obtained must be publicly available in order to increase the sympathetic attention of those living in historic areas.

However, the current method applied does

not offer advantages to the owners in terms of "living in a conservation area" but, in an contrary way, this situation is a burden to them. Since the city was classified as a historic city, few actions have been produced in order to bring to the historic city a plan for its embellishment and protection for its conservation. A plan is needed to regenerate the city's best conditions, to enhance the value of the properties from the owners' point of view, in order to make them proud of living in a historic place. As suggested by Fischer (1993, p. 144), the new districts and planning areas should be included in tree planting plans to enhance their environmental values. It is also realised that the conservation of the city of Mariana depends on the implementation of plans for the city's restoration as a whole which were often initiated but never satisfactorily concluded. These attempts reached only halfway stages which did not lead to a wider involvement of local politicians and citizens. Particular attention was given to the restoration of churches, as they are individual listed buildings. An attempt to close the gap between action and ideas for the preservation of residential buildings was tried in 1982, through an agreement with a governmental bank – Caixa Econômica Federal – for the obtaining of loans but the idea was not taken further because of the lack of proper management in order to reinforce and keep the programme alive. The staff needs to receive prior training to give continuity on such a good proposal like that. As Mariana continues to be a National Monument the current rules must be enlarged in order to facilitate the preservation process.

<sup>23</sup> Suggestions given by the author are reinforced by proposals obtained from Autran et al, 1991, A computer system for rehabilitation of buildings in their urban setting, *Environment and Planning B: Planning and Design*, n. 18, p. 99-106.



Iphan must support courses for architects, craftsman and workers in the areas of historic cities in order to spread information about the techniques used in restoration. These courses, in theoretical and practical lessons, should enlarge interest and knowledge in the subject of basic maintenance and conservation. As stated by Jokilehto (1996, p. 71) conservation is a multidisciplinary activity requiring the specific skills of many professionals and training. Owners, occupants, priests, students, and also tourist guides must be instructed with correct historical information about buildings and sites. Iphan must encourage stonemasons and carpenters in the provision of material to the general public, facilitating acquisition of supplies needed for the correct architectural detail to be used in the replacement of old material, from ceramic tiles to doors, windows and all other important details. In the particular case of Mariana, one of the situations that the author of this study experienced there, was the closure of a factory of ceramic tiles which had contributed to the preservation scheme. Initiatives of this kind should be stimulated by agreement with local companies and by financial initiatives if at all possible.

Diffusion of technical information could be supported by the University of Ouro Preto which has a branch in Mariana and is also a federal organisation. Together, in a common effort for the diffusion of ideas in the field of preservation, there could be a viable agreement between the University group of professionals and workers of Iphan, in order to develop a School of Conservation. The appropriate subjects to be studied could fill the existing gap in the cultural aspects of Iphan which could be expanded by a commitment with local politicians in order to organise a common plan for the preservation

and conservation of the city. Education for the young people – principally for the teenage guides who work with tourists – could ensure a satisfactory performance, and strengthening in the awareness of the community. Particularly in Mariana, but also in the other historic cities of Minas Gerais state, young students who are being prepared to be priests in the Seminary and, in consequence, responsible for the maintenance of the churches, certainly will be a very important group to contribute to the quality of the necessary work involved.

In Ouro Preto, classified as a World Heritage Monument by Unesco in 1980 and very close to Mariana, awareness has been strengthened amongst the community by other more conscious citizens and a chain of restoration work has been stimulated by the activities developed by the local Foundation of Museum of Sacred Art of the Church of Pilar (Fundação do Museu de Arte Sacra da Igreja do Pilar) which was created ten years ago and classed as an exemplar by Iphan. This foundation has its own staff and resources are being taken from private companies and tourism exploitation.

In Mariana, community activities are still weak in comparison with those in Ouro Preto, but brotherhoods of churches and citizen's associations such as the "Movimento Renovador" and "Associação dos Moradores de São Gonçalo" should be encouraged to seek higher standards in the protection of their heritage. As usual, the problem of preservation and conservation of the cities is misunderstood by many of the population, as it is difficult to collect sufficient funds, since they do not have a representative organisation to support their requests. One of the findings of this study is that the communities should enlist local representatives, in or-



der to strengthen the confidence of the owner groups in their request for resources, as the churches do, through representatives of the "Fundação Cultural da Arquidiocese de Mariana". Historically, what Iphan accomplished in Mariana in the first two decades after the classification of the city, the 1940s and 1950s, was done through vigilance by a small staff and using legislation imposed by the Government on the community. Analysis of applications submitted by citizens were analysed and some work was undertaken. Financial and technical support were distributed but it was less than the community's expectations. During the last decades, Iphan's provision for the maintenance of the original characteristics of the city was attempted but with few general proposals which proved to be incapable of preventing the unsuitable changes in the external appearance of the buildings, environment and surroundings of the individual listed buildings. Considering the internal space, some buildings were strongly modified by extensions and refurbishment. Even the city as a whole almost lost its integral character by unsuitable modifications in particular buildings, modernisation of materials and styles by the natural growth of the city mixing with the old and original one. It was only an illusion of preservation, the consequences of which became very apparent in the 1970s and later on.

Decisions involving the protection of Mariana range from the evaluation of the city as a whole through the definition of areas in great need of preservation but not forgetting the integral relationship of all others, focusing on ecology (environment and climate), geography (to-

pography and geology), urbanism (disposition of services and equipment, location of new planning areas, clear criteria for new use and preservation scheme), archaeology (objectivity in the research and knowledge which can lead to the restoration of lost equipment), history (to evaluate the facts in order to study their importance to the present conditions), and law (to support the analysis and balance of present rules). One of the most important points refers to a definition for "non aedificandi" areas within the historic city areas in order to permit the maintenance of an ideal occupation of a maximum of 50% of the whole area by buildings, leaving the other half for the green areas of "quintais" and protected natural green hillsides which are remarkable characteristics of the original design of the city. This must be done quickly and effectively using already existing local legislation<sup>24</sup> supported by state federal and international regulations for "special areas" which are theoretically adopted by Iphan but not put into practice.

The current state of the most significant buildings in Mariana has been examined in the foregoing chapters. Churches classified as individual listed buildings are frequently restored but the buildings situated at their neighbourhood have not received the same attention as the churches, neither for maintenance nor by plans for restoration. Mariana is not an isolated case in spite of other historic cities having received some different attention and support. The surroundings of the individual listed buildings have never been considered by a plan to restore the area as an ensemble. Iphan's attention to them

<sup>24</sup> Lei Orgânica do Município de Mariana was enacted in 1990 and contains valuable references to the protection and enhancing of the value of the local both built and natural heritage.



is restricted to maintaining the authenticity of the surroundings, by vigilance and approval for applications, as similar as possible to the original appearance. In fact this is the main point observed when applications for approval of new buildings and extensions are analysed. As Mariana is considered a conservation area, this is sufficient reason for any new building, any extensions or a simple repair to be considered. This means that control from Iphan has to cover the planning of the city as a whole because the city is considered as an indivisible and integrated system, but if the limits of this area are not precisely defined, some problems arise as the city development occurs. The surroundings of the historic city must be considered as strongly affecting its original architecture and environment. For this reason, before the approval of any new development, the city's planners must define natural park areas in order to guarantee the spaces necessary for the city's "breathing", creating a green belt along the banks of the river courses in order to provide the future living organism of the city with good environmental conditions.

### **A critical analysis of the system of protection and conservation in Minas Gerais and recommendations for its improvement**

The architectural heritage in Minas Gerais is one of the largest in the country. 202 cultural items are distributed over 47 cities in the state in which are included 11 urban areas, 8 of which are considered historic cities. Of these 202 items, 116 are types of religious architecture, 52 are related to civil architecture, 7 are movable items, 3 belong to the natural heritage and 16 others are of different nature such as street fountains, oratories, a cavern and a grave: all of these are

under the responsibility and protection of the 13<sup>th</sup> Regional Co-ordination, situated in Belo Horizonte, the capital of the state. The state area is 226,708 sq/mi (587,172 sq/km) and the work in this large area is presently carried out by only 84 staff distributed over 10 locations in different proportions. This data shows that the cultural heritage in Minas Gerais is suffering from lack of attention due to this insufficient staffing. In order to provide vigilance, to develop plans and to care for all the listed buildings in the state – numbering around 4,500 – an increase in specially trained professionals is required. It seems to be reasonable to have a group of architects working in the historic cities, connected to the Town Hall, planning for the conservation of the city's listed buildings, assisting with technical solutions for restoration work, giving aid in decisions for problems in the care of buildings and defining targets together with the community in order to solve the needs of the population according to the Constitution principles and Iphan's rules.

In any case it is impossible to protect the cultural heritage of so large a state without a group of specialists and skilled workers and a previously organised methodology involving all listed buildings. This methodology must include a preliminary inventory of the city areas, followed by a definition of priorities for the conservation of the buildings in each of these areas, according to the principles of restoration adopted by the organisation. This means that Iphan's must carry out initial surveys in order to provide information for the builders and workers about the variety of techniques to adopt in such areas. Official approval of these procedures must be implemented by the local Council and these regulations have to be followed by



the community. Leaflets and guidelines with clear explanations about the nature of conservation and protection of the buildings should help. It is also necessary to make everybody aware of the rules for the location, of the new buildings, including the proportion of land available for building, kinds of extensions permitted, a further overall plan for the whole city and a justification for these procedures. The work of conservation of the city's areas and also the maintenance and care of an individual listed building must be very close to the users and those responsible for permanent maintenance. The particular building techniques involved in characteristics of regional architecture should be encouraged in the population and develop through frequent seminars for diffusion of craft skills and formation of new and qualified manpower.

The fact that monuments of civil architecture – including private properties in the surroundings of public or religious buildings – are part of the individual listed buildings' framework and together with the natural landscape integrate the complexity of the city' means that the group of architects has to work close to local professionals. Those involved in town planning organisation should play a major part in defining the rules for development and protection of the old areas and also must be involved in the same methodology. The improvement of the quality of life associated with the conservation of the listed buildings includes a profound examination of the evolution of these places in order to examine their origins, the current situation and the steps that have to be taken to the benefit of the originality and authenticity of the restoration work.

This study concludes that a methodology to

improve the quality in the conservation of the cultural heritage in the state of Minas Gerais is closely related to the autonomy that each historic city must have to support its own listed buildings by a previously defined plan for preservation and this signifies certain staffing levels and organised planning. The number of listed buildings in each region of the state must be supported at local, state and national levels of participation but with the necessary equipment required for carrying out the work properly. The aim is to take control of the situation and this can only be done through a stronger participation of the community in leading the process. The bureaucratic division of the state into Sub-regions and Technical Office can be maintained but the proportion of the listed buildings under their care must be considered when defining the ratio of staff. The important objective is the quality of the work provided to achieve the purpose established by the policy of conservation. The current method of analysis of applications required by the citizens is no longer appropriate. The cities must be treated as entities, as pulsating organisms and a generally integrated approach must be considered before case by case analysis.

### **A critical analysis of Iphan's methodologies and recommendations for its improvement**

The methodology used by Iphan for the protection of the historic cities is marked by the exchange of formal letters of request which are submitted to Iphan's representatives by the community. This was the way of establishing a relationship between the owners of private properties and the newly-created Institute. This relationship is officially maintained on the basis of the law, which determines the value of a previ-



ous evaluation of any transformation that has to be made in the buildings' shapes and their surroundings. In the early years of the Institute's existence, this method was the simplest means of having an overview control of a city. At that time it was still officially recognised that the provision for maintenance and conservation of the historic city's buildings had to be made by the Institute.<sup>25</sup> This was the reason for so many requests asking for help. Very early, however, this method proved to be a failure as the funds were not sufficient to meet all needs. Requests were rarely attended and private donations were sometimes arranged to support restoration work. The few available resources were normally transferred to the most important buildings. Since the beginning, this methodology has evidently favoured the protection of churches as they were classified as individual listed buildings, and because they are almost always considered the most important monuments in the Brazilian colonial cities.

Churches are in the great majority amongst the listed buildings in Brazil. This situation has led to the frequent use by the churches of the resources available for restoration. In this way, the Institute responsible for the historic cities, under pressure from the constant appeals of the priests, was transformed, at least in the state of Minas Gerais, into the unofficial headquarters for restoration of the Catholic churches. This situation tends to be maintained up to now, as the lack of maintenance provided by the Church itself and the links between Church and Institute are more and more being reinforced by pater-

nalistic agreements. This attitude has both positive and negative consequences. The first is related to the maintenance of the rich collection of religious architecture and decorative paintings and sculptures, in a country of Brazil's dimensions, which are the legacy of the Catholic culture of the Brazilian people. However, the second point shows that the conservation and restoration of the religious buildings, in fact, is achieved by channelling all the efforts and resources that could be used for many other interests, such as the overall plan for the development of the historic cities and other projects for private properties.

The establishment of the 'Fundação da Arquidiocese de Mariana', owner of the majority of the listed buildings in Minas Gerais, recently reinforced by the support of capital investments from companies with the help of Iphan, could be the beginning of a new relationship, on the basis of which the Archdiocese will be able to establish its own support, creating its own group of workers for supporting the maintenance and conservation of the religious buildings (This is the case in York Minster and Lincoln Cathedral in the United Kingdom). For private buildings, on the other hand, Iphan only has given approval, refusal or suggestions concerning the buildings' needs, leaving it to the owners to find the expenses for maintenance, conservation and restoration. Official buildings are also maintained from public funds, and local, state or federal buildings are supported by whichever level of Government is responsible for their care. However, even so, the federal buildings under the care

<sup>25</sup> Article 19 of Chapter III of the Law Decree 25 states that if the owner does not have sufficient resources to conserve and repair his properties he has to inform Iphan, which has the legal obligation for the maintenance and protection of the buildings when the owner cannot afford this maintenance.



of Iphan have been constantly suffering difficulties, and solutions have been achieved but slowly. The most impaired of these areas are the private buildings, for which the essential inventories and a general policy for their conservation have repeatedly been postponed, to the detriment of the whole cities.

The continuous transformation of the city of Mariana has occurred despite its being classified as a national monument and the same has occurred in other historic cities. This situation calls for a review of the duty and role of Iphan in the protection of monuments, from different points of view. To continue carrying out its responsibility as an official federal department, Iphan must change its policy to survive as an institution. Although legislation regarding the care and protection of monuments in Brazil has led to improvement of the situation over the years, the legal basis to support and protect listed buildings is not easily applied in order to produce the effective result because of over centralization of the system. There is a very great gulf between theoretical responsibilities and practical activities. The role of Iphan needs to be supported by a stronger and more effective institution, with all the legislation, that is really capable of taking decisive and definitive control of the listed artefacts and listed buildings. Decisions involving commitments with public organisations and private local companies in the participation and maintenance of the regional cultural heritage, seems to open up increasingly viable possibilities for participation by all in the care and maintenance of the listed buildings.

The role recently played by Iphan, is weak because it is trying to carry out a very difficult function without financial and judicial support. It can be regarded as partially effective, but only

as an attempt to control the situation. The institution continues to be weak in the face of natural adversity, lack of community and political participation, lack of financial and technical support and opposition from those who intend to destroy or steal cultural artefacts for commercial gains. Responsibilities should be extended to the regional city council, as laid down in the Constitution, and the control and analysis of the state of buildings should continue to be carried out by Iphan. However, these responsibilities must be divided with the state organisations also responsible for the heritage but in defined terms in order to avoid divergences and superimposition of activities which can cause a "pulverisation" of responsibilities. This idea does not impede temporary agreements to carry out some works in partnership but the work must be defined in very precise terms. Attitudes related to the protection of the cultural artefacts must be reinforced through a systematic spread of information at schools and public meetings, in order to increase knowledge about historical, artistic and religious manifestations at local, regional and national levels. The main focus in the local studies, however, can help increase awareness for the support of the planning activities and must be developed by Iphan in the communities. By this process it will be easier to protect and improve the general condition of historic cities.

The initial exchange of requests was later – in the 1980s – replaced by application forms that have to be filled in with more complete information in order to be analysed by Iphan's representatives as shown in the studies of streets in Chapter 6. These have been generally adopted over the years and resulted in a modest success, despite numerous alterations that have occurred



in the cities without Iphan's consent. The new system proved not to be fully adequate, as attitudes to the examination of the proposals by Iphan were subject to the owners awareness, and vigilance needed to be redoubled principally when the cities began to grow in the same proportion that Iphan's staff decreased, as was the case in Mariana. This point is a crucial one in the protection of the historic city and was always a weak point for Iphan. The policy adopted was not sufficient in terms of planning and control due to lack of a broad methodology that could cover not only the buildings but also the environment, with the support of the local population and the authorities.<sup>26</sup>

Lack of judicial support was also a great concern in the methodology used by Iphan because the questions demanding immediate decisions were postponed due to the distance involved in the bureaucracy of the system. The local questions were sent to the central headquarters for analysis and definitive decision and some cases were delayed or never decided. Because of this, local solutions must be preferred to the current use of delivery of proceedings to the Co-ordination in the capital of the states or to the headquarters in Rio de Janeiro for a single local decision. The lack of local support causes great concern to the local representative of Iphan and to the local citizens who are waiting for a prompt decision. For this reason the local judicial support is extremely necessary and can be carried out by the Public Defensor as the Constitution indicates. This link must be reinforced by Iphan's policy throughout the country.

### Recommendations for a systematic methodology to improve the restoration work in the historic cities of Brazil

A comprehensive view of the historic cities in Brazil was made in the earlier chapters in order to clarify their evolution from the date they were founded until today and to analyse the special characteristics that have caused them to be listed for protection. The first reasons for their being chosen were events which occurred in the past and which resulted in the formation of urban nuclei. The configuration of an important architectural ensemble as part of these selected nuclei is not always an indication of magnificence. The classification of these sites frequently refers to the historic cities as "precious documents of the Brazilian urban history" (Franco, 1995, p. 9) but the great majority of historic cities express their historical configuration through simplicity. However, they are documents of Brazilian culture and are connected to the most important facts of Brazilian history. They are distributed in different regions as a result of commercial activities such as the exploitation of sugar cane, mineral exploitation and cattle raising. Others arose due to the strategic necessity of protecting Brazilian boundaries both in the hinterland and on the coast. Still others arose as initial settlements for religious contact with the indigenous people. Their original structures, however, suffered subsequent transformations in consequence of developments which occurred by use of the site for different activities. Studies of their urban evolution have been obtained by historians and architects. These studies have

<sup>26</sup> It must be considered that the Brazilian cities which are in constant mutation because of their continuous growth – as being a country in development – cannot be managed by the same rules adopted in Europe where the rate of growth is lower and for this reason, the historic cities in Brazil have to be seen by different approaches.



been used to support the analysis of these cities in order to subsidise a plan for their conservation and protection. In 1995, Iphan published a book including some of these studies (Deprom, 1995). It shows the differences existing in the original character of the historic cities analysed and gives reasons and facts in order to confirm the importance of these settlements.

All historic cities in Brazil depend on the Government for their protection. Their process of conservation and restoration is directly linked to the rules established by the official governmental organisation for the protection of the heritage – IPHAN- and the programmes prepared by the members of this organisation are subsidized by an annual budget. The historic cities in Brazil are different in size, number of buildings in each of them and in origin. This signifies differences in style, urban design and building techniques, caused by geographical and historical circumstances resulting in application of different technical resources for their protection and to cover their maintenance. All of these cities are supposed to have the same weight but some of them are favoured with more attention than others. Differences can also be found in the emphasis shown in their classification into Historical, Archaeological and Environmental, Fine-Arts and Applied-Arts Books. The classification of some of them was reinforced by their elevation to the status of National Monuments and by the title of World Heritage Monuments applied to others. Many of the historic cities have their historical areas officially approved by a delimitation which provided these cities with more precise criteria for their protection as the limits established are frequently accompanied by a more in-depth study concerning use of the land. Plans for the protection of the historic cit-

ies have been considered as part of the present policy of Iphan since the 1970s, when the growth of the urban areas began to threaten the historic nuclei by intense development. However, a fully-completed strategy must be organised which will gather together groups of specialists who will plan for the needs of each historic city. A team for planning and development of historic cities should be established and supported by Iphan at national level.

The structure of the internal organisation of Iphan must be reinforced in order to provide the historic cities with sufficient and adequate opportunities for the conservation and protection of listed buildings. New ideas must be applied in order to enlarge the financial conditions of each local heritage. The idea of promotion of the local heritage through sales of objects illustrating details of the most important sculptures and paintings is a practice largely used by English Heritage and can also be used by Iphan. From postcards to jewellery, the profit on every sale can be transferred to the conservation of cultural artefacts, from images to buildings. The key to the collection of funds for maintaining the monuments is to make money from their own originality and special qualities. Local heritage can be largely supported by its own works of art if a qualified marketing process provides the necessary return on the community's inheritance from its ancestors. The participation of the community and local policy in the process, can provide co-operation to a local trained staff for the implementation of the needs of the city through an analysis of the specifics of each city. This will result in a diagnosis of each local concern. In a general way, however, the historic cities must be shown to be special and supported by criteria and a methodology planned by Iphan.



The participation of all those involved in the city's development is a significant factor for a good result. This means that an initial inventory of the city is an essential first step to bringing the situation under control and it must be made with the participation of the community. This inventory must be followed by a definition of the boundaries of the historic city by an internal commission and these limits would be included in local legislation for the protection of this area and its surroundings.

The Regional Coordinations of Iphan (CRs), distributed over the states, is directly responsible for the restoration programmes and plans for the conservation of the cities situated in its dominion. However, CRs concentrate a major number of workers in its headquarters but is in the majority of the situations unaware of the real problems existing in the historic cities at local level. From the North to the South, from the West to the East, the specifics of each case have been examined with varying degrees of effort. The methods used for their protection are subject to the initiatives of each CR. It is part of the commitment of the Co-ordination to establish a link with local authorities and to encourage the local citizens to organise themselves in order to maintain and extend the protection of the heritage for which they are co-responsible.

According to the rules in the conservation areas in Portugal, it is only possible to replace an old building by a new one which follows the original design. This rule prevents the owner from allowing the building to fall into disrepair with the intention of replacing it by a new one. Only 50% of the plot concerned can be used for building on – a rule which must be rigorously applied. Any division of the land requires inspection before any sale can take place, in order to

ensure that the regulations are followed.

The previous classification of some cities and their subsequent elevation to "National Monuments" has already enhanced their special character and by this means they deserve be improved by an adequate provision of funds and a more appropriate policy to be applied by Iphan. Resources obtained from the Town Hall budget have to be defined by a local commission legally supported as the people's representatives, to decide about the general maintenance of the historic city (street cleaning, transport, etc). Production of material to publicise the importance and need for restoration and preservation is essential to make the public aware of the problem. The purpose of these changes is the reinforcement of staff conditions for the conservation of these cities, providing them with significant improvement in the quality of financial and judicial support. Attention to the historic cities requires a continuous and effective work with defined aims to arouse public opinion and to reinforce the presence of Iphan in the city with a strong structure. The programmes was and continues to be at an inadequate level to fulfil the requirements necessary for the protection of the city. This lack of leadership has contributed to the historic cities loss their original character.

Inventories have been carried out in a great majority of the 41 historic cities in Brazil. However, these inventories are not yet finished: most of them have only been initiated and financial resources for their conclusion are under negotiation. The Government has distributed a very few resources for the historic cities' and listed buildings' conservation and restoration and these essential inventories have been postponed. For this reason, the complete architectural evo-



lution and changes suffered by the original buildings are still in need of being surveyed in many of the historic cities and because this the exact number of listed buildings is not still identified.

Some articles of the legislation state clearly that if the owner does not have sufficient resources to conserve and repair his properties he has to inform Iphan, which has the legal obligation for the maintenance and protection of the buildings when the owner cannot afford this maintenance. This means that Iphan must find a proper way to provide resources for the listed buildings as assisted by the law. If this rule is not used because Iphan does not have sufficient financial support to provide all private properties with such advantage an alternative appropriate solution must be found. The idea of to obtain the necessary resources by facilitating loans for the owners and a reduction in their taxes payments must be reconsidered. The next paragraph gives some suggestions are given for the obtaining these resources.

The first necessity for the acquisition of resources should be a previous definition of the work required to be done that has to be made on the private properties. In order to make such a definition, a plan must be implemented defining what areas of the city would be integrated in the first part of the programme. After that, a group formed by the community's representatives and members of Iphan's staff should meet together with a list of priorities and another list containing the names of the possible donors of resources. The community's representatives must be organised and be legally registered as an association in order to receive money for the purpose of cultural investment. The association must have an independent structure without

commercial interest to apply for funds from companies on a list made by their own staff or by the administrative department of Iphan involved in conservation and protection of the listed buildings. As required by Law 8.313/91 a list obtained through research into companies in debt for taxes to the Government might lead to friendly contacts between associations and these private companies or even particular persons who are able to transfer their own income taxes to that project. Donations could be accepted and even encouraged from among the community, who will also be able to deduct from their annual income tax returns the payments made in order to help restoration work. A bank account should be opened and receipts given for donations. Information and intentions should be publicized via outdoor posters throughout the community area with references to the amount of resources required and obtained. This would increase awareness about the need for maintenance and conservation of properties situated in conservation areas. A cost estimate of the necessary work would accompany the request for resources in each area of the city. The complete projects and contracts for the work should be approved by Iphan. In order to encourage local people to participate and protect their own cultural artefacts, the priority would be to involve people from their own community. Courses for the acquisition of skills must be offered by Iphan in association with the Town Hall and other institutions responsible for the care of the local heritage. As much as possible, affiliation to the group involved in the purpose of conservation of the historic cities must be revitalised through incorporation of other new civil or private organisations.

It is now necessary for every single citizen



and the nation as a whole, to be made aware of the importance of the national heritage, preserving from the smallest to the largest artefacts. An efficient cultural policy, involving preservation schemes in conservation areas, should be intensified as well as seeking to improve the quality of manpower and introduce strategies which will include the participation of the community. The way to do that, is to make owners of listed buildings, from the simple citizen to the people's representatives, aware and proud of the value of their properties in terms of its culture and history. These movements can lead to the enhancement of the quality of work for good results in restoration schemes inside historic cities.

The listed buildings situated in the conservation areas need a very precise cultural policy to protect them as a whole, in order to integrate the environment and surroundings into the area in need of protection. The rules used in the conservation process must be known by the whole of the population through permanent information through newspaper, radio and television. Iphan's departments of Promotion and Protection is strongly encouraged to participate in Universities' debates and conferences about the promotion of better conditions for the heritage. Links with the Universities departments of Architecture (including Town Planning and Environment), Engineering, History and Law, should be intensified in order to promote in-depth studies in conservation. Television programmes, supported by the governmental channels, can also help the preservation needs. Radio programmes, newspaper and magazines involved in this task are still insufficient in order to lift awareness and for these reasons the Department of Promotion can influence the media by sending material for the spread of information in this

subject. The media is ambiguous in the way that it faces the question of preservation: quite frequently it presents television programmes relating to this issue, but the great majority of the media influence is negative and against the conservation of protected areas in which people are living. The advertisements and programmes constantly show suggestions to enhance modern styles of homes, promoting construction of buildings instead of restoring the old ones. The general aspects of the cities are also influenced, in radio or television programmes by new household equipment, and other modern technologies. This has led to an effective reduction of the value of historic cities, and in consequence, the tendency in the mind of the population is to adapt dwellings with the use of new materials.

In this way, Iphan needs to disseminate through the community the importance of these dwellings as original buildings through information about their building techniques and by plans to give them quality but keeping their originality. If the necessary support is not provided, these changes will certainly occur due to the influence of the media. The same tendency can be found in the politician's mind. If the importance of the historic cities are not reinforced as attractive and lucrative they usually prefer to construct new buildings than to restore the old ones, adapting them to a new function, which is the most advisable. Control and legislation are frequently neglected if a compulsory commitment is not properly made. The old buildings often suffer negligence from the owners, but as the policy for establishing an agreement with the owner is a responsibility of the government, the question must present a solution, as quickly as possible. These complex problems have not yet



been solved and the citizens are generally inclined to act in disrespect of the historic cities' character because of their profound interest in modernisation, which is propagated by the media. Despite this threat, the urban and architectural references contained in the conservation areas must be preserved, as these special places

were chosen for their singular appearance and historical importance. The question is to define precisely the preservation methods to guarantee the quality of human life, the development of the cities and, at the same time, the preservation of the buildings.



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