

REHAB 2019

Proceedings of the
4th International Conference
on Preservation, Maintenance and Rehabilitation
of Historic Buildings and Structures



Edited by

**Rogério Amoêda
Sérgio Lira
Cristina Pinheiro**

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*Guimarães, Portugal
17-19 July*

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Foreword

REHAB 2019 - 4th International Conference on Preservation, Maintenance and Rehabilitation of Historical Buildings and Structures aimed to proceed with the discussion on built heritage and the preservation of its legacy that was established in the previous editions of the event. The importance of conservation of historical constructions (built landscape, urban fabrics, buildings, and engineering works) are of utmost importance to preserve the cultural references of a community and was deeply discussed on March 2014, in Tomar, July 2015, in Porto and July 2017, in Braga.

Under the main topics of discussion, subjects of preservation and rehabilitation methodologies and technologies, as well as the importance of the economic and social impacts of preservation practices were covered as the main leading guidelines for the conference debate. Furthermore, different communities' scales (local, regional, national or even worldwide) and authenticity interpretation raise different questions and approaches, and therefore different solutions that are worthily to study, to compare and to experience. The sustainability approach was covered once more, highlighting the importance of the commitment between heritage preservation and technical requirements related to its occupancy and use, such as energy efficiency or materials recovery. Inclusivity was also an important aspect to be discussed as public historical sites and buildings need to be adapted to receive different kind of visitors (children, elderly or handicapped persons) and to establish an adequacy with the perceiving of the physical environment and information contents.

A special chapter on "Risk analysis, disaster prevention and post-disaster mitigation in historic centres" is brought into evidence by the complexity of applying risk analysis and post-disaster measures in these cases. Risks of natural phenomena such as earthquakes and floods, as well phenomena caused by man such as fire, combined with the density of the urban fabric, the high combustion potential, and in many cases, over population, needs a more exploratory approach concerning the prevention and mitigation of these occurrences..

Authors submitting papers to *REHAB 2019* were encouraged to address one of the topics of the Conference by providing evidence on past and ongoing research work. As a result, *REHAB 2019* welcomed a significant number of papers and presentations addressing field work and case studies but also theoretical approaches to historical buildings preservation and conservation. As in past editions of this Conference, *REHAB 2019* also gave stage to early stage researchers and students willing to share the results of their research projects, namely post-graduation projects and doctoral projects. *REHAB 2019* received a significant number of such proposals the quality of which was confirmed during double-blind review.

We would like to express our gratefulness to the Municipality of Guimarães that assisted the Organising Committee in all manners, as well to the Cultural Centre of Vila Flor and the Memory House of Guimarães.

The Organising Committee also expresses its gratitude to all Members of the Scientific Committee who reviewed the papers and made suggestions that improved the quality of individual work and the over-all quality of the event.

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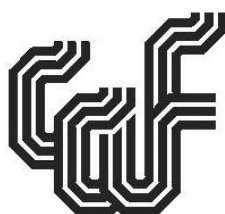
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Contents

Foreword	v
Organizing Committee	viii
Scientific Committee	ix
Partners	xi
Contents	xiii

Chapter 1 - Technologies for inspection and monitoring of buildings performance and pathologies

Catalogue for preventive preservation: knowledge and analysis of risks in the earthen defensive architecture	3
M. L. Gutiérrez-Carrillo & I. Bestué Cardiel	
Physical and chemical characterization of historical masonry materials from Yucatan churches, Mexico	13
I. Perez, G. Vasconcelos, P. B. Lourenço, P. Quintana & C. Garcia	
Low-cost inspection and monitoring tools for museum buildings and collections	23
J. Valach, K. Juliš & P. Štefcová	

Chapter 2 - Seismic behaviour of historic buildings

Seismic assessment of historical Kütahya Kurşunlu Mosque	31
A. Aşıkoğlu, Ö. Avşar, P. B. Lourenço & L. C. Silva	

Innovating traditions? Building construction techniques and earthquakes	43
S. Cecamore	
The modeling and simulation analysis of SASHIGAMOI Joint in traditional wooden house	51
X. Chen & N. Takiyama	

Chapter 3 - Preservation and rehabilitation of historic centres

The safe enjoyment of Pyrgos Kallistis, an historic settlement on Santorini (Greece)	61
C. Circo	
Environmental sustainability and seismic improvement techniques finalized to minor historical centres rehabilitation	73
P. De Berardinis, M. Fragiaco, C. Marchionni, M. Sciomenta & G. D'Alessandro	
Quality principles for heritage-led regeneration. The Ortigia case study	83
S. De Medici, S. Viola & M. R. Pinto	
Adaptive re-use proposals for the industrial heritage in Minet El-Bassal at Alexandria, Egypt	93
N. A. Hany & G. Mosaad	
A method for the identification and critical analysis of urban residual spaces in the historic city	107
A. Lauria & L. Vessella	
Monument care in historical centers of Czech cities - positive and negative examples	117
I. Merunková & V. Merunka	
Sustainable management of historical buildings	127
K. Nedvedova, I. Simunek & L. Balik	
Historical center - how to sustain?	135
L. M. L. Sêro	
Sub-standard housing rehabilitation programs in Andalusia: regeneration of the urban fabric and social integration. A case study: Alamedilla	145
M. C. Vilchez Lara	
Social and physical analysis of vulnerable buildings in the historic centre in relation to the vulnerable urban fabric in the City of Barcelona	155
S. Vima Grau, C. Cornadó & P. García-Almirall	

Chapter 4 - Preservation and rehabilitation of historic buildings and structures

Strategies of addition and insertion in the refurbishment of Masseria Cappelli in the Valle del Chiarino, L'Aquila	167
A. Bellicoso, A. Tosone & A. Sorvillo	
An operative methodology for the refurbishment of the Orphanage "Don Minozzi" in Antrodoco, L'Aquila	177
A. Bellicoso, A. Tosone & F. Tedeshini	

From soldiers to students: a case study of adaptive reuse D. Besana & M. Ferrari	187
Preservation and reuse in the post-earthquake rehabilitation of historical building heritage C. C. Falasca & A. Gigante	197
Recovery and refurbishment of the buildings of the former Guli textile factory in Palermo T. Firrone	207
A project for the Frigorifero of Friuli V. Foramitti, C. Perraro & L. Tramontin	217
New life for a XVIII Century building: from Palace for the Aristocracy to University College A. Greco, P. Cocilovo & M. Majocchi	227
Knowledge, expertise and sensitivity for a Liberty House in Italy A. Greco, G. Pecoraro & A. Senno	237
Portuguese state-subsidized housing projects from the 1970s. Recent interventions in the apartments of <i>Torres Vermelhas da Pasteleira</i> (Porto) G. Lameira & L. Rocha	247
The refurbishment of former Remand Home “E. Gianturco” in Avigliano (Potenza, Italy), upgrading its seismic resistance and transforming it in a nZEB elderly people and social house F. Lembo, F. P. R. Marino & C. Lisi	257
Energy efficiency upgrade & conservation - the Marsico Palace in Pignola (PZ) F. Lembo, F. P. R. Marino & P. Pietrafesa	269
Historical study and constructive characterization of three catalan monasteries through the analysis of their architectural restorations from the s. XIX to the present E. Martín, C. Cornadó & R. Gumà	281
Castalla Castle Heritage Site Ancient Village: recovery of a medieval archaeological site in the province of Alicante (Spain) J. A. Mira Rico	291
Re-reading the visions of the modernists of CIAM M. Moors & B. Plevoets	301
Evaluation and rehabilitation of the temple of Our Lady of the Mercedes, Matanza - Colombia: Seismic strengthening measures A. E. Rodríguez-Suesca, J. J. Cala-Monroy & J. P. Salcedo-Hernández	311

Chapter 5 - Authenticity and built heritage

Built heritage policy and incentives: Australian and Tanzanian conservation perspectives J. H. N. Amar & L. Armitage	325
Undoing urbanism: revisioning the heritage of Manchester’s Northern Quarter E. Canniffe	337
The necessity for ruins: the reconstruction of the church of St. Catherine in Stari Bar, Montenegro A. Cardaci & A. Versaci	345

Recognition of the early building elements characteristics in the company town of Torviscosa (NE Italy) outlining authenticity issues toward its preservation A. Frangipane & G. S. Laiola	355
From the city of tenants to a city of owners, Lisbon 1861-2006 V. P. Matos	365
JAI TEK: Rudofsky's photo caption M. Mujika Urteaga	375
Preliminary site management plan of Buldan - Turkey M. S. Özkan & J. Öz	381
From popular to contemporary: a review on Portuguese vernacular architecture J. Salvado, A. M. T. Martins & M. C. S. Nepomuceno	389
The authenticity in the visual and chromatic identity of colonial cities of Minas Gerais B. M. D. Silva & J. N. C. Pernão	399
Incorporating underground heritage into contemporary development E. Stachura	409

Chapter 6 - Inclusivity principles applied to historic sites and buildings

Medieval urban centres and weak users: reflection and methodological suggestions for an inclusive approach A. Greco, V. Giacometti & G. Leone	421
Accessibility and usability in Valparaiso (Chile): a new life for the urban elevators Villaseca and Las Monjas A. Greco, J. Migone Rettig & G. Pecoraro	429
Reclaiming the road: people and vehicles in small settlements S. J. Lee, S. H. Stone & L. M. Sanderson	437
Paths to inclusive knowledge for the company town of Torviscosa (NE Italy) M. V. Santi & A. Frangipane	447

Chapter 7 - Sustainability principles and practices in the rehabilitation of historic buildings and structures

Sustainable strategies for development of internal areas through the recovery and valorization of material and immaterial heritage G. Di Ruocco, E. Sicignano & I. Di Ruocco	459
Energy retrofit of two 18th-century blocks in Lisbon Pombaline quarter: increasing energy performance with passive solutions C. F. Duarte & A. J. Morais	469

Cultural and environmental impacts of urban buildings refurbishment: concepts and criteria for an integrated assessment J. Mourão	479
Chapter 8 - Special chapter: Risk Analysis, disaster prevention and post-disaster mitigation in historic centres	
Earthquakes and small historical centres in today's Italy: perspectives for the reconstruction of the tomorrow M. Cerasoli & G. De Cunto	491
Natural risks classification in historical centres of Italian Inner Areas M. Cerasoli & A. Eusebio	501
Seismic risk analysis for disaster prevention in historic centres: a novel methodology for assessing evacuation paths safety M. Lucesoli, G. Bernardini & E. Quagliarini	511
Administrative and organizational passive fire preventions for historical buildings G. F. Pehlivan & M. E. Basar	521
How knowing people behaviour in disaster events could improve risk analysis, disaster prevention and post-disaster mitigation in historic centres E. Quagliarini & G. Bernardini	529
Strategies for overcoming critical post-disaster reconstruction. A case study M. Rotilio	539
Construction site plan. The case study of Fontecchio (AQ) M. Rotilio, E. Laurini, P. De Berardinis & L. Fradiani	553
Index of Authors	565

Quality principles for heritage-led regeneration. The Ortigia case study

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ABSTRACT: The paper analyses the multi-stakeholder urban landscape regeneration occurred in Ortigia (Siracusa). With the founding in 1997 of a Faculty of Architecture, here, local authorities and cultural heritage entrepreneurship establish operational and cultural synergies aimed at preserving and enhancing heritage. Over the course of twenty years, some important restoration and enhancement activities promote a domino effect on the urban landscape and community, triggered by the circularization of economy on the territory. In attempting to give heritage a new life, these projects promote new qualities for interventions, searching for an equilibrium between preservation on the one hand, and dynamic approaches to reuse and management on the other. Starting from the lessons learned in Ortigia, the paper outlines quality performance indicators within multi stakeholder heritage-led regeneration processes. The changes in the historic urban landscape performances over time will be related to the community empowerment process within the asset regeneration and management.

1. INTRODUCTION

“Quality needs time, commitment, efforts, and dedication. It is not straightforward. Raising awareness of the issues faced in achieving quality in cultural conservation and management, and recognising achievements by those who are committed to quality is a factor that can contribute to create a positive environment” (ICOMOS, 2018).

The built environment is the connective texture of the European community, not only inheritance received from past generations, but above all a driver of economic, social and cultural development. Within the framework of commitments for the built environment, the term regeneration has been used according to multiple meanings, reconciling attention to protection, conservation and transfer of resources to future generations (Evans & Shaw, 2006). According to a vision developed within the EU, regeneration combines architectural and urban dynamics with cultural and economic development. It is a process aimed at improving the qualities of historic centres and suburbs, increasing their attractiveness and competitiveness and creating the conditions for inclusive social growth (Bandarin & Pereira, 2019).

The European Parliament, in the resolution of September 2015 (European Parliament, 2015), invited the Commission to include in the guidelines governing the next generation of structural funds for cultural heritage a compulsory quality control system to be applied to the entire life cycle of the regeneration project (Article 9).

The design culture recognizes in the relationship between the performance levels reached and the requirements prefigured one of the keys for defining quality, working on the transparency of the procedures, the completeness, deepness, detail and rigour of the information and of the tech-

nical elaborates, on the constant monitoring of the decision making processes. Designers and researchers active on the issues of the built environment have contributed to identifying numerous other quality indicators for a heritage-led project: understanding and respect for heritage, adequacy of feasibility studies, precaution, authenticity and integrity, reversibility of interventions, effectiveness, compatibility of design solutions, multidisciplinary, scheduled maintenance.

The topic of this paper is that guaranteeing the quality of heritage-led interventions is today a commitment that involves not only expert knowledge, but heritage communities. In the perspective outlined by the Faro Convention (Council of Europe, 2005, art. 2.b), new factors external to the project are able to impact on the regeneration processes in terms of quality:

- knowledge-based innovation through research investments;
- technology transfer supported by education and training;
- public engagement through the involvement of stakeholders (citizens, the public sector, the voluntary sector, the private sector, politicians, heritage professionals).

The analysis of the regeneration process that started in 1997 in the ancient Mediterranean port city of Syracuse validates the hypothesis. Ortigia is here conceived as a living lab of good practices, where a multi-stakeholder urban regeneration has been carried out over a period of 20 years, with a progressive involvement of the local community. The citizens, initially only unaware witnesses, have slowly become actively engaged. From the lessons learned in Ortigia, the study highlights the heritage community's potential involvement in historical urban landscapes (De Medici et al., 2018).

2. LITERATURE REVIEW

The concept of heritage led regeneration finds its theoretical foundation within three international documents for the protection and enhancement of heritage: 1. Recommendation on the Historic Urban Landscape (UNESCO, 2011); 2. Faro Convention and its Action Plan Handbook 2018 - 2019 (Council of Europe, 2018); Cherishing Heritage - Quality principles for intervention on cultural heritage (ICOMOS, 2018).

1. On November 10, 2011, the UNESCO General Conference welcomes the Recommendation on the Historic Urban Landscape, the first tool that integrates environmental conservation policies and practices into the broader aims of urban development. The definition of HUL derives from the need to enlarge the notion of urban heritage, which transcends the traditional idea of historic centre, ensembles or surroundings in the international debates, to accommodate a vast area. The concept of historic urban landscape includes a broader geographical setting within which the city has built and modified itself over time; it extends its meaning and limits to the organization of space, to the social and cultural values that are rooted in urban living, to the visual perception and to the relationship between buildings; it also integrates those components of intangible heritage and cultural differences that constitute each individual settlement. The notion of HUL includes historical and contemporary architecture, infrastructures, visual relationships and all the other elements of the urban structure. It takes into account social and cultural practices, values, economic processes, the intangible dimension of heritage and all those elements of identity and diversification that are essential for development (art. 10).

The Recommendations focus on the concept of context, emphasizing the systemic interrelation between - economic, social, cultural - factors that characterize the identity of places. Particular attention is paid to the processes of transformation of contexts, alternating in the different historical scenarios and inscribed in the facies of architecture and in the physical fabric of the city. The historic urban landscape is a layered system in which each transformation that takes place, deserves attention in order to preserve the identity both of the place and the community, and the diversity through which it was built.

The exam of the Recommendations' contents with the aim of identifying quality principles for a heritage led design approach, highlights the following commitments:

- need for an overall territorial vision of social dynamics, conservative emergencies, upstream of every decision on the built;
- indispensability of every new use for the built, compared to the study of the dynamics of permanence and transition.

2. The built environment is a context that relates past and future (Grefe, 2016). In the hypothesis that the settlement's identity is not given once and for all, but is strictly connected to the values and skills acquired, the Action Plan Handbook 2018-2019 (Council of Europe, 2018) makes use of the involvement of local communities in the management of their assets, through the sharing of responsibilities, the development of social practices that increase cohesion and the capacity for self-representation. Commitment and the ability to mobilize resources require that communities take an active role in the decision-making process, contributing to the definition of intervention strategies (Article 1). Partnerships between heritage management bodies, civil society, companies and public administration outline new strategies and procedures for the built environment regeneration.

The exam of the Action Plan Handbook's contents, in order to identify quality principles for a heritage led design approach, highlights the following commitments:

- involvement of local communities, in the processes of knowledge and decision, which can only be based on the widespread awareness of the values, at different scales;
- knowledge and context-aware communities are called to share the care of the heritage. The educational commitment converges in the possibility of promoting sustainable behaviours. Resulting over time in a collective construction, the built systems are the expression of a material culture in the making, they constitute a resource, at the same time, fragile and indispensable, capable of supporting the development of the territories in which they exist.

3. In 2018, the ICOMOS with the document *Cherishing Heritage - Quality principles for intervention on cultural Heritage*, sets up a guide on quality principles that should drive the behaviour of those involved in the regeneration processes. The built environment, a resource for society (article 1), is a legacy because it incorporates ideals, principles and values that are a shared source of memory (Fusco Girard, 2014). The document underlines the importance of the dialogue between the parties involved in the management processes, focusing on issues related to maintaining over time, the expected performance levels. Putting communities at the centre of heritage policies, as advocated by the Faro Convention, requires integrated and participatory approaches to the regeneration and maintenance of cultural heritage. Quality is therefore more than a technical issue; innovation and experimentation become the keys to a design commitment aimed at promoting improvements capable of spreading over time through infection. The exam of the ICOMOS 2018 contents highlights the need:

- to promote cultural heritage interventions' context sensitive and aware of changes in society, technology, the environment and the economy.
- to involve the civil society in built heritage governance;
- to promote in progress monitoring and maintenance procedures' reviews.

3. CASE STUDY

Syracuse is a town on the Mediterranean coast in the south-east of Sicily, with just over 120,000 inhabitants. Founded by the Corinthians between 734 and 733 BC it was one of the main urban centres in the classical age and retained an important role until the Middle Ages. Its geographical position has made it the centre of gravity of the Mediterranean for commercial and cultural exchanges since ancient times.

After being damaged by a violent earthquake in 1693, it was almost completely rebuilt using local materials and baroque style. These elements, harmoniously mixed with the Greek and Roman ruins, contributed to shaping the identity of the urban system, giving it a homogeneous feature, which still characterises the ancient town (Fig. 1).



Figure 1. The Ortigia seaside promenade, a street in the old town centre and the ruins of the Temple of Athena, dating back to the Vth century BC and reused as a cathedral.

This ancient town is located on the Ortigia island, which is 45 hectares in size and is connected to mainland Sicily by two bridges that cross a narrow canal.

The settlement in the island of Ortigia is the result of a balanced and original mix between technical awareness and practical ability, tradition and creative intuition, a mix between artefact and nature. Because of its seismic vulnerability, the settlement in Ortigia has seen the continuous reuse of its own buildings affected by collapses and reconstructions. This attitude to the reconstructions, saw a drastic change during the 20th century, when several unplanned actions compromised the trend that had characterized the urban landscape's transformations, deeply rooted in the skills of the workforce and in the community's needs (Adorno, 2005).

Since the beginning of the Twentieth century and more markedly after the Second World War, Ortigia has been affected by a progressive depopulation, driven by the expansion of the town on the mainland. The population of the island, decreased from 23,000 in 1960 to 12,000 in 1970, 5,994 in 1991 and 4,725 in 2007 (Orlando, 2007).

The 70s are the time of the abandonment of the residential settlement of the island. One of the main causes is in the economic subsidies proposed by the law for Ortigia, approved by the Sicilian Regional Assembly in 1971. It proposed the application of a strategy of conservative restoration for the intervention on the historical centre. In 1976, the special law n. 70 on "Protection of the historical centres and special regulations for the Ortigia district and for the historical centre of Agrigento" provides for public financial contributions to citizens. The law was created with the dual purpose of blocking all forms of building speculation and encouraging private residents to directly intervene. The Municipality performs a deliberative and technical - executive function, while the Region manages the financial issues. The law authorizes (article 19) the following expenses: 800 million lire for expropriations and allowances, 1,500 million lire for capital grants (art. 14) to be paid for the implementation of the first two-year program. It contains the authorization to draw up a Detailed Plan for Ortigia as a variant of the PRG. For buildings of particular historical, artistic and monumental interest included in the list prepared by the Commission, the law provides for the region to allocate grants of up to 30% of the eligible expenditure, for the remaining amount 3% subsidized loans are envisaged. The Detailed Plan for Ortigia, drawn up by Giuseppe Pagnano in accordance with the Regional Law n. 70 of 1976, was finally approved in 1990. Its town-planning rules allowed to regulate the historical centre regeneration over the last thirty years. The effects of the urban renewal policies undertaken in the 90s, in a context of deep physical and socio-economic degradation, boosted the displacement of the resident population in the mainland. Indeed, according to the Plan, the "rebirth" of Ortigia should have started from its heritage buildings potential, to be adapted and reused for housing, as well as for tourist services and accommodations, cultural activities, administration, education and university. The Plan aimed to renew the historic centre by means of minimal physical transformations and significant changes in the use of buildings. Therefore, it provided for only few demolitions, indispensable to create new public spaces and to improve lighting and ventilation. The Plan established the introduction of a higher education provider in Ortigia, as "one of the most powerful engines for a functional and economic relaunch of the historical centre [...] able to build significant reuse processes in the abandoned areas of the island" (Pagnano, 1989, p. 167).

The transformation of Ortigia into a university city was based on the reuse of ancient buildings as student housing, preserving their typological features. The Plan represented the stepping-stone for the knowledge-based development of Ortigia, thanks to the localization of a new campus of

the University of Catania, which included the Faculties of Architecture, Humanities, Mathematical, Physical and Natural Sciences and the Mediterranean Centre for Arts and Sciences of the Arcadia University. In 1997, an agreement with the Province and the Municipality of Siracusa allowed the University of Catania to locate the Faculty of Architecture in Ortigia and subsequently the launch of several master's degrees. The Plan also promoted tourist and cultural activities for the urban regeneration of the historic centre. For this purpose, it establishes the increase of hotels and tourist resorts near the marina and a new tourist terminal. The Detailed Plan for Ortigia was implemented through grants for building rehabilitation projects carried out by the Municipality, envisaging citizens' participation and new forms of Public/Private Partnerships.

Since 1997, a strategic localization choice made a crucial difference in the urban regeneration process of the city of Syracuse. The foundation of the Faculty of Architecture in Ortigia became the new catalyst for urban regeneration, triggering virtuous processes of cultural heritage rehabilitation. Over the course of twenty years, the university increasingly pursued the third mission, promoting outreach and engagement with the local community, stimulating not only heritage conservation, but also innovation promotion and civic engagement.

The comparison between the resident population of the district of Ortigia and that of the city of Syracuse in the last twenty years shows an almost overlapping decreasing trend between 1997 and 2002, and a subsequent higher decrease of the Ortigia population compared to municipal inhabitants (Fig. 2-a). This trend may not be due to a depopulation of the historic centre, but to the displacement of the residents in peripheral areas overlapping with the increasing presence of non-resident population (such as students and tourists).

A strong boost to the tourist development in the island comes as a result of the inclusion of Syracuse in the UNESCO World Heritage List (2005), according to the data on arrivals of tourists and nights spent in the Sicilian town (Fig.2-b). Notwithstanding the decline in tourist flows during the years of the world economic downturn (2008-2011), the attractiveness of Syracuse is constantly growing.

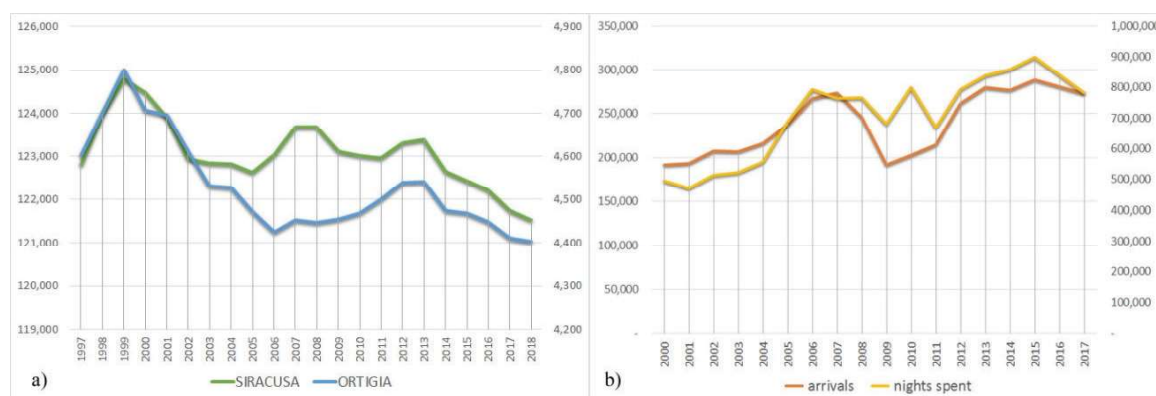


Figure 2. a) Decrease of the Ortigia population compared to municipal inhabitants; b) Increase in arrivals of tourists and nights spent in Syracuse (source: a) Municipality of Syracuse; b) Tourism Authority of Syracuse).

Several integrated planning actions have contributed to the regeneration process (PRU, URBAN, PRUSST, URBACT, Environmental Remediation Plan) (Faraci, 2015). Notably, the URBAN programme is a key Community measure supported by the European Union, has provided substantial public investment towards the regeneration of Ortigia.

Community funding has allowed new street furniture and the replacement of street pavements in the area next to the bridges and close to the Western Seafront, which are very popular areas for market, tourist and leisure activities. The mobility and public transport plans have also been redesigned, providing for the progressive pedestrianisation of Ortigia, the setting up of limited traffic areas and the implementation of public transport systems with electric vehicles.

The island of Ortigia today appears overcrowded from spring to autumn and depopulated in the winter months, during which many accommodation and commercial activities are closed.

4. THE QUALITY PERFORMANCE INDICATORS WITHIN MULTI STAKEHOLDER HERITAGE-LED REGENERATION PROCESSES

The regeneration includes a set of very heterogeneous interventions in degraded and obsolete urban areas with the aim of implementing their liveability through architectural rehabilitation, reuse and maintenance. Promoting the enhancement of productive activities, public transport services, incentives for businesses, training interventions for the unemployed, regeneration intercepts instances of built environment, well-being and quality of life. According to the literature review, the achievement and satisfaction of quality in heritage-led regeneration processes requires:

1. Investments in research, to promote visions and interventions on cultural heritage, context-sensitive and aware of changes in society, technology, the environment and the economy;
2. Technology transfers, to promote skill specialization on procedures and methods repeatable at any scale and by any citizen;
3. Enlargement of stakeholders called to decide and manage assets, redefining roles and relationships among them - public and private, authorities and community -.

The international debated returns the idea that one of the main challenges for regeneration is to activate stable regimes of interaction and interdependence between local resources and the identity of places, through synergies between stakeholders, spaces, functions (Cooke & Leydesdorff, 2006). The heritage-led processes started in Ortigia are founded on a continuous interaction between expert knowledge and local community. It returns a set of experiences characterized by a progressive increase in the site's attractiveness, skills specialization, access to public and private funding (Ost, 2009).

Quality indicators have been outlined distinguishing between those referred to the expert knowledge commitment and those that involve the heritage community. In the first group we observe the ability to achieve a balance between conservation and transformation: the recognisability of the transformations, the reversibility of the project, the compatibility with the materials and the former building system, the acceptability of the transformations by current and potential users, the protection of the morphological-dimensional characteristics, the durability and maintainability of the transformations. Taking into account the heritage community, quality indicators refer to the ability of the activities settled in the building to produce revenues for covering the operating costs, consistency with the protection and enhancement policies defined at a local scale, interest of the community for the project, ability to increase security in the area, impact on the labour market, impact on the satellite activities, ability to improve cohesion and social inclusion, ability to produce profits, ability to attract financing or to benefit from tax incentives and subsidies, incidence of maintenance costs in relation to the management budget.

4.1 *Knowledge-based innovation through research investments.*

Research on cultural heritage is intended to extend knowledge and practical solutions for conservation experts as well as enhancing the understanding and support of politicians, administrators and citizens. Today the scope of cultural heritage research extends beyond conservation and restoration methods and tools to management, risk assessment, and potential impacts of interventions on the life and identity of communities. Research cooperation is broadly acknowledged as an efficient way to respond to emerging issues.

In Ortigia, the university plays a role of research promoter by training local professionals. This is seen in the ever-growing percentage of architects registered in the Province of Syracuse and graduated in Syracuse. The significant increase in the number of architects over the last twenty years, compared to the slower increase in the number of other categories of Syracusan professionals, is a noticeable effect of the presence of the Faculty of Architecture in the city (Fig. 3). Here, architects acquired specific skills on local building techniques, building types and materials. The university promoted professional schools, specialization courses and cultural initiatives widening the training offer in the historic building sector.

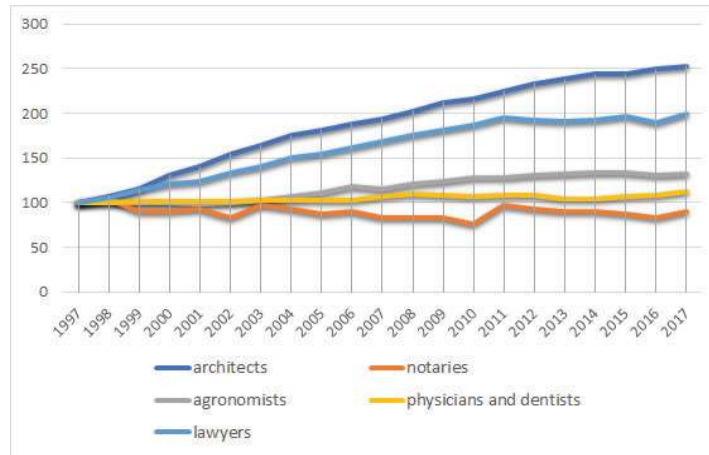


Figure 3. Trend in the number of members of the main professional associations in the District of Syracuse (1997=100) (source: Professional associations, Syracuse).

4.2 Technology transfer supported by education and training.

Education and training are fundamental to meeting the multi-faceted demands of cultural heritage conservation and management. The quality of education and training programmes (also life-long learning opportunities) have a direct impact on the attainment of quality outcomes in the cultural interventions funded by the EU. There is a need to update educational and training provision so that professionals, craftsmen, and administrative and managerial staff have the tools to provide the highest standard of intervention. Similarly, the sector needs to better identify the target groups to be addressed and specific gaps in the existing educational and training system throughout Europe.

The spread of competences is also reflected in the conservation status of the buildings. Figure 4 compares Syracuse, Ragusa and Messina, three medium-sized cities in eastern Sicily, in terms of conservation status of their buildings. Even if a constant trend towards the redevelopment of residential buildings in the three sample cities is observed, Syracuse shows the highest level of building quality: the percentage of well-preserved buildings has significantly increased from 73.6% in 2001 to 90.3% in 2011 (Figure 4-a), while buildings in a poor state of preservation have decreased from 2.6% in 2001 to 0.4% in 2011 (Figure 4-b).

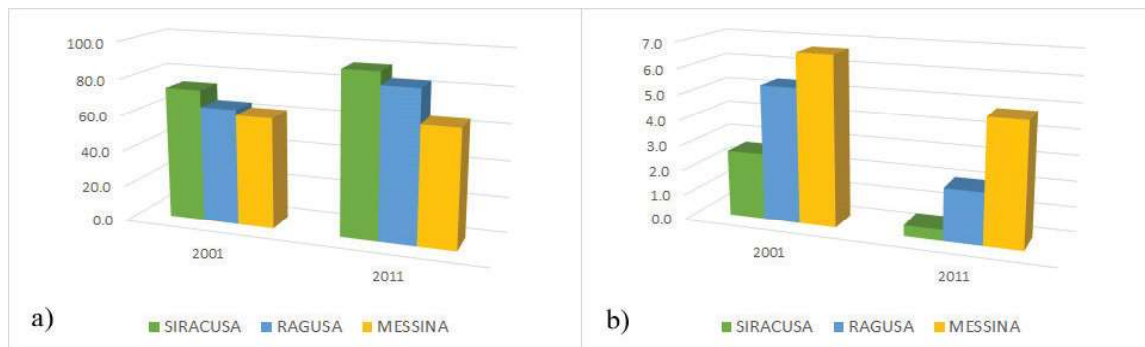


Figure 4. Comparison of the quality of the buildings in three cities of eastern Sicily, Syracuse, Ragusa and Messina: a) percentage of well-preserved buildings; b) percentage of decayed buildings (source: National Institute of Statistics, ISTAT).

4.3 Public engagement.

The National and Regional laws for Ortigia and the consequent awarding of the World Heritage Site status by UNESCO, attracted more public funding. In particular, the PRU and URBAN projects contributed to finance urban and building renewal and improve services for citizens, involving the Municipality, private entrepreneurs and other public organizations, such as the Independent Institute for Social Housing (IACP), the Ministry for Public Works, the Ministry of Infrastructure and Transport, the Regional Authorities for Cultural Heritage Preservation and the University itself. Furthermore, the implementation of the laws n. 70/1976, n. 34/85 and n. 25/1993 (concerning measures for productive employment in Sicily, which allocated 4,000 million of Italian liras in Ortigia) financed works on facades, roofs, staircases and courtyards of buildings used for housing, commercial and handcrafted activities. Public investment in building rehabilitation also contributed in boosting private investment in building heritage, as shown in Figure 5.

In general, the urban regeneration process that in the last twenty years has significantly improved urban quality in Syracuse - in particular on the Ortigia island - also had an impact on civic engagement.

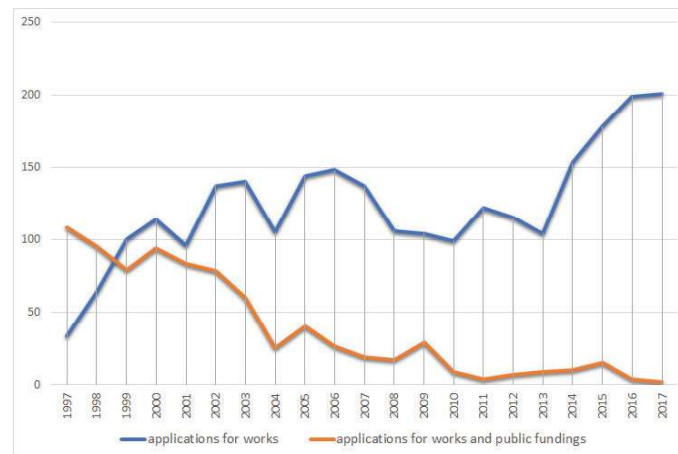


Figure 5. Building regulation approvals for private buildings rehabilitation in Ortigia (source: Municipality of Syracuse).

Figure 6 shows how, in the new millennium, the number of non-profit organizations in Syracuse has increased and those involved in cultural and environmental heritage preservation multiplied fourfold.

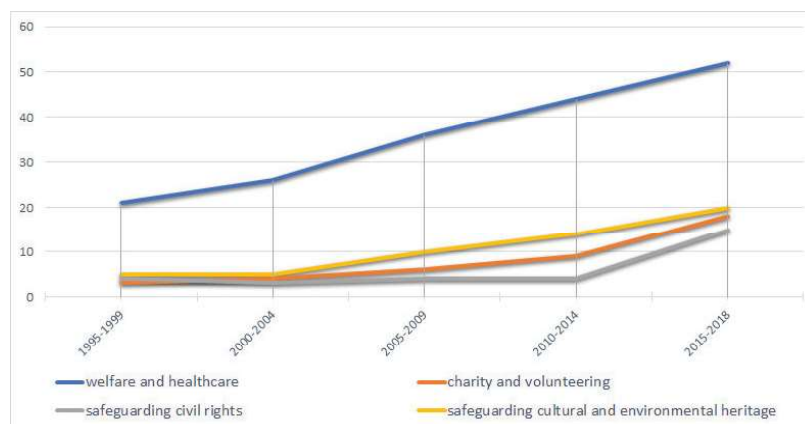


Figure 6. Trend of non-profit organisation in Syracuse (source: Sicilian Regional Authority).

5. CONCLUSION

Assuming historic urban landscape as the layering of cultural and natural values and attributes, extending beyond the notion of urban centre (UNESCO, 2011), the paper identifies in heritage communities the outcome of a mature engagement of local administration with cultural heritage entrepreneurship and higher education. Resuming the contents of the Faro Convention (Council of Europe, 2005), the heritage community emerges, today, as fundamental stakeholder engaged in preserving urban landscapes, enhancing a productive and sustainable use of spaces, while promoting social and functional regeneration. According to Icomos (ICOMOS, 2018), ensuring quality of interventions on cultural heritage is today a commitment for heritage communities.

The example of Ortigia shows how the combination of different actions has led to a process of urban regeneration in the historic centre, which was affected by high degradation of the architectural heritage and deep social and economic disadvantages. Scientific literature, as well as documents issued by the main international organisations dealing with preservation and enhancement of cultural heritage, agree in underlining the need for three main prerequisites for heritage-led regeneration: investments in research, technology transfer to the territory, enlargement of public and private stakeholders in decision-making and heritage management.

The research allowed to define two sets of indicators, which show the quality improvement achieved in Ortigia in the last twenty years, referred to 1) knowledge production and transfer to the territory, and 2) heritage community involvement. The architectural heritage transformations are the result of policy-making in local government, stakeholders' interactions and strategies for using available resources, which have led to an overall improvement in urban quality. Therefore, they are closely related to the socio-economic dynamics, being their cause and effect, in a circular process of regeneration. Indeed, reduction in architectural heritage degradation improves attractiveness, mainly for the tourist sector, and, meanwhile, production development fosters investment in building rehabilitation (Romão et al., 2018). Nonetheless, the achieved results reveal the fragility of the current stability. Local governments and communities still do not show any evidence of learning the lesson from their own experience. Over the last years, the economic benefits due to the huge development of tourist activities have weakened the link between the local government and the University, whose contribution in terms of knowledge production and transfer seems now considered no longer indispensable. The political debate on this issue was particularly lively in recent months. The risk of this change is twofold: the increased anthropic pressure of tourist flows could jeopardise Ortigia's urban identity, progressively reducing its attractiveness; the massive reuse of the island for tourism-related activities leads to a loss of vitality, keeping the local community far from it and fostering dynamics of seasonal concentration of people.

Strategies able to mitigate such risks cannot ignore the internationally shared principles. An overall territorial vision should guide the choices towards a new balance, resulting from dialogue between stakeholders on key issues of cultural heritage enhancement required and expected production development. The abandoned architectural heritage should be reused, and new activities should be chosen to foster development, in accordance with the needs of the local community. And yet, it's the involvement of local communities in built heritage governance the key driver for quality assurance in heritage-led regeneration, because quality is a subjective and relative concept. In other words, quality depends on the perspective of the whole local community. It is therefore, choices and priorities for the rehabilitation and management of cultural heritage must be the result of mediation amongst all the parties involved.

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