



CIVVIH
ICOMOS



CIVVIH Mediterranean Sub-Committee WEBINAR/ Naples, February 12, 2021

“The rehabilitation and enhancement of small municipalities (coastal, mountain, rural), as a great resource of the Mediterranean cultural heritage in the pandemic era. A comparison survey ”.

Coordinator prof. arch. Teresa Colletta
President Mediterranean cities and villages
CIVVIH sub-committee



PROGRAM and BOOK of ABSTRACTS



CIVVIH Mediterranean Sub-Committee

WEBINAR , February 12, 2021

“The rehabilitation and enhancement of small municipalities (coastal, mountain, rural), as a great resource of the Mediterranean cultural heritage in the pandemic era. A comparison survey ”.

PROGRAM

Ore 9.00

Welcome Address

CLAUS-PETER ECHTER

President ICOMOS CIVVIH

Ore 9.15

Brief introduction to the topic. The reasons of the initiative

TERESA COLLETTA

President of Mediterranean CIVVIH sub-committee

First Part

Ore 9.30- 11.30 Session n.1

1.The situation of the smaller centers and villages in the EU countries (Italy, Greece, Spain, France ,etc.,)

Ore 9.30 -9.45

TERESA COLLETTA , PAOLO MOTTA

Towns and villages revival in Italy. Examples of Legislative&Financial supports

Ore 9.45- 10.00

SOFIA AVERIGNOU KOLONIAS

The towns and small settlements in Greece. A development problem associated with its cultural landscape.

Ore 10.00-10.15

ELENI MAISTROU

The situation of small villages in Greece

Ore 10.15-10.30

ALVARO GOMEZ FERRER

The situation of the Spanish small centre and villages : from abandonment to recovery.

Ore 10.30-10.45

ANTOINE BRUEGUEROLLE

«Bourgs ,villages et petites villes ». Les cas de bourgs historiques en Languedoc dont un en bord de mer .

Ore 10.45 – 11.00

DIMITRA BABALIS

Living environmental and cultural values within the historic centres of the Pistoia mountain. Preservation and assessment of the Campo Tizzoro former Industrial Village

Ore 11.00-11.15

PAOLO MOTTA

Revival of historic small towns-pilot proposal in central Italy.

Ore 11.15-11.30

Discussion about the Session n.1

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Second Part

Ore 11.30- 12.30 Session n.2

2.The situation of the smaller centers and villages in the in Mediterranean area (Syrie, Tunisia, Turkey)

Ore 11.30-11.45

SAMIR ABDULAC

**Rehabilitation et reconstruction d'une petite ville traditionnelle en Syrie.
Malona ville traditionnelle de montagne.**

Ore 11.45-12.00

FAIKA BE'JAOUI

**Tunis et sa Villegiature. The enhancement of small towns in the core of
Mediterranean area .**

Ore 12.00-12.15

EGE ULUKA TUMER

**Traditional Houses in the villages of Mesaoria-Cyprus . The study of the
small villages in Cyprus.**

Ore 12.15-13.00

Discussion about the Sessions n.2

Ore 13.00-13.30

Conclusions and Proposals



1. View of Borgo Molisano in Molise Region (Southern Italy)

2..View of Pontone Village in Costiera Amalfitana, Campania region (Southern Italy)



CIVVIH Mediterranean Sub-Committee

WEBINAR/ Naples, February 12, 2021

Dear friends and colleagues

Good morning and Welcome to participate to this first **WEBINAR of the CIVVIH Mediterranean cities and villages sub-committee**

°on the topic:

The rehabilitation and enhancement of small municipalities (coastal, mountain, rural), as a great resource of the Mediterranean cultural heritage in the pandemic era. A comparison survey "

INTRODUCTION

by Teresa Colletta

President of CIVVIH Mediterranean cities and villages Sub-Committee

Dear colleagues,

I am very glad to meet you, although on line, in this meeting that I have organized with Paolo Motta to discuss with you about the theme of **the role of the minor centers, *Borghi in Italian language*, in the pandemic crisis moment**, because I think it is very important to have a COMPARISON SURVEY of the minor centers in the Mediterranean area.

The aim is to put attention to the revaluation of the role of minor cities, towns and rural settlements as a new urban strategy at the moment.

During this year I worked, with the fellow members of the Italian CIVVIH, on the issue of minor centers and villages in Italian named "*Borghi*", focusing on the need for their recovery and enhancement in implementation of the "Salva Borghi" Italian Law no.158/ 2017 and subsequent decrees, that defined in detail the eligible types and criteria for accessing the funds. Resources and funding that unfortunately are still little and must be completed by the government.

A relevant refinancing of this law could materialize in the proposal, which we want to forward as the Italian CIVVIH, of the use the resources of the "Next Generation Fund" devoted to culture and tourism.

As part of a national support action for the rehabilitation, enhancement, and reuse of the small municipalities under 5,000 inhabitants with a necessary approach of a "national network plan" .

I consider interesting, in agreement with CIVVIH colleague Paolo Motta, to open a discussion on this issue among the Mediterranean countries, that are facing similar problems.

As you will remember, I launched this idea during the last International CIVVIH Annual Conference in Tunis of November 2019 and in the virtual CIVVIH Annual meeting of November 2020, followed by a preliminary contact via email with some friends of the Mediterranean CIVVIH (Sofia, Nur, Faika, Alvaro, Samir, Antoine, Paolo) on this proposal to confront the different situations regarding the small towns / villages in the countries bordering the Mediterranean .

Having received very positive responses on this initiative, I propose to all the members of Mediterranean CIVVIH sub-committee a preliminary program of a Webinar on the mentioned topic, organized in:

- Brief introduction to the topic. The reasons for the initiative
- The situation of the "Borghi" in Italy. Laws and Decrees.
- The situation of the smaller centers and villages in the EU countries (Spain, France, Greece, Cyprus, etc)
- The recovery and enhancement policies of small towns in Turkey.
- Tunisia and the enhancement of small towns in inland areas.
- Others..etc....Conclusions and Proposals

Following, waiting for this list of interventions to be further enriched by your useful indications, I have received the first proposals and the first abstracts and I have decided to organize the webinar with the title:

“The rehabilitation and enhancement of small municipalities (coastal, mountain, rural), as a great resource of the Mediterranean cultural heritage in the pandemic era. A comparison survey ”

Now it is the moment to begin our Webinar following the Final Program.

I will inform that we have **two sessions** in the Program with 7 Presentations in the first session and 3 in the second session. We will have two moments of debate after the first session and after the second session. We will conclude the webinar with the propositions and I hope with a draft of a “Resolution”.

All the Documents/Abstracts that I have organized in this “Report”, named “Book of Abstracts”, are produced by the authors with a synthesis of their presentation. The Abstracts of every intervention follow the Final Program.

Now it is the moment to invite the President of CIVVIH Claus Peter Echter to take the floor for his “Welcome address” to our Mediterranean CIVVIH sub-Committee meeting.

“Welcome Address”

by Claus Peter Echter

CIVVIH Mediterranean Subcommittee meeting

Welcome Address

Dear friends and colleagues of the CIVVIH of ICOMOS,

A heartily welcome to you all from the President of CIVVIH to this Mediterranean Subcommittee Webinar, which deals with “The rehabilitation and enhancement of small municipalities (coastal, mountain, rural), as a great resource of the Mediterranean cultural heritage in the pandemic era. A comparison survey”.

The Mediterranean Sub-committee has been founded in Patras, Greece in 2006. One part of this first meeting was a scientific symposium titled “Historical city parts of the Mediterranean region and urban operations of the 20th century”.

The aim of the foundation of the sub-committee has been the promotion of collaboration between the members of the CIVVIH that represent the countries of the Mediterranean, according to the aims of the International Committee of Historical Cities, Towns and Villages CIVVIH-ICOMOS and in the framework of the Eger-Xi'an principles for the International Scientific Committees of ICOMOS, adopted by the 15th General Assembly in 2005 and endorsed by the Executive Committee in 2013 at the latest.

A more specific aim of the Sub-Committee - as it is said in the first report of the Mediterranean Sub-committee of CIVVIH (2006-2007) by its President Sofia Avgerinou Kolonias - is the development of solidarity in the area of the Mediterranean for the sustainable protection, management and development of historical cities and towns, through common meetings of collaboration, where their particular characteristics in the common historical space of the Mediterranean will be analysed and relative studies, researches, and educational programs for all stages of education will be promoted.

For the promotion of the mentioned above, it is also essential to consider the collaboration with the research and educational institutions as well as with the responsible organisations, national and international ones. I heavily support these excellent objectives.

The following meetings took place in Corfu, Greece (2008), Edirne, Turkey (2009), Nicosia, Cyprus (2010), Izmir (2012), Alanya, Turkey (2014) and Tunis, Tunisia (2017), two in Greece, three in Turkey, one in Cyprus and one in Tunisia.

Teresa Colletta gave a very interesting presentation in Tunis about the work of the Subcommittee in these 11 years (to be found on our website).

What have been the topics of the Scientific Symposia in these various meetings:

- Corfu: Modern challenges for the cities of the Mediterranean'. The Vienna Memorandum. Which future? A topical question on the Charter of Historic Cities and Towns.

Enjeux modernes pour les villes de la méditerranée. La memorandum de Vienne: Quel future? Question d'actualité sur la charte des villes historiques.

- Edirne: UNESCO World Heritage Nomination Site Edirne Selimiye Mosque and Complex Presentation. ICOMOS International Symposium in honour of Prof. Dr. Cevat Erder on Management Plan Issues in Mediterranean World Heritage Cities - Case Studies.

- Nicosia: Management Plans for Mediterranean Historic Cities and Sustainability.

- Alanya: Fortified Port cities in the Mediterranean of 21st century: Sites, values and genius loci.

Villes Portuaires Méditerranéennes Fortifiées du 21^e siècle: Sites, valeurs et genius loci.

- Tunis: What future for the historical cities? What is the role for the young people?

CIVVIH Immediate Past President and Honorary Member Sofia Avgerinou Kolonias, Greece has been President of this Sub-committee from 2006-2014, followed by the current President Teresa Colletta, Italy, who is also Honorary Member of CIVVIH.

In her opening in Alanya in 2014 Sofia Avgerinou said: "I believe that we would all wish to view the Mediterranean as a region governed by peace,

stability and safety, where the respect for human rights is guaranteed and intercultural dialogue is conducted freely. Mediterranean countries are linked not only by geographic, but also by primitive cultural and historic ties, which can form a propitious framework for rapprochement and cooperation between peoples, in order to face the problems of interstate relations devised by former generations. These ties form equally propitious presuppositions, encouraging the tackling of new problems having risen in the Mediterranean because of globalization conditions, migration, climate change uncontrollable tourism and the degradation of the natural and cultural environment. Over the last years, these problems have been aggravated because of the deep financial crisis in the countries of the European south and by instability and conflicts in Arab countries. However, these countries are able to produce optimistic economic data in the present and in their future, given that they dispose important resources rendering them important and attractive destinations for investments. Through targeted developmental initiatives, contributing substantially to the development of local economies, but also through a more reinforced cooperation in the fields of culture and education, we will bring the peoples of the Mediterranean closer.

Mediterranean civilizations have highlighted and maintained the stability of the values for the respect of human values and rights, for the cultural heritage of humanity and the natural environment. We therefore believe that they can continue to loyally serve these values and to create a common future of peace, democracy, prosperity and social and cultural understanding.“

CIVVIH is widely represented by 115 Expert members, 59 Associate members, 12 Honorary Members, for a total of 186 Members.

Communication with Members and Information

This communication with Members and Information is met in four ways:

1. CIVVIH website;
2. CIVVIH newsletter;
3. Information of the President and
4. CIVVIH Facebook group ICOMOS Internat. Committee on Historic Cities, Towns and Villages (CIVVIH).

Meetings

- CIVVIH Subcommittee for Heritage Cities of Central and Eastern Europe "Reconstruction and Recovery of Towns after War Damage in the different part of World. Theory, Methodology and Practice" - September 23-27th, 2019 at Malbork Castle WH, Poland;
- CIVVIH 2019 Annual Meeting and Scientific Symposium "World Heritage and Historic Urban Landscapes: Theories and Practices" - October 21-24th, 2019 at Carthage, Tunisia;
- ICOMOS CIVVIH Scientific Symposium Region "Conservation and Renewal of Historic Urban Areas - Approaches to Sustainable Management for Historic Urban Landscape" - November 14-16th, 2019 at Beijing, China;
- CIVVIH Virtual Executive Meeting (2020/06/05);
- CIVVIH Webinar: Resilience of Historic Cities in times of COVID-19 (2020/06/16);
- ICOMOS SDGWG Webinar 1 Integrating Heritage into SDGs: ICOMOS CIVVIH and the Sustainable Development of Historic Cities: Target 11.4 of the SDGs (2020/09/24);
- ICOMOS Advisory Committee Preparatory Webinar (2020/10/12) Presentation "Pandemic responses of the ISC ICOMOS CIVVIH";

CIVVIH Bureau and Executive Meetings (2020/11/04);

CIVVIH 2020 Virtual Annual Meeting (2020/11/06);

CIVVIH Virtual Subcommittee meeting CIHIB (2020/12/01)

CIVVIH Virtual Mediterranean Subcommittee meeting (2021/02/12)

On the 6th of November 2020 we held our virtual Annual meeting of the CIVVIH, which was very positive and attracted the participation of 35 members and 3 observers, CIVVIH collaborates with other NGOs and affinity organizations like the OWHC, UN-Habitat, World Urban Forum (WUF) and World Urban Campaign (WUC). Claus-Peter Echter (ICOMOS

CIVVIH) is the new focal point of ICOMOS in the World Urban Campaign since July 2020, appointed by the Board of ICOMOS and has been elected on behalf of ICOMOS as co-Chair of the WUC Partner Constituent Group - PCG 10. PROFESSIONALS in November 2020.

The WUC is about to publish a Call to Climate Action which contains statements about the positive impacts of cultural heritage on climate change mitigation:

“4. The City We Need thrives on nature and culture. It incorporates cultural heritage, indigenous and traditional practices and techniques, as well as community-based solutions, in climate change mitigation and adaptation planning and strategies.

“6. The City We Need has new pathways of sustainable living, valuing preservation and resource optimization”

The main topic of the Committee is represented by historic cities as a model for sustainability and cultural heritage as the fourth pillar of sustainable development. The Committee is elaborating a CIVVIH recommendation on HUL concepts, SDGs and Climate Change. The CIVVIH Sustainable Development Recommendation from Malta 2010 and the Valletta Principles adopted by ICOMOS 2011 will be the basis for this. A Working Group to address this challenge has been established under the two chairs Sofia Avgerinou-Kolonias and Alvaro Gómez-Ferrer Bayo.

Activity of CIVVIH

The Scientific Council Officers described in the Adcom meetings in 2020 5 different pillars of ISCs: 1 annual report, 2 active, strong, relevant and influential, 3 participation of emerging professionals , 4 elections, 5 valid By-Laws

Conclusion: CIVVIH meets all 5 criteria as one of only 8 ISCs

I am sure you are knowing about three recently published documents:

1. The newsletter 28 of CIVVIH, (from November 2020 in English and French now on our website);
2. The report of the President from our Annual meeting (in Information of the CIVVIH president, 12/2020 and shortly available on our web-

site in English);

3. World Heritage Cities Programme Urban Notebooks Newsletter November 2020 with a video: Reflections on an expert Claus-Peter Echter Key priorities with regard to Urban Heritage (in English and French, available in Information of the CIVVIH president, 12/2020 and on the CIVVIH Facebook page).

Thank you for your attention!

Dr. Claus-Peter Echter

President ICOMOS CIVVH

Munich, Germany 12 February 2021

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BOOK OF ABSTRACTS

by Teresa Colletta

President of CIVVIH Mediterranean cities and villages sub-committee

WEBINAR , February 12, 2021

“The rehabilitation and enhancement of small municipalities (coastal, mountain, rural), as a great resource of the Mediterranean cultural heritage in the pandemic era. A comparison survey ”.

PRESENTATION of the theme.

Brief introduction to the topic. The reasons of the initiative

by Teresa Colletta

It is well known that in this moment of urban crisis, due to global pandemic Covid 19 in all part of the world, an impact has been generated on the life in metropolitan area and urban areas.

We registered a movement of many inhabitants from the urban areas to the small towns . minor centers, rural settlements, not very far from the big cities, I think also to the “Fifteen minutes cities” movement. All these movements are based to find a different quality of life.

It means reconnecting people with their local areas and de-centralising city life and services.

The role of the minor centers, *Borghi* in Italian language, in the pandemic crisis moment.

The actual Pandemic has further highlighted the negative impacts of urbanization increasing phenomena in the last years. The unexpected and forced diffusion of the new technologies have allowed: home-working, a remote school and university learning, on line education, telemedicine, on line shopping etc.. Moreover this change of life has reduced the necessity of the physical movements and has modified the daily life model into the big urban built up areas. The aim is to pay attention to the revaluation of the role of minor cities, towns and rural settlements with a new urban strategy at the moment.

A new alternative to live, especially in the near small towns, as the Borghi. The smart worker leaves the metropolitan areas.

For these raisons, on which much have to investigated, emerges that, following the pandemic crisis, is necessary to implement a profound revision of the actual quality of life in the metropolitan areas, with the aim of identifying innovative methods more related to compatible uses of the territories and shared by the inhabitants, which will have to become the main subjects as proposer, operators and final beneficiaries.

Contemporary for the same reasons we have a movement of “inhabitants” that they gave away from the great urban centers, in all parts of the world. They find new alternative to live, especially in the near small towns, as the Borghi, in Italian language, with more green spaces and more large residences, sanitary justifications, best quality life connected to the better environment etc...

The richness and the variety of the historical cultural heritage (tangible and intangible) of the Italian Borghi

Traditional minor urban settlements are closely linked to the safeguard of the environment and to preserved the communities that live in them in alternative to standardized globalization that characterize pandemic, as contemporary metropolitan areas.

Moreover the residents of the small towns /Borghi , especially in Italy, also play a fundamental role for the protection of both natural environment and heritage, intangible traditions and peculiarities of each territory.

In Italy we have a very rich historical heritage of small towns and villages, named Borghi. These minor centers are located in different territories, with much diversities in a large variety from the North to the South.



Moreover all of these have many problems, especially of a continuous depopulation and consequently downgraded built-up area.

We are conscious of the necessity that the locally specific and durable assets to be protected, being the indispensable elements for a sustainable development. The Italian law **“Measures for the support and the valorization and the rehabilitation of the small centers, as well as provisions to restore and recover the historical centres of the same municipalities”** in the November 2017, has anticipated the recent movement of the people from the urban areas to the small cities, with a list of interventions and proposals to the its rehabilitation.

the Borghi revive with “Broad Band”(Banda Larga) and with new incentives

The Law named “salva Borghi”, that means “save the small centers”, has written in the 2017, before the pandemic crisis, to safeguard and to enhance this large number of small towns and especially to restore of the ancient building tissue, but are not put in activity for its concrete realization. These proposals are not realized at the moment. The problem is that the financings to proceed to the correct advanced proposals to its revalorization, with a new vision approach.

In the meetings of the *Scientific National Committee of CIVVIH* Italy, we debate about this law for the rehabilitation of small historic centers, present in all regions of Italy. As CIVVIH Italy we consider of fundamental importance the "Save Borghi Law", and the opportunity it represents for the revitalization of ancient urban environments, underlining the main points of intervention with the promotion of its fundamental and innovative data.



We have registered the depopulation and we have highlighted. the constant aging of the resident population, the loss of public services, the impoverishment of economic

activities, growing isolation. creates consequent abandonment of the inhabited area and the old houses. Furthermore, the residents of the small towns / Borghi, especially in Italy, also play a fundamental role for the protection of both natural environment and heritage, intangible traditions and peculiarities of each territory.

During the year 2020 we have organized four webinars: first to meet these fellow members **and to discuss on the issue of minor centers and villages/ "Borghi"**, focusing on the need for their recovery and enhancement in implementation of the Italian Law no.158/ 2017 the "Legge salva Borghi" and subsequent decrees, that defined in detail the eligible types and criteria for accessing the funds.

We promoted a campaign of knowledge of the Italian Borghi in the different territories and with **a conspicuos different type of settlements** and with a campaign to **modify the resources and funding**, that unfortunately are still poor and must be completed by the government.

A relevant refinancing of this law could materialize in the proposal, which we want to forward as the Italian CIVVIH, with the use of the resources of the "Next Generation Fund" devoted to culture and tourism.

We shared the opportunity of this Law for the revitalization of ancient urban environments, underlining **the main points of the Law with the explanation of its fundamental and innovative data.**

We will speak about **The core principles** of this Law 2017, with more attention and with an explanatory exposition of its fundamental and innovative propositions, in the next presentation with my CIVVIH colleague Paolo Motta, in the First part of Webinar in the Session.n.1,

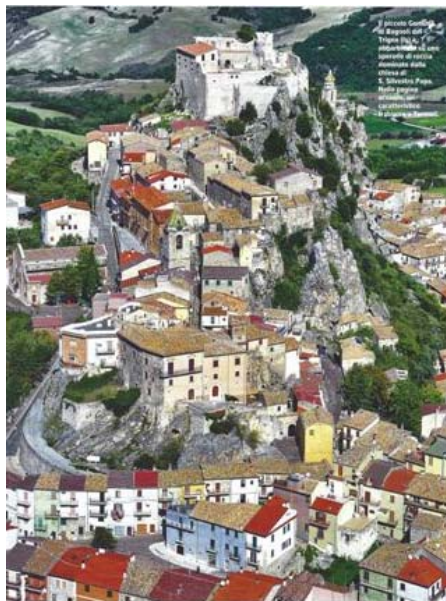
Abstracts First Part

Session n.1,First Part

1.The situation of the smaller centers and villages in the EU countries (Italy, Greece, Spain, France ,etc.,)

1/1. TERESA COLLETTA*, PAOLO MOTTA*

Towns and villages revival in Italy. Examples of legislative&Financial supports



Bagnoli del Triglio (Isernia), Molise Region (foto da T.C.I)

European Strategy

The UE since some years is particularly attentive to ecology, climate change and sustainable development.

The ongoing COVID 19 pandemic has been influencing the overall development strategies for the recovery after the emergency for the next years giving high

attention to climate change and sustainable development, among them the latest EU guidelines, including: "traditional policies, such as cohesion policy and common agricultural policy, to ensure stability and modernization"

European funding arriving for the next period 2021-2027 is unique and it is an opportunity to be seized. Therefore, it is certainly possible to allocate a suitable percentage of the member states quotas for a territorial rebalancing action through **the revitalization of the smaller centers.**

European Strategy and Italian context

In particular, as regards Italy, **the “PNRR National Recovery and Resilience Plan”** (in its current version 2020) which will be financed with funds from the EU Next Generation, has allocated huge resources for the various sectors of intervention involved in **an integrated program like this, in main missions and categories.**

The Italian Law about the minor centers

In Italy there are several laws, related to the individual aspects concerned, which can be used, closely coordinated with each other for an optimal application, as: the National Strategy of Internal Areas, the **Law on minor centers and Villages/Borghi 158/2017**, Broad band Law 107/2015, South Plan 2030, mobility, National digital school plans, etc

The current financial sources are dispersed in various ministries and administrations, and with inadequate resources, for an overall action of revitalization of villages and minor centers.

The situation of the small centers -"Borghi"- in Italy. Laws and Decrees.

The Italian law : **“Measures for the support and the valorization and the rehabilitation of the small centers, as well as provisions to restore and recover the historical centres of the same municipalities”.**

This Law, named “salva Borghi”, that means “save the small centers”, has been issued in 2017, before the pandemic crisis, to safeguard and to enhance this large number of small towns from a continuous depopulation and consequently downgraded built-up area, and especially **to restore the ancient building tissue**, but has not yet put in activity for its concrete realization for the financing problem to proceed to the correct advanced proposals for revalorization, with a new vision approach.

In particular the specific **Borghi Law n. 158 of 2017** intended for small municipalities with a resident population of up to 5 thousand inhabitants, no less than 5 thousand and five hundred eighty five(5,585), administer 70% percentage of the territory national and altogether they host over 10 million inhabitants.

The law promotes and favors the sustainable economic, social, environmental and cultural development of small municipalities, as defined in accordance with paragraph 2, first sentence, of this article, promotes the demographic balance of the country, **favoring residence in these municipalities, and protects and enhances their natural, rural, historical-cultural and architectural heritage.**

The core principles of the Law 2017, with an explanatory exposition of its fundamental and innovative propositions.

Law “Salva Borghi” Guidelines

The Law introduces simplifications:

for the recovery of abandoned historic centers or at risk of depopulation to be converted into widespread hotels;

it also provides for the launch of **maintenance works in the area with priority on environmental protection,**

the **safety of roads and schools,**

the **energy efficiency of public buildings and intervention**

n favor of resident citizens and locally established productive activities.

Thanks to the resources made available, small municipalities will also be able to **acquire houses to be made available for civil protection activities,** voluntary work, promotion of typical local products and tourism.

Finally, the law establishes measures to favor the spread of broad band, a more rational and efficient provision of services, mobility itineraries and soft tourism, the promotion of local agri-food products.

Law “Salva Borghi”Main Intervention Expected

The law provides for the redevelopment of the small historic centers of the villages, with the identification of a series of intervention methods which for the activation of initiatives aimed at their support and enhancement , and in particular:

- art. 4: contains provisions for the recovery and redevelopment of historic centers,
- art. 5: to combat the abandonment of buildings,
- art.6: for the acquisition of roadside houses and disabled railway stations
- art.7: for the recovery of cultural, historical, artistic and book heritage of religious bodies.

With reference to historic centers, **the law also provides for the possibility for small municipalities to identify, within historic centers, the areas of particular value from the point of view of the protection of architectural and cultural heritage**, to be redeveloped through integrated public and private individuals aimed at urban redevelopment, **which respect the types of the original structures.**

For these obligations, the Law provides for the establishment of a Fund for the structural, economic and social development of small municipalities from 2017 to 2023 of € 160 million.

The financing (100 million of euro in 6 years) to help the investments in the small municipalities with less than 5000 inhabitants (5591 municipalities). The first innovative measures of the Law “salva Borghi”: **the restoration of the historical built tissue.** On the basis of our interest to safeguard the cultural urban heritage of the small municipalities:



Savignano Irpino (Avellino), Campania Region

The Principal Points about the urban heritage safeguard

- 1. the **safeguard of the rural and cultural landscape** unit with the cultural urban heritage to save the small historical borghi with the governmental

contributions to use for **the rehabilitation of the abandoned real estate heritage,**

- 2. The mitigation of idrogeological risk, to **repare idrogeological distruption,**
- 3. **The rehabilitation of the centre built up area by private and public interventions** , with a system of diffuse Hotels in the abandoned buildings : the diffusion of Hotels in the houses.
- 4. **To set in safety of the streets' infrastructures and the schools** with the **Restoration works of the historical roads and itineraries;** to buy and rebuilt the road inspector's houses and ancient rail station for touristic activity.
- 5. **The promotion of Borghi development social and economic with the promotion of a new economy(the "banda larga")** ,the on line possibility to connect these small historical centres with the big economic enterprises.
- 6. **The realization of new cultural touristic and eno-gastronomic itineraries** to promote the cultural heritage with the promotion of new foodstuffs production (DOP e IGP).

The Decree August 10, 2020)focusing on the need for their recovery and enhancement in implementation of the Italian Law no.158/ 2017, the "Legge salva Borghi".

Subsequent decrees that defined in detail the eligible different types of "small centers" and criteria for accessing the funds (Decree 10 August 2020). The implementing decree of the Ministry of the Interior was published on 27/08/2020 :**"Definition of parameters for determining the different types of small municipalities , that can benefit from the funding provided "** .

For these obligations, the Law provides for the establishment of a Fund for the structural, economic and social development of small municipalities from 2017 to 2023 of € 160 million. **Provisions not sufficient for more of 5800 small municipalities, and not used at the moment .**

Foreseen Initiative

Many territories all around the globe and in Europe, especially in the Mediterranean countries , have a great number of minor towns and viilages facing similar problems of demographic loss and abandon of the traditional activites and skills from the inhabitants , who in last decades moved to the metropolitan areas, **is necessary an**

overall action to rise their attraction.Such an initiative, taking into account the large number of smaller towns and villages in the South member countries and their potential as poles of local development and tourist attraction, **can contribute to a sustainable development of the southern regions based on an integrated network of defined smaller towns. as "smart territories".** *The constitution of a network of Italian small Municipalities/Borghi.*

CIVVIH-Med could then contribute developing a campaign of information and awareness in the diverse Mediterranean countries among authorities and all actors and, among those belonging to the EU, promote from them common request for the assignment of **adequate resources to these issues**, that are completely in line with all the more recent European strategies for sustainable development and social cohesion.

*prof.arch.Teresa Colletta, *ICOMOS CIVVIH Honorary member, President of Mediterranean Cities CIVVIH*

*Arch. Paolo Motta *EURISPES -BRICS Senior Expert,IA SQ- Key Advisor, CIVVIH-ICOMOS*



Towns and small settlements in Greece.

A development problem associated with its cultural landscape.

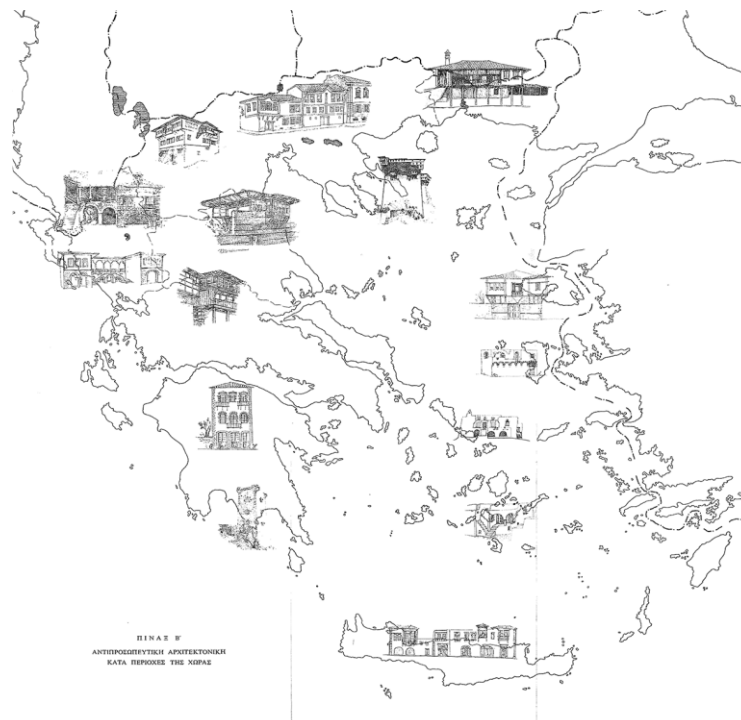
Sofia Avgerinou Kolonias

Emeritus professor NTUA, Honorary member of CIVVIH,

ICOMOS Academy member

Greece has a dense residential network of cities, towns, villages and small settlements characterized by a long historical tradition having its roots in the depths of history.

They are evenly distributed in the Greek territory mainland and insular, while most of them are located in coastal and mountainous areas. Depending on the local geographical and environmental conditions, their architectural characteristics and urban form varies considerably.

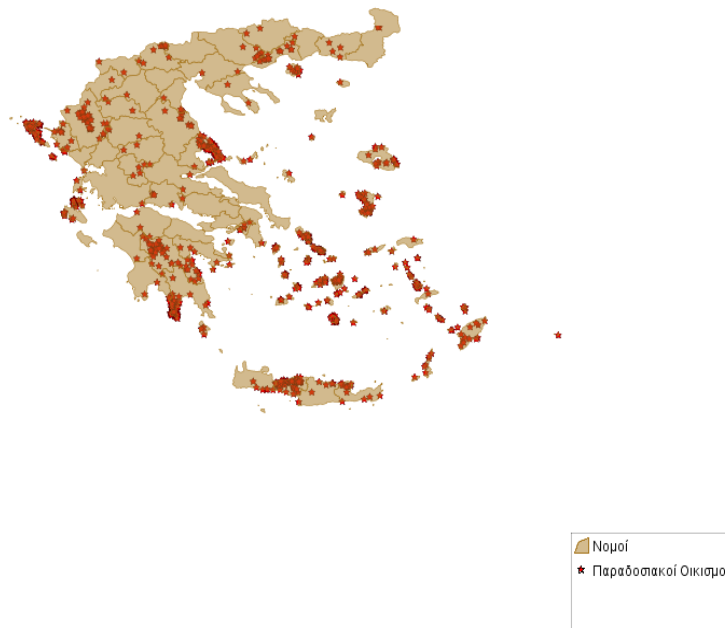


Types of historical settlements

Source: N Moutsopoulos 1982

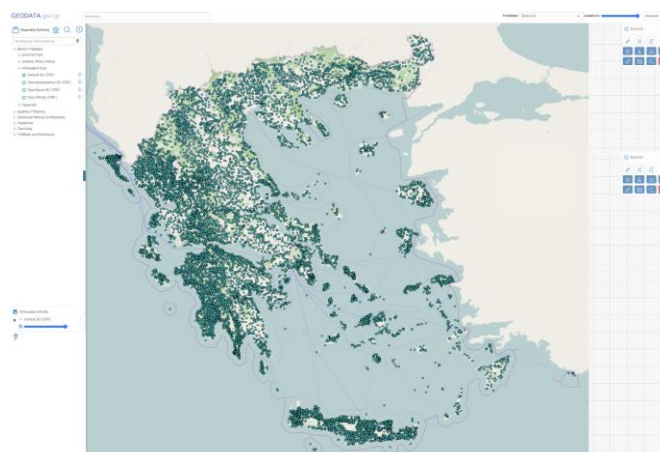
They have a distinct urban form and unique social and historical features, which vary according to local geographical conditions and building traditions.

Due to the historical past, most of these settlements have significant heritage of the past and almost 1000 are declared historic settlements by the Greek state, protected for their valuable architectural and urban planning features. Following the geopolitical and social economic evolutions of the past two centuries, this network, which is spread over the continental, insular and coastal space, undergoes significant demographic breakdowns.



https://commons.wikimedia.org/wiki/File:Map_of_traditional_villages_in_Greece.png#/media/Αρχείο:Map_of_traditional_villages_in_Greece.png

According to the 2011 census Greece has 12166 towns, villages and small settlements with less than 2000 inhabitants. Among them 6356 settlements have less than 100 inhabitants, 1107 settlements have a population of 500 to 100 inhabitants, and only 487 settlements have a population of 1000 to 2000 inhabitants



The issue of small settlements is of great concern to the public administration in Greece not only in terms of spatial planning and building rules, but also in terms of development from a very early age.

Since the sixties, the Center of Planning and Economic Research has been concerned about the large number of settlements in proportion to the small number of inhabitants, which made it difficult (and still does) to rationally distribute public investments, concerning both public works and infrastructure, as well as social infrastructure and services.

In addition, social situations left behind by the civil war in forties, as well as the issue of difficult and complicated accessibility due to the mountain or marine areas put those settlements among the “shaded areas”, implying that addressing their issues is problematic.

Under the conditions of the rural exit and migration of the first post-war period, no special construction activity is recorded. The stagnation or the abandon characterize many of the Greek settlements especially, in the mountain as well as in the insular areas.

Gradually, after the dictatorship in seventies small settlements have become part of the new dynamics that define the Greek area especially the tourism and the public works.

Thus, from the abandonment and - in the best case - of stagnation, in a significant part of small towns, villages and small settlements, the reconstruction and the process of additions are activated, due to both the initiative of families from there and to the entry of new land uses, imposed by emerging vacation and tourism activities.

At the same time, large public works as road projects, port facilities and others are being constructed with EU funding, which significantly solve the problem of accessibility and further favor the vacation and tourism

In this context, since the beginning of the eighties the management of small settlements became part of the spatial and urban planning efforts. Thus, the demarcations of the settlements and the construction within their boundaries are carried out based on the Recognition studies of the Ministry of Planning of the Architectural Physiognomy of that period and the Presidential Decree (181D).

In addition to the lack of central planning and control, a variety of problems emerged that we can summarize as follows:

- Reckless extensions of the perimeter outside the cohesive core of settlements, resulting in building dispersion and the alteration of the historical structure,

- Constructions without always taking into account the special architectural character and sometimes without trying to integrate in the natural and man-made landscape, resulting in the alteration of the physiognomy and character of settlements.

A Presidential Decree (181D) admittedly attempted an approach to spatial developments following a classification of settlements in terms of geographical integration and their population

The unauthorized uses of settlements as Industry were also defined.

However, there was no provision for the authorized uses, resulting in the "erratic invasion" of vacation and tourism.

Prior to the pandemic crisis, the main question was to manage the issue of new constructions in the context of the complex approach required by modern dynamics and in particular the changes land uses determined by the entry of services of all types, especially vacation and tourism, but also the works provided by the investment. and the financing policies of the last period.

It should be noted that tourism activity has been introduced in the countryside with the EU support of agritourism since the mid-seventies and has steadily continued through Support Frameworks, the Life, Leader initiatives and the Integrated Rural Development Programs (2000- 6), favoring the organization and development of the tourist offer in the countryside.

In this context, the emerging attractiveness of small settlements had to be recognized and decoded on a case-by-case basis as productive centers of the primary sector, as residential or leisure and tourism places.



Skiathos Island

The opinion of local communities is often subjective about the nature of the built space, the natural and man-made landscape, even about the local initiatives. It is therefore, absolutely necessary to evaluate the existing demarcations and to identify the existing new land uses through a systematic and objective approach, in the basis

of specialized research methods, which are usually applied in such cases (comparative classification, analytical classification, analytical thorough data analysis).

A process of this type constitutes undoubtedly the necessary basis for a modern urban policy and practice for small settlements in a general level, but also more particularly in terms of the protection of the remarkable architectural heritage.

Following to what has been previously presented, it is argued that building conditions and any esthetic rules should take into account the modern dynamics and in particular the emerging new needs and uses.

Therefore, small settlements should be treated within the wider regional contexts, where they are functionally and geographically integrated. i.e., their cultural and natural landscape

We are aware of the long delays, which concern the institutionalization of the urban plans in Greece. However, we must point out that without the correlation of building conditions with the land uses and the building density factor, any attempt of planning will remain incomplete with negative effects in the near future.

We need a systematic reading of the man-made landscape, as suggested and pointed out by the Charters and the doctrinal texts as the ICOMOS Charter of Historic Cities 1987, the ICOMOS Valetta Principles for the Safeguarding and management of Historic Cities 2011, the UNESCO Recommendation on the Historic Urban Landscape 2011, the New Charter of Athens of European Town Planners 1998/2003/2014 etc.)

These texts emphasize that the complexity that characterizes the urban fabric should be taken into account during the planning and design. They also emphasize that its components are not only its material elements and shells, but also intangible values such as its identity and its uses, the role of public space, its natural landscape and its environmental factors. These parameters are of particular importance in the case of historic settlements in Greece, which must be protected, while at the same time the quality of the inhabitants' lives must also be preserved.

The global health crisis caused by Covid 19 has had incalculable consequences on global economy by changing people's working conditions and habitats. Historic cities and settlements, which usually present coherent structures, fail to meet the hygienic requirements which are necessary to confront and handle this pandemic.

The COVID-shock has highlighted the fundamental limitation of the possibilities of planning and preservation of the cultural heritage

It was only one of the man-made and natural global threats that Mediterranean, all Europe, and the world still faces, especially from growing inequality and climate change.

In Greece as perhaps everywhere, the pandemic has changed the conditions of everyday life.

Teleworking has prevailed and the digital transformation has changed our lives.

Cities are not healthy living quarters because of the density of construction and land uses and shortages in public places.

Thus, a tendency appears to change the relationship between cities and small settlements. As well as a preference for returning to small rural settlements is already recorded.

We have to think and fight for the current and future generations.

And we have to consider three main parameters:

- New business behaviors with more localized and diversified supply chains;
- New trajectories and vulnerabilities for different economic sectors; and
- Changed perspectives on home working and travel

A new approach is needed!

THE SITUATION OF SMALL VILLAGES IN GREECE

by Eleni Maistrou*

Greece disposes a considerable number of historic villages that constitute its cultural wealth. Some of these villages, mainly those that are tourist destinations or secondary residential areas for vacation, are still developing while some other mainly mountainous villages with difficult access, that have lost their original productive base, (agriculture, stockraising etc) are declining, and lose their permanent residents.

A. THE PROBLEM OF ABANDONMENT OF HISTORIC VILLAGES

The first depopulation of the villages occurred in the post-war period at a time when there was significant migration to the developed countries of Europe. A state program of 1997 Kapodistria and another of 2010 Kallikratis aiming at the unification of small communities in larger Municipalities resulted in the necessary administrative and social infrastructure (educational, financial and medical services) to be concentrated in the larger cities. This administrative change led to the further depopulation of settlements as productive ages and families who had children at higher levels of education moved to neighboring towns.

The permanent evacuation of the residents led, as it was expected, to the demolition of many historic buildings, throughout Greece. A large number of buildings, have been deteriorated dew to the economic stagnation of recent years, as their owners have not enough money to cope with the cost of restoration, or are located for many years outside Greece and have abandoned their property. Furthermore, earthquakes that are frequent in Greece, or fires, get worse their state of repair.

The current conjuncture of the pandemic kept many city residents in their villages, which until now were a place of vacation. The profile of this population varies. They are retired, students but also many other professionals working by video conference.

In the coming years, things may change to the direction of the revitalization of small settlements, if teleworking is maintained to some extent and if the younger generation decides to engage in the primary and secondary sectors (production and processing of products) and if society gain consciousness that the tourism on which some villages now base their economy is a particularly vulnerable economic source and should be used as a complementary economic source.

For the revival of Greek settlements, however, measures and incentives which will strengthen the primary and secondary economic sectors are needed. Mountainous villages primarily require a new financial basis to drive the reformation of their social structures.

Furthermore, the problem of abandonment of historic buildings in towns and villages must be addressed. In the case of historic buildings there is a legislation, which makes the owner obliged to maintain his property but in practice there are no consequences for non-compliance. Also, for the ruined buildings in case of weakness of the owner to cope with the restoration of his building, the municipality should intervene and support the building and then charged the owner. However, this regulation is not easily applied, and even if the Municipality fixes and restores the building as long as it is not inhabited and not maintained, it falls back into the same situation.

Lately the State has been trying to introduce in the recovery plan from the pandemic, the financing for favorable loans and subsidies to the owners of listed buildings in order to help them restore their house. Specifically, in

November 2020, the Ministry of Environment announced a new program, the "Keep at Home" with funding from the Recovery Fund an estimated budget of 200 million euros. The program was created after the successive collapses of historic listed buildings all over Greece. These collapses endanger public safety and reduce cultural wealth.

At the same time, a draft Law is being drafted that sets out procedures for the restoration and reuse of abandoned listed buildings, or buildings located in protected areas and specifies the procedures for the Municipality to take over the restoration and reuse of the abandoned buildings in cases where the owners are unable to proceed to restoration work. It also provides for the actions to be followed in the cases of buildings of unknown ownership and abandoned public buildings. The Draft Law also mentions possible funding from private or national resources. At the end of the period of exploitation and use by the manager of the project, under the responsibility of the municipality, the property is given back to its owner.

B. THE PROBLEM OF ALTERATION OF FORM AND FUNCTION OF HISTORIC VILLAGES

The existing legislation which comes from two Ministries (Ministry of Culture and Ministry of Environment) which unfortunately do not cooperate with each other, sometimes does not result to the preservation of the architectural physiognomy and function of the historic villages, (tangible and intangible characteristics) New uses and modern interventions come to alter their buildings and the public space because for the most part the existing decrees have not been based on the necessary analysis of the special character of each village. Furthermore, some regulations have arisen from pressures of local communities to increase profits.

The main causes of alteration are:

A. The incorrect delimitation of villages, that allow not required large extensions of their border that make the historical center illegible and push the inhabitants to live in the newer residential areas and to make use as tourist accommodation their residences in the historic area.

B. Incorrect restorations of historic buildings, made by engineers who are not specialized and are addressed to owners who do not realize what are the characteristics of their historic buildings that they must maintain.

C. Building coefficients that lead to volume of buildings that does not fit harmoniously into the historic built environment, and at the same time urge the owners to demolish the old buildings to take advantage of the higher building coefficients.

D. The lack of legislation defining permitted uses that will not exceed the capacity of each place to receive visitors, has as result the excessive development of tourism (accommodation, trade, recreation) that alters the buildings and the physiognomy of the settlement.

We hope that in the following years, all the above will lead to a better future for our villages.



Fig.1 The Greek village of Kalamoti (by Eleni Maistrou)



Figg.2-6 The Greek village of Kalamoti (by Eleni Maistrou)

* Prof.arch. Eleni Maistrou, *professor NTUA, Expert member of CIVVIH,*

CIVVIH-Sub-Committee Mediterranean Cities, Towns and Villages

CIVVIH Mediterranean Sub-Committee Webinar February the 12th 2021:

The situation of the Spanish small centers and villages: from abandonment to recovery.

*by dr. Arch. Alvaro Gomez Ferrer Bayo**

With the term of “la España vaciada” the “emptied Spain”, we know that large part of Spain that occupies its north-central part, with a very small population density, with many abandoned towns and ultimately with great difficulty in recovering the old territorial balance. Internal migrations after the civil war and later in the sixties and seventies of last century, the Spanish process of development and industrialization have been the main cause of this abandonment.



Map of the emptied Spain



Alcalá de la Selva (Teruel)

The process of autonomic decentralization in Spain, which took with him the reinforcement of the regions identity strengthening in each one of them their educational, health, and administrative systems, has contributed to the migratory flow towards the capital cities of those regions.

We will try in this communication, as we have indicated in the title, some possible ways to recovery that “emptied Spain” specially the small villages.

We will first analyze which types of small villages are in Spain trough a very synthetic way.

We could group four types of villages.

The first would be those to which we have referred in the first paragraph, villages more or less picturesque, with an agricultural economy, generally isolated in a large territory, and with a

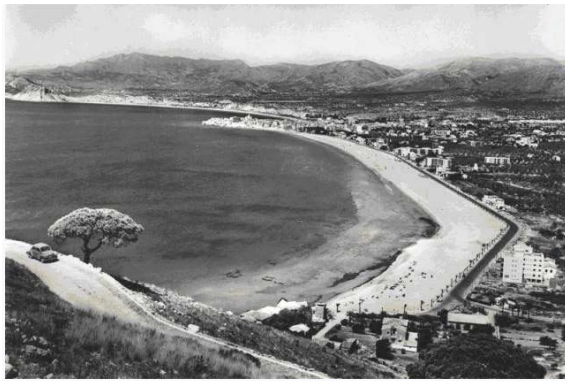
strong population loss. A variant of this type would be those located in mountainous areas that remain somewhat isolated, difficult to recover because they are strongly linked to a declining cattle raising or forestry economy and a temporary tourist economy.



Landscape first type villages

The second would be those with old particular characteristics, located near large towns, but that end up becoming a satellite of the big city, living on the economy of it. In some cases they get new jobs located in these little towns that are mainly places of residence.

The third would be those located in the peripheral areas of Spain, very affected by the tourist pressure that has made of them a place of residence for foreigners. In some cases so transformed that nothing remains of their previous appearance. It would be the case of Benidorm or Marbella.



Benidorm 1950



Benidorm today

A fourth type would be those that cover spaces between cities of a medium size and that in general maintain their personality and help to ensure that the territorial balance is not greatly altered. The policy of promoting new communications as highways and speed trains connecting large population centers has made the stability of many towns of this fourth type difficult because they are outside the new traffic systems.



Lerma (Burgos) medium size village



Population density 2018

Some data from 2017:

Rural Spain lost 61,684 inhabitants during the last year, in the set of municipalities with less than 10,000, while the set of Spanish provincial capitals gained between 2016 and 2017 a total of 27,960 neighbors.

In rural Spain when a municipality falls below the thousand neighbors the problem begins. When it falls below 500, the risk of extinction becomes clear. When it drops below 100, the risk of total loss is extremely dangerous. Of the 8,124 municipalities in Spain, 4,979 have less than a thousand registered inhabitants. And, of these, 3,972 subsist on less than 500 residents.



Esco (Zaragoza)ghostvillage (3 neighbors) San Vicente de Munilla (Rioja)squatters village

Let us now look at some initiatives for the recovery of those towns with less than 500 inhabitants, a number that marks the risk of extinction.

The first one is the temporary occupation, generally on vacation, with the consequent process of restoring the buildings, by the people or families who abandoned them. That supposes a temporary flow that does not serve for the recovery of the town in its total function.



Restored village by ancient families

The second is the conversion of some of the buildings into rural accommodation. This practice implies that the village is attractive and that the tourist offer is wide and constant to achieve the recovery of the village. To realize this target, each town has to find its identity and manage its own tourism model.



Espinoso de Compludo (León) reconstructed Castelnou (Teruel) recovered

The third is to settle the population through diversified economies, with telework that has become widespread in this year of the pandemic crisis, with quality basic services, taking advantage of the home distribution of goods that has been extended recently with highly developed logistics areas.

The fourth is the transfer of abandoned lands without loss of property but facilitating their exploitation to whoever wants to work them, so that they will be revitalized. Agreements of all kinds can be made in this matter.

There are some successful experiences in towns in the Pyrenees where tradition and technology have been united, houses have been rebuilt, and they have opted for organic farming and renewable energy.

All these proposals imply a commitment by the administrations to guarantee basic services, with a reasonable communication system, and with a solid district structure. Innovation in rural schools should be encouraged, and a close and flexible health system ensured.



Granadilla (Caceres) aerial view



Granadilla (Caceres) abandoned



Granadilla (Caceres) recovered

Valencia, 7 February 2021

**Álvaro Gómez-Ferrero Bayo CIVVIH Honorary Member – ICOMOS Honorary member*

CIVVIH Sous-Comité Méditerranéen

Séminaire en ligne du 12 Février 2021

Les bourgs, quelques exemples Languedociens



Il faut d'abord rappeler le sens du terme « **bourg** ». Mot d'origine germanique **Burg** désignant un ensemble d'habitation fortifié ou une ville close.

Son étymologie en français a deux sources latines, les termes **burc** emprunté du grec **purgos** et **burcus** venant du germanique permettant d'indiquer qu'il n'est pas un chef-lieu à la différence du **vicus**. Agglomération urbaine de petite taille, de caractère rural, entre ville et village (bourg fortifié, bourg castral...).

Au moyen âge ce terme a permis de désigner un quartier situé en dehors des murailles, également siège d'un marché ou périmètre bénéficiant d'un régime économique ou fiscal particulier. C'est de là que viennent les mots **bourgeois** et **bourgade** (en langue d'oc). Il n'a pas de réel équivalent en anglais ou il a donné le mot **borough** qui sert à désigner un quartier ou un faubourg (faux bourg).



Les outils de protection

Les **Monuments** et leurs abords de 500 m
(lois de 1913 et 1946)

Les **Sites** (loi de 1930)

« *sites pittoresques* », qui méritent d'être peints

Les **SPR** (loi de 2016)

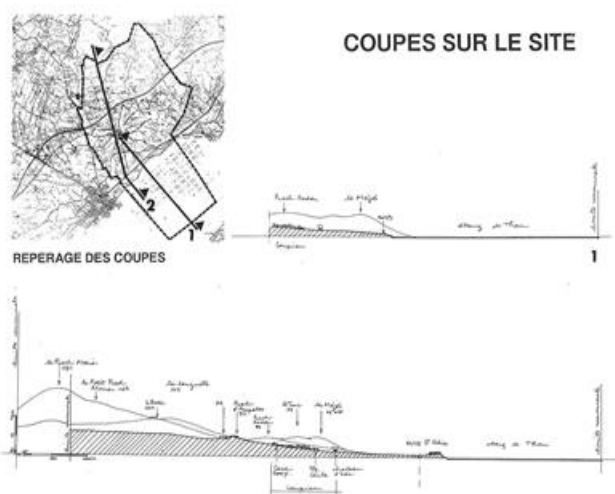
(Sites Patrimoniaux Remarquables)

PSMV plan de sauvegarde et de mise en valeur

PVAP plan de valorisation de l'architecture et du patrimoine



- le territoire, contexte géographique, économique, politique
- le site, données physiques et environnementales, morphologie/topographie, hydrologie, géologie, végétation, agriculture, climat et exposition
- les paysages dans leur dimension culturelle, grand paysage, entités paysagères, marqueurs paysagers, jardins et parcs et urbanisme végétal, points de vue, parcours paysagers, panoramas et champ de vision ou limites visuelles



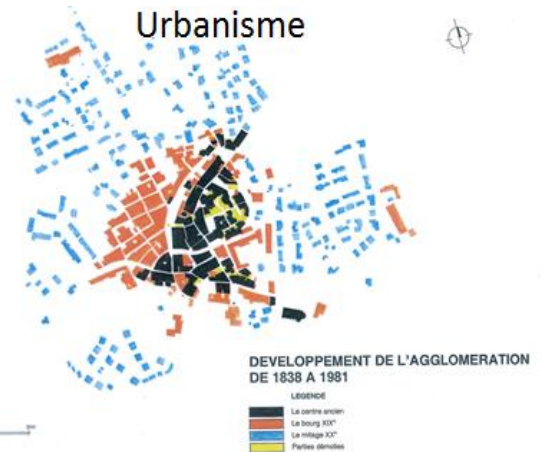
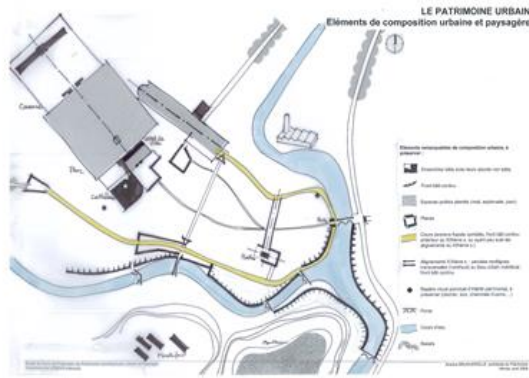
Une approche croisée des patrimoines

Morphologie et topographie



Le village - Orientation parcellaire sur le versant du sud du coteau
 Les tracés parcellaires suivent, avec 'bon sens', la ligne de plus grande pente du relief de l'éperon rocheux, tout en ménageant entre ces parcelles les espaces publics plantés: les voies sont sur une même cote de niveau. Ce principe de construction du village n'admet qu'une certaine longueur de parcelle, évitant ainsi des soutènements trop importants: le village s'étage donc régulièrement sur la pente. Extrait de plan échelle 1/40000

- l'histoire, l'évolution et la topographie historique de la formation urbaine
- les caractéristiques de la forme urbaine avec sa trame, son organisation, composition urbaine, rythmes et épannelage, quartiers, ambiances et paysages urbains



Forme et composition urbaine, trame et paysage urbain

- la valeur des constructions, l'organisation et l'implantation des bâtiments avec les typologies architecturales (types, styles et époques) et les caractéristiques ou configurations urbaines particulières constituant des attributs

Une approche croisée des patrimoines détails d'architecture



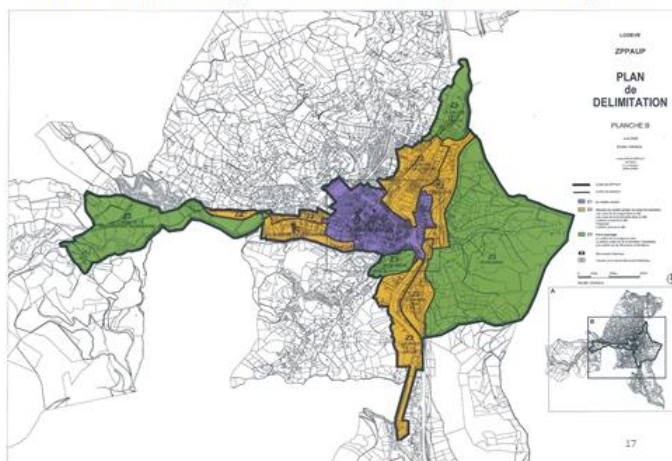
LE PATRIMOINE URBAIN ET ARCHITECTURAL
MATERIAUX, MODES CONSTRUCTIFS, OUVRAGES

- les altérations et les dérives dans les pratiques, les points noirs et les zones de projet

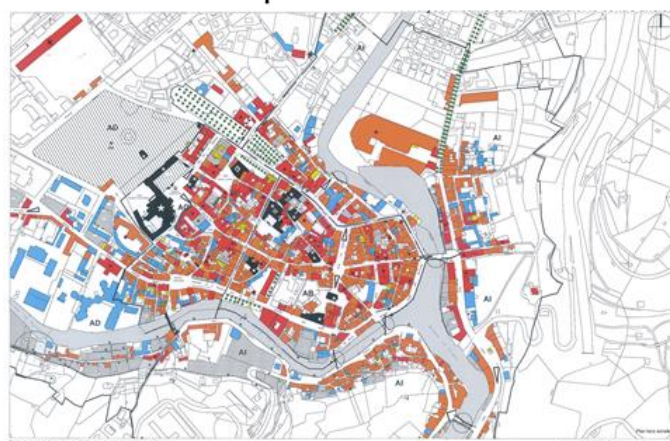
Le but étant à partir des enjeux identifiés :

- de définir les conditions de développement du site avec un plan directeur, un zonage
- de proposer des règles à suivre avec les principes d'évolution
- de confirmer ce qu'il faut protéger et mettre en valeur dans le cadre du projet public,
- de délimiter les secteurs abimés à requalifier et recomposer
- de souligner les erreurs à corriger et les mauvaises pratiques à éviter.

Des secteurs règlementaires adaptés aux enjeux



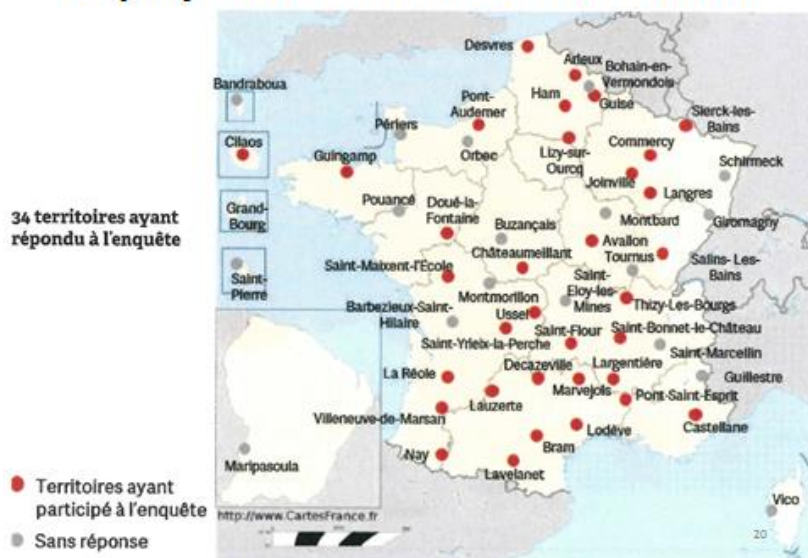
Un plan détaillé



En première approche sur les 35000 communes de France, les bourgs représentent environ un tiers des agglomérations d'échelle intermédiaire entre villes et villages. La dégradation générale de leur état économique et social a amené l'État Français à mettre en place un nouvel outil opérationnel dénommé « **Centres Bourgs** ».

À partir d'une approche croisée (économique sociale et patrimoniale) un appel à manifestation d'intérêt (AMI) a été lancé auprès des agglomérations de moins de 10000 habitants.

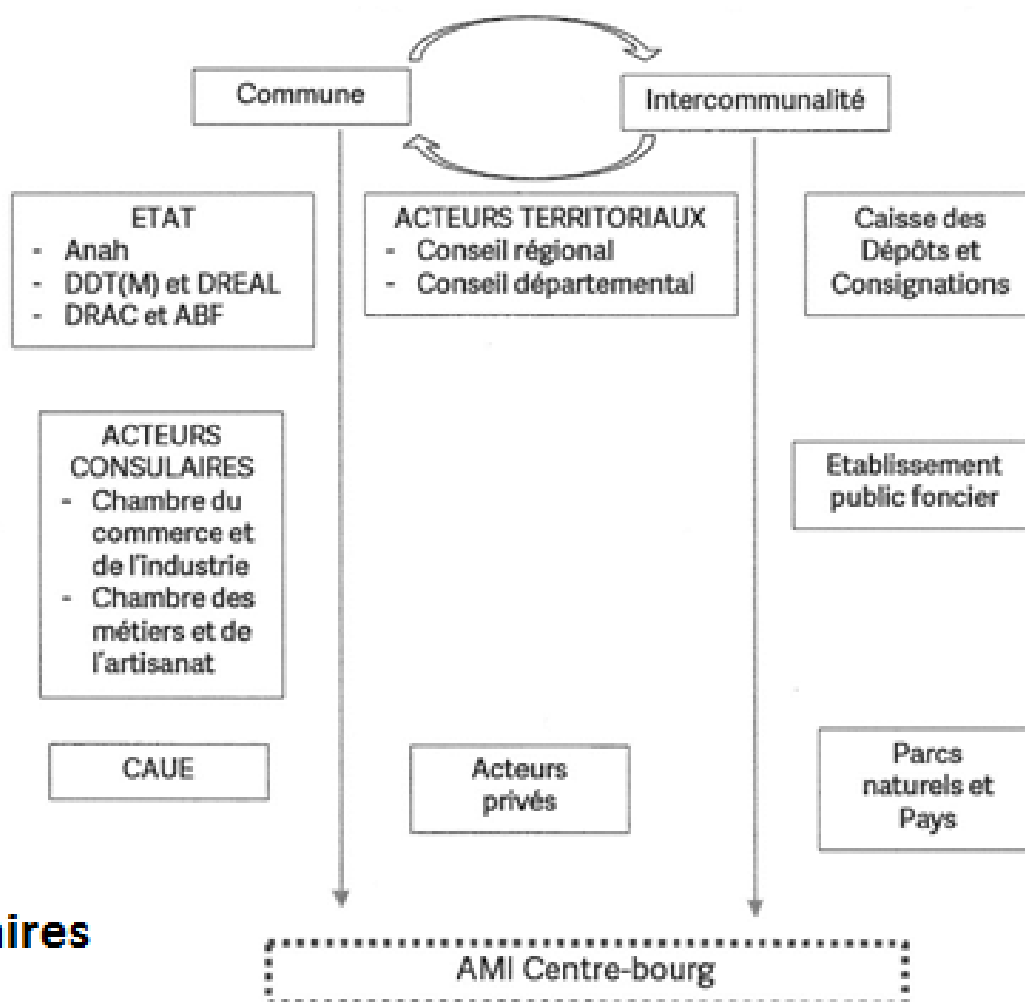
54 projets retenus avec 2 sites au PM



Sur 300 projets présentés, 54 ont été retenus pour lesquels l'État a affecté une dotation de 40 millions d'euros avec un double principe de travail, apporter de l'intelligence et créer des alliances (inter services et structures) à la fois administratives et politiques, pour mutualiser les moyens et s'inscrire dans une démarche efficiente et raisonnée.

Les moyens mis en œuvre sont à la fois logistiques, techniques et financiers. Il est proposé un partenariat transversal entre les structures administratives et politiques à tous les échelons de la commune à l'État en passant par le département et la région avec l'assistance techniques et financière d'agences nationales disposant de moyens et de fonds particuliers.

Mise en réseau et Partenaires



AMI Appel à Manifestation d'Intérêt

L'objectif étant la définition d'un programme pilote avec la mise en réseau de tous les acteurs publics, associatifs et privés du territoire dans un projet commun avec un appui logistique et économique (expertise, conseil/taxes, impôts, subventions) sur des thèmes prioritaire avec :

- le logement et habitat (lutte contre la vacance/l'indignité et l'insalubrité, la mixité sociale)
- les travaux de restauration et économie d'énergie
- l'accession sociale à la propriété,
- la création et le maintien de services de proximité (commerce, artisanat),
- la création de tiers lieux à vocation sociale et culturelle (équipements, animation et lieux de rencontre),
- la mobilité et les déplacements,
- le développement d'une économie locale intégrée
- le tourisme culturel, et productions locales etc....

Antoine Bruguerolle, ICOMOS France



LIVING ENVIRONMENTAL AND CULTURAL VALUE WITHIN THE HISTORIC CENTRES OF THE PISTOIA MOUNTAIN.

Preservation and assessment of the Campo Tizzoro former Industrial Village

Dimitra Babalis¹

Dept. of Civil and Environmental Engineering, DiCEA - University of Florence

Via di Santa Marta, 3 50 139 - Florence, Italy

Email: dimitra.babalis@unifi.it

EXTENDED ABSTRACT

Historic assets and local identity are a key step in developing sustainable planning process, bringing more life back to small historic centres, recognising and promoting place identity but also encouraging more tourism and developing local economy. Specifically, capturing history and environmental resources should be a fundamental part of how changing small historic towns and villages, neighbourhoods, hamlets, and old buildings should be managed.

This contribution reflects on the small historic centres of the San Marcello Municipality located in the Pistoia Mountain in Tuscany made up of many small villages' areas. The former San Marcello Pistoiese Municipality is a district of 6.818 inhabitants including the following small historic centres of: *Maresca/CampoTizzoro/Mammiano/Limestre/Bardalone/Gavinana/Pontepetri*.

Currently the Municipality became the Municipality of San Marcello Pistoiese-Piteglio of 7.832 Inhabitants. (National Law: 6 October 2017, n. 158) However, San Marcello Pistoiese-Piteglio is part of "The Pistoia Mountain Ecomuseum" founded in 1990 and currently under the management of the "Association of Pistoia Mountain". The Ecomuseum's wider context is structured of six Routes (Ironworks/Watermills/Religion/Naturalistic/Stones/Glaciers of which the Ironwork Root goes through San Marcello Pistoiese Municipality) with an average per year of more than 10.000 visitors.

The preservation and evaluation of the small historic centres of the former San Marcello Pistoiese Municipality is argued herein that must be the main thread running throughout the entire local planning and redevelopment process. The San Marcello Pistoiese Heritage Planning Process, in fact, is regulated by the Structural Plan and Urban Regulation Plan according to the Tuscany Regional Law "Norme per il Governo del Territorio." (L.R. 1/2005 updated L.R. 65/2015)

Within the Local Structural Plan (PS), a Framework of the "Borghi" - Historic Centres of great value and their subdivision in Territorial Elementary Organic Units (UTOE) is examined. All Characterisation Areas/Structural Elements of the Historic Centres are well described while a Map of Particular Environmental interest codifies all particularities of the whole territory. The Structural Plan contains regulation and assessment of the Built Heritage of all Municipality's hamlets. However, a well-defined Coding Map offers all detailed descriptions of each building of great historic and architectural value for preservation, rehabilitation and reuse.

Further, the contribution goes into the detail taking under consideration the *Campo Tizzoro industrial village* of great historic and social importance. The Heritage interpretation of the former industrial sites must become a new attraction and a source of a happy living, enjoyment and education for local people and visitors.

The following *key themes* are emphasised:

- Need to regulate and describe heritage value within planning and design
- Preservation and rehabilitation of old buildings of great historical and architectural value
- Preservation and reuse of former industrial sites and buildings
- Green infrastructure and sustainability to be evaluated and adapted

¹ Associate Professor of Urban Planning and Design

- Integration of a network infrastructure system to be considered for the upgrading of the small historic centres of significant cultural value
- Need to prevent and re-adapt heritage planning and design in post-COVID time.

The following *main goals* for redevelopment are taken into consideration:

- Creation of a corridor-system for tourists and local economy
- Assessment and revitalisation of the existing historic old buildings
- Preservation and reuse of the former industrial areas and industrial buildings, former related infrastructures
- Preservation and evaluation of all contexts of significant environmental value
- Preservation and evaluation of all existing cultural infrastructures (former industrial sites and buildings: Former railways etc.

Therefore, capturing history should be a fundamental part of how we manage *changing historic centres*, small villages, hamlets and old buildings. Heritage interpretation can be the difference between a place being overlooked and neglected from this becoming a new attraction and a source of happy living encouraging more tourism, but also recognising and promoting local pride. Historic assets and local identity is a key step in developing sustainable heritage planning process, bringing more life back to small historic centres, recognising and promoting place identity but also encouraging more tourism and developing local economy. Communities and professional can help in revitalising places and bringing heritage assets successfully for visitors and local communities.

Regarding all *small villages categories* under *changing condition* and in terms of preservation, evaluation, regeneration, and innovation the following *decatalogue* is formulated by the author:

1. Promote environmental awareness and actions according to the local heritage planning process
2. Intersect of cultural heritage and the environment
3. Promote cultural changes according to the site historic background
4. Promote good Heritage interpretation for a happy living, enjoyment and education for locals and visitors
5. Identify new opportunities to adapt heritage sites
6. Advocate a strategy and conservation practice to maintain, repair and adapt heritage buildings and historic sites
7. Promote sustainability principles to preserve place identity while proposing redevelopment
8. Encourage tourism and developing local economy
9. Pursue heritage planning for health and wellbeing to prevent and protect from pandemic crisis or other emergencies
10. Encourage innovation for “smart small villages”.

Finally, the roots of conservation of cultural heritage are inseparably linked to activities with a high environmental impact, land management, re-development, buildings operations, and tourism. At the same time, the legacy of the past can help to the current crisis and a corresponding power to shape public opinion. In addition, environmental, socio-economic and pandemic crisis must meet people needs, human well-being, and a shift in evaluation of the existing tangible and intangible cultural values.

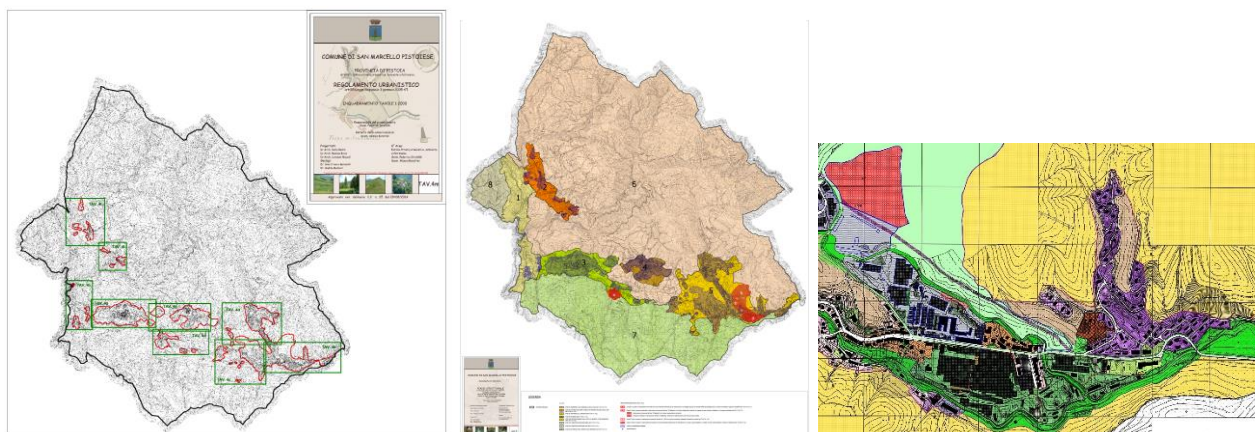


Figure 1: San Marcello Municipality in Tuscany. The Structural Plan and the perimeter of Historic Centres of a great historical and environmental value.

Figure 2: San Marcello Municipality in Tuscany. The Structural Plan and the subdivision in “Territorial Elementary Organic Units” (UTOE) for identification and characterisation of areas.

Figure 3: San Marcello Municipality in Tuscany. Campo Tizzoro industrial Village and the Regulation Plan assigning a code for classification of the former industrial sites, buildings, and the Campo Tizzoro industrial village of great value.

I agree with Antoine's "Declaration/synthesis" of the 12th February Webinar.

I also agree with what Teresa and Eleni said about differentiation of the "Borghi" and their preservation, evaluation and innovation.

I am sending my "Decalogo" (what I concluded in my presentation within the WEBINAR) regarding **all small villages categories under changing:**

DECALOGUE/DECALOGO

- 1. Promote environmental awareness and actions according to the local heritage planning process**
- 2. Intersect of cultural heritage and the environment**
- 3. Promote cultural changes according to the site historic background**
- 4. Promote good Heritage interpretation for a happy living, enjoyment and education for locals and visitors**
- 5. Identify new opportunities to adapt heritage sites**
- 6. Advocate a strategy and conservation practice to maintain, repair and adapt heritage buildings and historic sites**
- 7. Promote sustainability principles to preserve place identity while proposing redevelopment**
- 8. Encourage tourism and developing local economy**
- 9. Pursue heritage planning for health and wellbeing to prevent and protect from pandemic crisis or other emergencies**
- 10. Encourage innovation for "smart small villages"**

Dimitra Babalis 19 February 2021

ICOMOS - CIVVIH MEDITERRANEAN SUB .COMMITTEE***“LA COSTITUZIONE DI UNA RETE DI BORGHI /PICCOLI COMUNI ITALIANI”*****UMBRIA HERITAGE MINOR TOWNS AND VILLAGES****FOREWORD**

The revival of minor towns & rural villages is a most relevant topic discussed since several years in many different forum and conferences, that pandemic and climate change now put into the general attention.

Therefore is urgent and necessary to rise a wider awareness and participation to sensitize national and local authorities. In the UE member countries a great opportunity is represented by the financial resources of the Next generation program.

Urban settlements have grown in harmony with the territory and the environment, with a substantial balance between urban and rural areas based on their specific characteristics. This pattern has been progressively modified with the different industrial revolutions and further unbalanced in recent decades by the global economic connections. modern technologies now available can provide effective tools for the revival of rural territories and towns through the adaptation of mobility infrastructures, logistic & communication networks, use of renewable energies.

HAS TO BE STRESSED THE IMPORTANCE OF SMALL TOWNS IN THE ITALIAN SCENARIO HERE THE IMPORTANCE OF PROMOTING THEM AS A FUNDAMENTAL ELEMENT OF THE ACTUAL SETTLEMENT MODEL(Istat data 31-12-2019)

<i>Fascia demografica</i>	<i>Comuni</i>		<i>Popolazione</i>	
	<i>numero</i>	<i>%</i>	<i>residenti</i>	<i>%</i>
Con meno di 5.000 ab.	5.509	69,71%	9.796.853	16,43%

REGION UMBRIA THE GREEN HEART OF ITALY

Region Umbria is since long time developing strategies and plans oriented to the overall enhancement of the minor towns and villages, that characterize the territory, all preserved in their patrimony, tangible and intangible and of the natural environment, as valuable assets.

UMBRIAN CITIES, TOWNS AND VILLAGES

Since several decades this central Italian Region has developed strategies and specific tools in favor of its many smaller towns and rural villages, to protect their valuable heritage: natural, patrimonial, traditional and especially societal. The local communities are very attentive in the safeguard their unique characteristics, also if in the last years have been facing a reduction of inhabitants toward the bigger urban areas within the region or in nearby ones. But since the last financial crisis of 2008 it has been a slow but constant return their home towns of youngs



The Region actually has 870.000 inhabitants, 2 Provinces (Perugia and Terni), 92 municipalities) . The Small municipalities are 63 and represent 68.48% of total, with 137,690 inhabitants, relevant quota of 15.82% of regional population. Data are in line with the national trend. In south Italy this % still grows.



MAIN REGIONAL ASSETS

Cultural & Natural Heritage An endless “golden age” from roman times to nowadays

Intangible Patrimony

Traditional Events, Festivals and Games

Typical Products & Excellent Wines:

Oil, trufflies, lentils..Sagrantino di Montefalco D.O.C.G., Cervaro della Sala, Bianco di Orvieto, Rubesco Lungarotti, etc

ONE EXAMPLE - CALVI dell' UMBRIA (Province of Terni)

This village with 1740 inhabitants in 2019, saw a reduction of almost 50% from the 3294, in 1951, has now several permanent residents arriving from Rome and abroad, who are integrated, as me, in the local community. And can be taken as an example of the neighboring area, with similar trends. Many of these new inhabitants had a second house that now is permanent, and one of the factors that facilitated has been the introduction in the last years of the internet connection, allowing to develop home working. Also the presence of basic services as bank, first level education and sanitary ones support this choice.



- *Etruscan, Roman , Middle-Age, Renaissance XVII century.....a heritage tangible patrimony*
- *Preserved for hundred years, all pedestrian street and stairs, historic architectural /environmental assets.*
- *harmonious context enriched with intangible peculiarities*

The town in centuries developed in a permanent balance between natural environment and the human settlements reached in full respect of heritage, history & traditions, where natural environment and landscape are perfectly kept, as well traditional gastronomy and events,

originating from the middle age are maintained every year with the involvement of all the population. Tourism is still represented by niche visitors as :trekkers, pilgrims (the Via of St. Francis), bikers, gourmets and cultural tourists, that don't invade or modify the general daily life and existing social cohesion.

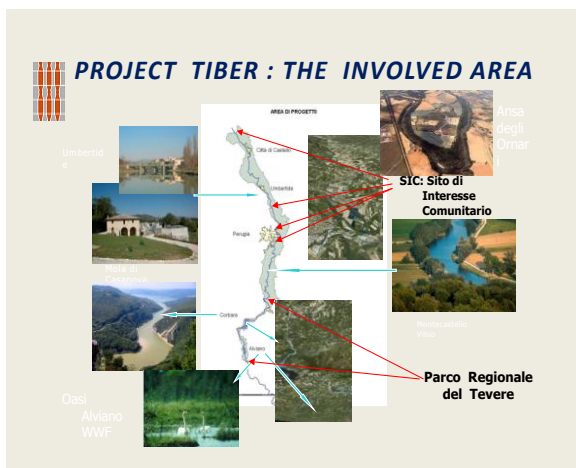


- *Small neighborhood scale with slow rythm of daily life*
- *An unique intangible heritage rich of events, festivals, ceremonies,*
- *Never stopped since xiii century with a strong identity feeling,*
- *Participation and social cohesion from all the local residents*

A REGIONAL PLANNING EXAMPLE

PROJECT TIBER - ONE OF THE STRATEGIC TERRITORIAL DESIGN

As mentioned regional planning has been very active, developing strategic plans and specific project for homogeneous areas, as just an example the main river basins, where all the concerned sectors were involved, from roads, urban renewal, environment protection, buildings seismic and energetic upgrading, local SME's and productions enhancement, etc. all within an overall integrated frame .



RIVER CONTRACTS - A NEW TOOL FOR TERRITORIAL DEVELOPMENT

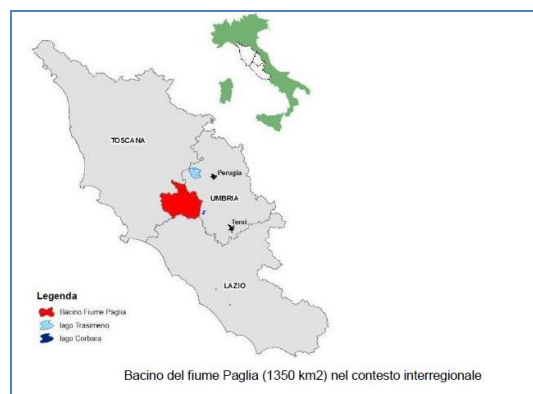
I CONTRATTI DI FIUME -NUOVO STRUMENTO PER LO SVILUPPO TERRITORI

PILOT-PROJECT for INTEGRATED REVIVAL of RIVER PAGLIA BASIN MUNICIPALITIES

In the last months, taking the opportunity of huge financial resources that will arrive from the UE programs for the next future as the ERDF 2021/27 , SURE, and specially the Next Generation Recovery Fund, we are proposing a pilot-project for the overall and sustainable development of several small historic towns or "Borghi" in the surrounding of Orvieto, the attraction pole of the river Paglia basin.

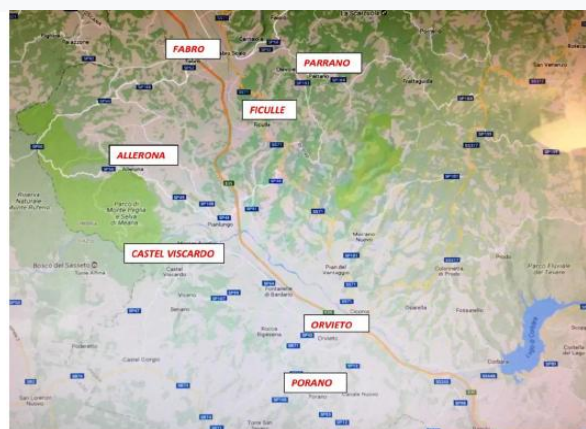
Is a proposal that has as main objective the revitalization of several small towns between the two regions in a territory particularly rich of natural and heritage asset, around a touristic Destination as it is Orvieto.

Is expected to intervene with a multi-sector approach in: recovery of building, environment protection upgrading services & infrastructures, diffusion of broad-band, renewal traditional agriculture/handicrafts, promotion of cultural/ natural tourism, for the General sustainable socio-economic development and social cohesion. This can be achieved with The financial resources of UE Next Generation Program.



THE INVOLVED TERRITORY

The territory affected by the River Contract for the Paglia is currently administratively composed of 7 Municipalities (Orvieto, leader of the CdF - Allerona - Castel Viscardo - Fabro - Ficulle - Parrano - Porano) for a total population of about 32,167 inhabitants out of a total of 543 sq km and with a resident population rate over 65, over 25%. Of the aforementioned Municipalities, in the National Internal Areas Strategy, four are classified as PERIPHERAL (Allerona, Castel Viscardo, Porano and Ficulle) and three as INTERMEDIATE (Orvieto, Fabro and Parrano).



Comuni Interessati che hanno aderito al Contratto di Fiume

In this context, a dispersed settlement model prevails, made up of towns & small villages in a most agricultural, hilly or mountainous area. All municipalities do not exceed 3 thousand residents and have very low density values. An exception is Orvieto, the only municipality to express typically urban demographic indices (especially in the historic center interesting Rupe of Orvieto)

MAIN OBJECTIVES



Promote the enhancement of that heritage of local identities that is articulated near the river, made up of prestigious villages, from which you can enjoy the view of the waterway, artistic crafts, elements of intangible culture, naturalistic beauties, food and wine productions.

Recovery of the existing building heritage, adapting it to the energetic and anti-seismic standards, restoration and enhancement of existing cultural heritage, protection of the rich environmental heritage, protection of the territory from natural events.

Tourism is the lever of development. However, it must be a tourism linked to a different and more sustainable model of development of the villages, attentive to a new demand, which seeks the culture of the territory, understood, the latter, as a mosaic of all the innumerable identities that compose it. .

The strengthening of local food and wine productions (towards organic and quality), the preservation of traditions (protection of crafts and typical products) and places, the mix of cultural, naturalistic, food and wine consumption, etc. is another element of development .

This approach, if successfully approved, can be replied in other regional and national contexts, and perhaps in other Mediterranean countries similar realities, as a new vision of the entire urbanization model for the revival and renewed role of the minor towns and villages, now possible thanks to the spread use of the modern technologies, that reduce the need of live in huge metropolitan areas. At the same time rebuild a necessary human presidium on the environment, mitigate urbanization impacts contributing to mitigate climate change.

12 February 2021

Arch. Paolo Motta

EURISPES -BRICS Senior Expert,

IASQ- Key Advisor,

CIVVIH-ICOMOS Member,

ICTC-ICOMOS Member ,

SDGWG-ICOMOS Member

mottapa2@gmail.com



CIVVIH
ICOMOS



CIVVIH Mediterranean Sub-Committee

WEBINAR/ Naples, February 12, 2021

“The rehabilitation and enhancement of small municipalities (coastal, mountain, rural), as a great resource of the Mediterranean cultural heritage in the pandemic era. A comparison survey ”.

Coordinator prof. arch. Teresa Colletta
President Mediterranean cities and villages
CIVVIH sub-committee



BOOK of ABSTRACTS

Second Part. Session n.2

**2.The situation of the smaller centers and villages in the
in Mediterranean area (Syrie, Tunisia, Turkey)**



CIVVIH Mediterranean Sub-Committee

WEBINAR , February 12, 2021

“The rehabilitation and enhancement of small municipalities (coastal, mountain, rural), as a great resource of the Mediterranean cultural heritage in the pandemic era. A comparison survey ”.

Second Part. Session n.2

2.The situation of the smaller centers and villages in the in Mediterranean area (Syrie, Tunisia, Turkey)

2.1 SAMIR ABDULAC*

**Rehabilitation et reconstruction d’une petite ville traditionnelle en Syrie.
Maaloula ville traditionnelle de montagne.**

Importance de Maaloula comme étude de cas

Depuis une dizaine d’années, les événements de Syrie ont engendré de terribles pertes et souffrances au sein de sa population. De nombreuses régions urbaines et rurales ont été largement détruites, notamment des zones historiques. Un financement international de la reconstruction manque toujours et des plans globaux font encore défaut, y compris dans les villes du patrimoine mondial comme Alep. La reconstruction a cependant commencé, même à petite échelle. La visite et l’étude de tels efforts aideraient donc à comprendre les processus existants, à en tirer des leçons et à repérer d’éventuelles insuffisances.

Jusqu’ici ce sont les sites les plus vastes et les spectaculaires qui ont bénéficié de l’attention internationale, comme la vieille ville d’Alep pour les ensembles urbains.

Comme partout ailleurs les petites villes ne manquent pourtant pas en Syrie. Comme il est encore trop tôt pour effectuer une comparaison générale dans le pays, nous nous attacherons à la présentation d'un cas d'étude, certes exemplaire, mais aussi riche de significations et de potentialités, celui de Maaloula.

Présentation de Maaloula

Avec une population de 2 à 3.000 personnes en hiver et de 5 à 10.000 personnes en été, Maaloula est un gros bourg, à la limite entre les grands villages et les petites villes. C'est un lieu pittoresque et coloré, situé à 1.400 mètres d'altitude, environ 50 km au nord-est de Damas, adossé à une falaise et surplombant une vallée fertile, dans la région montagneuse du Qalamoun. Un habitat troglodytique s'y était développé depuis la préhistoire.

Le lieu est marqué par les récits des premiers temps du christianisme. Ste Takla (Thècle), disciple de St Paul y aurait été poursuivie par les soldats de son père. Une intervention céleste aurait créé une faille dans la montagne pour lui permettre de fuir. Le convent de St Sarkis (Serge) et Bacchus, du nom de deux soldats romains martyrs, aurait à l'origine été créé au 4^e ou 5^e siècle. A moins d'un double compte, la liste des églises et congrégations est longue pour la taille de la localité : Ste Takla, Ste Barbara, St Elie, St Lavandios (Léonthos), St Sarkis et Bacchus, St Cosme et Damien, et même une mosquée au moins.

Les habitants appartiennent à l'église orthodoxe grecque, à l'église Melkite catholique grecque ou sont musulmans sunnites. L'araméen, la langue du Christ, est toujours parlée parmi eux, ce qui est considéré comme une sorte de patrimoine vivant immatériel. Chaque année, au mois de septembre la fête de la Croix est l'occasion de grands rassemblements et les sommets de falaise scintillent de symboles religieux.

Les maisons traditionnelles n'ont souvent que deux étages. Leurs murs ont de 60 à 80 cm d'épaisseur et sont construits avec des pierres, à peine équarries, agglomérées dans du mortier. Leurs faces externes et internes sont plus soignées, mais comportent souvent un remplissage de gravats. Des pierres mieux taillées sont utilisées en jambages, linteaux ou arcs. Des arcatures de soutien sont parfois utilisées à l'intérieur ou pour former des loggias. Des poutres en bois locaux, d'une quinzaine de cm de diamètre, supportent les toitures. Un enduit teinté de bleu clair était souvent appliqué à l'extérieur.

Malheureusement, de nouvelles maisons en béton sont apparues au cours des dernières décennies. Leur échelle reste toutefois en harmonie avec les dispositions existantes. Certains arrangements de rue adaptés à la marche ont été entrepris avant la guerre de la crise en 2011. Le site a été inclus sur la liste indicative du patrimoine mondial en 1999.



Fig. 1 - Vue générale de Maaloula, mai 2018 © S.Abdulac

Combats et reconstruction

Bien que dénué de tout intérêt stratégique, le site a été envahi à plusieurs reprises consécutives par des rebelles islamistes d'Al Nusra (Al Qaida) en septembre, puis décembre 2013. Après quelques meurtres et enlèvements la majeure partie de la population chrétienne est allée chercher un abri à Damas et ailleurs. Elle a longtemps eu peur d'un retour des djihadistes.

Les bâtiments religieux, les maisons et les icônes ont souffert de destruction intentionnelle, de pillage ou de combats. Les rebelles n'ont été délogés par les troupes gouvernementales qu'en avril 2014.

L'enlèvement des décombres dans les rues a été entrepris par le Programme des Nations Unies pour le Développement (PNUD) et un inventaire général de l'état des bâtiments a été effectué par l'unité de restauration « Baroudi » (autrefois une antenne de Chaillot) à l'Université de Damas. L'évaluation a pris en compte trois conditions du bâti : démolé, endommagé et en bon état. Après une évaluation préalable des coûts impliqués, des subventions ont été fixées et attribuées aux habitants pour leurs travaux de restauration ou de reconstruction. Les restaurations traditionnelles sont supervisées par le DGAM. Les dômes de l'église de St Sarkis, St George et St Elie ont été restaurés.

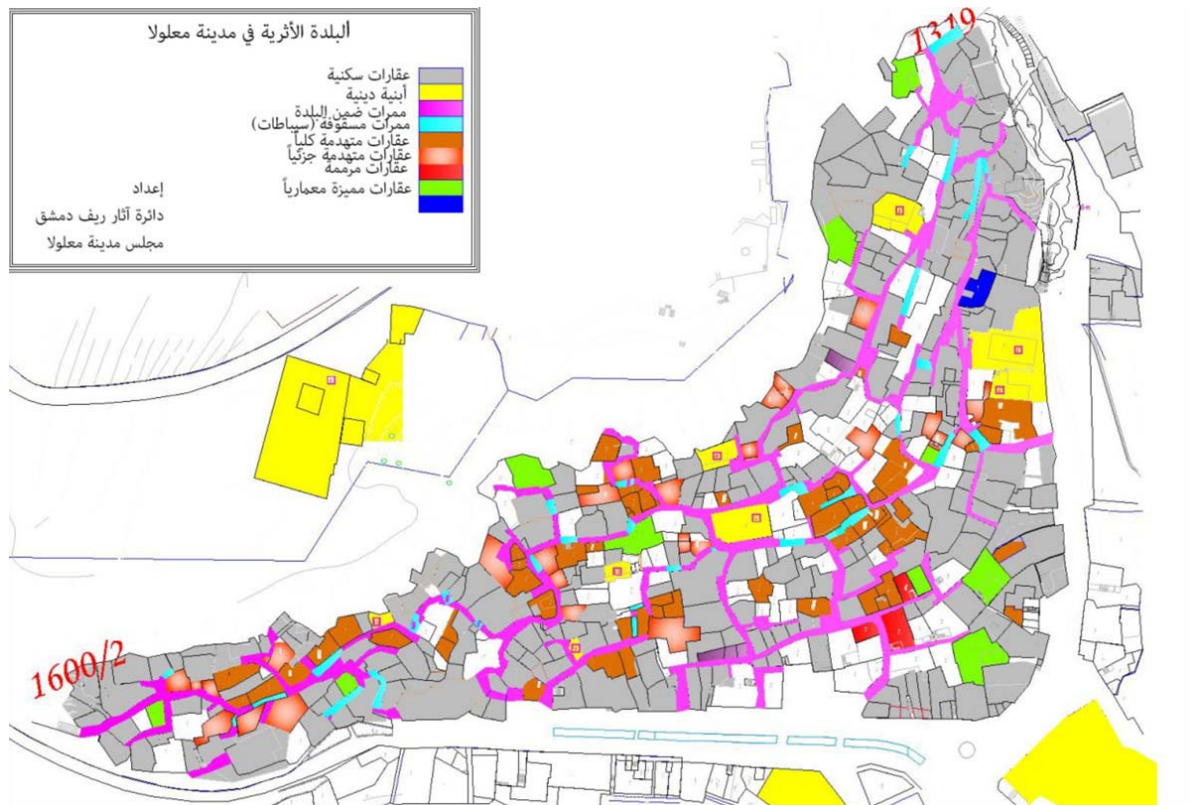


Fig. 2 - Carte de Maaloula : enquête sur l'état des bâtiments, 2015 © Dgam

Le PNUD est également impliqué dans la réactivation des activités. L'Association française « SOS Chrétiennes d'Orient » offre des bénévoles et un financement de la production viticole, une usine de débess (gelée de raisin) et en particulier aux projets micro-économiques: un boulanger, un charpentier, un artisan de marqueterie, un pharmacien, un comptable et un café -le restaurant. 23 maisons auraient été reconstruites en 2017.

L'association « l'œuvre d'Orient » préfère encourager les énergies locales et stimuler les retours. A apporté des subventions de l'ordre de 300.000 Euros entre 2017 et 2020. Celles-ci ont servi à restaurer des églises, reconstruire une école maternelle et une vingtaine de maisons. Un atelier de tissage forme une trentaine d'habitantes et un générateur pallie aux fréquentes coupures d'électricité.

Des projets à venir incluent un dispensaire, des écoles primaires, une école secondaire, une bibliothèque et un réaménagement de la place principale.

Visite récente

Nous nous étions déjà rendus à Maaloula à plusieurs reprises. Notre dernière visite datait d'il y a neuf ans. Nous sommes retourné à Maaloula en mai 2018 à bord d'une petite camionnette de la Direction générale des antiquités et des musées (DGAM) avec une équipe de deux architectes de l'unité territoriale DGAM (Rif Dimashq) en charge de Maaloula, dirigée par le Jihad Abu Kahla, accompagné par Ali Salameh. Nous sommes arrivés le 13 après un parcours paisible et plusieurs arrêts aux points de contrôle militaires.



Fig. 3 - L'équipe DGAM discutant avec des habitants, mai 2018 © S.Abdulac

Une fois arrivé, nous avons directement rencontré M. Naji Wahbeh, le jeune maire de son bureau, qui a décrit la situation ainsi que le processus de reconstruction en cours. Il a expliqué que près de 300 familles vivent maintenant dans la ville, dont 100 dans

le vieux village. 1 500 personnes seraient revenues sur les 3 000 qui y vivaient avant le conflit armé.

Sur un total de 200 maisons, la municipalité avait délivré 80 autorisations de réhabilitation pour les réparations modestes ou moyennes et 5 pour des permis de reconstruire. 5 supplémentaires le seront bientôt. Le gouvernorat fournit des subventions de 30% (pouvant atteindre 50% pour les propriétés ecclésiastiques) ainsi que des exonérations fiscales. Soit l'équivalent de 6 et 10.000 USD par reconstruction. Les contacts avec l'Université de Damas sont continus. Il a confirmé la participation internationale (PNUD) et étrangère (ONG françaises, italienne et suédoise) dans la reconstruction et le réaménagement.



Fig. 4 - Une pièce à l'intérieur d'une maison reconstruite, mai 2018 © S.Abdulac

Nous avons ensemble visité la tombe et la chapelle de Ste Takla et sa tombe restaurées dans une vaste grotte, ainsi que le couvent adjacent (portant son nom aussi) , ainsi que le monastère de St Serge (Sarkis) et Bacchus, plus éloigné et situé en hauteur. Bien qu'ils soient d'origine plus ancienne, ces bâtiments ont une conception et une structure ont une apparence fin 19ème ou début du 20e siècle. Les dômes sont cependant traditionnellement construits et restaurés avec des briques pleines et recouverts de feuilles de métal. Les nonnes et les moines n'attendaient plus maintenant que la mise en place des meubles se. Nous avons alors rencontré le père Abdullah al Hamidiyeh un prêtre maronite.

Nous avons également visité le vieux village avec ses rues incurvées, tantôt horizontales et tantôt perpendiculaires à la pente. La municipalité porte une attention particulière à la chaussée, à l'évacuation de l'eau de pluie et à l'enterrement des câbles électriques. L'éclairage public devrait bientôt être assuré par l'énergie solaire (Caritas et Croix rouge).

Une commission mixte de la municipalité et de la DGAM supervise tous les travaux. Elle fournit des conseils aux habitants et des permis de construire pour des réparations habituelles et de petites extensions. Les permis de reconstruction nécessitent toutefois l'intervention d'un architecte privé spécialisé dans la restauration des bâtiments historiques. Nous avons d'ailleurs rencontré l'un d'entre eux. Les prescriptions sont plutôt simples. L'utilisation du béton armé n'est pas autorisée dans les maisons. Les murs doivent être construits avec une maçonnerie de pierre traditionnelle et des poutres en bois doivent supporter les toits.

Nous avons observé l'équipe DGAM en action avec leurs dossiers papier discutant des détails de conception et de construction avec des membres de la population locale, directement sur le terrain. La restauration peut ne pas être le terme adéquat, mais l'objectif général est de conserver la volumétrie et l'esprit originel avec des matériaux de construction traditionnels.

Conclusions provisoires

Les spécificités du site et de la population sont exceptionnelles. Garder son caractère culturel et encourager le retour de la communauté, par des opérations à petite échelle, constituaient pourtant un défi difficile. Il serait maintenant question de postuler à une inscription sur la liste du Patrimoine Mondial.

Pour compléter cette étude de cas, une visite beaucoup plus longue serait toutefois nécessaire, avec des enquêtes plus approfondies. Les premiers résultats de cette visite semblent toutefois assez positifs des points de vue humain, architectural et du développement. Des aspects divers et durables sont pris en compte. Les multiples aspects de l'assistance nationale, étrangère et internationale semblent s'être combinées en une période de temps plutôt réduite.

Une telle entreprise devrait démontrer comment des instances locales bien inspirées et guidées peuvent s'adapter et répondre aux situations extrêmes. Ce projet n'est toujours pas complet bien sûr, mais ses premiers résultats sont encourageants. Nous

espérons que le financement public décrit a pu se poursuivre malgré les sanctions et la crise économique.

D'autres communautés peuvent se sentir jalouse de l'attention portée à Maaloula alors que la Syrie compte de nombreux autres villages et bourgs, que ce soit en montagne ou en plaine. Parmi ces derniers, les extraordinaires villages à dômes de terre se déploient d'Alep à Homs. La guerre en a malheureusement chassé les habitants. Ailleurs entre Idlib et Alep, les villages antiques de grandes pierres taillées souffrent d'abandon et de déprédations. Des solutions probablement régionales devraient être trouvées.

À une échelle beaucoup plus importante, si l'on voulait prendre en compte l'ensemble du pays, une planification, une gestion et une exécution appropriées seraient nécessaires, ainsi que d'énormes investissements publics et privés au niveau national et d'une aide financière internationale massive. La participation communautaire devrait également être considérée comme indispensable à toutes les étapes.

Paris, 10 mars 2020

**SAMIR ABDULAC, Docteur en Urbanisme, Architecte
DPLG, Dip. UCL Bartlett, Vice President ICOMOS CIVVIH*

2.2. FAIKA BE'JAOUI*

Tunis et sa Villegiature. The enhancement of small towns in the core of Mediterranean area .

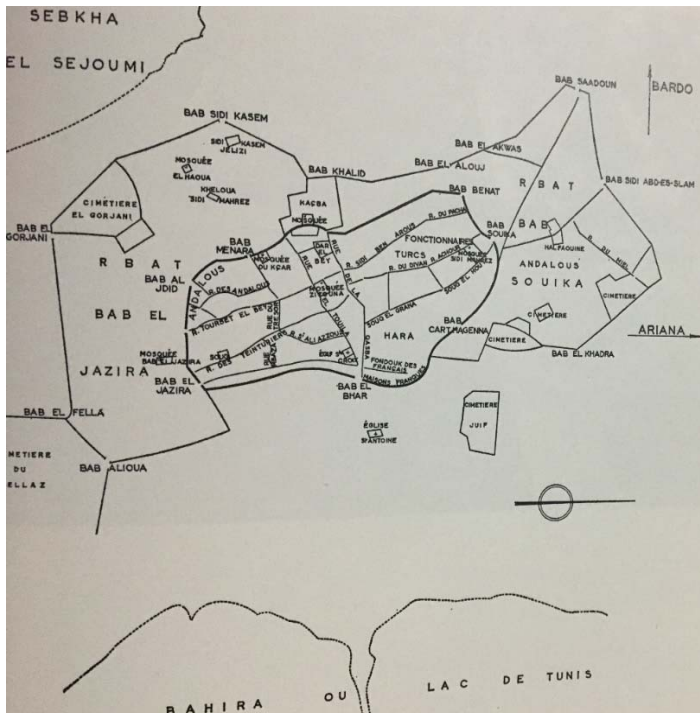
Tunis et sa villegiature

Tunis et sa banlieue présentent aujourd'hui un ensemble urbain complexe dont il est difficile de séparer les éléments constitutifs. Ce qui se construisait dans le passé était déterminé par les événements se réalise aujourd'hui sous une pression démographique incessante qui pousse la ville à s'étendre avec la création de nouveaux quartiers qui englobent peu à peu les banlieues les plus proches. Le phénomène d'extension vécu depuis les années soixante aboutit à l'agglutination des localités de banlieue entre elles et la constitution du Grand Tunis.



Bourgade modeste placée dans l'ombre de Carthage, Kairouan puis Mahdia, Tunis est finalement désignée comme capitale au XII^e siècle, sous l'impulsion des Almohades, puis confirmée dans son statut sous la dynastie des Hafsides et à l'indépendance du pays.

Mais avant son édification comme capitale de l'Ifriqiya et l'arrivée au pouvoir des Hafsides, la campagne entourant Tunis était essentiellement agricole. Elle comprenait des petits bourgs ruraux ayant des rapports économiques avec la cité, et des Ribats assurant la défense du Golfe.



Sous les Hafsides, Tunis vivait une stabilité et une prospérité, sa population augmentât et connaît par conséquent son extension par l'édification des faubourgs Bâb Souika et Bâb Jazira. La surpopulation de la Médina se poursuivait et amenât les habitants à émigrer vers les campagnes environnantes et les localités du littoral.

En 1250, le sultan Al-Montaser fait édifier à une lieue de la capitale les parcs royaux de Ras-Tabia et de l'Ariana (Abou Fehr). Aussi les cheikhs pieux de Tunis émigrèrent soit à Cap Carthage, tel Sidi Bou Saïd, soit à la Marsa, tel Sidi Jerrah, tous deux enseignaient le soufisme, créant des disciples, ensuite leurs zaouïas-tombeaux devenaient un lieu de pèlerinage et de peuplement.

En 1393, on construisit le palais du Bardo, son nom est emprunté au mot espagnol Prado qui désigne un pré, et par extension, un jardin. Il a été construit à l'exemple des résidences princières de l'Andalousie musulmane et avec l'aide d'artistes andalous. Il se présente alors comme une succession de parcs et de pavillons de plaisance située à environ quatre kilomètres de Tunis.

En 1500, le sultan Abou Abdallah édifiât pour sa fille malade, le palais Al Abdilliya à la Marsa qui était une grande résidence entourée d'un immense parc.

Au sud de Tunis, Radès était pourvue d'un Ribat et Hammam Lif était connue pour ses bains thermaux.

A la fin du XVe siècle, Tunis comptait près de quatre mille jardins ou vergers produisant légumes et fruits et chacun contenant une maison d'habitation. Les

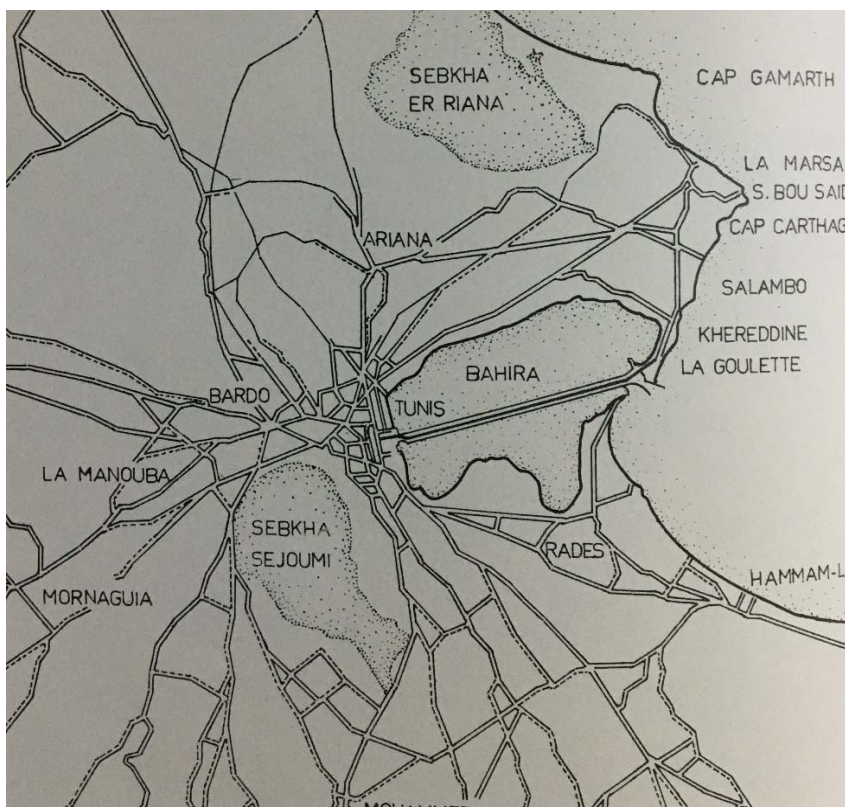
habitants de Tunis étaient propriétaire hors de la cité un jardin pourvu d'une habitation.

A partir de 1574, les Deys et les Beys reprennent, en s'installant à Tunis, la tradition de construire des palais en banlieue. Au milieu du XVIII^e siècle, les Beys commencèrent à habiter la Marsa.

Au milieu du XVIII^e siècle, le palais du Bardo devint une résidence fastidieuse. La Manouba s'est vue construire un palais et une caserne par Hamouda Pacha.

A la banlieue sud, Ali Pacha, vers 1750, fit construire près des sources, un pavillon embryon du futur palais beylical. La colline de Radès devient le séjour préféré des dignitaires de l'Etat et des familles bourgeoises de la Médina.

Au XVIII^e siècle, dignitaires, cheïkhs de la Grande Mosquée, maitres artisans et commerçants aiment posséder palais et maisons de plaisance non loin de la cité. L'appellation et l'aspect de ces constructions différaient selon qu'il s'agirait d'habitations suburbaines desservies par des rues ou ruelles « **Dar** », entourés d'un verger « **Saniya** » ou surélevés au-dessus des comuns « **Borjs** ». Le plus souvent, outre les bâtiments réservés au maitre et à sa domesticité, le Borj comprend une ferme annexe avec sa cour en terre battue, ses logements, écuries, étables, magasins à grains, moulin à huiles.



Au siècle dernier d'autres modes d'habiter ont vu le jour tel que Qubbat Al-Hawa, construite sur pilotis aux alentours des années vingt du siècle dernier à l'usage de la famille régnante, constitue l'une des curiosités de la Marsa. Il s'agit d'un palais où l'on pouvait non seulement profiter de jour et de nuit, de la fraîcheur de la mer qui l'entoure de tous côtés, mais aussi de s'adonner au plaisir de la baignade à l'abri des regards indiscrets.



Les estivants possédaient sur la plage des constructions sur pilotis, appelées «barrakas» ou pour les plus spacieuses «beit-bhar». En leur centre, une ouverture dans le plancher permettait d'accéder directement à la mer et à ses bienfaits à l'abri des regards.



En l'an 1871, une épidémie de peste ravagea une fois de plus la ville de Tunis. Elle était due, sans doute, à la misère qu'une période de sécheresse avait amenée dans le pays. Les riches bourgeois de la Médina délaissèrent alors leurs maisons et se rapprochèrent de la Cour du Bardo. Les habitations banlieusardes étaient essentiellement des secondes résidences estivales ou printanières et qui servaient de refuge pendant les épidémies ou les guerres.

Tunis progressait au début du XXe siècle, naturellement et lentement et ses environs sont essentiellement des lieux de plaisance et d'estivage. Cette situation se modifiait avec la mise en place du chemin de fer électrique pour la banlieue nord et l'accélération des trains à vapeur dans la banlieue sud. Ainsi que la naissance de l'automobile qui devint un moyen de transport qui se généralise.

Au milieu du siècle dernier, la banlieue devient une zone d'extension urbaine de la capitale. Un mouvement continu d'émigration s'est installé de Tunis vers la banlieue. Des agglomérations nouvelles se créaient dans la périphérie immédiate de la ville.



Aujourd'hui, les banlieues de Tunis sont devenues des communes et certaines des chefs-lieux de gouvernorats et constituent le Grand Tunis : Tunis avec sa banlieue Nord, L'Ariana, La Manouba et Ben Arous.



Ces villégiatures devenues des communes ou chefs-lieux demandent une réflexion autour de leur mise en valeur sur les plans urbains, culturel, social, économique mais aussi et surtout naturels.

*FAIKA BE'JAOUI, *Dr.Arch. President of ICOMOS Tunisia, CIVVIH Board member*

2.3 EGE ULUCA TUMER*

Traditional Houses in the villages of Mesaoria-Cyprus

Abstract:

'Mesaoria' is the flat, bare plain in between two mountains on the North and South-West of Cyprus (fig.1). The word Mesaoria means between the mountains in Greek. The plain has been the main agricultural area since ancient times. However, due to deforestation and limited water sources, mostly only grain production is currently possible in this plain.



Fig.1 Location of 'Mesaoria Plain' on Geography Map

Because of its potential for agriculture and animal husbandry, it has been the most settled area on the island. Most populous and largest towns and villages have been found in and around this plain, including the capital city Nicosia (fig.2). There are evidences from 12th century that the eastern region of it had then become a dense network of villages.

During British Period (1878-1960), a railway passing through the plain has been built between 1904 and 1905, connecting Famagusta and Nicosia, mainly for transporting the agricultural products and Cooper. After it was dismantled this track has been converted to a highway connecting these cities. The aim of this paper is to do an investigation on the architectural, spatial and environmental qualities and problems of traditional houses in Mesaoria villages and exploring their potentials for preventing abandonment of villages and improving their sustainability.

1. Climatic Conditions

Mesaoria Plain has a semi-arid climate. During the summers, the temperatures are around 40°C, which is very uncomfortable for living and prevents the peasants from doing their Daily Works during day time. So, the hot weather has been a very important factor in the design of residential buildings.

On the other hand, the rainfall is significantly low. This fact has caused the scarcity of water during hot seasons. It also affected the design of the roofs, which are mostly flat or slightly inclined.

2. Production, Economy and Lifestyle



Fig.2 'Mesaoria Plain' and Villages in between Famagusta and Nicosia

As it is mentioned above, grain production and animal husbandry were the main economic activities in the Mesaoria villages and as in many other parts of the World, the design of rural residential buildings were mostly developed due to the needs of these production facilities. Agricultural production have been the primary determinant of rural building design language [1]. There was a need for big storage spaces for the grains and barns for animals. These spaces were mostly designed in the premises of the houses. Moreover, there was a need for open spaces for the processes of dairy production, drying the fruits, vegetables, tarhana (cracked wheat and yoghurt, dried and used as soup ingredient) for winter.

3. Materials and Structure

Main building material of Mesaoria rural houses has been adobe, which was the most available, easiest to produce and cheapest material in the region. Mudbrick walls have been built on rubble stone foundations and have supported timber beams of flat mud roofs or slightly inclined pitched roofs (fig.3). Stone has been used for doors' surrounds, verandah and roof supporting arches, besides foundations. Beams of flat or pitched roofs, windows and doors were made of timber, as in the most of the traditional residential buildings all around the pre-modern World. Iron has been used only for first floor balcony railings of late period rural houses. Structure has been composed of mudbrick masonry walls of 50 cm, and roof of timber beams. The arcades and roof supporting arches have been made of cut stone.



Fig.3 Examples of Traditional Adobe Houses in Mesaoria

4. Main Spatial and Architectural Components:

4.a. Room as the Modular Unit, and as Hanay

Room has been used as a modular unit, which can be arrayed in linear order on the ground floor, due to the increasing demand. In early houses with arcaded portico, if there was an upper storey, it was mainly a single room, called 'hanay' in Cypriot Turkish. These single rooms were providing more breezy conditions for sleeping (fig.4).

Orientation of linear layout of attached rooms have been mostly placed along East-West direction [2], Southern façades have faced the courtyard, while Northern façades, which have less openings, have faced the street.

In later periods the linear plan organization has become more compact, arcaded porticos disappeared, an central/ inner hall has been developed and number of 1st storey rooms have increased.



Fig.4 'Hanay' on top of 'Sundurme' as the single space on first floor.

4.b. Arcaded Portico/ Verandah/ Outer Hall/ Outer Sofa

Arcaded portico has been the most prominent and characteristic feature of Measoria village houses (fig.5). These porticos, which were placed on South have been life saving both during Summer and Winter. The semi-open spaces, as a circulation and activity area, has been used both for recreational and work-oriented facilities. An in between area, where you can find the shade during Summer and sunlight during Winter. The number of arches has been a way of understanding the wealth of the house owners. The depth of arcaded portico has been around 3 m and the arches have been built of cut stone.



Fig.5 Arcaded Portico on the South façades of the traditional houses in Mesaoria

4.c. Sundurme/ Inner Hall/ Inner Sofa

Sundurme, as it is used by Turkish Cypriots, has been developed in residential architecture in later periods, as it has been in Anatolia and other settlements under Ottoman Rule as 'Sofa'. Sundurme has been located in between rooms on two sides (fig.6). In most of the 2 storey cases 'hanay' was placed on top of 'sundurme'. In some cases, especially the latest ones, sundurme was repeated on first floors, with rooms on the sides and mostly with balconies facing the Street.



Fig.6 Sundurme as the central hall on the ground.

4.d. Roof Supporting Arches

An interior arch supporting the roof (fig.7) has been built in both 'arcaded portico' type and 'sundurme' type. Sometimes these arches enormous size and very qualifies stone details. These arches are believed to be from Medieval/ Lusignan Period.



Fig.7 Roof Supporting Arches

4.e. Roof

Roofs have been flat or slightly inclined, as there are no heavy rainfalls or snow. Reed battens have been used on top of the timber beams in both cases. On top of the flat roofs, mud roofing material have been used, while on pitched roofs, terra cotta tiles have been used (fig.8).



Fig.8 Wooden Beams and Reed battens of Roofs.

4.f. Courtyard

In current conditions, the courtyards borders are very hard to define, as most of the courtyards have been lost. But in general, it can be easily stated that courtyards, besides accommodating service wcs, wells, ovens, storage rooms, were the spaces where most of the daily activities

were carried out. Daily cleaning Works and agricultural production activities were being held in courtyards.

5. Environmentally Responsive Design Features

- a) 50 cm thick mudbrick walls, as elements of high insulation capability,
- b) Wooden shutters, semi-Open, eiwan type sundurmes on South, creating a cooling effect,
- c) South oriented arcaded porticos, providing shade during summer, when the sun is high and sunlight when the sun is low [5] ,
- d) Openings on West letting the Western wind, which is the prevailing wind in the area during Summer, few and small openings on North preventing cold weather during Winter.
- e) Mud flat roofs with high insulation capacity,
- f) Hanay spaces on top, open on all sides, no preventions of winds during night for a comfortable sleep.
- g) Ventilation holes under roof eaves for ventilation, through South-North Axis

6. Current Problems

Currently the traditional houses in Mesaoria have many problems, which cause continuous loss. These problems can be grouped as;

- a) Lack of legislation, inventory, listing, policies,
- b) Lack of awareness about the value and good qualities of these houses,
- c) Lack of knowledge for the repair/ maintenance among local people/ builders,
- d) Incompatible use as storage spaces and stables,
- e) Incompatible interventions,
- f) Fragility of mudbrick, when it is not well water proofed,
- g) c) Abandonment due to incapacibilities of repairing, immigration to towns, believing that 'new' buildings are more 'comfortable' and more 'fancy'.

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*Ege UlucaTumer, *Assoc.Prof.Dr. Ege Uluca Tumer, Eastern Mediterranean University, Department of Architecture, Famagusta-Cyprus, Associate member of ICOMOS CIVVIH*