

TOC

INTRODUCTION

The paper presents a case study that involves an urban project to the city of *Cambuquira* located in the South of the State of Minas Gerais, Brazil.¹ The proposal was developed during the year 2014 defining the guidelines for intervention which unfortunately have not been materialized. This study is included in the activities of the Research Group “Urbanism in Minas Gerais”, at the Faculty of Architecture and Urbanism at the Federal University of Juiz de Fora - NPE URBANISMO.MG/UFJF.² This activity was made possible through an agreement established between the University and the City Hall of *Cambuquira*. It is worth mentioning that this demand from the Municipality was also motivated by the reports submitted by the *Promotoria Estadual de Defesa do Patrimônio Cultural e Turístico de Minas Gerais* for the reversal of the current situation related to historical building.³ The reason to present this project is the possibility of the comparative analysis by explaining the procedures adopted in terms of the restoration theories and the difficulties in the implementation of the project which aims to reverse the degraded state of this cultural reference to the city.⁴

This city is an important reference in terms of its potential linked to hydro-mineral resources’ exploitation. On account of this feature the city’s economy is dependent on tourism. The Portuguese conquests in Brazil, particularly in Minas Gerais, comprises a long process linked to the seventeenth century. The territory before the Portuguese’s exploitation was inhabited by Brazilian natives named *Indios*, which were being exterminated. Progressively the penetration from *São Paulo* and *Rio de Janeiro* overcomes the natural obstacles composed by the *Serra do Mar* and the *Serra da Mantiqueira*, with interest in the Gold minings and the precious stones. In this sense, the origins of the urban development of Minas Gerais is linked to this process of colonization which includes a profound exploitation of mineral resources and the mentioned extermination of the natives. The South Region of Minas Gerais is in this process wherein *Cambuquira* was developed which includes another cities like *Caxambu*, *Lambari*, *Poços de Caldas* and *São Lourenço*. Although the interest in sources of mineral waters is in the late middle of the nineteenth century.

The urban proposal as a restoration project to *Cambuquira* involves an intervention on historical building named “*Chácara das Rosas*”. In this sense the project seeks the urban renewal to a specific area in the core of the city. Even belonging to a local context this proposal has significant impacts on the concerning regional development. The building itself as a reference of cultural heritage is related to the origins of the city in the late twentieth century as well as the region. Unfortunately, at present, this building is ruined. In this sense, take this condition the strategy of the proposal was to integrate the building and its surroundings to allow the urban renewal.⁵

The plan elaborated specifically to *Cambuquira* integrates a historical research as a continuous work with focus on the urban policies.⁶ The research includes comparative studies, or rather, the comparative analysis of concepts and issues and takes into account the recurrence to the cities’ history and urbanism. This recurrence of an approach based on the past has the sense to comprehend the role of planners and architects to the urban development in the state. Through this survey considering the professionals’ trajectories the study allows to list important references facing today’s cities. In this sense, it is important to emphasize that the urban renewal to *Cambuquira*, in this historical perspective considers the community participation. The thematic here is linked to theories and practices embedded in the planner’s proposals to the region. As made in *Cambuquira* and the other cities with mineral water resources a public spa was inserted in an urban park with a plan. And the case study *Chácara das Rosas* is contiguous to this spa as a reference of the regional cultural heritage. In this sense the restoration procedures to this building and the neighbourhood take into account theoretical and technical criteria.



FIGURE 1 The State of Minas Gerais,

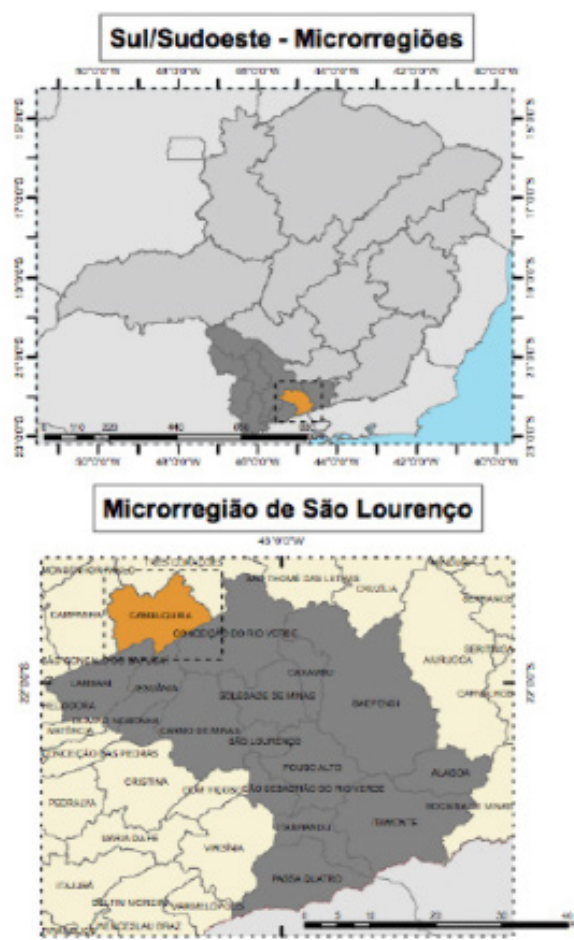


FIGURE 2 the South region

FIGURE 3 the city of Cambuquira.

It is worth mentioning that in the 1988 Federal Constitution of Brazil and the Minas Gerais State Constitution, 1989, the issue of cultural heritage protection multiplied by municipalities. During this period, the State Capital, the city of Belo Horizonte began the movement for the creation of cultural property protection policy, having specific legislation yet been approved in 1984. Thus the Federal Constitution itself already defined the competence of the protection of works of historical, artistic and cultural value as well as archaeological sites. Also refers to the care for preservation of the cultural heritage without destruction. The Brazilian cultural heritage defined as those “... assets material or immaterial nature, taken individually or together; reference carriers identity, action and memory of the various groups of Brazilian society”⁷ what is here applies.

This approach for understanding the conservation status of the historical building were made taking into account initially the documentation that identifies and characterizes this building, particularly the documentation that supported the protection tipping at the municipal level. In the technical visits were made photographic surveys that permeated the building itself, its surroundings and the current urban context in which this building is inserted. In addition, it has also been studied the history of the region and the development of Cambuquira with a chronological sense. And here arises the context in which the building has become a cultural reference for the city. With these approaches it was possible to expose the problems related to the conservation of the building, in fact nowadays a ruin not used. And this panorama in a global sense considering the urban context and in particular, its details.

The approach which includes the Restoration Project is according to the recommendations by the International Council on Monuments and Sites - ICOMOS and the National Institut of Heritage, Historic and Artistic - IPHAN, in the case of Brazil. As an urban proposal the project involves the rehabilitation of *Cambuquira's* historical context. The methodologies imply an historical approach, as mentioned, placed properly in view of the current reality. Actually the urban development of the region involves a process of obsolescence which includes undesirable interferences related to the cultural heritage. Another problem is the unplanned urban expansions which difficult the management of the new areas anywhere that includes social, cultural and economic effects. As part of a general process in the South region *Cambuquira* reveals an inequitable expansion with disqualification of public spaces. In this process the devastation of remaining forests and damage to the sources of mineral water. In this sense the urban proposal here contributes to the rehabilitation of the cities in the South of Minas Gerais. Finally it is important emphasize that the restoration project includes a cooperation between University and Municipality.

THE CHÁCARA DAS ROSAS IN THE CONTEXT OF CAMBUQUIRA

The origins of the city of *Cambuquira*, located in the Southern state of Minas Gerais refer to the year 1861, with the expropriation of the land of *Fazenda Boa Vista*, in which were the sources of mineral waters. At this moment, *Cambuquira* was part of the city of *Campanha*. In this process, it operates the initial formation of the locality of *Cambuquira* referred as *Águas Virtuosas de Cambuquira*. By the law n ° 1884 of July, 15, 1872 the location was raised to a district of the city of *Campanha*. The state decree-law n° 2528, of May, 12, 1909 created the city of *Cambuquira* and by state law n° 843, of September, 7, 1923, the *Cambuquira* village had its name reduced to *Cambuquira*. The city status was granted by state law n° 893 of September, 10, 1925. Also in 1884, the construction of the *Muzambinho* railway station facilitated access to the city and in 1899 the establishment of hydrotherapy was delivered for public use with a spa named *Parque das Águas de Cambuquira*. This spa is the main attraction of the city which includes six sources of mineral water (rust, alkaline, magnesian, sulphurous, gas and lithium). Others tourists attractives in *Cambuquira* are the sources of *Marimbeiro* and *Orangery*, these located in the rural area. Also the peak of *Piripau*, 1.300 m, located in rural area, where it is possible jump with paraglider, the Seven waterfalls of *Salto*, a cascade of *Congonhal*, the Mill waterfall, the Cave of *Coimbra* and the *Palmital* Mountains. In addition, the intangible cultural heritage like religious celebrations, folklore traditions and others like *Carnival* and the *Film Festival*.

The historical building of *Chacara das Rosas* or Village of the Roses, name used previously, formed part of the whole *Maroim* Farm, owned by Mr. *Rodolpho Lahmeyer* in the late twentieth century. The *Chacara* and the orchard contiguous stands in a dominant position above the town. Initially the property was turned to the creation of *Jersey* cattle with production of milk and dairy products. These activities were developed in the *Maroim* Farm's equipments. In 1928 with the decline of the production the property was acquired by government. Then the *Chácara* has been adapted to an institutional use which came in 1946 with the *Pôsto de Monta de Cambuquira*. In this period various were the damage in the landscape caused by changes implemented like an artificial lake built and the interferences in the fruiter. These iniatives have not worked with the silting of the lake. Then the idea was modified with the ground levelled and its transformation into a sports court. At that time the building started to be used as the residence of the mayors of the public spa mentioned before the *Parque das Águas de Cambuquira*. In the following years continued as mayors residence and also served to other institutional activities.



FIGURE 4 The Chacara das Rosas in the city of Cambuquira, about 1940.



FIGURE 5 The ruins of Chacara das Rosas in the city of Cambuquira, about 2014.

In the early 2000s the City Hall was transferred for the Globo hotel in the vicinity which had been acquired by municipality. Then the *Chacara* was abandoned and remained unused which led to their gradual degradation. During this period in 2002 the administration of the Mayor Rubens Santos Barros wrongly aggravate the deteriorating condition of the building with the complete removal of the roof. Thus the building was exposed to inclement weather. All its components like frames, doors, windows have accelerated deterioration. At the same time in the immediate surroundings of the building inadequate structures were implemented which changed the original characteristics of the *Chacara*. Much of the trees that formed the rich orchard and garden were destroyed for the inclusion of other buildings. So they were inserted at the top a school with sports court, beside the arbor side a low building that currently houses the municipal pharmacy and at the bottom, where there was a direct access to the garden and fountain, a health complex on two floors with monumental ramp practically leaning against the facade of this side of the *Chacara*.

Currently, the building is ruined without the roof and several deteriorations in their components. These, according to the general degradation caused by inclement weather as well as other factors such as vandalism. Even this ruined state an important protection measure was defined by a municipal decree dated November 18, 2013. Though this decree n. 2097 the ruins of *Chacara* were protected. In December 7, the same year a dossier was sent to the state heritage Institute – IEPHA to establish heritage protection at the state level. Added the specific problems of the building the impact of urban transformations in this part of the city interfered in the cultural ambience. A bus Terminal and new buildings have changed the features of the historical landscape of this section of *Cambuquira*.

THE RESTORATION PROJECT OF THE CHÁCARA DAS ROSAS: A WAY FOR AN URBAN RENEWAL

The urban renewal of *Cambuquira* is included as an initiative to rethink the policies to the development of the South region of Minas Gerais. As mentioned this region implies another touristic cities like *Caxambu*, *Lambari*, *Poços de Caldas* and *São Lourenço* exploiting sources of mineral water. In this sense the project impacts is directed on public interest particularly related the protection of cultural heritage. The methodological strategy on the history is placed properly in view of the current reality. Actually it involves a process of obsolescence which includes undesirable interferences on the cities' cultural heritage. Another problem is related with the unplanned urban expansion which difficult the management of the new areas anywhere that includes social, cultural and economic effects. So the main issue with this project is to discuss how to reverse this obsolescence process of the region.

The area of the Restoration Project is in the core of the city of *Cambuquira* contiguous to the public spa *Parque das Águas de Cambuquira*. Besides thinking actions on the building to reverse the ruination it is necessary a proposal covering this section. In this sense the guidelines cover the reconstruction of the *Chacara* and its area of interference. Here arise the difficulties in the management of cultural heritage by the governance. As mentioned the building in ruination state is protected at the municipal level. The restoration/reconstruction considers the concepts concepts and principles related to the theory of conservation and restoration.

The cultural heritage of *Cambuquira* is protected by-law. Then the municipal law n. 2.196 dated July 1, 2011 aims to protect, preserve and promote the local cultural heritage as a duty of the whole community. Therefore the participatory process is inherent in the management of cultural values of the municipality. Through community involvement the possibility of the preservation and enhancement of cultural references. The *Chacara das Rosas* inserted reveals the grandeur of the landscape even with the current ruination state. Even also the new buildings in their surroundings such as a School, a Health Unit and a Bus Terminal. The memory of the *Chacara* remains in the vision of citizens for their use in the past as the City Hall.

The procedures to be adopted for the restoration/reconstruction of the *Chacara* involves actions on building and its surroundings. First, the definition of a protected perimeter which includes the area object of study with specific guidelines. The perimeter should include at least the properties inserted in the immediate surroundings of the cultural property. In this sense this area named *ADE Chacara das Rosas*⁸ should be considered with a restricted potential. New buildings, new uses which height, materials, colors and textures must be consider the relationship with the cultural heritage. The intention here is to preserve and restore the green areas surrounding the *Chacara*. An important issue to be highlighted is that these measures to protect and preserve the *ADE Chacara das Rosas* should be related to a Master Plan. Currently *Cambuquira* does not have a comprehensive plan which can regulate the urban growth. In fact, the effectiveness and the safeguarding of this heritage depends on this account in the planning as an essential part of a coherent policy of economic, cultural and social development.

The *Chacara das Rosas* remains as a cultural reference for the city in a dominant position. The building ruined is present in the memory of old and youth residents. Despite the degraded state the construction in masonry solid bricks has stable the structure, even with the presence of cracks, fissures and located structural problems. The interferences of the weather in the interior caused numerous deteriorations that interfered significantly in the integrity of the building. Thus, the presence of debris and vegetation contributed to the general degradation. Even the wood flooring structures are deformed and broken down, the same can be said regarding the planks with vegetation and infestation with fungus. In spite of the ruination the structures of the basement with straight or arched openings in masonry brick are stable. The paintings were quite affected and destroyed by inclement weather and vandalism. Interferences in the surrounding consolidated already undermine the cultural object visibility. There is the ramp-walkway access to the Health Unit built in inappropriate place very close to the ladder of secondary access to the interior of the building. In view of these problems the restoration project intended to recover the integrity of the building.

The Restoration Project proposed preserves the volume of the building considering that is not a substantial change in its. The proposal involves, in general, just repainting, chemical treatment of wood and the reconstruction of the roof. For repainting is necessary to study the previous layers with surveys to attest the original layers. The treatment in the woods is to stop the interference of insets, particularly termites. This treatment should be done on the floors, the ceilings, the portals, as well as furniture. Such treatment should be extended to the new timber roof. Other actions included in the project are related to the systems of lighting, informatics, telephony, as well as sewage and water supply, which should be rebuilt. Regarding accessibility was thought side access that enables the use of the building smoothly. In this sense arises a new ramp with a favorable slope that should be built. The current ramp to access the Health Unit should be removed considering the undesirable interference that it causes. The proposal to this sector is a linear fencing in metal structure to separate the Cultural Centre in relation to the Health Unit.



FIGURE 6 The Project Restoration (the book cover) to the Chacara das Rosas in the city of Cambuquira.

Therefore the intent is to define appropriate guidelines for the Chacara considering also the reconstruction of the roof in the sense “*com’era, dov’era*”. The guidelines also include a new interior design to allow reuse as a municipal Cultural Centre. The first aspect is linked to social memory by this reminder of the building as a cultural reference for locals and visitors. The second aspect, which overlaps the first, has the sense of allowing the new use for cultural purposes and their integration to the current city life. These guidelines include technical discussions within the Municipality, particularly the Department of Culture as well as the Municipal Council of Culture. The demands raised in these discussions have been included in the process which also had partial presentations of the project.

For the new configuration planned to the Chacara the original distribution of the old building was respected. In this way the principle was to preserve the typological characteristics and the structural organization and sequence of the internal spaces. The project includes archaeological studies to be effected to obtain data that may add value to the cultural asset. The restoration includes a series of integrated actions like structural reinforcement, replacement of windows and doors, reparation of floors, linings and ceilings, repainting, chemical treatment of wood among others. The restoration process will be displayed on panels in the new Cultural Centre.

CONCLUSIONS

At last the Restoration Project intends to permit the permanence of the *Chacara das Rosas* as a cultural heritage. These guidelines are directly linked to the urban planning policies. The results achieved are reflected only on a theoretical perspective. The strategy to elaborate Restoration Project was to allow a didactic explanation of the process and the protected measures of the building inserted in the ADE *Chacara das Rosas*. The procedures to the restoration were defined in accordance with the principles established in the theories of conservation and restoration. However the restoration project extrapolate the strictly technical view with the privileged socio-cultural approach. And this approach emphasizes the need to define a Master Plan which includes the protection measures to the Cultural Heritage of *Cambuquira*. In fact, as mentioned the effectiveness of safeguarding this heritage depends on this account in planning which is an essential part linked to the public policies. In this regard the Master Plan should defines the areas for special guidelines in terms of protection measures as mentioned with the ADE *Chacara das Rosas*. The participatory process is essential for the definition of the guidelines related the urban development.

Therefore, it is essential to think of a multidisciplinary approach in which the different contributions add up facing the issues related the urban and rural life. In this sense, the future of cities indeed requires the participatory process for a comprehensive understanding of what should be preserved and what should be avoided (and even reversed) - in the current unsustainable realities. As appropriations of territories urban and rural land uses are part of the construction of the social memory of the cities. This enables to rethinking the environment considering the specificities of the social groups and the distincts territories. And also allows to a comprehension of the diversity that is revealed in these territories considering the multiple historical horizons. The emergence to environmental and cultural issues to be faced is real. In this sense the permanence of the cultural heritage depends on the planning of the present that interferes directly with the future. The actions to restore this singular historical building in *Cambuquira* reveals the importance of integrating the past in the present.

It is worth noting that, in Minas Gerais the difficulties for the preservation of cultural heritage are often given *"... the lack of economic resources [...] before our most significant monuments, be they small religious buildings, the vernacular architecture existing in almost rural districts and historic centers of small or medium-sized municipalities. For the effective restoration of this set of listed buildings is required the formation of partnerships between the various organ preservation, [...] the public prosecutor; the municipalities with their town councils of Culture, and especially local communities."*⁹ The results here achieved contribute effectively to the needs of *Cambuquira* for the preservation of this unique building, the *Chacara das Rosas*. In addition this research related restoration and conservation is a laboratory for the activities of NPE URBANISMO.MG/UFJF. By this way combining teaching, research and approaches in situ the repercussions have direct implications to the research group and communities.

Throughout the development of the work, the material raised to the preparation of the Restoration Project have been digitalized and made available to communities through the site in order to www.ufjf.br/urbanismomg that discussions were continuing. The intention is to allow a better future, particularly to the new generations, and this related to the public policies with participation. However, the interruption of this activity by the agreement not consolidated with the City Hall stands as a serious problem for the cooperation with the University. And this situation remains nowadays. The current reality is not very encouraging in view of the worsening crisis related to municipal management that focuses directly on the protection of cultural heritage. Gradually, the community loses its cultural references and the city its identity.

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No potential conflict of interest was reported by the authors.

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- Figure 4 - The Chacara das Rosas in the city of Cambuquira, about 1940 : LIMA, F. J. M. de & PORTES, R. V. R. *Caderno do Projeto de Restauração: Chacara das Rosas, Cambuquira/MG*. Cambuquira: UFJF; Prefeitura Municipal de Cambuquira, 2014.
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- Figure 6 - The Project Restoration (the book cover) to the Chacara das Rosas in the city of Cambuquira : LIMA, F. J. M. & PORTES, R. V. R. *Caderno do Projeto de Restauração: Chacara das Rosas, Cambuquira/MG*. Cambuquira: UFJF; Prefeitura Municipal de Cambuquira, 2014.

Endnotes

- 1 Also participating in this urban renewal the following researchers and students: Daniela P. Almeida (Architect); Bianca M. da Silva Veiga (Graduated in Tourism); Willian C. A. Mendonça (Engineer) Denilson R. de Paula (Graduation Student); Diogo S. de Oliveira (Graduation Student); Fernanda de O. S. Portela (Graduation Student); Klinton de M. B. Junior (Graduation Student); Leda M. T. Mendonça (Graduation Student); Marine L. de O. Mattos (Graduation Student); Paula M. H. Furtado (Graduation Student); Taila Pantoja (Graduation Student); Talison P. Ferreira (Graduation Student)

- 2 The Urbanismomg research group formed in 2005 at the University of Juiz de Fora is comped by researchers and students of the University. The group developed research activities in cooperation with municipalities of the state of Minas Gerais, Brazil. The support to this activities is binds to CAPES, CNPQ, FAPEMIG and Ministry of Cities and Culture. The route relating to these activities is available in <http://lattes.cnpq.br/8637271768339853> and <http://www.ufjf.br/urbanismomg> and in the facebook at <https://www.facebook.com/fabiojmlima>.
- 3 Here the contact with Magali Borges at the Department of Culture committed to the protection of cultural heritage and also with her assistant Cristina Borges. Unfortunately, both are no longer linked to City Hall having been interrupted their activities.
- 4 The comparative analysis was addressed in the recent technical internship developed at the Aalto University with the tutorship of Prof. Helena Teräväinen. In: LIMA, Fabio JM. Reports from Helsinki: a comparative approach on Urban Planning and Architecture, today and before, Brazil and Finland, the view inside the city. Helsinki: 2015.
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- 6 The research is linked to the network research group Urbanismobr with the group Urbanismo no Brasil 1900-1965.
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- 8 ADE in portuguese is Área de Diretrizes Especiais, that means Special Guidelines Area in terms of land use.
- 9 <http://www.iepha.mg.gov.br/banco-de-noticias/545-comunidade-a-melhor-guardia-de-seu-patrimonio>