Balancing stakeholders and policies around the limits of acceptable change

São Luís Heritage Housing policy analysis

Cultural significance survey

Jeanique Romeijnders

Abstract

This paper explores the cultural significance of the São Luís neighborhood in Faro, Portugal, with a specific focus on its heritage housing. The study aims to bridge the gap between policies and stakeholder perspectives by examining the prioritization of tangible attributes, values, and Limits of Acceptable Change (LAC) in relation to heritage housing policies. The relevance of policies for heritage management is highlighted, emphasizing their role in stakeholder engagement, education and awareness, and sustainable development. The research methodology includes a policy analysis and a gamified survey to inventory existing policies and gather stakeholder perspectives. The findings reveal significant disparities between policy priorities and stakeholder perspectives, particularly in terms of attributes, values, and LAC. The study contributes to the field of heritage management by enhancing our understanding of the cultural significance of the São Luís neighborhood and informing future policy development and implementation for heritage housing. The research outcomes aim to foster a more inclusive and balanced approach to heritage preservation and sustainable management.

Keywords: Cultural Significance, Limits of Acceptable Change, Stakeholder Perspectives, Gamified Survey, Policy Analysis

1. Introduction

Heritage management policies are crucial for the protection, preservation, and sustainable use of cultural and natural heritage resources (Bleibleh & Awad, 2020). These policies often provide necessary guidelines and measures for effective management of heritage sites, ensuring their protection and preservation for present and future generations (Al-Allaf, 2014). They are formulated by governmental bodies, cultural institutions, and other stakeholders to manage and safeguard cultural and natural heritage resources(The Heritage Council, 2019).

However, challenges arise from the gap between the primary focus of heritage policies on maintaining the integrity of heritage assets and the need to recognize and preserve the cultural significance of heritage (Tarrafa Silva & Pereira Roders, 2012). This gap could impact the decision-making processes and impede the adequate preservation efforts required to safeguard valuable heritage.

There are heritage management that prioritize preserving the existing state or condition of heritage assets. These strategies emphasize the future and long-term sustainability but may not give equal attention to understanding and appreciating the historical or cultural significance of the past. As a result, there is a possibility that valuable heritage assets could be overlooked or undervalued in favour of future-oriented considerations. (Bassett, 1993; Seyfi et al., 2019).

In this context, the concept of the Limits of Acceptable Change (LAC), originally developed by Cole and McCool (1997 to determine the maximum capacity for recreation in wilderness areas, is utilized in this paper to evaluate the permissible boundaries of heritage interventions. The LAC framework provides a means to assess and determine acceptable interventions in heritage settings, considering the potential impacts on cultural significance and the need for balance between preservation and change.

The case study of São Luís neighborhood in Faro, Portugal, is undertaken to explore these issues. Faro is is a mid-size-city in the southern region of Portugal – Algarve. Within Faro, the São Luís neighborhood stands consists out of modernist low-rise housing located on the northeastern side of the city. São Luís was selected as the case study location due to its designation by the Municipality of Faro as an area of interest, highlighting concerns about urban consolidation and the potential risks of identity loss and destruction (Tarrafa Silva & Valente, 2022). São Luís is an integral part of urban developments that took place during the 1950s and 1960s, representing an important era in the history of Faro, Portugal (Agarez, 2016).

Figure 1 The neighbourhood of São Luís (black).
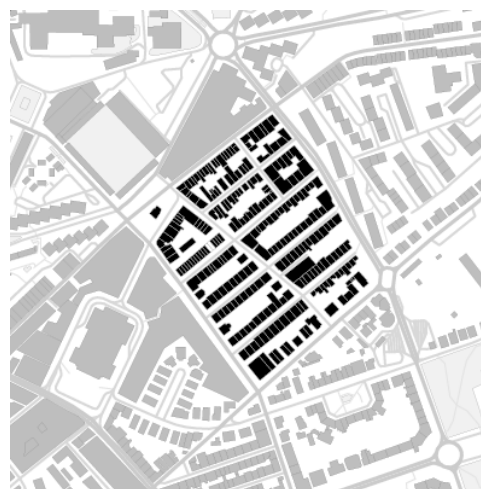
Understanding and preserving the cultural significance of heritage assets is crucial for effective heritage management. Cultural significance encompasses various

values such as aesthetic, historical, scientific, and social, which hold significance for past, present, and future generations. It is reflected in the physical features, fabric, setting, use, associations, meanings, records, related places, and objects of a site (Avrami et al., 2000; Truscott, 2014) A comprehensive understanding of cultural significance is essential for developing effective heritage policies that promote conservation and sustainable management (Fairclough et al., 2015; Tarrafa Silva & Pereira Roders, 2012).

Heritage values play a significant role in classifying designating and preserving heritage. Traditional values encompass aspects such as historic significance, aesthetic appeal, scientific value, and age-related considerations. Community values encompass ecological and social dimensions, while economic and political dimensions fall under the category of process values heritage (Pereira Roders, 2007). They provide a framework for understanding and appreciating the importance of heritage attributes. Attributes can be classified into two categories: tangible and intangible. However, due to time constraints, this research primarily focuses on tangible attributes. Tangible attributes can be further subdivided into eight categories. In the landscape category, attributes include layering and everything. The area category encompasses attributes such as area, context/setting, and ensemble. The asset category includes urban, landscape, building elements, as well as buildings, (Veldpaus, 2015).

Stakeholders involved in policy decision-making, including governmental bodies, experts, and the community, play a crucial role in shaping heritage policies. Veldpaus (2015) categorizes stakeholders involved or influencing policy decision-making into three groups: governmental, experts, and the community.

Figure 2. Framework Values, Attributes and Stakeholders
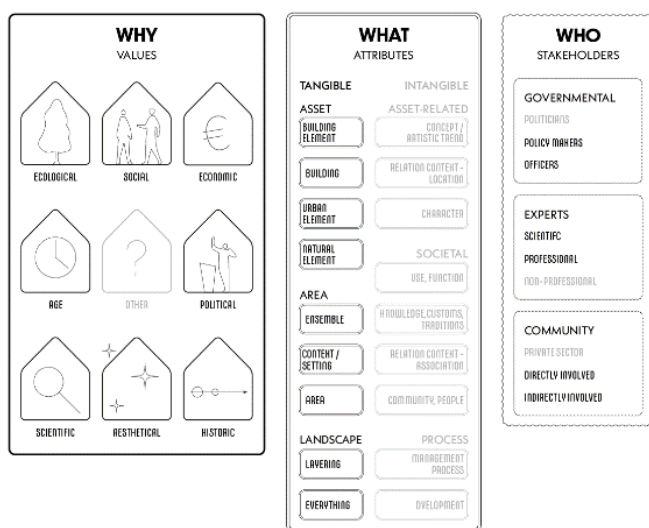
Note. Modified from Veldpaus (2015).

This research focuses on investigating the cultural significance of heritage housing policies, taking São Luís and Portuguese heritage as a case study. This paper intends to inform future policies and practices related to heritage housing by examining the priorities of policies and stakeholders.

The main-research question guiding this study is: How do policies, the community, and specialists prioritize tangible attributes, values, and LAC for São Luís heritage housing? Sub-questions are:

1. What the effective and relevant policies for heritage housing in São Luís?
2. What are the priorities for São Luís heritage housing policies, considering tangible attributes, values, and Limits of Acceptable Change?
3. Which tangible attributes, values, and Limits of Acceptable Change do the community and specialists prioritize in São Luís heritage housing policies?

This study integrates the framework of 'sVeldpaus (2015) with the Limits of Acceptable Change (LAC) concept. The methodology includes policy inventory, document analysis, and a gamified survey. These steps compile policies, determine priorities, and gather stakeholder insights on heritage housing attributes, values, and acceptable change.

The subsequent sections of this paper will provide a detailed overview of the methodology employed, including the data collection, processing, and analysis procedures (Section 2). Section 3 will present the inventory of policies related to São Luís heritage housing, while Section 4 will focus on the analysis of these policies. Section 5 will introduce the gamified survey conducted to gather insights from stakeholders. The findings of the study will be discussed in Section 6, followed by a comprehensive conclusion in Section 7, which will assess the research objectives and provide implications for heritage management policies and practices.

2. Methodology

The research methodology of this study uses the theoretical framework developed by Veldpaus (2015) to identify and analyse values and attributes in the context of heritage housing policies. In addition, the study integrates the concept of Limits of Acceptable Change (LAC), for a structured approach to evaluate boundaries within which interventions in heritage housing can be considered acceptable.

The methodology for this research project consists of three main steps: policies inventory, policy analysis, and a gamified survey.

The first step a case study approach is employed to examine relevant policy documents and compile a comprehensive list of heritage housing policies in São Luís. The policies are systematically ordered based on their relevance and effectiveness in managing heritage assets.

The policy analysis step focuses on three specific policy documents on national, municipal, and local level. A document analysis is done on the local policy, and the other two documents frequency analysis were done.

Thirdly, a gamified survey will be conducted to gather insights into the priorities of stakeholders, including the community and specialists, regarding tangible attributes, values, and limits of acceptable change in heritage housing policies. The survey is designed in a gamified format, incorporating a feedback loop to engage participants.

2.1 Limits of Acceptable Change (LAC)

Drawing on the research of Turner (1996, 1998) and Pereira Roders (2007) for the LAC, an innovative diagram was developed and utilized for heritage policy analysis. Figure 1 illustrates six subcategories, with changes represented on the x-axis (add, keep, remove), and the state of heritage (identity, similarity, difference) represented on the y-axis.

For example, a wooden window can be replaced with the exact same window (identity), a similar window from steel or a totally different or contrasting window from PVC.

Figure 3: Diagram for the Limits of Acceptable Change, consisting out of add, keep, remove (x-axis) and identity, similarity, difference (y-axis)
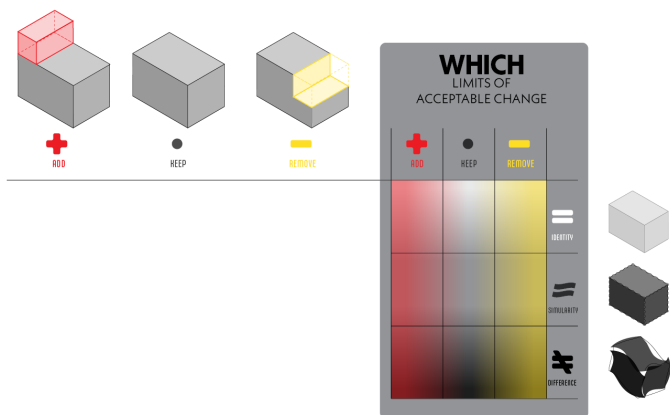
Note. Designed by author, modified from Turner (1996, 1998) and Pereira Roders (2007)

2.2 Data collection

2.2.1 Policies inventory

The policy inventory for data collection followed a multi-level approach, considering policies at the national, municipal, and neighborhood levels. The research is based on a lecture by Tarrafa Silva and Valente (2022), supplemented by additional policies obtained from government websites: dre.tretas.org, pgdlisboa.pt, and cm-faro.pt.

The collected policies from 2.2.1 Policies inventory were translated from Portuguese into English using both 'Deepl' and 'Google Translate'. The translated policies were subsequently organized into three distinct lists: National Portuguese frameworks, Faro policy frameworks and policies around São Luís, for the list of policies see Appendix 10.1 Frameworks, Legislation and Policies Lists.

2.2.2 Policy analysis

2.2.1 Policies inventory serves as input for the subsequent policy analysis. Policies were selected from the national, municipal, and neighbourhood levels for analysis, based on relevance to the neighbourhood of São Luís.

2.2.3 Gamified survey

A gamified survey was developed, which consisted of seven multiple-choice questions and open-ended questions. The decision to use a multiple-choice format for the survey was driven by the practicality of the format (using Google Forms) and its ability to prompt respondents to prioritize their choices. To enhance accessibility and comprehension, visual aids in the form of drawings were included, considering the potential abstraction of policy-focused surveys, see Figure 2.

After selecting an answer, respondents received feedback that included relevant policies associated with their chosen option. This feedback facilitated both policy insights and knowledge acquisition, providing participants with a better understanding of the policies.

Figure 4: Gamified Survey, with one of the multiple-choice questions (top) and the answer consisting of an example of a policy (bottom).

Note. Translated from Portuguese to English

2.3 Data Processing

2.3.1 Policies inventory
A search was conducted in all the listed documents to identify terms related to tangible attributes, values, and LAC. The search terms used for LAC included deprivation, preservation, conservation, restoration, rehabilitation, reconstruction, demolition, and interventions, as defined by (Pereira Roders, 2007)Additionally, both tangible attributes and assets were used as search terms in some documents as well as the search terms for the eight values (Pereira Roders, 2007).

2.3.2 Policy Analysis
The national and municipal policy documents were analysed following the same method as described in section 2.3.1 Policies inventory. A simple analysis focused on the identification and summarization of tangible attributes, values, and LAC. While municipality policy document was analysed by breaking down the text into paragraphs and assigning indicators to each paragraph. An example of this process is illustrated in Table 1.

Table 1. Example of identification of the municipal policy of indicators, attributes, values, and LAC.

Quote	Indicators	Attributes	Values	LAC	
The existing volume should not be altered, except in situations aimed at correcting dissonant volumes or in buildings that may be subject to interventions at height.	Existing volume	Building Element		-	-
	Not be altered	-		Keep	Identity
	Correcting dissonant volumes	Building Element		Add	Identity
	Or buildings	Building	Conceptual Aesthetical	-	-
	Interventions at height	-		Add	Similarity

2.3.3 Gamified Survey
Participants for the gamified survey were recruited through connections with the heritage research team at the Delft University of Technology, the University of the Algarve, the Municipality of Faro, and the Faro community. Two rounds of street interviews were conducted at the Municipal Market, focusing on the busiest area close to São Luís. An additional round targeted the elderly to ensure representation across different age groups.

To simplify the classification of stakeholders, two key categories are recognised: the community, which includes both directly and indirectly involved community members, and specialists, which includes government (municipal technicians) and professional stakeholders.

In order to ensure ethical considerations and protect respondent privacy, the survey incorporated a consent checkbox that respondents were asked to sign. Respondent privacy was safeguarded through the anonymization of the results.

Figure 5: Pictures of the street Interviews: interview with elderly people (left), interview with students (middle), an overview of the municipal market (right)

The responses of the survey participants were recorded in an Excel sheet for further analysis. The results from the gamified survey, including the questions and answers, were analysed using the same approach as described in subsubsection 2.3.2 Policy Analysis. Indicators were used to identify the tangible attributes, values, and LAC (example presented in Table 2).

Table 2. Example of identification of the gamified survey indicators, attributes, values, and LAC.

Answers	Indicators	Attributes	Values	LAC
1. No changes to fences and gates.	No changes Fences and Gates	Building Element	Economic	Keep Identity
2. No changes to locksmiths, carpentry, "grilling" and prefabricated concrete elements.	No Changes locksmiths, carpentry, "grilling" and prefabricated concrete elements	Building element	Craftmanship	Keep Identity
3. No changes to the paint colours	No Changes Paint Colours	Building Element	Aesthetic	Keep Identity
4. No changes to blinds and other obscuration systems.	No Changes Blinds	Building Element	Use	Keep Identity

2.4 Data Analysis

2.4.1 Policies inventory
During the data collection and compression process, a comprehensive overview was generated, encompassing frameworks, legislative documents, and policies at different scales, specifically relevant to São Luís heritage housing. For each policy, a summary and a brief description were provided to identify if tangible attributes, values, and LAC were found in the document. This overview served as a foundation for the subsequent policy analysis and the formulation of gamified survey questions.

2.4.2 Policy Analysis
A frequency analysis was conducted on the municipal policy by combining all the identified elements related to tangible attributes, values, and LAC mentioned in the policies. The frequency of each value's mention or reference in the document was calculated, and the results were visualized through three graphs representing the

distribution of tangible attributes, values, and LAC within the policies.

2.4.3 Gamified Survey

The open-ended questions in the survey allowed for the classification of participants into two distinct groups: the specialist group and the local community group. The specialist group consisted of 9 respondents with expertise in urban planning, policymaking, architecture, and academia. The local community group comprised 26 respondents with connections to the São Luís area within the Algarve region.

A frequency analysis was conducted by combining all the identified elements related to tangible attributes, values, and LAC mentioned in the policies. The frequency of each value's mention or reference was calculated, and the results were visualized through three graphs representing their distribution within the policies.

3. Policies Inventory

This section aims to identify the effective and relevant policies for heritage housing in São Luís. The main objective is to gain insights in the policy landscape at the national (3.1), municipal (3.2) and neighbourhood (3.3) levels. *10.1 Frameworks, Legislation and Policies Lists* contains a detailed list of the policies taken into consideration.

3.1 National frameworks

At the national level, the preservation of built heritage in Portugal is guided by three legislative frameworks: 3.1.1 Planning, 3.1.2 Cultural Heritage, 3.1.3 Urban rehabilitation, as outlined by Teresa Silva and Valente (2022).

3.1.1 Planning

The fundamental law on land use and urban planning is 'The Legal Regime of Territorial Management Instruments' (Ministério Público, 2005a), which mandates municipalities to protect cultural and natural heritage.

There are several instances where values in relation to landscape or natural resources are mentioned. Preservation, rehabilitation, and conservation also mentioned in the same context. However, no explicit mentions of specific tangible attributes, values, or LAC were found concerning built heritage.

3.1.2 Cultural Heritage

The National Cultural Heritage Legislation comprises two components: 'The Framework Law for the Protection and Enhancement of Cultural Heritage' (Ministério Público, 2001) (hereafter FLPECH) and the 'Legal Regime for the Safeguarding of Intangible Cultural Heritage' (Ministério Público, 2009a) In this research, which specifically focuses on tangible attributes, only the FLPECH was considered.

The FLPECH provides a definition of heritage (Article 1) and a detailed understanding of the values that should be considered (Article 2.3,16). Regarding tangible attributes, it mentions assets, although it remains unclear which specific attributes are encompassed by this term. In terms of LAC, the FLPECH establishes technical requirements and provides guidelines for interventions of cultural heritage (Article 12.2). Given these considerations, further examination of the FLPECH framework for São Luís is relevant as it provides context for other legislative frameworks. Moreover, the FLPECH encompasses a specific definition of cultural heritage and distinctive values that could have an indirect impact on the neighborhoods of São Luís.

3.1.3 Urban rehabilitation

The legislation pertaining to Urban Rehabilitation consists of a general document that defines urban rehabilitation, namely the 'Legal Framework for Urban Rehabilitation' (Ministério Público, 2009b) (referred to as LFUR), and specific rules related to private properties, known as the 'Conditions for Rehabilitation of Buildings and Autonomous Fractions' (Ministério Público, 2019) (referred to as CRBAF). These documents serve as the foundation for Urban Rehabilitation Plans, including the local Areas of Urban Rehabilitation (Município de Faro, 2022).

In LFUR, values are mentioned in relation to the objectives of pursuing factors such as affirming the identity, differentiation, and urban competitiveness of heritage (Article 3). CRBAF provides a brief definition of values and the attributes associated with them, encompassing artistic or aesthetic, scientific or technological, and socio-cultural aspects related to architectural, constructive, and spatial characteristics (Article 4). While the term "rehabilitation" is logically frequently mentioned, other terms related to LAC are scarcely referenced. It's worth noting that rehabilitation is presented as an all-encompassing term encompassing the following types of works: "remodelling or improvement works on urban infrastructure systems, equipment and urban or green spaces for collective use, and construction, reconstruction, extension, alteration, conservation or demolition works on buildings;" (Ministério Público, 2019, Article 2). Both LFUR and CRBAF might provide guidance for future possibilities in the neighborhoods of São Luís, with the broad definition of rehabilitation allowing flexibility for the consideration of the LAC.

3.2 Faro policy framework

Faro, recognized as the capital of Algarve due to its geographic centrality and concentration of regional services and institutions, has several local policies relevant to this study, including masterplans, municipal urban regulations, and Urban Rehabilitation Plans (ARUs).

3.2.1 Masterplans

According to 'The Legal Regime of Territorial Management Instruments' (Ministério Público, 2005a), the Municipal Master Plans (PDM) serve as the primary regulatory framework for defining land use rules and strategies at the municipal land use. The current version of the Faro PDM is being revised (Lugar do Plano, 2021), with the 1995 version (Lugar do Plano) still in force. In this study, the new

version of the Faro PDM was used, which is about to be published and will guide future development. Unlike the 1995 PDM, the new version sets the boundaries of the São Luís neighborhood and provides an updated inventory of cultural heritage, although none of the buildings in São Luís are currently listed as cultural heritage.

Figure 6 The neighborhood of São Luís defined in the new PMD.

Note. Adapted from Município de Faro (2021a).

The new PDM includes general regulations for the entire municipality, specific building regulations, and explicit definitions of key terms. It establishes limitations such as a maximum of two dwellings per plot and a maximum facade height of 8.1 meters (Article 93). Additionally, it features two sets of maps depicting land use patterns related to cultural heritage (2021a) and territorial organization (2021b), which highlight notable buildings and the area encompassing São Luís. The maps show that none of the buildings in São Luís are currently listed as notable buildings, see Figure 4.

The PDM also includes two chapters on heritage, providing definitions for architectural heritage, which include values as well. Interventions are mentioned throughout the text, for each element or type of heritage different interventions are considered. This information is relevant as it offers insights into the overarching terms and guidelines that impact São Luís.

3.2.2 Municipal Urban Regulations

Among the panoply of municipal regulations for urban management in Faro, three were selected for their relevance to heritage and their impact on São Luís: Public Space Occupation and Advertisement (Município de Faro, 2015), Places with Historic Value (União das Freguesias de Faro, 2018), and Urbanization and Building (Município de Faro, 2013).

Of these regulations, the "Municipal Regulation for Urbanization and Building" (MRUB) is the most significant to the research as it provides guidelines for heritage housing, while the other two do not. MRUB includes provisions such as minimum parking requirements (11.50m2) and guidelines for building cladding and colours (Article 86 and 92), which also affect São Luís.

Section two of the MRUB outlines special conditions for interventions in real estate with heritage value, including notable buildings (Section 2, Articles 60 to 62). Interventions are divided into three options: conservation, amendments, and demolition. MRUB appears to apply a conservative approach to heritage interventions, for example, stating that masonry cannot be altered unless identical stones in nature and size are used (Article 60,2,IV). Although the terms for values and LAC are present elsewhere in the MRUB, they are not mentioned in direct association with heritage housing.

The MRUB does currently not affect São Luís as the neighbourhood has no notable buildings and is not defined as heritage.

3.2.3 ARUs

Faro has six defined Urban Rehabilitation Areas (ARUs) (Município de Faro, 2022) which the careful rehabilitation of identified cultural values leads to the attribution of tax benefits to their investors. São Luís is not currently included in this list, which might indicate a lack on the recognition of its heritage values.

Figure 7 The 6 ARUs in Faro

Note. Adapted from Município de Faro (2022).

3.3 Policies around São Luís

According to the official website of Faro (Município de Faro, 2023), the built environment encompassing São Luís is regulated by the following three active policies: São Luís Square Detailed Plan, the Municipal Market Detailed Plan, and the Modernist Axe Listing Decree with associated restrictions.

3.3.1 São Luís Square Detailed Plan

Among these policies, the 'São Luís Square Detailed Plan' (Ministério Público, 2005b) seems to be the only policy directly impacting buildings in the São Luís area. One of the objectives of this plan was to extend one of the tribunes São Luís Football Stadium, with consideration for the surrounding area. Nevertheless, Figure 6 demonstrates that the proposed plans were not implemented in either 2007 or 2023, rendering them irrelevant to this research. Despite the non-realization of tribune expansion, the Sao Luis Square Detailed Plan continues to be referenced in both the PDM in force and new revision documents (Lugar do Plano, 2021, p. 14), suggesting its intention to be built on the upcoming years.

Figure 8: Football Stadium Policy (top) in comparison with Google earth pictures from 2007 (left) and 2023 (right)

Note. Adapted from Ministério Público (2005b) and Google Earth.

3.3.2 Municipal Market Detailed Plan

The 'Dr. Francisco Sá Carneiro Square Detailed Plan' (PPLFSC) (Município de Faro, 2018) serves as a guiding document for interventions in and around the Municipal Market area (hereafter Municipal Market area). The interventions proposed to establish a distinct identity for the area and reorganize the urban structure through regulatory and stabilization processes. However, it is important to note that the PPLFSC primarily concentrates on the municipality market area, which does not overlap with the São Luís area and does not specifically address the low-height housing present in São Luís.

3.3.3 Modernist Axe Listing Decree

Adjacent to São Luís, the area listed in 2020 as the 'Modernist Axe' was developed based on João Aguiar's 1945 Urbanism Plan (Município de Faro, 2019a) concentrating several examples of acknowledged modernist architects such as Manuel Gomes da Costa and Jorge Ribeiro de Oliveira (Agarez, 2016), reminiscent of their work in São Luís a decade later. This area is of particular interest as it showcases housing characterized by a similar style to that found in São Luís, albeit designed by the same architects with a temporal gap of two decades. Notably, the houses in the "Modernist Axe" area are single-family villas catering to high-income groups, in

contrast to São Luís, which was originally constructed for middle-income households (Agarez, 2016, p. 232).

Of particular interest is the 'Modernist Axe' area's specific listing of tangible attributes, values, and LAC. The designation explicitly mentions words as building element, aesthetics, and identity.

Figure 9: Classification of the municipal interest of the 'Modernist Axe'.

Note. Adapted from Município de Faro (2019a).

3.4 Inventory of national, municipal, and local policies

Various policies at the national, municipal, and neighborhood levels were identified, providing an overview of effective policies related to heritage housing in the São Luís neighborhood.

Among the national-level legislative frameworks, the FLPECH ('Framework Law for the Protection and Enhancement of Cultural Heritage') is the most relevant policy for heritage housing. While the 'Legal Regime of Territorial Management Instruments' primarily focuses on ecological, landscape, and urban planning aspects, it inadequately addresses the specific concerns related to heritage housing. Additionally, although the Urban Rehabilitation framework does consider heritage housing, it does not apply to São Luís as the city is not designated as an Urban Rehabilitation Area (ARU) under Faro's jurisdiction.

At the municipal level, the PMD holds the most relevance, being most recent, with the Municipal Regulation for Urban Buildings (MRUB) (2013) having similar guidelines as outlined in the new PMD (Lugar do Plano, 2021).

The 'Modernist Axe' is the only noteworthy policy on neighbourhood level, as the other legislative frameworks seem to have no practical impact on low-rise housing. The 'Modernist Axe' showcases housing characterized by a similar style to that found in São Luís, designed by the same architects, and serves as an interesting case for studying heritage housing in the area.

4. Policy analysis

This section investigates the tangible attributes, values, and limits of acceptable change within three policies: the 'Framework Law for the Protection and Enhancement of Cultural Heritage' (FLPECH), the new Municipal Master Plan (PMD), and the 'Modernist Axe' Policy.

4.1 'Framework Law for the Protection and Enhancement of Cultural Heritage' (FLPECH)

'The Framework Law for the Protection and Enhancement of Cultural Heritage' (2001) provides a definition of heritage as "all assets that, being testimonies of civilization or cultural value and bearers of relevant cultural interest, should be the subject of special protection and enhancement." (Article 1).

In article 2.3, the values are listed for the first time, recognizing the historical, archaeological, artistic, and scientific importance of heritage. However, article 2.3 does not explicitly mention the ecological, economic, or political aspects or values associated with heritage.

In article 16, the FLPECH enumerates a list of values, which were compared to the values presented by Pereira Roders (2007) as displayed in Table 2. It is worth noting that similarly to article 2.3, this list does not address economic, political, and ecological aspects. The social value of heritage is mentioned in relation to collective memory, the interdependent nature of heritage, and its symbolic or religious significance. The aesthetic, scientific, and historic value are expressly mentioned in the article, while the age value is more subtly referenced.

Table 3: Explicit values in the FLPECH

Article 16	Primary Value	Secondary Value
a) The 'matricial' (relational) or nature of the property;	Social	Allegorical
b) The genius or skills of the respective creator;	Aesthetic	Notable
c) The interest of the property as a symbolic or religious testimony;	Social Historic	Spiritual Symbolic
d) The interest of the property as a notable testimony of experiences or historical facts;	Historic	Symbolic
e) The intrinsic aesthetic, technical, or material value of the property;	Aesthetic Scientific	Conceptual Conceptual
f) Architectural, urban, and landscape design	Aesthetic	Conceptual
g) The extent of the property and what is reflected in it from the point of view of a collective memory;	Social	Emotional, Collective
h) The importance of the property from the point of view of historical or scientific research	Historic	Educational
i) Circumstances likely to lead to a reduction or loss of the perpetuity or integrity of the property.	Age	Maturity

Note. Translated from Portuguese. Article 16 directly quoted from Público (2001).

4.2 'New Municipal Master Plan' (PMD)

The new PMD defines the heritage system as encompassing "immovable assets of cultural value which, due to their characteristics, are recognized as having historical, architectural, archaeological, artistic, scientific, technical, or natural value" (2021, p. 30) Notably, this definition includes the ecological aspect, which is not explicitly mentioned in the FLPECH. While the historical, aesthetic, and scientific values are acknowledged, the social, economic, and political values are not specifically addressed in the definition.

Regarding architectural heritage, the PMD requires conservation interventions to prevent "mischaracterization, degradation, or destruction" (Lugar do Plano, 2021, p. 30) of the structural, architectural, and decorative elements. Architectural heritage is categorized into three attributes: specific buildings in urban areas (building), exemplary façades (building element), and neighborhoods and urban complexes (ensemble). Each component has specific intervention guidelines that outline appropriate measures and approaches for preservation and conservation. Among these, the guidelines for exemplary façades provide the comprehensive and precise guidelines for interventions.

4.3 'Modernist Axe' policy

The 'Modernist Axe' policy consists of Listing decree (Município de Faro, 2019a) and subsequent textual rectifications (Município de Faro, 2019b), considering that both documents are in effect, both will be used. Both documents are currently in effect and will be considered for analysis. The 'Modernist Axe' was analysed on the mentions or references to the tangible attributes, values, and LAC. See 10.2 Document Analysis: 'Modernist Axe' for a detailed table.

4.3.1 Tangible Attributes

The 'Modernist Axe' policy mentions all tangible attributes, with an emphasis on building elements and buildings in comparison to other attributes. The policy initially emphasizes the significance of the "urban ensemble" (2019a, p. 1) derived from the 'Anteplano de Urbanização de Faro' (Faro urban development plans) dated 1945. Following this, tangible attributes comprising the 'Modernist Axe,' are listed: urban intentions (layers), private building lots (urban elements), good areas (area), and single-family and multifamily houses (buildings).

Unlike the introduction, almost all the policy guidelines focus on the small-scale attributes of building and building elements. The regulations consists of precise directives for specific building elements, including "tiles, other ceramic materials," and "plastering and mono putty" (2019a, p. 2). Exceptions are two regulations that address the maintenance of the volume (building) and urban space (context/setting). Most of the document's regulations impact external elements of the buildings, particularly the façade.

4.3.2 Values

Similar to the tangible attributes, there is a difference between the values mentioned in the policy introduction and the regulations. The introduction acknowledges

various values, including age, political, ecological, and historic values, instead, the policy guidelines prioritize scientific and aesthetical values. The introduction mentions the age of the housing ensemble, hints at political value (progressively built), talks about the landscape design (ecological) and emphasises the point of view of collective memory (historic value). While the regulations refer to the aesthetical and scientific values in connection with the structural, architectural, decorative elements, and the usage of the same techniques and materials. Notably, the policy does not refer to economic and social values.

4.3.3 Limits of Acceptable Change (LAC)

Figure 9 shows how the LAC terms are mentioned or referred to. The LAC that are mentioned in the policy are add-identity, keep-identity, remove-identity, add-similarity, and keep-similarity. Even though, the term "remove-difference," is mentioned once in the text, is not included in the graph since it is discussed in the policy as something that should be prevented. The policy does not refer to remove-similarity, add-difference, and keep-difference.

The primary focus of the policy is on keeping or restoring the identity of the heritage: "Conservation and repair of the existing one, using mortars and techniques that are identical and/or compatible with those initially used." If this is not feasible, adding identity is considered as a secondary strategy: "If the degree of degradation or the existing solution is no longer original and/or de-characterizing it, replacement may be permitted" (2019a, p. 3).Additionally, if neither keeping nor addition of identity is possible, the policy allows for the addition of similar elements: "If the degree of degradation or the existing solution is no longer original and/or detracts from it, the full replacement of the decorative coating may be

allowed" (2019a, p. 2).

4.4 Comparison between the FLPLECH, new PMD and 'Modernist Axe' Policy

When considering tangible attributes, it appears that the 'Modernist Axe' policy places a particular emphasis on buildings and building elements. In contrast, the PMD clearly distinguishes between buildings, building elements, and the ensemble. The 'Modernist Axe' policy also exhibits a similar differentiation by focusing on facades, buildings within urban contexts, and the neighborhood. The intentionality of this prioritization in the 'Modernist Axe' policy, as well as the incorporation of other attributes in alternative policies, warrants further investigation. Interestingly, the FLPECH does not seem to make the same distinction when it comes to tangible attributes, as no explicit mention of such differentiation was found.

Moving on to values, the 'Modernist Axe' policy, like the FLPECH and PMD, does not explicitly address economic value. Similarly, neither the 'Modernist Axe' policy nor the PMD indicates the presence of social values, while the FPLECH acknowledges their significance. Notably, the 'Modernist Axe' policy includes a singular reference to ecological value, which is not explicitly highlighted as a value in the FPLECH. The emphasis placed on aesthetical and scientific values in the 'Modernist Axe' policy may not account for the other two documents.

The 'Modernist Axe' policy has a clear strategy with 1: keep-identity, 2: add-identity and 3 add-similarity. In contrast, the PMD and FLPECH take different approaches by differentiating their guidelines based on attributes (PMD) or subjects covered by the legislation (FLPECH).

Figure 10. Tangible Attributes (WHAT), Values (WHY), and Limits of Acceptable Change (WHICH) mentioned in the 'Modernist Axe' policy.
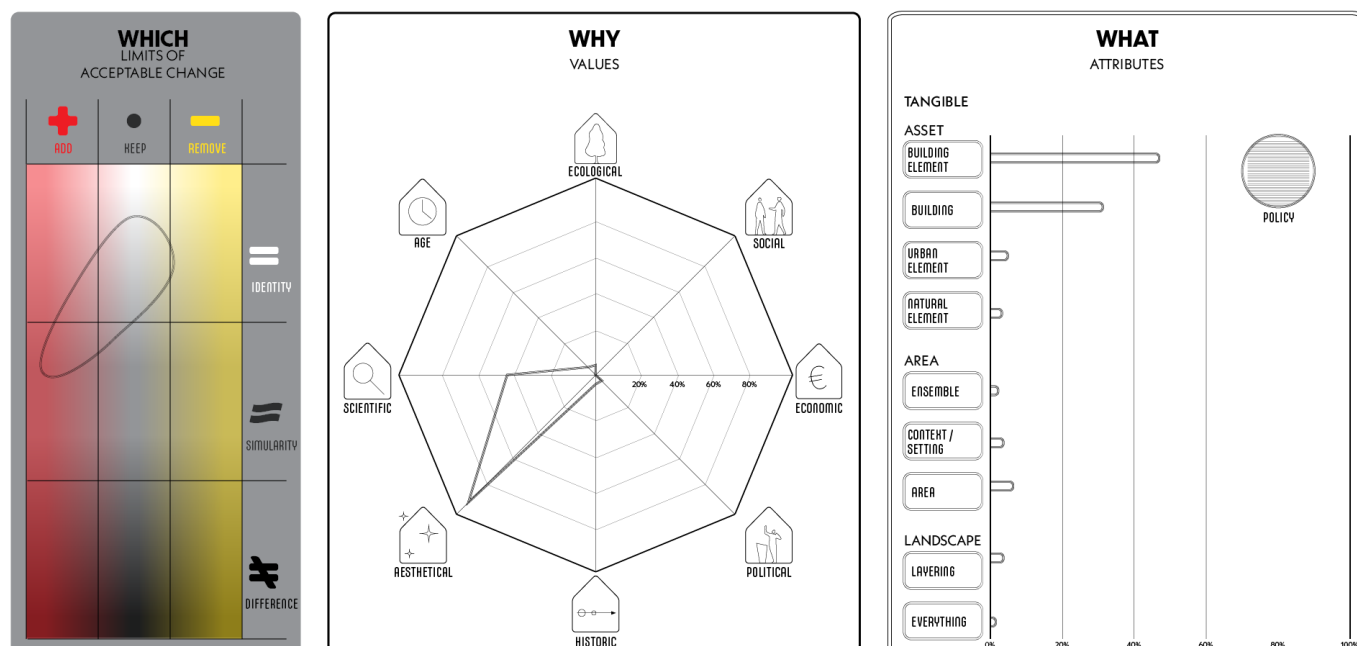
5. Gamified Survey

This section aims to examine stakeholder evaluations of tangible attributes, values, and limits of acceptable change (LAC) in heritage housing policies in São Luís. The survey builds upon the policies inventory and analysis conducted in section 3. Policies Inventory and *4. Policy analysis* , aiming to gather an extra layer of insights with the gamified survey.

5.1 Attributes

In comparison with the survey questions, the community prioritized the same attributes as the questions, suggesting that attributes may not significantly influence the community's decision-making process. In contrast, specialists displayed a notable preference for the smaller scale attributes like the building element, building, and urban element, while the attributes of context/setting, ensemble, and area appeared to carry less importance for the specialists as shown in Figure 10. The natural elements, layering and everything attributes were not incorporated into the survey.

5.2 Values

Figure 10 illustrates Significant disparities between the values selected by the community and specialist groups compared to the survey questions. This indicates that values played a significant role in the prioritization of options for both stakeholder groups. In contrast to the survey questions, community participants demonstrated a preference for social and scientific values, while assigning comparatively less importance to aesthetic, economic, and political values. Although the community showed limited interest for the ecological and age value. On the other hand, specialists placed greater emphasis on social, aesthetic, scientific, and age values, while showing less

concern for economic and political values. The specialists' interest in ecological values was also limited.

5.3 Limits of Acceptable Change (LAC)

Both the community and specialists responded to the survey questions in a closely comparable manner, both in relation to the survey questions and in relation to each other, see Figure 10.

Regarding the community's response, they assigned relatively less importance to 'keep-identity,' 'add-similarity,' 'keep-similarity,' and 'add-difference' compared to the survey. Although, they placed greater emphasis on 'add-identity,' 'keep-difference,' and 'remove-difference' in comparison. On the other hand, specialists prioritized 'add-identity,' 'keep-identity,' 'keep-difference,' and particularly 'remove-difference', while giving less priority to 'remove-identity' and 'add-difference'.

Specialists showed a higher priority for 'add-identity,' 'keep-identity,' 'add-similarity,' 'add-difference,' and 'remove-difference' compared to the community. However, the community placed importance on 'keep-difference.' Both stakeholder groups responded the same way to 'keep-similarity.'

6. Discussion
6.1 Findings

In this section, the findings are discussed that address the three sub-questions of this study: 1) the current effective and relevant policies for São Luís heritage housing, 2) the priorities for São Luís heritage housing policies considering tangible attributes, values, and Limits of Acceptable Change (LAC), and 3) the tangible attributes, values, and Limits of Acceptable Change prioritized by the community and specialists in São Luís heritage housing policies.

Figure 12. Attributes (WHICH), values (WHY) and LAC (WHICH) priorities for the policies, gamified survey questions, community answers, and specialists' answers.
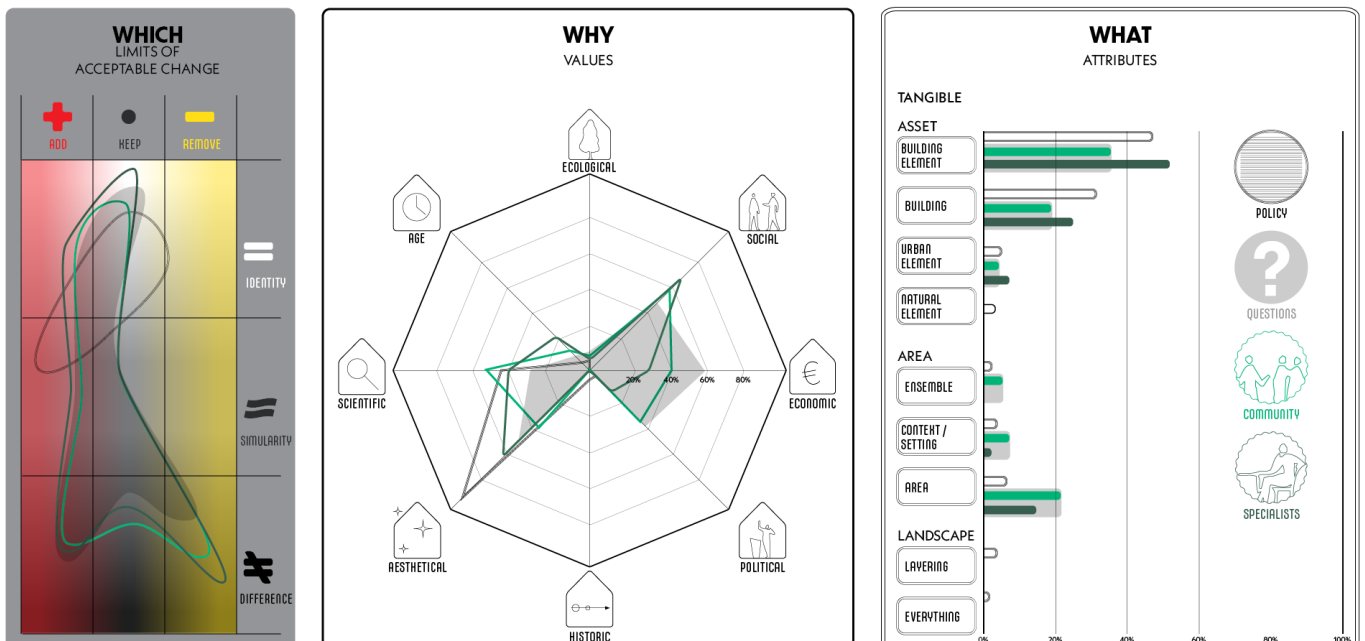
6.1.1 Current Effective and Relevant Policies

With the help of the previous sections, the three sub questions can already be answered.

The Policies Inventory examined the effective heritage housing policies in São Luís, including FLPECH (national), PMD (municipal), and 'Modernist Axe' (neighborhood). Analysis of these policies revealed distinct priorities: the 'Modernist Axe' policy focuses primarily on buildings and building elements, while the PMD policy differentiates between buildings, building elements, and the ensemble. Further research is needed to identify specific attributes within the FPLECH policy.

6.1.2 Priorities for Heritage Housing Policies

Regarding values, the 'Modernist Axe' policy places emphasis on aesthetic and scientific values, while the economic value is implicitly considered, aligning with the FPLECH and PMD policies. Strategies outlined in the policies differ, with the 'Modernist Axe' policy prioritizing the preservation of identity through retention and addition, while the PMD and FLPECH policies adopt diverse approaches based on attributes or heritage type.

6.1.3 Priorities of the Community and Specialists

The gamified survey results indicate that community priorities align with the survey questions, suggesting a limited influence on their decision-making process. Notable variations in values are observed, with the community emphasizing social and scientific values, while specialists prioritize social, aesthetic, scientific, and age-related values. However, both groups exhibit similarities in their responses to the survey questions on the Limits of Acceptable Change, indicating a shared understanding of certain strategies while also revealing some differences in priority.

6.2 Comparison between the policy and stakeholder priorities

To compare the priorities of policies and stakeholders, the findings from the sub-questions, policies inventory, policy analysis, and gamified survey are examined. This comparison sheds light on the disparities between the perspectives of policies, the community, and specialists regarding tangible attributes, values, and Limits of Acceptable Change (LAC).

6.1.1 Attributes

In pursuit of a more comprehensive approach, the gamified survey questions gave greater attention — surpassing the limited scope of the policies — to diversification of the tangible attributes, values, and LAC.

As shown in Figure 12, the gamified survey questions gave greater attention to the ensemble, context/setting, and area, than the 'Modernist Axe' policy did. Consequently, the survey questions had relatively less focus on the building element and building compared to the findings of the document analysis. These findings underscore significant disparities between the perspectives of the policies, community, and specialists. Policies and specialists accentuate the smaller scale more frequently,

with specialists placing greater emphasis on the building, building element and urban element. In contrast, the community appears to either consider all attributes equally or may not consider attributes a determining factor in their decision-making.

6.1.2 Values

The survey questions expanded the scope of values to encompass a broader range of social, economic, political, ecological, and age-related aspects, in contrast to the policies that focused primarily on scientific and aesthetic values. Notably, the historic value was not included in the survey questions.

When considering the policies, both the community and specialists give less priority to aesthetic values and instead prioritize social, economic, political, and age-related values, which are sparingly mentioned in the 'Modernist Axe 'policy. While there is a close alignment between the community and specialists in their emphasis on scientific value, their perspectives diverge significantly in relation to aesthetic value. The community places higher importance on economic, political, and scientific values, while the specialists assign greater significance to social, age-related, and aesthetic values.

6.1.3 Limits of Acceptable Change (LAC)

The survey consisted of seven out of the nine LAC terms, excluding 'remove-identity' and 'remove-similarity,' while the policy only addressed five LAC terms.

Potentially influenced by the survey questions, a substantial disparity exists between the policy's LAC priorities and those of the stakeholders. While the policy places emphasis on keep-identity, add-identity, and add-similarity, the stakeholders prioritize remove-difference, add-similarity, and add-difference.

6.3 Limitations:

This study has several limitations that should be considered. Firstly, the analysis relies primarily on policy documents, which may not fully reflect the actual implementation and enforcement of the policies in practice. Secondly, the study's focus on tangible attributes and values associated with heritage housing limits a more comprehensive understanding of intangible aspects and the social, cultural, and economic impacts of the policies. Thirdly, as the author is not a native Portuguese speaker, the translation of Portuguese policies and survey responses using machine translation tools may introduce bias or errors. The subjectivity involved in identifying and assessing values, attributes, and Limits of Acceptable Change (LAC) further influences the analysis. Additionally, the study's findings are based on a specific time-period of 2022, and policies and stakeholder priorities may have since changed. Lastly, the study's narrow geographic scope restricts generalizability and comparative insights beyond São Luís. Recognizing these limitations will contribute to a more nuanced interpretation and understanding of the study's findings.

7. Conclusion

In conclusion, this study has provided valuable insights into the effective and relevant policies for heritage housing in São Luís. Through an analysis of policy documents, a policies inventory, and a gamified survey, the study identified priorities for heritage housing policies, tangible attributes, values, and Limits of Acceptable Change (LAC). The findings highlight the existing policy frameworks in place and their varying emphases on different aspects of heritage housing. The study also reveals the perspectives of the community and specialists, showcasing their alignment and differences in values and priorities.

While this study contributes to a better understanding of the current landscape of heritage housing policies in São Luís, it is important to acknowledge its limitations. The analysis focused primarily on policy documents, which may not fully capture the implementation and enforcement of the policies in practice. Additionally, the study primarily considered tangible attributes and values, and further exploration of intangible aspects and the broader impacts of the policies would provide a more comprehensive perspective. The potential bias introduced by machine translation tools and the subjectivity involved in assessing values, attributes, and LAC should also be recognized.

Despite these limitations, this study lays the groundwork for future research and policy development in the field of heritage housing in São Luís. The insights gained from the findings can inform decision-making processes and facilitate more inclusive and holistic approaches to heritage preservation.

8. Sources

Agarez, R. (2016). *Algarve Building: Modernism, Regionalism and Architecture in the South of Portugal, 1925-1965*. Routledge. https://books.google.nl/books?id=l2JFrgEACAAJ

Al-Allaf, E. H. (2014). Preventive conservation as a procedure for safeguarding mosul built heritage. *Diyala Journal of Engineering Sciences*, 98-129.

Avrami, E., Randall, M., & De la Torre, M. (2000). Values and Heritage Conservation (Los Angeles, Getty Conservation Institute). In.

Bassett, K. (1993). Urban Cultural Strategies and Urban Regeneration: A Case Study and Critique. *Environment and Planning A: Economy and Space*, *25*(12), 1773-1788. https://doi.org/10.1068/a251773

Bleibleh, S., & Awad, J. (2020). Preserving cultural heritage: Shifting paradigms in the face of war, occupation, and identity. *Journal of Cultural Heritage*, *44*, 196-203. https://doi.org/https://doi.org/10.1016/j.culher.2020.02.013

Fairclough, G., Dragićević - Šešić, M., Rogač - Mijatović, L., Auclair, E., & Soini, K. (2015). THE FARO CONVENTION, A NEW PARADIGM FOR SOCIALLY - AND CULTURALLY - SUSTAINABLE HERITAGE ACTION? *Култура/Culture*, 9-19%N 18. https://journals.cultcenter.net/index.php/culture/article/view/111

Plano Director Municipal de Faro, (1995).

Revisão do Plano Director Municipal de Faro, (2021).

Lei de Bases do Património cultural, 5808 - 5829 (2001). https://www.pgdlisboa.pt/leis/lei_mostra_articulado.php?nid=844&tabela=leis

Aprova a Revisão do Regime Jurídico dos Instrumentos de Gestão Territorial, (2005a). https://www.pgdlisboa.pt/leis/lei_mostra_articulado.php?tabela=leis&artigo_id=&nid=2333&nversao=&tabela=leis&so_miolo=

Regulamento do Plano de Pormenor do Largo de São Luís, 4792-4795 (2005b). https://dre.pt/dre/detalhe/resolucao-conselho-ministros/134-2005-243360?_ts=1651141576576

Estabelece o regime jurídico de salvaguarda do património cultural imaterial, Article 2 (2009a). https://dre.pt/dre/detalhe/decreto-lei/139-2009-494544

Regime Jurídico da Reabilitação Urbana, (2009b).

Estabelece o regime aplicável à reabilitação de edifícios ou frações autónomas, Article 2 (2019). https://dre.tretas.org/dre/3790139/decreto-lei-95-2019-de-18-de-julho

Novo Regulamento da Urbanização e da Edificação do Município de Faro, (2013). https://dre.tretas.org/dre/1103867/edital-668-2013-de-5-de-julho

Alteração ao regulamento de ocupação de espaço público publicidade e propaganda no concelho de Faro (2015). https://dre.tretas.org/dre/1889297/edital-971-2015-de-27-de-Outubro

Aprovação do plano de pormenor do Largo Dr. Francisco Sá Carneiro, 11588-11592 (2018). https://www.cm-faro.pt/upload_files/client_id_1/website_id_1/Urbanismo/Ordenamento_Territorio/PP_em_Vigor/DRE%20PPLFSC.pdf

Classificação do conjunto urbano entre o Mercado Municipal e a Escola Secundária João de Deus, constituído pelas Ruas General Humberto Delgado; Praceta Coronel Pires Viegas e Praceta Eng.º Duarte Pacheco na Freguesia da Sé — Faro, 230-235 (2019a). https://www.cm-faro.pt/upload_files/client_id_1/website_id_1/Urbanismo/Gestao_Urbanistica/Regulamentos%20municipais/Edital%20865_2020.pdf

Declaração de Retificação n.º 878/2019, 260 (2019b). https://files.dre.pt/gratuitos/2s/2019/11/2S215A0000S00.pdf

Município de Faro. (2021a). *Land-use plan: Cultural Heritage*.

Município de Faro. (2021b). *Land-use plan: Territory Organisation Models*

Município de Faro. (2022). *Áreas de Reabilitação Urbana*. Município de Faro. Retrieved 30 April from https://www.cm-faro.pt/pt/menu/769/areas-de-reabilitacao-urbana.aspx

Município de Faro. (2023). *Em Vigor*. Retrieved 23 April from https://www.cm-faro.pt/pt/menu/777/em-vigor.aspx

Pereira Roders, A. (2007). *Re-architecture : lifespan rehabilitation of built heritage* Technical University of Eindhoven]. TU/e Repository. https://doi.org/10.6100/IR631784

Lei de Bases do Património cultural, 5808 - 5829 (2001). https://www.pgdlisboa.pt/leis/lei_mostra_articulado.php?nid=844&tabela=leis

Seyfi, S., Michael Hall, C., & Fagnoni, E. (2019). Managing World Heritage Site stakeholders: a grounded theory paradigm model approach. *Journal of Heritage Tourism*, *14*(4), 308-324. https://doi.org/10.1080/1743873X.2018.1527340

Tarrafa Silva, A., & Pereira Roders, A. (2012). *Cultural Heritage Management and Heritage (Impact) Assessments*.

Tarrafa Silva, A., & Valente, T. (2022). *Faro Urban Management* [Lecture]. Brightspace, Delft University of Technology.

The Heritage Council. (2019). *What is Heritage?* . Retrieved 15 may 2023 from https://www.heritagecouncil.ie/what-is-heritage

Truscott, M. C. (2014). Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (1999). In C. Smith (Ed.), *Encyclopedia of Global Archaeology* (pp. 1078-1082). Springer New York. https://doi.org/10.1007/978-1-4419-0465-2_1046

Turner, T. (1996). *City as Landscape*. E & FN SPon.

Turner, T. (1998). *Landscape Planning and Environmental Impact Design*. UCL Press Limitied.

Regulamento do Programa de Apoio
"Espaços com História", (2018).

Veldpaus, L. (2015). *Historic urban landscapes : framing the integration of urban and heritage planning in multilevel governance* Eindhoven University of Technology]. reseach.tue.nl. https://research.tue.nl/en/publications/historic-urban-landscapes-framing-the-integration-of-urban-and-he

9. List of Tables and Figures

10. Appendix
10.1 Frameworks, Legislation and Policies Lists

Table 4 National Portuguese frameworks

Framework	Legislation	Sources
National Planning Framework	The Legal Regime of Territorial Management Instruments	-
National Cultural Heritage Legislation	Framework Law for the Protection and Enhancement of Cultural Heritage	13
	Legal Regime for the Safeguarding of Intangible Cultural Heritage	-
National legislation for Urban Rehabilitation	Legal Framework for Urban Rehabilitation	-
	Conditions for Rehabilitation of Buildings and Autonomous Fractions	-

Note. Translated from Portuguese. Adapted from (Tarrafa Silva & Valente, 2022).

Table 5 Faro policy frameworks

Framework	Legislation	Relevant Paragraphs
New Masterplan of Faro (PMD)	Local Plan of Faro	5
	Land-use plan: Cultural Heritage (Map)	1
	Land-use plan: Territory Organization Models (Map)	-
Municipal Regulations	Municipal Regulation of Urbanization and Building	32
	Municipal Regulation of Public Space Occupation and Advertisement	-
	Municipal Regulation of Places with Historic Value.	-
Urban Rehabilitation Area (ARU) Phase 1: 2011	Villa Adentro	-
	Bairro Ribeirinho	-
	Mouraria	-
Urban Rehabilitation Area (ARU) Phase 2: 2019	Histórica da Cidade de Faro	-
	Alto Rodes	-

Note. Translated from Portuguese.

Table 6 São Luís Legislation

Legislation	Policies	Relevant Paragraphs
Municipal Market	Environmental Declaration (PPLFSC)	-
	Approval of the PPLFSC	-
	Alterations of the PPLFSC	-
Tribune of Football Club	Resolution	-
Modernist Axe	Restrictions	All
	Declaration	All

Note. Translated from Portuguese. Adapted from Município de Faro (2023).

10.2 Document Analysis: 'Modernist Axe'

Table 7 'Modernist Axe' policy indicator connected to tangible attributes, values and LAC.

Paragraph	Indicators	Tangible Attribute	Secondary Value	Primary Value	Change	State
The urban ensemble now classified dates back to the 40s and 50s of the 20th century, based on the Anteplano de Urbanização de Faro, by Architect João Aguiar, 1st version dated 1945, with alterations in 1947 and revision in 1963	urban ensemble	ensemble				
	anteplano de urbanização de faro, by architect João Aguiar,		conceptual	aesthetical		
	1945, with alteration 1947 and revision in 1963		existential	age		
From this urban intention, private building lots, with good areas, emerged, where single-family houses and some multi-family housing buildings were progressively built, expressive of various architectural trends since the influence of an architecture inserted in the context of reaffirmation of the regime.	urban intentions	layers				
	private building lots	building				
	good areas	area				
	influence of an architecture inserted in the context of reaffirmation of the regime	context and setting	symbolic	political		
The classification of the ensemble, reflecting the criteria contained in article 17 of Law no. 107/2001, of 8 September, relating to its interest as a notable testimony for its interest as a notable testimony for its aesthetic, technical and intrinsic material value, architectural and urban design and landscape, to its extent and, as reflected in it from the point of view of collective memory, as well as to circumstances likely to lead to a decrease or loss of its perenniality or integrity, it followed the following procedures:	ensemble	ensemble		aesthetical		
	aesthetic		technological	scientific		
	technical		conceptual	aesthetical		
	essential material					
	architectural	building				
	urban design	area	spiritual	ecological		
	landscape	layers	historic-conceptual	historic		
	view of collective memory	everything	artistic	aesthetical		
	decrease of perenniality integrity				remove	difference
The existing volume should not be altered, except in situations aimed at correcting dissonant volumes or in buildings that may be subject to interventions at height.	existing volume	building	conceptual	aesthetical	keep	identity
	not be altered		conceptual	scientific		
	correcting dissonant volumes or buildings	building			add	identity
	interventions at height	element			add	similarity
	urban space	context and setting				
The urban space must maintain the existing physiognomy (design, dimensions, and materials)	maintain the existing physiognomy				keep	identity
	design		conceptual	aesthetical		
			conceptual	aesthetical		
	dimensions		notable/evidential	aesthetical		
			workmanship	scientific		
	materials		notable/evidential	aesthetical		
			workmanship	scientific		
All alignments will be maintained, except for the eventual need to correct existing alignments, where small expansions are foreseen.	alignments	building element	notable/evidential	aesthetical	keep	identity
	maintained					
	correct existing, small expansions				add	similarity
The coating and finishing of facades must comply with the following conditions:	coating and finishing of facades	building element				
	plastering and mono putty	building element	conceptual	aesthetical		
Plastering and mono putty — Conservation and repair of the existing one, using mortars and techniques that are identical and/or compatible with those initially used. If the degree of degradation or the existing solution is no longer original and/or detracts from it, the full replacement of the decorative coating may be allowed, under the terms provided for in the framework legislation;	plastering and mono putty	building element	conceptual	aesthetical		
	conservation and repair				keep	identity
	using mortars and techniques that are identical and/or compatible with those initially used		conceptual	scientific	keep	identity
	other ceramic materials, and fake stone		conceptual	aesthetical	add	similarity
Tile, other ceramic materials (Law no. 79/2017) and "fake stone" — Conservation made using restoration techniques. If the degree/extent of degradation does not allow its conservation, the full replacement of the decorative coating may be allowed, under the terms provided for in the framework legislation;	conservation	building element			keep	identity
	full replacement of the decorative coating may be allowed				add	similarity
	decorative coating painting		conceptual	scientific		
Painting — A colour study will be prepared and approved for all the buildings, to which all the conservation works of the paint finish on the facades will be subject. Until the aforementioned study is approved, the painting of facades must respect the existing colour or, if necessary, identified after a survey carried out on the facade itself, and the full replacement of the decorative coating may be allowed, under the terms provided for in the framework legislation;	colour study	building element				
	prepared and approved for all buildings					
	conservation works will be subject	building			keep	identity
	respect existing colour				add	identity
Metalwork, carpentry, grilling and prefabricated concrete elements will preferably be the object of conservation and restoration interventions. If the degree of degradation or suitability does not allow its conservation, its full replacement will be allowed, the full replacement of the decorative coating may be allowed, under the terms provided for in the framework legislation;	metalwork, carpentry, grilling and prefabricated concrete					
	conservation	building element			keep	identity
	restoration				keep	similarity
	replacement				add	similarity
	the placement of blinds, external shutters or other external obscuration systems will not be allowed, whenever this was not the initial solution,				keep	identity
Blinds and other obscuration systems. The placement of blinds, external	case the degree of degradation or	building			add	similarity

Paragraph	Indicators	Tangible Attribute	Secondary Value	Primary Value	Change	State
shutters or other external obscuration systems will not be allowed, whenever this was not the initial solution, and the existing conservation should preferably be carried out. Case the degree of degradation or suitability does not allow it, replacement may be permitted, as mentioned above and under the terms set out in the framing legislation	suitability does not allow it, replacement may be permitted conservation and repair of the existing	element building element			keep	identity
Fences and gates. Conservation and repair of the existing. If the degree of degradation or the existing solution is no longer original and/or de-characterizing it, replacement may be permitted under the terms provided for in the framework legislation.	existing solution is no longer original and/or de-characterizing it, replacement may be permitted	building element			add	identity
For the faithful maintenance of the building's characteristics, with regard to its structural, architectural, or decorative elements and , using the same techniques and materials, identical or compatible with those existing at the time of its construction;	buildings characteristics structural architectural decorative same techniques, materials identical or compatible	building element building building building building element		scientific aesthetical aesthetical	add	identity
Total replacements of the elements referred to in the previous point are allowed, only in cases where their irreversible degradation is verified,	total replacements of the elements	building element			add	similarity
Whenever they do not affect the overall perception of the building;	perception of the building	building element	conceptual	aesthetical		
Aim to complete a pre-existing intervention, however assumed to be an integral part of it, duly proven by a previous report submitted under the terms of 140/2009, validated after a technical visit or opinion of the City Council.	pre-existing intervention	building			keep	similarity
Protection levels for the immovable properties that make up the complex and permissible urban planning operations:	immovable properties	building				
Buildings to be affected — As indicated in the protection levels plan	buildings to be affected	everything				
Permissible urban planning operations, under the terms of the applicable legal and regulatory provisions, and under the following specific conditions:	urban planning operations building	building urban element				
For the faithful maintenance of the building's characteristics, with regard to its structural, architectural, or decorative elements and, using the same techniques and materials, identical or compatible with those existing at the time of its construction;	maintenance characteristics, with regard to its structural, architectural, or decorative elements same techniques and materials	building element building element building element	conceptual workmanship	aesthetical scientific	keep keep	identity identity
Total replacements of the elements referred to in the previous point are allowed, only in cases where their irreversible degradation is verified, duly proven by a previous report submitted under the terms of DL 140/2009, validated after a technical visit or opinion of the city council.	total replacements of the elements	building element			add	similarity

Note. Translated from Portuguese. Quotes from Município de Faro (2019a).