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Cultural Heritage Building Sustainable Regeneration: A case study from Northern Greece

Samir M. Bagiouk[1], Evina Sofianou[2]*

[1,2] School of Civil Engineering, Aristotle University of Thessaloniki, 54124, Thessaloniki, Greece

Abstract: **One of the factors of sustainable development is the protection of cultural heritage and local identity. The urban building stock with its connotative meanings is an important part of the city as historical and cultural evidence. Contemporary regeneration projects reflect a turn towards a rapid transformation of urban buildings and areas of historical value and revenue-generating potential. The present paper focuses on a listed building in the historic center of Thessaloniki, a metropolitan urban centre of Northern Greece. This paper describes a heritage impact assessment and regeneration methodology. More specifically, the paper explores a series of issues associated with the regeneration and rehabilitation of the historical building as a characteristic example of neoclassic architecture with a significant internal decor, which survived through time in a congested city centre. There is an attempt to analyse the methodological approach of a regeneration and rehabilitation project for its protection from further decay, and its reintegration into the modern urban fabric. The main goal is to investigate the prospects of regeneration of listed buildings through mild interventions based on the principles of sustainable development, as unique urban cultural heritage assets.**

Keywords: **building conservation; cultural heritage; historic urban areas; listed buildings; regeneration; rehabilitation; sustainability.**

1. INTRODUCTION

Sustainable urban development can be achieved by improving the quality of the urban environment through social, economic and environmental factors, but also through the cultural assets (Ferri & Maturo, 2013). However, the management of urban landscape and the pressures on the environment led to the decay of urban areas. The lack of planning, infrastructures and policies for the cultural heritage's management led to decay of the built environment, hindering progress towards sustainability. Urban areas of historical value are spatial entities that express the evolution of the local societies. The built environment with its connotative meanings is important historic and cultural evidence with major significance for the society and the site. During the recent years, building conservation and their wider environment – where it is possible – has changed from preservation to being part of a broader strategy for sustainable urban regeneration.

The regeneration of historic buildings can reinforce a sense of community, make an important contribution to the local economy and act as a catalyst for improvements to the wider area. They should not be retained as artefacts, relics of a bygone age. New uses should be allowed in the buildings and sensitive adaptations facilitated, when the original use of a historic building is no longer relevant or viable. This paper investigates the importance of the built heritage within the urban environment as a cultural heritage asset in the second section, followed by the description of the legal framework for the protection of listed buildings in the urban environment. The paper's main scope is the methodological approach of a listed building's regeneration project in the historic urban centre of Thessaloniki, which is analysed in the fourth section, and the proposal of a sustainable restoration and rehabilitation methodology with respect to the building as a valuable cultural heritage asset, within the urban environment.

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2. BUILT CULTURAL HERITAGE WITHIN THE URBAN REGENERATION CONTEXT

It is widely recognised that knowledge and understanding of the origins and development of human societies is of fundamental importance to humanity in identifying its cultural and social roots (ICOMOS, 1990). Each generation finds itself a huge amount of capital resources, made up of three broad kinds: i) natural resources; ii) man-made resources through investment of capital, applied to natural resources, comprising broadly the immovable and moveables which facilitate use of the built environment; iii) human resources, being the people inhabiting and multiplying on the planet (ICOMOS, 1993).

The definition UNESCO provides for cultural heritage is: 'the legacy of physical artefacts and intangible attributes of a group or society that are inherited from past generations, maintained in the present and bestowed for the benefit of future generations'. Also, a study on 'Cultural heritage counts for Europe' lists the beneficial effects of cultural heritage. According to this study cultural heritage:

- raises the attractiveness of both urban and rural areas and contributes to their development;
- contributes to the quality of life of the inhabitants and to improving the atmosphere in neighbourhoods;
- enhances the uniqueness of such places and provides narratives for cultural tourism;
- contributes to job creation directly in the heritage institutions and indirectly in related sectors;
- boosts creativity and innovation through digitisation and its creative uses;
- generates revenues from ticket sales, tourist activities and increases in property value due to cultural heritage preservation and maintenance;
- is a key element in the sustainable regeneration of historic areas;
- stimulates education and learning, and the understanding of history;
- helps build social capital and the feeling of belonging, and contributes to social cohesion;
- preserves the environment by helping combat climate change.

(European Parliament, 2018).

For a city to be sustainable, economic and social benefits need to be maximized in order to enhance living standards as far as the city target is sustainable in terms of environmental limitations and socioeconomic equity (Mori & Yamashita, 2015). Heritage is referred in the international agenda for sustainability and for its role in defining the distinctiveness of cities and improving their competitiveness. And vice versa, urban competitiveness regards culture as capital, so it is important to consider heritage as an essential resource of the urban ecosystem. Sustainability in the redevelopment of historic city centres is innovative and necessary as it contributes to the objectives of environmental re-evaluation, economic and social regeneration and durable environmental development (Minetto, Pirlone, & Tomasoni, 2011).

The built environment with its connotative meanings is an important historic and cultural evidence with major significance for the society and the site, as 'visible evidence of the past that can contribute educationally to the cultural identity and memory of a particular people or place, giving meaning to the present by interpreting the past' (Ijla & Broström, 2015). Buildings types are categorised as: sacred buildings, museums, palaces, residential buildings, or outstanding buildings (i.e. any building not fitting the other types), and vary by material, size and vintage(Mourato, Fimereli, Contu, Gaskell, & Boniatti-Pavese, 2014). Protection and regeneration of built heritage cultivates the 'sense of belonging'. A place's identity is an important factor to highlight the significance of the area, to promote self-awareness and to create bonds between the place and the local society. Many factors – genetic, social and cultural as well as the built environment – combine to shape identity (Hauge, 2007). Each place has a meaning, mostly defined by the environment and human activity. 'Sense of a place' is used nowadays to describe the 'atmosphere' of a place. According to Schulz (1991), *genius loci* is the character of a place, which depends upon how things are made and is therefore determined by the technical realization (building) (Norberg-Schulz, 1980). The spirit of a place is a distinctive basis for shaping of cultural or architectural uniqueness of a location or a town/city. The main structural layers of genius loci are:

- spatial experience (physical presence in a place, movement in space);
- impressions, emotions and feelings (esthesis and catharsis);
- knowledge (event / (hi)story / legend);
- place identity and dialogue (exceptional personalities / community / way of life);
- collective memory vs. individual reminiscences;
- place consumption ("take the place with me" – souvenir);
- place nurturance and respect.

(Čepaitienė, 2015).

The urban building stock is part of this atmosphere and 'cultural heritage cannot be expressed in any other better form than in buildings' (Chun & Bin, 2008). It is fundamental to consider heritage as an essential resource, as part of the urban ecosystem (ICOMOS, 2012), and the restoration of historic buildings is a lever for sustainable development. Furthermore, urban building and area regeneration does not simply mean 'the passive protection of individual buildings of historic significance, nor does it mean the preservation of everything old, instead it means the creative use and reuse of buildings and older quarters of the city, taken as a whole' (Steinberg, 1996). Built heritage conservation carries benefits in many areas of the urban environment (Vicente, Ferreira, & Mendes da Silva, 2015).

Upgrade of historic urban buildings is a driving force for economic development. Conserving and reusing the disused buildings can play an important role in the regeneration process and can contribute to meeting the growing need for new buildings (Ijla & Broström, 2015). New job opportunities and local businesses could increase local income and economic activities within the wider area. Cultural assets are also important for tourism development, as 'history, culture and religion are elements that attract tourism' (Coccosis, 2008). Furthermore, old buildings constructed according to old standards are energy-intensive and their energy upgrade combined with a study of reuse, could result in environmental and economic benefits.

During the last decades, the environmental value of heritage buildings and their conservation has become a point of interest. As mentioned in Judson & Iyer-Raniga (2012), following on from the Brundtland Report, Our Common Future (Brundtland & WCED 1987), which recognised the interrelationship of economic development, environmental and social issues, the UN Conference on Human Settlements (Habitat II) explicitly linked conservation of built heritage and environmental sustainability, 'conservation, rehabilitation and culturally sensitive adaptive reuse of urban, rural and architectural heritage are also in accordance with the sustainable use of natural and human-made resources'. It is asserted that there are environmental benefits to be achieved through the conservation of heritage buildings, which represent a major investment in terms of natural and human resources (Judson & Iyer-Raniga, 2012).

3. REGENERATION OF LISTED NEOCLASSICAL BUILDINGS AS PART OF BUILT CULTURAL HERITAGE

During the recent decades, efforts are made for the sustainable regeneration of buildings of cultural and historical value, as part of a wider revitalization strategy to promote sustainability within the built environment, rather than being subjected to demolition. However, protection and restoration of built cultural heritage is a complex and multitasking process as it demands international cooperation between government and non-government organisations. Also, cultural built heritage consists of cultural elements of various streams which are of value to society, i.e. art, history, aesthetics and the degree of appreciation of these elements is linked with the particular generation (ICOMOS, 1993). Additionally, built cultural heritage is subject to the laws of real property and consequently, occupied by public or private agencies and cannot be inherited by the contemporary generation in general (ICOMOS, 1993).

The protection of built heritage requires a wider basis of professional and scientific knowledge and skills, as many architectural structures must be protected in accordance with the criteria for the protection laid down in the 1966 Venice Charter on the Conservation and Restoration of Monuments and Sites. Protection laws of cultural heritage in Greece are established according to the 1964 Venice Charter, the Declaration of Amsterdam of 1975, Paris Convention of 1972, the

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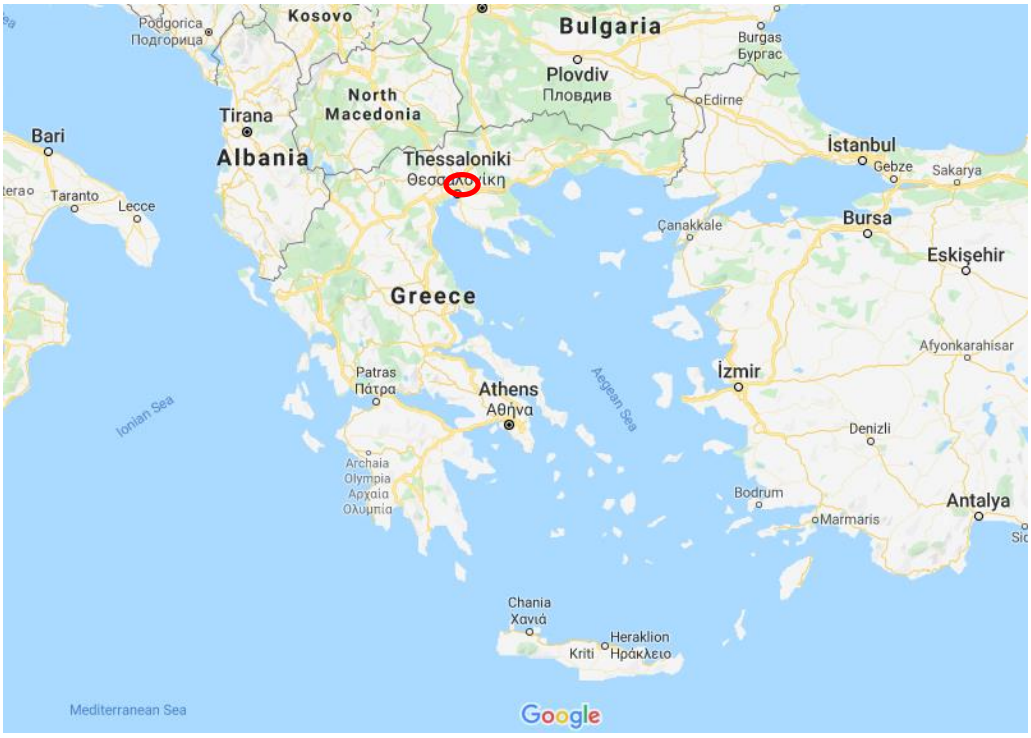
Granada Convention of 1985 and the Constitution of Greece, which, in its 24th article, mandates: "The protection of the natural and cultural environment constitutes a duty of the State and a right of every person. The State is bound to adopt special preventive or repressive measures for the preservation of the environment in the context of the principle of sustainable development" (Hellenic Parliament, 2008). As mentioned in Vyzantiadou and Selevista (2019), in Greece the designation criteria are based mainly on a circular of 1992 by the Ministry for the Environment, Physical Planning and Public Works. In brief, the main criteria include the i) architectural style, morphology, rhythm, facades, geometry of forms; ii) historical significance; iii) the use; iv) their location in the urban fabric (i.e. stand-alone structures, areas of buildings, buildings next to others of significant value) and the condition of surrounding area; v) condition of the building. However, the problems stemming from the institutional framework for listed buildings in Greece, combined with the inability of the domestic financial system to lend money or find other fund resources, are responsible in large part for the condition of thousands of listed buildings throughout Greece (European Parliament, 2015).

4. CASE STUDY: THE LISTED BUILDING IN VASILEOS IRAKLEIOU 5 STR.

4.1 Current situation analysis of the wider area

The wider geographical area, to which the present paper refers, extends around the Mediterranean basin and the Black Sea region, spanning three continents. Thessaloniki is a port city in Northern Greece with a long history. The city has experienced significant shocks and stresses during the recent past, such as population shifts, the devastating Great Fire of 1917 which destroyed 2/3 of the history centre, leaving 70,000 people homeless (Gerolympos-Karadimou, 1995), and led to the re-planning of the city, as well as the major earthquake of 1978. Today, Thessaloniki is a lively, multicultural city that attracts young people, tourists, and international business.

According to the reform "Kallikratis Plan", Law 3852/2010, Thessaloniki is the seat of the Region of Central Macedonia, one of the thirteen administrative regions of Greece, including the Regional Units of Thessaloniki, Chalkidiki, Pieria, Imathia, Pella, Serres, Kilkis, and along with Eastern Macedonia and Thrace Region is supervised by the Decentralized Administration of Macedonia and Thrace. Thessaloniki is Greece's second largest city following the capital city of Athens, with over one million residents in its metropolitan area and 325,182 residents in the Thessaloniki Municipality (Hellenic Statistical Authority, 2011).



Map 1: Location of Thessaloniki in Greece, Google Maps.

4.2. Brief overview of Thessaloniki's built cultural heritage

Thessaloniki is a 2300-year-old city and a contemporary metropolitan centre of Northern Greece and commercial and geopolitical node. The historical profile of Thessaloniki is mainly linked to its Byzantine life. The walled city and its monuments can be called an open Byzantine Museum. All city monuments, Byzantine, Post-Byzantine and Ottoman – have been declared historical landmark monuments and fifteen of the Early Christian-Byzantine monuments were included in the UNESCO World Heritage List in 1988 (City of Thessaloniki, 2017). The historic centre of Thessaloniki was designated as a historic site by the Ministerial Decision ΥΠΠΟ/ΔΙΛΑΠ/Γ/3046/51009/14-10-1994 (Government Gazzette 833/B/9-11-1994).

The great fire of 1917 gave the opportunity to modify the city's oriental urban fabric, through the project conducted by the International Planning Commission guided by Ernest Hébrard. During the second half of the last century, the city witnessed a vast construction of multi-storey buildings. Today, the metropolitan area of Thessaloniki looks like a puzzle of varied uses and a mixture of irregular elements. Within the dense centre are found unique tangible and intangible cultural assets. There are numerous monuments, traditional buildings of folk architecture, modern landmarks and open air spaces of significant value, many of which still untapped.

The process of increasing population density and urban decay in this historic centre, which is on the UNESCO World Heritage List, calls for social and cultural responses that permit the proper use of these assets and the recovery of a sizeable heritage that is menaced as a result of a lack of resources on the part of local authorities or national cultural agencies. As far as it concerns the built environment, in many cases the buildings or even areas of interest are abandoned mainly due to the cost of restoration works from the part of the owners, or the lack of initiatives and holistic framework of protection and restoration for public buildings. As a result, many buildings hide a cultural heritage value, nowadays untapped, which cannot be reintegrated in the modern urban fabric, leading also to the decay of their wider urban area.

Map 2: Monuments of Thessaloniki historic centre https://thessaloniki.gr/wp-content/uploads/2019/11/City-Map2018.pdf

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Throughout history, the Western world has always returned to the first great civilizations. Artists and architects of the 18th century, seeking a new style away from the typical church morphology, turned to the pre-Christian civilizations of Greece and Rome, where they found architectural forms with balance, harmony, elegance and symmetry. This architectural morphology, which reminded an era of elegance and nobility, was named Neoclassical architecture. Born in classical Greece, exported to Europe and reintroduced in modern Greece, Greek neoclassicism offers a unique style in modern urban areas.

Neoclassical buildings represent an architectural morphology of significant cultural interest. Thessaloniki has a vast collection of neoclassical architecture examples in many urban centres. The majority of Thessaloniki's neoclassical buildings are residences of the wealthy society during the late 19th century, which can be restored and rehabilitated. The Neoclassical buildings are massive with free-standing dramatic tall columns, which served to carry weight of the building structure and with clear elegant lines. The facades are flat and long, decorated with a combination of rotundas, colonnades, and porticoes[1]. Most of them are small, two/three-storey residences. Some buildings have been restored and house municipal facilities and services.

The case study building is located in Thessaloniki's centre, in the wider area of Ladadika, a district of historical and architectural value. In this district were located some of the finest buildings of the old city of Thessaloniki. The area is divided in two parts – the upper part called Ano Ladadika and the lower part or Kato Ladadika. In 1985, Kato Ladadika was characterized by the Ministry of Culture as a historical site (Decree 24917/1598/24.5.85). Recently, the bioclimatic regeneration of Ano Ladadika (2016) changed the image of the area. A network of walkroads, new tree plantings beside the old plantations, bioclimatic architecture interventions are some of the characteristics of the upgraded neighborhood. The transformation of buildings such as Bensushan Khan into a multi-faceted venue and Kirji Khan but also, the Theater Academy Andreas Voutsinas, the State Conservatoire, the Catholic Church of the Franks and traditional shops are architectural landmarks.

Picture 1: Allocation of the listed building in Thessaloniki city centre (source: Google Maps)

4.3. Technical description of the Vasileos Irakleiou 5, listed building

The case study listed building is located in a densely built area in the history centre of Thessaloniki and more specifically, in 5, Vas. Irakleiou str. The paper's main goal is to investigate the potentials created after the building's regeneration through the dialogue created between this almost 100 year-old construction and the local society. The presented methodology follows the general principles of mild interventions on listed buildings, with respect to its' architectural

[1] http://www.wallswithstories.com/uncategorized/neoclassical-architecture-a-revival-of-the-ancient-greek-roman-classical-architecture.html

typology and decorative ornaments as cultural heritage assets. It intends to present an important contribution to architectural measure drawing and regeneration strategies in the extent of rehabilitation of urban buildings, as valuable heritage assets.

After request of the owners A. Pourpouloglou, K. Asprodini and V. Papadopoulos, the project "Regeneration of a three-storey building with basement – interior fittings – lift installation", was conducted by the architects A. Vacalopoulos and A. Pourpouloglou, and S. Bagiouk as architect consultant, in 2009. As mentioned in the construction permit, the building was originally owned by Isaac Navarro and was built by engineer Jacques Mosses. According to the on-site survey, the plot has a regular shape (based on the plans after the fire of 1917), covering an area of 190,96 m^2.

4.4. Project methodological approach for the regeneration of the listed building

Nowadays, many buildings and ensembles need a major overhaul or restoration due to many causes, such as, the human activity, aging of the constructions, environmental conditions e.tc. The restoration of architectural monuments is a very difficult task as they are imposed with restrictions by Cultural and Historical Monument Protection Committees. These restrictions limit the technology of an overhaul or a reconstruction and give a preservation obligation to the internal and external appearance of the historical building (Kareeva & Glazkova, 2017).

Except of the complicated legislative framework, the identification of the pathology of a listed building is a very complicated issue that includes several uncertainties such as the identification of its structure system, of the code/ practice/materials used, combined with its poor maintenance, atmospheric pollutants etc (Alexoudi, 2018). Different types of interventions are needed for the restoration of listed buildings, the avoidance of the reappearance of damages in the future or their strengthening due to their usage. In the case of a private property the cost of the interventions and the amortization of the investment are of paramount significance (Alexoudi, 2018). Another important task is the description of a building's heritage value and of what in the building have an explicit and legitimate heritage value. The actual description involves an exploration of the building historical values and a careful consideration of scope, character, context and levels (Edström, 2015).

Buildings and monuments officially protected as part of a designated environment or because of their special architectural or historic merit, where compliance with the requirements would unacceptably alter their character or appearance (Lidelöw, et al., 2019). The main aim of the project was the regeneration of this cultural asset and reintegration into the urban fabric, with respect to its typology. In 2009, the architectural survey was conducted in the frame of the building's regeneration and rehabilitation, to prevent its further degrade. According to the survey, the building is a characteristic example of a bourgeois residence of the period. It is classified in the neoclassic architecture with eclectic characteristics (typology, symmetry of facades, decoration).

One of the main restoration goals is the preservation of the decoration of the ceilings, walls and openings, which reflects the atmosphere of that period and tells a story of life and activities representing the intangible aspect of the interior. In this context, the neoclassic décor is restored, as part of the building's *genius loci* which describes the immateriality in the experience of the era's architecture and as a valuable cultural heritage asset of unique artistic style.

The presented methodology's main aim was to serve as a tool for guiding restoration planning and interventions, focusing on the protection of the building stock from further decay and with respect to the typology and architecture. At the first stage, an analytical survey of the current situation about the building and the wider area was conducted, using mostly historical testimonies and plans, and on site survey. The preliminary report was the main product of this stage including the technical reports and plans of the current situation, the building's condition and a risk assessment. Through this analysis, a qualitative and quantitative characterization of several elements and aspects of the building were recorded (second stage). These two initial stages were the basis of the process, in order to acknowledge all variables and sensibilities involved.

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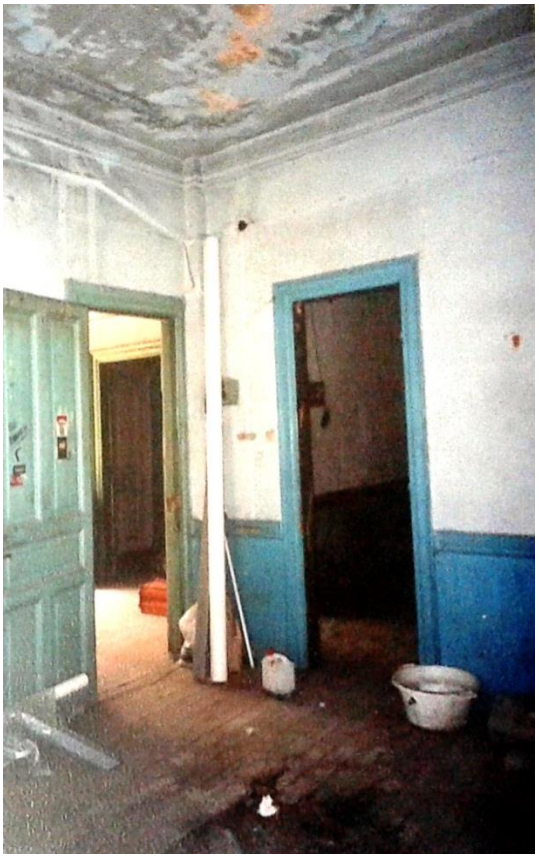
Picture 2: Aspect of the building's front view

Picture 3: Detail of the front view



Picture 4: Aspect of the interior, 2nd floor

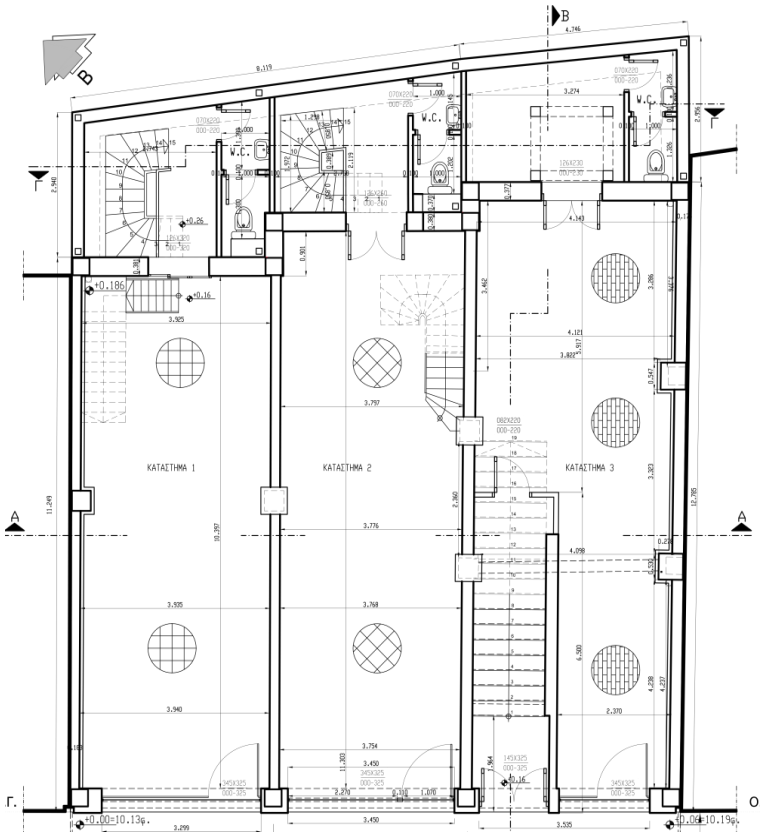
Picture 5: Aspect from the interior, 2nd floor

The building permit foresaw a three-storey building of 13,50m total height, with shops on the ground floor and underground space covering the whole plot of land. The basement and the ground floor are divided into smaller professional spaces of 3,75m internal height and a terraced roof. The vertical communication among floors is realized by a central internal staircase (building permit 136/9 of 1925). According to the survey, despite retaining the basic elements of the initial structure, the plans of the original study were not followed exactly. Additional elements, considered necessary for the building's operation, were constructed and are maintained until today.

The bearing construction consists of the foundations, columns, beams and slabs from reinforced concrete frame. Filling masonry walls are from solid bricks external up to 35cm. In many parts of the building are visible signs of degradation, detachment of the concrete covering of the reinforcement and partial cracking of the masonry. During the earthquakes of 1978 the building behaved perfectly, without any serious damage. Damages caused by humidity are visible on the internal surfaces of the walls, complete destruction of the coatings and locally of the masonry on the rear, and extensive damage to the vertical zones of contact with adjacent buildings. The forms of drawings and decorative coatings of façade elements (frame, pseudo-cases, frames of openings, other protrusions of the façade) were restored. The damaged floors and the collapse of roof parts causing detachment of the ceilings were important parts of the restoration programme.

According to the technical report, the restoration works follow the applicable rules of mild interventions on listed buildings. Among the main priorities are:

- The initial use of the building-shops on the ground floor, offices on the floors is maintained.
- The architectural form and its basic internal structure are preserved.
- The new interventions are limited to what is absolutely necessary for the creation of modern living conditions, with safety-hygiene-comfort. Energy building card. Lift installation.
- Restoration of rescued architectural or decorative elements with their old form. Neutral morphology is selected for new constructions, signaling the application time.



Picture 6: Plan of the ground floor– proposal (Bagiouk, 2009)

With respect to the building's character and preserving its historical and architectural features, the repair works which are critical in order to restore the functional capacity of the building, are the following:

- Support of the wearer through non-extensive interventions. The building shows repairable deterioration of building elements due to its age and lack of maintenance.
- Construction of a lift, simple and neutral at the back side.
- Creation of sanitary spaces with metallic lightweight structures.
- Replacement of wooden floor sections, where their supporting beams are damaged.
- Repair of internal doors.
- New water, sewage, electricity, and telephone networks.
- Repairing of damaged parts of the roof by replacing the top part and adding heat-insulation.
- New coatings after demolding the old ones on the rear, partially replacing main faces.
- Restoration of the internal and façade decorations in the old form, with partial replacement and reconstruction of the damaged.
- Replacement of wooden windows with the same double-sided glass panes.

Picture 7: Front view – proposal (Bagiouk, 2009)

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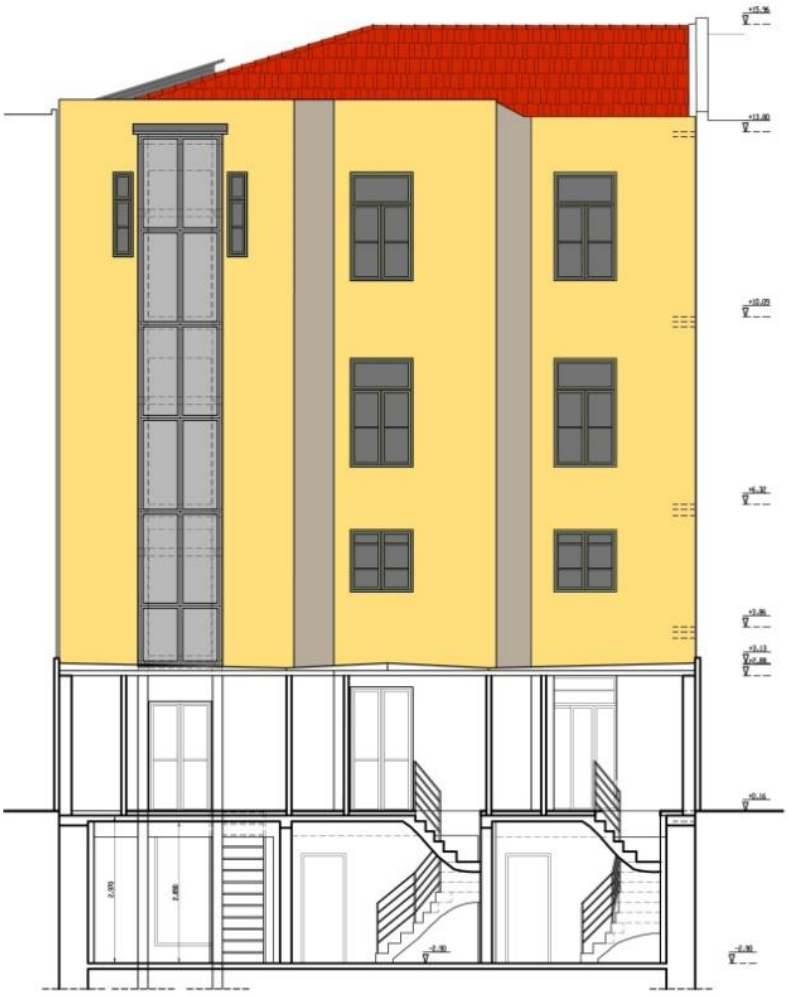

Picture 8: Back view/section –proposal (Bagiouk, 2009).

Neoclassical buildings are not compatible with sustainable architecture and its principles, in fact, there is a reverse relationship between the construction of neoclassical buildings and the use of minimum available resources (Shodja, et al., 2019).

Within this framework, the restoration project also focused in some important principals of sustainable architecture as the following:

- provision of quality of life and conditions of comfort to the residents;
- materials, where applicable, that are compatible with their environment;
- maximum use of natural energies;
- understanding of 'the sense of the place' and blocking interference in it;
- use of natural, recyclable and durable materials where possible;
- acoustic isolation and thermal isolation of the building, with respect to the morphology and typology;
- proper lighting and design of openings.

Special attention was paid to the rich décor of the interior and exterior (Table 1) and was entirely restored as valuable architectural and cultural qualities. Apart from the exterior decoration there is an internal linear painted zone decor, on the upper part of the walls in the space of the stairway. On the ceilings there are plaster decorations preserving their geometrical characteristics and their shape.

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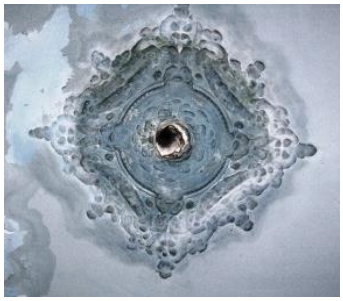
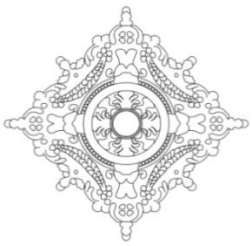
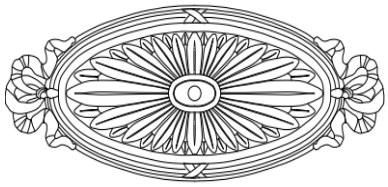
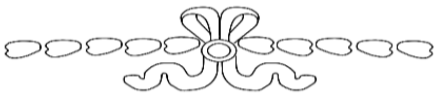
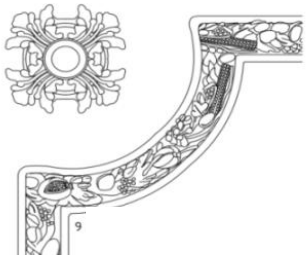
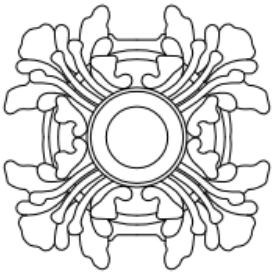
TABLE I: Architectural measure drawings of the décor

I. Ceiling decoration – Plaster ornaments		
		
		
		
		
		
		

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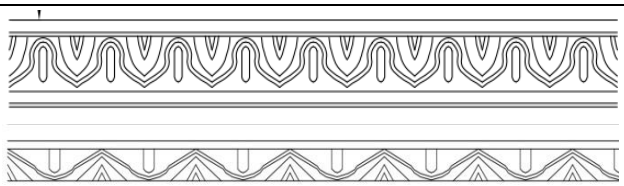
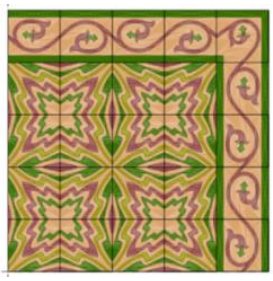
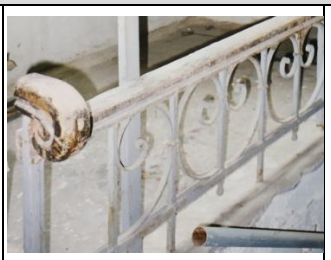
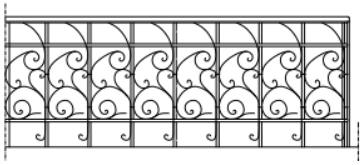
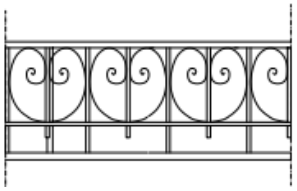
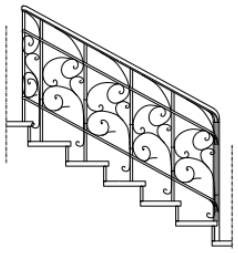
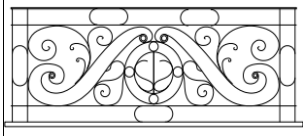
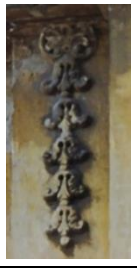
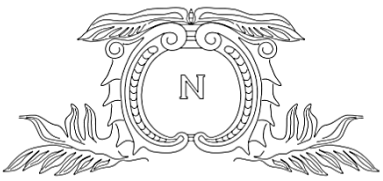
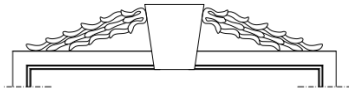
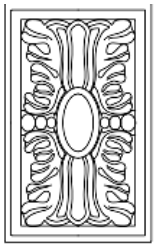
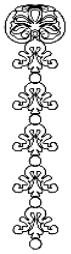
II. Wall plaster decoration motif	III. Tiles
	
	

IV. Types of railings			
			
			

V. Decorative elements of the front view			
			
			

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5. CONCLUSIONS

Cultural heritage is one of the important elements which create character, identity and image of the city. Built cultural heritage is a dominant urban component and an important means of historical, economic and social development. Cultural heritage invests local communities with a powerful reason to protect their local environment and to improve the quality of their lives in terms of sustainability. Local communities feel a strong sense of connection with their local surroundings through heritage, which is not provided through the new building stock.

Historic buildings are cultural icons and their preservation impacts on community well-being, sense of place and therefore social sustainability (Bullen & Love, 2011). Due to the importance of these factors, it is preferable to reuse heritage buildings rather than replace them regardless of bad plot ratios and lack of efficiency. However, technology, demographic and economic changes and lack of systematic assessment methodologies for adequate consideration of the divergence between sustainable urban development and the protection of cultural heritage, put pressures on the built urban assets. Viable strategies combined with architectural intervention and conservation methods of urban built heritage are needed for the reintegration of such assets in the modern urban core and the improvement of the cities' living conditions and microclimate.

Restoration and reintegration of details and features occur frequently and is based upon respect for original materials, archeological evidences, original design and authentic documents. A number of buildings that are vacant and/or lost their original use is increasingly being converted into useful and vibrant spaces and the adaptive re-use of historic buildings is helping to revitalize neighbourhoods and old cities. The study area is a significant example of cultural heritage protection and urban revival, because of its important within the modern urban fabric. It is a place of traditions, cultures and activities and can be preserved and enhanced, through targeted action.

The aim of this paper is to highlight the possibility of increasing local residents' sense of belonging through the built heritage. As an example of inner-city regeneration project, the main scope was to promote the city's cultural heritage and reintegrate the building in the modern urban fabric as a local and regional node of heritage. The case study offers a picture of what's possible when heritage regeneration policies take advantage of their central role in communities. Typically, a neoclassical building apart from its morphology, consists of decorated façades, in many cases inspired by the ancient Greek and Roman temples, as well as the decoration ornaments. It is necessary to imprint these decorative parts for historical analysis, as done in this study. The proposed methodology aims to highlight the revival of a previously neglected space and to be implemented in various cases of built heritage restoration and rehabilitation projects. The sustainable restoration and rehabilitation of the historic building in Vasileos Irakleiou 5, can provide a stimulus and become a focal point for regeneration schemes creating more jobs. One of the most significant elements is the exquisite interior décor, which is an important architectural asset and needed to be restored and highlighted. Retaining original features of the buildings serves as a physical reminder of what the building once was, making the space unique in comparison to newly constructed spaces.

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