



STATE SECRETARIAT FOR INFRASTRUCTURE AND ENVIRONMENT

**ANNEX XIII - PRELIMINARY GUIDELINES OF THE HISTORICAL, CULTURAL AND ENVIRONMENTAL
HERITAGE**

PARQUE DR. FERNANDO COSTA / PARQUE ÁGUA BRANCA



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Parque Dr. Fernando Costa, also known as Água Branca, has been designated as a landmark, cultural, historical, architectural-urban, and technological landscape heritage in accordance with:

- I. SC Resolution SC 25/96 by CONDEPHAAT;
- II. Resolution 17/CONPRESP/2004 by CONPRESP

Thus, specific consultations were made with the Councils of the Heritage Conservation Institutions, and the preliminary guidelines and rules that must be observed, at a minimum, are presented below.

CONDEPHAAT - Rules for Parque Dr. Fernando Costa / Água Branca

1. Structural Integrity

To preserve the integrity of the elements listed in Resolution SC No. 25, of June 11, 1996 - Park perimeter, Internal streets, Buildings and constructions, Trees and landscaped areas, Walls, Railings, Landmarks, busts, decorative and commemorative elements, and buildings listed in Article 1, subsection III, of the Resolution.

2. Ambience

Preserve existing visual perspectives from the visitor's viewpoint of the structures and buildings as a whole.

3. Accessibility

In addition to making buildings accessible and solving technical problems, it is also necessary to appreciate and highlight the heritage values that have already been recognized.

4. Plant Coverings

The governing guideline for this item is the Listing Resolution for Forested and Landscaped Areas. Vegetation suppression must be submitted for analysis and approval by CONDEPHAAT.

In order to comply with the communication process provided for in the Listing Resolution, the Concessionaire shall prepare a Maintenance Plan for Green Areas to be communicated to CONDEPHAAT. The plan shall include the systematic pruning of branches, the type of action to be taken, and the number of individual trees, as well as the procedure to be followed in exceptional cases for the safety of users. The Plan may be revised periodically, at least every four years.

5. Appreciation

Appreciation of the architectural elements of listed buildings as well as the landscape design elements of Parque Dr. Fernando Costa / Água Branca's Plant Coverings. Ideally, behind any modernization and adaptation work carried out on a cultural and historic asset, the idea is that, in addition to solving technical problems, the contemporary intervention is able to appreciate and highlight the values previously recognized by the listing of the asset as a heritage site.

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6. General Maintenance and External Painting

The Concessionaire shall prepare a General Maintenance and External Paintings Plan to be submitted to CONDEPHAAT. It shall include work procedures and specifications of materials. The Plan may be revised periodically, but at least every four years.

The paintings must comply with the listing rules of all buildings.

Based on the Chromatic Research Report commissioned by the São Paulo Social Fund - FUSSP to identify the chromatic and original color tones of the buildings and ornamental elements of the constructions previously managed by the FUSSP, for the preparation of restoration and renovation projects approved by CONDEPHAAT (Process No. 68.840/2013) and CONPRESP (Process No. 2013.0264.385-8), the following painting specifications are currently provided, subject to change if previously approved by CONPRESP:

- short walls - Latex paint. Color: dark gray.
- Pillars, beams and borders of flowerbeds - Whitewash paint. Color: golden yellow. Brand: Bostik Fortaleza. This brand is recommend for having good fixation. Similar shall be accepted.
- Depending on some architectural details – Latex paint. Color: Brown - SUVINIL M115 or similar.

7. Preservation, conservation and restoration of Existing Buildings

Existing listed buildings must be preserved, with conservation and/or restoration of existing buildings, with possible adjustments and renovations, provided that the guidelines contained in the Listing Resolution are followed, with the respective projects (graphic parts and descriptive memorials). The maintenance plan must be submitted to CONDEPHAAT before any work is performed.

Priority should be given to the reuse of existing buildings through conservation, restoration, or adaptation over the construction of new buildings. If a new building is required, this option must be duly justified, following the guidelines in the Listing Resolution that the current vegetation area throughout the park not be reduced.

For those buildings where the exterior architecture (facades, volumetry, roofs, jigs, spans, window frames, and decorative finishes listed in the Listing Resolution) shall be preserved, internal renovations and adjustments may be made as long as they do not result in a change to the exterior architectural characteristics, and the project must be approved by CONDEPHAAT before any work is performed.

8. Aquarium

The building shall be restored, taking into account its architectural, historical and educational value, at the same time as the modernization and redesign of the aquarium.

A possible project to expand the Aquarium, in an annex building with a distinguishable and harmonious architecture in relation to the height and ambience of the park should be submitted to CONDEPHAAT for specific evaluation. This project must not imply the suppression of vegetation, and any reduction in the permeability of the area must be compensated in another area of the Park.

CONPRESP - Rules for Parque Dr. Fernando Costa / Água Branca

1. Structural Integrity

To preserve the integrity of the structures listed in the Listing Resolution, under the terms specified, with emphasis on the buildings listed in art. 1, subsection III, of the aforementioned resolution.

All the other items that fall under the protection of the listed area are of interest for heritage preservation, since they are constitutive elements of the Parque Dr. Fernando Costa.

2. Ambience

To preserve the existing visual perspectives, from the spectator's viewpoint of the structures and constructions as a whole, and so as to consider the works of art and the natural environment of the park (trees, landscaped areas and waterways) as constitutive elements of the landscape to be preserved.

3. Accessibility

In addition to providing the constructions with accessibility, and settling technical issues, the values recognized by the listing of properties as heritage sites shall be appreciated and featured.

The accessibility standards NBR 9050/2020 must be reconciled with the good practices of historic preservation by ensuring that the necessary adaptations are designed for the specific situations in the Park, taking into account reversibility, distinctiveness and minimal intervention, and that sites, whose adaptation results in disfigurement or mutilation of the protected elements must be declared inaccessible or with restricted visitation, ensuring access through visual, auditory or tactile information, informing the visitor in advance of the conditions of accessibility and linking them to all promotional materials, as provided for in NBR 9050/2020.

4. Plant Coverings

The governing guideline for this item is the Listing Resolution for forested and landscaped areas, and the vegetation suppression must be submitted for analysis and approval by CONPRESP.

In order to comply with the communication process provided for in the Listing Resolution, the Concessionaire shall prepare a Green Areas Maintenance Plan to be communicated to CONPRESP, with the tree branch pruning systematics, with type of action and number of tree individuals, and procedure in exceptional cases for the safety of users. The Plan may be revised periodically, at least every four years.

The tree suppression must be approved by the *Secretaria do Verde e Meio Ambiente* (Secretary of Green and Environment - SVMA) according to Resolution 06/CONPRESP/13 and the Green Areas Maintenance Plan to be submitted to DPH/CONPRESP must include all general interventions in the landscaped areas of the Park.

5. Appreciation

To appreciate the architectural elements of listed structures, as well as landscaping elements from the plant coverings of the Parks Dr. Fernando Costa / Água Branca. Ideally, the notion behind any modernization and adjustment work carried out on a cultural and historical asset is that contemporary interventions, in addition to settling technical problems, are able to appreciate and highlight the values previously recognized by the listing of the asset as a heritage site, as well as the possibility of enhancing heritage education actions intended for the Park.

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6. General Maintenance and External Painting

The Concessionaire shall prepare a General Maintenance and External Paintings Plan to be submitted to CONPRES. It shall include work procedures and specifications of materials. The specifications of the maintenance interventions shall be revised after the approval of their restoration project for the buildings and the Permanent Maintenance Plan. The Plan may be revised periodically, at least every four years.

The paintings must comply with the listing rules of all buildings.

Based on the Chromatic Research Report commissioned by the São Paulo Social Fund - FUSP to identify the chromatic and original color tones of the buildings and ornamental elements of the constructions previously managed by the FUSP, for the preparation of restoration and renovation projects approved by CONDEPHAAT (Process No. 68.840/2013) and CONPRES (Process No. 2013.0264.385-8), the following painting specifications are currently provided, subject to change if previously approved by CONPRES:

- Bottom wainscot, short walls - Latex paint. Color: dark gray.
- Pillars, beams and borders of flowerbeds - Whitewash paint. Color: golden yellow. Brand: Fortaleza Bostik is recommended for having good fixation, or similar,
- Depending on some architectural details – Latex paint. Color: Brown - SUVINIL M115 or similar.

7. Preservation, conservation and restoration of Existing Buildings

Restoration of existing buildings shall be done, provided that the guidelines in the Listing Resolution are followed and the specific projects and memorials are submitted in advance to CONPRES. Subsequent maintenance shall be scheduled.

Priority shall be given to the restoration of existing buildings over the construction of new buildings. If a new building is required, this option shall be duly justified, following the guidelines in the Listing Resolution that no reduction of the current vegetation area throughout the park is allowed.

For those buildings that preserve the exterior architecture volumetry, roofs, jigs, spans, window frames, and decorative finishes, they shall have prior authorization from the preservation agencies to carry out internal renovations and adjustments, even if they do not result in any external intervention or impact.

8. Ornamental Lighting

In view of Resolution No. 01/CONPRES/2021, which refers to the opening of the listing process of the ornamental lighting of the types and patterns supplied by Light (The São Paulo Tramway, Light and Power Company Limited) between the 1920's and 1940's, the lighting system may be upgraded, upon prior analysis of the CONPRES for interventions on the body of said lighting fixtures (base, column, globe, and other components), and the interventions on the fixtures shall comply with the guidelines contained in the aforementioned resolution or in the resolution that replaces it during the term of the Concession.

9. Aquarium

The building shall be restored, taking into account its architectural, historical and educational value, which shall be accompanied by the modernization and adaptation of the Aquarium.

A possible project to expand the Aquarium, in an annex building with distinguishable and harmonious architecture in relation to the height and ambience of the park shall be submitted to CONPRES for specific evaluation. This project must not imply the suppression of vegetation, and any reduction in the permeability of the area must be compensated in another area of the Park. In this case, the annex structures must be duly justified in accordance with the listing resolution, and if it is impossible to use other existing buildings, the



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Concessionaire shall perform a previous consultation of this proposal, as provided for in Paragraph 4 of Resolution 54/18 for the approval of the feasibility of the annex construction.

10. Plan for Events with Temporary Structures

The Concessionaire is required to submit to the CONPRESP for prior approval a Plan for Events with temporary structures, which shall specify the areas authorized for the holding of these events, as well as the parameters for occupancy, length of stay, and rotation of actions, as well as the establishment of a minimum duration for the free areas of the park to be recognized as such..