

**GUIDELINES, POLICIES AND STANDARDS FOR THE  
CONSERVATION AND DEVELOPMENT OF  
HISTORIC CENTERS/HERITAGE ZONES**

The guidelines and standards apply to sites that the National Historical Commission of the Philippines (NHCP) or the National Museum (NM) has declared Historic Centers or Heritage Zones, by virtue of:

- Sec. 4 of PD 260: "The National Museum and the National Historical Commission are hereby vested with the right to declare other such historical and cultural sites as National Shrines, Monuments, and/or Landmarks, in accordance with the guidelines set forth in R.A. 4846 and the spirit of this Decree;" and
- Sec. 12, Art. IV of RA 10066: "The National Historical Institute and the National Museum in consultation with the Commission and, the Housing and Land Use Regulatory Board or other concerned agencies, shall designate Heritage Zones to protect the historical and cultural integrity of a geographical area."

The guidelines shall constitute an integral part of the memorandum of agreement that accompanies the official declaration of the site, between the NHCP or NM and the local government unit (LGU) where the site is located. The guidelines not only set the standard but vest responsibility in the LGU for maintaining and conserving the Historic Center/Heritage Zone.

**I. Objectives**

The guidelines aim to promote the preservation of significant historical, cultural and social sites and environment, consisting of tangible and intangible cultural and historical properties; and enhance and provide order, continuity and identity to the growth and progress of our historic towns for the benefit and enjoyment of succeeding generations of Filipinos. LGUs shall thus be guided in the management and maintenance of Historic Centers or Heritage Zones found in their localities. The guidelines shall also serve as reference for the Department of the Interior and Local Government (DILG), the Housing and Land Use Regulatory Board (HLURB), the Department of Public Works and Highways (DPWH), and other official regulatory agencies, national and local, whenever and wherever applicable.

LGUs may also use these guidelines as the basis for granting tax holidays and financial incentives to private builders and site developers who engage in and support the conservation and preservation of historic and cultural sites and structures.

**II. Concept and Principles of Historic Centers/Heritage Zones**

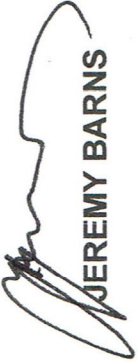
Historic town centers and old districts are great landmarks. They represent the accumulation of diverse cultures, the innumerable achievements of our forefathers as well as experiences of loss and pain. For centuries these historic sites have been the arena of everyday life, providing Filipinos of all classes, cultures and faiths an open space to see the dawn or enjoy the sunset, spend time with loved ones and friends, and

  
ABRAHAM P. SAKILI

  
RENER R. ESCALANTE

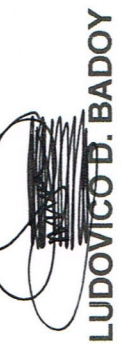
  
FE B. MANGAHAS

  
MARIA SERENA I. DIOKNO

  
JEREMY BARNS

  
ANTONIO M. SANTOS

  
VICTORINO M. MANALO

  
LUDOVIC D. BADOY

partake of the town's social life. They are sites, too, of important events, and places where Filipinos, known and unknown, lived and died. These important sites and structures give us a sense of community and identity, pride and dignity anchored on a shared past. They are our common patrimony, and the responsibility to preserve them for posterity is ours.

We preserve these sites not to bring back old glories for we cannot, but to remind us that our past is there for us to build upon here and now for a better, happier future. We are not driven to keep these sites merely for the purpose of beautifying them for tourists; rather, we desire to share these sites with local and foreign visitors so that they, too, may appreciate the traces of our past and know us better as a people. The preservation of historic sites is part of the development of a community unafraid to look back while living in the present and building a collective future. *Continuity* is thus a key to the community's development—the continued use of old sites in the continuity of time. The Historic Center/Heritage Zone is not a dead space but a vibrant, living heritage that progress and growth respect, integrate into the larger setting, and promote for future generations to enjoy and pass on to their heirs.

If continuity amid progress is a crucial element in the development of towns and cities, *conservation* is its partner. A modern urban center without old buildings and other things accumulated from the past is not progressive because it shows no continuity from past to present, little evidence of change, no logical period variations and patterns. Indeed many modern cities have become clones of each other, being literally alike and having no distinct personality. Conserving historic edifices and sites helps define the community's identity and growth.

Moreover, contrary to the conventional perception that conservation is static and therefore abhorrent to development, conservation involves the adaptive reuse of old objects in which our past is inscribed, melding that past in the fullness of its character and individuality with the demands of present day life and future needs. The town's cultural development reflects the various layers of its built and natural environments: the people who have lived in it, and how the town has valued and cared for them. Conservation, therefore, is not anti-development. It is, in fact, future-oriented since it aims to hand over valuable objects from the past, produced by earlier generations, to coming generations of Filipinos, with their fullest possible historicity.

III. Definition of Terms

ADAPTIVE REUSE – utilization of buildings, other built-structures, and sites of value for purposes other than that for which they were originally intended, in order to conserve the site, its engineering integrity and authenticity of design.

BEAUTIFICATION – process of making the appearance of an object or group of objects simple, neat, orderly, coordinated (interrelated as in a group of buildings), attractive, enhanced and good looking. Beautification does not necessarily mean placing ornaments or decorating as these may be overdone, without prejudice to traditional or ethnic cultural tendencies that produce extraordinary artistic expressions.

BUFFER ZONE – special protective zone (area, strip, belt) around an historic district, center, town or property. It must be part of the local land use and zoning regulation such as, for example, road right of way.

ABRAHAM P. SAKILI

FERDINAND C. LLANES

RENE R. ESCALANTE

FE B. MANGAHAS

MARIA SERENA I. DIOKNO

JEREMY BARNES

ANTONIO M. SANTOS

VICTORINO M. MANALO

LUDOVICO D. BADOY

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**BUILDING CODE** – collection of rules and regulations adopted by authorities with jurisdiction over the design and construction of buildings, alteration, repair, quality of materials, use and occupancy, and related factors; contains minimum architectural, structural, and mechanical standards for sanitation, public health, welfare, safety, and the provision of light and air.

**CONSERVATION** – all the processes and measures of maintaining the cultural significance of a cultural property, including but not limited to, preservation, restoration, reconstruction, protection, adaptation or any combination thereof. Conservation is part of development.

**CONSERVATION PLAN** – program for the preservation and protection of sites and structures, including allowable uses and practices. The conservation plan is an element of the master development plan of the town or city.

**CONTINUITY** – uninterrupted connection; succession; maintaining existence. In the restoration of monuments and sites, the continuity of culture and history is satisfied through their preservation.

**CONTEXTUAL ARCHITECTURE** – quality of an architectural work that blends and harmonizes the structure with its surrounding environment of groups of buildings and structures, the site and the natural surroundings, with respect to proportion, scale, color, and design so that the collective appearance expresses a complete and distinct character and visual quality.

**DEVELOPMENT** – progressive changes physically, culturally, socially and economically.

**ENVIRONMENTAL PROTECTION** – safeguarding the environment for the benefit of inhabitants.

**HERITAGE AT RISK** – endangered sites of cultural and historical significance.

**HERITAGE ZONE** – see historic center.

**HISTORIC CENTER** – 1) historic zone, district, core, precinct, town, legacy zone, heritage area, zone, or town; 2) a designated area with historical and other special significance, consisting of buildings or group of buildings, and their environs that collectively contribute to the area's importance and character; 3) a place where a significant event in history occurred; 4) any town, district or ancient settlement site with special historic and/or cultural significance. Historic centers are sometimes called living museums, outdoor museums, or museum preserves. Whether inhabited or uninhabited, historic centers are preservation areas.

**INTEGRATION** – process of introducing or fitting a new and compatible construction, addition, component or feature into an existing building, structure, or group of buildings, the resulting product of which is a homogeneous entity. The process does not considerably alter the original character of the building, structure, or group of buildings, since the new addition is always subordinate to the existing building, structure, or group of buildings. In the long run, historical periods or cultural layers will accumulate to enhance the distinct character of the place.

  
ABRAHAM P. SAKILI

  
FERDINAND C. LLANES

  
RENE R. ESCALANTE

  
FE B. MANGAHAS

  
MARIA SERENA I. DIOKNO

  
JEREMY BARNES

  
ANTONIO M. SANTOS

  
VICTORINO M. MANALO

  
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**LAND USE** – assignment of function/s to a land area; classification of particular areas or plots according to the manner in which they are utilized, and their relationships with adjacent uses and integral components.

**LAND USE, NONCONFORMING** – land use that is inconsistent with the use as prescribed in the zoning ordinance. Nonconforming use may be prohibited or stopped if found to be detrimental to the surrounding community or to the public.

**PRESERVATION** – see conservation.

**REFERENCE BUILDING** – any building or structure with special feature/s that make it a focal point of the historic center/heritage zone (e.g., church, town hall, casa real).

**TOWN/CITY PLANNING** – integrated development of towns/cities and their environs. For most of its history, town planning dealt primarily with the regulation of land use and the physical arrangement of city structures, as guided by architectural, engineering, and land development criteria. In the mid-20<sup>th</sup> century town/city planning broadened to include the comprehensive guidance of the physical, economic, and social environment of a community. Elements characteristic of modern town planning include: (1) general plans that summarize the objectives of (and restraints on) land development; (2) zoning and subdivision controls that specify permissible land uses, densities, and requirements for streets, utility services, and other improvements; (3) plans for traffic flow and public transport; (4) strategies for economic revitalization of depressed urban and rural areas; (5) strategies for supportive action to help disadvantaged social groups; and (6) guidelines for environmental protection and preservation of scarce resources.

**URBAN RENEWAL** – regeneration, modernization, revitalization of an old, deteriorated or blighted portion of a town or city, with the objective of preparing the town or city for present and future demands of urban living. Urban renewal is also implemented to address urban problems or upgrade existing conditions that are no longer compatible with modern times, provided old buildings are adaptively reused.

**URBAN REGENERATION** – urban renewal with emphasis on historic preservation.

**VISUAL CORRIDOR** – a stretch of cohesive buildings, streetscape, open spaces, and natural landscape, consistent with the historicity and architecture of the historic town.

**VISTA POINT** – selected viewing station where beautiful townscape and striking panorama can be appreciated. Vista points enhance visual experience and interests. There can be several vista points, which can be located either within or outside the historic core. Vista points must be preserved, protected and developed.

**ZONING ORDINANCE** – legal instrument that implements the town or city plan.


## IV. Components of a Historic Center/Heritage Zone

A Historic Center/Heritage Zone includes but is not limited to the following elements:

1. Town plaza or its equivalent, including original features such as
  - bandstand, park benches, fountains
  - monuments and markers
  - trees and shrubs, trellises

  
ABRAHAM P. SAKILI

  
FERDINAND C. LLANES

  
FE B. MANGAHAS

  
MARIA SERENA I. DIOKNO

  
JEREMY BARNES

  
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- pavements, balustrades, gateways and arches
- 2. Social structures and spaces
  - old churches (including convents), mosques, temples and sacred spaces
  - school buildings and school compounds, *escuelapía*
  - old residential buildings, single or in groups, of any material
  - hospitals, dispensaries
  - games and sports facilities and centers, old cockpits
  - theaters and other sites of public entertainment
  - old cemeteries
- 3. Economic sites and structures
  - public market
  - industrial buildings and complexes
  - structures originally used as artisan shops, workshops, studios, kilns
  - old commercial buildings, old shops
- 4. Political sites and structures
  - provincial capitol building and site
  - municipal/city hall buildings
  - provincial jails, court houses
  - *casa real*
- 5. Military/defense sites and structures
  - watch towers, fortifications
  - battle sites
  - World War II landing sites
  - guerrilla lairs
- 6. Transport facilities
  - train stations, transport terminals
  - piers, docks
- 7. Archaeological features and infrastructure
  - archaeological sites and features
  - identified ruins of important edifices and structures
  - arches, gates, fences, walls, bridges
  - water reservoir towers, wells
  - monuments and memorials (old and new)
  - lighthouses, viewing decks
- 8. Natural sites and indigenous settlements
  - caves
  - heritage trees
  - beaches, rivers, creeks, canals, other waterways
  - rice terraces
  - indigenous villages, fishing settlements
- 9. Others
  - town/city plan and growth patterns (traces of time; period contributions and variations), significant additions
  - streetscapes



ABRAHAM P. SAKIL



FERDINAND C. LLANES



RENE R. ESCALANTE



FE B. MANGAHAS



MARIA SERENA I. DIOKNO



JEREMY BARNES



ANTONIO M. SANTOS



VICTORINO M. MANALO



LUDOVICO D. BADOY

- clusters of buildings

**V. Heritage at Risk: Threats to Historic Centers/Heritage Zones**

The offenses and threats include but are not limited to the acts enumerated below:

**A. Offenses Against Historic/Heritage Sites and Structures**

The following acts run counter to, violate, or undermine the official declaration of historic sites and structures.

1. Illegal demolition, destruction
2. Visual distraction or obstruction, including power and telecommunication poles and cables
3. Noise pollution
4. Trash accumulation, unhealthy or unsound sanitation practices
5. Alteration, falsification, competition (a structure that competes with or subordinates a historic/heritage structure), modernization, beautification, replacements, or wrong intervention
6. Mutilation, cannibalization, vandalism
7. Removal of historical markers from original site and unauthorized relocation (transfer to another site)
8. Abutment/encroachment
9. Excessive implantations
10. Unauthorized or abusive reuse or occupation
11. Abandonment/neglect
12. Over-commercialism, unmanaged tourism (large commercial billboards, pylons and signage)
13. Heavy construction or industrial activities, environmental pollution and hazard
14. Unauthorized renaming of buildings, streets
15. Non-observance of carrying capacity of sites and building

**B. Potential Threats from Public Works**

The following public works could affect (directly or indirectly) existing historic/heritage sites and structures.

1. Constructions on town plazas
2. Street widening
3. Street elevation, re-grading
4. Sewer, drainage, flood control projects
5. Opening up of new streets, alleys, rights-of-way
6. Transportation and communication lines or structures (ports, container yards, towers, welcome arches, telephone and cable television cables and signage installations)
7. Bridges, elevated highways, interchanges, overhead commuter train tracks
8. Building or complex upgrading, rehabilitation projects
9. Urban renewal and re-subdivision
10. Demolition works
11. Electrical lines, poles, facilities

MARIA SERENA I. DIOKNO  
FE B. MANGAHAS  
RENER. ESCALANTE  
FERDINAND C. LLANES  
ABRAHAM P. SAKILI

JEREMY BARNES


ANTONIO M. SANTOS

VICTORINO M. MANALO

LUDOVICO D. BADOY

  
ABRAHAM P. SAKILI

12. Conflicts with building, fire, electrical codes and local ordinances
13. Local beautification programs
14. Building or complex reuse (conversion)
15. Reclamation projects
16. Commercial billboards, signage installations and *barangay* welcome arches
17. Heavy construction activities such as:
  - a. Excavation
  - b. Pile driving
  - c. Heavy equipment operation

  
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**C. Potential Threats from Private Construction Activities**

Below are activities by private builders that could affect (directly or indirectly) existing historic/heritage sites and structures.

1. Unauthorized transformation (physical or functional)
2. Alteration, unauthorized addition
3. Cannibalization of original features, trading or trafficking of original features, components of historic structures
4. Demolition of historic structures to give way to new construction
5. Unauthorized construction within the historic site/edifice and its premises
6. Unauthorized visual distraction or obstruction
7. Adjacent construction activities that may adversely affect historic sites/structures
8. Unauthorized private restoration and renovation works
9. Unauthorized reuse (non-compatible/non-conforming)
10. Obstruction of parks, plazas and open spaces, streets, alleys and sidewalks

  
FERDINAND C. LLANES

  
RENE R. ESCALANTE

  
ANTONIO M. SANTOS

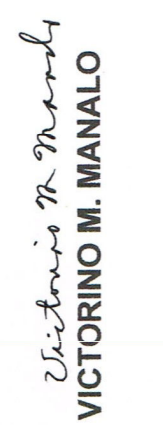
**VI. Policies and Standards**

**Rule I. Policies and Policy Guidelines**

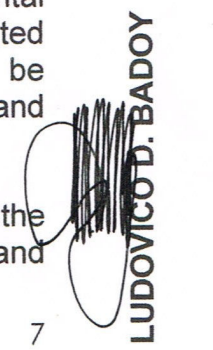
Sec. 1. General Policies. The National Government, through the National Historical Commission of the Philippines (NHCP) and the National Museum (NM), hereby adopt the following policies to govern the exercise of government planning, development, conservation and regulatory functions in historic centers/heritage zones:

- A. Planning and development efforts of the national government, the municipal government, and the private sector shall be synchronized with the objectives of restoration, conservation, and preservation of Historic Centers/Heritage Zones, and shall conform to the approved development plan for these centers/zones, in keeping with these rules and regulations.
- B. All efforts at planning and restoration shall be directed toward ensuring that the general original appearance and architectural and environmental qualities of buildings, structures and their setting within the designated portion of the Historic Center/Heritage Zone conform to and/or be compatible/harmonious with the town's progressive historic character and ambience, upon consultation and in coordination with the NHCP/NM.
- C. Development of Historic Centers/Heritage Zones shall be anchored on the conservation and historic continuity of the town's distinct character and identity as expressed through its diverse cultures.

  
FE B. MANGAHAS

  
VICTORINO M. MANALO

  
MARIA SERENA I. DIOKNO

  
LUDOVICOD. BADOY

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- D. The NHCP and NM shall encourage and support the preservation and development of private properties by extending technical and other forms of assistance. LGUs are encouraged to give tax and other incentives to property owners and developers who shall participate in the restoration and adaptive reuse of historic/heritage sites and structures.
- E. The administration and enforcement of the provisions of these rules and regulations are hereby vested in the LGU and its designated instrumentalities (local building official or a special council created by the LGU for this purpose).

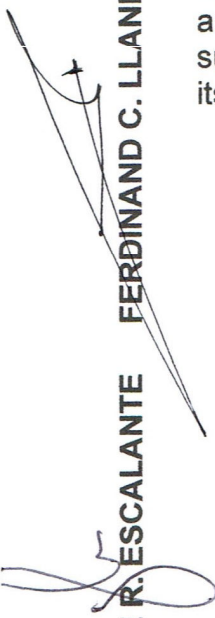
Sec. 2. Planning Requirements. The following are required in planning the conservation and development of Historic Centers/Heritage Zones. These requirements shall be submitted to the NHCP or NMP prior to the declaration of the proposed site as basis for its evaluation:

- A. Passage of a municipal/city law that embodies these principles, guidelines, and rules. LGUs shall adjust existing ordinances, plans, building codes and related requirements to conform to these rules and regulations.
- B. Inventory and mapping of historical and heritage resources and socio-cultural practices (e.g., customs, traditional celebrations, etc.) unique to the local community and Historic Center/Heritage Zone, in keeping with Art. IV, Sec. 13(c) of the Heritage Law (RA 10066). These activities and projects shall require historical research, architectural and engineering surveys, and legislation of local ordinances.
- C. Rationalization of land use and zonal plan and regulation, including open spaces, parking areas or strips, and reversion of illegally converted uses and zones.
- D. Integration of the foregoing items into the master development plan/comprehensive land use plan for the Historic Center/Heritage Zone in particular, and of the town or city in general.
- E. Identification and designation of a protective buffer zone. This shall allow the LGU to assign stricter regulations within the Historic Center/Heritage Zone, balanced standards within the buffer zone, and more liberal standards outside the buffer zone.
- F. Conduct of studies for the identification and establishment of vista points and visual corridors within and outside the Historic Center/ Heritage Zone, for protection and development.
- G. Regulation of outdoor commercial billboards and signage systems within the Historic Center/Heritage Zone.

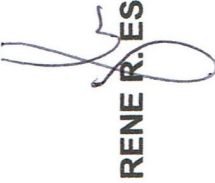
Sec. 3. Management Requirements. Once declared a Historic Center/Heritage Zone, the LGU shall undertake the following measures to ensure the preservation and sustainability of the site.



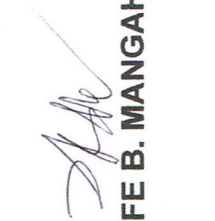
ABRAHAM P. SAKILI




FERDINAND C. LLANES



RENE R. ESCALANTE



FE B. MANGAHAS



MARIA SERENA I. DIOKNO



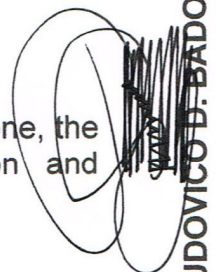
JEREMY BARNES



ANTONIO M. SANTOS



VICTORINO M. MANALO



LUDOVICO D. BADOY



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- A. Conduct of studies for the revitalization of Historic Center/Heritage Zone, including measures to improve business investments, provide leisure and entertainment, upgrade public services, government infrastructure works, and develop heritage tourism.
- B. Harnessing of local/traditional products and small business or home industries for sustainable historic preservation program.
- C. Integration of other programs, projects and activities that highlight local history and culture.
- D. Professional skills training program for conservation managers and staff.
- E. Periodic review of local ordinances and their implementation, and improvement as necessary.
- F. Creation of a local Development and Conservation Council (or its equivalent, hereinafter referred to as Council) to implement these policies and standards and propose others that require the passage of local ordinances. Specially formatted guidelines and regulations are encouraged to suit local conditions and needs.
- G. Adoption of a risk preparedness program for the protection of the Historic Center/Heritage Zone against natural calamities and disasters, fire, etc.
- H. Maintenance and protection of the surrounding natural environment, including open and green spaces; promotion of clean environment.

## Rule II. Land Use Policies and Regulations


Sec. 1. General Land Uses. All buildings to be constructed in the area including lots owned by private persons and entities shall be designed for residences, light commercial establishments, and institutions. The following uses shall be allowed in any zone or area in the declared Historic Center/Heritage Zone. Original land uses and zoning policies in relation to the historic evolution of the town should not be subjected to conversion, which would alter the following:

- A. Mixed residential and commercial uses where generally, the upper floors of buildings are used as residences and the ground floors as shops, offices, restaurants, craftsmen's workshops and retail outlets.
- B. Current uses of buildings as of the date of the enactment of the resolution, except warehouses, lots used for parking trucks and container vans, and for the storage of crates and of hazardous and highly flammable materials.
- C. Other uses and activities that will contribute to the growth of a progressive community, while preserving the essential character of the town.

Sec. 2. Specific Land Uses. The following are the preferred building uses and limitations within the designated Historic Center/Heritage Zone.

  
ABRAHAM P. SAKILI

  
FERDINAND C. LLANES

  
RENE R. ESCALANTE

  
FE B. MANGAHAS

  
MARIA SERENA I. DIOKNO

  
JEREMY BARNES

  
ANTONIO M. SANTOS

  
VICTORINO M. MANALO

  
LUDOVICO D. BADOY

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- A. Residential uses that include one-, two-, and multi-family dwellings, including boarding houses, lodging houses, apartment houses, apartment hotels, residential condominiums, and housing of any material.
1. Accessory uses customarily and reasonably incidental to the use of one- or two-family dwellings and located in the same lot.
  2. Auxiliary uses customarily conducted in dwellings and homes, such as offices of physicians, dentists, lawyers, architects, engineers, and other professionals, including artists' studios.
  3. Customary incidental home occupations such as beauty parlors, barber shops, tailoring and dress shops, sari-sari stores, retail drugstores, bakeshops, small cottage industries such as embroidery, handicrafts, graphic arts shops, and others, conducted within a dwelling, provided:
    - (a) No heavy mechanical equipment that is environmentally offensive to the immediate neighborhood is used.
    - (b) Such home occupations do not require external alterations, or involve construction features or use of equipment not customary in dwellings.
  4. Uses for light recreation such as parks and playgrounds.
- B. Commercial establishments such as the following:
1. Neighborhood convenience stores (sari-sari) selling miscellaneous items.
  2. Commercial establishments that support the historical character of the zone and reflect the local culture and way of life.
  3. Lodging facilities, inns, and pension houses.
  4. Service shops such as shoe-shine/repair shops, locksmith and related services, laundry shops, tailoring shops, repair shops, photographic and portrait studios.
  5. Branch offices of employment services, communication services, banks.
  6. Hardware stores, such as those dealing in electrical, electronics, plumbing, ceramics, cement, building materials and other similar products.
- C. Institutional uses such as the following:
1. Educational institutions such as day-care centers, nursery and kindergarten, elementary, high school, college and university.
  2. Municipal and other government offices.



ABRAHAM P. SAKILI



FERDINAND C. LLANES



RENE R. ESCALANTE



FE B. MANGAHAS



MARIA SERENA I. DIOKNO



JEREMY BARNES



ANTONIO M. SANTOS



VICTORINO M. MANALO

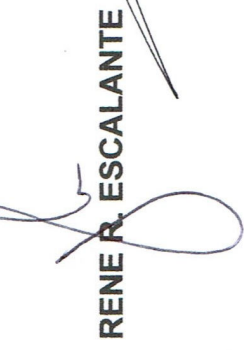


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ABRAHAM P. SAKILI

  
FERDINAND C. LLANES

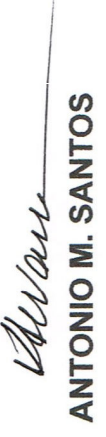
  
RENE R. ESCALANTE

  
FE B. MANGAHAS

  
MARIA SERENA I. DIOKNO

- 3. Chapels, temples, and other places of worship, monasteries, seminaries, civic and charitable institutions.
  - 4. Local civic centers, *barangay* halls, auditoriums, cultural halls, and museums.
  - 5. Medical and dental clinics, convalescent and nursing homes.
  - 6. Clubhouses, lodges, recreational and other social centers operated by the government or by private groups as organizational facilities for the benefit of their families and members.
  - 7. Small power plants and machinery used in churches, schools, museums, parks, playgrounds, community centers, dwellings and their accessory buildings, provided that such power plants and machinery are so located as to cause the least inconvenience or disturbance to adjoining residences and that they do not cause injury or nuisance to occupants through fumes, poisonous gases, smoke, noise vibrations and other nuisances.
- D. Town Plaza as temporary site for town festivities, carnivals, flea markets, town celebrations, entertainment and amusement activities, and special public events:
- 1. Town festivities, carnivals, flea markets, town celebrations and special events shall all be treated as temporary functions and uses of public space such as town plazas and town centers, also temporary. The LGU shall regulate the manner of use, time period, program content and purpose, installations, sanitation and cleanliness requirements for the use of any public space within the town.
  - 2. Public safety and security requirements shall be imposed on all activities to be held in the public space. Police assistance shall be provided by the LGU at the site for the period of the activities.
  - 3. Damages to public spaces and permanent installations shall be the liability of the activity organizer.
  - 4. Proper respect shall be given to existing monuments and markers in the town plaza when used for temporary flea markets, carnivals, or any other special public events.

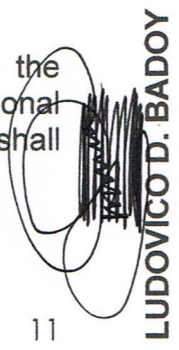
  
JEREMY BARNES

  
ANTONIO M. SANTOS

  
VICTORINO M. MANALO

Sec.3. Prohibited Structures. Any structure or establishment that pollutes the environment, obstructs, or does not conform to the historical character and/or cultural value of the historic center/heritage zone shall not be allowed within the site.

Sec.4. Non-conforming Uses. Any application for a non-conforming use within the heritage site shall be subject to a public hearing, where the presence of the National Historical Commission of the Philippines (NHCP) and the National Museum (NM) shall be mandatory.

  
LUDOVICO D. BADOY

**Rule III. Building Requirements**

Sec. 1. Architectural Guidelines. The following building requirements and architectural design standards shall serve as guidelines. Deviations shall be allowed on a case-to-case basis, as determined by the NHCP, as long as they promote the general policies and principles involved as provided in Sec. 3 below.

Sec. 2. General Policies and Principles Affecting Architectural Standards. The following general policies shall be enforced in the construction, reconstruction, and alternation of buildings and structures in the Historic Center/Heritage Zone, except those covered by R. A. 10086, prohibiting the unauthorized modification, alternation, repair, and destruction of original features of all National Shrines, Monuments, Landmarks and other important historic edifices.

- A. Historic precedents shall, whenever available, be respected and adopted as the primary consideration in allowing or disallowing specific architectural structures or designs.
- B. The urban scale of the Historic Center/Heritage Zone shall be observed. Monolithic designs in buildings and structures that are out of scale in relation to the block and its immediate vicinity are prohibited.
- C. In all rehabilitation, reconstruction, or renovation of buildings and structures, the materials and techniques to be used shall be in harmony with the historical period architecture and construction.
- D. All new buildings and structures or additions shall be allowed to adopt current period styles, layout and designs, provided that these new buildings, structures, or additions are in harmony with the distinct town character in terms of scale, proportion, texture, color, shape, height, and other external key features, and after consultation with the NHCP.

Sec. 3. Standards and Requirements of Architectural and Town/City Plans. All buildings and structures shall conform to the following architectural design standards and requirements:

- A. Restoration scheme. Restoration or rehabilitation schemes for old/existing buildings shall be either full or partial restoration, provided the restoration or rehabilitation intervention will ensure the preservation and extension of the buildings' lifespan, and/or guarantee zero or minimal alteration of their historic or cultural value.
- B. Building ruins. Good judgment, professional consultation, and careful study shall be needed to decide whether to restore, reconstruct, rehabilitate or retain building ruins.
- C. Building context. New buildings, building additions and in-fills shall either adopt the old historical style or carry the current style that is contextual/compatible with the existing building and the prevailing town character.
- D. Building height. No structure shall rise over twelve (12) meters or be higher than the reference building identified by the local council or regulatory body.

MARIA SERENA I. DIOKNO  
FE B. MANGAHAS  
RENE R. ESCALANTE  
FERDINAND C. LLANES  
ABRAHAM P. SAKILI

JEREMY BARNES  
ANTONIO M. SANTOS  
VICTORINO M. MANALO  
LUDOVICO D. BADOY

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- E. Roofscape. Roof finishes shall be consistent with or appropriate to the historic and cultural nature of the Historic Center/Heritage Zone, and may include clay roof tiles, tiled decks, or similar material as may be approved by the local council. Garden roof shall be encouraged.
- F. Streetscape. Street and road pavements shall be maintained in good condition for safety and appearance, since they serve as visual corridors of the historic center. Building facades shall also be well maintained in order to emphasize the historic town character and ambience of streetscapes.
- G. Sidewalk and arcade. Sidewalks and arcades shall be paved with non-slip or textured material/s. Sidewalk surfaces shall have gradual pitch, and shall not have steps or abrupt change in elevation for easy access and public safety. Sidewalks and arcades shall be free from obstruction such as poles, traffic light switch cabinets, plant boxes, and other utility guy wires, devices and installations. Manholes shall be securely covered and flushed to the sidewalk surface. Streetlights and street nameplates and poles shall conform to the National Building Code for public safety and convenience. Hawkers, stalls and commercial displays shall not obstruct sidewalks and arcades.
- H. Building cluster. Building clusters shall be preserved, even if the individual building components belong to different period developments, so that historic variations are highlighted for historical and cultural education purposes.
- I. Integration. Any new addition or change in the historic setting shall be subordinate to the existing and prevailing historic character. This does not mean that new additions should be designed to carry the historical styles. Special techniques of introducing current period designs into existing historic fabric can be undertaken in order to make them compatible with the historic town character and ambience, while promoting the progressive growth of the community.
- J. Exterior walls.
1. The following shall be the requirements for the ground floor:
    - (a) Sidings shall be made of any of these materials: brick, adobe, wood, stucco, plaster, or any material inherent to the area and the period.
    - (b) Doors shall be any of these types: solid wood panel doors; solid wood plank doors with wrought iron nail heads, escutcheon, etc.; wrought iron or wooden grilles.
    - (c) Windows may be grilled. Grilles may be in any of these materials: wood or metal, which may be plain, turned, and decorated like balusters but following the grillwork design of the period.



ABRAHAM P. SAKILI



FERDINAND C. LLANES



RENE R. ESCALANTE



FE B. MANGAHAS



MARIA SERENA I. DIOKNO



JEREMY BARNES



ANTONIO M. SANTOS




VICTORINO M. MANALO



LUDOVICO D. BADOY

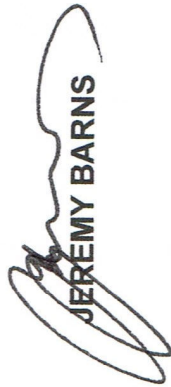
  
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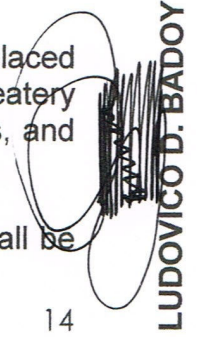
  
FE B. MANGAHAS

  
MARIA SERENA I. DIOKNO

  
JEREMY BARNES

  
ANTONIO M. SANTOS

  
VICTORINO R. MANALO

  
LUDOVICO D. BADOY

- (d) Entry passages and sidewalk finishes may be in any of these materials: *piedra china*, adobe blocks, cobblestones, bricks, tiles, wood blocks.
- (e) Historic building facades or rows of buildings along streets should not be heavily altered. Any alteration or damage sustained just by one building in the row may also cause damage to the whole building cluster.

2. The following shall be the requirements for the upper floors:

- (a) Sidings shall be made of any of these: plain wooden sidings: wooden sidings which are varnished, painted, or tinted; masonry sidings which may be plastered and painted, tooled or veneered.
- (b) Windows shall be any of these types: sliding, swing-out, swing-in, louvered or fixed.
- (c) Window panes may be of clear, frosted, etched or tinted glass, or *capiz* shells.
- (d) Sash frames shall be made of wood or wrought iron.

K. Building exterior.

1. Exterior lighting. Exterior lighting shall utilize historically appropriate light such as tungsten and incandescent. The allowable materials of each facility shall be as follows:

- (a) For lamp posts or street lights: wrought or cast-iron.
- (b) For wall bracket and gatepost lamps: wrought iron, cast-iron or copper, with clear, colored or frosted glass panes, or leaded shell panes.

2. Exterior signs.


- (a) Exterior signs shall either be parallel or perpendicular to the street.
- (b) Materials shall be wrought iron, cutout, sheathing or wood panels, and shall be painted or varnished.
- (c) Sizes of exterior signs shall depend on the facade, with the maximum size of signs at 85 cm by 85 cm.
- (d) The following are not allowed: neon lights (except if placed behind show windows or windowed doors of a small eatery or special shops), exterior fluorescent lights, roof signs, and plastic panel signs and/or metallic signboards.
- (e) Building signage shall be regulated, and placement shall be limited to a horizontal strip on the second floor level.

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ABRAHAM P. SAKILI



FERDINAND C. LLANES



RENE R. ESCALANTE



FE B. MANGAHAS



MARIA SERENA I. DIOKNO



JEREMY BARNES

ANTONIO M. SANTOS



VICTORINO M. MANALO



LUDOVICO D. BADOY

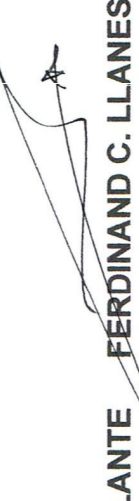
- (f) No tarpaulin commercial ads and billboards, and signage pylons/towers shall be allowed along the established main thoroughfares or streets where historic/heritage structures are concentrated. Pre-existing pylons, towers and frames, including billboards, shall be permanently removed upon the expiration of permits.
- 3. Exterior projections. The following are not allowed: awnings, canopies, arcades, tents, and other temporary substructures and additions.
  - L. Town plazas and pocket gardens or their equivalent. Town plazas and pocket gardens or their equivalent are historical marks of Philippine towns. They serve as the focal point of community activities, and are considered breathing spaces of urban populations. It is imperative to maintain and retain these places as permanent open spaces. There should be a preference for more green areas/surfaces than paved areas/surfaces. The reintroduction of traditional plants shall also be encouraged.
  - M. Parking facilities. Parking within individual properties and off-street parking shall be allowed in certain areas subject to certain conditions.
  - N. Facilities for persons with disabilities (PWD). Provisions for persons with disabilities are required under BP 344 (Accessibility Law), but these must fit functionally and be in harmony with the main structure or edifice.
  - O. Limitations. These guidelines are not intended to constrain the creativity of the designer, nor preclude the use of advanced, innovative technology, provided:
    - 1. The materials and techniques used are compatible with and do not cause harm or damage to the original materials and building techniques, and
    - 2. The materials or features do not distract or dominate the overall character of the building or structure and its immediate surroundings.
  - P. Buffer zone. The buffer zone is a protective area/strip/belt surrounding a Historic Center/Heritage Zone, which could be streets or established boundaries such as creeks, rivers, cluster areas, town plazas, fenced properties or compounds, or natural surroundings. The historic area enclosed by the buffer zone is the historic core. The historic core shall be subject to stricter regulations, which are gradually relaxed within the buffer zone and beyond. An inventory of historical and built cultural resources is a prerequisite to the establishment of the buffer zone. Ideally, the minimum effective buffer zone coverage would be considered best practice, and its implementation synchronized. The boundaries of the buffer zone shall be formally established by a geodetic survey.
    - 1. The identification of the buffer zone for the Historic Center/ Heritage Zone shall be undertaken by the LGU with assistance from the

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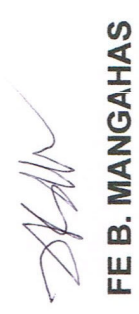
ABRAHAM P. SAKILI



FERDINAND C. LLANES



RENE R. ESCALANTE



FE B. MANGAHAS



MARIA SERENA I. DIOKNO

NHCP. The identification of vista points and visual corridors must be integrated in the buffer zone.

2. When the buffer zone is established, the LGU shall issue a corresponding local ordinance supported by a location, resource map, and photographs, for the permanent protection and appropriate assignment of regulations for the historic core, the buffer zone and the rest of the town/city.
3. To ensure the effectiveness of the local ordinance and the buffer zone, a periodic review and assessment of the ordinance shall be undertaken by the LGU in collaboration with the NHCP, after which, necessary revisions and improvements shall be undertaken.

- Q. Firewalls. Firewalls are a protective measure against fire damage or total loss of property/ies. The LGU shall regulate the design, size, height and strength of the firewall.
- R. Visual corridors and vista points. The LGU, with assistance from the NHCP, shall identify the locations of the vista points as strategic places for beautiful panorama and photo opportunities. The LGU may also identify streets, passages between rows of buildings, staircases, trails and pathways that possess exciting views at different angles that highlight the unique characteristics of the Historic Centers/Heritage Zones. Vista points may also be located outside the centers. These identified locations and points shall be mapped, protected and developed because of their town pattern value/s.
- S. Outdoor/monumental lighting. Outdoor lighting (street or park lighting) is encouraged for night time public access and security, and for enhancing the beauty and features of Historic Centers/Heritage Zones. Monumental lighting is encouraged for night time illumination of significant landmarks and structures to highlight the features of Historic Centers/Heritage Zones.
- T. Buildings and places with official markers installed by the NHCP, National Museum, or ICOMOS-World Heritage Committee. The LGU shall provide equal protection for all national historical and cultural heritage sites of the country, and those that are inscribed as World Heritage Sites.
- U. Tourism development. The LGU shall promote the Historic Center/Heritage Zone in its jurisdiction for educational and socio-economic growth and benefits. Programs and projects promoting local products, history and culture are encouraged.
- V. Community development. LGU programs and projects for Historic Centers/Heritage Zones shall be supported with public services that provide peace and order, security and safety, cleanliness, good roads and parking areas, public toilets, information kiosks, garbage collection, fire protection, jobs generation, skills training, small businesses and home industries.
- W. Environmental protection. Heavy trucks, buses and public utility jeepneys, and tricycles are prohibited along main thoroughfares and streets. Only light vehicles are allowed. Pedestrian traffic should be encouraged by the



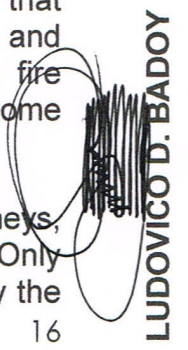
JEREMY BARNES



ANTONIO M. SANTOS



VICTORINO M. MANALO



LUDOVIC D. BADOY



LGU. The LGU shall promote the greening of the Historic Center/Heritage Zone and its continued maintenance.

- X. Urban renewal vs urban regeneration. Urban Renewal may be considered a grave threat to urban conservation and a wrong way to develop, since it will basically replace the various buildings and structures that make up the historic identity of the place. On the other hand, urban regeneration shall promote the revival of the place by the adaptive reuse and preservation of the various buildings and structures in the Historic Center/Heritage Zone.

#### Rule IV. Non-conforming Buildings or Structures

Sec. 1. Non-conforming Buildings or Structures. Nonconforming buildings or structures refer to the condition or actual uses of lands or buildings which legally existed prior to these rules and regulations, or which are now prohibited under present regulations. Nonconforming buildings or structures shall fall under two categories, namely: (i) those nonconforming to use; and (ii) those nonconforming to architectural design standards.

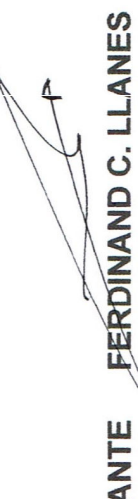
Sec. 2. Compliance. All nonconforming buildings or structures shall conform to the requirements below prior to the renewal of their permits.

- A. New construction, alteration, or renovation of buildings and structures shall conform to or harmonize with the existing characteristics of the site, so as to encourage a progressive urban growth anchored on a peaceful coexistence of various historical periods.
- B. Facades of original buildings shall be retained as much as possible. Otherwise, a faithful copy should be resorted to or modern construction methods used, but in the context of the overall development of the Historic Center/Heritage Zone. Clusters of buildings, their arrangement and relationships as well as to the site, should be respected, preserved, and enhanced.
- C. Nonconforming new building constructions/additions prior to the ordinance/s shall be given a grace period of three (3) years to undertake necessary adjustments in order to comply with the prevailing architectural and historic center rules and regulations.
- D. Telecommunication antennae, towers, discs and similar installations and structures shall not be allowed within the Historic Center/Heritage Zone and buffer zone.

#### Rule V. Permit, Clearance and Other Requirements for Alteration

Sec. 1. Permit System. No person, firm or entity, including any agency or instrumentality of government, shall erect, construct, alter, repair, move, convert, or demolish any building or structure or cause the same to be done without first obtaining a clearance from the local Council and a building permit from the local building official. LGUs are encouraged to allot a percentage of the conservation permit fees to the Historic Center/Heritage Zone.

  
ABRAHAM P. SAKILI

  
FERDINAND C. LLANES

  
RENE R. ESCALANTE

  
FE B. MANGAHAS

  
MARIA SERENA I. DIOKNO

  
JEREMY BARNS

ANTONIO M. SANTOS

  
VICTORINO M. MANALO

  
LUDOVICO D. BADOY

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Sec. 2. Preliminary Consultations. Before any formal application for a development permit is filed, the local Council shall undertake initial discussions with the applicant as to the various requirements of the permit system.

Sec. 3. Procedure.


- A. In order to obtain a clearance from the Council for the development and improvement of land, buildings, or structures, or any form of repair and reconstruction of buildings or structures, construction of new public facilities, the applicant shall provide the following information to support the application form obtained from the Council:
1. A description of the work to be covered by the clearance applied for, and/or project studies.
  2. Description and ownership of the lot on which the proposed work is to be done, as evidenced by the Transfer Certificate of Title (TCT) and/or copy of the contract of lease.
  3. Clearances or permits, if any, previously secured from the NHCP or any other regulatory body for the same property.
  4. At least two (2) sets of corresponding plans and specifications prepared, signed, and sealed by a duly licensed architect or civil engineer in case of architectural and structural plans; by a registered mechanical engineer in case of mechanical plans; by a registered electrical engineer in case of electrical plans; and by a licensed sanitary engineer or master plumber in case of plumbing or sanitary installation plans.
- B. The designated Council shall evaluate, process and pass upon the application within a period of one (1) month from the submission thereof. If the application merits approval, the applicant shall be issued a clearance by the Council, with the terms and conditions it may impose, and a copy of the approved final drawings.
- C. The applicant shall reproduce the final drawings in five (5) sets of plans for the application of a building permit from the local building official. When satisfied that the work described and the plans and specifications submitted conform to the requirements of the Building Code and other pertinent rules and regulations, the building official shall, within fifteen (15) days from payment of the required fees by the applicant, issue the building permit.

Sec. 4. Effectivity of Clearance. The clearance issued by the Council shall be effective for a period of one (1) year from its issuance. Failure to undertake the development applied for shall subject the developer to revalidate his clearance. Failure to do so before undertaking any development shall be considered unauthorized development, subject to the penalties provided herein.


Sec. 5. Archaeological Assessment. If a Historic Center/Heritage Zone yields significant underground artifacts within any construction site, an archaeological resource assessment and the retrieval of artifacts shall be undertaken and/or supervised by the National Museum. Clearance by the National Museum shall be necessary.



ABRAHAM P. SAKILI



FERDINAND C. LLANES



RENE R. ESCALANTE



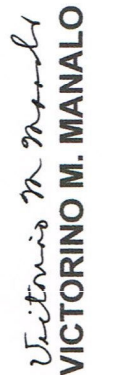
MARIA SERENA I. DIOKNO



JEREMY BARNES



ANTONIO M. SANTOS



VICTORINO M. MANALO



LUDOVICO D. BADOY

**Rule VI. Penalties**

Sec. 1. Monitoring. The Council shall monitor and oversee all developments within the designated portion of the town/city for compliance with its policies, rules and regulations and these guidelines and standards. In case of noncompliance or violation, the council shall take steps stated in the succeeding sections.

Sec. 2. Issuance of Enforcement Notice. In case of noncompliance or violation of these rules and regulations, or of the terms and conditions imposed in the clearances and permits granted, the Council shall issue an enforcement notice to the owner and/or occupant of the building or structure, which shall contain the following:

- A. Specific violation or noncompliance committed;
- B. Period within which to comply;
- C. Opportunity for owner/occupant to be heard or to explain noncompliance or violation; and
- D. Penalties to be imposed in case of failure to comply with the law or correct the violation.

Sec. 3. Violations. The following activities shall be subjected to the penalties provided herein:

- A. Any deviation from or modification of the approved architectural plans without the official clearance of the Council.
- B. Any unauthorized change in the use of the building or structure.
- C. Illegal construction undertaken without prior approval of the Council and the local building official.
- D. Violation of the terms and conditions imposed in the clearance or construction permit issued.
- E. Violation of any provision of these rules and regulations.
- F. Consistent or repeated violation of any of these rules and regulations.


Sec. 4. Hearings. The Council shall conduct hearings to determine the nature and extent of the violation. For this purpose, the affected party shall be given the opportunity to present witnesses and documentary evidences in his defense.


Sec. 5. Penalties. The LGU shall set its scheme of penalties, which shall be consistent with these rules and regulations.


Sec. 6. Enforcement of Penalties. The enforcement and imposition of penalties for administrative violations are hereby vested in the Council in close coordination with the LGU and the local building official.

**Rule VII. Effectivity.** These rules and regulations shall take effect upon their promulgation.

  
ABRAHAM P. SAKILI

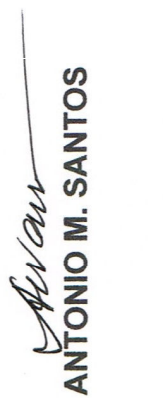
  
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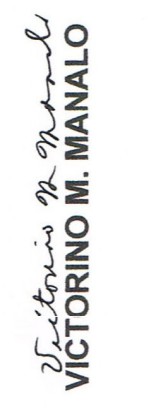
  
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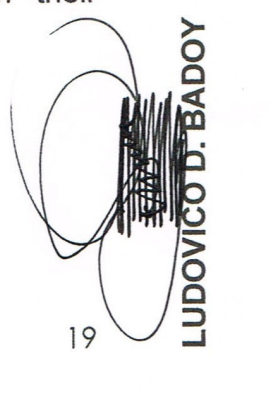
  
FE B. MANGAHAS

  
MARIA SERENA I. DIOKNO

  
JEREMY BARNES

  
ANTONIO M. SANTOS

  
VICTORINO M. MANALO

  
LUDOVIC D. BADOY

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ABRAHAM P. SAKILI

FERDINAND C. LLANES

RENE R. ESCALANTE

FE B. MANGAHAS

MARIA SERENA I. DIOKNO

JEREMY BARNES

ANTONIO M. SANTOS

VICTORINO M. MANALO

LUDOVICO D. BADOY

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ABRAHAM P. SAKILI



FERDINAND C. LLANES



RENE R. ESCALANTE



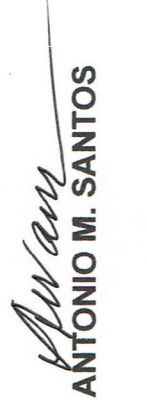
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MARIA SERENA I. BOKNO



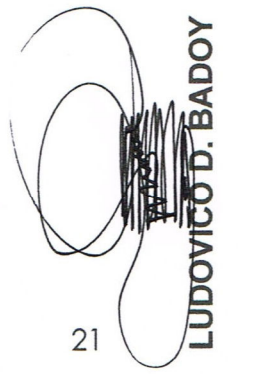
JEREMY BARNES



ANTONIO M. SANTOS



VICTORINO M. MANALO



LUDOVICO D. BADOY