

RISK LEVEL ASSESSMENT AND BUILDINGS AT RISK: THE CASE OF THE SEASIDE ARCHITECTURE (1860-1925) OF OEIRAS, PORTUGAL

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The “Seaside Architecture Inventory of Oeiras” was developed between 2004 and 2008, as part of a doctorate thesis in the scientific area of architecture. It includes fifty single family houses, built for seaside vacations. They were built between 1860 and 1925 in the territory of the current Oeiras’ municipality.

This is a pioneer study for the quoted region which takes a multidisciplinary approach, to the systemization, the description of the buildings, as well as assessment of risk levels. The main goal of this research project was to define the correct program of conservation, safeguarding and revitalizing of these eclectic and historic buildings. This research involved field work in addition to documentary and bibliographical research. Each one of the dwellings was individually studied to: gather historical, administrative and technical data; provide a physical description; evaluate it’s the state of conservation and present recommendations for intervention.

The evaluation of the state of conservation of each building was done through a two phase method:

- 1) The evaluation was preceded by definitions of anomalies to be noted (the so-called typifying anomalies), which formed a basis for a check-list. Nine structural anomalies and 25 non-structural anomalies, such as finishes and coatings, were typified. The state of conservation for each building was summarized on a scale from 1 (very bad) to 4 (good).
- 2) The second phase was the assessment of risk. Based on the principle that the general state of conservation of a building is influenced by its kind of occupation, six risk levels, from 1 (extreme risk) to 6 (null risk) were defined.

The assessment of the general state of conservation of each building revealed that 46% (n=23) are in good condition but 12% (n=6) are in a very bad and 16% (n=8) in a bad state of conservation. This approach revealed that 44% (n=22) of the inventoried houses have null risk. Six buildings are in extreme risk, four buildings are in serious risk and seven buildings are in high risk. T, 34% (n=17) of the historic holiday seaside houses of the municipality of Oeiras are at risk, based on the definitions of risk levels 1 to 3.

“Seaside Heritage of Oeiras” was the theme of European Heritage Days of Oeiras, which occurred on 25th September 2010. It is in recognition of the importance of this Heritage, which is in danger of disappearing.

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Keywords

architectural preservation, historical buildings, risk assessment, seaside architecture