

Project Proposals for New Housing and Urban Renewal in São José do Vale do Rio Preto

by Claudio Pavesi

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Introduction

São José do Vale do Rio Preto (SJVRP) is a small countryside town which is now facing the rising problems of an uncontrollable growth. However its aptitude to receive new inhabitants represents also a chance for Rio do Janeiro to invert its own demographic expansion.

The aim of ALFA-AURORA research on SJVRP is to provide different project strategies for its sustainable urban development. This will define useful background for regional planning in areas surrounding mega-cities.

The fieldwork – conducted with the students Ilaria Baccocchi, Federico Cazzaniga, Valeria Lenner e Jose Antonio Martin Moreno – has highlighted some practical topics which need academic expertises, the solutions of which could be easily developed by European students in Alicante and Amsterdam. These topics correspond to problems and requests expressed directly by representatives of the municipality – ing. Nei Goç Alves Machado (*Secretaria de Planejamento e Gestão*), arch. Julio Odoni (*Secretaria de Obras Públicas, Urbanização e Transportes*), prof. Eny Esteves da Cunha (*Secretaria de Educação e Cultura*) – during several meetings in the Prefeitura of SJVRP between 21st November and 2nd December 2005.

This report is a first summarisation of these topics while European students in Rio de Janeiro are still working to produce related materials.

General information¹

The origin of the settlement of *Sertões do Rio Preto* is related to the proximity with the way for Minas Gerais and Rio de Janeiro. Situated between these two centres, many of its roads had been ways to collect the production of big *fazendas* (farms) distributed in the region. Some roads also served as shunting lines for the gold shipments that did not want to pass for registers.

The first towns of the region of the Rio Preto had been constituted by the mining families who crossed the Rio Paraíba do Sul searching new land for agriculture, after the decrease of the mining activity. In the same time, some coffee planters who arrived from other regions joined them. There were also Portuguese colonists and, after some time, Italians².

In the beginning of XIX century, D. João VI stimulated the coffee plantation which became the first national richness. In the province of Rio De Janeiro, the culture of coffee produced its first effect with the creation of great farms and the emergence of barons of coffee. In São José, the Barons of Clear Waters and Bemposta are an example of this large estate nobility. The coffee was the reason of the birth of big farms, such as Fazendas do Calçado Grande, Nossa Senhora do Belém, Sossego e Águas Claras. A lot of slaves were employed in the coffee farming. But the importance of this production ended between 1888 and 1929 (with the abolition of slavery and the international fall of the price of coffee). For São José, this meant depopulation and economic recession. It was in this time that the railway line was removed.

A new economic cycle began with poultry breeding. This activity harmonised with agriculture (producing useful manure). Between 1950 and 1960 São José was considered the most important centre of South America for chicken breeding. The Municipality grew with schools, hospitals and commercial activities. But today São José has a *per capita* income, that is lower than the average of Rio de Janeiro State (see following table).

¹ Informations and data on SJVRP are taken directly from the *Estudio socioeconômico 2004 – São José do Vale do Rio Preto* by the Tribunal de Contas do Estado do Rio de Janeiro, October 2004. An history of SJVRP is available in *A História de São José na Escola*, by Jany de Olivera Limongi, Conselho Municipal de Cultura, manuscript, 1987. See also *Der Blick in die Geschichte* in Dirk Müller, Kathrin Wieck, *Projekt: Planung eines neuen Stadtviertels am Fuß des Morro Redondo*, Bericht Stadtzentrum-Historie-Entwurf, 2002.

² The large territory of the district of São José do Rio Preto, that already was a dismemberment of the old district of Inhomirim, suffered some dismemberments, as the district of Cebolas and the curt of Matosinho, in 1839, the district of Nossa Senhora Aparecida, in 1842, the district of São Pedro de Alcântara, in 1846 (origin of the city of Petrópolis) e, finally, the district of Nossa Senhora da Conceição de Bemposta, in 1855. The future city of Petrópolis, with its territory, was a court of that district and was subject administratively to the authorities of São José do Rio Preto. But in 1857, it was conferred to the colony of Petrópolis the status of city and, in 1892, São José do Rio Preto, was incorporated in Petrópolis as its 5th District, obtaining its emancipation only in 1987, when the town took the name of São José do Vale do Rio Preto.

Produto Interno Bruto, em valores absolutos e per capita, segundo as Regiões de Governo e municípios. Estado do Rio de Janeiro – 2003

Regiões de Governo e Municípios	Valores absolutos (1.000 R\$)	População	Valores per capita (1,00 R\$)	Número índice (Estado=100)
Estado	220.206.189	14.961.513	14.718	100,00
Região Serrana	5.756.560	775.491	7.423	50,44
São José do Vale do Rio Preto	72.825	20.649	3.527	23,96

Fonte: Fundação CIDE - Anuário Estatístico do Estado do Rio de Janeiro 2004 / www.sebraerj.com.br

The municipal territory amounts to 220,9 Km² which is the 3,2% of the Serrana Region. According to the census of 2000, São José do Vale do Rio Preto has 19.278 inhabitants (2,6% of the Serrana Region). There are 91 inh./km², whereas the region average is 110 inh./km². The estimated population in 2003 amounts to 20.450 inh. Dwellings are 6.850 (1.399 of which unutilised). São José is connected with Teresópolis, in the north, and Sapucaia, in the south, by the BR-116 way, and with Petrópolis, in the west, by the RJ-134.

Poultry breeding is still a relevant activity (see following tables) but now it has to modernise its productive and commercial techniques.

Características Básicas das Concentrações de Atividades no Setor de Pecuária e Pesca - RJ

ATIVIDADE - MUNICÍPIO	Empregos	Nº de estab.	Remuneração (2001 - R\$)	Tam. Médio (empregos)	Remuneração Média (R\$)
1. Pesca - Niterói	505	47	283089,61	10,74	560,57
2. Aves e Ovos - São José do Vale do Rio Preto	599	51	151832,34	11,75	253,48
3. Pecuária - Cachoeiras de Macacu	319	93	102697,21	3,43	321,93
4. Pecuária e Leite – Itaperuna	1256	322	607180,93	3,9	483,42
5. Pecuária - Paraíba do Sul	256	77	65535,36	3,32	256
6. Pecuária e Leite - Valença	631	255	167029,09	2,47	264,71
7. Pecuária - Silva Jardim	253	90	73183,3	2,81	289,26
8. Pecuária - Três Rios	667	53	235969,88	12,58	353,78
TOTAL	4486	988	1686518	4,54	375,95

Fonte: Elaboração SEBRAERJ a partir da base de dados da RAIS (2001) / www.sebraerj.com.br

Características da Concentração de Atividades - Aves e Ovos - São José do Vale do Rio Preto

CNAE - Atividades Integradas	Empregos	N.º de Estab.	Remuneração (dez. 2001 - R\$)	Tam. Médio (empregos)	Remuneração Média (R\$)
01457 - Criação de aves	372	45	90.845,53	8,27	244,21
15121 - Abate de aves e outros pequenos animais e preparação de produtos de carne	227	6	60.986,81	37,83	268,66
TOTAL	599	51	151.832,34	11,75	253,48

Fonte: Elaboração SEBRAERJ a partir da base de dados da RAIS (2001) / www.sebraerj.com.br

São José do Vale do Rio Preto has also a large production of fruit and vegetables: in particular *caqui* and melons, *chuchu* and cucumbers. For its development, it needs agro factories for vacuum packaging, dehydratetion and preservation. The following table gives a general idea of its productive activities.

Número de estabelecimentos - São José do Vale do Rio Preto – 2003

Porte/Setor	Indústria	Comércio	Serviços	Agropecuária	Total	%
Micro	87	303	170	86	646	95,7%
Pequena	3	5	3	16	27	4,0%
Média	0	0	1	0	1	0,1%
Grande	0	0	1	0	1	0,1%
TOTAL	90	308	175	102	675	100%

Fonte: Ministério do Trabalho e Emprego (MTE) - RAIS 2003 / www.sebraerj.com.br

In the municipality area there are one hospital, one postal office and two bank agencies. SJVRP has 12 nurseries, 18 primary/secondary schools and 1 special school.³

Secreteria Municipal de Educação e Cultura. Number of students – School census 2005

Schools ⁴	Nu.	Al.	1 st	2 nd	3 th	4 th	5 th	6 th	7 th	8 th	EJA	Tot.
E.M. Águas Claras	43	37	25	30	41	30						206
E.M. Amândio E. do Carmo	37	16	15	24	15	17						124
E.M. Antônio Ribeiro Pereira	21											21
E.M. Aurino da C. Carvalho	38	38	29	23	27	17						172
E.M. Cardeal D.S. Leme			30	47	33	31	32	28	21	22		244
E.M. Domingos José Teixeira	10	5	7	3	5	2						32
E.M. Helena D. de Souza	89											89
E.M. Irene Lima	55	44	48	36	41	29						253
E.M. José Affonso de Paula		39	29	30	53	47	36	32	24	28		318
E.M. Maria Emilia P. Esteves	25	30	37	30	33	24						179
E.M. Maria Euquépia		40	28	27	32	26						153
E.M. Prefeito Bianor M. Esteves				70	84	68	247	160	107	87		823
E.M. Prof. Sylvio Leite		58										58
E.M. Santa Isabel	86	89	57	61	56	64	82	60	51	46		652
E.M. SJVRP	106	56	74								46	282
E.M. Vicente Morelli	17	30	21	30	19	18	65	28	18	28		274
Total	527	482	400	411	439	373	462	308	221	211	46	3880

Note: Nu.: Nurseries / Al.: Alphabetizing / Number of professors: 196. In this table, two schools (the E.M. Palmeiras and APAE) are not considered.

³ SEBRAE RJ, *Perfil das concentrações de atividades econômicas no Estado do Rio de Janeiro, Detalhes de Informações Municipais, São José do Vale do Rio Preto / www.sebraerj.com.br*

⁴ E. M. de Águas Claras is in Águas Claras; E. M. Amândio E. do Carmo in Pouso Alegre; E. M. Antonio P. Ribeiro in Glória; E. M. Aurino da C. Carvalho in Santa Fé; E. M. do Belém in Belém; E. M. Cardeal D. S. Leme in São Lourenço; E. M. Maria Euquépia in Roçadinho; E. M. Domingos J. Teixeira in Serra do Capim; E. M. Helena D. de Souza in Pedras Brancas; E. M. Irene Lima in Barrinha; E. M. José Afonso de Paula in Contendas; E. M. Maria E. P. Esteves in Boa Vista; E. M. Prof. Sylvio Leite in Pinheiros; E. M. SJVRP in Centro; E. M. Santa Isabel in Jaguará; E. M. Vicente Morelli in Parada Morelli.

Urban revitalisation and housing improvement in Pedras Brancas

Pedras Brancas is a popular neighbourhood of SJVRP. It's the place where agricultural day labourers who arrive in SJVRP and look for work build their own house⁵. It is an area without public services and with a consistent phenomenon of abusive housing (favelas).

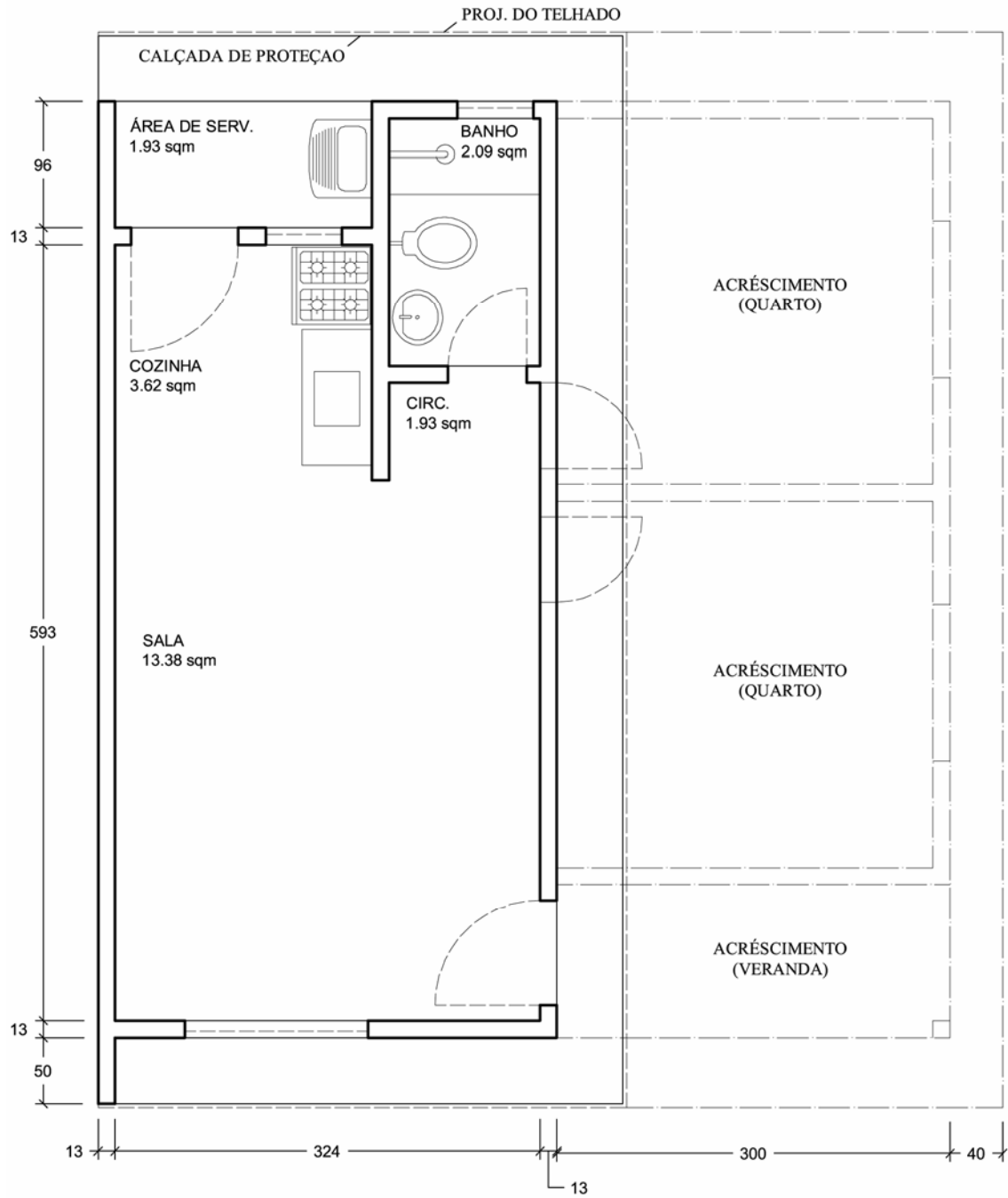
Some years ago the Prefeitura of São José supplied existing houses with water and in 2002 the Prefeitura and the Government of Rio de Janeiro tried to solve social problems of this area building 50 new dwellings for people who were already living in Pedras Brancas. But these houses are too small (21 sqm for households of four or five persons). The original project made prevision for a possible addition of two bedrooms per house, but only five owners have made it. These houses are quite high and in one case a house was modified with an internal raising.

In Pedras Brancas there are also 100 to 150 abusive dwellings which, in some cases, constitute a social and sanitary problem. Some of these houses are made of earth. In Brazil there is a long tradition of building with earth⁶. This material is not as bad as one could think. If a house like this has concrete flooring and its owner has enough money to use plastic on walls, you don't realise that walls are built with earth. To build them, people use branches to create a grid in which they press mud⁷. These houses have electricity and running water. Other

⁵ Abusive houses are related to necessity of low-cost labour: «É também muito difícil compreender a cidade do presente, sobretudo no que se refere à formação do autoempreendimento da casa própria nas periferias, que predominam no espaço urbano, sem aprofundar o estudo das ações no setor da moradia desenvolvidas no período Vargas. Esta intervenção foi extremamente útil ao projeto desenvolvimentista, de substituição das importações, que requeria capitais e mão de obra barata. [...] A habitação, principalmente dos setores de renda mais baixa, deixou de ser produzida em moldes tipicamente capitalistas, passando a ser considerada uma questão social, esfera da ação do Estado, ou produção doméstica, a cargo do morador. Este processo foi fundamental para a formação das periferias, vale dizer da maior parte das cidades brasileiras contemporâneas, com todos seus dramáticos problemas. [...] Malgrado a precariedade dos expedientes que viabilizaram a casa própria, eles permitiram a transformação do trabalhador num proprietário. E, enquanto proprietário, ele acabou por ganhar direito à cidade, entendido como acesso à terra e à infraestrutura, mesmo que os benefícios urbanos levassem anos para serem implantados». NABIL BONDUKI, *Origens da habitação social no Brasil. Arquitetura Moderna, Lei do Inquilinato e Difusão da Casa Própria* (1998), Estação Liberdade, São Paulo, 2004, p. 316-317.

⁶ «A terra é o material por excelência daqueles que não têm recursos financeiros para arcar com as despesas de materiais industrializados. Por isso, os europeus a recomendam para construções no terceiro mundo, esquivando, ao que parece, que seu uso foi muito divulgado em seu território na fase pré-industrial. Durante quatro quintos da história de nosso país, a terra se constituiu no material de construção mais importante. Seu emprego requer pouca energia em sua elaboração. Sua pequena resistência à pressão e à tração pode ser facilmente compensada com a combinação com outros materiais. Terra é um material brando, que não requer altos investimentos para ser trabalhado. As próprias mãos são suficientes. É muito barato. Talvez por isso seja considerada como de pouca qualidade». GÜNTER WEIMAR, *Arquitetura popular brasileira*, Martins Fontes, São Paulo, 2005, p. 250.

⁷ «Sebe é o nome dado a uma cerca feita de arbustos ou de ramos. Nesse caso, os galhos são entrelaçados por estacas fincadas no chão. Quando se usa essa mesma técnica para fazer paredes de barro, elas são denominadas taipa de sebe. A forma mais comum parte da construção de um requadro de galhos: os verticais são fincados no chão, e neles se encaixam ou amarram os



1. Original plan for social housing in Pedras Brancas (Governo do Estado do Rio de Janeiro, Prefeitura Municipal de São José do Vale do Rio Preto, *Conjunto Residencial Pedras Brancas*, 2002), re-drawing Dic. 2005.

houses are built with hollow bricks, usually without plaster. Not necessarily they have concrete flooring. Frequently houses have no finishes. All of them have only one floor. Sometimes they have evident structural problems. The paths linking these abusive houses run along a strong slope. Since they have no paving, when it rains, they become small torrents of mud. Obviously, a project for Pedras Brancas has to make provision for new pedestrian paths with stairs.

Houses in Pedras Brancas – as in all SJVRP – are usually only one storey high. They have a lengthened plan. If the main entrance is situated on the short side, it has a little veranda and serves the living room. If it is on the long side, then the living room is in the middle of the house and separates kitchen from bedrooms. Sometimes there is also a little veranda on the back, where occasionally householders cook. In the poorest houses and in the Government's ones, windows have no glasses and saddle roofs have no insulation. Houses have tile roofs or asbestos cement roofing. People use to cultivate small vegetable gardens near their houses.

In Pedras Brancas there aren't any public offices or social centres; there are only two bars but no shops. There are also some religious buildings (i. e. evangelic and catholic chapels); the catholic priest José Celestino Coelho told us that he wants to build a new bigger chapel in the part of Pedras Brancas nearer São Lourenço. In the last years, farmers have transformed part of the forest in front of the small town in new cultivated fields. It seems that the centre of Pedras Brancas is the crossway between the *estrada das Pedras Brancas* (the main road) that connects the centre of São José with São Lourenço and the new road of the *Conjunto Residencial Pedras Brancas* built in 2001. Near this crossway people use to meet under a big tree. This is also the place where children play and where there is a football field.

The Prefeitura could utilise a State financial program to improve existing dwellings (up to 9.000 Reais per house). The Government finances 80% of costs, but the Prefeitura could pay in advance the 20%. For this reason, they ask ALFA-AURORA partners to develop specific projects. Besides, they also need an urban study and a plan for public space and services (even if they haven't economic resources to realise it now)⁸.

What follows is a short summary of houses we have analysed in detail.

horizontais. Esse riquadro é preenchido por uma superfície plana de ramos entrelaçados ou amarrados entre si. A forma mais simples é a superposição de duas camadas – uma horizontal e outra vertical – de varas de bambu, brutas ou fendidas, amarradas entre si ou entrelaçadas à maneira das cercas de quetim na Guiné. Depois de concluída a confecção desse tramado, são aplicadas concomitantemente duas camadas de barro, uma interna e outra por fora, com mãos ou, preferencialmente, com um pedaço de madeira, de tal modo que as duas camadas façam uma liga perfeita por entre os interstícios do tramado». GÜNTER WEIMAR, ..., p. 262.

⁸ «In regions of limited resources, improving the living conditions for the “largest number” of poorly sheltered people requires states to prioritize their means of providing infrastructure and public spaces, including social equipment, instead of wasting them on elusive programs involving slums eradication and subsequent construction of poorly designed and even more precariously built housing developments generally located in remote neighbourhoods». NUNO PORTAS, *The Favela-Bairro program: lesson from a unique experiment*, in LUIZ P. CONDE, SÉRGIO MAGALHÃES, *Favela-Bairro: Rewriting the History of Rio*, Viver Cidades, Rio de Janeiro, 2004, p. 2.

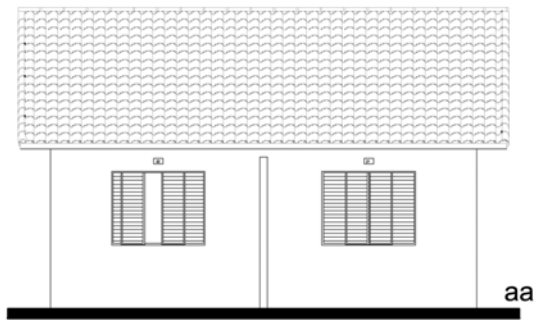
Study on housing in Pedras Brancas – November 2005

House n. 10	Dona Luzia Elena
Inhabitants:	6 (3 adults and 3 children)
Notes:	the house has been enlarged with the addition of two rooms on the ground level (for the grandmother) and two bedrooms with an internal elevation.
House n. 11	Dona Fátima
Inhabitants:	4 (1 adult and 3 children)
Notes:	the house has been enlarged with the addition of two bedrooms on the ground level and a little veranda. The final amount of this work was 5,000 Reais (financed by the <i>Caixa Econômica Federal</i>).
House n. 15	Dona Maria Augusta
Inhabitants:	6 (2 adults and 4 children)
Notes:	the house has been enlarged with the addition of two bedrooms on the ground level and a little veranda.
House n. 16	Dona Maria
Inhabitants:	4 (2 adults and 2 children)
House n. 17	Dona Natalina
Inhabitants:	4 (2 adults and 2 children)
House n. 22	Dona Sueli
Inhabitants:	6 (2 adults and 4 children)
House n. 29	Dona Adriana
Inhabitants:	5 (1 adult and 4 children)
Notes:	Addition of one bedroom on the ground level. This part of the house has bricks without plaster and a basic roof. The addition costs 600 Reais.
House (a)	Dona Antonia
Inhabitants:	4 (2 adults and 2 children)
Notes:	House built directly by the household. Walls in bricks without plaster. Floor in earth. Basic roof.
House (b)	Dona Arletta
Inhabitants:	18 (2 women and 16 children)
Notes:	House built directly by the household with materials provided by the Prefeitura. Walls in bricks without plaster. Floor in concrete. The house has evident structural diseases. It is linked with the main road with a very uneven path.
House (c)	Dona Claudia
Inhabitants:	4 (2 adults and 2 children)
Notes:	House built directly by the household in three months. Walls in wood and earth. Floor in earth. Basic roof. They are paying by instalments 6,000 Reais for the ground.
House (d)	Dona Isabela
Inhabitants:	5 (2 adults and 3 children)
Notes:	House built directly by the household. Walls in wood and earth. Floor in concrete.
House (e)	Dona Jesani
Inhabitants:	2 (1 adults and 1 children)
Notes:	The household rents the house. They pay 100 Reais per month for 40 sqm .

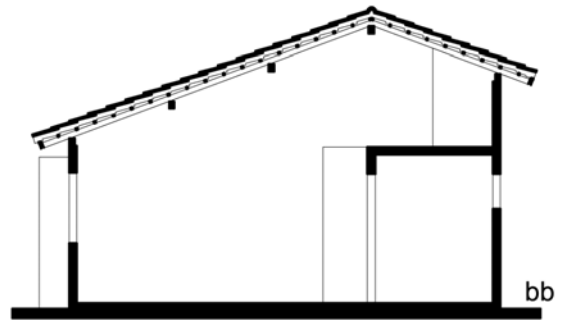
Numbers reference to houses built by Government. Letters to abusive houses. See correspondent drawings.



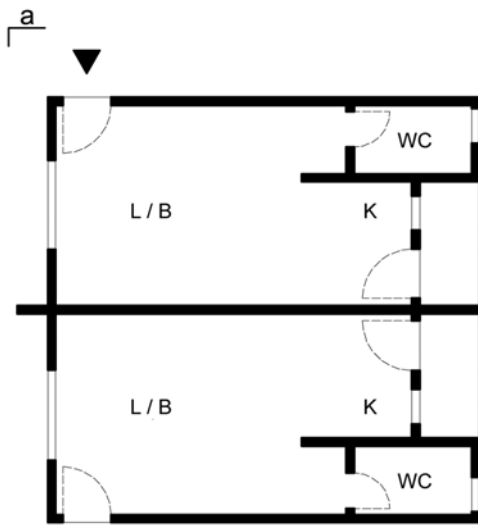
2-3. Photographs of Pedrus Brancas with indication of some houses analysed (views from North-East).



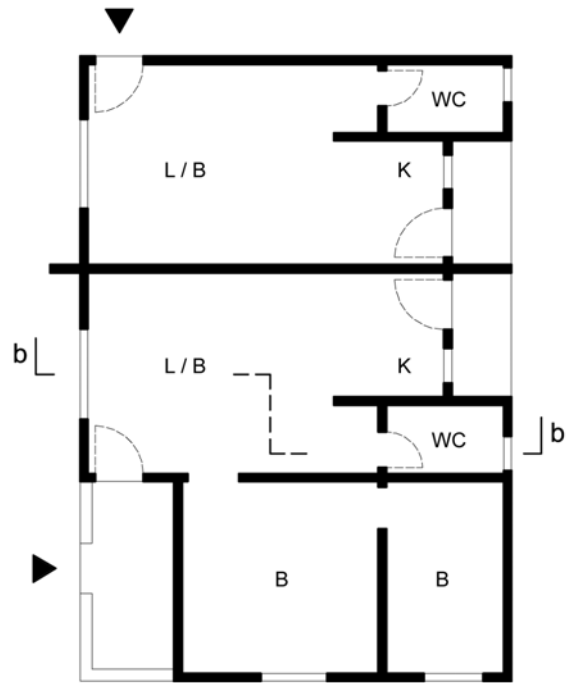
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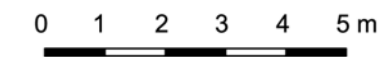
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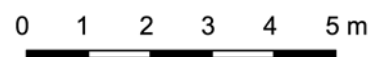
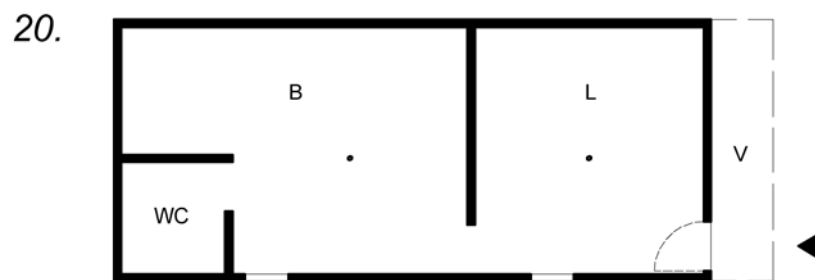
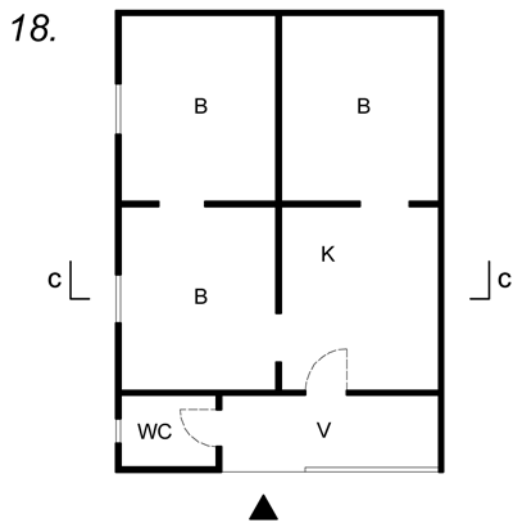
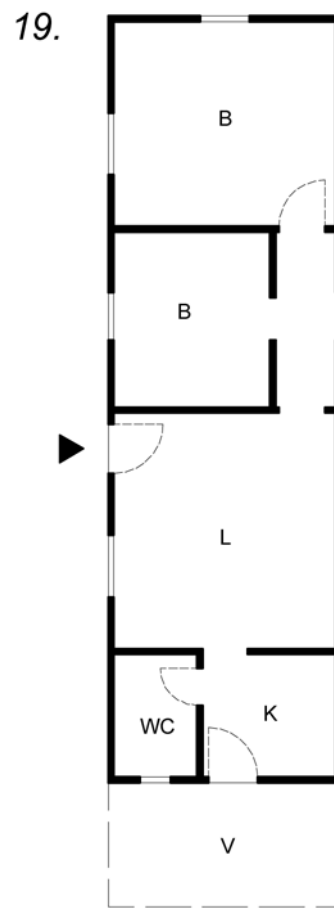
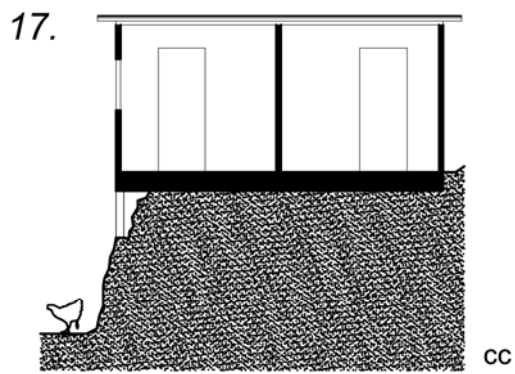
7.



Social housing in Pedras Brancas: 4-5) building n. 22-23 (original project), plan and elevation; 6-7) building n. 14-15 (n. 15 has been enlarged with the addition of two bedrooms and one veranda), plan and section. Note: L=Living room, K=Kitchen, B=Bedroom, WC=Water closet, V=Veranda.



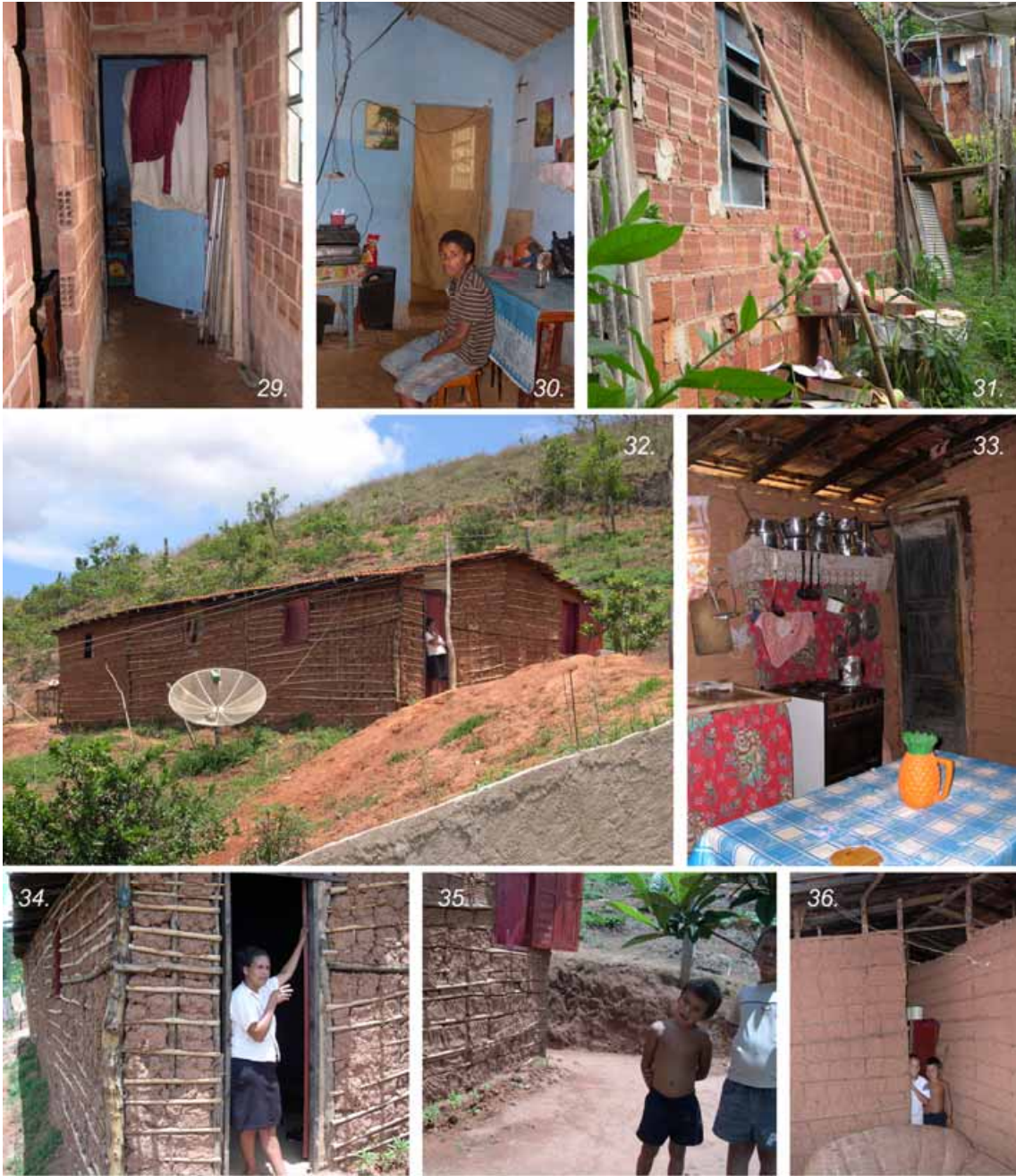
Social housing in Pedras Brancas: 8-9) backside of the houses; 10) building n. 21-22, front; 11-14) building n. 22, inside; 15) building n. 11, front; 16) building n. 28-29, front.



Abusive housing in Pedras Brancas: 17-18) building (b), plan and section; 19) building (a), plan; 20) building (c), plan. Note: L=Living room, K=Kitchen, B=Bedroom, WC=Water closet, V=Veranda.



Abusive housing in Pedras Brancas: 21.) houses on the estrada das Pedras Brancas; 22-23) buildings made of earth (with plaster); 24-27) building (b), outside and inside; 28) path without paving.



Abusive housing in Pedras Brancas: 29-31) building (a), inside and outside; 32-36) building (d), outside and inside.

Social housing in Contendas and Pouso Alegre

At present the Prefeitura is planning to build social housings in Contendas⁹ and Pouso Alegre¹⁰ which are two neighbourhoods of SJVRP where some public services already exist. For these buildings the Prefeitura wants to utilise a State financial program for “verticalisation” of houses. Arch. Julio Odoni¹¹ is developing projects for four blocks of twelve dwelling units (two blocks in Contendas and two blocks in Pouso Alegre). Each block will have three floors with four apartments per floor (see drawings). Necessarily, apartments will be less than 40 sqm large. Actually Julio Odoni has developed a project for Contendas with dwellings with a floor area of 40,07 sqm (without considering common spaces). Apartments have a living room (9,10 sqm) and two bedrooms (9,10 + 9,10 sqm), a kitchen (7,56 sqm), a bathroom (2,86 sqm) and a corridor (2,35 sqm). Houses have no balconies, porches or verandas. They have saddle roof but no terraces. Buildings have water tanks on the top of the stairs tower. The plan of the apartments does not take in account different exposures. The common stairs are in the middle of the buildings and represent their axis of symmetry.

These building by Julio Odoni are quite different from usual houses in SJVRP. Typically, buildings in Contendas and Pouso Alegre are one storey high – sometimes two storeys high (with outside stairs) – and this obviously means a big waste of territory. Houses are small but people are accustomed to utilize also the outside space for day life; a lot of them has vegetable gardens and an outside place for cooking. Sometimes houses grow with addition of one or two bedrooms. Many houses have flat roof but only few of them have roof terraces. Every house has a small veranda or a porch. All buildings have a direct relationship with the street in front of them and this is important for socialisation. Julio Odoni says that building costs in SJVRP amount to 500 Reais/sqm (without costs of ground). For social housing, costs amount to 350 Reais/sqm. Houses will be built on public areas.

The Prefeitura asks ALFA-AURORA partners for suggestions and typological studies about 40 sqm dwellings. All projects have to consider that social housing in Contendas and Pouso Alegre will be assigned to poor and numerous households (four to six persons). Houses have to be basic: families themselves will improve and enlarge them. Climatic considerations are obviously required. Projects could also take into account the sloping nature of the municipal territory.

⁹ The locality of Contendas is adjoining the locality of Jaguará. They constitute together the second bigger urban concentration of SJVRP (the first being the centre). For Contendas, Julio Odoni has already developed projects for a three storeys high school and for the ambulatory (Posto de Saude). Houses in Contendas are placed on the South-Est side of Rio Preto, along the main road of SJVRP.

¹⁰ Pouso Alegre is in the north of the municipal territory quite far from the Rio Preto and the main road, between the Boa Vista torrent and the Felisberto torrent.

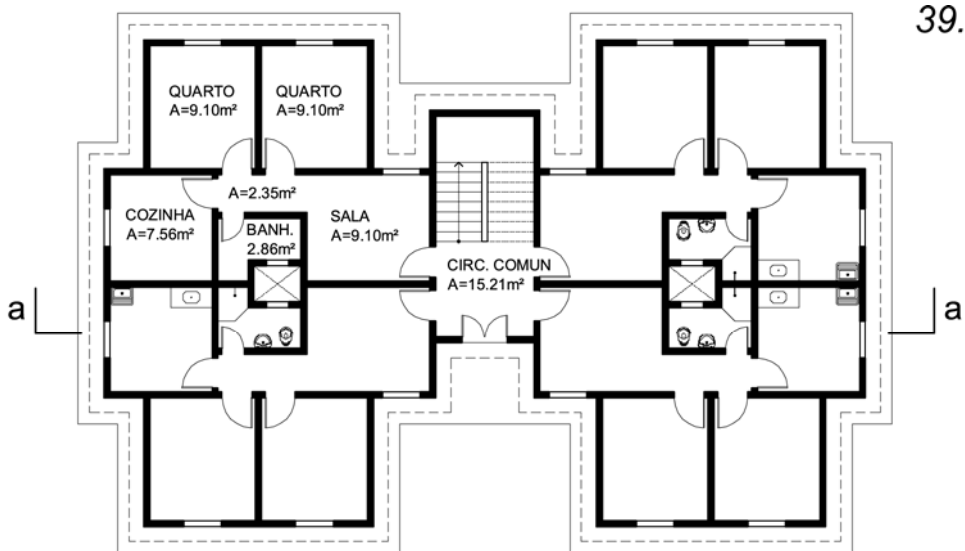
¹¹ Arch. Julio Carlos Odoni Teixeira is employed in the *Secretaria de Obras Públicas, Urbanização e Transporte* of SJVRP (e-mail: soput@sjvriopreto.rj.gov.br, telephone 55 24 2224-7763). The SOPUT Office is in Águas Claras (loc. Morro Redondo). Since 1990 SOUPT has an archive with files for private buildings. Today the archive has about 270 files.



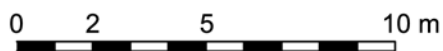
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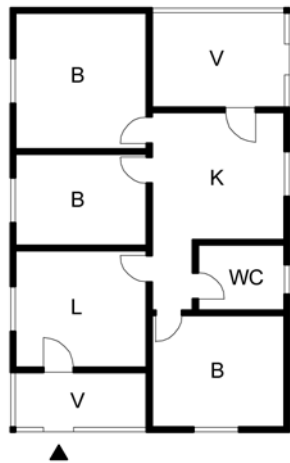
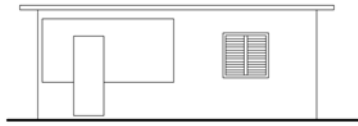
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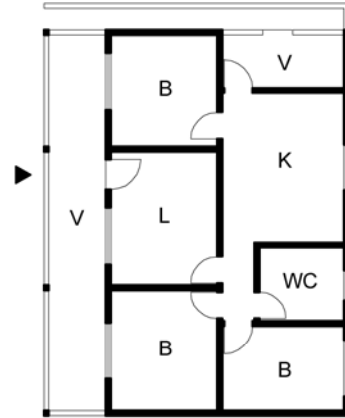
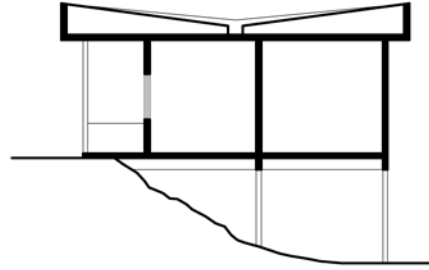
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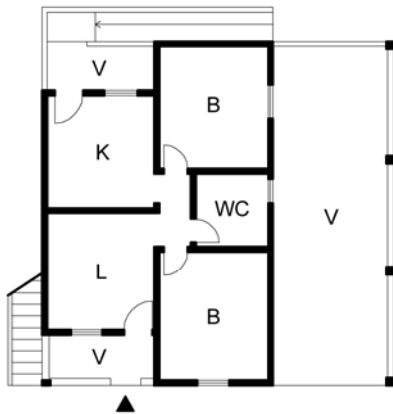
Preifetura Municipal de SJVRP – Arch. Julio Odoni, Secretaria de Obras Públicas Urbanização e Transporte, Unidade habitacional de baixa renda – 12 unidades, October 2005: 37-39) elevation, section and plan (área p/ unidade = 46,44m²; área p/ pavimento = 204,61m²; área total construída = 2631,66m²)



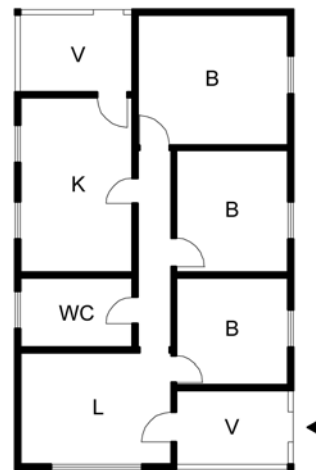
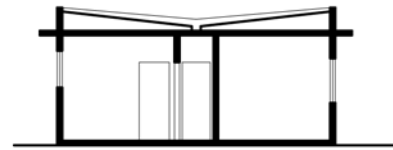
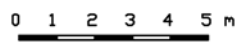
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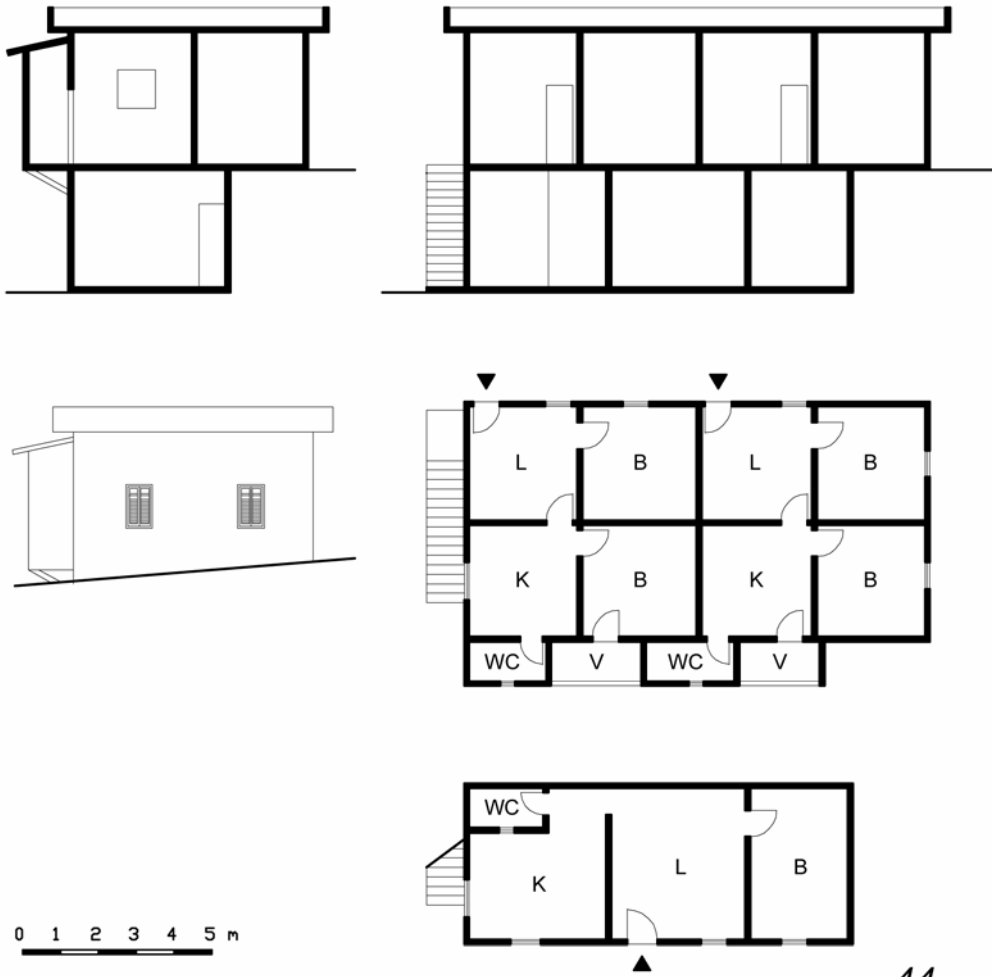


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43.

Typical houses in SJVRP: 40) house in Jaguará, elevation, section and plan; 41) house in Jaguará, plan; 42) house in Pouso Alegre, section and plan; 43) house in Centre, section and plan (re-drawing of files from SOPUT archive).



44.

Typical houses in SJVRP: 44) house in Rua Emilia Esteves, elevation, sections and plans (re-drawing of files from SOPUT archive).

Revitalisation and embellishment of São José centre

The Prefeitura has the possibility to obtain the sponsorship of an important telephone company for revitalisation and embellishment of a part of the centre of São José (the one where once was the railway station opened in 1886). So they ask ALFA-AURORA partners for a study to support their financial requests. Their idea is to supply the centre with new tourist equipments and to embellish existing buildings. This could be also the opportunity to improve the relationship between São José and the Rio Preto which is characterised by dangerous rapids. A small river lock in the right place could create a little lake with tourist functions.

The origin of the centre is related to the building of the São José church¹². The original church was smaller than the present one and its main entrance was directed towards North. There was also a small cemetery bordering on its apse. In a second time, the cemetery was shifted and the church enlarged with the demolition of the apse and the addition of a new part. This time the entrance was directed towards South. The bell tower was built later. Not far from the church, there is the small and interesting Senhor dos Passos chapel, built in 1903. Besides religious buildings, more interesting architectures in the SJVRP centre are houses which derived their characters from the Portuguese architecture of the original farms¹³. They are white buildings with blue frames and have tile saddle roof. Their architecture is simple but very dignified.

The church's square is still considered the centre of SJVRP. Two years ago the Prefeitura embellished a part of it with new paving, pavements, stairs and seats. Now the Prefeitura asks ALFA-AURORA partners to develop projects for the lower part of the Centre, on the South-Est side of Rio Preto. Here there are the Prefeitura offices, a small library¹⁴, a sport field and some commercial activities. Buildings are two to three storeys high.

¹² «Em 25 de novembro de 1815, foi criada a Freguezia de São José da Serra e a Igreja Paroquial de São José da Serra já é mencionada nos Termos Eclesiásticos nos fins de 1821. [...] O Orató de Santa Cruz foi considerado Capela Pública Paroquial de 1809 a 1820. De 1820 a 1821, a sede paroquial da São José foi denominada de N. S. da Conceição do Rio Preto. Entretanto, já constava em 1812 a presença de Oratórios como o de Santo Antonio na fazenda da Cachoeira e o de N. S. da Conceição do Rio Preto, na fazenda do Rio Bonito e ainda o de Santa Ana, desde 1826 na localidade da Jaguará. [...] Com a criação da paróquia, foi demarcada a área de um cemitério próximo a Igreja. Este cemitério não existe mais porque foi transferido para o morro onde se encontra atualmente, desde 1859. [...] A influência da Igreja Católica na formação da Vila de São José se faz notar especialmente pela forma de administração que ela imprimia as terras recebidas em doação. A divisão de terras da Igreja em lotes (1856) pelo Provedor João de Souza Werneck deu impulso a formação da Vila de São José do Rio Preto. Em 1856, foi feita a primeira planta da sede da Freguesia, com divisões de lotes, ruas e praças. Nesta época, a maior parte da população estava concentrada nas fazendas». JANY DE O. LIMONGI, *A influência da Igreja na formação da Vila de São José do Rio Preto*, manuscript, SJVRP, 1992.

¹³ In SJVRP oldest buildings are very beautiful *fazendas* such as the Fazendas São João, Bém and Roçadinho, which today could become tourist attraction.

¹⁴ The library doesn't comprise the municipal archive. This together with the church's files is conserved in a small house near the church building. Angela Limongi of the *Secretaria de Educação e Cultura* supervise it.



São José's church: 45) front; 46) backside; 47) bell tower; 48) view of the original church (which is the present backside); 49) view of the church without the bell tower.



50-51) Senhor dos Passos' chapel. Example of colonial architecture in SJVRP: 52)Fazenda São João, main building; 53)Fazenda Belém, chapel;54-55) Fazenda Águas Claras, main building and chapel.



Centre of SJVRP: 56) view of the upper part of the town; 57) the part of the centre on the other side of the river; 58) view of the bridge.

Relocalisation of directional activities in new urban centres

The Prefeitura is working on the very ambitious project of transferring all the administrative functions of São José to a new directional area near Águas Claras, (loc. Morro Redondo)¹⁵. Morro Redondo is the name of a small hill closed between the Rio Preto and the main road of SJVRP. At its foot there are already the offices of the *Secreteria de Obras Públicas, Urbanização e Transporte*, and the *Horto Municipal*¹⁶, which border on the municipal fair's area. There are also a rubbish treatment plant, the *Centro de Trainamento e Apoio Social* and a municipal refectory, a football field and a sport building. On the other side of the Rio Preto there are plantations and farms: in particular the big, old and beautiful Fazenda Águas Claras.

Morro Redondo is the geometrical centre of the whole municipal territory and it is near the crossway between the main road and the roads for Petropolis and Sapucaia. The good accessibility of this area is one of the reason for the re-localisation here of administrative and cultural activities. Obviously this would mean also thinking about a new road network. The Prefeitura would like to transfer in Morro Redondo his offices, the chamber, the civil court, the agricultural co-operative, some cultural buildings and sport equipments, in addition to a new residential neighbourhood. This new directional centre could be an opportunity for a new development of SJVRP, but ther is also the risk that it damages the two existing urban concentration of São José – on one side the old centre and, on the other, the two *barrios* of Jaguará and Contendas – depriving them of all important public activities. Housings in Morro Redondo would respond to the continuous growth of population in SJVRP (1.000 inhabitants per year). But there is no urban study to support this choice. Maybe new houses could stand also in already urbanised areas, helping for increasing urban density¹⁷.

The Prefeitura is now looking for state and federal founds and is attempting to buy private areas near Morro Redondo. It is also organising materials for a national competition. ALFA-AURORA partners could help them to take the right decision.

¹⁵ More information on Morro Redondo are available in DIRK MÜLLER, KATHRIN WIECK, *Projekt: Planung eines neuen Stadtviertels am Fuß des Morro Redondo*, Bericht Stadtzentrum-Historie-Entwurf, 2002 (www.alfa-aurora.net/media). In particular, see chapter 6: *Städtebauliches Konzept eines neuen Stadtviertels auf dem Morro Redondo*.

¹⁶ «A Secretaria Municipal de Agricultura através do Horto Municipal vem doando aos municípios mudas de diversas espécies, tais como eucalipto, para fins de evitar o desmatamento e a comercialização, sendo utilizado nas parreiras de chuchu, como lenha e para ripas utilizadas para selar caixas de produtos agrícolas; maracujá, uma cultura nova que esta sendo iniciado no município; e outras mudas que vão desde de árvores nativas a plantas ornamentais». *Aspectos Economicos*, Prefeitura of SJVRP, manuscript, 2005.

¹⁷ According with Prefeitura's data, more than a third of municipal territory is already considered urban area (USO DA TERRA / DISCRIMINAÇÃO: *Urbanizada e urbanizável* 750 ha; *Estradas* 420 ha; *Instalações avícolas* 60 ha; *Lavouras permanentes* 953 ha; *Lavouras temporárias* 136 ha; *Oleicultura* 1.510 ha; *Em descanso* 500 ha; *Pastagem natural* 2.500 ha; *Pastagem artificial* 150 ha; *Matas e Florestas* 5.380 ha; *Área reflorestada* 50 ha; *Produtivas não utilizadas* 7.330 ha; *Sem aptidão agrícola* 7.182 ha; *TOTAL* 26.921 ha).



Águas Claras, (loc. Morro Redondo): 59) view of Morro Redondo from North; 60) the Secretaria de Obras Públicas building and the Horto Municipal; 60) the municipal refectory and the auditorium; 61) the municipal fair's area.