

Cultural Tangible Properties: The Development Of The Candon Heritage Resources Conservation Plan

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Abstract

The City of Candon in Ilocos Sur, Philippines, is rich in culturally built heritage, particularly houses of ancestry. The City identifies ancestral houses, while other buildings and structures are not included in the list but can already be considered part of the culturally built heritage. Collectively, these cultural resources are within a proposed heritage district of the City, including a heritage growth corridor--where the high concentration of such resources is located -- that may serve as a visual representation and act as a living museum of the area. This study formulated a proposed Heritage Resources Conservation Plan to preserve and protect the identified built heritage resources in Candon City. A field survey was conducted to identify and map the local heritage resources and their cultural significance. Upon identification of the City's heritage district, several guidelines regarding further development in the area, especially along the heritage corridor, were recommended to preserve and protect these cultural resources from possible deterioration and destruction.

Keywords: Cultural Tourism, Heritage Zone, Built Heritage, Local heritage Resources.

1.Introduction

The conservation plan is best understood from UNESCO's conservation charter. As stated in the Charter for the Conservation of historic towns and urban areas (Washington Charter, 1987), all urban communities, whether developed gradually or created deliberately, express the diversity of societies throughout history. The Charter defines the principles, objectives, and methods necessary for conserving historic towns and urban areas, promoting the harmony of both private and community life in these areas, and encouraging

the preservation of those cultural properties, although modest in scale, that constitute the memory of humanity. The principles and objectives highlight that to be most effective, the Conservation of historic towns and other historic urban areas should be an integral part of coherent economic and social development policies and urban and regional planning at every level. While under methods and instruments, the conservation plan should determine which building must be preserved, which should be preserved under certain circumstances, and which, under quite exceptional circumstances, might be expendable and that the residents of the historic area should support the plan.

During the 17th ICOMOS General Assembly on November 2011, The Washington Charter and Nairobi Recommendation was updated based on the existing set of reference documents and redefined the objectives, attitudes, and tool needed and was taken into consideration the significant evolution in definitions and methodologies concerning the safeguarding and management concerning the safeguarding and management of historic towns and urban areas.

Preserving heritage in the Philippines as constituted by the laws was defined under Article XVI, sections 15 and 16. Republic Act No. 4846 or the Cultural Properties Protection and Preservation Act, as amended by PD 374; Republic Act No. 10066 or the National Cultural Heritage Act of 2009 that highlights the Designation of Heritage Zones to enhance the sense of place; and to protect both cultural properties and histories; [Article IV].

The Philippines have a colorful history, rich culture, and values with unparalleled Cultural Identity. The Philippines has 6 UNESCO World Heritage Sites, 2 Creative Cities, and many significant cultural properties. One will find a rich Spanish architectural heritage by exploring the Region and the Province of Ilocos Sur. The Spanish City of Vigan, the heart of Ilocandia, showcases a fusion of Spanish-Mexican-Chinese architectural Styles that create a unique culture and townscape. It is without parallel anywhere in East and Southeast Asia. In 1999, the Historic Town of Vigan was inscribed as a World Heritage Site by the United Nations Educational, Scientific and Cultural Organization.

Also, the home 2 of which of the four baroque churches is scripted as a UNESCO world heritage site. 1993 (inscription) The Paoay Church in Ilocos Norte and Sta. Maria Church in Sta. Maria, Ilocos Sur. Their unique architectural style is a reinterpretation of European Baroque

by Chinese and Philippine artisans. On the other hand, Candon has several commonalities in the province of Ilocos Sur.

The fast deterioration of the old heritage district of Candon under the effect of urban sprawl is a serious urban core development problem that the City needs to address; therefore, the study proposes a Master Conservation Plan.



Figure 1. Ruins and Demolished Ancestral Houses

A quest for understanding and rediscovering the hidden heritage of Candon is the focus of this research project. The Cultural Heritage Study includes a field investigation to determine: 1) the Architectural and archeological Significance of the area, 2) the presence and absence of cultural heritage significance, and 3) the evaluation of the cultural heritage significance.

This study proposes a designation of a Heritage Corridor of the City and Mapping of Stakeholders, like the Old Town of Candon, that can also be adopted or applied in the same local setting to teach the People of Candon the importance of keeping and protecting this heritage through Conservation and Preservation.

2.Literature Review

A study was conducted on Urban heritage conservation and rapid urbanization in Surat, India. It was found that rapid urbanization boots the property market to produce more housing. Hence old buildings are replaced with new buildings with higher densities, and the replacement of newcomers weakens local communities' affection for local heritage since newcomers are often unaware of the heritage value and local identity. (Chika Udeaja, Claudia Trillo,Kwasi G.B Awuah,Busisiwe C.N. Makore, D.A.Patel, Lukman E.Mansuri and Kumar N. Jha, 2020)

A study in the historic City of Birjand, Iran, investigates the potential for heritage tourism to help regenerate a declining historic city by

utilizing urban cultural capital. The study utilizes a conceptual framework of current trends in urban renewal and cultural assets and a SWOT-ANP approach to understanding how a declining urban destination can utilize its cultural heritage to regenerate physically, socially, and economically. Findings suggest that successful implementation of urban regeneration through heritage tourism occurs when a city maximizes opportunities in four areas: cultural policy-making, holding cultural events, participatory management, and enhancing public urban spaces through competitive/pro-action, diversification, revision, and defense strategies. As a result, Every place faces threats and weaknesses. With a cautious approach to urban tourism, they also have opportunities and strengths that they can rely on to help create livable spaces and tourism-friendly localities. Cities that have long been ignored on national peripheries have opportunities through their heritage narratives and cultural environments to renew themselves for the collective good of their inhabitants and tourists. (Azadeh Lak, Mahdi Gheitasi & Dallen J. Timothy, 2019)

A study was conducted degradation of built heritage in Mekelle, Ethiopia. It was found that the City experienced a drastic change in heritage because of fast development. The rapid development was the reason for people to migrate to the City and caused population growth. Demands for housing increased, and old houses were extended to accommodate more people. That also caused changes in occupancy and spatial allocation in the build-up area and the Landuse of the place (Okazaki, 2011).

A similar study was conducted in Taiwan, which studied the old urban centers and the cause of the deterioration of heritage. A system framework was developed to evaluate the performance and proposed a regeneration plan for the deteriorating districts. Part of the proposed analytic hierarchy framework (AHF) is the architectural typology and states to evaluate the performance of regenerated old urban districts (Cheng & Lin, 2011).

Alonzo (2010) also identified the typologies of ancestral houses and proposed pedestrianizing Crisologo Street, Vigan City, Philippines. (Master Thesis unpublished)

Based on the study of Wells (2009), Historical preservation has two essential concerns: authenticity and significance. If a resource has authenticity, then, and only then, is it possible to consider whether or not it has historical significance. However, authenticity is measured

by three factors: (a) fabric, (b) constructed, and (c) phenomenological values. It contradicts one of the Conservation of Didron principles (1839), which states, "It is better to preserve than to repair, to repair than to restore, better to restore than to reconstruct, reconstruct than to do nothing at all."

In the UNWTO International Conference on Cultural Tourism and Local Communities, Indonesia 2006, it was evident that there are significant dimensions of tangible and intangible heritage, both of which are important components of developing cultural tourism policies at the local level. There is increasing evidence that government organizations and communities understand the management of tangible heritage for tourism purposes. However, it was recognized that intangible heritage - which often presents more opportunities for local communities to achieve the benefits of tourism - is less well understood and more difficult to manage.

There are several challenges identified in managing tangible and intangible heritage, including (1) How to maintain and enhance the value of heritage for cultural tourism purposes without turning heritage into a commodity, (2) How to ensure the authenticity of the protection and interpretation of both tangible as well as intangible heritage, (3) How to ensure that the benefits of cultural tourism at the local level would accrue to the local communities and their inhabitants. It was reported that outside forces and stakeholders too often realize the economic benefits. (4) How to use tourism as a tool for cultural preservation by ensuring that a portion of the tourism receipts is devoted to Conservation, interpretation, and management initiatives and (5) How to match the visitor's expectations to the realities of a set of intangible heritage dimensions in order to ensure high-quality tourism experience of the visitors. It is noted that visitors from different places would have different understandings and requirements of cultural tourism.

While also identifying some benefits that emanate from sustainable community-based cultural tourism activities, including the following: (1) The most often discussed benefit was the economic impact of tourism spending on the local economy, (2) Diversified local income opportunities with many jobs targeted at women and younger people in a community, (3) Increased demand for local products, (4) Cultural revitalization encouraged by the interest of tourists in tangible and intangible heritage elements and practices that local communities may have abandoned, (5) Enhanced community pride and (6) Increased capacity in decision-making especially when sustainable

tourism governance models are employed.

A study of Sawatha Senamontree, Rawiwan Wanwichai, and Piyanard Ungkawanichakul (Sawatha Senamontree, 2023) focuses on cultural resource management and the preservation of the Chattri drama in Ang Thong province. The research aims to involve the local community in the conservation process and propose guidelines for developing a local wisdom learning center for the Chattri drama in the digital era. The study follows a research and development approach, including interviews, participatory observation, and group discussions with community members involved in the Chattri drama.

The findings highlight eight procedures for cultural resource management, including the study and exploration of cultural resources, valuation and potential assessment, preservation, development, information dissemination, mutual agreement-making application and extension, and collaborative networking. The Chattri drama has undergone modifications to adapt to modern society while still preserving and utilizing traditional customs and patterns. Digital tools and social media platforms play a significant role in the inheritance, maintenance, and development of the arts in the digital society.

The participatory working processes have generated values that benefit the local community and society, promoting economic sustainability and receiving support from government agencies. Academic cooperation agreements have been established between educational institutions and the local community. Assistance has also been provided to art performers and musicians during the pandemic. These efforts have raised awareness and appreciation for the Chattri drama, leading to the establishment of a new performance troupe called "the Chara Chattri drama troupe" consisting of elderly artists. This initiative promotes self-reliance, pride, and community engagement in preserving and developing the Chattri drama. The ultimate goal is to create a learning center for local wisdom and disseminate knowledge to a broader audience.

3.Methodology

Research Design. This Study is Qualitative-Descriptive. The study primarily applied desk research methods, reviewing and analyzing theories, international strategies, and Conservation practices based on official publications, documents, online publications, and other public information materials. She then conducted Individual interviews with the stakeholders and Field Visits to other historic sites

in the country as a reference. The historical method will also be adopted and involves a collection of related archival documents such as plans, maps, photographs, and printed documents. First-hand data was gathered from actual inventory, measurement, and photogrammetry of tangible objects, such as those needed in the physical domain analysis.

Research Tactics. The research study employed various techniques to conduct the investigation. These tactics included:

1. Review of international and local policy and conservation instruments relevant to the study: This involved examining existing policies and conservation frameworks at both international and local levels to gather valuable insights and guidance for the research.
2. Coordination, interviews, and verifications with conservationists and local government units: Collaborative efforts were made to coordinate with experts in the field of Conservation as well as local government units. Interviews and verifications were conducted to gain first-hand information and expertise regarding the subject matter.
3. Social survey of the residents in the study area through interviews and questionnaires: A social survey was conducted to gather data and insights from the residents. Interviews and questionnaires were used to collect information about their perspectives, experiences, and opinions on the research topic.
4. Field visits, mapping, and photo documentation of ancestral houses: Researchers conducted field visits to the ancestral houses in the study area to obtain comprehensive data. Mapping techniques were employed to document these houses' spatial distribution and layout, while photo documentation captured visual representations for further analysis.
5. Collection of data from secondary sources: Historical records, plans, and elevations of ancestral houses were collected from secondary sources. These sources provided valuable background information and architectural details necessary for the research.
6. Use of computer programs: Computer programs were employed to aid in data analysis, visualization, and organization. These programs facilitated the processing and interpretation of research findings, enhancing the efficiency and accuracy of the study.

Research Study Area. Candon City, located in the lower central portion of the Province of Ilocos Sur, is a coastal city with a "C"-shaped plan encompassing 42 barangays. Four (4) are classified as urban, while the remaining thirty-eight (38) are classified as rural

barangays. As a 4th class city, Candon has a population of 56,270 people residing in 10,257 households, according to the latest census.

Renowned as the "Tobacco Capital of the Philippines," Candon City is the largest producer of Virginia-type tobacco in the country. As the district center of southern Ilocos Sur, the City plays a crucial role in developing adjacent municipalities. It boasts a rich historical background, with legends attributing its name to the extinct "kandong" tree. The City's patron saint is John of Sahagun, and his feast day is celebrated every June 12. Furthermore, Candon City serves as the center of the 2nd district of Ilocos Sur and significantly contributes to its growth and development.

With a population exceeding 100,000, the City provides essential commercial and industrial services to its residents. Formerly a small resort town, Candon City is renowned for producing the heaviest and largest calamay, a sweet and sticky snack made from sticky rice, coconut milk, and sugar. However, the proliferation of commercial activities and the impact of transport vehicles have led to the deterioration of the ancestral houses near the plaza and main roads, resulting from pollution and vibrations.

The area of study is the City Proper of Candon, which comprises 4 Barangays: San Antonio, San Jose, San Isidro, and San Juan. Expectedly, the density indicators in this area are the highest within the City. The barangay of San Isidro has always been the most populated because it has the biggest land area. On the other hand, San Juan has a low density where the Plaza, Church, Library, and Civic Center are located.

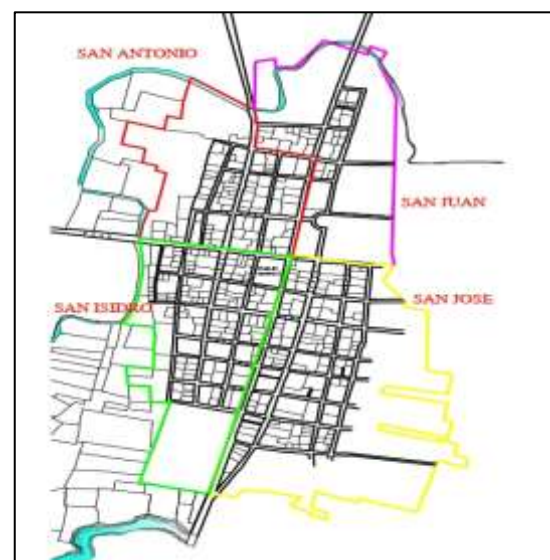
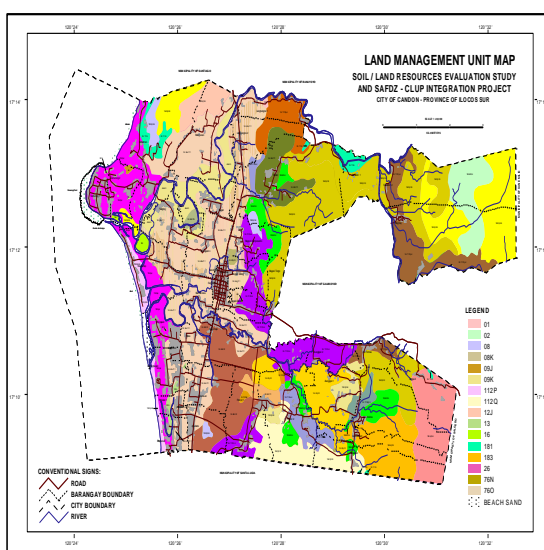


Figure 2. Land Management of Map of Candon

Figure 3. Map of Candon City Properties showing the boundaries of the four barangays

4.Results and Discussion

The Old Town of Candon

Candon City has not been exempted from the significant developments initiated by the Frailes and Encumenderos. The ancestral brick houses were erected along the old Calle San Juan in the early days, forming the initial China Town. This particular street, established in 1847 under the leadership of Capitan Fruto Abaya, also served as the original Camino Real, the national highway at that time.

However, with the recommendation of the Americans for a more direct road, a new national highway was constructed parallel to Calle San Juan during the tenure of Basilio Madarang in 1963.

The brick houses lining Calle San Juan, starting from Dona Pepay's residence (currently the home of Telesfora Galon Tisado) and extending northwards towards the Cathedral, held a significant position as part of the City's commercial center. Chinese merchants conducted their businesses along this street, trading goods such as cloth, rice, kerosene, and other imports from China. Concurrently, construction of other brick houses was underway along the new national highway in front of the plaza.

This historical context highlights the influence of the Frailes and Encumenderos in shaping the architectural landscape of Candon City, particularly through the establishment of brick houses along Calle San Juan and the subsequent development of the new national highway. These structures served as key elements of the City's commercial and cultural center, contributing to its historical significance and rich heritage.

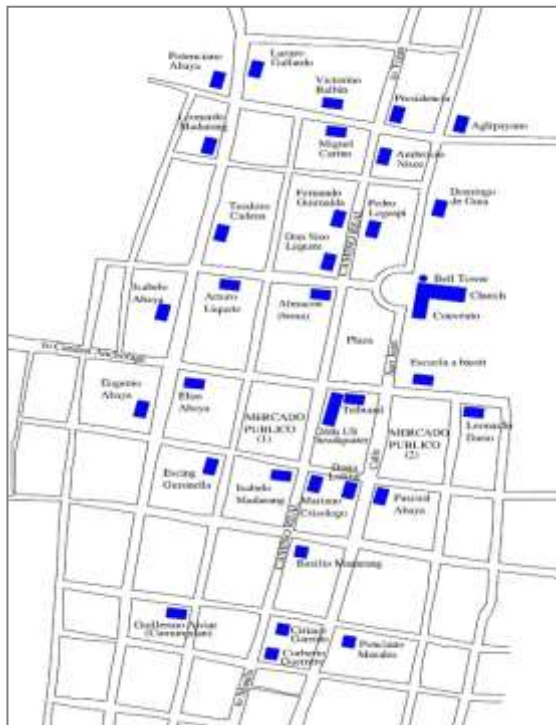


Figure 4. Center of the Town of Candon in 1900. From the old records of Ponciano Morales's "TRONCO TI ILI," based on Juan Villamor's "Inedita Cronica de la Guerra-Americano Filipina en el Norte De Luzon."

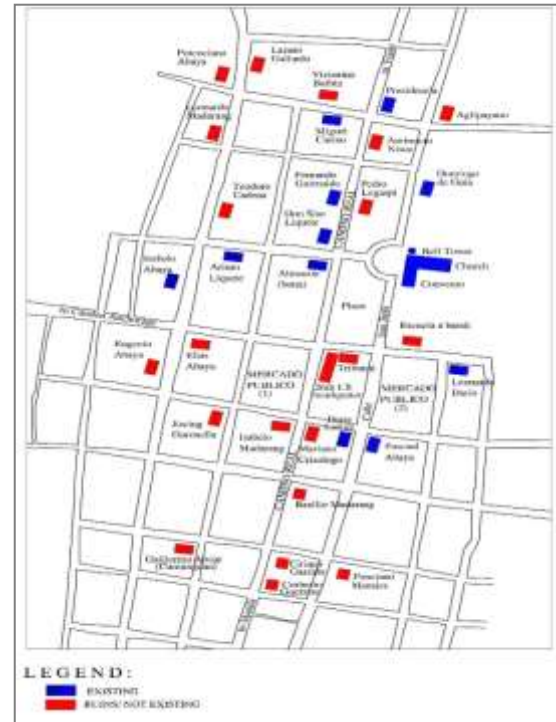


Figure 5. Showing the existing and not existing heritage houses based in the Center of the Town of Candón in 1900. From the old records of Ponciano Morales's "TRONCO TI ILI," based on Juan Villamor's "Inedita Cronica de la Guerra-Americano Filipina en el Norte De Luzon."

Identified Cultural Built Heritage

The City Government of Candon has already identified 20 ancestral houses, aside from The Candon Church and Parish Convent, based on Resolution No. 022-12, also known as "RESOLUTION IDENTIFYING CERTAIN PROPERTIES IN THE CITY OF CANDON, PROVINCE OF ILOCOS SUR AS ANTIQUES, BUILT HERITAGE, CULTURAL HERITAGE, HISTORIC LANDMARKS, IMPORTANT CULTURAL PROPERTIES, NATIONAL CULTURAL TREASURES, NATIONALLY SIGNIFICANT, AND TANGIBLE CULTURAL PROPERTIES AS DEFINED IN ARTICLE 2. SECTION 3 OF R.A. NO. 10066".

Barangay San Antonio

1. Isabela Abaya Ancestral House
2. Abaya-Beza Ancestral House
3. Celestino Bello Ancestral House
4. Carino Ancestral House
5. Jose Dario Ancestral House
6. Francisco Bona Jr Ancestral House 1
7. Francisco Bona Jr Ancestral House 2
8. Kan Ping Ancestral House

9. Robert Rodriguez Ancestral House
10. Guirnalda Ancestral House
11. Eddie Abellon Ancestral House

Barangay San Jose

12. Dolores Madarang Ancestral House
13. Josefa Abaya Ancestral House
14. Ela L. Bona Ancestral House
15. Joselino Abaya Ancestral House
16. Purita Fortuna Ancestral House

Barangay San Juan

17. Nilo De Guia Ancestral House
18. St. Joseph Institute
19. Cristina Gironella Ancestral House
20. Llanes Ancestral House

Unidentified Cultural Built Heritage

Through the culture mapping conducted for this study, an additional 11 built heritage resources comprising ancestral houses, streets, and plazas have been identified within the Poblacion area.

Apart from the heritage resources within the Poblacion, other significant sites outside this area have yet to be identified. These include three (3) creeks and bridges, two (2) cemeteries and chapels, a lighthouse, and two (2) landscapes. These sites hold potential cultural and historical value that warrants further exploration and documentation to contribute to the overall understanding and preservation of the region's heritage.

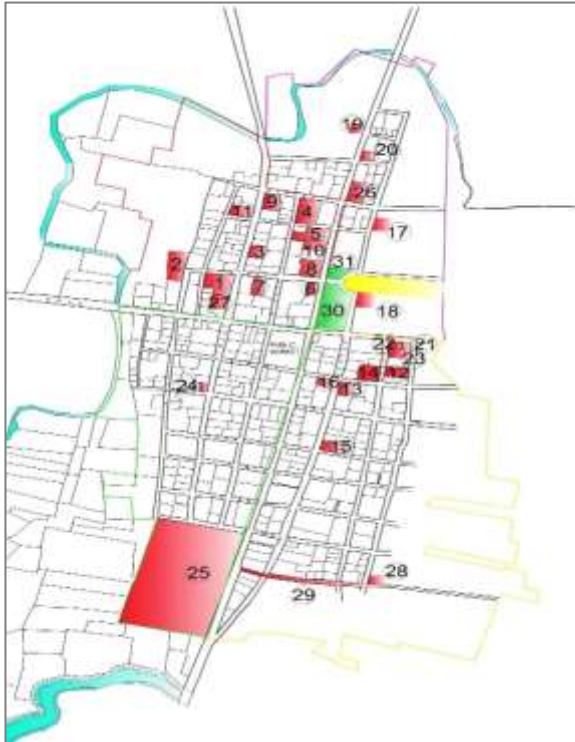


Figure 6. Mapping of the Identified and Unidentified Cultural Heritage Resource within the Poblacion area.



Figure 7. Mapping of the Unidentified Cultural Heritage Resource outside the Poblacion area.

Architectural Significance Assessment

A grading system to rate the Architectural significance of each cultural heritage was done utilizing The Significance Index and the Sensitivity Index. The Significance Index is a framework used to assess and evaluate the importance or significance of a particular cultural property, often in the context of preservation, Conservation, or cultural heritage. It considers four factors: Architectural, Historical, Environmental, and Social.

1. Architectural significance: This factor focuses on the architectural aspects of the cultural property. It considers several elements, including:
 - The rarity of style: The uniqueness or unusual nature of the architectural style employed.
 - Type of construction: The specific construction techniques and methods used.
 - Period of Construction: The period in which the entity or site was built
 - Architect or designer: The person or people responsible for the

design and creation of the cultural property.

- Interior spaces or contents: The features, layout, and contents of the interior spaces within the property.
2. Historical significance: This factor explores the historical aspects associated with the property. It involves examining:
 - Persons: Noteworthy individuals connected to the cultural property.
 - Events: Significant events at the location or are linked to it.
 - Context: The historical context in which the property exists
 - Objects: Relevant objects or artifacts found within or associated with cultural property.
 - Associated meanings: Symbolic or cultural meanings attached to the property due to its historical significance.
 3. Environmental significance: This factor considers the environmental or natural aspects of the property or site. It involves evaluating:
 - Existence value: The inherent value of the property or site in its natural state.
 - Setting: The physical surroundings or environment where the property or site is located.
 - Landmarks: The role of the cultural property or site as a recognized or distinctive landmark.
 - Vista: The visual qualities or scenic views of the cultural property or site.
 4. Social significance: This factor focuses on cultural property's social and community aspects. It encompasses:
 - Memory: The collective or individual memories associated with the cultural property.
 - Sense of heritage: The perception of the entitle: The perception of the property as part of the community's cultural heritage.
 - Attachment: The emotional or personal connections people have with the cultural property.

By considering these four factors comprehensively, the Significance Index provides a holistic framework for assessing the overall importance and value of a cultural property or site from various perspectives.

The Sensitivity Index is another framework used to assess and evaluate various factors related to the sensitivity or vulnerability of a particular property or site. It considers the four factors: Authenticity, Provenance, Utility, and Contemporaneity.

1. Authenticity: This factor focuses on the authenticity or genuineness of the entity or site. It involves examining the following aspects:

- In Site: The property or site's physical presence and location in its original context.
- Intactness: The degree to which the entity or site remains complete or unaltered.
- Conditions: The overall state of preservation and maintenance.
- Structural stability: The soundness and stability of the structural elements.
- Originality: The extent to which the entity or site retains its original features, materials, or design elements.

2. Provenance: This factor deals with the origin and history of the entity or site. It considers the following elements:

- Archival Documentation: Written records, documents, or archives that provide information about the entity or site.
- Academic Studies: Research and scholarly studies conducted on the entity or site.
- Review Articles: Evaluations and critical assessments by experts in the field.
- Associated Materials: Objects or artifacts related to the entity or site that provide additional information.
- Oral Traditions: Knowledge, stories, or accounts passed down through generations orally.

3. Utility: This factor examines the functionality and practical aspects of the entity or site. It may involve evaluating:

- Loading Capacity: The ability of the entity or site to bear loads or accommodate certain activities.
- Adaptability: The potential for the entity or site to be repurposed or adapted for different use.
- Accessibility: The ease of accessing and experiencing the entity or site.
- Maintenance: The requirements for the entity or site's upkeep, repair, or ongoing care.

4. Contemporaneity: This factor assesses the relevance and significance of the entity or site in the present time. It involves considering the following:

- Public Impact: The influence, inspiration, or significance of the entity

or site on the general public or specific communities.

- Continuity from Past to Present: The ability of the entity or site to maintain its relevance and connection to historical or cultural contexts over time.
- Pride of Place: The sense of value, attachment, or emotional connection people have towards the entity or site as part of their cultural identity or heritage.

	L O W	H I G H
GRADING		
ARCHITECTURAL	7	2 5
AUTHENTICITY	6	2 6
HISTORICAL	8	2 4
PROVENANCE	7	2 5
ENVIRONMENTAL	8	2 4
UTILITY	2	3 0
SOCIAL	2	3 0
CONTEMPORANEITY	4	2 8

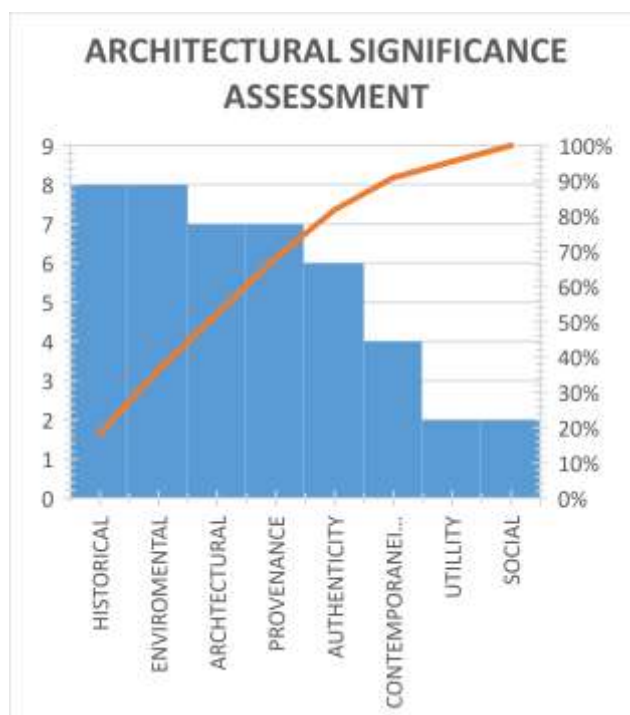


Figure 8. The graph on the Architectural Significant Assessment

Considering these four factors, the Sensitivity Index helps assess the vulnerability, importance, and relevance of the entity or site concerning its authenticity, historical value, practicality, and contemporary significance.

The findings indicate that a significant portion of Cultural Heritage exhibits high social and utility significance levels, with 94% falling into this category. Moreover, 87% demonstrate a strong connection to Contemporaneity, while 81% score high on authenticity. Additionally, 78% demonstrate notable architectural and provenance significance, and 75% possess high historical and environmental importance.

Following the assessment of the significance index, also called decision matrices and the sensitivity index, also refers to evaluation matrices, it is crucial to implement an action index. This index serves as a guide for taking appropriate actions based on the findings and recommendations derived from the assessment.

If	High Architectural, High Authenticity	Then	Preservation
	High Architectural, Low Authenticity		Preservation, restoration, reconstruction

	Low Architectural, High Authenticity		Preservation, restoration
	Low Architectural, Low Authenticity		Preservation, restoration, reconstruction, redevelopment
If	High Historical, High Provenance	Then	Education, research, popularization, migration
	High Historical, Low Provenance		Education, research
	Low Historical, High Provenance		Education, research, popularization
	Low Historical, Low Provenance		Education
If	High Environment, High Utility	Then	Regular Programming
	High Environment, Low Utility		Controlled Development
	Low Environment, High Utility		Mixed Development
	Low Environment, Low Utility		Haphazard Development
If	High Social, High Contemporaneity	Then	Regular Programming
	High Social, Low Contemporaneity		Impact Programming
	Low Social, High Contemporaneity		Seasonal Programming
	Low Social, Low Contemporaneity		Irregular Programming

Figure 9. Action Box-the Action Index

The statement suggests that when an entity or site has low architectural significance and low authenticity, it can lead to various approaches or actions related to preservation, restoration, reconstruction, and redevelopment.

1. Preservation: Preservation refers to the protection and maintenance of the entity or site in its existing state, regardless of its architectural or authenticity value. In this case, if the architectural significance and authenticity of the entity are low, the focus may be on preserving it as a cultural artifact, a representation of a specific period, or as part of a larger historical context.

2. Restoration: Restoration involves returning the entity or site to its original condition, often based on historical documentation or evidence. However, the architectural significance and authenticity are low. In that case, restoration efforts may prioritize bringing the entity or site closer to its perceived original state rather than emphasizing its architectural features or historical accuracy.

3. Reconstruction: Reconstruction refers to recreating or rebuilding the entity or site based on available information or historical records, often after it has been damaged or destroyed. Suppose the architectural significance and authenticity are low. In that case,

reconstruction efforts may focus on recreating the entity or site in a way that serves a particular purpose or meets certain aesthetic considerations rather than strictly adhering to historical or architectural authenticity.

4. Redevelopment: Redevelopment involves transforming the entity or site for a new purpose or function. In the case of low architectural significance and authenticity, redevelopment may prioritize adaptive reuse or repurposing the entity or site to meet current needs or market demands while considering its historical context or cultural value in a broader sense.

In summary, when an entity or site has low architectural significance and authenticity, preservation efforts may focus on its cultural value, restoration may prioritize bringing it closer to its perceived original state, reconstruction may consider recreating it with certain considerations, and redevelopment may aim to repurpose it while considering its historical context or broader cultural significance.

The statement suggests that when an entity or site possesses high historical significance and provenance, it can lead to various outcomes or actions related to education, research, popularization, and migration.

1. Education: High historical significance and provenance indicate that the entity or site has a rich historical background associated with important events, figures, or cultural contexts. That creates opportunities for educational activities such as lectures, guided tours, or workshops to impart knowledge about the entity or site's historical significance and cultural value.

2. Research: The entity or site's high historical significance and provenance make it an interesting research subject. Scholars, historians, archaeologists, or other researchers may conduct in-depth studies to uncover further insights, connections, or details about its historical context, architectural features, associated objects, or cultural practices.

3. Popularization: When an entity or site possesses high historical significance and provenance, there is a potential for it to gain wider recognition and popularity among the general public. It can lead to efforts to promote or market the entity or site through various means, such as tourism campaigns, media coverage, or cultural events. Popularization aims to raise awareness and appreciation for

the entity or site among local and international audiences.

4. Migration: High historical significance and provenance can attract migration or movement of people interested in or feel connected to the cultural or historical significance of the entity or site. It can include researchers, scholars, artists, or individuals seeking to live in or be part of a community that values and preserves its heritage. Migration related to historical sites or entities often contributes to exchanging knowledge, cultural diversity, and preservation efforts.

In summary, when an entity or site possesses high historical significance and provenance, it can lead to educational initiatives, research endeavors, popularization efforts, and migration patterns influenced by the desire to engage with or preserve its cultural heritage.

The statement suggests that when an entity or site possesses high or low Social significance and high or low Contemporaneity, it can lead to various outcomes or actions related to Regular, Impact, Seasonal, and Irregular Programming.

1. Regular Programming: Regular programming refers to a consistent schedule of repeated planned activities, events, or initiatives. These programs typically occur at set intervals, such as daily, weekly, monthly, or annually. Regular programming provides a predictable and reliable framework for engaging the community, attracting visitors, and maintaining a consistent presence. Examples of regular programming can include art exhibitions, music performances, educational workshops, fitness classes, or regular community gatherings.

When an entity or site possesses high social significance and Contemporaneity, developing and maintaining regular programming becomes essential. Regular programming refers to a schedule of planned activities, events, or initiatives at the entity or site on an ongoing basis. These programs are designed to engage the community, visitors, or target audiences, providing them with meaningful opportunities to experience, learn, and connect with the entity or site.

Regular programming can include various activities such as exhibitions, performances, workshops, educational programs, community gatherings, cultural celebrations, or interactive experiences. These programs aim to activate the entity or site,

encourage public participation, foster a sense of community, and ensure its continued relevance and vibrancy.

In summary, regular programming becomes crucial when an entity or site possesses high social significance and Contemporaneity to create a dynamic and engaging environment. By offering diverse activities and experiences, regular programming ensures that the entity or site remains connected to the community, provides opportunities for learning and interaction, and sustains its social and cultural value over time.

2. Impact Programming: Impact programming creates significant and transformative experiences for participants or attendees. It aims to impact individuals, communities, or specific target groups profoundly. Impact programming often goes beyond traditional entertainment or education and seeks to address specific social issues, promote social change, or inspire personal growth. It may involve immersive experiences, community outreach initiatives, social advocacy campaigns, or projects to foster positive and lasting change.

Impact programming is particularly relevant when the entity or site has high social significance but lacks Contemporaneity. Impact programming aims to create transformative experiences that profoundly affect participants, communities, or targeted groups. It goes beyond traditional forms of entertainment or education and focuses on addressing specific social issues, driving social change, or inspiring personal growth.

Impact programming may involve immersive experiences, community outreach initiatives, advocacy campaigns, or projects that aim to make a positive and lasting impact. It seeks to leverage the social significance of the entity or site and engage the audience in meaningful ways, fostering reflection, dialogue, and collective action.

By utilizing impact programming, the entity or site can reconnect with the community, generate renewed interest, and establish its relevance by addressing pressing social concerns or delivering powerful experiences that resonate with individuals and groups.

In summary, when an entity or site possesses high social significance but lacks Contemporaneity, implementing impact programming allows for creating transformative experiences that address social issues, drive change, and reconnect with the community in a

meaningful and impactful manner.

3. Seasonal Programming: Seasonal programming is designed to align with specific seasons or times of the year. It considers seasonal trends, themes, or cultural traditions to create relevant and timely experiences. Seasonal programming can be seen in various sectors, including tourism, arts and culture, retail, and hospitality. Examples of seasonal programming include holiday-themed events, summer festivals, winter sports activities, or agricultural fairs that coincide with harvest seasons.

Seasonal programming can be suitable when the entity or site has low social significance but high Contemporaneity. Seasonal programming involves creating experiences or events that align with specific seasons, holidays, or cultural celebrations. By tapping into seasonal themes or trends, the entity or site can generate interest, attract visitors, and create a sense of novelty or timeliness.

Seasonal programming can include seasonal festivals, holiday-themed events, temporary installations, or specific offerings that change throughout the year. It takes advantage of the entity or site's contemporaneity to provide unique experiences relevant and appealing to the audience during specific times of the year.

By implementing seasonal programming, the entity or site can capitalize on its contemporary appeal and create temporary or limited-time experiences that draw attention and engagement. Despite its lower social significance, it provides an opportunity to generate excitement, increase visitation, and establish a connection with the audience.

In summary, when an entity or site has low social significance but high Contemporaneity, implementing seasonal programming allows for creating temporary or themed experiences that leverage its contemporary appeal and attract visitors during specific seasons or cultural events. It provides an opportunity to generate interest and engagement without strong social or cultural significance.

4. Irregular Programming: Irregular programming refers to activities or events that do not follow a set schedule or occur at irregular intervals. It may involve spontaneous or one-time events, pop-up exhibitions, special collaborations, or unique performances. Irregular programming is often characterized by its unpredictability and may be designed to create a sense of novelty or exclusivity. It can surprise and engage audiences, generate buzz, or experiment with new ideas

or formats.

Irregular programming is suitable when the entity or site has low social significance and Contemporaneity. Irregular programming involves sporadic or infrequent events, activities, or initiatives that do not follow a set schedule or occur at irregular intervals. It allows flexibility and creativity in planning and implementing unique and unexpected experiences.

Irregular programming can include pop-up events, special collaborations, past performances, exhibitions, or other activities not bound by a regular schedule. These events create a sense of novelty, exclusivity, and surprise. By breaking away from traditional programming norms, irregular programming can generate curiosity, intrigue, and a sense of anticipation among the audience.

Implementing irregular programming in a low social significance and contemporaneity context allows the entity or site to leverage its uniqueness and create a sense of intrigue. It provides an opportunity to experiment with unconventional ideas, attract niche audiences, and spark interest among individuals who seek uncommon and distinctive experiences.

In summary, when an entity or site has low social significance and low Contemporaneity, irregular programming offers the flexibility to introduce sporadic and unexpected events or activities. It allows for creativity, novelty, and exclusivity, creating opportunities to engage audiences looking for unique experiences, even without significant social or contemporary appeal.

Regular programming occurs repeatedly, Impact programming aims for transformative experiences, Seasonal programming aligns with specific seasons or cultural events, and Irregular programming is characterized by its irregular or spontaneous nature. Each type of programming serves different purposes and offers unique opportunities for engagement and community involvement.

Classification of Candon Houses

The existing ancestral houses in Candon can be categorized into four district classifications, following the typologies employed for Vigan Ancestral houses. Through careful observation, ancestral houses constructed during the Spanish Colonial Period can be grouped into three types: wood and brick with a flush façade (53% of the total), wood and brick with a volada façade (13% of the total), and the all-brick type (20% of the total). Additionally, there is a fourth

classification known as the all-American Colonial Period house, constituting 13% of the total number of ancestral houses.

Style of the Candon Houses

Architect Fernando Nakpil Zialcita has identified two distinct phases in the evolution of the Bahay-na-Bato style (Ancestral brick house) between the 1800s and the 1930s: the Geometric and Floral styles. The study reveals that out of the 31 proposed protected heritage buildings, 26 units (equivalent to 77%) belong to the Geometric style, while the remaining units showcase the Floral style. However, what sets the ancestral houses of Candon apart from those in Vigan is the presence of flower décor moldings on the façade, as previously mentioned. Sadly, due to the occupation by Japanese invaders, many of these unique features were lost as a significant number of houses were set on fire.

Use of Built Heritage

The current uses of the built heritage can be categorized into several classifications: religious activities, school or academic purposes, government facilities, mixed-use (commercial on the lower floors and residential on the upper floors), and unoccupied structures. A significant portion of the built heritage is currently occupied or utilized, with 48% maintaining its original use. Additionally, 45% have undergone adaptive reuse, where they have been repurposed for different functions. Only a small percentage, around 7%, remains unoccupied.

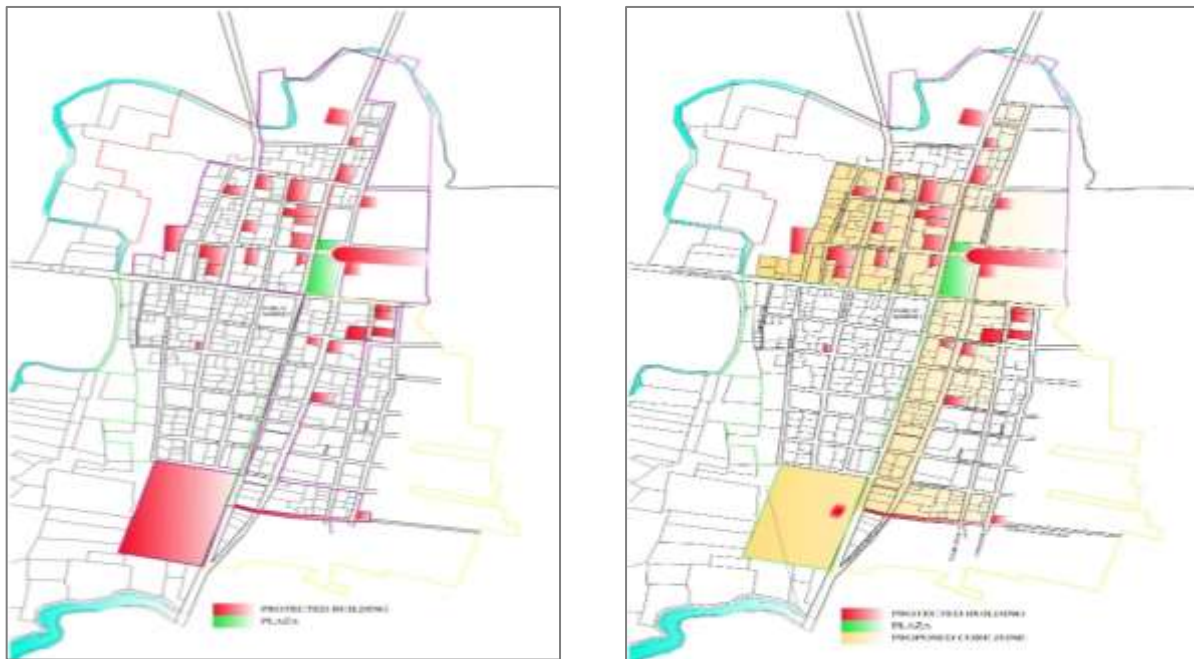
Mapping of Stakeholders

Among the 31 heritage resources slated for preservation, two are under religious ownership, the government owns four, and private entities own the remaining units. Given this ownership distribution, the stakeholders involved in the preservation efforts should include representatives from the owners of ancestral houses, individuals from the religious sector, members of the academe, non-governmental organizations (NGOs), local government units (LGUs), experts, and any individuals, groups, or institutions that the preservation plan may impact or have a substantial influence on its implementation.

Proposed Zoning

Buffer Zones (as taken from the UNESCO Operational Guidelines for implementing the World Heritage Convention of January 2008) 103.

Wherever necessary for proper property conservation, an adequate buffer zone should be provided.¹⁰⁴ For effective protection of the nominated property, a buffer zone is an area surrounding the nominated property with complementary legal and customary restrictions placed on its use and development to give the property an added layer of protection. This should include the immediate setting of the nominated property, important views, and other areas or attributes that are functionally important as support to the property and its protection. The area constituting the buffer zone should be determined in each case through appropriate mechanisms. Details on the size, characteristics, and authorized uses of a buffer zone, as well as a map indicating the precise boundaries of the property and its buffer zone, should be provided in the nomination.¹⁰⁵ A clear explanation of how the buffer zone protects the property should also be provided. ¹⁰⁶ Where no buffer zone is proposed, the nomination should include a statement as to why a buffer zone is not required. ¹⁰⁷ Although buffer zones are not normally part of the nominated property, any modifications to the buffer zone after the inscription of a property on the World Heritage List should be approved by the World Heritage Committee.



Proposed Heritage Buffer Zone Boundaries

a. San Jose: The area perpendicular to the national highway (from Marina Street to Candon-Salcedo Road) stretches east to San Juan de Sahagun Street. The area is perpendicular to San Juan de Sahagun Street (from Marina Street to Morales Street), stretching east to Foronda Street. The area is perpendicular to Foronda Street (from Marina Street to Madarang Street), stretching east to Carino Street.

The area is perpendicular to San Juan de Sahagun Street (from Alvaro Street to Candon-Salcedo Street), stretching east to Carino Street.

b. San Isidro: The area where the existing Candon South Central School is located.

c. San Juan is where the existing Roman Catholic Church and convent are located. The area where the existing Saint Joseph Institute is located. The area where the existing Old City Hall is located. The area where the existing City Cyber Library and Trade Center is located. The area where the existing 2 Plaza is located. The area covers perpendicular to the National Highway (from Marina Street to San Juan Street connecting to the National Highway), stretching east to San Juan de Sahagun Street. The area covers perpendicular to San Juan de Sahagun Street (from Marina Street to Dario Street), stretching the east boundary of the barangay.

d. San Antonio: The area where the Isabelo Abaya House is located. The area where the Carino Ancestral House and ten other cultural heritage sites are located. The area covers perpendicular to the National Highway (from Darapidap Barangay Road to Dario Street), stretching west up to Florida Street.

Proposed Heritage Growth Corridor and its Land Use

Once the heritage resources have been defined and mapped, it becomes crucial to identify heritage growth corridors to protect these areas. Since the Identified heritage locations are dispersed, Lique Street emerges as the most suitable Visual Corridor to showcase the City's distinct character. A diverse array of typologies and styles can be found along this street, offering references and vista points. This makes Lique Street an Ideal candidate to serve as a living or Outdoor Museum, fostering cultural tourism in the region. According to the guidelines, policies, and standards for the Conservation and development of historic centers or heritage zones, a visual corridor refers to a cohesive stretch of buildings, streetscapes, open spaces, and natural landscapes that harmoniously align with the historical and architectural aspects of the historic town.

There are two plazas in front of the Church of St. John de Sahagun, creating a picturesque setting. Opposite the church, we find the Almacen, an all-brick type building, and the Narciso Lique Ancestral House, characterized by its wood and brick construction with a volada façade. Along the street, we encounter the Conrado Lique house, which showcases a wood and brick flush façade, and the Isabelo Abaya House, also featuring a wood and brick flush façade. Adjacent

to the reference point, we have the Astodillo House, exemplifying the American colonial style, and the Abaya-Beza house, notable for its wood and brick straight façade. These buildings serve as prominent focal points, contributing to the architectural richness of the area.

In order to preserve and revitalize the identified Visual Corridor, it is essential to plan its development based on the fundamental principles of continuity, Conservation, and reuse and the essence of its unique character. Strategies that should be employed include the application of appropriate land use practices and development regulations within heritage zones, integrating heritage conservation considerations into Land Use Planning through adaptive reuse approaches, and establishing buffer zones as outlined in the Comprehensive Land Use Plan Guidebook of the Housing and Land Use Regulatory Board (HLURB) (Volume 2, Series of 2013). These strategies aim to ensure the protection and enhancement of the corridor, fostering its cultural value and preserving its distinct sense of place for future generations to appreciate and enjoy.

The recommendation for the area is to restrict or minimize development. Out of the total number of lot parcels, 15 units, only five have been identified as built heritage structures. The remaining units consist of commercial buildings (2 units), mixed-use buildings (2 units), and residential buildings (6 units). Therefore, it is advised to exercise caution and consider preserving the existing built heritage while carefully managing any future development in the area.

The lot parcels within the area are either occupied or have existing buildings. Changes in land use and new building construction may be permitted, but it is crucial to adhere to the guidelines, policies, and standards set forth by the National Historical Commission of the Philippines for the Conservation and development of historic centers or heritage zones. Additionally, compliance with the local ordinances imposed by the City is essential. These measures aim to ensure that any modifications or new constructions respect and preserve the historical and cultural significance of the area, promoting responsible development within the context of heritage conservation.

A meticulous analysis using the Significance and Sensitivity Index and the Corresponding Plan of Action has thoroughly examined the projected land uses along the Visual Corridor. The study findings reveal that all the protected buildings within the area possess a significant environmental value. Each resource demonstrates existence value, a distinct setting, landmark status, and picturesque vistas. Furthermore, the study highlights these buildings' high utility value, considering factors such as loading capacity, adaptability, accessibility, and maintenance requirements, as outlined in the action plan. These findings underscore the importance of preserving and utilizing these buildings in a manner that respects their environmental significance and ensures their functional and practical use for the future.

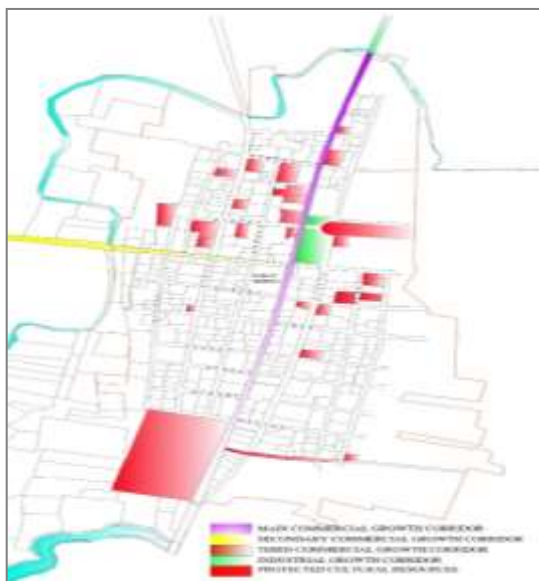


Figure 12. Map Showing the Candon Growth Center and Corridor with the location of the Protected Cultural Resources.



Figure 13. The Candon Comprehensive Land Use Plan of 2010 (urban area).



Figure 14.Existing/Actual land use of Candonga Proper. (2015)

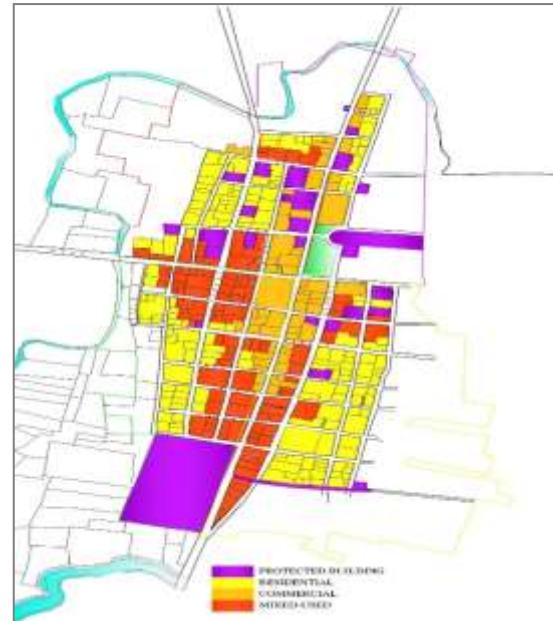


Figure 15. Existing land use of Candonga Proper with the location of protected buildings.

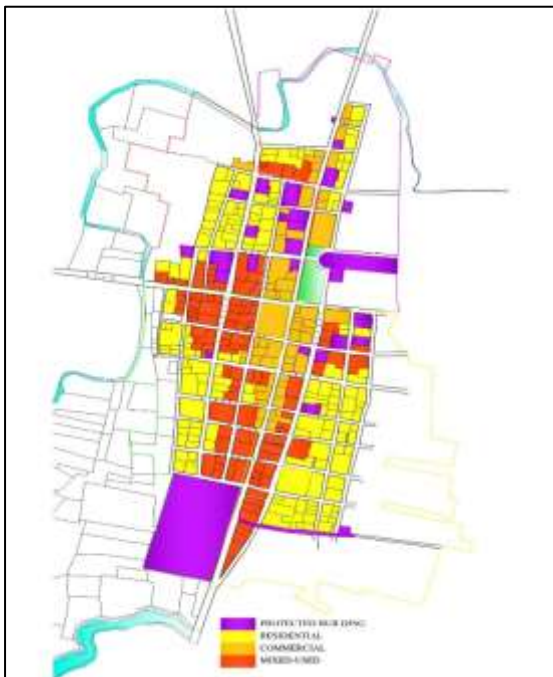


Figure 16. Actual Land Use in the Proposed Heritage Growth Corridor

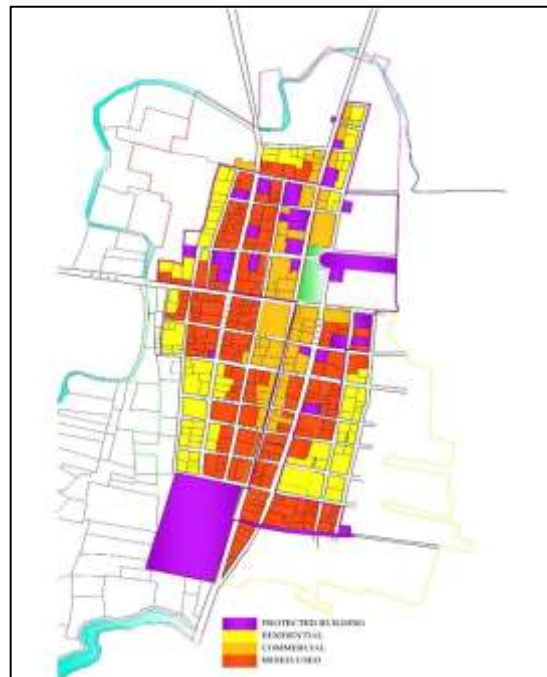


Figure 17. Apply Land use and development in Heritage Growth Corridor

5.Conclusions and Recommendation

A Conservation Plan is a crucial document that outlines the importance of a site and provides guidance on how to preserve its

significance for future use, alteration, development, or repair. In Australia, it is also referred to as a Conservation Management Plan (CMP), Management Plan (M.P.) in Commonwealth countries, or Cultural Heritage Management Plan (CHMP) in the Heritage Council of Victoria. Whether a heritage district or area is listed on national or Commonwealth heritage lists, a Conservation Plan is essential to safeguard its significance.

In creating an effective Conservation Plan, it is important to follow the following guide steps:

Research: Conduct thorough research to gather historical, cultural, and architectural information about the site and its context.

Survey: Perform surveys to assess the site's condition and gather data. That can include reconnaissance surveys to gain an initial understanding and intensive surveys for more detailed information.

Identification of character-defining features: Identify the site's existing and proposed design elements that contribute to its overall character within the broader streetscape context.

Establishment of the period of significance: Determine the specific period(s) in history that are most significant to the site and describe the significance associated with those periods.

Preparation of a maintenance plan: Develop a plan for the ongoing maintenance and care of the site. That includes recording the asset using heritage study inventory sheets, daily logbooks or diaries, and maintenance logbooks. Periodic inspection surveys should also be conducted to monitor the site's condition.

Preparation of a budget: Create a budget that outlines the financial resources required for implementing the Conservation Plan, including maintenance, repairs, and potential future enhancements.

Preparation of the Conservation Program: Develop a comprehensive program that outlines the specific actions and strategies to conserve and protect the site's significance. This program should consider the research findings, survey results, character-defining features, period of significance, maintenance plan, and budget.

Following these guide steps, the Conservation Plan can effectively document the site's significance and provide a roadmap for its preservation and management. It serves as a valuable tool for decision-making, ensuring the site's heritage value is preserved and respected for generations to come.

Candon City possesses a wealth of Architectural and Cultural Heritage, contributing to its livable environment. The most effective way to preserve these heritage structures is to ensure their continued use, facilitating proper maintenance and preservation. Conserving the City's heritage is not an obstacle; rather, allowing it to disappear would hinder the accomplishment of the City's vision and mission. Therefore, adopting a culture-based governance approach that promotes cultural preservation and exemplary leadership is crucial.

Identifying heritage zones within urban areas is important to regulate the land use of the proposed protected buildings and to achieve and accommodate the City's modernization or development vision and thrust while still preserving the heritage resources, especially those located within the población. The following guidelines are recommended for the adoption and implementation by the city government:

1. Update Resolution No. 093-97 or the "RESOLUTION DECLARING CERTAIN CENTURY OLD HOUSES AS PART OF THE CANDON CULTURAL HERITAGE AND SHOULD BE PRESERVED, CONSERVED AND PROTECTED FROM ANY ALTERATION, MUTILATION, DEFACEMENT, DEMOLITION OR DESTRUCTION" and include the following local heritage resources (built from the 1800s to 1930s during the Spanish and American Colonial periods):
 - a. Dario Ancestral House, Barangay San Jose
 - b. Leonardo Dario Ancestral House, Barangay San Jose
 - c. Manolo Bello Ancestral House, Barangay San Jose
 - d. Candido Balbin Ancestral House, Barangay San Antonio
 - e. Old Candon Town Hall, Barangay San Juan
 - f. Muslim Building, Barangay San Jose
 - g. Gabaldon Elementary School, Barangay San Isidro
 - h. Astodillo Ancestral House, Barangay San Isidro
 - i. Candon-Salcedo Road (street)
 - j. Plaza Salcedo
 - k. Plaza Wayawaya
 - l. Ubbog-Gabor Creek
 - m. Concrete Bridge
 - n. Bucong Bridge
 - o. Old Darapidap Cemetery
 - p. St. Mary's Chapel, Catholic Cemetery
 - q. Parola
 - r. Namaguian

s. Bantay Ponograpo

2. Create an ordinance that will strengthen local and national legislations about heritage preservation like:
 - a. Preservation of the visual landscape of the heritage corridor by imposing regulation on building height limits, including the areas inside the buffer zone where buildings and structures must not exceed the height of the church bell tower;
 - b. Impose a unified signage scale and type, with specific sizes and use of materials allowed;
 - c. Prevent billboards installation at the façade of the built heritage;
 - d. Allow in-fills and new construction but must be limited to the architectural style of the area to maintain continuity;
 - e. Allow change in use or occupancy of the existing built-up areas but must be limited and approved first by the government to avoid abuse of occupancy;
 - f. Request for the following supplementary documents as additional requirements before the issuance of building permits:
 - a. A written statement of the significance of the built heritage, including historical accounts, photo documentation, and other related archives,
 - b. Existing or original plan versus the proposed adaptive reuse plan,
 - c. Condition mapping of built heritage, and
 - d. Proposed plan, to be submitted and presented to the heritage technical working group designated by the local government for approval, revisions, and recommendations that must be followed before construction;
 - g. Adopt architectural design style as inspired by the existing built heritage, including floral style (if possible) to bring back the structure to life and to preserve the old, distinctive character of Candon City as best described by the people and the place itself;
3. Encourage the private owners of the identified heritage resources (80% of the total number) to preserve their ancestral houses by considering the following:
 - a. Organize and support homeowners and stakeholders associations,
 - b. Conduct orientation for building owners regarding Conservation and preservation of built heritage,
 - c. Grant tax holidays and tax credits to building owners, and
 - d. Assist through funding of renovation works;

4. Promote Candon as a tourist destination through Culture Entrepreneurship by:
 - a. Organizing various programs to promote awareness of the cultural significance of the local heritage resources;
 - b. Appoint a Culture and Arts Development Officer of the City;
5. Create the Candon Conservation Council or Heritage Technical Working Group (TWG) to check and give recommendations for the proposed adaptive reuse of the built heritage;
6. Designate Liqueite Street as the Heritage Growth Corridor; and
7. Acquire the Abaya-Beza House for adaptive reuse as a Museum of the City.
8. Create a digital local heritage Resources Inventory of the City.

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