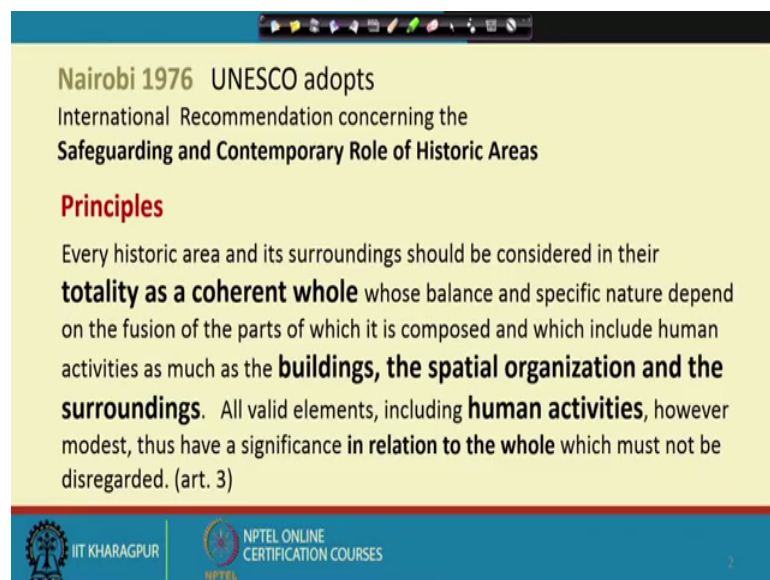


Architectural Conservation and Historic Preservation
Prof. Sanghamitra Basu
Department of Architecture and Regional Planning
Indian Institute of Technology, Kharagpur

Lecture - 33
Historic Cities and Heritage Areas (Contd.)

So, we continue with the historic cities and heritage areas remember. In our last lecture, we have been talking about declaration of Amsterdam Nairobi declaration. So, today we will continue with some of the specific examples.

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Nairobi 1976 UNESCO adopts
International Recommendation concerning the
Safeguarding and Contemporary Role of Historic Areas

Principles

Every historic area and its surroundings should be considered in their **totality as a coherent whole** whose balance and specific nature depend on the fusion of the parts of which it is composed and which include human activities as much as the **buildings, the spatial organization and the surroundings**. All valid elements, including **human activities**, however modest, thus have a significance **in relation to the whole** which must not be disregarded. (art. 3)

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We have talked about the principles of the Nairobi where we talked about the relationship of the part and the concept of the whole and the importance of the administrative and other and also the importance of the human activities.

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Nairobi 1976 UNESCO adopts
International Recommendation concerning the
Safeguarding and Contemporary Role of Historic Areas

Definition

Historic and architectural (including vernacular) areas shall be taken to mean **any groups of buildings, structures and open spaces** including archaeological and palaeontological sites, constituting human settlements in an **urban or rural environment**, the cohesion and value of which, from the **archaeological, architectural, prehistoric, historic, aesthetic or sociocultural** point of view are recognized. (art. 1)

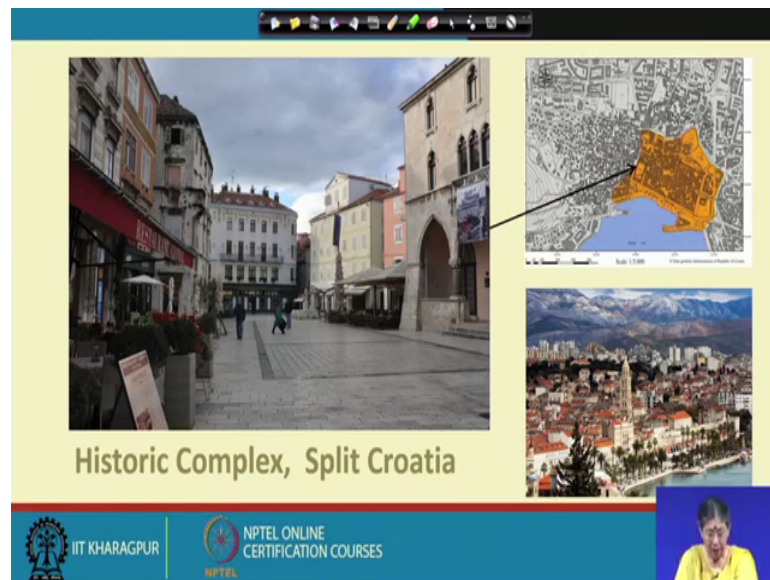
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So, what is the definition? The definition it talks about the historic areas is the historical and architecture inclusive vernacular areas shall be taken to mean any groups of buildings, structures and open spaces including archaeological and paleontological sites, constituting human settlements in an urban or rural environment, the cohesion and value of which, from the archaeological, architecture, prehistoric, historic, aesthetic or sociocultural point of view are recognized.

So, it gives a wide panorama. It is talking about archaeology, is talking about architecture, is talking about prehistoric layer, is talking about both urban and rural development, is talking about the crypts of buildings structures and open spaces. You remember, in your how the your big Viking museum came about is before the roman inhabitation there were these Vikings so came and they found the settlements there.

That was an unique example where that has been preserved as a museum in the basement and on the surface, it is a commercial area with some limitation because it cannot go very high rise another, but it is a living city and both the prehistoric archaeological remains and the contemporary activities or simultaneously cooing and, but there also may be situation where prehistoric ruins are there and it has to be preserved that way, but it can be integrated. So, this is the definition when it is talking about the safe guarding and contemporary role of the historic areas in the Nairobi declaration.

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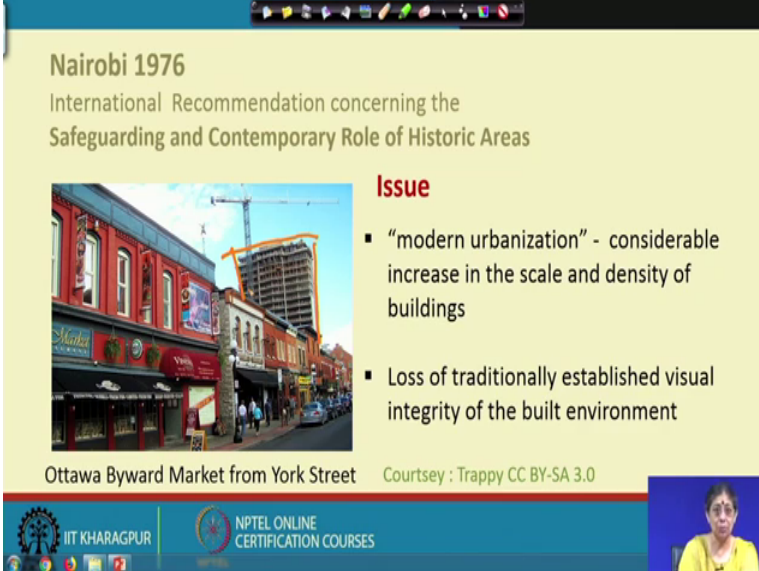
We have sometimes mentioned about the split in crash here which is a world heritage site in historic complex and if you look at the split the city of the split is it is important because of the roman remains which is there. Now when we talk about split it is actually a very large urban area it known for it is shipyard and also tourism is one of the major activities and. So, this is the, this is the boundary of the old city core.

And this is very large area and this is the it is along the seacoast is very important, but now when it is, it has to become a part it has become a part of a larger area a part of the integrated master plan and this area where what we are seen here is actually it is on the boundary of the whole area, just outside the wall and we are coming into this transition area which also has a layers of history like venetian architecture and neoclassical architecture and all of this make this transition to the modern area very smooth in terms of activity, in terms of skill, in terms of architecture, in terms of the movement because the ore city code is totally pedestrian. When we are coming here, some sort of a vehicular control is there but there is a control there oh, these are allowed.

And as you can see here that it is a part of a large asset area. Now we are talking about redefining the role that all area which is there, it is functioning it is a very important a tourism, but it also found there are many offices are there near shopping area there, home stays there, there are academic institutions there. So, it is not only developed for the tourism. It is also serving a part of the university, a lot of museums also there, the even

within the old area there are the religious structure you can see that. So, it is serving a purpose. It has a role in the modern area and this is the transition phase that what we are talking about we see that area is important and so, what is the issue when we are talking of certain of these historic areas.

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Nairobi 1976
International Recommendation concerning the
Safeguarding and Contemporary Role of Historic Areas

Issue

- “modern urbanization” - considerable increase in the scale and density of buildings
- Loss of traditionally established visual integrity of the built environment

Ottawa Byward Market from York Street

Courtesy : Trappy CC BY-SA 3.0

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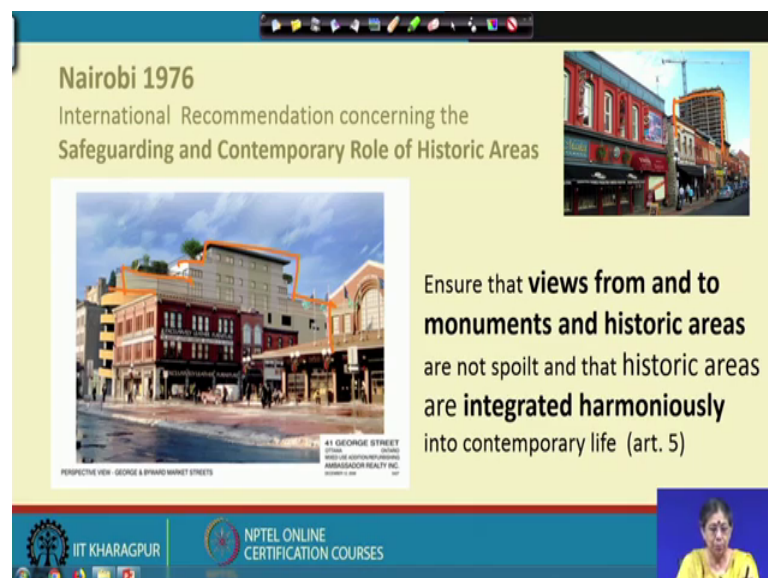
It is not a very large area it is we are talking about the changing, we are talking about redefining the road role, we are talking about not freezing the development, but allowing changes. So, issue is that, the modern urbanization is considerably increase in the scale and density of building. As I say that there is a sharp contrast in to the scale of activities, movement and the built form of that area to that modern urbanization which is really talking about the increase in scale and density of the building and it is very drastic.

And another issue is that the loss of traditionally established visual integrity of the built environment. Activities, people are important also important is the visual skill which is there, if it is there, we have to find out what is that and what is the integrity we are talking about the visual traditionally establish visual integrity of the built environment; what is the characteristic or what are the components of that and it may vary from place it will definitely vary from place to place. Let us take this example Ottawa Byward Market from York city. As you can see in the foreground, there are the this problem

where the residential houses, now it is converted into a very busy commercial area. This absolutely fine the change is being accommodated.

There must be internal changes within the buildings, a lot of rehabilitation being done, but what is it is not desirable is that huge structure that that the increase in scale which is happening here. So, this is something which is changing the traditionally established visual integrity of the built environment. So, what would you do that; on one hand we are talking about allowing the change, another hand we are talking about no this is not desirable. How this is possible? It is possible. How it is possible; let us see.

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Ensure that views from and to monuments and historic areas are not spoiled and that historic areas are integrated harmoniously into the contemporary life.

So, this is I think is a very good example in the same Byward Market. What has happen is that you can see that a new activity because it is it is it is a new the, it is rewrite the market area and it needs parking. So, I think this is a multi storage parking. This is my conjecture that this structure has come up which is higher in scale but it is not that drastic and not in harmonious with that like the earlier example like this one. This sort of merges harmoniously, but still, you can make out that it is from the contemporary time. It probably is a, I presume that it is a multi storage parking area because when you are talking about commercial area, you need the cars to come there he needs the parking area.

So, it is in it is increased in height but it is some sort of it is like establishing a dialogue between the old and the new and I think this has done but how it has been done? It is just a decision of individual architect that or a property developer. It cannot be done that way. Here the administrative, the role of the administration, policy guidelines, strategies rules and bylaws are very important to make this happen. So, let us talk about this that how it has been made possible.

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Safeguarding and Conte

Byward Market Heritage Conservation District

February 6, 1991 City Council (of Ottawa) voted unanimously to create the **By Ward Market Heritage Conservation District.**
The area comprised 50 acres of prime downtown real estate, including 15 city blocks and 160 separate buildings.

March 6, 1991 A corresponding By-law (60-91) passed & subsequently approved by the Ontario Municipal Board.

2005 update of the Ontario Heritage Act, **guidelines established**

- to address **new development in the District**
- Provide **a minimum form of design control**

Heritage Ottawa 50 Years 50 Stories

21 BYWARD MARKET HERITAGE DISTRICT

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In 1991 February 6, the city council of Ottawa voted unanimously to create the by Ward market heritage conservation district.

So, we are getting the term the conservation district. Heritage area whatever say heritage city, so it has heritage conservation district has been established there which has it is own boundary which has to have his own bylaws and so, these delineation and declaration of that legally has to be done. The area comprised of 50 acres of prime downtown real estate including 15 city blocks and 160 separate buildings.

So, we are talking about a real estate area, a prime downtown area. And this is the 50 years that it was an old picture of that where it has happened because of the initiative of the local people and the city authority. In 1991, the corresponding bylaw passed and subsequently approved by the Ontario municipal board. So, the local authority is become playing a very important role their. 2005 update of the Ontario heritage act. Now this Ontario heritage act is for a larger area that Ontario is a larger area where the guidelines

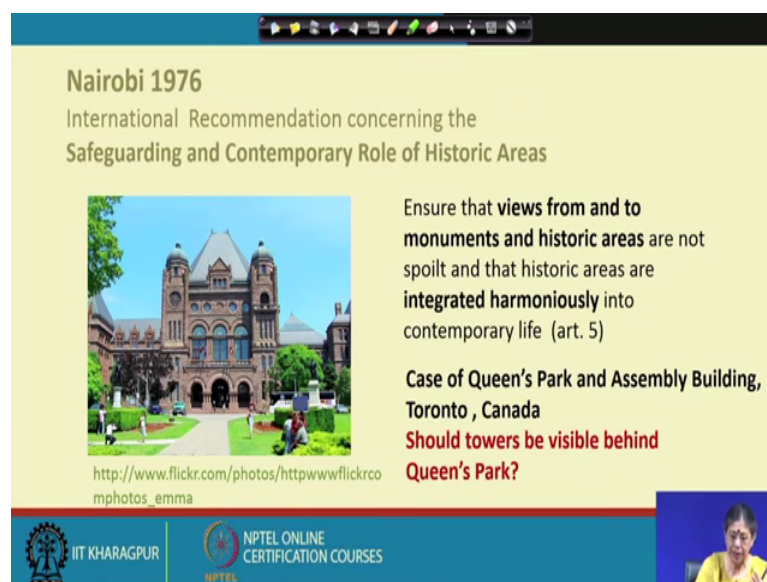
were established. So, this took the advantage of that Ontario heritage act which is a legal instrument to establish the guidelines.

To address the new development in the district, so what were the guidelines for to address the new development. So, you remember that the new what I say sympathetic development which has happened and that can happen only when these acts, tools, legal things are there and the guidelines are established. The guidelines, can these are guidelines one cannot design that give the design of a new structure. So, certain flexibility also has to be there that how this new development should come up.


Provide a minimum form of design control this is very important. I have seen areas where there is a very strict design control and then you get very I mean not so good examples. It looks just a copy imitation and other thing. To allow the creativity of architects and innovative ideas in terms of experimentation with material and form but within certain guidelines, you need to have a design control but it cannot be a very stringent design control.

So, it is saying a provide a minimal form of design control and there has to be a process that who will review that and how that happens.

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Nairobi 1976
International Recommendation concerning the
Safeguarding and Contemporary Role of Historic Areas



Ensure that **views from and to monuments and historic areas** are not spoilt and that historic areas are **integrated harmoniously** into contemporary life (art. 5)

Case of Queen's Park and Assembly Building, Toronto, Canada
Should towers be visible behind Queen's Park?

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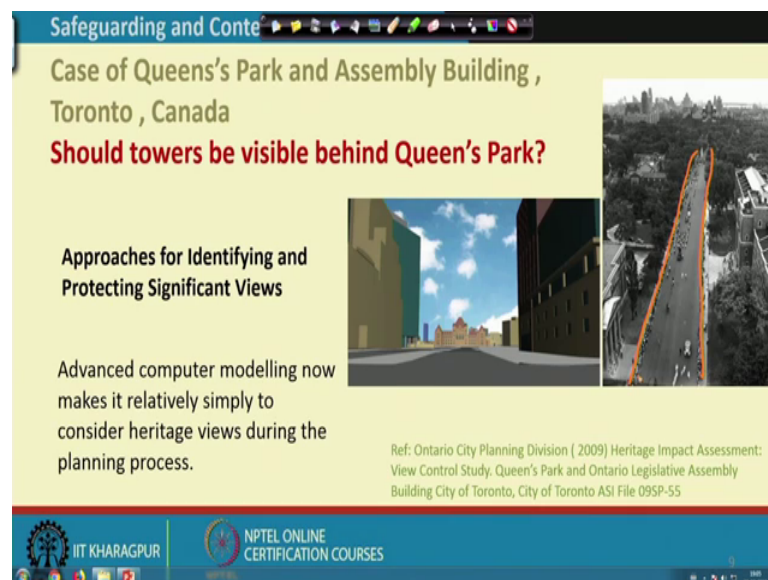
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Now let us talk about that we are talking about the views from and the monuments and historic areas and how do we understand the views. Let us take another example. A case

of from the same area from Canada, but another city Toronto, the case of Queens park and assembly building. So, this is an very important structure which has it is own history. You can see the background stories in the references which I will be giving and so this is a very important historic part it is set in a landscape area in a part.

Now this is in a downtown area, lot of development is happening very close to the university downtown area. Now if the high rises come in that area surrounding the structure, should towers be visible behind the Queens park? What will be the height of those towers? What will the form because we are talking about not facing the development. So, what will happen? So, a very interesting analysis has been done on that.

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So, which I be referring approaches for Identifying and Protecting the Significant View; so one has to understand that like in this particular case, this spine is very important, this spine what you see here, that is spine from here the different spines were identified from where this structure is visible and it can be from many sides and this actually formed the view cone. So, approaches for identifying and protecting significant views and now with advanced computer modelling, it makes a little bit simple to view what have the simulation to what will be the impact of that and I have given the reference that where the heritage impact assessment has been done for a view control study for Queens park and Ontario heritage things.

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Safeguarding and Controlling

Case of Queen's Park and Assembly Building, Toronto, Canada

Should towers be visible behind Queen's Park?

Visual Integrity Scale
Aggregate levels of Visual Integrity for the Building's Silhouette

Ref: Ontario City Planning Division (2009)
Heritage Impact Assessment: View Control Study
Queen's Park and Ontario Legislative Assembly Building
City of Toronto, City of Toronto ASI File 09SP-55

Condition 1: High Visual Integrity - Fully legible silhouette of the entire building.

Condition 2: Moderate Visual Integrity - Silhouette obscured up to the height of the roofline. The central tower is still visible.

Condition 3: Minimal Visual Integrity - Silhouette obscured up to the height of the central tower. Only the roofline is visible.

Condition 4: Low Visual Integrity - Silhouette of the entire building is fully obscured. The central tower is visible, but its distinctive features are lost.

Archaeological Services Inc.
100 King Street West
Toronto, Ontario
M5X 1C5
Tel: 416-593-8800
Fax: 416-593-8801
www.archaeologicalservices.com

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So, what in this study is developed is the Visual Integrity Scale, aggregate levels of visual integrity for the building's Silhouette. So, what it has been done here it has developed a scale. It has taken a Silhouette of the building and try to see that from the various view angles that what should be the development which comes behind that building and it is what is the impact of that; for example, this one, the condition 1 is the high visual integrity were fully legible Silhouette. So, here what is being done is that they are saying that, if because this is the Silhouette of the building, this actually is a significant characteristic. So, if buildings come up to this then it is of the condition one which is the high visual integrity because it is not really disrupting that. Then it is talking about condition 2, because it has found out that what are the features and it is now you see that the height is like this.

So, it is coming up, almost up to this. So, it is almost diluting or overlapping the distinctiveness of this form. So, it is the moderate visual integrity, Silhouette obscured up to the ditch line. So, one has to take the structure and find out that what are the significant features. In the condition 3, what you see that the high the buildings have come up to this level. So, only this tower is only visible. So, it is the minimum visual integrity because it has almost taken these the distinctiveness of this part is totally gone and the condition 4, it is up to this much where the local visual lost visual integrity. So, this scale, this is a systematic way.

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Safeguarding and Controlling

Case of Queen's Park and Assembly Building, Toronto, Canada

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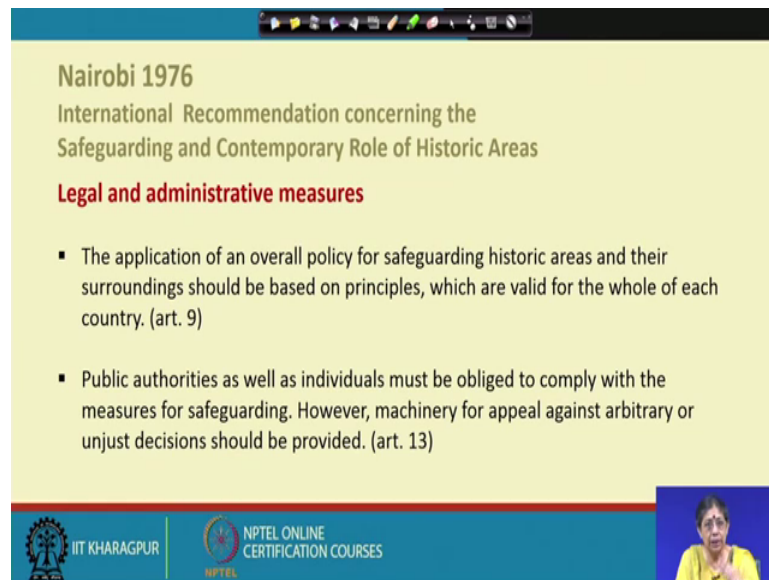
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1000 Bayview Ave.
Toronto, Ontario
M2K 1A9
416-461-1000

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So, it has to be done from the various view angles from where this monument is visible and with the different simulation; one can objectively decide that what will be the height or and water the forms which is sort of a which will permissible and these for each in every area, it can be developed. And these types of heritage impact assessment, visually for the visual scale can be developed for the sites where one can prescribe that what will be the new development.

And it, it cannot be uniform from all sides. There has to be a variation based on a proper analysis.

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The screenshot shows a presentation slide with a yellow background. At the top, there is a blue header bar with a navigation menu. The slide title is 'Nairobi 1976' in bold, followed by the subtitle 'International Recommendation concerning the Safeguarding and Contemporary Role of Historic Areas'. Below this, the section 'Legal and administrative measures' is highlighted in red. Two bullet points are listed: the first states that an overall policy for safeguarding historic areas should be based on principles valid for the whole of each country (art. 9); the second states that public authorities and individuals must comply with safeguarding measures, but machinery for appeal against arbitrary or unjust decisions should be provided (art. 13). At the bottom, there is a blue footer bar with the IIT Kharagpur logo and NPTEL Online Certification Courses logo. A small video inset in the bottom right corner shows a person speaking.

Nairobi 1976
International Recommendation concerning the
Safeguarding and Contemporary Role of Historic Areas

Legal and administrative measures

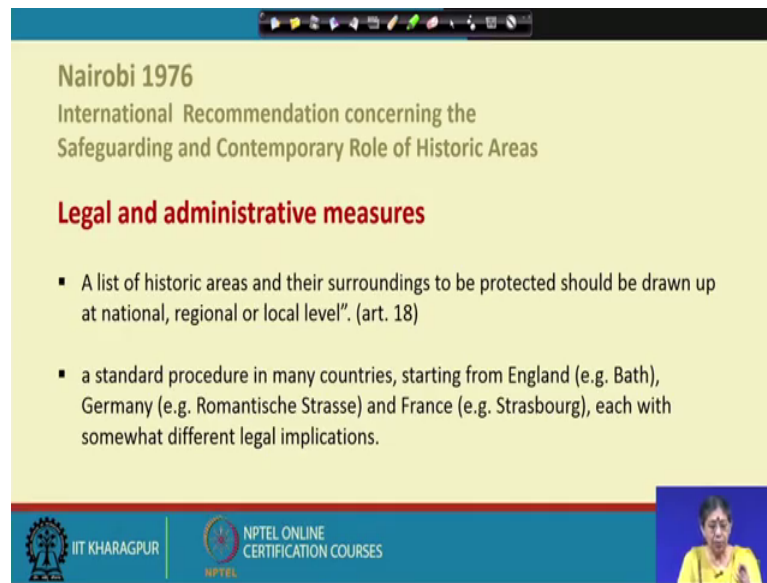
- The application of an overall policy for safeguarding historic areas and their surroundings should be based on principles, which are valid for the whole of each country. (art. 9)
- Public authorities as well as individuals must be obliged to comply with the measures for safeguarding. However, machinery for appeal against arbitrary or unjust decisions should be provided. (art. 13)

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So, this was talking about the visual integrative scale but there are also other legal and administrative measures which are also necessary to make this possible. The application of an overall policy for safeguarding historic areas and their surrounding should be based on principles which are valid for the whole of each country. As a country wise, we have seen even Ontario there is a heritage act, in India we should have an act, we will talk about that later on which is applicable for the entire region and depending on the characteristics of the aims and this is principally.

Public authorities as well as individual must be obliged to comply with the measures for safeguarding. So, there must be some obligation legally and policy wise and an administrative tool wise; however, missionary for appeal against arbitrary or unjust decision should also be provided. So, there also should be some case or possibility of appeal and so it must go through a review process. There has to be some possibilities it is not like in a one persons opinion and others, it has to as I said the this process of reviewing process of appeal all these things must be integrated when we devise the policy force these types of areas. So, these are the article 9 and article 13 of the Nairobi recommendations.

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Nairobi 1976
International Recommendation concerning the
Safeguarding and Contemporary Role of Historic Areas

Legal and administrative measures

- A list of historic areas and their surroundings to be protected should be drawn up at national, regional or local level". (art. 18)
- a standard procedure in many countries, starting from England (e.g. Bath), Germany (e.g. Romantische Strasse) and France (e.g. Strasbourg), each with somewhat different legal implications.

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It also continues in article 18, a list of historic areas and their surroundings to be protected should be drawn up at national regional local level. This enlisting is very very important because and this listing must be gadget it is not just inventory and putting it somewhere. These one is a listing done, there is a process of listing of the individual structure, heritage areas and historic areas open spaces. So, there has to be a proper inventory. And then this listing must be done through a legal process gadget it. So, that it becomes a legal document a standard procedure in many countries starting from England example, Bath Germany, Romantische Strasse and France each with somewhat different legal implications.

So, each region, each area for if you are talk about India we have to have an overarching for a national policy, not national act, but then within that the individual areas should be addressed. So, there can be the local city wise bylaw, city wise regulations to take care of that. So, let us see how these different countries each depending on their own focused principles have developed and that is why we are still able to see some of the beautiful historic areas which are still preserved and still leaving.

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Safeguarding and Contemporary Role of Historic Areas

Legal and administrative measures

Legally delineated and protected Heritage Area, WHS, Bath, England

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13

For example, Bath, Bath has a legally delineated and protected heritage area which is a world heritage site.

So, you can see that there is a legal boundary which has been area marked and these definition of the boundary or delineation of that is not only is legally accepted, but under certain act, but it has there has to be a process for delineating that area and bath is also not only the roman bath and the roman areas, it also is a beautiful example of these Christians, the housings which they were developed that time along with this green areas and the open spaces and these all have been preserved due to this legal tool which has been possible and the layers of history have been preserved and lived in.

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This is Romantische Strasses or Romantic Street in Germany where the timber structures are there, they are beautiful landmarks. You can see the paving pattern of the streets there, there are the shops, hotels, home stays. People leave in those area there are timber, buildings, timber framework buildings there are the buildings with the lime plaster the sloping roofs of a different material and I am sure that some of the buildings are new infill in that area.

And this is possible because of the administrative and legal tools which has been instituted there. This is another example from France Strasbourg where there is a canal and there are again beautiful structures in that. Here also we see that there is a legally defined area. So, when we are talking about the law, rules and regulation, we have to and which is different from the rest of the city we have to say that where this laws special laws or special bylaws will be implemented.

So, we see that there is a delineation which has happened there and this is based on a certain process and understanding. So, that these bylaws which are happening here is definitely different from the rest of the city and that is why we see that these beautiful candles and other and if you really see clearly, I am sure that this structure what you see here is a new structure and this is possible. It has been made possible because of these rules and regulations which have been implemented but this definition of the historic area, legal definition and enlisting is a very important part of these types of controls.

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Safeguarding and Contemporary Role of Historic Areas

Legal and administrative measures

"Main Road" projects in North America

- Based on the invitation of building owners and particularly the commerce to **invest in the historicizing renovation** of the house fronts along principal streets in urban centers.
- Main Street America is a program of the National Main Street Center
- Revitalize older and historic commercial districts to build **vibrant neighborhoods and thriving economies**.
- Partnering with organizations and leaders at the local, city, state, and national level, Main Street America **protects the historic character of cities and towns** across the country, and promotes **shared prosperity**.
- Comprehensive, inclusive, place-based and people-focused approach

MAIN STREET AMERICA

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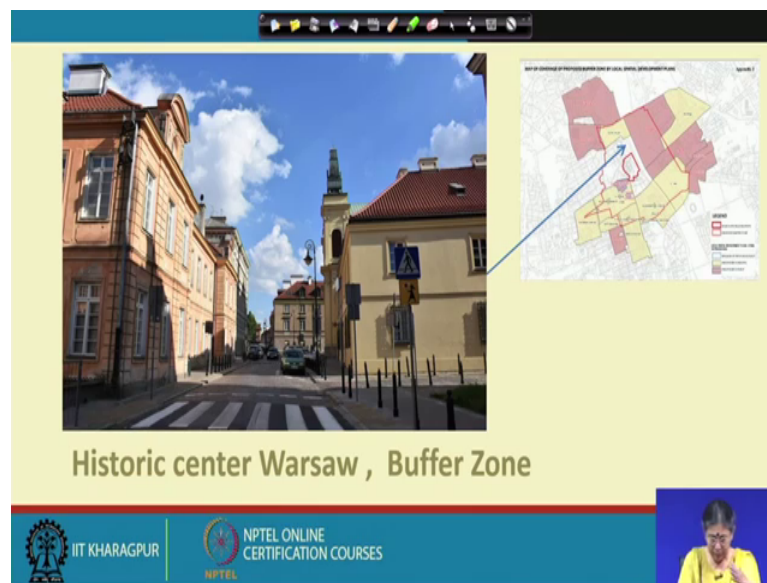
Another example, I mean we had the main street program in North America, each and every country, each and every region has its own approach and gives different emphases, different types of tools and legal policies and guidelines. So, the main stick projects in North America is another one which is very important you see the logo. It is based on the invitation of the building owners and particularly the commerce to invest in the historicizing that innovation of the house fronts along Principal Street in the urban center.

So, this is a pan American feature where many of these principal streets urban centers have been commercialized where it is involving the local people and the and the local stakeholders. It is a program of the national main street center, revitalized the older and historic commercial district to build a vibrant neighbourhoods and thriving economies. So, that is their motto and there are a lot of examples because when it is a commercially viable, but not really for tourists and not only just for commerce, it is the importance is that, it has to be, it has to have regard to the heritage of that area.

So, the renovation of the house fronts is an important part of that and legal and administrative measures are very important. Partnering with the organization, so one of the major focus of this is partnering with the organization and the locals and the leaders at the local, city and the state and the national level. Main Street America protects the historic character of the cities and town across the country and promotes shared

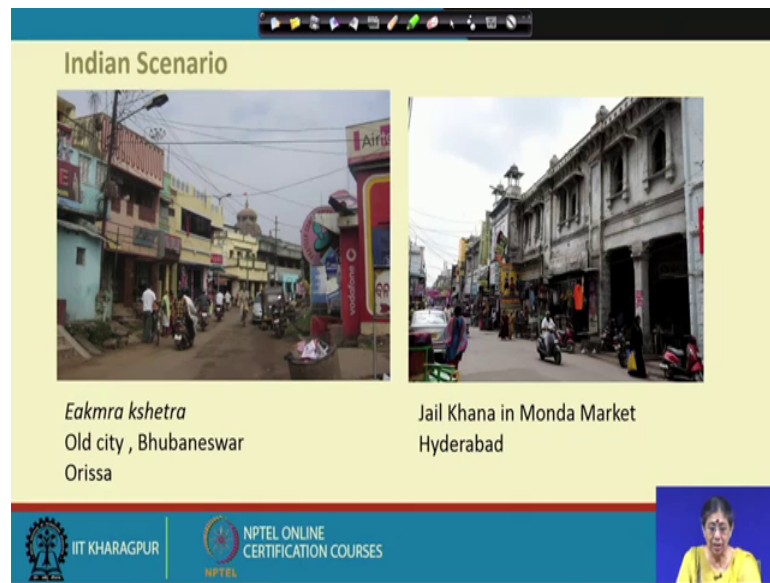
prosperity where it is talking about the prosperity of the owners, prosperity of the residents, prosperity of the city as a whole and this is another different dimension but one of the major idea is to protect the historic character of the city. Comprehensive, inclusive, place-based and people focused approach comprehensive, inclusive, place-based and people is not driving away the people from that area. It is not an exclusive it is an inclusive approach and it is a compressive that again that holistic approach.

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We have seen Warsaw or we have seen the reconstructed area. So, here it is just outside the reconstructed area which is. This is the old reconstructed city, but and when we are talking about this is just outside the historic core, but this is also as it is own, history later history; different types of structure very much lived in the vehicles are allowed, but there is a control and there are officers, there are academic institutes, there are residential neighbourhoods another and there are the different types of street furniture, you see the lamppost and the green areas which have again on a different type. So, we are talking about the core area and then outside their area. So, it actually sort of it helps in a transition from different layers of history through the different types of control and rules and regulations.

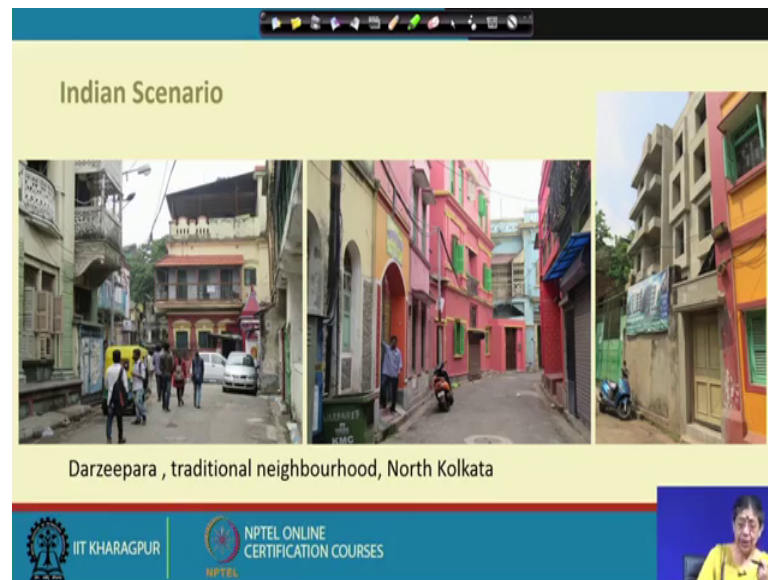
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But let us see, what is happening in India. Let us see this examples moving Asia, Eakmra kshetra old city of Bhubaneswar area, Orissa and there where we can see that there is the Lingaraj temple. We can see through the double story there is some control that is why the very high raise structure commit that old city area. This is from Hyderabad the Jail Khana in Monda market, Hyderabad, it has the areas a whole is his own identity distinct features.

And how do we sort of cope up with this area so that the significance of that areas are preserved that is really a challenge, can we learn from this convention of the historic district or something being done in this area. The city authorities what are they doing for or are they we are losing that area, this has to be seen how.

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We are coming back to Calcutta again. Calcutta, this is the Darzeepara, I think we have discussed this example in Indian scenario and this is a distinct the traditional neighbourhood which again has a beautiful group of buildings and different pattern of movement, the layers of history, the social neighbourhood ties are very strong in that area. It has been preserved. It has not been declared as a special heritage district just um. By certain sort of a norms, unwritten norms and things they are still preserved, there are heritage walks; people understand the value of that area not only as a visual physical fabric but also the different life form.

I will talk about that possibly the different artists are now working in that area making people aware of the significance of people are very proud of those area but many other activities are also happening. But what is a to be concerned about that that, this is what is happening that suddenly we see the new structures are coming up which is of a different pattern altogether, the setback is different, there is a front setback the height is different, the architecture character is different and we are not saying that we have to imitate or copy the older structures but it does not have any how they are not in harmony with that and.

So, it feels to have a dollar with the old and the new. But what is required in such area as we have seen that the that instruments that it should be declared as a heritage statistics. So, there has to be a special bylaw and that is what is a challenge of the Indian cities. We

will continue with our next lecture some of the Indian scenario. It is not that people are not aware of people the local people are aware of the even the city authorities been appeal aware of the challenges and what is happening. So, we will see some of the examples and the challenges and issues of the heritage district and historic areas in an Indian context.

Thank you.