

Istanbul World Heritage property. Representing and cataloguing the material and intangible assets for local sustainable development.

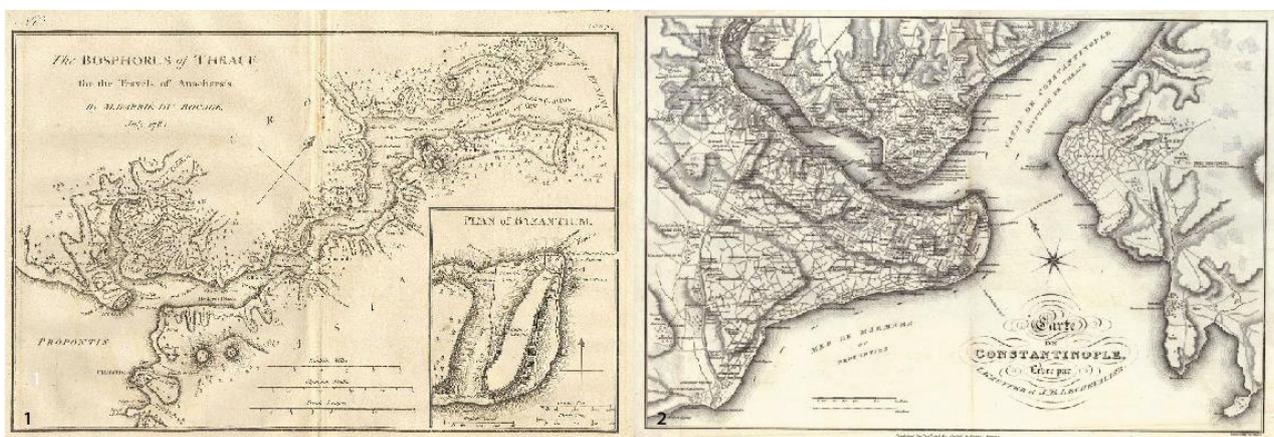
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Abstract

The purpose of this paper is to present the criteria for the inclusion of the Historic Areas of Istanbul in the World Heritage List in 1985. Representing and cataloguing the material and intangible assets as well as considering the integrity and authenticity of historic sites, monuments, architectures, and immaterial heritages are all aspects which need to be considered for a World Heritage Property (WHP). These criteria are related to multidimensional and multidisciplinary approaches which represent the cultural and natural assets through their material and intangible values. The paper focuses on the representation of this Outstanding Universal Value in terms of sustainable development for the local community. How are Istanbul's cultural and landscape heritage perceived by residents and tourists? How was the restructuring of Istanbul integrated, in terms of skyline and urban landscape, within the historical area? Can the urban re-development process in the Istanbul WHP be considered a 'best practice' for the regeneration process of site? How does this regeneration affect the property's management? After the 1980s, the major cities of Turkey have experienced urban transformation processes following the changes in the international trade policy and perception of cultural heritage. Istanbul took the highest amount of share from these transformation processes and has become the most important economic, cultural and tourism center as well as the most integrated pole to the world economy of the country.

Keywords: representation, design, landscape, heritage, culture



1. Plan of Byzantium – The Bosphorus of Thrace for the Travels of Anacharsis by M. Barbie Du Bocage (July 1784);
2. Plan of Constantinople by F. Kauffer and I.B. Lechavalier (1807).

The Outstanding Universal Value of the Historic Areas of Istanbul

The Historic Areas of Istanbul were inscribed in the World Heritage List (WHL) in 1985 on the basis of criteria i, ii, iii, iv. The property's Outstanding Universal Value (OUV) resides in its unique integration of architectural masterpieces that reflect the conjunction of Europe and Asia over many centuries, and its incomparable skyline formed by the creative genius of Byzantine and Ottoman architects.

'Founded on the peninsula surrounded by the Golden Horn, Sea of Marmara and Bosphorus, the city was the capital of the Ottoman Empire and the East-Roman Empire, and it was inhabited since B.C. 6500.

The four areas registered on the WHL are: Sultanahmet Archaeological Park, Süleymaniye Conservation Area, Zeyrek Conservation Area, City Walls Conservation Area. These four areas reveal the urban history of Istanbul, vary in terms of the nature and qualities of cultural properties' (WHP Management Plan, 2011).

'Criterion (i): The Historic Areas of Istanbul include monuments recognised as unique architectural masterpieces of Byzantine and Ottoman periods such as Hagia Sophia, which was designed by Anthemios of Tralles and Isidoros of Miletus in 532-537 and the Süleymaniye Mosque complex designed by architect Sinan in 1550-1557.

Criterion (ii): Throughout history the monuments in Istanbul have exerted considerable influence on the development of architecture, monumental arts and the organization of space, both in Europe and the Near East. Thus, the 6,650 meter terrestrial wall of Theodosius II with its second line of defence, created in 447, was one of the leading references for military architecture; Hagia Sophia became a model for an entire family of churches and later mosques, and the mosaics of the palaces and churches of Constantinople influenced both Eastern and Western art.

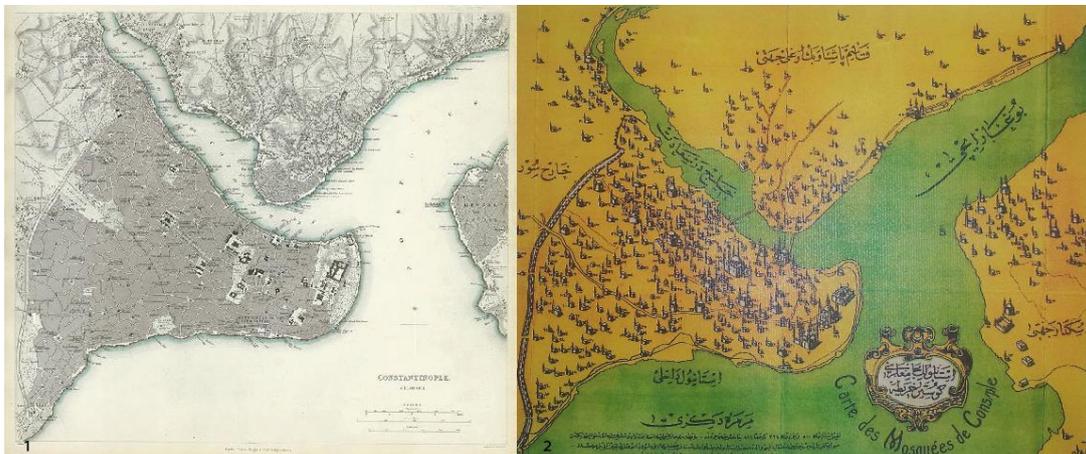
Criterion (iii): Istanbul bears unique testimony to the Byzantine and Ottoman civilizations through its large number of high quality examples of a great range of building types, some with associated artworks. They include fortifications, churches and palaces with mosaics and frescos, monumental cisterns, tombs, mosques, religious schools and bath buildings. The vernacular housing around major religious monuments in the Süleymaniye and Zeyrek quarters provide exceptional evidence of the late Ottoman urban pattern.

Criterion (iv): The city is an outstanding set of monuments, architectural and technical ensembles that illustrate very distinguished phases of human history. In particular, the Palace of Topkapi and the Süleymaniye Mosque complex with its caravanserai, madrasa, medical school, library, bath building, hospice and imperial tombs, provide supreme examples of ensembles of palaces and religious complexes of the Ottoman period' [1].

Representing and cataloguing the material and intangible assets as well as considering the integrity and authenticity of historic sites, monuments, architectures, and immaterial heritages are all aspects which need to be considered for a World Heritage Property (WHP).

The Historic Areas of Istanbul escaped major changes and deterioration in the 19th and 20th centuries even though they were already protected by national legislation at the time of inscription. Vernacular timber houses in the Süleymaniye and Zeyrek quarters, were recognized as vulnerable when the property was included in the WHL. The setting of the Historic Areas of Istanbul and the outstanding silhouette of the city are vulnerable to development as well.

Referring to authenticity, the ability of the monuments and vernacular houses to express truthfully the OUV of the property has been compromised to some extent since inscription in terms of their design and materials.



1. "Constantinople, Stamboul" engraved by B.R.Davies after a map by Hellert, published by The Society for the Diffusion of Useful Knowledge (SDUK), 1844; 2. Plan of Mosques in Constantinople (photography: Alessandro Ciambrone).

The multidimensional and multidisciplinary methods

World Heritage Properties are under the control of international and governmental institutions in charge to evaluate their state of conservation and management linked to the criteria for inscription in the WHL. These criteria relate to multidimensional and multidisciplinary approaches which represent the cultural and natural assets through all their material and intangible components [2] [3].

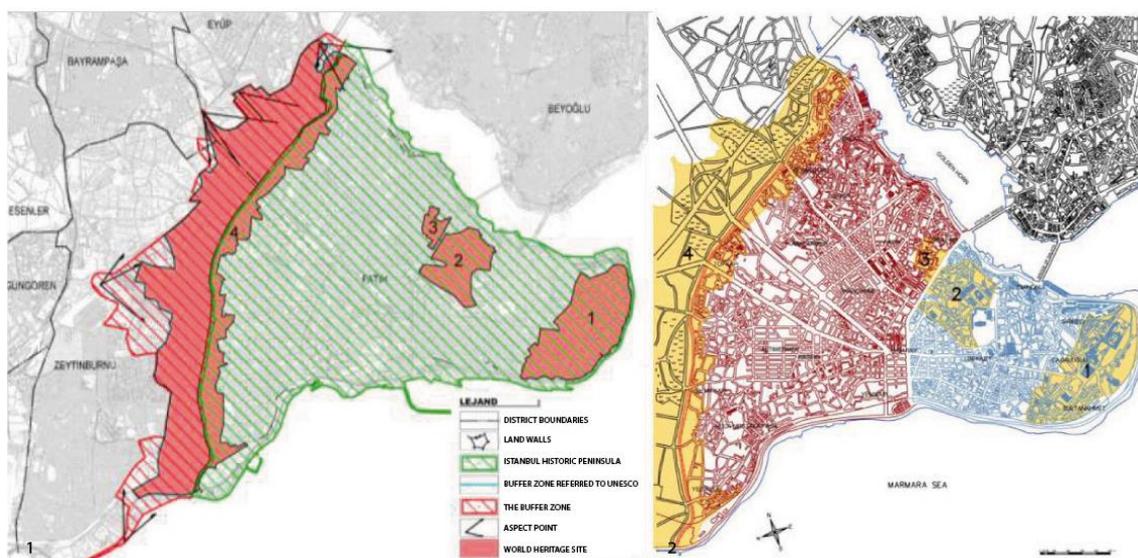
The Periodic report – Second Cycle – for the Historic Areas of Istanbul elaborated in 2014 by the Istanbul Cultural and Natural Sites Management Directorate highlights cultural, social, economic, tangible and intangible factors able to define the current state of conservation and management for the property. Additionally, the Management Agency presents assessments to face with the current negative factors. These factors and assessments relate to: building and development; transportation infrastructure; services infrastructure; pollution; biological resource use / modification; local condition affecting physical fabric; social / cultural use of heritage; other human activities (illegal activities, deliberate destruction of heritage); climate change and severe weather events; sudden ecological or geographical events; management and institutional factors (low impact research / monitoring activities, management activities).

The multidimensional and multidisciplinary approaches, which analyze the state of preservation and propose operative actions for the listed property, are deeply illustrated in the Istanbul Historic Site Management Plan, which was approved by the Supervision and Coordination Council in 2011, and was already submitted to the World Heritage Centre and ICOMOS [4].

The Management Plan, among other, focuses on the representation of the property's OUV in terms of sustainable development for the local community. This overall aim can be reached if the operative projects of preservation and management involve the local community and the main stakeholders of the territory in the planning process. In synthesis, the Management Plan and the Periodic report state that:

- there is coordination between the range of administrative bodies / levels involved in the management of the property but it could be improved;
- the management system / plan is only partially adequate to maintain the property's Outstanding Universal Value;
- the management system is only partially being implemented since the property's inscription in the WHL;
- an annual work / action plan exists but few of the activities are being implemented;
- the cooperation / relationship among WHP managers and local communities, indigenous peoples, landowners, visitors, and tourism industry is poor. This cooperation is good with local / municipal authorities and researchers, but scientific studies and research projects are not sufficiently shared at local level.

Another important factor to keep in consideration for local sustainable development is the awareness and understanding of the existence and justification for inscription of the WHP. Tourism industry is perfectly aware of the importance of the Historic Areas of Istanbul. This awareness is in the average for local and municipal authorities within or adjacent to the property as well as for visitors, local businesses and industries. The level of awareness is poor for local communities, residents and landowners.



1. Boundaries of the Site Management Plan and World Heritage Sites approved by the Ministry of Culture and Tourism (source: Istanbul Natural and Cultural Site Management Directorate, 2011); 2. World Heritage Site of the Historic Peninsula (source: Unesco, 2006)

Ertuğrul Günay, former Minister of Culture and Tourism in Turkey, states: 'Conservation, maintenance and transference to the next generations of cultural properties, which are invaluable and irreplaceable values of nations, are social responsibilities and the condition of keeping the national consciousness alive. Conservation of cultural and natural properties will only be possible if public awareness is created as a whole that everybody, every institution, organization and occupational group takes part.

According to the Operational Guidelines for the Implementation of the World Heritage Convention, the management plan of the area is regarded as the guarantee for the efficient preservation of OUV of the property through a participatory approach, and there has to be a management plan for the areas to be nominated to the WHL. Therefore, concepts such as "Site Management" and "Management Planning" are included in our conservation regulations according to the Additional Article 2 added to the Law 2863, namely the "Law on the Conservation of Cultural and Natural Properties" and the Law 5226 in order to provide the efficient conservation of the natural and cultural values of both our properties on the WHL and the properties in the Tentative List with a participatory strategy in the framework of a vision' (Management Plan, 2011, p. i).

Historic Istanbul and tourism

For the purpose of this paper, it seems interesting to understand how Istanbul's cultural and landscape heritage are perceived by tourist and residents. City marketing plays an important role, forming a bridge between a city's potential and the use of this capacity for the benefit of the local society [5].

The city's unique strategic position as a bridge between East and West renders Istanbul as one of the culturally richest and more diverse cities in the world [6].

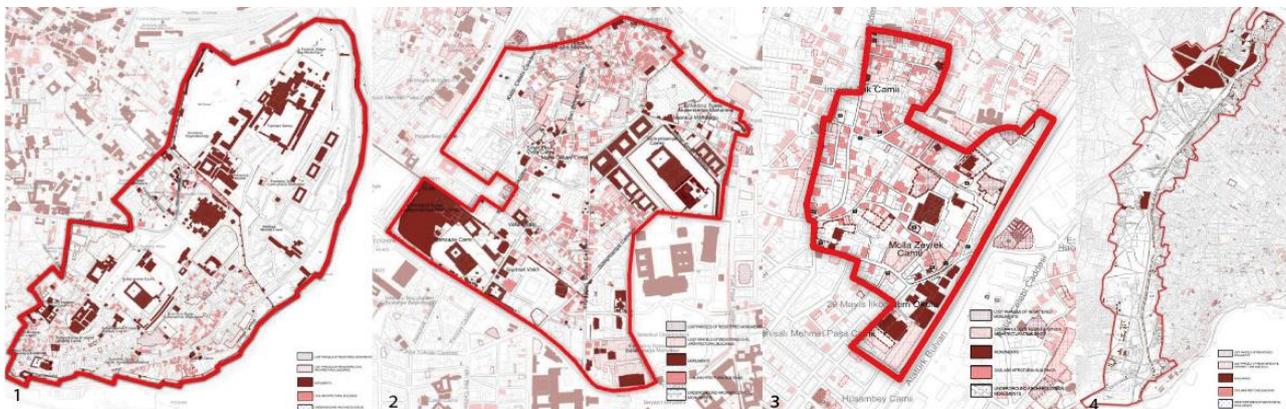
There are a number of primary tourism elements that have the ability to attract tourists and visitors. Among these factors are the cultural facilities, including museums and galleries [7].

Istanbul, being a city of culture throughout its history, boasts 56 museums all around the city, including palaces, monuments and other historical areas.

The Turkish Ministry for Culture and Tourism has provided special importance to the restoration and rehabilitation of the museums and historical monuments in Istanbul, indicating the importance given to these attractions within the context of the Istanbul 2010 European Capital of Culture project.

The city, for its historical assets, museums and cultural activities was rated third most attractive city to be visited in Europe and ninth in the world [8]. According to Altınbasak (2009) Istanbul is perceived as a historical city with different culture and atmosphere. The historical places, monuments and museums of Istanbul, constitute an important part of the city image. Moreover, the modern face of Istanbul is an emerging aspect of the city's brand identity, created by art galleries, art museums and cultural activities that carried out by world famous artists, singers and groups [9].

Altınbasak and Yalcın (2010) state: 'Although the Nation Brand Index focuses on the country image rather than that of a city. In fact Turkey's underestimated attribution to the "culture and cultural heritage" might be alarming; Turkey was ranked as ninth among 11 countries in 2005 and 38th among 50 countries in 2008. Furthermore, although the existence of cultural monuments is important, visitors still expect continuous and differentiated cultural activities in a city.



1. Cultural Properties in Sultanahmet Archeological Park World Heritage Site (source: IMM, 2010); 2. Cultural Properties in Suleymaniye Mosque and its associated Area World Heritage Site (source: IMM, 2010); 3. Cultural Properties in Zeyrek Mosque (Pantocrator Church) and its associated Area World Heritage Site (source: IMM, 2010); 4. Cultural Properties in land Wall of Istanbul World Heritage Site (source: IMM, 2010).

Therefore, countries / cities which do not have a rich historical past can differentiate themselves through the vast alternatives of cultural activities held and communicate to the world regularly. To strengthen its city image, Istanbul should increase the variety and provide the continuity of cultural activities throughout the whole year, using its historical places and museums as a source of attraction. Furthermore, those activities should be communicated not only in Turkey but throughout the world to different target groups. The support of both the State and NGOs is crucial for the success'.

The positive image for visitors and tourism industry does not correspond to a real sustainable economic development for local communities. This is the case in the listed historical areas due to, among other aspects, lack of an integrated management system. This does not include all the stakeholders in the planning process, especially in the tourism sector [10].

Restructuring Istanbul, urban landscape and historical areas

According to Ozus, Turk and Dokmeci (2011) multi-centre development and modern housing projects, outside Historical Areas of Istanbul and in their surrounding caused the decline of the old central district, which is included in the WHL, and its neighborhoods as it was in some other metropolitan cities [11][12].

Istanbul was a mono-centric city until the second half of the twentieth century. Due to rural migration it experienced population growth after the 1950s. After the 1970s, construction of peripheral highways and bridges, suburbanization, and a new form of commercial development and development of telecommunication technology have caused multicenter development of the city. At the same time, these new centres in the periphery stimulated redevelopment of the squatter areas in their surroundings [13].

The low income rural migrants mostly moved in the historical areas and were not able to afford the conservation and restoration of ancient buildings.

During the eighteenth and nineteenth centuries, many traditions were adopted from the Western world, including laws and regulations related to the city planning issues, city designing principles aiming to create a monotone urban pattern, new building types and new architectural styles [14].

In the 1970s and 1980s, after the construction of bridges on Bosphorus and peripheral highways, suburbanization movement started in Istanbul similar to that in developed countries.

After the 1980s, the major cities of Turkey have experienced urban transformation processes following the changes in the international trade policy and perception of cultural heritage. Istanbul took the highest amount of share from these transformation processes and turned it into the most important economic, cultural and tourism centre as well as the most integrated centre to the world economy within the country.

From 1950 to 2000, the population in Istanbul passed from around one to ten million [15]. In order to facilitate the increasingly growing motorized transportation, all possible areas in and around the city have been filled by highways, bridges, bridged crossroads, underpasses and parking garages.

Istanbul has been the subject of a quick and spontaneous urbanization that totally ignores its natural and geographical aspects. Highway projects damage the historical heritage and the architectural texture of the city. The city is spreading in all directions, distancing itself from its water-based identity. Maritime lines are no longer the backbone of transportation, and the sea is not as accessible as it used to be [16].

Istanbul Metropolitan Municipality has transformed to the most important actor in local physical planning decisions related to Istanbul. The historical areas of the city lost importance in the planning process. Also it lost the attraction for economic investments, depending on different reasons. The old structures of the historical areas were unable to cope with demand for modern office space and traffic congestion.



Istanbul: 1.Karakoy; 2. Besiktas, Dolmabahçe Sarayı (photography: Alessandro Ciambone).

Moreover, building restrictions, high land prices and lack of space for car parking caused the decentralization of jobs. Despite the advantages of multi-centre development, their existing unplanned and haphazard development caused undervaluation of land prices and urban development without an identity. The consequences of the urban landscape of Istanbul and its historical areas generated a lack of economic investments for their conservation and management as well as caused problems for the preservation of their integrity and authenticity. This can be considered a result of the construction of modern infrastructures which do not respect the historical urban landscape, and do not integrate with the sense and identity of places.

‘Best practices’ for the regeneration process of the property

Since the Historic Areas of Istanbul were inscribed in the WHL, many attempts to preserve and manage the property were carried out by international organizations, institutional agencies and universities. In this framework, the author considers as a ‘best practice’ the “Istanbul project” developed through the partnership Unesco-WHC, Istanbul Technical University (ITU Faculty of Architecture) and ITU Urban and Environmental Planning and Research Center [17].

The primary aim of the “Istanbul project” is ‘to formulate general planning determinants and to propose the conservation strategies that maintain the appropriate and contemporary development of the social and physical / environmental fabric of the chosen areas of Istanbul Historic Peninsula, namely Zeyrek, Suleymaniye and Yenikapi while preserving their historical, archaeological, natural, architectural and functional values’.

Zeyrek and Suleymaniye all bearing importance from historical, aesthetic and architectural perspectives. Those areas have been included in the WHL in 1985, but today, they are unfortunately under the threat to be included in the List of World Heritage in Danger because of lack of effective and continuous conservation attempts by competent institutions.

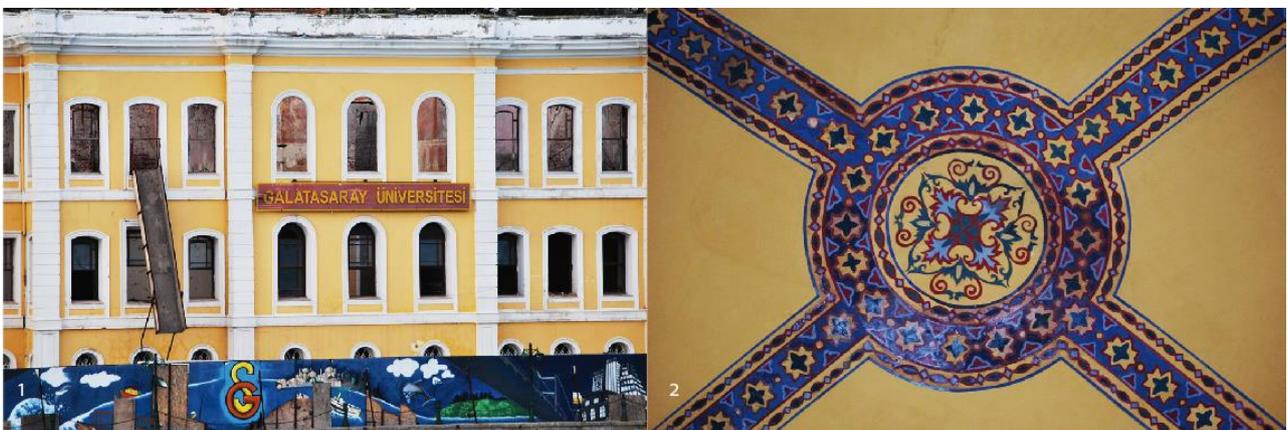
Yenikapi is located at south shores of Historic Peninsula and until 1960s, it was successful with conserving its unique architectural characteristics. Church of Surp Tartios Partihiminos is the only monumental structure in the area. After the construction of Kennedy Street through the sea shore the area has significantly changed both physically and socially.

Zeyrek is situated on the fourth hill of Historic Peninsula. One of the most significant examples of Byzantine Architecture, Pantokrator Monastery founded by Empress Eirene in the 12th century, and timber houses of Ottoman Architecture gives the unique identity to Zeyrek. The social structure of the area changed completely after the 1950’s. This change has reflected itself in spatial structures too.

Prior users moved outwards and immigrants from Eastern and South-Eastern Anatolia settled in the area. Most of the migrant families have low income levels. The lack of interest in conservation and lack of feeling of possession accelerate the deterioration of timber buildings.

Multi-storey reinforced concrete buildings were built after the demolition of traditional ones resulting in a lack of harmony with the traditional urban texture.

In Zeyrek, the efforts are directed towards the elimination of land uses that are not in accordance with the traditional urban fabric of the area and the replacement of these land uses with more harmonious functions as it was envisaged in the upper-level plans.



Istanbul: 1. Galatasaray University, Ortakoy; 2. Historical Grand Bazaar Istanbul (photography: Alessandro Ciabrone).

Suleymaniye is an important node for historical townscape of Istanbul. Monumental buildings constitute an important defining role of the historic area. Though, there seen an important decay in the listed timber structures. It is Istanbul's one of the most important distribution node of goods and services. Bazaar on Atatürk Boulevard has an important impact on the development of commercial and manufactural facilities and on the type of residents, with the replacement of previous housing units by warehouses or manufactural units.

The site was a place where the rich and elegant society of Ottoman administrative class were living in 17th century, unfortunately, in the 20th century, the structures were left to worker immigrants and their families from eastern regions of Turkey in order to be used for housing, manufacture or wholesale ateliers with the industrialization and development competition of Istanbul metropolis.

The efforts are directed towards the prevention of the economic role of Suleymaniye as a distribution node of goods to eliminate the land use not in accordance with the traditional urban fabric of the area and the replacement of these land uses with more harmonious functions.

Yenikapi-Yali Mahallesi is a typical historic urban quarter of old Istanbul with its masonry and timber civil architecture and its cultural inheritance. It has always been a residential area. However, the increasing density of manufacturing sector, warehouses, car repairing activities has been damaging the residential character of the traditional physical and social layout of Yali Mahallesi recently. Such developments on main boulevards create job opportunities for residents, but does not effect the economical development of Yali Mahallesi as a whole.

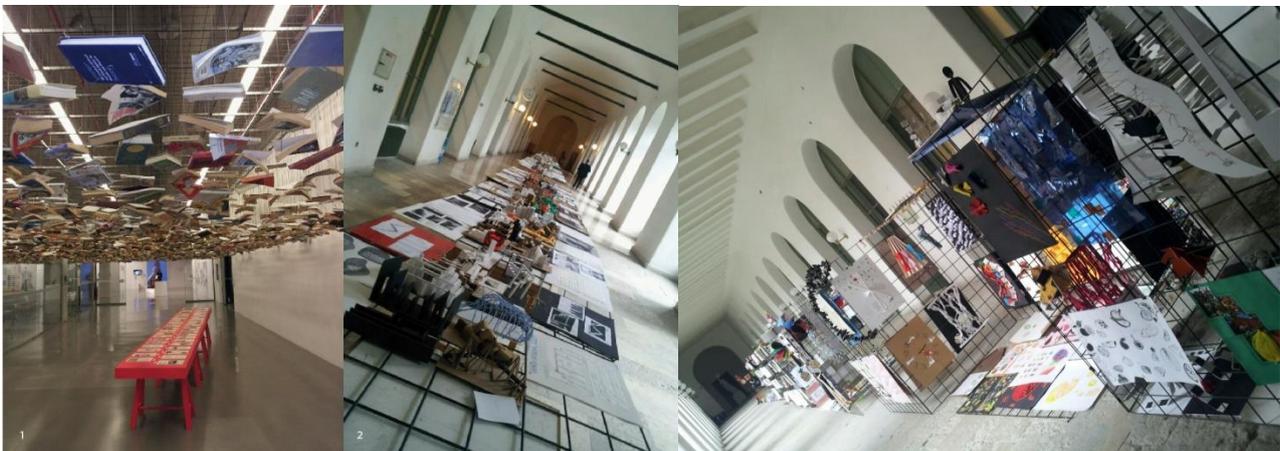
The increase in non-residential activities caused Yenikapi-Yali Mahallesi's own residents to leave the settlement. The empty places, generally listed buildings, were filled by the immigrants of low income coming from the economically undeveloped regions of Turkey, especially from Southeast and East Anatolia regions.

Planning efforts are directed towards the reorganization of the role of Yenikapi-Yali mahallesi to be in accordance with the traditional urban fabric of the area and to serve in its hinterland. New economic functioning is proposed to provide new job opportunities reflecting the potential to increase the income level of inhabitants.

Researches and studies are taken into consideration to obtain a more advanced progress to support operative projects. 'Historic Peninsula, the richest part of Istanbul in terms of cultural heritage, has long been without conservation or plan, the best parts of the city became gradually dilapidated, getting its share from the social and economic developments in a negative way. Only after 2005, a conservation master plan could be made for the site with the self-denying works of the authorized local governments.

Restoration and conservation works and activities of raising awareness and promotion gained momentum visibly after this date. The foundations of institutional structures were laid in this period within the local governments such as Directorate of Projects for Cultural Properties, Directorate of Supervision of Conservation Implementations (KUDEB) and Site Management Directorate.

On the other hand, Special Provincial Administration allocated serious amounts of funds collected from the property taxes to the restoration and revival of cultural heritage especially in Historic Peninsula. Similarly, General Directorate of Foundations also allocated substantial resources to the restoration of monumental building which has long been without maintenance or repair in Historic Peninsula. Especially in the last ten years, a great fund like 1 billion 160 million Turkish Lira was allocated for the restoration of cultural heritage in Historic Peninsula' [18].



1. Istanbul Modern Museum; 2. Istanbul Technical University, Faculty of Architecture (photography: Alessandro Ciabrone).

Site Management Directorate, which was founded in 2006, brought together the related and authorized institutions, organizations, NGOs, constituted the Advisory Board and Coordination and Supervision Board and started the studies for the Historic Peninsula Management Plan in 2009. As a result of a two-year of examination, research, search conferences and workshops, Historic Peninsula Site Management Plan could be completed with the contributions of related stakeholders and qualified experts at each phase and submitted to the Unesco World Heritage Center. Representing and cataloguing the material and intangible assets for local sustainable development means, first of all, involving local community in the planning process.



Historic Areas of Istanbul Sultanahmet Mosque, Blue Mosque (source: Ministry of Culture and Tourism, Author: Umut Özdemir); 2. Maiden Tower (source: World Heritage Centre).

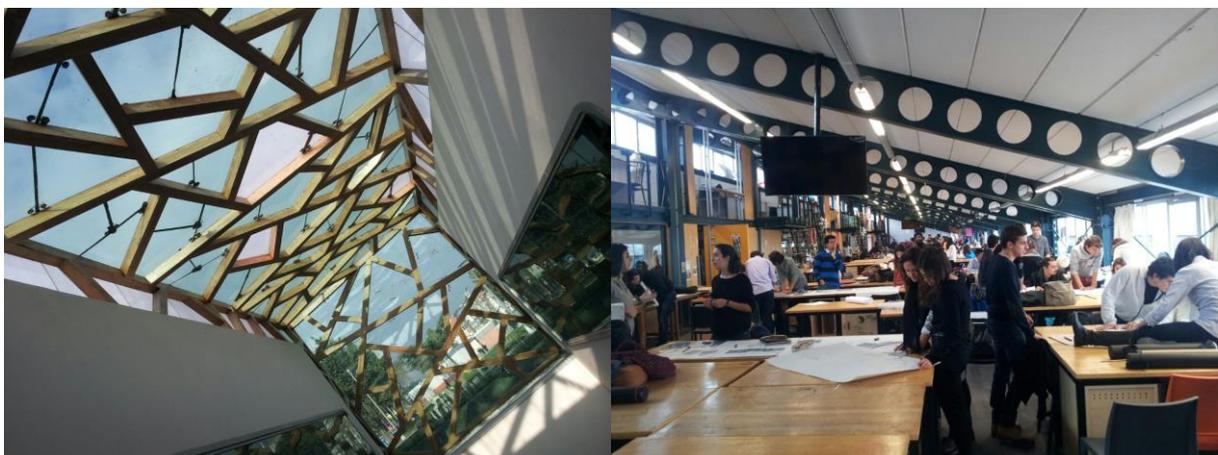
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1. Hagia Sofia (source: World Heritage Centre); 2. Istanbul, Blue Mosque dome (photography: Moyan Brenn).



1. Istanbul, open space; 2. Istanbul Technical University, Faculty of Architecture (photography: Alessandro Ciabrone).