

## The Future of Historic Cities: A Practitioner's Experience

This is not an academic paper and I am not an academic. I am merely a practitioner in Development Cooperation. Views expressed in this paper on future trends for the development, conservation and management of historical cities emanate from practical work

My PRACTICAL FIELD WORK has been with UNDP and UNESCO which I carried out over the years. This particularly so in historic cities and inner cities in developing countries across the globe. I am privileged to have been born and lived for the first 25 years of my life in a World Heritage City - Istanbul. My exposure to it and interaction over the years with its outstanding historical significance, a constant dialogue of cultural and social nature over centuries and with its paramount place on the world map, This I may say, has been the basis for my international professional work in human development for almost 50 years.

Heritage has been an integral component of my beliefs and doings when it comes to Human Development and all it entails. I am not a conservationist per se. I consider myself a progressive conservationist in so far as I believe 'conservation' to be dynamic, forward-looking, futuristic along the solution of contemporary issues of society at all times.

When addressing issues of historic preservation at UNESCO and the United Nations as such, it became evident to me over the years that physical-built heritage and human development were two sides of the same coin, and unless taken "as a whole" there would be no point in undertaking any conservation programme as such in isolation. I can assert that if isolated from conservation programmes, development will prove to be costly, complex and in no way resolve the variety of causes and problems which are at the heart of the apparent "raison d'être" of advocating Conservation Policies and Programmes in the first place. They are not sustainable in isolation and basically they do not in any way resolve the ever growing deterioration of heritage monuments and/or the urban fabric as a whole.

Let us now have a brief overview of the concept and practice of conservation of built heritage over the last 60 years or so. Since the end of World War II, there has been a progressive development on the notion of Cultural Heritage embodied in vestiges of historical monuments/sites, particularly in the urban environment. Needless to say that after the war in Europe a lot has been done by the conservation and historian community to restore, renovate and conserve built heritage which was looked upon exclusively as landmarks of historical value which had been damaged and/or destroyed by armed conflict, sheer decay, adverse economic conditions and at times natural disasters.

In the years following the aftermath of the world war, actions taken for conservation led gradually to international considerations of the matter of Built Heritage and a revision of the 1931 Athens Charter, which had laid the foundation of an international movement for the safeguarding of heritage. The Athens Charter (1931) fell short in the 1960s. In fact the International Council of Monuments and Sites ICOMOS - an NGO on conservation of built heritage- noted in its charter drawn up in Venice in 1964, that "Problems affecting the built heritage had continually become more complex and varied". It is then, that the Athens Charter was revised. ICOMOS in Venice made a thorough study of the principles involved and enlarged its scope in a new document "The ICOMOS VENICE CHARTER". I recall that the fundamental point was to indicate then, that conservation and restoration had to go beyond the monument as such and would have to include its surroundings in a sort of integrated way with the urban ensemble, that as opposed to an approach of treatment of individual buildings. As years passed, many of us in developing countries had difficulties even with this reconsideration. It was narrow and it did not look at the urban ensemble as a whole, let alone the social and environmental dimension. It was certainly European centered and lacked some realities in the urban world as it was unfolding in Africa, Asia and Latin America.

We were then pleased to see that even in Europe, as a result of socially oriented development policies launched by local governments, such as the unique case of Bologna in Italy, conservation of built heritage was linked to the improvement of living conditions of the inhabitants of given historic city districts. This was an excellent progress, yet, it did not persist for lack of continuity in local government practices. Now I will focus on incipient

integral episodes which suffered a lack of continuity in the 1960s and 1970s, and are now on the agenda of urban development and urban management. NOW they could well be in place for the Future of Historic cities, the question is how.

Internationally, following 'The European Architectural Heritage Conference' in Amsterdam in 1975, urban agendas called upon by the UN- Habitat Conference in Vancouver in 1976, in Istanbul in 1996 and the World Urban Fora in Barcelona in 2004 and others most recently 2012 in Naples, it has become evident that monuments could not be sustainably preserved in isolation from the urban fabric, both physical and social. Again, internationally historic areas started to be considered as part of the daily environment of human beings living in them, conditioning such areas to represent the living presence of the past with policies and programmes to safeguard them– along with their integration into the life of contemporary society, as such constituting a major factor in urban planning and urban development.

The international governmental and nongovernmental organisations launched over the years Conventions (1972 Unesco Convention on Heritage with regular revisions) and recently a special 'Memoranda on the Urban Landscape' has been approved. ICOMOS itself, almost half a century after the Venice charter of 1964, witnessed new problems and new complexities such as the challenge to maintain coherent and sustainable urban environments within which historic monuments are often seamless elements and living repositories of knowledge. In this context, and with a view to expand challenges beyond the Euro-USA range, ICOMOS in 2006 clarified the Venice Charter and its interpretation on various issues making some changes in the preamble of the Charter and some articles. These, fundamentally, are highly theoretical and still focus on the conservation aspects of purely stylistic, architectural artistic and historic nature.

In my opinion it still remains to be a Charter on Conservation as such and does not give operational guidelines as to how to get to a holistic approach to historic city development strategies and subsequently to Comprehensive Integral Projects. This is obvious, as those cannot be governed by Charters and Conventions. In fact the relationship between heritage conservation and integral urban rehabilitation is not an easy enterprise in the international

field. There is only one designation process for cultural heritage, namely UNESCO's World Heritage Convention which lists sites of outstanding universal value to humanity, outlines their heritage characteristics, and makes known what the constraints on development might be. Living historic cities or centers are inscribed by the World Heritage Committee reckoning "the spatial organization, structure, materials, forms, and where possible, functions of a group of buildings essentially reflecting the civilization or succession of civilizations which have originally prompted the nomination. While such a definition means that it is not just a great monument that is listed, but older building stock that surrounds them, it still is a listing from the 'HERITAGE' point of view of the past. At present there are over 260 historic cities in the World Heritage List. The Convention hardly looks at those sites as foci in the urban world seeking their integral rehabilitation for their dynamic sustainability along social, economic, environmental and cultural realities as they are manifested in various parts of the world.

It becomes evident that while thinking 'Global' historic cities need a Local approach for specific actions in the future. The concept launched by the World Heritage Convention on "Historic Urban Landscapes" in Vienna in 2005, is the nearest in my mind to a holistic approach to Historic City Conservation and Development. Regional considerations of this memorandum have shown at Olinda in 2007, that there is a deepening definition of cities, landscapes and urban spaces. It was recognized some years ago that the preservation and conservation of historic cities is a sustainable process and should address issues of climate change, pollution, ecosystems, degradation, resource scarcity, transportation and infrastructure challenges as drivers of urban arising issues.

This again, I believe, is only the beginning. We have a long way to go to combine conservation and urban development. Meanwhile I will refer in this paper some practical work on the ground which may well be the basis for a coherent and realistic manner to advance further in the discourse on the future of historic cities.

In the case of Historic Centers/Cities, it has been recognized, , that these are not constituted only by material and physical heritage, buildings, streets, squares, fountains, arches, sculptures, land marks. They include – the natural landscape, and above all, its residents,

the customs, jobs, economic and social relations, beliefs, and urban rituals. All these constitute a Mosaic in the social and cultural context/

We can affirm that today more than ever that it is particularly the recognition of a society or social groups which qualifies the center of the city as a historical area. The interpretation of the term 'Historical' encompasses architectural, social, urban, environmental expressions which are recognized as relevant and which express the social economic and cultural life of a community.

Ministries of Culture across the world have been the pioneers to establish the norms and ethics of conservation and restoration of historic buildings and quarters. They have been preparing nominations for the inscription of 'Cities/Centers or Towns', in the World Heritage List of UNESCO and yet, the complexity of conservation, development, management and funding of historic Cities/Centers calls upon new actors in addition to Ministers of Culture to be able to deal with issues such as:

- Improving the conditions of access (internal and external road network, intersection, parking lots and transportation relations with the metropolitan area and regional communication).
- Improving basic amenities (drinking water supply, sanitation, energy, telecommunications) and other basic services (such as household refuse collection, civil protection).
- Improving and rehabilitating the housing stock.
- Promoting and selecting a variety of economic and commercial activities that are compatible with the Historic City and can meet part of the maintenance and development costs.
- Developing and upgrading municipal services.
- Conserving historic monuments, the cultural and urban heritage making, if necessary, adaptive re-uses for adequate maintenance and economic gains (I will discuss these later as seen in practice).
- Codifying and easing the regulatory, administrative and land constraints on the use of land and open spaces.

- Animation facilitating and stimulating of initiatives proposed by the population for their daily lives.
- Inserting and maintaining green areas and considering CO2 emissions and effects on climate change.

These interrelated actions have been considered in many Historic Cities in the world as targets and objectives of municipal governance, calling for a municipal strategy with various components.

It is therefore becoming evident that present-day thinking on the *why*, the *how* and the *what* of rehabilitation in Historic/Inner Cities entails a comprehensive policy and programme which goes beyond heritage. Heritage is only one component and if treated in itself in isolation, it *is not sustainable*. I dare to repeat that in view of its paramount importance.

Let me now try to answer the following:

#### TO REHABILITATE WHAT?

- Deteriorated peripheric areas
- Areas of vulnerable nature- acute social problems
- Areas affected by speculation processes and/or unregulated in part or whole
- Regeneration or creation of public spaces
- Provision of open spaces/green areas
- Provision of parking lots and other urban services

#### HOW TO REHABILITATE?

- Coordination of public and private actions
- Generating externalities
- Punctual investments
- Land management
- Credit

As to institutional and financial aspects, we have to look at the Modality of Execution, institutional structure and above all the generation of additional resources. Some salient issues for these actions are described below.

The new approach of rehabilitation calls for innovative forms of financing which respond to objectives and guidelines of particular strategic nature with special 'Master and Management Plans' specifically designed for the Historical Centre, within the framework of broader Strategic Plans for the city.

At present, investment incentives seeking the participation of the private sector and citizens are being put in place. There is, however, universal acknowledgement that investments can only be brought into effective fruition in City/Centre 'Rehabilitation programs', if simultaneously the Local Government enhances its services, improving infrastructure, transport and the environment. Issues of the urban poor and inhabitants need to be addressed. Matters of habitat are of concern. Economic activities have to be promoted both in the formal and informal sector.

To facilitate the implementation of complex tasks of rehabilitation in Historic Cities or Inner Cities it is necessary to establish a 'Central Executive Agency' attached directly or indirectly to the Municipality. This agency is to act in collaboration with various sorts of corporations, public and/or private, as it were an authority such as the Port Authority known for its 'raison d'être' and structure in cities such as New York, London, Rio de Janeiro, and Rotterdam among others.

In third world countries/cities with the establishment of similar local Central Authorities, with a citizens' participative process '*Project Implementation Units*' are coming into being to relate to major loans and grants made available by the international banking community, international and bilateral government organizations, and to that matter new- non conventional local or national resources. This institutional issue is a condition par excellence for effective project implementation. Here are some guidelines emanating from field experience. They are among others Pre-requisites for Successful Historic City Programmes:

- Political will - Political decision

- Establishment of open-ended Strategic Master Plans specially for the historic city-center
- Community involvement at all stages of decision-making and implementation
- Adequate set-up within Local Government: A *Sole Agency* - An enterprise in its own right (various possible scenarios)
- Investment opportunities
- National and/or international loans (where possible)
- Establishment of Public-Private Partnerships
- Private sector participation and its role
- Adequate local-national-regional co-operation
- Consolidation – Legislations urban,(national –local) heritage legislations
- Human Resource Development and training

The following are examples of Rehabilitation and Social/Human Development Projects underway in the world which meets these parameters of site-implementation in Latin America and the Caribbean:

- La Habana (OHC Special Agency), Mexico City (Municipality), Olinda (Mun)
- Panama (OCA Special Agency), Quito (Special Agency Empresa)
- Brazil historic Cities IPHAN IDB MONUMENTA

North Africa:

- Fes (ADER), Tunis (Medina)

Africa:

- Zanzibar (Special Agency)), Cairo (Mun)

Europe:

- Barcelona (Mun- agency), Edinburgh (Agency),



- Istanbul (Mun), Lubnin (Mun), Vilnius (OTRA Agency)

Asia:

- China- Municipalities
- Hue Vietnam (Agency)...among others

LET ME REITERATE the BASIC CRITERIA as seen in the field FOR EFFECTIVE URBAN/HISTORIC CITY DEVELOPMENT/MANAGEMENT

- Firm political will
- Establishment of interdisciplinary Master Plans
- Consideration of urban cultural heritage as a resource
- Decentralization in a local set-up assembly
- Establishment of a Central Executive Agency
- Increasing the powers of the local institute
- Viewing housing as an essential element of rehabilitation
- Avoiding Gentrification
- Establishing profit making enterprises
- Human resources
- Adaptive reuse in such areas as housing, medical centres, recreational and cultural centers, day centers for children, maternity homes, centres for the elderly, home industries, et
- Insertion into the urban fabric of high quality new architecture
- Ethical application of the principles of conservation
- Public spaces
- Maintenance
- Sustainability of the tourist industry

- The preparation for and mitigation of natural disasters
- Urban and Historic City Heritage Programme

An Urban Heritage Management Programme has to address:

- Conservation of the built fabric
- Urban infrastructure
- Land Management
- Urban environment
- Municipal finances and institutional financial setup
- Social cohesion
- Social mix versus social exclusion and gentrification

For developing countries/ Cities, holistic development policies and programmes will have to be put in place directly related to heritage considerations. By this I refer to Sustainable Human Development.

UNDP'S advocacy on Sustainable Human Development (SHD) can be summed up in three words: ENLARGING PEOPLE'S CAPACITY

- Is not merely economic growth but the equitable distribution of its benefits
- Generates and rejuvenates the environment rather than destroying it
- Empowers people, enlarging their chances and opportunities
- Provides people's participation in decisions affecting their lives
- Is development creating growth and employment
- Looks at traditional cultural values not as regressive, primitive and backward but as progressive, contemporary and futuristic
- Recognizes diversity versus conformity

- Views the human being as center-stage and focuses on its development
- Considers and rests upon social and cultural values. Looks at Heritage, not merely physical but also non-material (oral traditions, music, dance etc.)

Human Development in Historical Cities would have to concentrate on:

- Housing
- Vulnerable groups
- Health Centers, Education, Children/Youth
- Public Spaces: Cultural/Recreational
- Third Age
- Gender
- Handicrafts - Home Industries
- Local Economy
- Daycare Centers - also Handicapped
- Tourism
- Economic/Social benefits of tourism to the local population
- Local/national museums/Cultural centers
- Human Resources Development

Historical city development and heritage programmes will have to be closely related to the UN Millennium Development Goals (2000-2015).

Millennium Development Goals (MDG) United Nations:

- Eradicate extreme poverty and hunger

- Achieve universal primary education
- Promote gender equality and empower women
- Reduce child mortality
- Improve maternal health
- Combat HIV/AIDS, malaria and other diseases
- Ensure environmental sustainability
- Develop a global partnership for development

#### ADAPTIVE REUSE IS AN EXCELLENT MANNER TO CONSERVE AND DEVELOP HISTORIC CITIES

It is a process by which older and/or historic buildings are developed for their cultural value while receiving economically, socially, culturally viable new uses of a sustainable nature.

*Examples:*

- Housing, day-care centres, health clinics
- Premises for third-age groups, children playgrounds
- Social housing, educational and recreation institutions, museums, production/marketing centres, vocational training premises and hotels
- Tourism industry facilities

#### SOME THOUGHTS ON ADAPTIVE RE-USE FOR FUTURE DEVELOPMENT

This sensible and creative reuse of buildings is an activity advocated by “progressive preservationists” and particularly professionals in the urban development field. While in the last fifty years or so most developing countries have applied this principle primarily for cultural purposes, it is now becoming evident and clear that within a market economy

cultural/urban heritage could be considered as a financial asset. We therefore find ourselves with new solutions of reuse to both building functions and operations, alongside economic gains with the private sector and a good number of benefits for the public sector, particularly local governments, and the improvement of municipal services.

Investment in historic areas is now closely related to the new uses to be given to a series of buildings with a view to economic gains and at the same time protect, and preserve and sustainably conserve not only the individual buildings, but in most cases, the urban fabric – the urban landscape advocated by WHC- UNESCO.

Buildings greatly contribute to the significance, the identity and the physical condition of a given urban area. It is therefore normal and favourable to retain the historic building stock and the urban fabric in order to maintain and enhance values related to history, continuity, familiarity and identity, and above all, Sustainable Human Development Environmental equilibrium. These are all elements which need to be omnipresent in historic areas. We can assert that the initiation of Adaptive Reuse projects can be an extra stimulus for economic revitalization, not only for the centre in question, but also to the region and to the city as such.

In this context, it is evident that one has to think in terms of a variety of purposes for Adaptive Reuse, ranging from habitat/housing for citizens of all walks of life, to culturally and economically viable activities, which, by giving a new function of the building and/or the fabric, creates conditions of revitalization of the economic base alongside a socially well-balanced welfare and human development program. Examples of Adaptive Reuse in some of the former countries of the Soviet bloc show that there have been trends to initiate these without a sustained policy of projects of adaptation, terminating them in haste, (at times exclusively for short-term gains of particular groups), without necessarily taking into account either the principles of conservation or the sustainability of the buildings and/or the urban fabric, let alone the social and human aspects of rehabilitation with a long-term perspective in mind. At times, what has been done to preserve and sustain the urban heritage fabric has become destructive and unsustainable. We must beware especially in the tourism industry.

Let us briefly look at some of the common reasons considered in the initiation of construction or adaptation projects for reuse.

- Obsolescence of single-purpose structures or those which no longer are serving in economically viable function. Changes in demand for building stock based on social and economic shifts.
- The character and the density of settlements requiring increased performance from existing buildings in desirable locations. Adequate zonification.
- Landmark and historic ordinances as requirements for retention and not demolition.
- Enhancing and shifting market interest in buildings which have a connotation of heritage.
- Economic incentives which may be put in place for rehabilitation through tax exemption, credits or grant programs, or the upgrading of basic infrastructure.

While we are relating urban heritage to investment and to reuse, we should be cautious not to create an exclusive real-estate market for urban/heritage fabric and/or buildings. There is an element of economic gains along with social responses but investment and *Adaptive Reuse* should in no way be looked upon as an exclusively business operation in real estate.

In *Adaptive Re-use*, *economic viability and economic return are definitely factors for serious consideration. They cannot, and should not, supersede social needs.* A combination of *Adaptive Reuse*, e.g. for office buildings, apartments for various income groups shopping centers, shops, tourism-related industries such as hotels, restaurants, public offices, etc., would have to be geared simultaneously to social needs. This would be ideal. I refer back to the indicative list of purposes mentioned above,

It has been noted over the years that in some historic urban areas developers have been ignoring the views of experienced progressive conservationists (and I do not mean conservative conservationists!) as to what has to be preserved and how.

If at all, *Adaptive Reuse* is to be considered as a means of historic city rehabilitation of a sustainable order as set out above. There must be a jointly approved policy and agenda between the public and private sector, and the appropriate public authorities.

The following are given as indicative considerations to be taken into account while studying the adaptability of the existing buildings to proposed new functions. These are prerequisites to the whole design process. Some of the considerations in the selection of sites for *Adaptive Re-use* are:

- Cultural significance of the building or groups of buildings
- Legal protection instruments and implications
- (Legislation and instruments of application may have to undergo changes to reconcile realistically reuse with traditional old fashioned legislations)
- Views on buildings in question by local community and Government agencies
- Survey
- Structural and architectural qualities corresponding to the proposed use(s)
- Location and accessibility
- Opportunities for financial support in planning/construction stages
- Availability and procedures for purchase, leasing, permissions, zonification, 'schema directeur'
- Compatibility with building layout with proposed use
- Acquisition and allied costs, particularly true when ownership is complex - private, public, municipal, religious organizations, state, mixed, etc. etc. - including payments and compensations for relocations of residents
- Physical condition, including founding and structural condition; size, expansion possibilities, vertical, horizontal
- Availability of utilities;
- Impact of surrounding building
- Potential marketability of the new structure
- Degree of rehabilitation and new construction

In addition to taking into account technical aspects of structures, resistance of materials, it may be opportune to look into the system of combination of 'old' and 'new' within the same

building, or in the urban fabric concerned. Special attention will have to be given to the adequate use of open spaces and the combination of modern architectural settings in old environments and legislations of modified and/or adapted if necessary.

## SOME THOUGHTS ON PUBLIC PRIVATE PARTNERSHIPS

Most developing countries have practiced, over the last 50 years, Developments Strategies which gave the state a leading role in creating growth and development. The same has been true in centrally-governed political systems, like Soviet Union and the former Eastern Bloc. During the 1980's and a good part of the 1990s, this approach seemed to look for a change. Free markets and/or associations of the civil society came to be seen as possible engines of a comprehensive development. In practice, this led to a process whereby the state rolled back.

Now in 2013 the state- versus-market debate is losing immediacy. It may be that the dismantling of the state and aiming to exclusive privatization can now be perceived to be as much an error as the earlier focus on central government leadership, hence the corresponding governing bureaucracies.

The UNDP world reports already acknowledged the need for an 'effective state' that can play a 'catalyst role alongside markets, citizens and communities in the equitable provision of goods and services, both at the national and local level.

In this fresh approach, the promotion of the new Public-Private Partnership (PPP) is gaining momentum.

The challenges of Sustainable Human Development, trends of globalization and urban poverty alleviation call for the full mobilization of different domestic and international actors, resources and capacities. Bridging the public-private divide through dialogue and joint action could yield major development benefits. It may well improve the overall quality of policies, while ensuring an effective task between state, private sector and civil society



in promoting a true sustainable development. This, in turn, may increase ownership and accountability with non-state actors participating in shaping policy, exercising choice and delivering goods and services. This is very much so in Historic cities.

We are all too familiar with the fact that deficiencies in the provision of urban services are caused by factors of high demographic growth, concentration of the poor and the inadequate management and technical skills of municipalities and overall Government Agencies to deal with urban services. The insufficiency of municipal taxes and other revenues are of relevance. As it stands, both supply and demand of services are affected by limited budgets that prevent municipalities from providing adequate services, especially for the poor.

*It is suggested to support this process through Capacity Building/Training another type of human resource development. These are key elements and basic components for the preparation and execution of adequate joint action.*

Most experiences of Public-Private Partnership in terms of training and actual projects come from USA and Canada. International organizations rely on these experiences.

There is a deepening of the definitions of cities, landscapes and urban space. It is now recognized that preservation and conservation of historic cities is a sustainable process and should address current issues of eco system degradation, resources scarcity and transportation and housing challenges as main drivers of urban issues.

The traditional notion of groups of buildings as announced originally by the UNESCO world heritage convention is not sufficient to protect their characteristics and qualities against fragmentation, degeneration and, eventually, loss of significance.

Let me reiterate again that urban heritage goes beyond the notion of a group of buildings.

Issues of integrity and authenticity in historic urban landscapes, as now conceived by UNESCO, require an integration of tangible and intangible assets to achieve full understanding. Greater emphasis needs to be placed on implications of proposed urban conservation and development, including explicit assessment of institutional and financial gaps and the management strategies and instruments that are needed to ensure urban conservation.

Therefore, existing conservation processes and methods applied to heritage cities, while helpful, are insufficient to meet contemporary and emerging needs. In response to these needs and issues an updating of recommendations and guidelines is required. Outcomes are desired and a sharing of methodologies and case studies are urged. A diverse, robust tool kit is needed and should be the focus of collaborative efforts. To meet the specific needs of historic cities, tools to include policies, programs and interventions should be shaped and adapted in an open creative exchange in the near term.

It is worthwhile noting that issues as indicated below are relevant for today and the future:

- Hazard-disaster-preparedness-mitigation
- Archeological sites in the midst of Historic cities would have to be integrated to the totality of the area. Examples in Mexico City and recently Rome, among others, are remarkable.
- Adequate consideration and contemporary architecture to protect, enhance visitation of such sites by children and tourists alike. Contemporize the past to the present.
- Planning and executing tourism industries and visitation to meet and reinforce historic city sustainable and human development. Make sure tourism industry revenues at least in part are directed toward conservation proper as embodied in historic city development projects.

My concluding remarks as this paper comes to an end give some orientations as to how we can view historic cities in the future. City/Center of Heritage as a place to live, work, walk, visit, invest, generate employment, income, safeguard heritage, enjoy heritage; keep enhance and enjoy green areas; upgrade the social fabric and social cohesion; re-use monuments/historic buildings for economically viable activities and social or mixed uses.

The Future of Historic Cities/Centres; The future starts today. In fact today's creation is tomorrow's heritage

- Contemporary architecture in old settings along the lines of various UNESCO Memoranda and ICOMOS redrafted Charter 2006 should be encouraged and put in place. It guarantees sustainable conservation for the future.
- A Historic City in the future will have to include elements of INTANGIBLE Heritage. Intangible and tangible heritage are two sides of the same coin when it comes to Historic cities .
- Many historic cities, centres, sites, towns, quarters have been conserved largely by accident in the past. Considerable work has been done over the years.
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- In the near future, they will most likely be conserved and adequately developed by deliberate decision or not at all. Political will has been highlighted as a major prerequisite along the many others enumerated in this paper.
- Unless Heritage is combined with other aspects of development a 'wall of lamentations' may soon be erected for our future generations to lament on the loss of heritage of last centuries. Professional and personal commitment of younger generations is a must. Here is a call for them.

We are hopefully to see in the future historic cities that are

Just, *beautiful, creative, prosperous, environmentally friendly*, with easy access/contact, compact and yet with a built - in Diversity, This is inherent to its raison d'être. We need a social cohesion in historic cities , We would have to AVOID seclusion of any kind. This is our challenge