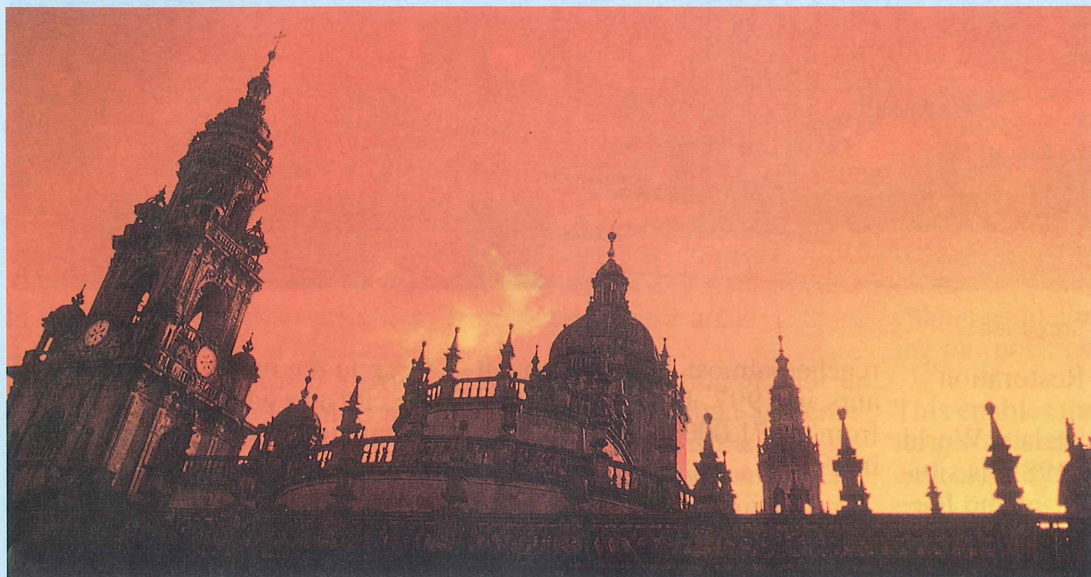


WORLD

The League of Historical Cities Bulletin

# HISTORICAL CITIES

NO. 13: APR. 1998



Catedral in Santiago de Compostela

Santiago de compostela

Boston

6th World Conference in Cracow

New member cities

Interview      Zurich



Inside view of the Cathedral in Santiago de Compostela



# Santiago de Compostela



Landscape of Santiago de Compostela

## Historical Quarter Restoration

Santiago de Compostela, a World Heritage City since 1985, is situated in the northeast of the Iberian Peninsula, capital of the Autonomous Community of Galicia and a city with a five hundred year old university.

Santiago has experienced an important process of development and urban growth in the last fifteen years, thereby endeavoring to respond satisfactorily to one of the key problems in the modernization process of a historical city.

It is how to resolve such a transformation maintaining and promoting the historical quarter as a symbolic reference and as an articulatory element of the new city, while conserving its historical values.

First of all, the size of the city has enabled the development of urban transformation policies and municipal policies, which, in the case of larger cities, would have decreased or, worst of all, neutralized the positive results of such policies.

In fact, the city's real population

reached almost 130,000 inhabitants in 1997, having increased from the 71,000 inhabitants it had in 1970.

Secondly, the existence of the General Urban Regulation Plan since 1990, has enabled the resolving of problems arising from the process of growth.

In this regard, the decentralizing of different supra-municipal functions and the creation of important infrastructures and facilities has enabled us to approach the process of comprehensive restoration of the historical quarter.

It is with a set of municipal and inter-administrative policies, implemented simultaneously with the drawing up, debating and approval of a Special Protection and Restoration Plan for the City's Historical Quarter, which has the following objectives:

First of all, maintaining and restoring residential usage as the priority usage.

The historical quarter has been a residential area, with a complete variety of urban activities and functions, making up a city.

Despite the process of growth of the city as a whole, with its urban expansion areas, the historical quarter has continued to conserve a high degree of occupancy in its buildings.

The availability of economic resources has enabled, by means of a suitable policy of home restoration, the promoting of residential usage, so that the degree of occupancy of the historical quarter buildings is still greater than that of the municipality as a whole.

This intervention-restoration process was initiated with specific policies dealing with public spaces and the exterior image of the city as a whole, and led to programs aimed at restoring homes and business premises, which account for most of the historical quarter's built-up area.

Thus, more than 1,200 homes and around about 300 business premises (making up more than 20% of the historical quarter's residential area) are presently being restored.

At the same time, restoration projects have been undertaken in a good number of the historical buildings (churches, convents,



palaces, etc.) making up the large complex of buildings that, along with the civil housing, form the historical quarter of Santiago.

Secondly, the consolidation of the central functions and economic activities, while implementing a policy of localization of important uses with a decentralizing objective.

In harmony with the General Urban Regulation Plan's design, the Special Plan for the Historical Quarter aims at consolidating the activities carried out in the historical quarter which guarantee the preservation of its central functions.

In those fields of urban activities for which its physical characteristics make the historical quarter an ideal setting and which are compatible with its residential nature, small-scale commercial usage and services are being promoted by improving traffic and pedestrian accessibility.

Small scale, high-quality commercial usage and services are being stimulated.

University usage is being optimized, in both its academic and residential aspects.

Historical buildings of great architectural interest are being restored

for institutional uses with a high symbolic and representational value and, finally, the restoration of buildings for carrying out cultural activities (theaters, cinemas, exhibition halls, museums, etc.) is being promoted.

Thirdly, in the project of urban growth and expansion, the historical quarter is being maintained and promoted as an important pedestrian infrastructure linking different sectors of the city.

The dimension of the city and the compactness of its surface area allow for intense pedestrian usage, by means of a continuous urban growth, dense and compact, which has produced a city with a pedestrian-scale surface area.

Finally, the protection of built-up heritage and the urban and environmental setting, is the final objective that forms the fourth theme on which the protection and restoration of the historical quarter is based.

Among the different appraisals set forth by the citizens residing in the city, or those visiting it, the perception of urban complex is what stands out most clearly as the city's most positive value, i.e.

the relationship between historical buildings and civil housing, the complex of public spaces,

squares, streets, etc., and its relationship with the residential area; and the image of the city in its materiality: granite, wood and wrought iron, as materials forming the exterior and interior of the built-up complex.

Maintaining, protecting and restoring this heritage is being achieved by means of a suitable hierarchy in its classification (from monuments to the humblest low-rise houses).

The work undertaken in recent years has resulted in a wealth of relationships (with the participation of the citizens in restoration projects), of knowledge, techniques and professions that will enable us to continue implementing our policies.

This enables the city to cope with its growth and urban expansion and, at the same time, cater for the ever-increasing number of tourists, pilgrims and visitors that come to the city and that will come especially in the years 1999, a Compostela Holy Year, and 2000, in which Santiago will be one of the nine European Cultural Capitals.



Santiago de Compostela





## Boston

FOUR HOTEL PROJECTS are under construction, three others will soon be receiving preliminary approvals by the City and four more are in the planning stage according to Jim Lydon, director of Economic Development for the Boston Redevelopment Authority.

The prominent Custom House, the second smallest of the projects at 85 rooms, stands out because the Marriott Corporation is selling suites in the building.

When the federal government vacated the Customs House on the eve of the 1980s real estate recession, the City purchased the building for \$11 million to preserve a key asset.

The General Services Administration, in an unusual move, financed the sale, and later allowed the City to renegotiate terms and defer payments when the City was unable to sell the building.

A commercial office tower and a luxury boutique hotel with residences were the two prime proposals that failed to happen

before Marriott purchased the building for \$25 million planning to develop time-share condominiums.

Cautiously optimistic, Marriott representatives report that they are ahead of schedule.

In addition to local buyers, Boston colleges' alumni and residents of Connecticut and Rhode Island are leading the way, according to Joseph Russo and Jay DiGiulio.

Marriott expects 70 percent of the buyers to use the units themselves; 30 percent will lease or trade Boston nights for other domestic and international locations through the company's popular exchange program.

The 80 units range from 159 to 278 square feet.

As specified in the purchase agreement, the tower's observation deck will be open to the public for regular tours.

The rotunda will also be open to the public.

In the hope of creating a maritime-theme museum in the space, Marriott is discussing museum loans and management with the Peabody Essex Museum.

Major exterior work to the Boston landmark includes repointing, inserting new windows in existing frames, cleaning and relighting.

Interior preservation efforts include cleaning and restoring wainscoting and other decorative elements in the rotunda and in the former counting room which will serve as the owners' lounge.

The street between the Board of Trade Building and the Custom House will be narrowed; its service will be limited to vehicles going to and from the two buildings.

This India Street entrance, the building's front door for its first 85 years, will again serve as the building's primary entrance.

The harbor side of the structure, McKinley Square, will also receive extensive landscape treatment.





### Historic Landmark

The Custom House is a distinctive landmark of, and a significant link to, Boston's long and prosperous association with the sea.

In its economic maritime heyday, the port of Boston collected one-fifth of the country's total custom revenue.

The federal government purchased the site, then located on the harbor's edge, in 1835.

The design competition for the building attracted notable architects like Alexander Parris, architect of Quincy Market.

Ammi Burnham Young, the architect selected, used local Quincy granite for the Greek Revival style building.

The design was a popular choice for public buildings of the day, signifying the new democracy.

The Custom House was filled to capacity by the turn of the century, and Boston architects Peabody and Stearns designed the 16-story tower addition which was completed in 1915.

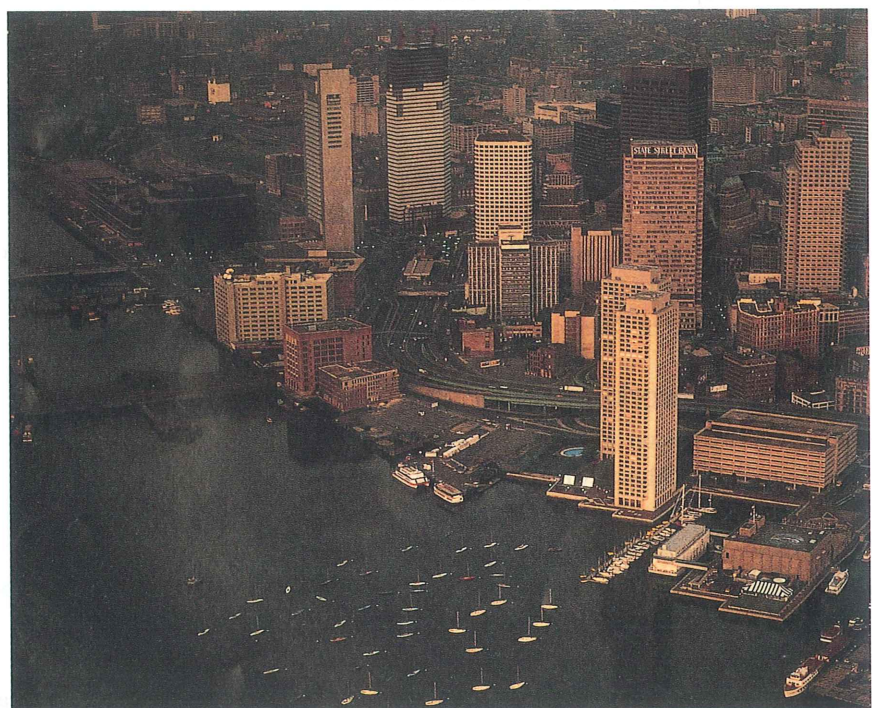
The addition was exempted by its

federal property status from local zoning ordinances and is considered Boston's first skyscraper, exceeding the 125-foot zoning height restrictions by 375 feet.

Sara Wermiel, historian of building technology, notes that the early Custom House and the tower each represent the best fireproof construction practice of their day.

"The remnants of Young's building is especially significant as one of the few examples of fireproof masonry construction in New England."

The tower is a steel frame curtain wall skyscraper.





# The 6th Conference of Historical Cities Heritage and Development of Historical Cities Cracow, 25 - 28 of May, 1998

## Program

### May 25th(Monday)

- 16:00-17:20 Board of Directors meeting (at City Hall)  
17:30-18:30 Press Conference with the nation-wide media participation (at City Hall)  
20:00 Reception given by the Mayor of the City of Cracow(at Wierzynek Restsurant)

### May 26th(Tuesday)

- 9:30-12:00 Opening of the Conference. Plenary session(The J.Slowacki Theatre)  
12:00-13:00 Lunch(The J.Slowacki Theatre)  
13:15-17:30 Study tours of the working groups in their particular topics  
17:30-18:30 Leisure time  
19:00-20:20 Concert of classical music, by K.Penderecki(Bernardine Church)  
20:30-22:00 Banquet(Wentzl Resutaurant)

### May 27th(Wednesday)

- 9:00-12:00 Sessions of the working groups(at City Hall, Fontany Hall in the Cracow Historical Museum, Conference center in the Wawel Castle)  
12:30-13:30 Lunch(different locations for different working groups)  
13:45-15:30 Study tours of the working groups  
15:30-16:30 Leisure time  
16:45 Departure to Wieliczka Salt Mine  
17:00-19:30 The Sightseeing tour of the Wieliczka Salt Mine  
19:30-22:00 Dinner at Salt Mine Chambers for Conference participants and their associates.

### May 28th (Thursday)

- 8:30- 9:30 General Assembly of the League of Historical Cities(at City Hall)  
10:00-13:00 Closing Ceremony Presentation of the Cracow Declaration(The J.Slowacki Theatre)  
11:30-13:00 Farewell lunch (The J. Slowacki Theatre)  
13:30-15:00 Board of Directors meeting (at City Hall)

## The topics of working sessions

- 1 Managing of a Historical City  
Moderators: Fez (Morocco), Montpellier (France), Amsterdam (Netherlands)
- 2 Cultural Tourism in a Historical City  
Moderators:Xian (China), Edinburgh (Great Britain)
- 3 The Role of Major Projects (Olympic Games, World or Continental Festivals, Expo's) in the development of the Historical Cities  
Moderators:Athens (Greece), Montreal (Canada)
- 4 Transmission of Cultural Values in a Historical City (Anthropological and Educational Aspect)  
Moderators:Kyoto (Japan), Cracow (Poland)



## New Member Cities

Application by these 4 cities was approved at the 2nd Meeting of Board of Directors in Cracow on July 15, 1997.

### Nara

(Japan)  
 Mayor: Yasunori Ohkawa  
 Population: 363,000  
 Contact: Masahiko Yamamoto  
 Director, Mayor's office  
 1-1-1, Nijyo-oji Minami, Nara Japan  
 Tel: 81 742 34 1111 Fax: 81 742 34 1212



The city of Nara, originally known as Heijyokyo, served as the capital of Japan from 710 to 784 and became a center of traditional Japanese arts and culture. Nara, also known as the eastern terminal point of the Silk Road, thrives today as an international tourist city offering the elegant ambiance of the 8th century Tempyo culture that flourished during its reign as capital of Japan. UNESCO has registered various well-preserved treasure as World Cultural Heritage Sites and the city will reconstruct the ancient Suzaku Gate as a symbol of Nara's entryway into the 21st century.

### Baghdad

(Iraq)  
 Mayor: Taher Mohammed Hassoun Almarzok  
 Population: 5,000,000  
 Contact: Amanat Baghdad  
 Mayor's office  
 Address:  
 Baghdad City Hall, Baghdad, Iraq  
 Tel: 964 1 8852726 Fax: 964 1 8880113



Founded in AD762 by Abu Jafar al-Mansur, the city of Baghdad was originally built on the west bank of the Tigris River. Circular walls enclosed the city and, although its original name was Madinat as-Salam (City of Peace), it was more popularly known as the Round City. At the city's center were the caliph's palace and the grand mosque.

November 15th is designated as Day of Baghdad. Festival is held on this day to celebrate the anniversary of establishment of the city.

### Algiers

(Algeria)  
 Mayor: Gougam Abdelaziz  
 Population: 1,523,000  
 Contact: Yacel Nadia, director of cabinet  
 Address:  
 Assemblée Communale Commune de la Ville d'Alger 6, Avenue Asselah Hocine  
 Alger 16000  
 Tel: 213 2 714500 Fax: 213 2 744000



The capital city of Algeria is located on the Mediterranean coast, set against forested mountains and overlooking a bay. The modern city of Algiers is formed of two parts. The lower part is the French-built new town with wide boulevards, and all the cultural trappings of colonialism like an opera house, cathedrals, theatres, museums. The Casbah or old city forms the upper part of Algiers, replete with labyrinthine passageways and a 16th century walled fortress.

### Konya

(Turkey)  
 Mayor: Halil Urun  
 Population: 950,000  
 Contact: Hasan Oguz  
 Belediye Baskanligina, Konya, Turkey  
 Tel: 81 742 34 1111 Fax: 81 742 34 1212



The city of Konya became an Islamic center of culture, art and politics in twelfth and thirteenth centuries. Many Islamic scientists, artists and architect gathered in Konya and made great contributions to their respective fields, thus making Konya a center of the Islamic world. Theological schools and mosques also were constructed in that period.

## The League of Historical Cities List

- |  |   |  |
|--|---|--|
| Accra (Republic of Ghana)  | Guadalajara (United Mexican States)             | Montreal (Canada)                              |
| Alexandria (Arab Republic of Egypt)                              | Hanoi (Socialist Republic of Viet Nam)          | Montpellier (France)                           |
| Algiers (Algeria)  | Helsingborg (Sweden)                            | Nanjing (People's Republic of China)           |
| Amsterdam (Kingdom of the Netherlands)                           | Iasi (Romania)                                  | Nara (Japan)                                   |
| Athens (Hellenic Republic)                                       | Isfahan (Islamic Republic of Iran)              | Prague (Czech Republic)                        |
| Baghdad (Iraq)   | Istanbul (Republic of Turkey)                   | Quebec (Canada)                                |
| Barcelona (Spain)  | Jerusalem (State of Israel)                     | Rio de Janeiro (Federative Republic of Brazil) |
| Bordeaux (French Republic)                                       | Kaesong (Democratic People's Republic of Korea) | Rome (Republic of Italy)                       |
| Boston (United States of America)                                | Katmandu (Kingdom of Nepal)                     | Santiago de Compostela (Spain)                 |
| Bratislava (Slovak Republic)                                     | Kiev (Ukraine)                                  | Tashkent (Republic of Uzbekistan)              |
| Brussels (Kingdom of Belgium)                                    | Konya (Turkey)                                  | Tunis (Republic of Tunisia)                    |
| Budapest (Republic of Hungary)                                   | Kyongju (Republic of Korea)                     | Ulan Bator (Mongolia)                          |
| Chiang Mai (Kingdom of Thailand)                                 | Kyoto (Japan)                                   | Varanasi (India)                               |
| Cologne (Federal Republic of Germany)                            | Lahore (Islamic Republic of Pakistan)           | Vienna (Republic of Austria)                   |
| Cordoba (Spain)  | Lisbon (Portuguese Republic)                    | Xian (People's Republic of China)              |
| Cracow (Republic of Poland)                                      | Melbourne (Australia)                           | Yangon (Myanmar)                               |
| Cusco (Republic of Peru)   | Mexico City (United Mexican States)             | Yogyakarta (Republic of Indonesia)             |
| Dublin (Ireland)   |   | Zagreb (Republic of Croatia)                   |
| Edinburgh (United Kingdom of Great Britain and Northern Ireland) |   | Zurich (Swiss Confederation)                   |
| Fez (Kingdom of Morocco)   |   |  |
| Florence (Republic of Italy)                                     |   |  |



INTERVIEW

# Dr. Thomas Wagner

Zurich City Councillor, First Vice-Mayor of City of Zurich

**Your city has been selected as a Director, what are your aspirations as one of the principal officers ?**

In 1987, as Mayor of Zurich, I already had the opportunity to attend the the first World Conference of the League of Historical Cities in Kyoto.

This meeting was an unforgettable experience for me in numerous respects.

First of all, the gathering together of the responsible authorities of many cities of the world provided an opportunity to establish contacts and exchange experiences.

Secondly, the conference of the League of Historical Cities allowed me to present the city of Zurich-the largest city of Switzerland in the center of Europe.

Thirdly, I consider these technical and personal connections between cities a means to secure peace in our networked (globalized) world, to promote the living together of people of different cultures and to give sustained attention to the protection of our environment.

The city of Zurich has supported these goals in the past and will continue to do so in the future.

**What is your activity or project concerning the League which your city is engaged in?**

In comparison to other cities of the world, Zurich is a small city.

Nevertheless, Zurich can present respectable results in the fields of public transportation, urban development, energy supply, environmental protection and preservation



of its historical heritage.

I believe that the city of Zurich would be happy to share its expertise in these fields with other cities and that therefore the participation of Zurich as representative of a small country is of interest to the League of Historical Cities.

**What do you expect of the League when each member city of the League deals with the common theme of conservation and development?**

The goals of many cities are in fact often the same. The ways and means to achieve these goals are different.

For example, at the conference of the League of Historical Cities in Xian I presented the fruitful cooperation between Zurich and the city of Kunming in the Southwest of the People's Republic of China.

My lecture was of great interest to the participants because it pre-

sented an example of constructive cooperation between cities.

After all, each member of the League of Historical Cities can learn from the experiences of the other member cities.

**Please give your message to the Members of the League of Historical Cities.**

The experiences I had at the conferences in Kyoto and Xian were so positive that I am convinced that this union of cities is necessary and makes sense in different respects.

Our present technical and economic development shortens not only the distances between us, but we all also have a heightened responsibility in common for the sustainable development of the planet earth.

However, we can only bear this global responsibility, if as cities and countries, we do not isolate ourselves from each other, but rather face the problems together and demonstrate solidarity with all continents and cultures.

The League of Historical Cities is a suitable instrument for meeting these great challenges.

I thank all the members of the League of Historical Cities for their commitment and their contributions to fulfill these goals.

*Secretariat has now e-mail access.  
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URL address: <http://www.city.kyoto.jp/somu/kokusai/lhcs/>*

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