

INVENTORY OF HISTORIC PLACES: A SYSTEMATIC METHOD FOR THEIR IDENTIFICATION, EVALUATION AND DETERMINING SIGNIFICANCE PART I: CORE DATA AND INVENTORY FORM

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ABSTRACT

Systematic inventory and recording is an effective and primary tool for facilitating good management and understanding of historic towns, cities and areas. This paper presents a method developed for inventory recording in the context of under-resourced countries not having efficient and well formed systems for definition, protection and preservation of their heritage properties. The paper focuses on an inventory format designed through a research undertaking in Sindh, the southeastern region of Pakistan, taking its historic towns as case studies. The research outcomes are presented in two sequential papers: the first part discusses Core Data Index Form (CDIF) and inventory layout in detail. The discussion expands on contributions and practical utility of database outputs compiled as a manual of inventory forms for use by heritage managers and decision makers to develop better understanding and management mechanisms for enlisted properties. Considerations for recording field data are explained in detail. The second paper presents comparison of two case study towns, where the developed method was applied for documentation.

Key words: Heritage inventory, listing criteria, degree of value, historic places significance, inventory database.

INTRODUCTION AND BACKGROUND

Historic environments contribute towards establishing the identity and unique character of any place. Realization of their irreplaceable value is however, not well recognized especially in the under-resourced developing regions, resulting in an absence of initiatives for their documentation and study to define significance values and attempt preservation. Their destruction goes unchecked leaving most historic towns vulnerable to pressures threatening the existence of their unique fabric.

Mid 20th century marks the emergence of area-based

conservation, particularly in Europe where entire towns or historic districts were designated as conservation areas. This created a need for inventory and listing of existing historic fabric; gathering information on its qualities, condition, materials, usage, style, and other related aspects, and develop planning policies for better management and conservation. Recording, inventory or listing of cultural property is defined as the process for ‘documenting what is there’ or the ‘capture of information which describes the physical configuration, condition and use’ of historic places, identified for protection at regional, national or local levels. Comprehensive inventories are recommended in all major international conventions for heritage protection as essential for developing better understanding of the ‘wider historical, social and architectural contexts’ of any place; and considered indispensable not only for ‘definition, interpretation, education, protection, conservation, planning, rehabilitation and heritage management’ (CoE, 2001; p18), but also as an effective tool for creating public awareness and inculcating support for their legislative protection. The main purpose of heritage inventory is not only to develop a record but to facilitate an understanding for analyzing the forces and constraints which have weighed on a place and must be taken into account for managing future developments with coherence and harmony (CoE, 2001).

RESEARCH METHODOLOGY

This paper presents a method developed to assess historical and cultural built form traditions, using systematic documentation as a tool for analysis of historic environments. The adopted methodology uses available resources and information, building upon it through methodical data collection from field surveys; using a pre-designed ‘Core Data Index Form’ (CDIF) for mapping and inventory listing of heritage properties. The CDIF, a primary outcome of the research process, has been designed to capture data that substantially covers tangible and intangible aspects, the

complexity of historic traditions and the importance of fragile natural and environmental resources. It was first pilot tested and then applied for inventory documentation of two historic towns in Sindh¹, Pakistan (Figure 1).

Research undertaken internationally in the area of heritage documentation provides with a well established contextual frame of reference. The theoretical base for this research is derived from existing methods (ICOMOS, 1996, 1987; CoE, 2001; Insall, 1986); reviewed and adapted for the local context of case study region. The ICOMOS 'Principles for Recording of Monuments, Groups of Buildings and Sites' (1996) define the basic content of a record and guidelines for building up these records. The 'Guidance on Inventory and Documentation of the Cultural Heritage' (2001) consolidates all previous efforts and experiences, giving a detailed guideline for structuring, planning and managing inventories of buildings/ monuments, archaeological sites and museum objects. The CDIF developed for this research and being presented in detail is based on these principal documents of heritage recording, and additionally includes data considered essential for addressing the lack of existing information on historic towns in the case study region of Sindh.

The historic towns in case study area, being under- researched and not documented, it was felt essential that an inductive approach be adopted for field survey. Such an approach for inventory documentation, termed as an 'exhaustive' listing (CoE, 2001) is not a common practice due to constraints of resources. Case studies from among the developed countries indicate such an approach being applied in the context of small historic towns; especially in the European region. In larger cities the shortfalls of not adopting this approach is compensated with well developed organizational setups having trained professionals dealing with heritage properties. Within the South Asian region, India has recently made efforts through its educational institutions to initiate this approach of inventory documentation. Mentionable work in this context is being developed in Ahmedabad and Jaisselmer through institutional collaborations; but these are still in their early stages hence sufficient information is not available to do a comparable analysis. The most striking difference between developed countries and the under-resourced cases is the administrative structure which, in the latter case, is almost non-existing when it comes to dealing with issues of area conservation. The proposed inductive

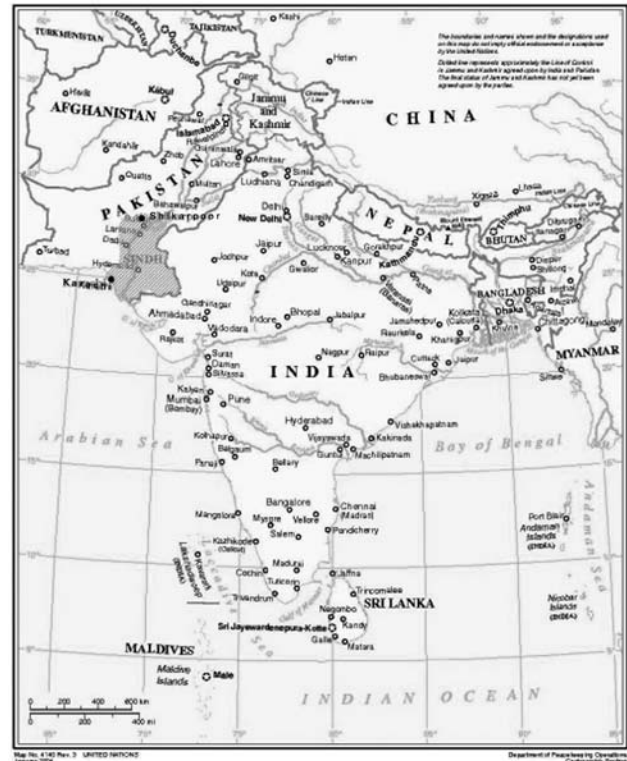


Figure-1: Regional map showing location of Sindh and its two chosen case study towns.

approach to inventory documentation is primarily being advocated to compensate for this deficiency and overcome the lack of existing knowledge on historic urban environments in the case study area.

The CDIF has three sets of information: usage and physical condition of fabric, architectural or historical merits and socio-economic data on residents/ users/ owners of the listed properties. In addition to specific data on individual properties – more generalized town level information on transportation links, infrastructure, street patterns, and other aspects of the built fabric, the topographical features as well as the natural/ manmade threats attached to the area, are recommended for inclusion in the recording and mapping process as part of the town/ city's background information treated as common to all listed properties, and thus not mentioned within the inventory form. This additional data is useful for gaining a holistic understanding, necessary to evaluate the degree of changes, transformations and extent of preserved historic character; and also for formulation of policies and proposals

1 The province of Sindh forms the south-eastern part of Pakistan; it is identified as a distinct entity on grounds of its linguistic and socio-cultural identities. The boundaries of Sindh are largely defined by natural features of the landscape; Kirthar Mountain ranges on the west, the Thar and Rajasthan Desert on the east forming borders with India, the Runn of Kutch in south and the Arabian Sea on southwest.

for effective use, management and maintenance of historic places, which however, is not discussed in detail here.

INTERNATIONAL STANDARDS:

Core Data, Recording Process, Criteria and Management of Inventories

The definition of cultural properties has evolved to include within its domain a wide spectrum of man made, natural, tangible and intangible aspects, making it inevitable to involve various organizations and departments for national

heritage management. For a smooth exchange of information and efficient collaboration between organizations/ departments, it is essential to maintain inventories on a standardized and exchangeable format, ensuring a consistency in the database. Essential 'core data' elements and standards developed and approved internationally aim to facilitate classification of individual buildings and sites (Table 1). This comparative table reflects on the level of standardization achieved internationally for developing inventories of historic places.

Table 1: A comparison of 'core data' identified by ICOMOS (1996) and CoE (2001), reflecting on the level of standardization achieved through these two documents.

'Principles for the Recording of Monuments, Groups of Buildings and Sites' ICOMOS (1996)	'Guidance on Inventory and Documentation of the Cultural Heritage' CoE (2001)
1. Name of building/ group/ site	1. Name & References <ul style="list-style-type: none"> ▪ Name of building ▪ Unique reference number ▪ Date of compilation ▪ Recording organization ▪ Cross reference to different records (documentation, photographs, drawings, textual, bibliographic) ▪ Cross reference to archaeological records ▪ Cross reference to environmental record
2. Unique ID reference number	
3. Date of Compilation	
4. Recording Organization/ Person	
5. Cross References (photographs, records, reports, bibliographic references)	
6. Location (description, aerial photographs, maps, plans, address,, street reference)	2. Location <ul style="list-style-type: none"> ▪ Administrative unit (state/ province, geopolitical unit, administrative division) ▪ Address (postal name, number in street or road, name of street/ road, locality, town/ city, postal code) ▪ Cartographic reference ▪ Cadastral reference/ land unit
7. Building Details <ul style="list-style-type: none"> ▪ Type, form, dimensions ▪ Interior/ exterior characteristics ▪ Nature, quality, cultural, artistic, scientific significance ▪ Material of Construction ▪ Decoration/ ornamentation ▪ Inscriptions ▪ Services, fittings, machinery ▪ Ancillary structures, gardens ▪ Date of origin (authorship, ownership) ▪ Use 	3. Functional Type <ul style="list-style-type: none"> ▪ Building type ▪ Building category (broad functional type) 4. Dating <ul style="list-style-type: none"> ▪ Period ▪ Century ▪ Date range ▪ Absolute date 5. Persons/ organizations associated
8. Assessment of current condition	6. Building materials and construction technique
9. Assessment of conflicts and risk	
	7. Physical Condition <ul style="list-style-type: none"> ▪ Integrity of building (demolished, ruined, remodeled, restored) ▪ State (good, fair, poor, bad)
	8. Protection/ legal status
	9. Notes <ul style="list-style-type: none"> ▪ Historical summary ▪ Comments

A systematic inventory process requires establishing a pre-defined 'criteria for listing' to ensure inclusion of all properties that represent 'the *essence* and *style* of an area'; its character and unique qualities through a range of elements including groups of buildings, structures like bridges and water towers, objects like sign posts, trees, sculpture, open spaces both natural (gardens, parks, river banks) and hard (plazas, squares), layout and pattern of streets, topographical features, views/vistas and archaeological resources (Jameison, 1990; p14). National or regional level inventories continuing over long periods require constant updating, refinement and revisions; these are thus envisaged as an 'ongoing' process with a flexibility to incorporate changes over time. Managing and sustaining the process requires careful thinking, vis-à-vis financial support, budgeting for un-anticipated discovery during documentation adding expenditure, ongoing and evolving evaluation of significance and value designation, constant updating of the database, continuity in staff training, and finally the responsibility of information dissemination for public benefit.

In economically impoverished countries like Pakistan, heritage conservation has a very low priority on the official agenda for planning and development. Community support for conservation is thus purely dependent on association, appreciation or bonding towards the place – a sense of ownership towards it; as incentives of financial or technical support offered to property owners in the developed world, are difficult to arrange. In such a context the heritage inventory process can only be realized if incorporated and supported through academic research process, producing outputs with practical utility and potential for creating awareness and understanding for importance of historic environments. In addition, the dissemination of such research outputs is an important aspect which can be achieved through use of modern technology and web based information dissemination sources; but due consideration regarding ground realities of lacking resources should be kept in mind. Often the feasibility of complete reliance on technological support is not possible thus the value of hard copy publications cannot be denied.

THE CDIF

The CDIF (Figure 2a, 2b, 2c, 2d, 2e) presented here has two parts; part 'A' focusing on 'Building/ Site Data', and part 'B' focusing on 'Socio-economic Data' of residents and

users of identified properties. The developed CDIF uses core data entries proposed in ICOMOS and CoE documents summarized in table 1, as the baseline. But it expands further on additional information considered essential in the case studies' context. Fields from 1 – 14 originate from the existing two references, but slightly modified for better understanding at a local level. Addition of the analytical data (field 15) and socio-economic data (section B) in the CDIF is a contribution of this research approach, addressing the existing lack of understanding and information on heritage sites in the case study areas' context. Following is an explanation for the different fields of data included in the CDIF:

Part 'A': Building/ Site Data

This part contains objective and analytical information for specific property, including data on the built form, its physical condition, architectural features, ownership/ occupancy status and location.

1. **Name and references** include present name, as well as older name/s of the property known through sources such as inscriptions, historic maps, gazetteers, or official documents/ records. The reference is a unique ID for each property, linking all its corresponding records and files in the database and other software. Previous references such as enlistment number², or previous listing, documentation or designation references should also be recorded in this field, allowing for a detailed catalogue of information connecting previous and new sources.
2. **Location** includes complete address with plot number, street name, postal code (if any), locality/ city/ province name and GPS coordinates (important particularly for isolated properties on outskirts or periphery of the city).
3. **Functional type** records the **original function**, irrespective of usage at the time of listing. The eleven pre-defined major categories listed in 3.1 include:
 - i. Public monuments/ civic amenity/ public utilities
 - ii. Educational/ Institutional
 - iii. Religious/ Worship
 - iv. Health/ Welfare
 - v. Commercial

2 'Enlistment number' is the official reference maintained by the Department of Culture, Government of Sindh for the listed buildings of Karachi.

PART A:
Building/ Site/ Urban Element Data

CORE DATA INDEX FORM
(Historic Buildings, Monuments and Sites of Heritage Significance)

1. Name and References:			3. Functional Type																																																																																																														
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Figure-2a: Page 1 of the CDIF including primary data on the building/ site/ urban element.

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Columns</td><td><input type="checkbox"/></td> <td>+3</td><td><input type="checkbox"/></td> </tr> <tr> <td>3. Arched/ decorative W/V</td><td><input type="checkbox"/></td> <td>+2</td><td><input type="checkbox"/></td> </tr> <tr> <td>4. Pediments</td><td><input type="checkbox"/></td> <td>+1</td><td><input type="checkbox"/></td> </tr> <tr> <td>5. Roundel/Rosette</td><td><input type="checkbox"/></td> <td>G</td><td><input type="checkbox"/></td> </tr> <tr> <td>6. Cornices/ Moulding</td><td><input type="checkbox"/></td> <td></td><td></td> </tr> <tr> <td>7. Portal</td><td><input type="checkbox"/></td> <td></td><td></td> </tr> <tr> <td>8. Festoons/ Garland</td><td><input type="checkbox"/></td> <td></td><td></td> </tr> <tr> <td>9. Arcade/ portico</td><td><input type="checkbox"/></td> <td></td><td></td> </tr> <tr> <td>10. Rose Window/ Bull's Eye</td><td><input type="checkbox"/></td> <td></td><td></td> </tr> <tr> <td>11. 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	2. Columns	<input type="checkbox"/>		+3	<input type="checkbox"/>																																																																																																																																																																																																																																																																																																																																					
	3. Arched/ decorative W/V	<input type="checkbox"/>		+2	<input type="checkbox"/>																																																																																																																																																																																																																																																																																																																																					
	4. Pediments	<input type="checkbox"/>		+1	<input type="checkbox"/>																																																																																																																																																																																																																																																																																																																																					
	5. Roundel/Rosette	<input type="checkbox"/>		G	<input type="checkbox"/>																																																																																																																																																																																																																																																																																																																																					
	6. Cornices/ Moulding	<input type="checkbox"/>																																																																																																																																																																																																																																																																																																																																								
	7. Portal	<input type="checkbox"/>																																																																																																																																																																																																																																																																																																																																								
	8. Festoons/ Garland	<input type="checkbox"/>																																																																																																																																																																																																																																																																																																																																								
	9. Arcade/ portico	<input type="checkbox"/>																																																																																																																																																																																																																																																																																																																																								
	10. Rose Window/ Bull's Eye	<input type="checkbox"/>																																																																																																																																																																																																																																																																																																																																								
	11. Grills / Iron work	<input type="checkbox"/>																																																																																																																																																																																																																																																																																																																																								
	12. Carved Timber/Metal Brackets	<input type="checkbox"/>																																																																																																																																																																																																																																																																																																																																								
	13. Cupolas/ Chattris	<input type="checkbox"/>																																																																																																																																																																																																																																																																																																																																								
	14. Projecting (c) gallery, balcony room	<input type="checkbox"/>																																																																																																																																																																																																																																																																																																																																								
	15. Opening with fixed jail/openwork	<input type="checkbox"/>																																																																																																																																																																																																																																																																																																																																								
16. Carved timber door/s	<input type="checkbox"/>																																																																																																																																																																																																																																																																																																																																									
17. Ornamental timber pelmet	<input type="checkbox"/>																																																																																																																																																																																																																																																																																																																																									
18. Niche for lamp/ diya	<input type="checkbox"/>																																																																																																																																																																																																																																																																																																																																									
19. Decorative Parapet	<input type="checkbox"/>																																																																																																																																																																																																																																																																																																																																									
20. Stucco/ plaster of paris fresco & details	<input type="checkbox"/>																																																																																																																																																																																																																																																																																																																																									
21. Courtyard/ Sehn/ Open space	<input type="checkbox"/>																																																																																																																																																																																																																																																																																																																																									
22. Timber ceiling with geometric patterns	<input type="checkbox"/>																																																																																																																																																																																																																																																																																																																																									
23. Shiwala (private temple)	<input type="checkbox"/>																																																																																																																																																																																																																																																																																																																																									
24. Timber Pitched Roof	<input type="checkbox"/>																																																																																																																																																																																																																																																																																																																																									
25. Dome	<input type="checkbox"/>																																																																																																																																																																																																																																																																																																																																									
26. Sculpture	<input type="checkbox"/>																																																																																																																																																																																																																																																																																																																																									
27. Marble Carved Panels	<input type="checkbox"/>																																																																																																																																																																																																																																																																																																																																									
28. Pilasters	<input type="checkbox"/>																																																																																																																																																																																																																																																																																																																																									
29. Coupled Columns	<input type="checkbox"/>																																																																																																																																																																																																																																																																																																																																									
30. Garbage Chute	<input type="checkbox"/>																																																																																																																																																																																																																																																																																																																																									
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Pavilion/ Gazebo	<input type="checkbox"/>																																																																																																																																																																																																																																																																																																																																									
Tree/ Shrubs/ Plants	<input type="checkbox"/>																																																																																																																																																																																																																																																																																																																																									
Pathways/ Walkways	<input type="checkbox"/>																																																																																																																																																																																																																																																																																																																																									
Water body/ Fountain	<input type="checkbox"/>																																																																																																																																																																																																																																																																																																																																									
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12.2 Inscriptions																																																																																																																																																																																																																																																																																																																																										
14. Location Map																																																																																																																																																																																																																																																																																																																																										

Figure-2b: Page 2 of the CDIF including architectural details of building/ site/ urban element.

15. Analysis of Value

15.1 Parameters for Merit		15.2 Locational Value	
This includes the aesthetic merits of any property in terms of its; (10pts) <input type="checkbox"/> external architectural features, including decorations etc. (10pts) <input type="checkbox"/> representative of typical or unique plan typology (10pts) <input type="checkbox"/> evidence of unique craftsmanship (10pts) <input type="checkbox"/> record of variation in construction materials and building technology	i. Architectural Interest	A. Property having Independent Compound with Public Open Spaces, Visible from main road <input type="checkbox"/> (20pts) with Private Open Spaces, visible from main road <input type="checkbox"/> (15pts) with Public Open Spaces, not seen from road <input type="checkbox"/> (15pts) with Private Open Spaces, not seen from road <input type="checkbox"/> (10pts)	
Open spaces and natural sites that; (10pts) <input type="checkbox"/> emerged as an expression of the urban cultural patterns (10pts) <input type="checkbox"/> contribute in maintaining an ecological balance on an environmental level	ii. Environmental/ Natural Asset		
This particular parameter helps in identifying the historic value in terms of; (10pts) <input type="checkbox"/> representative social, cultural and economic values (10pts) <input type="checkbox"/> representative military history (10pts) <input type="checkbox"/> innovation in technological and engineering contributions	iii. Historic Interest	B. Property with Facades on Streets/ Roads Corner Plot with Three Facades on St. & Main Rd. <input type="checkbox"/> (20pts) Corner Plot with Two Facades on Main Roads/ Streets <input type="checkbox"/> (18pts) Corner Plot with Two/ Three Facades on Streets <input type="checkbox"/> (10pts) Sandwiched Plot with Two/ Three Facades on St./ Main Rd <input type="checkbox"/> (18pts) Sandwiched Plot with One Facade on Main Road <input type="checkbox"/> (15pts) Sandwiched Plot with One Facades on Street <input type="checkbox"/> (10pts) Sandwiched/ Corner plot inside dead-end street <input type="checkbox"/> (8pts)	
Association of any property with; (20pts) <input type="checkbox"/> an important national/ local personality (20pts) <input type="checkbox"/> link with an important historic event (20pts) <input type="checkbox"/> being first of its type, tradition, technology, etc.	iv. Historical Association		
Involves inclusion of properties which themselves do not have much architectural character or historical importance but; (10pts) <input type="checkbox"/> contribute to the group value of an area or cluster	v. Group Value	C. Remotely Located on the Outskirts of City with Access from Secondary Roads <input type="checkbox"/> (20pts)	
(20pts) <input type="checkbox"/> Landmark Value (10pts) <input type="checkbox"/> Public eminence/ Significance (20pts) <input type="checkbox"/> Rare survivor and expression of cultural/ construction tradition (20pts) <input type="checkbox"/> Unique urban element or building type	vi. Other		

<input type="checkbox"/> 1 st Degree Value (150 – up to 90 points)	<input type="checkbox"/> 3 rd Degree Value (below 69 – up to 50 points)
<input type="checkbox"/> 2 nd Degree Value (below 89 – up to 70 points)	<input type="checkbox"/> 4 th Degree Value (below 49 – up to 20 points)

Figure-2c: Page 3 of the CDIF including analytical information on the building/ site/ urban element.

<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: left;">Number of Resident/ User's Units:</th> </tr> <tr> <td colspan="2">Number of portions or separate resident/ user units in the building;</td> </tr> <tr> <td style="width: 10%;"></td> <td style="text-align: center;">Name of Key Person</td> </tr> <tr> <td>1.</td> <td></td> </tr> <tr> <td>2.</td> <td></td> </tr> <tr> <td>3.</td> <td></td> </tr> <tr> <td>4.</td> <td></td> </tr> </table>	Number of Resident/ User's Units:		Number of portions or separate resident/ user units in the building;			Name of Key Person	1.		2.		3.		4.		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th colspan="2" style="text-align: left;">Building Name and Reference:</th> </tr> <tr> <td style="width: 50%;">Name of Building:</td> <td></td> </tr> <tr> <td>Reference ID:</td> <td></td> </tr> <tr> <td colspan="2" style="padding: 5px;"> <i>Note: Part B of the Core Data Index Form will be filed separately and stored in a secure storage. A separate Sheet of Resident/ User Data will be filled for each family/ user unit listed for any building.</i> </td> </tr> </table>	Building Name and Reference:		Name of Building:		Reference ID:		<i>Note: Part B of the Core Data Index Form will be filed separately and stored in a secure storage. A separate Sheet of Resident/ User Data will be filled for each family/ user unit listed for any building.</i>	
Number of Resident/ User's Units:																							
Number of portions or separate resident/ user units in the building;																							
	Name of Key Person																						
1.																							
2.																							
3.																							
4.																							
Building Name and Reference:																							
Name of Building:																							
Reference ID:																							
<i>Note: Part B of the Core Data Index Form will be filed separately and stored in a secure storage. A separate Sheet of Resident/ User Data will be filled for each family/ user unit listed for any building.</i>																							

Socio-economic Data of _____'s Family:

1. Family Type	Extended	Parents & Married sons/ daughters <input type="checkbox"/>	2. Religious Affiliation	Hinduism <input type="checkbox"/>	Other <input type="checkbox"/>
		Married brothers/ sisters <input type="checkbox"/>		Islam <input type="checkbox"/>	Mention Below
	Nucleus	Only parents & unmarried children <input type="checkbox"/>		Christianity <input type="checkbox"/>	

3. Details of Resident Family Members:

	Name	Age					Sex (F/M)	Relation to Key Person	Profession/ Education	Marital Status
		0-15	16-25	26-44	45-69	70+				
1.										
2.										
3.										
4.										
5.										
6.										
7.										
8.										
9.										
10.										

4. Visiting Family Members:

Do you have family members who live in other cities, but visit occasionally for short durations?	YES	<input type="checkbox"/>	How many?	
			Where from?	
	NO	<input type="checkbox"/>	How often?	
			Duration of stay?	

5. Association with the Place	5a. How many generations of the family has lived here?	
	5b. How long have you been living in this house?	
	5c. How long have you been living in this city?	
	5d. If from another place, where from?	

Figure-2d: Page 4 of the CDIF including basic data on the resident/ user.

6. Occupancy Terms					6.1 If resident is a caretaker;	
Rented	Owned	Pegree	Caretaker	Other	a. Where does the owner live?	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	b. How frequently does the family visit here?	
					c. What is the duration of visits?	
					d. What is the frequency of visits?	
					e. What time of the year do they visit?	

7. Other Property	7a. Do you have any other property in the city?	YES	<input type="checkbox"/>	7b. Do you have any other property in the elsewhere?	YES	<input type="checkbox"/>
		NO	<input type="checkbox"/>		NO	<input type="checkbox"/>

8. Family Income	8a. Number of earning members in the family?		8b. What is the approximate monthly income?	5000 – 15000+
				20,000 – 50,000+
				Above 100,000

9. Mode of Transportation Used for Commuting to;								
		Private Car	Motor Cycle	Bicycle	Bus	Walk	Taxi/ Rickshaw	Other
1.	Work							
2.	School/ College							
3.	Grocery/ Shopping							
4.	Visiting family/ friends							
5.	Recreation/ Leisure							
6.	Prayer/ Worship							

10. General Questions	10a. How would you ratify your relationship with neighbors?	Very cordial <input type="checkbox"/> Just acquaintance <input type="checkbox"/> Do not like to interact <input type="checkbox"/>
	10b. Do you feel any security concerns in the city or neighborhood?	
	10c. Where do you prefer to go for leisure/ recreational activities with family?	
	10d. Would you like to identify any problems vis-à-vis living in this house?	
	10e. What are your future plans for this property?	
	10f. Do you feel this building has any value as a national/ city's heritage and history?	
	10g. How frequently do you get repairs/ renovations done in the building?	
	10h. What do you like the most about this place?	

Figure-2e: Page 5 of the CDIF including basic data on the residents/ users.

- vi. Industrial
- vii. Agricultural
- viii. Military
- ix. Residential
- x. Open spaces/ Natural sites
- xi. Urban elements

Each of the eleven function-based broader categories include a range of uses from which exact original use of property (if known) is noted either by selecting from listed options or adding in the list as a new finding (Figure 2a). The change in function over the properties' life span is documented in 3.3 as a record of functional history which would also indicate the changes in ownership, if any.

4. Dating includes exact date of construction, if known through an inscription or published/ official documents or administrative record. If unknown, properties can be broadly dated under a specific period style based on analysis of architectural vocabulary and detailing. Where such classifications do not exist, inventory data itself can become a source for developing categories of stylistic trends existing in specific study area.

5. Associated persons/ organizations includes information on the architect/ designer, builder, patron, and/ or association with any personality of national significance known through historic documents and publications.

6. Materials/ Construction

6.1 Building materials includes data on materials used in construction, particularly for the main elements like walls, roof, floor and ceiling.

6.2 Structural System identifies the type of construction through three pre-defined systems - load bearing, timber frame and reinforced cement concrete (R.C.C). Other types or combination systems observed can be added as a finding of field research.

7. Legal protection includes designation through either national or international legislative support system, such as UNESCO - World Heritage List, World Monuments Fund Watch List or Federal/ Provincial listing of protected properties.

8. Physical condition records the present state and structural integrity.

8.1 Integrity of building includes following pre-defined categories:

- **Demolished** buildings with further classification regarding present state on plot, i.e. vacant, under

construction or new construction (source of information on buildings no longer existing is either through historic maps, gazetteers, books, old photographs or previous listing).

- **Partially demolished** buildings include those having a collapsed portion of building façade, or partly/ completely collapsed roof or upper floor.
- **Façade only** identifies buildings having only their external shell still intact; entire interior being completely demolished/ collapsed.
- **Highly deteriorated** buildings include structurally intact properties, but having a high degree of disintegrated architectural elements (including missing door/ window shutters, carving panels, timber/ stone decorations), or having suffered various forms of vandalism.
- **Partly maintained** buildings include those existing in a livable condition, but having undergone changes affecting their external appearance, either due to haphazard alterations or lack of regular maintenance and repair works.
- **Well maintained** buildings having a homogenous outer appearance, with no alterations that damage or deface the external façades.

8.2 Alterations are categorized under two main groups:

- **Major alterations** include the following subgroups: **Mass added** (i.e. floor, room or any other structural mass added to the building - directly adding dead loads on the existing structural system).

Mass attached (a staircase, an extension or other such additions - adding transverse loads to the existing structural system).

Mass added on the lot i.e. added structures on the plot's open spaces; not having any impact on the structural system but only affects built-up/ open area ratios, and the overall profile of site, especially if such additions have massive proportions.

Mass removed i.e. any parts or portions that have been removed or demolished; their prior existence being identifiable only through either the layout or traces on site or known through old photographs.

- **Minor alterations** include a range of changes in material finishes and/ or architectural features (eg. original design or materials of doors, windows, balconies, or addition of air-conditioning units/ exhaust fans, or addition of grills/ shutters/ *jalis*, change in original external color, external cladding with new materials such as tiles or cement plaster).

A broad analysis of the variety of alterations observed

indicates that these have been in response to changing needs and requirements of residents – who in the absence of effective regulatory systems and technical support for historic buildings implement the required changes according to their available means and understanding. The range of changes coming under the category of ‘major alternations’ include, additional floors and rooms or extensions. Changes coming under ‘minor alterations’ are mostly related to maintenance and repair resulting in tempering with original materials (particularly mortars and plasters); which are often removed and replaced with cement. A third category of alterations is linked to the desired improvement of service spaces by the users; including plumbing, electrical and airconditioning fixtures. The inappropriateness of these is basically due to a lack of sensitivity towards the original fabric and an absence of good practice examples to serve as role models. All alterations change the buildings’ external appearance; mostly having a negative and defacing impact. Some may be reversible, but more often alterations are permanent and impossible to revert without further damage to the structure. Where alterations are well planned, positively contributing to the buildings’ development phases they must be considered important and thus retained in restoration proposals. Detailed analysis of alterations however, is required at the stage of conservation/ restoration interventions; thus not considered within the scope of inventory process.

9. **Structural faults** include cracks, leaning, roof collapse and other noticeable structural deformities.

10. **Ownership**, grouped under three main categories includes:

- Private (subgrouped as either single or multiple)
- Government (subgrouped as either provincial or federal)
- Trust (including religious, community based or charitable trusts).

11. **Use by floor** includes information on usage for each floor including the combination of uses and extent of usage. This latter aspect is an important indicator for identifying the percentage of vacant properties, and their state of maintenance. Pre-listed usages in CDIF include residential, commercial (shops, offices), warehouse, vacant; those in addition, can be listed under ‘other’.

12. **Details**

- **Architectural decorations/ features/ landscaping elements** include external architectural features of buildings, and enhancing landscaping elements in case of open space. This is an open-ended data field provided

with only a preliminary list of common features and blank spaces to include new elements identified through field research. Data collected through this process has the potential to be developed into a thesaurus of local terminology in cases where such information does not pre-exist.

- **Inscriptions** on buildings having informative text on property; recorded through detailed photography.

13. **Notes** include descriptive summary on important historical developments or other relevant observations reflecting on the significance or history of the property, gained through local oral sources.

14. **Location map** marking the property within the block or immediate streets, with road names and demarcation of specific plot boundary.

15. **Analysis of value** gives an evaluation on each property determining its place in one of the four value based groups through a numeric calculation system and in addition, identifying its specific ‘parameters of merit’. This analytical output provides an understanding for the potential and value of the listed property, clarifying the reason for listing and pinpointing the aspects to be safeguarded. The numeric calculation for values has a 10 point base system (taken up for ease of calculation); each property’s total value is a sum of total points it collects under the ‘parameters of merit’ and the ‘locational value’ (Figure 2c). Based on the results of this analysis each property is assigned a degree of value group.

15.1 *Parameters of merit* are listed under six main groups:

i. **Architectural interest** includes four aspects:

External architectural features including decorations, ornamentation and details, that contribute towards the character and quality of the urban fabric. Interior features of value vis-à-vis traditional interior decorations are not taken into consideration as these remain beyond the scope of urban ensembles, the only exception being the courtyard/ *sehn*, as it is identifiable from outside due to a low wall or placement of building mass on the plot parcel which, in turn, contributes to the streetscape.

Plan typology includes buildings having ‘unique’ or ‘typical’ traditional plans, having particular relationship between plot-parcel, street and building masses; either

repeating in a distinctive pattern, or unique and of interest as an exceptional case. Buildings considered have minimum or no alterations in terms of additions or removals. This data is based on a rough idea on plan typology gained from external observations - studying the relationship of the plot parcel with building mass, its proportions and placement, and the street. Where defined typology for traditional buildings does not pre-exist, the data collected can help develop typological classifications for specific case studies.

Unique craftsmanship includes buildings using traditional materials and crafts, such as elaborate carvings on stone, timber, brick, wrought/ cast iron details, timber screens, stucco decorations, traditional tile work, sculpture, representing high quality contributions of master craftsmen. This aspect has a qualitative judgment, as similar features of lower degree craftsmanship are not considered.

Record of variation in construction materials and building technology includes properties having traditional construction materials, no longer in common use for new constructions. Examples showing unique or innovative building technology are also included for this value.

ii. **Environmental/ Natural asset** includes features/ elements contributing to the character or setting of a place (such as riverbanks, canals, agricultural fields, water reservoir, grazing fields, parks, public gardens, urban squares); these are listed under two subgroups:

Open spaces having emerged as an **expression of the urban cultural pattern** including congregation spaces for special occasions/ festivals, informal open areas of social interaction within a neighborhood, public squares or piazzas, promenades, and other similar features.

Open spaces that **contribute to the ecology** of the area or contribute towards its **environmental quality**; these include natural reserves, woodlands, marshlands, orchards, agricultural fields, irrigation canals and other similar features.

iii. **Historic interest** includes three aspects: **Social, cultural and economic values** represented by almost all historic buildings built in a particular time. If continuously in use, they reflect upon changes taking place with time, in trends for use, materials, forms of decoration, etc., indicating socio-economic and cultural

transformations in the society, its living traditions and its growth or degeneration.

Military history represented by places that might have lost their original use, but still exist either as redundant or reused properties.

Innovation in technology or engineering includes extraordinary works or examples having brought a breakthrough in existing practices, introducing new developments or daring experimentation (eg. works of extraordinary engineering, use of new construction technology, innovative use of old or new building materials). Modern icons of change in architectural trends are also considered.

iv. **Historical association** of property or place with: **Important personality** being a residence, birth place, place of death, or place of any other important incident in the life of a national or local hero.

An event considered as part of the nations' historical development or in the case of local history a major event given importance in the history of that particular place; or **first of its type, tradition or technology** contributing towards making of local or national history, having especial significance in historical developments of a particular trend, in regional or local context.

v. **Group value** identifying properties not having singular importance but contribute towards the overall character of the urban fabric, in terms of scale, proportions and essence of the historic area as a group or a cluster.

vi. **Other** additional aspects of merit enhancing value or significance of any property include: **landmark value** of well know building or place, **public eminence** of an amenity building, or a **rare surviving example** of a past tradition, or a **unique building type**. This is an open ended field allowing inclusion of new discoveries or unknown aspects of places. Through this exceptional additional quality the total numeric value is enhanced, thus systematically elevating the property to a higher degree value group.

15.2 Locational value evaluates the property's placement in the context of city's circulation, based on its contribution to the fabric in terms of visibility and accessibility. The pattern of urban fabric and its circulation layout/ hierarchy influences or impacts the

perception of visitors and users; thus it is relevant to how a city is read. Sub-categories developed for this aspect are based on classification, firstly on basis of plot-parcels and then on street patterns and the massing/ placement of built up areas on the plot. Three main categories identified here include:

- A. **Properties having an independent compound** with one or more structures. The given value is based on visual permeability and level of public access to the open spaces within the compound. Public access spaces have higher numeric value than those for private use only. Similarly the visibility of structure/ open spaces from the street or main road is considered as a higher contributor to the urban fabric than those enclosed within high and visibly impermeable walls.
- B. **Properties with façades on streets/ roads** having the same plot line and building line. Values assigned are based on the number of façade/s contributing directly to the street/ road. Properties on corner location with three façades are given highest value, followed by those with two, and lastly one façade on street/ roads. Furthermore, city level circulation hierarchy is the other determinant, with buildings placed on main roads being more visible, given a higher value than those located on secondary streets.
- C. **Properties located on the outskirts or periphery of the city** or outside historic quarters including isolated monuments or places of historic significance, such as historic graveyards, shrines, tombs, caravanserais, mostly located near the highways or main approach roads or accessible through secondary roads. These, being important and well known landmarks, are given a higher degree value as they serve as anchor points to the city's periphery.

Part 'B' Resident/ User:

Socio-economic data, not recommended in international 'core data' standards, but advisable for inclusion in the inventory process if the eventual objective of documentation is its use as a resource for development of proposals and guidelines to initiate economic revival and urban regeneration in historic towns. Socio-economic data can provide useful insight on societal dynamics, and help in guiding policy formulation for the betterment of associated communities. However, its dynamic nature makes it useful only if recorded at a time when possible implementation of planning policies is being considered. Part B of CDIF is designed to record

basic and generalized data on residents and users; their level of association and attachment with the property and the city (Figure 2d, 2e). The collected data provides an understanding on daily life patterns, educational/ professional background, religious affiliations, and level of interaction or integration within the community. This part is useful only for policy making stages, thus proposed not to be made part of the inventory form and also not discussed in detail here.

INVENTORY FORM

The core data on listed properties collected through field survey process, after being compiled as a database is finally converted into a catalogue of inventory forms for all listed properties, complete with key maps identifying location of each enlistment and giving an overall contextual understanding of the entire city and its environs. The document is produced using MS Access software; the final layout of inventory form being designed on a single A4 page giving comprehensive information related to a particular property including pictures and a location map, along with analytical information enabling the understanding for significance and values attached to specific case. In response to the need for creating a wider understanding and awareness regarding listed properties the format of developed inventory form is kept simple and user friendly, so that the document (if published and disseminated for public access) can serve as a guide and manual for managers, decision makers, researchers or others wishing to gain knowledge of the listed heritage. Giving regard to a difference in character of the two case study towns the final layout also incorporates slight variations, enhancing case specific characteristics and requirements. In forms used for Karachi (Figure 3a, 3b, 3c, 3d), a street montage/ profile is given at the bottom, whereas for Shikarpur (Figure 4a, 4b, 4c, 4d) this space was utilized for adding more photographs of details as the photography constraints due to narrow and winding street pattern in the city, made it practically impossible to develop any montages or street profiles.

INVENTORY FORM FOR HERITAGE PROPERTY



NED Ref. No: **DAP-NED/000174**
 H.F Register Ref. No: **KAR/MAR/005**
 Name of Building: **Max Denso Hall & Library**
 Complete Address: **MR-1/ 152, M. A. Jinnah (Bunder) Road, Marriott Road**

Date of Construction: 1886
 Enlistment No: 1995 -176 1997 -094
 Ownership: Government (Provincial)
 Building Type: Civic Amenity
 Present Status: Well Maintained
 Occupancy: Owned
 Alterations: Minor
 Building Height: G+1
 Threat Level: Good State of Condition
 Architectural Features: Roundals, Arches, Balconies, Cornices/ Molding, Decorative Parapet, Rosette,

Parameters for Merit:

- (10pts) external architectural features, including decorations, etc.
- (10pts) representative of typical or unique plan typology.
- (10pts) evidence of unique craftsmanship.
- (10pts) record of variation in construction materials and building technology.
- (10pts) representative of social, cultural and economic values.
- (10pts) contributes to the group value of an area or cluster.
- (20pts) landmark value.
- (10pts) public eminence/ significance.
- (20pts) corner plot with three facades on street/ main road.

Degree of Value	Usage
1st Degree (110 pts)	Ground Floor: Commercial First Floor: Commercial
Location and GPS Coordinates	Second Floor: — Third Floor: — Fourth Floor: —



Photo / Montage Indicating Streetscape Setting:



MARKET QUARTER

SEPTEMBER 2007

Figure-3a: Sample of Karachi Inventory Form.

INVENTORY FORM FOR HERITAGE PROPERTY



NED Ref. No: **DAP-NED/000307**
 H.F Register Ref. No: **KAR/MAR/024**
 Name of Building: **Mohsin Ali Building**
 Complete Address: **MR-1/ 142/ 1, M. A. Jinnah (Bunder) Road**

Date of Construction: 1930
 Enlistment No: 1997 -113
 Ownership: Private (Single)
 Building Type: Commercial
 Present Status: Partially Maintained
 Occupancy: Owned
 Alterations: Minor, Major
 Building Height: G+2 +1
 Threat Level: High Degree Threat
 Architectural Features: Arches, Pilaster, Cornices/ Moldings, Decorative Parapet

Parameters for Merit:

- (10pts) external architectural features, including decorations, etc.
- (10pts) representative of typical or unique plan typology.
- (10pts) evidence of unique craftsmanship.
- (10pts) record of variation in construction materials and building technology.
- (10pts) representative of social, cultural and economic values.
- (10pts) contributes to the group value of an area or cluster.
- (15pts) sandwiched plot with one facade on main road.

Degree of Value	Usage
2nd Degree (75 pts)	Ground Floor: Commercial
Location and GPS Coordinates	First Floor: Vacant
	Second Floor: Vacant
	Third Floor: —
	Fourth Floor: —

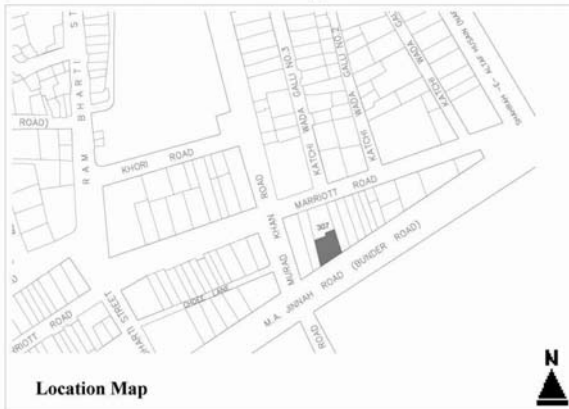


Photo / Montage Indicating Streetscape Setting:



MARKET QUARTER

SEPTEMBER 2007

Figure-3b: Sample of Karachi Inventory Form.

INVENTORY FORM FOR HERITAGE PROPERTY



Parameters for Merit:

- (10pts) external architectural features, including decorations, etc.
- (10pts) record of variation in construction materials and building technology.
- (10pts) representative of social, cultural and economic values.
- (10pts) contributes to the group value of an area or cluster.
- (20pts) corner plot with three facades on street/ main road.

NED Ref. No: **DAP-NED/000312**

H.F Register Ref. No: **KAR/MAR/029**

Name of Building: **Rehan Building**

Complete Address: **MR-2/ 13, Ram Bharti Street, Marriott Road, Fakhr matri (Newnham) Road**

Date of Construction: —

Enlistment No: 1997 -118

Ownership: Private (Single)

Building Type: Commercial, Residential

Present Status: Partially Maintained

Occupancy: Owned

Alterations: Minor, Major

Building Height: G+2

Threat Level: Second Degree Threat

Architectural Features: Arches, Cornices/ Moldings, Pilaster, Timber Pitched Roof, Bossed Stone Masonry, Courtyard

Degree of Value	Usage
3rd Degree (60 pts)	Ground Floor: Commercial First Floor: Warehouse Second Floor: Vacant Third Floor: — Fourth Floor: —
Location and GPS Coordinates	

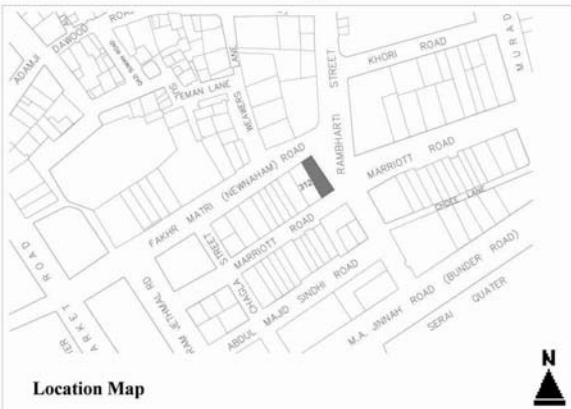


Photo / Montage Indicating Streetscape Setting:



MARKET QUARTER

SEPTEMBER 2007

Figure-3c: Sample of Karachi Inventory Form.

ENLISTMENT PROPOSAL FORM FOR HERITAGE PROPERTY



Parameters for Merit:

- (10pts) record of variation in construction materials and building technology.
- (10pts) representative of social, cultural and economic values.
- (10pts) contributes to the group value of an area or cluster.
- (18pts) sandwiched plot with two facades on street/ main road.

NED Ref. No: **DAP-NED/000854**
 H.F Register Ref. No: —
 Name of Building: **Mohsin Habib Building**
 Complete Address: **MR-1/ 144, M. A. Jinnah (Bunder) Road**

Date of Construction: —
 Enlistment No: To be assigned after enlistment.
 Ownership: Private (Single)
 Building Type: Commercial
 Present Status: Partially Maintained
 Occupancy: Rented
 Alterations: Major, Minor
 Building Height: G+2
 Threat Level: Second Degree Threat

Architectural Features: Arches, Cornices/ Moldings, Decorative Parapet

Degree of Value	Usage
4th Degree (48 pts)	Ground Floor: Commercial First Floor: Warehouse Second Floor: Warehouse Third Floor: — Fourth Floor: —
Location and GPS Coordinates	

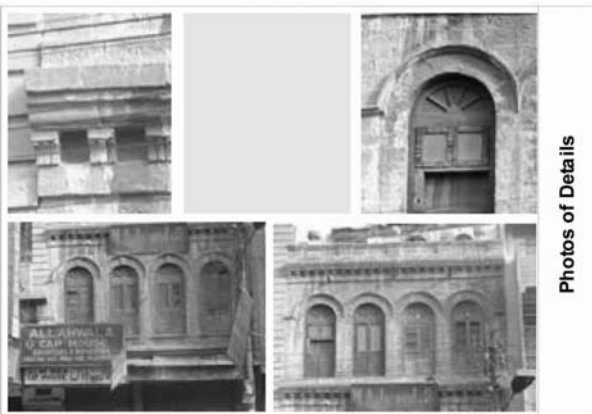
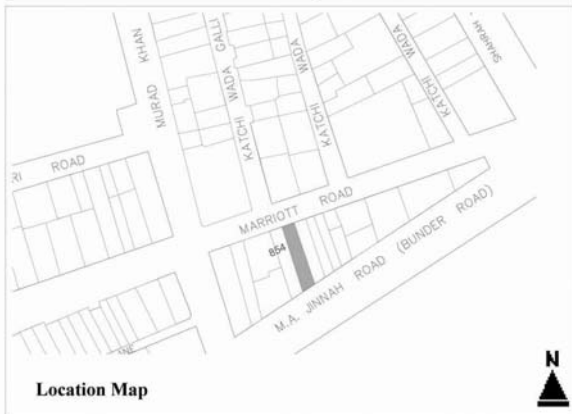


Photo / Montage Indicating Streetscape Setting:



MARKET QUARTER

SEPTEMBER 2007

Figure-3d: Sample of Karachi Inventory Form.

INVENTORY OF HERITAGE PROPERTY



SHK - UC / 1131 (01095)

Enlistment No: To be assigned after enlistment

Name of Building: **Temple - Haveli**

Complete Address: **Road to Sindh Wah/ Beggari Wah Road**

Period/ Date of Construction: -

Ownership: Private - Single

Category/ Building Type: Residential

Present Status: Partially Demolished

Occupancy: Owned

Alterations: Major, Minor

Number of Storeys: G+1

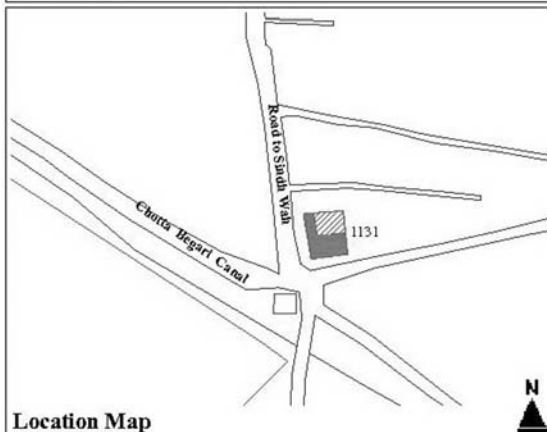
Threat Level: High Degree Threat

Usage: Ground Floor: Office
First Floor: Vacant
Second Floor: -
Third Floor: -

Parameters for Merit:

- (10pts) external architectural features, including decorations etc.
- (10pts) representative of typical or unique plan typology.
- (10pts) evidence of unique craftsmanship.
- (10pts) record of variation in construction materials and building technology.
- (10pts) representative of social, cultural and economic values.
- (10pts) contributes to the group value of an area or cluster.
- (20pts) landmark value.
- (20pts) rare survivor and expression of cultural tradition.
- (20pts) remotely located on the outskirts of city with access from secondary roads.

GPS Coordinates:



Location Map

Architectural Features: Arched windows/ ventilators, Collonaded/ Arcaded portico or verandah, Opening with fixed jalis, Lamp niche, Decorative parapet, Stucco/ Plaster ornamentation, Courtyard, Shiwala.

Degree of Value:
1st Degree (100 pts)



Photos of Details



HISTORIC CITY OF SHIKARPOOR, SINDH, PAKISTAN

JANUARY 2008

Figure-4a: Samples of buildings from Karachi in the four groups of 'Degree of Value'.

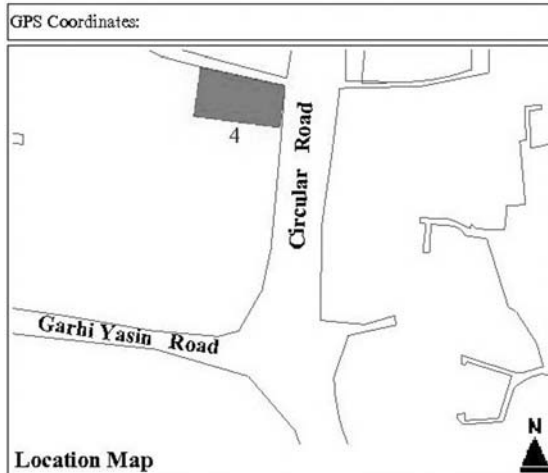
INVENTORY OF HERITAGE PROPERTY



NED Ref. No: SHK - UC 1 / 4 (01122)
Enlistment No: To be assigned after enlistment
Name of Building: Old Municipal Building
Complete Address: 34 Circular Road (near Karan Dar)
Period/ Date of Construction: -
Ownership: ?
Category/ Building Type: Civic Amenity/ Municipal Office
Present Status: Partially Demolished
Occupancy: -
Alterations: Major, Minor
Number of Storeys: G+1
Threat Level: High Degree Threat
Usage: Ground Floor: Vacant
 First Floor: Vacant
 Second Floor: -
 Third Floor: -

Parameters for Merit:

- (10pts) external architectural features, including decorations etc.
- (10pts) representative of typical or unique plan typology.
- (10pts) evidence of unique craftsmanship.
- (10pts) record of variation in construction materials and building technology.
- (10pts) representative of social, cultural and economic values.
- (10pts) public eminence/ significance.
- (15pts) corner plot with two facades on main roads.



Architectural Features: Arched windows/ ventilators, Projecting timber balcony/ gallery/ room, Timber pelvet, Courtyard.

Degree of Value:
 2nd
 Degree
 (75 pts)



Photos of Details



HISTORIC CITY OF SHIKARPOOR, SINDH, PAKISTAN

JANUARY 2008

Figure-4b: Samples of buildings from Karachi in the four groups of 'Degree of Value'.

INVENTORY OF HERITAGE PROPERTY



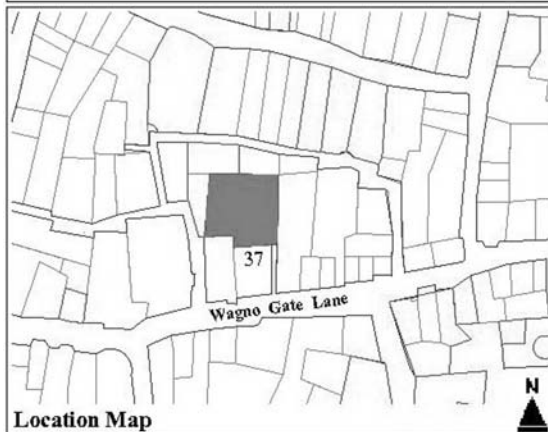
Parameters for Merit:

- (10pts) external architectural features, including decorations etc.
- (10pts) representative of typical or unique plan typology.
- (10pts) evidence of unique craftsmanship.
- (10pts) record of variation in construction materials and building technology.
- (10pts) representative of social, cultural and economic values.
- (10pts) contributes to the group value of an area or cluster.
- (8pts) sandwiched plot inside dead-end street.

NED Ref. No: **SHK - UC 1 / 37 (00526)**
 Enlistment No: To be assigned after enlistment
 Name of Building: **Hasan Ali Brothers House**
 Complete Address: **617 off Wagno Gate Lane**

Period/ Date of Construction: **1927**
 Ownership: **Private - Single**
 Category/ Building Type: **Residential**
 Present Status: **Partially Maintained**
 Occupancy: **Owned**
 Alterations: **Minor**
 Number of Storeys: **G+1**
 Threat Level: **Second Degree Threat**
 Usage: Ground Floor: **Residential**
 First Floor: **Residential**
 Second Floor: **-**
 Third Floor: **-**

GPS Coordinates:



Location Map

Architectural Features: **Arched windows/ ventilators, Carved timber bracket, Carved timber doors, Timber pelvet, Stucco/ Plaster ornamentation, Courtyard, Ornamented ceiling.**

Degree of Value:
3rd Degree (68 pts)



Photos of Details



HISTORIC CITY OF SHIKARPOOR, SINDH, PAKISTAN

JANUARY 2008

Figure-4c: Samples of buildings from Karachi in the four groups of 'Degree of Value'.

INVENTORY OF HERITAGE PROPERTY



- Parameters for Merit:
- (10pts) record of variation in construction materials and building technology.
 - (10pts) representative of social, cultural and economic values.
 - (10pts) contributes to the group value of an area or cluster.
 - (15pts) sandwiched plot with one facade on main road.

NED Ref. No: **SHK - UC 2 / 127 (00695)**

Enlistment No: To be assigned after enlistment

Name of Building: -

Complete Address: **227 Main Bazaar**

Period/ Date of Construction: -

Ownership: -

Category/ Building Type: **Commercial**

Present Status: **Partially Maintained**

Occupancy: ?

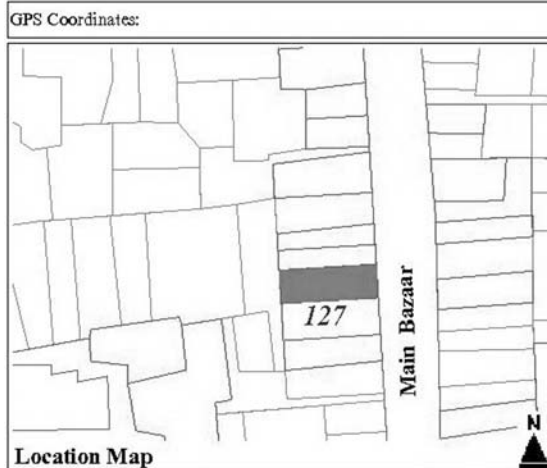
Alterations: **Minor**

Number of Storeys: **G+1**

Threat Level: **Second Degree Threat**

Usage: Ground Floor: **Shop**
 First Floor: ?
 Second Floor: -
 Third Floor: -

Architectural Features: **Carved timber bracket**



Degree of Value:
4th
Degree
(45 pts)



Photos of Details



HISTORIC CITY OF SHIKARPOOR, SINDH, PAKISTAN

JANUARY 2008

Figure-4d: Samples of buildings from Karachi in the four groups of 'Degree of Value'.

In addition to the basic information on specific properties there are two important outputs resulting from analysis stage, and included in the final inventory form. These data fields are the value based grouping and threat level:

- **Value based grouping**

Inventories carried out on city/ town or national/ regional level, include large numbers of buildings or sites, which should be graded according to their degree of significance for convenience of management. The method developed through this research uses parameters of merit for evaluation and defining value based grouping for each property. The numeric value points are divided into four value based groups:

- 1st Degree Value (90 -150 points)
- 2nd Degree Value (70 – 89 points)
- 3rd Degree Value (50 – 69 points)
- 4th Degree Value (20 – 49 points)

Through this value-based grouping similar properties in terms of architectural quality and significance value group together (Figure 5); each group has a specified range of value points, but each property within can have differing set of merit parameters. The method of property analysis developed in the CDIF (field 15) allows for an enhanced evaluation of each property rather than restrictive pre-formed and generalized groups. This value driven analytical method allows for an indepth understanding of property values, making the inventory a self explanatory tool for professionals, managers, administrators and others associated with individual property to understand its essence and take decisions accordingly, not compromising on the individuality of each case.

The graded grouping can facilitate development of general guidelines, rules and policies for management and conservation, separately for specific group, including incentives for property owners, encouraging better maintenance and guidelines on extent of allowable changes inside/ outside/ around the buildings. For higher degree value groups more restrictive regulations on changes and repairs should be formulated, whereas for lower degree value groups these can be more flexible.

- **Threat level**

Through an analytical correlation of data defining present usage and physical condition, the threat level to each property is determined. All enlisted properties are classified under three groups; high degree threat, second degree threat and good state of condition.

High degree threat includes buildings that are fifty percent or more vacant, and/ or have ‘partially demolished’, ‘façade only’ or ‘highly deteriorated’ physical condition; thus they are identified as requiring urgent attention and immediate preventive measures.

Second degree threat group includes partially maintained properties.

Good state of condition identifies well maintained properties.

Through the identified value based groups and threat level, priorities for financial support and urgency of action for focused conservation works can be established, especially for properties in higher degree value group and under high degree threat.

USAGE OF INVENTORY CATALOGUE

The practical applicability and usability of inventory document was tested with concerned government departments in Karachi where an administrative structure already exists for monitoring of the listed heritage. A research project ‘Karachi Historic Buildings Re-survey 2006-2009’, has been initiated by Department of Architecture and Planning, NED University in collaboration with the Department of Culture³, Government of Sindh. At conclusion of first phase of this project, inventory documents for nineteen previously listed historic quarters were produced which are now being used by the heritage monitoring/ advisory committee as a source of reference to facilitate decision making on listed buildings. In Shikarpoor, however, a lack of existing administrative unit responsible for heritage management makes practical applicability more challenging. The university however, intends to submit the compiled documentation to acquire official listing status for the identified properties, and further liaise with local city government for implementation of measures for protection.

3 Within the provincial government set-up the Department of Culture, GoS, working under the Culture Ministry, has the responsibility of dealing with issues of historic properties in Sindh and implementing the Sindh Cultural Heritage Preservation Act 1994. In Karachi this department receives support from the Karachi Building Control Authority for monitoring and regulating listed properties.

CONCLUSIONS

Undertaking heritage inventory listings at a regional or national level is a work of large magnitude, incorporating within its scope a diverse range and variety; thus it cannot be achieved without collaboration of different local organizations. Developing a replicable method for inventory and heritage recording being the main objective of this research, the focus has been on defining with clarity the established criteria and the analysis process for assigning values to listed properties, thus ensuring consistency in results. The method recognizes a need for flexibility to incorporate changes as the process matures and expands to different cities and regions, allowing adaptation to case specific requirements and modifications. However, these must remain within defined parameters, structure and format to maintain standardization and compatibility, allowing gradual building-up of national database and exchange of information between different organizations.

The main strength of the method is its use of existing information as a base (literature review of secondary sources, existing listings, maps, survey sheets, satellite images) and building upon whatever is available, through a largely inductive approach – depending on field data and updated information of on-site conditions in conjunction with socio-cultural and economic aspects, based on which the whole analytical process is structured. The systematic documentation method takes into account different components of the built fabric, including buildings, open spaces and other urban elements. This combined with an understanding gained through literature review on history of the place, enables envisioning the entire city in a holistic manner; from identification of its historical developments and growth to the various period contributions and influences, as well as

the changes that occurred due to socio-economic and political transformations.

The value driven analytical part added in CDIF and inventory form facilitates in understanding exact parameters of merit and values for each property identifying the reasons for listing. In addition the parameter of 'locational value' and its detailed sub-categories is an important contribution of this research. The hierarchical value system for properties in respect to their place or location in the urban context was developed to correspond with the central focus of this research on urban ensembles and their contribution to the overall environment and character of the built fabric, as envisioned in the public realm. Through this systematic sieving process for grading, the listed properties classified into four value based groups allow dealing with each group with a different level of regulations, monitoring or policy making initiatives, at conservation planning stages. The method also incorporates flexibility to allow adding new discoveries through the research process, capturing regional diversity and enriching the research outcomes through an ongoing process. This particular approach was adopted to overcome the gap in existing knowledge on historic environments in the case study region of Sindh. The benefit gained from a directional, self guiding and self explanatory format of the inventory process and its final output is that professionals, administrators and other users or beneficiaries would be able to understand the essence of the exercise and be able to take initiatives without entirely depending on experts in the field, overcoming to a certain degree the hurdles faced due to a lack of trained heritage conservation professionals presently working in the region, where the few involved organizations or institutions have to train their staff while on job.

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