

ICOMOS

Report on the ICOMOS Advisory Mission to Colonial City of Santo Domingo (C526)

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Dr. Isabel Rigol



Report on the ICOMOS Advisory mission to the Colonial City
of Santo Domingo, Dominican Republic
from January 20th to 25th, 2014

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The Advisory mission was carried out in response to the request made by the State Party to assist it in identifying the necessary measures to ensure the protection and conservation of the Outstanding Universal Value of the property. The State Party made the mission possible and supported its undertaking. The World Heritage Centre and ICOMOS coordinated the necessary arrangements. The mission thanks Dr. Laura Faxas, Dominican Republic Ambassador to UNESCO, for her valuable assistance.

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EXECUTIVE SUMMARY AND LIST OF RECOMMENDATIONS

The Advisory mission was carried out in response to the request made by the State Party and welcomed by the World Heritage Committee at its 37th session (Phnom Penh, 2013). The main focus of the Advisory mission was to assist the State Party in identifying the necessary measures to ensure the protection and conservation of the Outstanding Universal Value of the property.

The Colonial City of Santo Domingo was inscribed at the 14th session of the World Heritage Committee (Banff, 1990). The World Heritage Committee did not adopt a Statement of Outstanding Universal Value at the time of inscription. Discussions on the criteria for inscription were the following:

(ii) Professor R. Lemaire, on his evaluation report for ICOMOS, remarked that the urban grid with a checker shape employed for Santo Domingo was later adopted as a model for almost all towns in the New World

(iv) M. Lemaire's report associated this criterion with the existence of a great cultural heritage with its Gothic buildings, unique in this region of the world.

(vi) This criterion was related by M. Lemaire to the historical significance of the Colonial City at a worldwide level, considering it was the first European town in the New World, the departing point of a Conquest and of a cultural influence-perhaps discussible- but that transformed the face of a complete continent.

The Ministry of Culture and its directorship of Monumental Heritage, the Fund for the Protection of the Colonial City, the Directorship for Built Cultural Heritage from the Municipality of the National District and a Steering Committee for the Conservation of Colonial City constitute the institutional framework for the property.

An ordinance from the National District Municipality approved the buffer zone on its territory but East Santo Domingo has not yet officially approved the buffer zone on its area.

The Directorship of Built Heritage from the National District Municipality manages the property on the basis of the *Strategic Plan for the Integral Revitalization of the Colonial City of Santo Domingo*.

There are potential threats that in the short, medium or long term could lead to damages or loss of the attributes of the property, if not systematically addressed and monitored by the State Party. These current potential threats are the following:

- The *Programme for the Promotion of Tourism at the Colonial City* executed by the Ministry of Tourism and financed by a loan from the International Development Bank, could have threatened archaeological values but is currently working correctly under proper advise and coordination with heritage entities.

- The Sans Souci Development in Santo Domingo East, across the Ozama River, if the modifications done according to the indications from the World Heritage Committee, and the local heritage authorities regarding heights, public areas, etc. are not carefully followed and it then fails to achieve the high aesthetical quality.
- The Subway Line Number 6, if developed under the Colonial City without an extremely serious impact study, could pose risks to the monumental built stock, mainly to the Cathedral.
- The current insufficiency of stable programs and adequate budgets for the preservation of the historic built stock.
- Delay on approving the new and more comprehensive law proposed.
- Legal and practical managerial insufficiencies and dualities, while the Steering Committee has not yet fulfilled its role.
- Insufficient authority or power-in practice-from the Ministry of Culture and its heritage entities, as to more efficiently guide and control preservation processes at National or Municipal levels.
- While risk preparedness is absolutely instrumental for a country submitted to frequent hurricanes, rains, earthquakes (increasingly active in the Caribbean region), this has not been sufficiently addressed.

As a main conclusion, beyond the potential impacts of Sans Souci Development, the new Subway Line and the IDB Project led by the Tourism Ministry, that have been main sources of concern for the World Heritage Committee, all of which are in a process of control and reorientation by the heritage authorities, this Mission understands that legal, financial and managerial insufficiencies and dualities represent the current real dangers that need the serious focus from the State Party.

The property-until this moment-has retained its Outstanding Universal Value, its integrity and authenticity. There is no visible damage or loss. This is due to the long time efforts displayed by the State Party on preserving the Colonial City. Notwithstanding, there are threats that in the short, medium and long term could derive into damage or loss of the attributes of the property, if not systematically addressed and monitored by the State Party.

Recommendations

- Approval of the Draft Law for the Protection, Safeguarding and Development of Cultural Heritage, submitted to the Executive Power since 2012. The full revision of heritage legislation for its rationalization and implementation is also recommended.
- The management structure of the Colonial City and its efficiency must be revised and corrected.
- The leading authority and responsibilities of all parts involved have to be clearly defined and better applied in practice. For example, the efficiency of the Steering Committee needs to be addressed.

- All projects or actions dealing with the Colonial City, undertaken by any governmental, non-governmental or private entities must be consulted and approved by the Directorship of Cultural Heritage and the Directorship of Built Heritage from the National District.
- The East Santo Domingo Municipality must urgently conclude the approval of the Buffer Zone and its regulations.
- A rehabilitation program with precise timelines for implementation and secured budgets must be launched as soon as possible.
- The Sans Souci Development has to be systematically monitored by the heritage authorities in order for it to be conveniently oriented in terms of design and potential implementation.
- A capacity building program on heritage conservation and management, for the next five or six years, must be launched and, if necessary for this aim, assistance can be requested from the World Heritage Committee.
- A project for the waterfront including its sanitation, cultural activities, and leisure and sports facilities should be soon elaborated, respecting heritage values, taking advantage of the governmental priority given to tourism and the possibilities of the Sans Souci development.
- Considering the different threats and difficulties detected and listed on this report and following recommendations, **the State Party must formulate a plan with priority corrective measures to be presented to the World Heritage Centre by mid 2014.**
- At this moment, the property **should not be placed on the List of World Heritage in Danger**. Eventually, if the necessary steps and measurements to correct managerial insufficiencies are not urgently taken by the State Party or in the case that projects as IDB-Tourism, Sans Souci, Subway Line or others are not systematically controlled by the heritage authorities and fail to fulfil the requirements to ensure the protection of the World Heritage property, the World Heritage Committee could evaluate the option of placing the property on the List of World Heritage in Danger.

1. BACKGROUND TO THE MISSION

1.1 Inscription history

The original nomination dossier included the Colonial City of Santo Domingo as well as the archaeological sites of Concepción de la Vega and La Isabela. On the basis of the ICOMOS evaluation, the World Heritage Committee deferred the inscription in order to allow the State Party to only submit the Colonial City of Santo Domingo and exclude the two other sites as well as to provide additional information on the state of conservation of the property.

After an additional mission undertaken by Professor Raymond Lemaire on behalf of ICOMOS the World Heritage Committee, at its 14th Session (Banff, 1990) finally inscribed the property.

1.2 Inscription criteria and/ or Statement of Outstanding Universal Value

At the time of inscription in 1990 there was not a Statement of Outstanding Universal Value. However the World Heritage Committee assumed the conclusions of the expert report submitted by Professor Raymond Lemaire.¹

The criteria for the inscription were the following:

(ii) Exhibit an important interchange of human values, over a span of time or within a cultural area of the world, on developments in architecture or technology, monumental arts, town-planning or landscape design;

Professor Lemaire had remarked that the urban grid with a checker shape employed for Santo Domingo was later adopted as a model for almost all towns in the New World.

(iv) Be an outstanding example of a type of building, architectural or technological ensemble or landscape which illustrates (a) significant stage(s) in human history; Lemaire's report associated this criterion with the existence of a great cultural heritage with its gothic buildings, unique within this region of the world.

(vi) Be directly or tangibly associated with events or living traditions, with ideas, or with beliefs, with artistic and literary works of outstanding universal significance.

This was related by M. Lemaire to the historical significance of the Colonial City at a world wide level, considering it was the first European town in the New World, the departing point of a Conquest and of a cultural influence-perhaps discussible-but that transformed the face of a complete continent.

1.3 Authenticity issues raised in the ICOMOS evaluation report at time of inscription

An apparent concern regarding authenticity appears on Item 7 of the Provisional Agenda: Nominations of Cultural Properties to the World Heritage List and to the List of World Heritage

¹ 1990 14COM VII.A
Inscription: Colonial City of Santo Domingo (Dominican Republic)

in Danger, from the 14th Session of the World Heritage Committee (Banff, 1990), when the property was deferred and the State Party was asked to provide a report on the state of conservation, management and restoration issues, mentioning the reconstruction operations carried out and the proportions they represented in comparison with the original constructions².

1.4 Examination of the State of Conservation by the World Heritage Committee and its Bureau (refer to previous State of Conservation reports etc.)

The World Heritage Committee has examined the state of conservation of the property during several sessions. The last were:

27th (Paris, 2003), 28th (Suzhou, 2004), 29th (Durban, 2005), 30th Vilnius, 2006), 31st (Christchurch, 2007), 33rd (Seville, 2009), 37th (Phnom Penh, 2013)

1.5 Justification of the Mission.

The World Heritage Committee, on its Decision 37 COM 7b.96 in Phnom Penh, 2013, suggested the State Party to invite an advisory mission to assist in identifying the necessary measures to ensure the protection and conservation of the Outstanding Universal Value of the property; The Terms of Reference, itinerary, programme and composition of mission team are provided on Annex 1.

2. NATIONAL POLICY FOR THE PRESERVATION AND MANAGEMENT OF THE WORLD HERITAGE PROPERTY.

2.1 Heritage legislation

The main legal documents are the following:

- Article 101 of the Constitution of the Dominican Republic declares that the artistic and historical wealth of the country, no matter its ownership, is a cultural patrimony of the nation and is under the protection of the State.
- Decree 1398 from 1967 established that the Office of Cultural Patrimony would set the limits of the Colonial City.
- Decree 1650 from 1967 declared that the lines of the old city walls would define the borders of the Colonial City.
- Law Number 318 from 1968 on National Cultural Heritage empowered the Executive Power to provide the rules required for the protection and conservation of the cultural patrimony of the Nation.

² <http://whc.unesco.org/archive/1990/cc-90-conf004-2e.pdf>

- Decree 4195 from 1969 created the Office of Cultural Patrimony to develop, coordinate and undertake initiatives and plans of the Dominican Republic related to the Monumental and Artistic Patrimony.³
- Decree Number 1650 from 1967, established the boundaries of the Colonial City.
- Law 492 from October 1969 ratifies the boundaries of the archaeological and monumental zone of Santo Domingo; the national landmarks countrywide and the mission of the Office for Monumental Heritage to regulate the conservation and intervention on properties under their custody.
- Law Number 564 from 1973, on the protection of Ethnological and Archaeological objects
- Decree No. 14 from 1991 created the Fund for the Protection of the Colonial City of Santo Domingo.
- Law Number 64-00 from 2000 on Environment and Natural Resources.
- Resolution Number 5219 from 1959 of the National Congress approving the UNESCO Convention on the Protection of Cultural Properties in the case of Armed Conflict, signed by the State Party in September 1959
- Resolution Number 233-1984 of the National Congress approving the 1972 Convention on Cultural and Natural World Heritage signed by State Party in 1984.
- Inter institutional Agreement from 2005 regarding management of the Colonial City.
- Ordinance 03-2011 from the Municipality of the National District approving the regulations for zoning, use of land and interventions within the Colonial City as well as the buffer zone corresponding to this territory.
- Ordinance 8-2011 from the National District approved the Strategic Plan for the Integral Revitalization of the Colonial City of the National District, composed by a Master Plan and a Revitalization Plan which contain the principles for the conservation and development of the historic centre, including general objectives and guidelines, proposals for urban mobility, prioritized actions and strategic projects. It mentions the Plan was formulated by Lombardi and Associates and funded by the Inter American Development Bank, as well as coordinated by the Municipality of the National District, the Ministry of Culture and the Ministry of Economy, Planning and Development.
- Decree to 635-05 from 2005 created a Steering Committee for the Colonial City, modified by Decree 18-06 from 2006
- Decree 362-12 from 2012 approves regulations for the Steering Committee of the Colonial City
- Ordinance 10/2012 from the Municipality of the National District regulates the pickup of solid waste
- Ordinance 11/2012 from the Municipality of the National District regulating the circulation of heavy loads within the Colonial City.
- Draft Law for the Protection, Safeguarding and Development of Cultural Heritage, submitted to the Executive Power since 2012 but not yet approved.

³ This Office was later denominated Directorship of Monumental Heritage.

2.2 Institutional framework

- The Ministry of Culture is responsible for national policies regarding culture and heritage
- The Directorship of Monumental Heritage, subordinated to the Ministry of Culture, has the responsibility to develop, coordinate and execute the initiatives and plans of the Dominican Republic related to the Monumental Patrimony.
- The Fund for the Protection of the Colonial City is an autonomous entity to enforce the national policy on conservation, protection and restoration of heritage values, and economic and cultural use, so as to obtain profits from the historical wealth of the Colonial City and invest on its preservation.
- The Directorate for Built Cultural Heritage (DBCH) of the Colonial City of Santo Domingo is subordinated to the Municipality of the National District (MND).
- Board of Trustees of the Colonial City (*Patronato de la Ciudad Colonial*).
- The Steering Committee for the Conservation of Colonial City is responsible for the definition, formulation, supervision and enforcement of policies, programmes, plans and development projects, conservation and promotion of the property. The Municipality of the National District, the Ministry of Culture, the Presidential Technical Secretariat, the Ministry of Tourism and a representative of the civil society compose it.

2.3 Management structure

The Municipality of the National District has three directorates that directly deal with the Management of the Colonial City:

- Directorate of Cultural Heritage, which includes the Colonial City as part of the City of Santo Domingo;
- Executive Management of the Historic Centre;
- Operational Coordination of the Historic Centre.

The basic instrument for the management of the property is the *Strategic Plan for the Integral Revitalization of the Colonial City of Santo Domingo* elaborated by the Italian firm Lombardi and Associates for the Municipality of the National District. Its elaboration was financed by the Inter- American Development Bank (IDB) and was approved by Municipal Ordinance 8 -2011. It consists of two components:

- a) A strategic plan, which outlines the general objectives and prioritized actions to be developed.
- b) A revitalization plan which comprises conservation laws and regulations, buffer zones, regulations on land use and construction, use of public space and protected buildings, protection of green spaces, proposals for transit, etc.

The Strategic Plan of Integral Revitalization of the Colonial City of Santo Domingo is aimed to be a reference for planning and decision-making.

The Directorate for Built Cultural Heritage (DBCH) of the Municipality of the National District (MND) has worked on the review of the regulations proposed by the Lombardi Plan and their

dissemination among the involved entities. It has also reviewed the categories of protection assigned to buildings at the Colonial City.

The Directorate for Built Cultural Heritage (DBCH) is part of the Steering Committee. It coordinates its actions with the Directorate of Monumental Heritage.

3. IDENTIFICATION AND ASSESSMENT OF ISSUES / THREATS

3.1 Management effectiveness

There is institutional coordination between the National Directorate of Monumental Heritage and the Municipality of the National District and both entities develop great efforts on managing the property. But, in general, management is shared by too many other entities leading to overlapping in roles and in practice it is not clear who is the leading authority.

The Steering Committee, which, in theory, could be this leading authority, is not yet fully working. The Mission could not get any information on the fact that the Directorship of Monumental Heritage (which legally has determinant responsibilities with National Heritage) does not take part of this Steering Committee.

For the above-mentioned reasons, decision taking and implementation of regulations are often difficult.

The Directorship of Monumental Heritage and the Directorship for Built Cultural Heritage of the Municipality of the National District also resent not having all the professionals or technicians needed to evaluate all projects and works and the current insufficiency of budgets allocated for the interventions on such a large amount of buildings.

It is convenient to recognize that some neighbour's associations, particularly those in Santa Barbara, have been taking part in joint actions with the Municipality of the National District in order to improve the environmental and urban conditions of their residential areas.

Some business groups as the Association of *El Conde Street*, the Tourism Cluster and the Association of *Ciudad de Ovando* also promote actions that help to improve the conditions of the Colonial City.

3.2 Nature and extent of threats to the property, taking into consideration the criteria and attributes for which the property was inscribed and specific issues outlined by the World Heritage Committee.

Issues outlined by the World Heritage Committee

-Sans Souci Development

The Ozama River is the natural border of the Colonial City. Its two banks are included within the proposed buffer zone. The East Santo Domingo riverside has not been well treated over the past years. Several buildings, such as the very tall Mills, that were built in the past have affected

the views from the Colonial City and the Fortress. Within this area, the site of the first foundation of Santo Domingo only shows one small church that is hardly visible.

The presence of very large cruise ships -which are often anchored on the river bank on the side of the Fortress- are also another cause of alteration of the views.

The Sans Souci Project for an urban development on the Punta Torrecillas has posed a new controversial issue. Many specialists and preservationists have understood that this development would have negative impacts on the attributes that convey the Outstanding Universal Value of the property. The ICOMOS-UNESCO monitoring mission from 2010 also sustained this position. Moreover, the decision made by the World Heritage Committee in 2013, stressed this and suggested the State Party to present new alternatives for design. For these reasons, a study of visual cones was done for the Monumental Heritage Directorate by a specialized entity, indicating that Sans Souci development could not be seen from the Colonial City. According to this study, only from the Ozama Fortress was it possible to view it. Regarding views from the Fortress, as above mentioned, the landscape across the river has had long time alterations and is far from being a pristine setting.

Since the Punta Torrecillas was until recent times only occupied by the Navy with its buildings of a low profile, when these military facilities moved, the site could have been certainly turned into a public park. But, this opportunity was lost because the government leased the area to a private investor, which is the current promoter of the new development.

Decisions 34 COM 7B.108, 35 COM 7B.123 and the last 37 COM 7B.96 made by the World Heritage Committee requested to develop alternative designs, taking into account the attributes and scale of the inscribed property, and to submit the revised designs for evaluation prior to making any commitments for implementation. In response, the Sans Souci project has been modified.

The main changes are the following:

- Reduction of five levels to the height of the buildings.
- Enlargement of free coastal areas allowing public use and addition of a park inside the projected new urban space.
- The beach on the strip located by Punta Torrecillas, part of Sans Souci development, will also be a public place.

This development is highly prioritized by the State Party because- as officially informed by the developers- it will provide 20, 000 new jobs, generate important public areas for leisure, create an important cultural centre, contribute to the sanitizing of the Ozama River and potentially promote the rehabilitation of the old harbour on the riverfront.

In addition, these private developers are currently contributing to the preservation of the Colonial City where they are restoring more than twenty historic buildings to be used as hostels of a high standard in accordance to the national aim of promoting tourism in the World Heritage property.

Considering the above-mentioned facts, the Sans Souci development- if well oriented and controlled- is not a threat to the Outstanding Universal Value of the Colonial City. Some parameters that are essential so that no impacts occur would include:

- High quality of urban and architectural design that balances the occupation of land, distance among buildings, height of buildings, scale, proportions, open spaces, green areas and landscaping;
- Achieve the best views and relationship with the river, its banks and the seascape. Contribute to the rehabilitation of the riverfront for culture, leisure and tourism.
- To provide Santo Domingo with large public spaces and attractive cultural / commercial activities.

Since the proposed development could be seen from the Ozama Fortress, the new construction would need to maintain a high quality in design and aesthetically contribute to the area. The State Party must ensure that developers maintain the highest design quality of all the architectural projects still to be developed. International contests could be organized, which would include the many good local architects. Parameters for the design of a new complex need to ensure that potential negative impacts to the visual qualities are mitigated and need to take into account the attributes that warranted the inscription of the property on the World Heritage List, as well as the conditions of integrity and authenticity. In this respect, detailed parameters need to be defined, as soon as possible, by a working group of local architects, international experts, ICOMOS and Sans Souci architects. The resulting final design would need to be submitted to review prior to making any commitments to its implementation.

A special landscape design is another essential aspect that needs to be worked out in order to achieve large green spaces and provide the best climatic conditions to the site. An excellent landscaping where green spaces dominate, will strongly define view sheds from the Fortress or elsewhere, mitigating impacts on the view sheds from the Fortress, which is part of the World Heritage property.

In addition, it is also recommended to reduce the density of land occupation, which appears to be excessive on the last version of the project. Appropriate occupied and open space ratios should be defined according to the local urban, architectural and landscaping regulations and in consideration to the Outstanding Universal Value of the property. These ratios should also inform the detailed parameters for the final designs.

The boutique hotel located on the corner close to Punta Torrecillas should be eliminated to provide more public space. Otherwise, with time the hotel 's activities will swallow this coastal area.

Although, the archaeological research has practically not found remains of the original Spanish foundation, it would be advisable to install in the future at the place plaques (perhaps a small museum, too) aimed to evoke the first settlement.

Communication and recreational rides through the river, cultural performances, and amphitheatres should be a part of Ozama River's rehabilitation, starting with Sans Souci development.

Cruise ships

The mission observed that very large cruise ships are often anchored on the riverside immediately in front of the Colonial City and the Fortress, thus obstructing views. With regard to other potential negative impacts from cruise ships no information was obtained but it seems that an impact study has not been done.

A very serious study on these problems must be urgently elaborated in order to properly regulate the frequency, amount, size and functioning of the cruise ships in agreement with the river's and its riversides' carrying capacity and potential disturbance of views.

The New Subway Line

The Office for the Reorganization of Transportation (OPRET) informed about the new subway line with an extension of 3.2 km that will have three stations within the Colonial City at *Parque Independencia*, Colón Park (by the Cathedral) and Plaza de España by the *Alcazar de Colón*.

Different technical analyses have been carried out to assess the feasibility of constructing this line with positive results according to OPRET.

However, though this alternative appears to be technically feasible, the excavations and other necessary works for a subway line under the Colonial City might be risky if the high vulnerability of the old structures is considered, for example at the Cathedral. Though OPRET sustains that modern techniques allow for the reduction of vibrations and other impacts, it is better not to submit the historic built stock to these perils, mainly at the Cathedral areas as planned. It is important to recall that this Cathedral, one of the most relevant landmarks within the World Heritage Property, was built between 1514 and 1542.

Another concern is the efficiency of future maintenance of the underground structures that could be affected by financial constraints so common in the Caribbean sub region.

Though no information on the possible impacts of earthquakes was obtained, this is another significant matter of concern.

On the other hand the Colonial City is small, the distances from North to South and East West are short. Therefore, it is possible to either walk or to create an alternative light transportation system to move inside the old core, while the subway can be constructed on the limits of the historic centre. This, of course will also require extreme care but means less risks. In any case, the final solution still requires more analysis.

Traffic

Studies related to traffic have been undertaken. In spite of this, no fully efficient solutions have been yet applied. The huge traffic inside the Colonial City means a constant threat related to noise, atmospheric pollution, and difficulties for pedestrians and normal circulation, physical impacts to buildings and streets. The acute lack of parking produces a large amount of vehicles on almost all streets.

3.3 Positive or negative developments in the conservation of the property since the last report to the World Heritage Committee

The buffer zones

The inscription of the Colonial City of Santo Domingo as a World Heritage property in 1990 did not include the precise definition of buffer zones.

The definition of a buffer zone including areas within the National District Municipality to which the property belongs and other areas across the Ozama River corresponding to Santo Domingo East Municipality has been finally concluded, aiming to provide the Colonial City with the necessary territorial protection.

While Ordinance 03 2011 from the National District Municipality approved the buffer zone on its territory, East Santo Domingo has not yet officially approved the buffer zone on its area. No precise timeframe for approval had been defined at the time of the mission.

The draft elaborated by the Monumental Heritage Directorship was recently presented and discussed with the Physical Planning entity from Santo Domingo East Municipality, which has positively adopted the proposal for this part of the buffer zone.

According to Architect Miguelina Herrera, Head of Urban Planning at Santo Domingo East, this proposal will be submitted to the Municipal Council for its approval. Considering the urgency to have a legal approval of the buffer zone, the resolution of the Municipal Council can urgently approve this zone and declare that regulations will be promptly issued within a term to be soon defined.

This Municipality's existent regulation for building on its territory are now under revision in order to be included on a definitive document, and for them to be in full agreement with the Operational Guidelines for the Implementation of the World Heritage Convention. Both municipalities and the Monumental Heritage Directorship have agreed to continue keeping a systematic communication.

Though budgets have been limited during the last period, in 2013, a good amount of interventions to preserve the property and its buffer zone, funded by different public and private sources, were undertaken. Among them:

- The successful rehabilitation of Santa Barbara neighbourhood by the National District Municipality, sponsored by the Spanish Cooperation Agency, included renovation of infrastructure for power, water supply, sewage and drainage, consolidation of the foundations of Santa Barbara Church, provision of drinkable water, social working and training activities for the population of this area of low income.

- Rehabilitation of more than twenty historic houses in the Colonial City by the Sans Souci Investors with the aim to create lodgings of a high standard as the chain of hostels *16th Century Houses* and a new condominium. The mission considers that this type of use helps to preserve and enhance the physical fabric of the property. However, it could lead to gentrification if only these high-end dwellings are promoted and other interventions to improve living conditions within the property are not undertaken.

- The Fund for the Protection of the Colonial City of Santo Domingo financed several restoration and rehabilitation works. Among them, the rehabilitation of important public spaces as Pellerano Castro Square, interventions on the Dominican Priest 's Third Order Chapel, San Antón Chapel, Casa Tostado, Las Mercedes Church, among other relevant landmarks.

-In December 2013, the National District also inaugurated the first rehabilitation stage of Park Eugenio M. de Hostos (the largest public space for recreation in the buffer zone, with 3.2 hectares) and the Boulevard Vicini Burgos (the west border of the buffer zone)

- The important bridge *Ramón Matías Mella (on the Buffer zone)*, that links the National District with East Santo Domingo Municipality, was repaired by the Ministry of Public Works and Communications in coordination with the National Directorship of Monumental Heritage and the Directorship of Built Heritage from the National District Municipality.

-In 2013 the Office of Engineers, who supervises the Public Works (OISOE) for the Presidency of the Republic, refurbished the Independence Park.

- The National District Municipality formulated a project for the restoration of the 1824 Cemetery on Independence Avenue (where National Heroes and relevant persons from the Dominican Republic's History are buried) in order to soon allow visiting and better interpretation of the place.

- The pilot plan ReViMe has also started in coordination with the cities of Havana and Port au Prince with the aim of raising awareness on recycling for historic cities.

- In June 2012, the Tourism Ministry started the implementation of the *Programme for the Promotion of Tourism at the Colonial City*, which is based on the Strategic Plan for the Integral Revitalization of the Colonial City. The programme, financed by a loan from the Inter-American Development Bank (IDB), has a USD 30 million budget and will cover three main components: development of the tourism offer, integration of the local population in the development of tourism and strengthening of tourism management.

Considering the governmental priority on tourism and being the Colonial City a main attraction, the Ministry of Tourism started to implement this Programme, including the renovation of the most significant streets of the Colonial City. Although these activities are highly positive, the Tourism Ministry did not initially consult the plans and projects for the streets with the heritage authorities.

These actions - which could have entailed threats to possible archaeological strata of the old streets - are currently being discussed with the Directorship of Monumental Heritage and the Municipality of the National District. An experimented team of archaeologists and architects from the United States and Puerto Rico, led by well-known Dr. Archaeologist Gus Agammenon Pantel, has been hired by the IDB project. Archaeologists from the Directorship of Monumental Heritage are also working with this team.

There currently is a positive process of assessment and dialogue between the involved entities.

3.4 Information on any threat or damage to or loss of Outstanding Universal Value, integrity and/or authenticity for which the property was inscribed

The property-until this moment-has retained its Outstanding Universal Value, its integrity and authenticity. There is no visible damage or loss.

Notwithstanding, there are threats that in the short, medium or long term could mean damage or loss of the attributes of the property, if not systematically addressed and monitored by the State Party.

The current potential threats, as mentioned, in 3.2 are:

- The IDB-Tourism Project might have threatened potential archaeological values but is currently working correctly.
- The Sans Souci development, in case the indications from the World Heritage Committee, and local heritage authorities regarding heights, public areas, etc., are not carefully followed and it fails to achieve the high aesthetical quality.
- The Subway Line Number 6 if developed under the Colonial City could pose risks to the monumental built stock, mainly to the Cathedral, all of which needs careful evaluation.
- Insufficiency of public budgets for the preservation of the historic built stock.
- Delay on approving the new and more comprehensive law proposed.
- Dispersion and overlapping of legal instruments and regulations, which need a rationalization.
- Practical managerial insufficiencies and duplication of functions without a clear guidance or coordination, while the Steering Committee has not yet fulfilled its role.
- Insufficient authority or power given to the Ministry of Culture and monumental heritage entities at National or Municipal levels, as to efficiently guide and control preservation processes in practice.

3.5 Findings and observations

Beyond the potential impacts of Sans Souci Development, the new Subway Line and the IDB Project led by the Tourism Ministry, all of which are in a process of control and reorientation by the heritage authorities, this Mission understands that legal, financial and managerial insufficiencies and duplication of functions represent the current real dangers to be seriously focused

4 ASSESSMENT OF THE STATE OF CONSERVATION OF THE PROPERTY

4.1 Review whether the attributes of Outstanding Universal Value, on the basis of which the property was inscribed on the World Heritage List, and the conditions of integrity and authenticity, are being maintained

As mentioned in 3.5, the property-until this moment-has retained its Outstanding Universal Value, its integrity and authenticity. There is no visible damage or loss.

This is due to the long time efforts displayed by the State Party on preserving the Colonial City. Notwithstanding, as above-mentioned, there are current threats that must be urgently addressed by the State Party.

4.2 Review any follow-up measures to previous decisions of the World Heritage Committee on the state of conservation of the property and measures which the State Party plans to take to protect the Outstanding Universal Value of the property

- The Monumental Heritage Directorship has assessed and reoriented the Sans Souci Project according to the recommendations of World Heritage decisions and local analysis.
- There are recent agreements with Santo Domingo East Municipality regarding the approval of the part of the buffer zone corresponding to their territory.
- The project for the new subway line is under current discussion.
- The coordination between Monumental Heritage Directorship and the Ministry of Tourism with regard to the IDB project is working properly.
- Beyond the staff and financial constraints, the National District Municipality-has continued applying as much as possible the Strategic Plan for the Integral Revitalization of the Colonial City of Santo Domingo.

5 CONCLUSIONS AND RECOMMENDATIONS

5.1 Summary of findings

-The Outstanding Universal Value, the integrity and authenticity of the Colonial City of Santo Domingo have been kept until this moment due to a long time series of interventions and care from the State Party.

-Projects as the Programme for the Promotion of Tourism at the Colonial City sponsored by IDB and the Ministry of Tourism and the Sans Souci Development might have meant threats to OUV but they are currently well oriented and under control by the Monumental Heritage Directorship and the Municipality of the National District.

The Mission finds that the main current threats are the following:

- Though the legal framework has a considerable amount of tools such as decrees, laws, ordinances, it seems excessive and frequently overlaps. The approval of a new more comprehensive law, that includes World Heritage issues, has been delayed.
- The authority of the Ministry of Culture and its Directorship of Monumental Patrimony requires enforcement and more power as representatives of the State Party.
- In general, management is shared by too many entities and in practice it is not clear who is the leading authority. The Steering Committee, which in theory could be this leading authority, is not yet fully working.
- Decision-making and implementation of regulations is often difficult because of dualities, financial and technical scarcities.
- Insufficient knowledge and awareness on World Heritage issues from some decision makers, politicians and potential investors.
- Specialized staffs for management, revision and control at the public entities are insufficient mainly due to a low remuneration.
- Not many countries in the Caribbean have such a comprehensive planning and management instrument as the Lombardi Plan, but under current management condition its goals cannot be fully achieved.
- Rehabilitation and restoration programs by needed timeframes are not easily planned due to unstable and restrained allocation of budgets.
- A new subway line serving the Colonial City would be an achievement but it can be risky if developed beneath the Colonial City, while other perimeter options are feasible.
- Though traffic and parking studies have been undertaken, their implementation has not been completed and serious problems persist as the amount of vehicles, pollution, disturbance to pedestrians, etc.
- The State Party has been quite efficient at promoting relevant projects with the Spanish Cooperation Agency, the International Development Bank, private sector and other sources. Though beneficial in financial terms and their potential contribution to safeguard the Colonial

City, these projects have not always been closely coordinated among the different parts involved (Monumental Heritage Directorship, Municipality, Tourism Ministry, etc.)

- The State Party has had a long time successful and pioneer history of training sponsored by UNESCO, ICCROM, ICOMOS, CARIMOS, local and foreign universities, etc. but these activities have recently slowed.

- Vulnerability and risk preparedness-absolutely instrumental for a country submitted to frequent hurricanes, rains, earthquakes, increasingly active in the Caribbean region- have not been sufficiently addressed in the last times.

5.2 Recommendations for any additional action to be taken by the State-Party including draft recommendations to the World Heritage Committee

- Approval of the Draft Law for the Protection, Safeguarding and Development of Cultural Heritage, submitted to the Executive Power since 2012. The full revision of heritage legislation for its rationalization and implementation is also

- The management structure of the Colonial City and its efficiency must be revised and corrected.

- The leading authority and responsibilities of all parts involved have to be clearly defined and applied in practice; for example, the Steering Committee needs to be fully operational.

- All projects or actions dealing with the Colonial City, undertaken by any governmental, non-governmental or private entity must be consulted and approved by the Directorship of Cultural Heritage and the Directorship of Built Heritage from the National District.

- The East Santo Domingo Municipality must urgently conclude the approval of the Buffer Zone and its regulations.

- A rehabilitation program with timeframes and secured budgets must be launched as soon as possible.

- The Sans Souci Development has to be systematically monitored by the heritage authorities in order for it to be conveniently oriented. Some parameters to inform further design include:

- High quality of urban and architectural design considering a balanced occupation of land, distance among buildings, height of buildings, scale, proportions, open spaces, green areas and landscaping,

- Achieve the best views and relationship with the river, its banks and the seascape. Contribute to the rehabilitation of the riverfront for culture, leisure and tourism.

- To provide Santo Domingo with large public spaces and attractive cultural / commercial activities.

Since the proposed development could be seen from the Ozama Fortress, the new construction would need to maintain a high quality in design and aesthetically contribute to the area. The State Party must ensure that developers maintain the highest design quality of all the architectural projects still to be developed. International contests could be organized, which would include the many good local architects. Parameters for the design of a new complex need to ensure that potential negative impacts to the visual qualities are mitigated and need to

take into account the attributes that warranted the inscription of the property on the World Heritage List, as well as the conditions of integrity and authenticity. In this respect, detailed parameters need to be defined, as soon as possible, by a working group of local architects, international experts, ICOMOS and Sans Souci architects. The resulting final design would need to be submitted to review prior to making any commitments to its implementation.

- A capacity building program in heritage conservation and management for the next five or six years must be launched and if necessary for this aim, assistance can be requested to the World Heritage Committee.

- A project for the waterfront including sanitation, cultural activities, leisure and sports facilities should be soon elaborated, respecting heritage values, taking profit of the governmental priority given to tourism and .the Sans Souci development.

5.3 Recommendation as to whenever further action is needed, with clear benchmarks indicating the corrective measures to be taken in order to improve the state of conservation and management of the property

Considering the different threats and difficulties detected and listed on this report and following the recommendations expressed on 5.2, the State Party must elaborate an Emergency Plan with corrective measures to be presented to the World Heritage Centre by mid year 2014.

5.4 Recommendation as to whether the level of threats to the property warrants the property being placed on the List of World Heritage in Danger

- Approval of the Draft Law for the Protection, Safeguarding and Development of Cultural Heritage, submitted to the Executive Power since 2012. The full revision of heritage legislation for its rationalization and implementation is also recommended.

- The management structure of the Colonial City and its efficiency must be revised and corrected.

- The leading authority and responsibilities of all parts involved have to be clearly defined and better applied in practice. For example, the Steering Committee needs to be fully operational.

- All projects or actions dealing with the Colonial City, undertaken by any governmental, non-governmental or private entities must be consulted and approved by the Directorship of Cultural Heritage and the Directorship of Built Heritage from the National District.

- The East Santo Domingo Municipality must urgently conclude the approval of the Buffer Zone and its regulations.

- A rehabilitation program by terms of time including stable budgets must be launched as soon as possible.

- The Sans Souci Development has to be systematically monitored by the heritage authorities in order for it to be conveniently oriented.

- A training program for the next five or six years must be launched and, if necessary for this aim, assistance can be requested to the World Heritage Committee.

- A project for the waterfront including its sanitation, cultural activities, and leisure and sports facilities should be soon elaborated, respecting heritage values, taking profit of the governmental priority given to tourism and the possibilities of the Sans Souci development.

Considering the different threats and difficulties detected and listed on this report and following recommendations, **the State Party must elaborate a Plan with priority corrective measures to be presented to the World Heritage Centre by mid year 2014.**

At this moment, the property **should not be placed on the List of World Heritage in Danger.**

Eventually, if the necessary steps and measurements to correct managerial insufficiencies are not urgently taken by the State Party or in the case that projects as IDB-Tourism, Sans Souci, Subway Line or others are not systematically controlled by the heritage authorities and fail to fulfil the requirements for the World Heritage property, the World Heritage Committee could evaluate the option of placing the property on the World Heritage in Danger List.

ANNEX 1 Terms of Reference

In accordance to Decision 37 COM 7B.96 adopted by the World Heritage Committee at its 37th session (Phnom Penh, 2013), the Advisory Mission shall:

- a) Evaluate the current state of conservation of the property and assess progress made in with the approval and implementation of the Strategic Plan for the Integral Revitalization of the Colonial City of Santo Domingo;
- b) Assess the overall management and protection arrangements for the property, including the progress in the approval of regulations for the Steering Committee, the operation of the management system and the approval of the new law for the protection, safeguarding and development of cultural heritage and the regulations for archaeological investigation, and provide recommendations to enhance management and conservation effectiveness;
- c) Evaluate the elements of the existing Programme for Tourism Promotion for the Colonial City of Santo Domingo, under the responsibility of the Tourism Ministry (MITUR), which are currently under implementation. Assessment should focus on the appropriateness of the proposed actions and projects in relation to the Outstanding Universal Value of the property and the conditions of integrity and authenticity.
- d) Assess progress made in the definition of the buffer zone at Santo Domingo East, on the approval of regulations for construction heights and provide recommendations for the submission of a minor boundary modification, in accordance to paragraphs 163-165 and Annex 11 of the Operational Guidelines, for the establishment of buffer zone and the protection of visually sensitive areas around the property;
- e) Evaluate the current conditions at the Ozama river and ascertain whether these impact the Outstanding Universal Value of the property, particularly considering the significance of the historic relation between the river and the life of the Colonial City. Issues to assess include the impact of tourism cruises arriving at the port at the mouth of the river and interventions carried out by the private sector for the revitalization of the area.
- f) Evaluate the planned projects for the Sans Souci development and ascertain whether the proposals can have adverse impacts on the attributes that convey the Outstanding Universal Value of the property or on its conditions of authenticity and integrity. Based on the results from the view shed studies, and on the consultations with the national and local authorities and other relevant stakeholders, provide recommendations for the development of alternative designs that take into account the attributes and scale of the inscribed property to ensure its protection;
- g) Evaluate other on-going or planned projects, in particular the potential subway line and its associated infrastructure and provide recommendations on the development of Heritage Impact Assessments to ensure that the Outstanding Universal Value of the property is not threatened.

Prepare a mission report, following the attached format, in English or French, for review by the World Heritage Committee at its 38th session (Doha, 2014).

ANNEX 2. Composition of Mission Team

The mission was undertaken by Dr. Architect Isabel Rigol (Cuba) on behalf of ICOMOS.

ANNEX 3. Itinerary and Programme

3.1 Itinerary

January 19th, 2014. Flight Cubana Airlines CU 200 from Havana to Santo Domingo

January 26, 2014. Flight Cubana Airlines CU 201 from Santo Domingo to Havana

3.2 Programme

Monday January 20th

9.00 AM -1.00 PM Welcome and organization meeting at the Directorship of Monumental Heritage (DNPM).

Participants: Dr. Isabel Rigol (Consultant), Dr. Laura Faxas, Ambassador and Permanent delegate to UNESCO, representatives from the Ministry of Culture (MINC), from and Municipality of the National District (ADN) and DNPM.

1:00 pm - 3:00 pm – Lunch

3.00 PM- 6.00PM Meeting at the Town Hall for the presentation of the Project on Prioritized Roads of the Colonial City sponsored by the Program for the Development of Tourism in the Colonial City of Santo Domingo (IDB-Ministry of Tourism).

Participants: Consultant, representatives of the MINC, DNPM, ADN, East Santo Domingo Municipality (ASDE), Ministry of Tourism (MITUR), Ministry of Economy, Planning and Development (MEPYD), Archbishop's Office. Ministry of Environment and Protected Areas (MIMAREMA), ICOMOS, DOCOMOMO, Erwin Walter Palm Foundation, Steering Committee, Comisión Rectora de la Ciudad Colonial (CRCC), Fund for the Protection of the Colonial City of Santo Domingo, Neighbour Associations and special guests..

Tuesday January 21st

Tours in the Colonial City and its buffer zone.

Participants: Consultant and members of the DNPM.

Wednesday January 22nd at the Centre for Higher Humanistic Studies and Spanish Language.

9:00 am - 10:00 am – Presentation of the proposal for a Subway Line in the Colonial City by OPRET.

10:30 am - 1:00 pm - Presentation and discussion of the new proposal for Sans Souci Development by Architect Juan Mubarak (Director of Architecture) and Lic. Lisandro Macarrulla, President of Sans Souci Development.

1:00 pm - 3:00 pm – Lunch.

3:00 pm - 4:00 pm – Lecture *Trends on the Preservation of Historic Centres* by Dr. Isabel Rigol.
4:30 pm - 6:00 pm – Exchange of ideas and experiences between the Consultant and the participants.

Participants: Consultant, specialists from DNPM, ADN and representatives of the Ministry of Culture.

Thursday January 24th

9:30 am - 11:00 am – Meeting at the East Santo Domingo Town Hall (ASDE) with Architect Miguelina Santana, Director of Urban Planning from ASDE and her team. Presentation of the Colonial City's Buffer Zone in the territory of East Santo Domingo

Participants: Consultant, DNPM, ADN and ASDE.

12:30 am - 2:30 pm – Meeting and lunch with Mr. José Antonio Rodríguez, Minister of Culture, Dr. Luis Brea, Advisor to the Minister, Ambassador Laura Faxas, Architect Edda Grullón (Director of Monumental Heritage), Architect Nerva Fondeur (acting Vice- Minister of Culture) and other authorities.

3:00 pm - 6:00 pm – Final meeting on the Colonial City with the Directorship of Monumental Heritage

Participants: Consultant, Dr Luis Brea Advisor to the Minister of Culture, Architect Edda Grullón and her staff, Architect Diana Martínez from AND, Architect Maribel Villalona from MITUR.

Friday January 24th at the Centre for Higher Humanistic Studies and Spanish Language.

9:00 am -1:00 pm - Presentation and discussion of the Dominican Republic's Tentative List for World Heritage.

Participants: Consultant, Ambassador Laura Faxas, specialists from MINC, DNPM, Museum of the Dominican Man, Centre for the Monumental Heritage Inventories, Director of Underwater Heritage, Directorship of Museums, Ministry of Environment and Protected Areas (MIMARENA), MITUR Jaragua National Park Group ICOMOS, Invited experts.

3:00 - 6:00 pm - Meeting with the National Committee of ICOMOS.

Participants: Architect Risoris Silvestre, ICOMOS President, former presidents Drs. Linda Roca, Manuel S. Gautier, José M. Batlle, José E. Delmonte and Virginia Flores, Dr. Esteban Prieto, Member of the ICOMOS Academy, Arch. Mauricia Dominguez, President of DOCOMOMO and other members.

Saturday January 25th

Wrap up and farewell meeting with Architect Edda Grullón, Director of Monumental Heritage.

Sunday January 26th

Departure from Santo Domingo

ANNEX 4. List and contact details of people met

Lic. José Antonio Rodríguez, Minister of Culture
creatividad@codetel.net.do

Dr. Laura Faxas, Ambassador and Permanent Delegate to UNESCO.
lfaxas@yahoo.fr

Dr. Luis Brea Advisor to the Minister of Culture
lobrea@gmail.com

Arch.Nerva Fondeur, Acting Vice Minister of Culture
direcciondecooperacioncultural@gmail.com

Arch.Edda Grullón, Director of Monumental Heritage (DNPM).
eddagrullon@hotmail.com

Arch. Leticia Tejeda, Deputy Director DNPM.
g_leticia25@yahoo.com

Arch.Janet Martínez, DNPM.
jatmartz@hotmail.com

Arch. Diana Martínez, Director of Built Heritage, National District
dmartinezm@codetel.net.do

Arch. Jorge Marte, National District
jorgemarte@gmail.com

Arch.Orquídea Martín de Almanzar, Fund for the Protection of the Colonial City of Santo Domingo
orquideamartin@hotmail.com

Arch. Miguelina Santana, Director of Urban Planning, East Santo Domingo
msantanabaez@hotmail.com

Dr. Eugenio Pérez Montás, Pioneer of the preservation of the Colonial City of Santo Domingo.
unidadejecutora@hotmail.com

Archaeologist Santiago Duval, Directorship of Monumental Heritage
sduvalb@gmail.com

Dr.Archaeologist Adolfo López
arqueoeco@hotmail.com

Lic. Lisandro J. Macarrulla, President Sans Souci Development
mactrusa@mac.com

Arch Juan Mubarak, Director of Architecture, Vicini TBR

juan.mubarak@vicini.com

Arch. José M. Batlle Pérez, VISANTO Properties

[jose.batlle @visantoproperties.com](mailto:jose.batlle@visantoproperties.com)

Arch.Maribel Villalona, Coordinator of the Programme for the Development of Tourism IDB/MITUR

m.villalona@dpp-sectur.gov.do

Archaeologist Martha Roquel, Adviser Programme for the Development of Tourism IDB/MITUR

martharoquel@hotmail.com

Arch.Gustavo L. Moré, Programme for the Development of Tourism IDB/MITUR

gustavoluismore@gmail.com

Dr.Archaeologist Agamenon Gus Pantel, Consultant Programme for the Development of Tourism IDB/MITUR

pantel@att.net

Dr.Arch. Beatriz del Cueto, Consultant Programme for the Development of Tourism IDB/MITUR

bdelcueto@gmail.com

Dr.Esteban Prieto, ICOMOS Academy

eprietovicioso@gmail.com

Arch.Risoris Silvestre, ICOMOS President

risoris1@hotmail.com

Dr. Manuel S. Gautier, Former ICOMOS President

asesor_gautier@hotmail.com

Dra.Virginia Flores, Former ICOMOS President

vfloressasso@gmail.com

Dra. Linda M.Roca, Former ICOMOS President

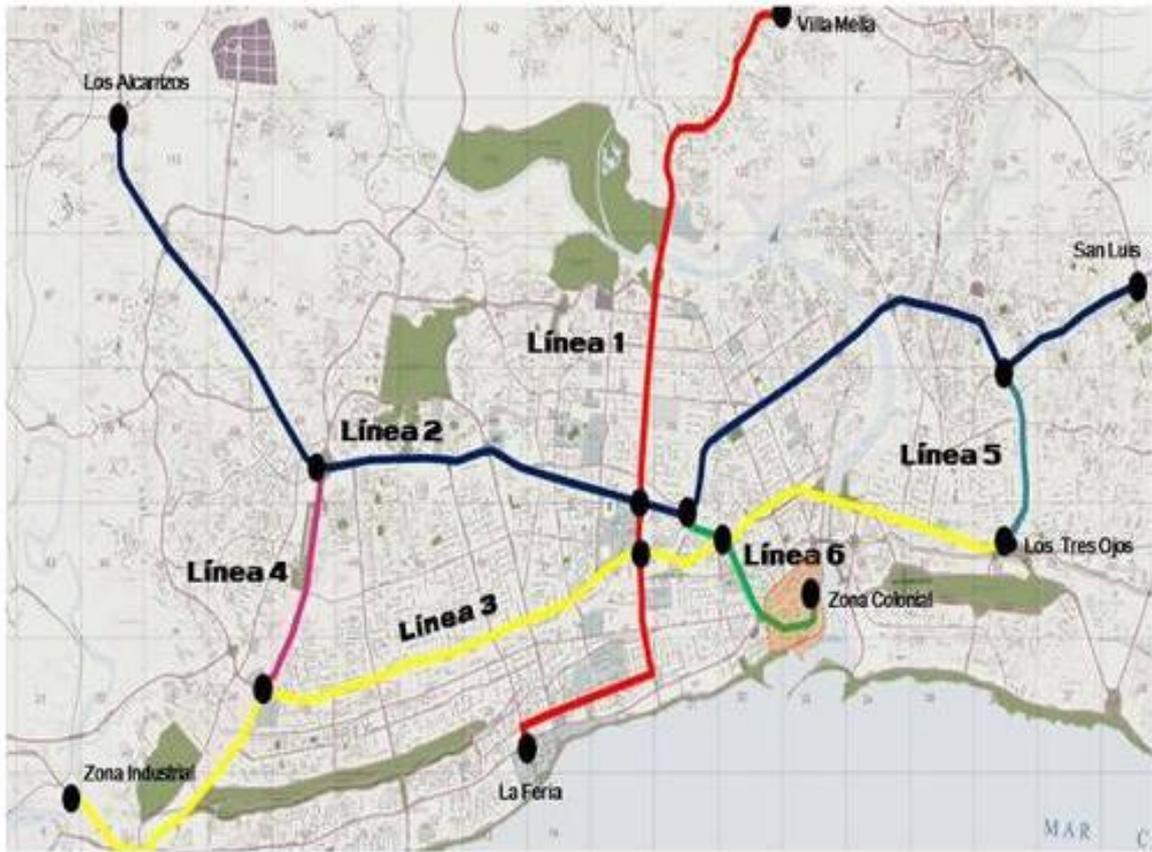
roca.linda@gmail.com

Arch. Mauricia Dominguez, ICOMOS member and President of DOCOMOMO

maudoquez@gmail.com

Arch. Federico Abreu, ICOMOS

fabreu@federicoabreu.com



Map with Subway Lines including proposed Line 6 under the Colonial City.

ANNEX 6. Photographs



Beautiful balconies from the Colonial City



The Cathedral and Columbus Park



El Conde, a Main Street



Repair of important roads by IDB- Tourism Programme



Consultant Dr. G.A. Pantel with geo- radar equipment



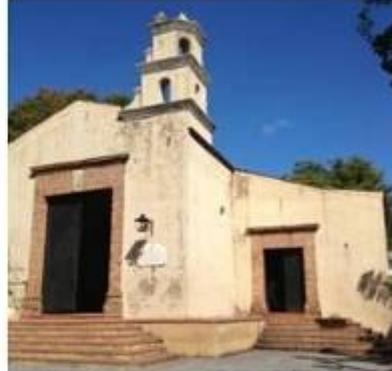
Animation and facilities in the Colonial City



Restored houses adapted to small luxury hostels



Restored Colonial houses



Restored chapels



Pellerano Castro Square restored



Interesting 20th Century buildings in the Colonial City also deserve restoration.



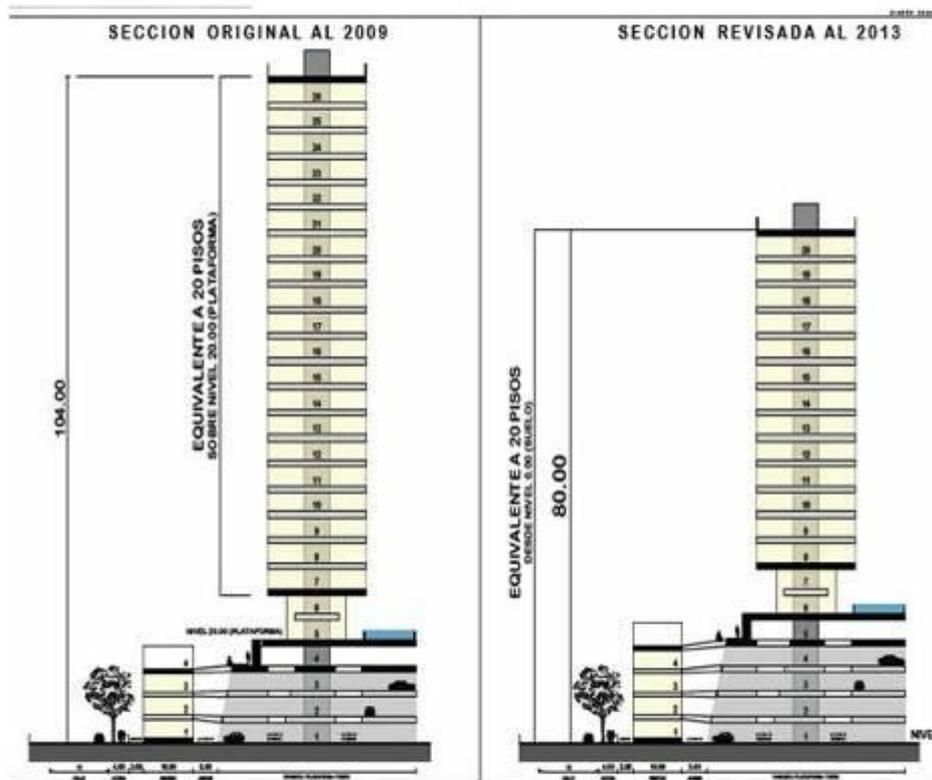
The Ozama River



Area on East Santo Domingo where SansSouci development is planned



Last version of Sans Souci Development



SANSOUCI Comparación de alturas propuestas antes y después de la revisión del plan maestro.

Recent reduction of heights on proposed Sans Souci Development



Impact of big cruise ships anchored immediately in front of the Fortress.



Views from Ozama Fortress to East bank are not--since long ago--a pristine landscape .



Excess of vehicles and lack of enough parking spaces.

ANNEX 7. World Heritage Committee Decisions

2013

Colonial City of Santo Domingo (Dominican Republic) (C 526)

Decision: 37 COM 7B.96

The World Heritage Committee,

1. Having examined Document WHC-13/37.COM/7B,
2. Recalling Decision **35 COM 7B.123**, adopted at its 35th session (UNESCO, 2011),
3. Acknowledges urges the information provided by the State Party on the actions carried out in response to the decisions made by the World Heritage Committee and the State Party to continue its work, with particular attention to:
 - a) Formal establishment of the buffer zone at Santo Domingo East and approval of regulations for construction heights,
 - b) Approval and implementation of the Strategic Plan for the Integral Revitalization of the Colonial City of Santo Domingo,
 - c) Approval of regulations for the Steering Committee to ensure that the management system becomes fully operational,
 - d) Finalization of the approval process for the new law for the protection, safeguarding and development of cultural heritage and the regulations for archaeological investigation;
4. Encourages the State Party to submit, according to paragraphs 163-165 of the *Operational Guidelines*, the designated buffer zone as a minor boundary modification to allow a clear understanding for the protection of the visually sensitive areas around the property;
5. Reiterates its deep concern to the State Party about the results of the view shed studies for the proposed Sansouci development at the left bank of the Ozama River;
6. Reiterates its request, as expressed in Decisions **34 COM 7B.108** and **35 COM 7B.123** to develop alternative designs which take into account the attributes and scale of the inscribed property, and to submit the revised designs for evaluation prior to making any commitments for implementation;
7. Also requests the State Party to submit to the World Heritage Centre the project proposal, technical specifications and heritage impact assessment for the potential subway line and associated infrastructure, for review by the Advisory Bodies prior to making commitments to its construction, in accordance with Paragraph 172 of the *Operational Guidelines*;
8. Welcomes the request of the State Party to receive an ICOMOS Advisory mission to assist in identifying the necessary measures to ensure the protection and conservation of the Outstanding Universal Value of the property;
9. Further requests the State Party to submit to the World Heritage Centre, by **1 February 2014**, an updated report on the state of conservation of the property and the implementation of the above, for examination by the World Heritage Committee at its 38th session in 2014.

37COM8D

Clarifications of property boundaries and areas by States Parties in response to the Retrospective Inventory

Decision: 37 COM 8D

The World Heritage Committee,

1. Having examined Document WHC-13/37.COM/8D,
2. Recalling Decision **36 COM 8D**, adopted at its 36th session (Saint Petersburg, 2012),
3. Acknowledges the excellent work accomplished by States Parties in the clarification of the delimitation of their World Heritage properties and thanks them for their efforts to improve the credibility of the World Heritage List;
4. Recalls that the World Heritage Centre and the Advisory Bodies will not be able to examine proposals for minor or significant modifications to boundaries of World Heritage properties whenever the delimitation of such properties as inscribed is unclear;
5. Takes note of the clarifications of property boundaries and areas provided by the following States Parties in response to the Retrospective Inventory, as presented in the Annexes of Document WHC-13/37.COM/8D: Dominican Republic: Colonial City of Santo Domingo;

2011 35COM 7B.123

Colonial City of Santo Domingo (Dominican Republic) (C 526)

The World Heritage Committee,

1. Having examined Document WHC-11/35.COM/7B,
2. Recalling Decision **34 COM 7B.108**, adopted at its 34th session (Brasilia, 2010),
3. Recognizes the efforts made by the State Party in improving the management and conservation arrangements for the property and urges the State Party to finalize the approval process for the delimitation of the buffer zone and its regulations as previously requested by the World Heritage Committee;
4. Reiterates its request to submit, by **30 November 2011**, in conformity with Paragraph 172 of the *Operational Guidelines*, the following information:
 - a) Alternative designs for the Sansouci project which take into account the scale of the inscribed property and the impacts that the urban and touristic development may have on the conservation of the attributes that sustain its Outstanding Universal Value,
 - b) Progress on the definition of height regulations for Santo Domingo East, taking into account the Outstanding Universal Value of the property;
5. Also requests to continue to implement the recommendations of the 2009 joint World Heritage Centre/ICOMOS reactive monitoring mission, with special attention to:
 - a) Halting future developments foreseen in the buffer zone, mainly affecting the area of Santo Domingo East, that could impact adversely on the property,
 - b) Finalize the approval process for the new law for the protection, safeguarding and development of cultural heritage and the regulations for archaeological investigations,

c) Finalize the process of approving the Strategic Plan for the Integral Revitalization of the Colonial City of Santo Domingo and the Steering Committee and to secure the necessary resources for the operation of the management system currently in place;

6. Further requests the State Party to submit to the World Heritage Centre, by **1 February 2013**, an updated report on the state of conservation of the property and the implementation of the above, for examination by the World Heritage Committee at its 37th session in 2013.

2010 34COM 7B.108

Colonial City of Santo Domingo (Dominican Republic) (C 526)

The World Heritage Committee,

1. Having examined Document WHC-10/34.COM/7B,

2. Recalling Decision **33 COM 7B.135**, adopted at its 33rd session (Seville, 2009),

3. Notes the results of the December 2009 joint World Heritage Centre/ICOMOS reactive monitoring mission and endorses its recommendations;

4. Recognizes the efforts made by the State Party in improving the management and conservation arrangements of the property and urges it to finalize the process for approving the Strategic Plan for the Integral Revitalization of the Colonial City of Santo Domingo and the Steering Committee and to secure the necessary resources for the operation of the management system currently in place;

5. Expresses its deep concern about the potential developments planned at the vicinity of the property and also urges the State Party to:

a) Stop the proposed Sans Souci real estate development project and consider, in collaboration with the heritage authorities, alternative designs that take into account the conservation of the attributes that sustain the Outstanding Universal Value of the property, and in accordance with Paragraph 172 of the Operational Guidelines,

b) Submit new designs and technical specifications for consideration and review by the World Heritage Centre and ICOMOS prior to approval and implementation,

c) Halt future developments foreseen in the buffer zone, mainly affecting the area of Santo Domingo East, that could impact adversely on the Outstanding Universal Value,

d) Approve the proposed buffer zone and related regulatory frameworks, with the amendments agreed upon during the reactive monitoring mission to guarantee the control of new developments and review existing regulations for new construction for the Municipality of Santo Domingo to limit the height of buildings,

e) Finalize the approval process for the new law for the protection, safeguarding and development of cultural heritage and the regulations for archaeological investigations as soon as the text of the new Constitution has been approved;

6. Requests the State Party to submit to the World Heritage Centre, by **1 February 2011**, a report on the state of conservation of the property and on the steps taken to implement the recommendations set out in Paragraphs 4 and 5 above, for examination by the World Heritage Committee at its 35th session in 2011.

2009 33COM 7B.135

Colonial City of Santo Domingo (Dominican Republic) (C 526)

The World Heritage Committee,

1. Having examined Document WHC-09/33.COM/7B,
2. Recalling Decision **31 COM 7B.125**, adopted at its 31st session (Christchurch, 2007)
3. Encourages the adoption, and strict enforcement of the new law on monumental heritage, the Integrated Revitalization Plan and the implementation of the related actions proposed, and the adoption and full implementation of the Risk management plan for the Zona Colonial;
4. Requests the State Party to:
 - a) Submit to the World Heritage Centre, as soon as possible, the complete technical documentation of the Sans Souci project to be undertaken in the South Area, in conformity with Paragraph 172 of the *Operational Guidelines*,
 - b) Withhold any approval of the development until the World Heritage Committee has had the opportunity to fully review the project,
 - c) Invite a joint World Heritage Centre / ICOMOS reactive monitoring mission to the property to consider its overall state of conservation and particularly the possible impact of the Sans Souci project on the Outstanding Universal Value and integrity of the property and to review the proposal for the delineation and protection of the buffer zone;
5. Also requests the State Party to submit to the World Heritage Centre, by **1 February 2010**, a detailed report on the state of conservation of the property and on the implementation of the above recommendations, for examination by the World Heritage Committee at its 34th session in 2010.

2007 31COM 7B.125

Colonial City of Santo Domingo (Dominican Republic)

The World Heritage Committee,

1. Having examined Document WHC-07/31.COM/7B,
2. Recalling Decision **30 COM 7B.94**, adopted at its 30th session (Vilnius, 2006),
3. Notes the progress in the development of a fully integrated approach to risk management;
4. Requests the State Party to formally submit any proposed modifications to the buffer zone for approval by the World Heritage Committee. Such submission should include appropriate cartography as well as the legal framework;
5. Invites the State Party to provide the current draft of the new law for the protection of immovable heritage for consideration by the World Heritage Centre and ICOMOS;
6. Requests the State Party provide a progress report to the World Heritage Centre on the details of development control for the new buffer zone by **1 February 2009**, for examination by the Committee at its 33rd session in 2009.

2006 30COM 7B.94

State of Conservation (Colonial City of Santo Domingo)

The World Heritage Committee,

1. Having examined Document *WHC-06/30.COM/7B*,
2. Recalling Decision **29 COM 7B.93** adopted at its 29th session (Durban, 2005),
3. Strongly recommends closer institutional coordination among the different governmental departments in approving and supervising restoration and rehabilitation works in the Colonial City of Santo Domingo;
4. Encourages the adoption, and strict enforcement of the new law on monumental heritage; the adoption of the Integrated Revitalisation Plan and the implementation of the related actions proposed; and the adoption and full implementation of the Risk Management Plan for the Zona Colonial;
5. Encourages furthermore the revision of the nomination documents including the establishment of a buffer, as proposed by the State Party, for the protection of the site, and the early submission of this proposal to the World Heritage Committee for review;
6. Requests the States Party to submit a progress report by **1 February 2007** on progress made in addressing all of the above points, including the outcomes of the efforts made to improve the management of the property (as in the earlier case of the historic core of the Hostal de Ovando in 2002), for examination by the Committee at its 31st session in 2007.

2005 29COM 7B.93

Colonial City of Santo Domingo (Dominican Republic)

The World Heritage Committee,

1. Having examined Document *WHC-05/29.COM/7B.Rev*,
2. Recalling its Decision **28 COM 15B.113** adopted at its 28th session (Suzhou, 2004),
3. Regrets that no information has been provided by the State Party of the Dominican Republic, as requested in the abovementioned Decision;
4. Reiterates its request to the State Party to submit to the World Heritage Centre by **1 February 2006** a report on the state of conservation of the property, for examination by the Committee at its 30th session (Vilnius, 2006).

2004 28COM 15B.113

The World Heritage Committee,

1. Regrets that the State Party did not provide the requested report on the progress made in the adoption of the new law on monumental heritage (Decision 27 COM 7B.90);
2. Reiterates its request to the State Party to provide the above-mentioned report by 1 February 2005 for consideration of the Committee at its 29th session in 2005.

2003 27COM 7B.90

Colonial City of Santo Domingo (Dominican Republic)

The World Heritage Committee [54],

1. Takes note of the report transmitted by the State Party;
2. Regrets that the restoration and enlargement works have been nearly completed without a proper environmental assessment being executed on the impact of these works on the historic setting and fabric of the World Heritage property;
3. Strongly recommends a closer institutional coordination between the different governmental departments approving and supervising restoration and reconstruction works in the Colonial City of Santo Domingo;
4. Encourages the adoption and strong enforcement of the new law on monumental heritage;
5. Requests that the State Party inform the World Heritage Centre by 1 February 2004 on the progress made with the adoption of the new law on monumental heritage in order that the World Heritage Committee can examine the state of conservation of the property at its 28th session in 2004.

[54] Decision adopted without discussion.

2002 26COM 21B.43

Colonial City of Santo Domingo (Dominican Republic)

The World Heritage Committee,

1. Takes note of the state of conservation report and adopts the decision of the Bureau, contained in document WHC-02/CONF.202/2, paragraphs XII, 116-117;
2. Requests the State Party to provide a report by 1 February 2003, to include additional information on progress made, as well as on the report of the Environment Secretariat and on the decisions taken concerning the draft law on monumental heritage, to be examined by the 27th session of the Committee in June/July 2003.

2000 24COM XIV.2

Requests for International Assistance: Technical Co-operation

XIV.2 Requests for International Assistance

The Bureau met during the twenty-fourth session of the Committee after the budget for Technical Assistance for year 2001 under Chapter III was approved, to take decisions or recommend decisions to the Committee concerning international assistance requests. The attention of the Committee and Bureau was drawn to document WHC-2000/CONF.204/17 and 6 requests for decision by the Committee and 14 requests for decision by the Bureau were examined and took the following decisions. All decisions taken by the Bureau and Committee concerning these requests are listed below:

No. 2001-446 Dominican Republic

"Study on Cultural Tourism in the Historic Centre of Santo Domingo"

The Bureau approved **US\$ 24,207** for this activity subject to the State Party paying its dues to the Fund and requesting the State Party to bear the costs of the secretarial costs.

1998 22COM VII.31/40

SOC: Colonial City of Santo Domingo (Dominican Republic)

VII.31 Colonial City of Santo Domingo (Dominican Republic)

At the request of the authorities of the Dominican Republic, an expert mission was undertaken in August 1998 to assess the state of conservation of the World Heritage site of Santo Domingo. The report emphasized the need to balance interventions in the physical-environmental recuperation of the area, tourism development and the socio-cultural development of the local population (housing, services etc.). It furthermore stressed that the effective control by the Office for the Cultural Heritage depends very much on the adoption of the Master Plan for the City which would establish an extended protection zone and norms for land-use. It also pointed out that several buildings in the city had collapsed recently, not caused by natural disasters but by the lack of maintenance.

On 22 September 1998, Hurricane Georges caused severe damage to the Dominican Republic. The Secretariat received reports from the Office for Cultural Heritage of the Dominican Republic and the national ICOMOS Committee. It was reported that serious damage was caused to residential buildings, churches and to the Casa de Juan de Herrera at the Plaza de Colon.

The Committee expressed concern about the damage caused by Hurricane George to the World Heritage site of Santo Domingo and encouraged the national authorities to take the necessary measures for the consolidation and safeguarding of the damaged buildings. It expressed its readiness to assist in undertaking emergency measures for the consolidation and recuperation of damaged buildings. It noted that the Chairperson had approved emergency assistance for the safeguarding of the Casa de Juan de Herrera.

At the same time, however, the Committee noted that part of the damage could only occur due to the lack of maintenance and preventive measures. It stressed the need for risk preparedness and preventive planning and conservation measures, particularly in hurricane prone areas such as the Caribbean.

The Committee requested the authorities to submit, by 15 April 1999, a progress report on the actions taken in response to the report of the monitoring mission of August 1998 and to the damage caused by Hurricane Georges.

The Committee requested the Secretariat and the advisory bodies to look into the possibilities to develop specific activities for the Caribbean to promote and implement risk preparedness schemes.

1993 17COM X

SOC: Colonial City of Santo Domingo (Dominican Republic)

Colonial City of Santo Domingo (Dominican Republic)

A Master Plan for the Colonial City had been prepared reflecting an integral view on conservation including social and urban issues. This plan has to be adopted and implemented, and special attention has to be given to housing rehabilitation. The tourism development programme 'Cuna de America' is intended to stimulate cultural tourism whilst controlling its negative side effects.

1990 14COM VII.A

Inscription: Colonial City of Santo Domingo (Dominican Republic)

Colonial city of Santo Domingo 526 Dominican Republic C(ii) (iv) (vi)

The Committee approved the conclusions of the expert report submitted, enabling it to consider this property, and suggested that the Secretariat and ICOMOS participate with the Dominican authorities in any study concerning the rehabilitation of historic districts.

ANNEX 8.

Additional activities carried out during the Mission to the Colonial City of Santo Domingo: debate on the Tentative List.

The Directorship of Monumental Heritage asked the Mission to take part of a discussion on the Tentative List with participants from both cultural and natural entities, as the Ministry of Culture, Ministry of Environment and Protected Areas (MINARENA), ICOMOS, Jaragua Park, and others.

The official Tentative List includes the Archaeological and Historical National Park of Pueblo Viejo of La Vega, Archaeological and Historical National Park of the Villa of La Isabela, City of Azúa de Compostela, Historical Centre of Puerto Plata, Jacagua, Villa of Santiago, Jaragua National Park, Montecristi, Duquesa Sugar Mill, Boca De Nigua Sugar Mill, Sanate Sugar Mill, the Ancient Big House of Palavé Sugar Mill, Ancient Diego Caballero Sugar Mill and Sugar Mill of Engombe.⁴

In 2012 the State Party had an assessment from Dr. Nuria Sanz⁵. Dr.Sanz's main recommendations were to ensure that the properties might have an OUV, that properties were National landmarks, to include the community's opinions, to establish priorities, to revise the lists each five years, etc. After the 2012 revision, it has been found that the List is too extensive. For example, instead of including each Sugar Mill independently, they could be presented as a series

Another modification could be to consider four groups of properties:

- First Spanish settlements in America.
- Natural sites with pre Hispanic values.
- First Colonial Mills
- Fortifications of the Greater Caribbean (as a transboundary property.)

The debate also focused the current state of conservation and management of the properties. It was considered, for example, that not all the Sugar Mills were in a good shape and neither well managed. For this reason, it was suggested to prioritize the attention on Boca de Nigua Sugar Mill, which is in a good state of conservation and rather well managed, and consider the others as future extensions.

After debating the values, conservation and management of properties as Jaragua Park, East Park and La Isabela, it was proposed to prioritize Jaragua, which already is a Biosphere Reserve and La Isabela where an excellent Management Plan has been elaborated, and interventions have started⁶.

It was recalled that the Dominican Republic's properties with Pre Hispanic rock art had been mentioned during the experts meeting on Caribbean Archaeology and World Heritage

⁴ <http://whc.unesco.org/en/tentativelists/state=do>

⁵ Dr. Sanz was at the time the Head of Latin America and the Caribbean at the WH Centre.

⁶ This Management Plan for La Isabela was sponsored by the Spanish Cooperation Agency.

Convention held by the World Heritage Centre in Martinique, 2004.⁷ It was also mentioned that other categories as underwater properties and cultural landscapes. The importance of sound comparative analysis was emphasized. The Mission finds that a positive process of analysis is taking place and that this last meeting with involved entities and specialists has been useful for the State Party to soon undertake next steps.

⁷ *Caribbean Archaeology and World Heritage Convention*, World Heritage Paper No. 14, UNESCO World Heritage Centre, Paris, 2005.