
Grand-Bassam (Côte d'Ivoire) No 1322rev

Official name as proposed by the State Party

Historic town of Grand-Bassam

Location

Grand-Bassam Department
Southern Comoé region
Republic of Côte d'Ivoire

Brief description

The historic town of Grand-Bassam is an example of a colonial town built at the end of the 19th century and during the early 20th century. It follows a planning concept based on the specialisation of quarters for commerce, administration, housing for Europeans and housing for Africans. It embodies, on the one hand, colonial architecture and town planning, based on the principles of functionalism and hygiene, and adapted to climatic conditions, and, on the other hand, an African village which demonstrates the permanency of indigenous cultures. Grand-Bassam was the first colonial capital, and the most important port, economic centre and legal centre of Côte d'Ivoire; it bears witness to the complex social relations between Europeans and Africans, and then to the popular movement in favour of independence.

Category of property

In terms of categories of cultural properties, as defined in Article 1 of the World Heritage Convention of 1972, this is a *group of buildings*.

1 Basic data

Included in the Tentative List

29 November 2006

International Assistance from the World Heritage Fund for preparing the Nomination

2010

Date received by World Heritage Centre

1st February 2008

30 January 2012

Background

This is a referred back nomination. An initial nomination dossier was examined by the World Heritage Committee at its 33rd session (Seville, 2009).

The World Heritage Committee adopted the following decision:

Decision 33 COM 8B.11:

The World Heritage Committee,

1. *Having examined Documents WHC-09/33.COM/8B and WHC-09/33.COM/INF.8B1,*

2. *Refers the nomination of the Historic town of Grand-Bassam, Côte d'Ivoire, back to the State Party to allow it to:*

- a) Include the N'zima village, wholly or partially, in the nominated property, in order to fully express its value;*
- b) Extend the buffer zone so as to make it into a single area;*
- c) Complete the comparative analysis by considering colonial urban planning more widely, primarily and in general on the African continent, at comparable periods;*
- d) Complete and confirm the legal measures and the bodies in charge of the preservation of the property, particularly the Building Permits Commission and the powers of the Cultural Heritage Centre;*
- e) Strengthen the practical and operational dimensions of the Conservation and Management Plan by adding a detailed inventory of the works to be carried out and a timetable of priority actions in order to guarantee the conservation of the property;*
- f) Confirm the setting up of the Operational Management Agency of the property and guarantee its material and human resources;*
- g) Define operational indicators (in addition to the current monitoring indicators), corresponding to precise, periodic, and quantified monitoring actions, by considering international standards in this area; and ensure that skilled personnel are present to implement these actions.*

The State Party submitted a revised nomination dossier in January 2012.

Consultations

ICOMOS has consulted its International Scientific Committees on Historic Towns and Villages, 20th Century Heritage, and Shared Built Heritage.

Literature consulted (selection)

Atger, Paul, *La France en Côte d'Ivoire de 1843 à 1893*, Dakar, 1962.

Ministère des Affaires culturelles, *L'Architecture coloniale en Côte d'Ivoire*, Abidjan, 1985.

Direction et contrôle des grands travaux, *Mise en valeur de la ville historique de Grand-Bassam*, Abidjan, 1990.

Fondation Borremans, *Grand-Bassam, Atlas d'un patrimoine en détresse*, Lomé, 2004.

Agbroffi, Diama, *Village N'zima de Grand-Bassam dans la cité coloniale: permanence et évolution...*, Université de Bouaké [2011].

Technical Evaluation Mission

As this nomination has been referred back, ICOMOS has not organised a new technical evaluation mission.

Additional information requested and received from the State Party

None

Date of ICOMOS approval of this report

14 March 2012

2 The property

Description

The nominated property consists of two separate parts, of very different size: the larger is the eastern part of the coastal barrier of Grand-Bassam, which underwent urban development during the colonial period (late 19th – mid-20th century); the smaller is formed by the lighthouse located on high ground on the peninsula between the lagoon and the River Comoé.

The town underwent an overarching urban development programme intended to establish the functional structure of the town at the turn of the 19th and 20th centuries, most of which was in place before World War I. As a result, the town has a continuous street network with wide avenues, usually lined with trees, a grid network of secondary roads, and regular plots in quarters with clearly assigned functions.

Twenty buildings inside the property are included on the National Cultural Heritage List, including the lighthouse and a building on the Quai du Petit Paris, in the part lying north of the lagoon. The others are located in the developed part of the coastal barrier. The State Party has listed between 32 and 35 buildings (depending on the source) which are of “heritage interest” inside the property, and these include the 20 mentioned above. Six of these buildings (or five, depending on the source) are designated as “outstanding buildings” because of their architectural qualities or their important historic role. The other buildings of heritage interest are presented as being included on a list, additional to the previous one, of 26 or 27 “noteworthy buildings” (depending on the source). Finally, around a hundred buildings in various zones are considered to be “ordinary” heritage buildings, in the sense that their characteristics are repetitive and relatively commonplace in the urban fabric, but that their maintenance and protection are deemed necessary to ensure the continuity of the urban landscape and the expression of its value.

Part 1

The main part of the property forms a continuous strip of land 2.2 km long and approximately 400 metres wide. Its structure is determined by its geographical situation as a coastal barrier, which gives rise to common features in the various urban zones: the alluvial nature of the soil, a continuous beach to the south, a front forming a slight

ledge along the lagoon to the north, and substantial plant coverage which gives a general impression of greenery to the urban site.

This urban part corresponds to the historic colonial town and to the N'zima village which extends the town to the east. It is bounded to the west by the colonial cemetery, to the south by the Atlantic Ocean, and to the east by the River Comoé, which formerly flowed into the sea at this point, but is today becoming silted up. It is completed in the north by a rectangular portion of the lagoon, next to the bridge (Pont de la Victoire) as far as the continental quarter of Petit-Paris, which is included in the property.

The urban, architectural and landscape characteristics of Grand-Bassam are linked to its foundation and to its development during the French colonial period, and to the associated development of an African village. The town was the first colonial capital of Côte d'Ivoire and the starting point for French influence in the region, and then became the political capital, and an economic and legal centre. The town was also an active port, using a large sea wharf and a wharf on the lagoon. The wharves have now disappeared, except for some traces of the narrow gauge railway lines which kept them supplied (see History).

The historic town is subdivided into four distinctive zones as follows, from west to east: the residential zone (1), the administrative quarter (2), the commercial quarter (3) and the N'zima village (4). These zones reflect the colonial urban planning layout which gradually extended outwards from Fort Nemours, which has today disappeared, but which was the first hub of French presence in the region.

The urban planning in the European part uses a grid layout, with adaptations and densities which are specific to each of the three quarters. It has one homogeneity for the commercial zone and another for all the administrative and residential areas. The main road network inside the property is around a dozen kilometres in length, of which one-third is asphalted, the other streets being cobbled or of stabilised earth; the pavements and verges of the streets in the administrative and residential quarters are usually turfed.

The residential quarter (zone no. 1) is a westerly extension of the administrative quarter. It forms part of the same urban development programme and was carried out in parallel. In a surface area of some 30 ha, it comprises 53 plots and about 130 buildings, including 9 hotel complexes. Its housing density today is still relatively moderate, with considerable space being left to the tree plantations in the streets and gardens. It features colonial long town houses, with lateral galleries that create an ingenious form of natural ventilation. These typical houses have facades with columns, and large wooden slatted shutters. In many cases, they also have well conserved gardens, and boundary screen walls or walls with moulded reinforced concrete motifs. This quarter also includes some colonial public buildings: an officers' mess, a hospital and a regional school. The officers' mess is

mentioned as an outstanding building, and four other noteworthy buildings are also mentioned.

The administrative quarter (zone no. 2) was planned from 1909 onwards, in an area of land of some 23 ha, for the construction of the public services and administration buildings of the colony. The plots here are large, rectangular, and spacious, including a large number of gardens with trees. The average built area is only 30% of the total area of the plot. The road network branches out from the Boulevard Treich-Laplène, a central thoroughfare running parallel to the axis of the lagoon, along which are sited the main public buildings. Plantations in the form of lines of trees remain along part of the avenues and the lagoon front, particularly in the area near the bridge. The ensemble bears witness to considerations of hygiene, and a vision of the colonial urban landscape as vast, spacious, and with buildings surrounded by greenery.

The administrative quarter is richly endowed with colonial public buildings: sixteen buildings are on the National Heritage List, four of which are listed as outstanding and six as noteworthy. Those listed as outstanding are as follows:

- The former Governor's Palace (1893), which is today the National Costume Museum;
- the Post Office and the Customs House (1894), today the Cultural Heritage Centre of Grand-Bassam;
- the Courthouse (1911);
- the former Treasury House, today the Bishop's Palace.

Some ten noteworthy buildings are also indicated, including the Prefecture, the Church and the Presbytery, the Town Hall, and the premises of former French private companies. These buildings are generally aligned, two metres from the street; in most cases they have a long central block surrounded by verandas and galleries, with huge slatted shutters for temperature control. The very sober and functional appearance of the veranda facades produces a colonial style that is specific to Grand-Bassam

The historic commercial quarter (zone no. 3) is the oldest part of Grand-Bassam; its urban plan dates from the second half of the 19th century. To the east it connects with the African N'zima village through the Rue Abyssa and the Place Abyssa. Built in a sandy area of around 15 hectares, it has a close grid layout with plots that are usually square in shape. For many years this area was the centre of colonial commerce in Côte d'Ivoire, which resulted in the construction of typical large houses, with a warehouse on the ground floor and private residential accommodation on one or two floors above. Around ten buildings in this quarter have been accorded the status of 'noteworthy buildings' and the Ganamet House is listed as 'outstanding.' The houses concerned mostly date from the 1920–30 period. This area contains 118 main buildings and 38 ancillary buildings.

Today, this quarter has lost its original commercial function. It is mostly given over to urban housing for middle class or poor people. The lagoon front has several hotels and restaurants. This quarter has no public green space or urban planting, except at the edge of the beach and the administrative quarter. This area has a shrub barrier as protection against the Atlantic Ocean.

The N'zima village (zone n°4) today covers an area of just over 10 ha. The village existed before colonisation, and was inhabited by the local N'zima people. It was then reconstituted and extended, as the colonial urban planning project was implemented, to accommodate the Ivorian labour force necessary for the construction and functioning of Grand-Bassam. The N'zima village is immediately adjacent to the European capital, and it has always been very densely occupied. It was laid out in lots from 1908, as an immediate extension of the European commercial quarter and its grid network of wide streets. The sector laid out in lots includes public spaces such as the Place and Boulevard de l'Abyssa (at the edge of the commercial quarter), where the traditional ceremonies of the N'zima were held. This zone also includes the Sider and Gros Lot monuments, both of which are dedicated to N'zima dances.

The most easterly part of the village initially remained an area which was not laid out in lots by the colonial authorities, which enabled urban development along narrow and winding alleyways. At the end of this part is located the vestigial part of Bouakey, the sacred wood of the N'zima, the fishermen's area and two spaces used for fish smoking.

The traditional housing of the N'zima village is typical of African buildings in this region, constructed of wood and plant material. The concessions in the most easterly area clearly express the convivial appropriation of the space. They include for example the owner's house, the women's house, the foreigner's house, a collective veranda, a prayer area, and a courtyard with a well.

Part 2

The lighthouse is situated on a slight continental promontory, in the midst of the current urban expansion of Grand-Bassam. It is a round masonry tower 17 m high, and has a rectangular base, also made of masonry, with a terrace roof. Built in 1913-1914, it is typical of the marine infrastructure created by French colonisation. It overlooked the approach to the ocean wharf, and it ceased to operate in the 1950s, when Grand-Bassam was supplanted as the major port by Port-Bouët.

ICOMOS considers that all buildings and monuments recorded in the local inventory of "buildings of heritage interest" should be included on the National Cultural Heritage List. Furthermore, the approach to these different levels of recognition remains solely centred on the architecture of buildings; it should also focus on other types of properties, some of which play a major symbolic or historic role, such as the Pont de la Victoire bridge, the

Sacred Wood of N'zima, and monuments dedicated to dances.

History and development

The name Bassam is believed to have originated from the African term *Alsam*, which an ancient migrating people gave to the mouth of the River Comoé. Several other peoples succeeded each other in the same location, including the Abouré, probably in the 13th century, followed by the Bétibé and N'zima in the late 15th century and early 16th century. The N'zima of Grand-Bassam are a people belonging to the Akans group. They are made up of clans that share a major cultural event: the ceremony of Abyssa or Koumdoum. This is both a sacred dance and a ritual celebration which lasts for a week, in the autumn, when the palm seeds mature and fall to the ground. A small part of the original c 40m² sacred wood survives in the heart of the village.

There were many shopkeepers amongst the N'zima, whose activity expanded through contact with the succession of European merchants who arrived on the coasts of Western Africa (Portuguese, Dutch, British and French). The region bears the imprint of its integration into the slave trade economy, but it remained a region of fishing and sea salt activities.

At a time of colonial rivalry between the French and the British in the mid-19th century, the French signed in 1842 the first protectorate treaty with *Attékeblé*, the king of the Grand-Bassam region and of the *Abouré* populations. He authorised the French to build a defensive work, Fort Nemours, on the coastal barrier at the entrance to the river (1843). The fort housed a trading post and a small hospital. In subsequent years, other treaties bolstered the French presence, which then became exclusive, alongside the local population of fishermen and shopkeepers.

Feeling themselves to be shut in, the *Abourés* and their allies the *Tchama* made war against the French from 1849 to 1853. Fort Nemours was besieged; an expeditionary corps under the orders of Faidherbe was sent out, and this finally led to the strengthening of the French presence.

Despite an initial deadly outbreak of yellow fever which decimated the Europeans (1862), French merchants begin to set up operations close to the fort. They included Arthur Verdier, an emblematic figure of this period. Verdier became the first *Résident* (French governor) of the *Côte d'Or* (the first French name given to Côte d'Ivoire), in 1870–80. He opposed the influence of the British, successfully launched coffee-growing, encouraged the setting up of trading posts, and set up an educational establishment.

At the end of the 1880s, French influence was gradually extended into the interior of the country, at a time when the Treaty of Berlin determined how Africa would be divided up between the European nations (1885). Grand-Bassam was a base for the exploration of Western Africa by the colonisers, such as the many missions of Treich-

Laplène in the 1880s and the expedition of Louis Binger (1887-1889). Grand-Bassam was made the capital of the *Résidence* of French settlements in the region, and then the capital of the *Colonie de Côte d'Ivoire* from 1893 onwards. It thus became a major centre of the French colonial presence in Western Africa.

In addition to the first commercial establishments, built in wood around Fort Nemours, the first public buildings made of stone appeared (in the 1890s), and an overarching colonial planning project was then put in place (1908-1909). A large French administration was established at Grand-Bassam. Internal commercial transport took place via the three rivers which flowed into the lagoons of the Grand-Bassam region. Canals were dug between the lagoons, forming a waterway network more than 300 km in length.

A large African population was thus drawn towards the town that was being built, coming from the interior of the country, from other French colonies, and also from countries such as Congo and Sierra Leone. In 1899, a disastrous epidemic of yellow fever wiped out three-quarters of the population. The contaminated houses were burnt down. Grand-Bassam was for this reason considered to be unhealthy and short of space for more substantial development. Although its function as a colonial capital was challenged, a function which it was to progressively lose, it remained the economic capital of Côte d'Ivoire.

However, the real international economic flowering of the town was hindered by the question of the ocean barrier, which made it difficult to load and unload vessels anchored in the waters of the gulf. The construction of a first wharf 177m long, completed in 1901, resolved the question, and a very sharp increase in trade resulted. The wharf was however damaged by the tidal waves of 1910 and 1911. Construction of a second wharf was begun, but it was overwhelmed from 1923 onwards, when the first wharf became unusable because of damage caused by the ocean. The port infrastructure was completed by a wharf on the lagoon. Grand-Bassam became one of the largest ports in Africa for timber. In 1928, the Pont de la Victoire bridge, crossing the lagoon, was opened.

The construction and urban development of the coastal zone continued vigorously before and after World War I. The whole of the urban plan had been completed by the start of the 1920s. The colonial power for Côte d'Ivoire decided to build a third wharf, but further west at Port-Bouët (1931), close to Abidjan, the new *Résidence* of Côte d'Ivoire (1934). This extremely efficient infrastructure breached the economic pre-eminence of Grand-Bassam, the decline of which continued inexorably until World War II.

After World War II, Grand-Bassam specialised in handling timber, and it was also a port of call for ocean liners, but its port activities came to an end in 1951 when the wharf was decommissioned. Damaged by the ocean, it was finally

destroyed by the tidal wave of 1965. The merchants left the town in the early 1950s, moving to Abidjan where a deep-water port had just been opened.

Grand-Bassam is exemplary as an expression of the complex colonial relations between Africans and Europeans. It was at Grand-Bassam that the anti-colonialist combatants of the Rassemblement Démocratique Africain were imprisoned in 1949, and it was also where their trial took place, together with the celebrated women's march organised to demand their release. The colonial judiciary function was transferred to Abidjan in 1954. When independence was gained in 1960, Grand-Bassam became the centre of an administrative area. Today it is a major tourist and cultural destination in Côte d'Ivoire, particularly for the inhabitants of Abidjan.

The issue of the conservation and restoration of Grand-Bassam was considered by the Ivorian public authorities at the end of the 1970s. The restoration of the Governor's Palace and its conversion into the National Costume Museum dates from this period. The museum was completed in 1981. It was not, however, until the 1990s that further efforts were made to increase public awareness: a series of buildings in Grand-Bassam were inscribed on the national cultural heritage list, and a second key project was carried out with the conversion of the former Post Office and Customs building into a Cultural Heritage Centre (2003). Mention should also be made of the recent conversion of two markets into a cultural centre and a library, and the restoration of the Bishop's Palace and the former Officers' Mess.

3 Outstanding universal value, integrity and authenticity

Comparative analysis

In the revised nomination dossier, the State Party first makes a comparison at national level with the town of *Grand-Lahou*, which is also the result of French colonisation at the same period. Further to the west, Grand-Lahou has a similar geographic location, on the coastal barrier, at the mouth of the River Bandama, and a history which parallels that of Grand-Bassam as a commercial, military and administrative hub. Its urban planning is very similar to that of Grand-Bassam, but the town was abandoned (1975) and its colonial heritage is today in ruins. Furthermore, the economic role and port function of Grand-Lahou never equalled that of Grand-Bassam, and it remained merely a regional hub, without ever assuming the same importance. It never took on a major political or administrative role.

In a regional and African context, several colonial towns are mentioned: the Island of Saint-Louis (Senegal, 2000, criteria (ii) and (iv)), which was also built by the French colonial power in similar historic conditions. The properties are both coastal towns with the function of administrative capital at the end of the 19th century. Saint-Louis has a homogeneous square plan, arranged around a large

central square. The functions of administration, housing, and commerce are mixed up inside the town, with no quarters specifically dedicated to them. Grand-Bassam is original in its planning scheme, having four quarters with clearly separate functions. The architecture of Saint-Louis includes private houses with patios and large public buildings influenced by styles in metropolitan France, such as Modern Art and Neo-Classicism. There are also houses with a first-floor gallery, as at Grand-Bassam, but these are far fewer in number. In this respect, Grand-Bassam clearly has architectural specificity, through the sober and systematic functional approach of the houses with galleries and verandas.

Their subsequent fates as colonial capital are similar, as both gradually declined as they were supplanted by a new city, of later date, which was better situated in geographical terms. However, Saint-Louis did not experience the same degree of economic and commercial development as Grand-Bassam.

The Stone Town of Zanzibar (Tanzania, 2000, criteria (ii), (iii) and (vi)) was also a coastal colonial capital and a trading metropolis in Eastern Africa. It has retained its urban fabric and landscape almost intact, as at Grand-Bassam. However, the architectural and urban styles are different, and have neither the same origins nor the same historic references.

Lamu Old Town in Kenya (2001, criteria (ii), (iii) and (iv)) has an extremely authentic urban fabric which bears witness to the direct influence of European architecture. It is also an important religious capital. The town plan however bears no relation to that of Grand-Bassam and the architectural specificities are different.

The Town of Porto-Novo in Benin was also a colonial capital, and it has retained a relatively intact colonial and urban fabric, with strong expression of local cultural values.

In an international context, the State Party mentions two other port capitals. The first is the Historic Quarter of the Seaport City of Valparaiso in Chile (2003, criteria (iii)), which became the most important seaport on the Pacific coast of South America during the 19th century. The two towns still have large quarters given over to trade and the associated services. At Valparaiso there is the same specialisation of quarters: commerce, port, industry, and housing. Valparaiso, like Grand-Bassam with the abandonment of its wharf, underwent a major economic decline following the opening of the Panama Canal. The geographic setting and architectural traditions of Valparaiso are furthermore profoundly different. The urban and social history of the two towns in the 20th century are also different.

Historic Bridgetown and its Garrison (Barbados, 2011, criteria (ii), (iii) and (iv)) is a British colonial capital in the Caribbean region. It is simultaneously an important commercial hub, an administrative capital and a garrison town. The town has many vestiges of the port,

warehouses and trading houses. While Bridgetown has specialised quarters as at Grand-Bassam, it has no grid network of streets, nor any overall urban planning scheme. Furthermore, social evolution in this region has tended towards a mixed culture leading to the synthetic development of a new lifestyle: Creole language, local architecture, etc., which makes it different from Grand-Bassam.

ICOMOS considers that the revised comparative analysis takes into account most of point c) of the World Heritage Committee decision 33 COM 8B.11. It adopts a relatively synthetic approach, but which deals well with the comparable elements and the specific qualities of the property: the specialisation of quarters as a result of a vast overall planning scheme, and an original functionalist architecture. It was also necessary however to extend the comparison further, to include the architecture and urban programmes of the French colonial period, as at Tunis, Algiers, Rabat, etc.

ICOMOS considers that the comparative analysis justifies consideration of this property for the World Heritage List.

Justification of the Outstanding Universal Value

The nominated property is considered by the State Party to be of Outstanding Universal Value as a cultural property for the following reasons:

- It was the most important town in commercial terms, and the economic dynamo, of the territory of French trading posts in the Gulf of Guinea which preceded modern Côte d'Ivoire.
- It was the first political capital of what was to become Côte d'Ivoire. Its administrative, political and economic power made it extremely attractive to populations from all areas of Africa, from Europe and from the Mediterranean Levant.
- Grand-Bassam is one of the places which played a pioneering role in the popular social movements in Africa which led to decolonisation.
- It is a cosmopolitan and multicultural town, in which the traditions and lifestyles of local populations have been preserved.
- The town is a remarkable example of a colonial plan based on the functional and social separation of the different quarters: commercial, administrative, residential and indigenous.
- The architecture has specific characteristics which clearly indicate functional adaptation to the climate: a long, narrow rectangular plan, rooms with a double outlook, the presence of large verandas with large slatted shutters and galleries, etc.
- The N'zima village bears witness to the continuing existence of its cultural traditions, such as the Abyssa ceremony, and more generally to the importance of the African part of the colonial town. It also demonstrates a typical plan of plot occupation, with a variety of vernacular buildings.

ICOMOS considers that this justification is appropriate, particularly because of the urban organisation into four quarters with clearly separate functions. This is a good illustration of the coherence of the colonial project for the first capital of Côte d'Ivoire. Grand-Bassam is also a place in which a particular functional architectural typology of colonial buildings developed, featuring galleries with verandas and a dense plant environment, based on the principles of hygiene. Furthermore, the N'zima village and its urban, vernacular and symbolic elements express the permanency of the cultural values of the indigenous populations who were associated in the development of the capital. A cosmopolitan town which played an important economic role over a long period of time, Grand-Bassam was one of the pioneering places which gave rise to the popular movements that ultimately led to decolonisation.

Integrity and authenticity

Integrity

The integrity of the historic site, in the sense of a colonial town whose apogee came in 1920-1930, should be considered mainly from the urban, architectural and environmental viewpoints. These aspects of the town are satisfactory with regard to the street network, and the conservation of the initial plots, both in the European quarters and in the N'zima village. There has not been any significant urban pressure inside the property, which has conserved a large number of its original buildings. The built heritage has not been greatly altered. A significant proportion of the rows of plants and turfed pavements has been conserved. The same applies to the gardens of the buildings in the administrative and residential quarters. The urban landscape broadly corresponds to what it was at the apogee of the colonial town.

It should however be noted that the military dimension of Grand-Bassam has not existed since 1910, when Fort Nemours was destroyed. The port dimension, symbolised by the successive wharves, disappeared completely in 1965. Of this dimension, only the lighthouse remains, together with the commercial quarter.

The architectural integrity of the buildings is often mediocre or poor, particularly in the commercial quarter where many houses have been abandoned. Certain noteworthy buildings, such as the Aka house and the former Hôtel de France are in a very poor condition.

The environment next to the lagoons and beaches has been altered by the presence of a large number of tourism facilities.

ICOMOS considers that the integrity of the urban fabric is generally good. The property includes sufficiently large ensembles of characteristic built structures to enable them to be well understood. However, the architectural integrity of the buildings is under threat in many cases, because of abandonment and lack of maintenance. The integrity of

the urban landscape is under threat from the pressure for property linked to beach tourism.

Authenticity

The historic town of today has retained most of its initial fabric, substantial planted elements reflecting the original layout, and its main architectural characteristics. The authenticity of the urban design and its architectural forms is acceptable, even though the built structure is sometimes in poor condition, and in some cases in ruins. The authenticity of individual buildings is generally good, even though some individual repair interventions have failed to conform with the original materials or forms, particularly in the commercial quarter and in the N'zima village. The authenticity of some important buildings at Grand-Bassam has been adversely affected by alterations which do not fully or sufficiently respect the heritage, as at the Treich-Laplène House and the Ketouré House. However, in many important cases, public buildings have been well conserved, respecting the original volumes and facades, and some streets appear to be completely authentic, for example the Rue du Lieutenant-Welfe.

In terms of use, three of the four quarters retain activities which are identical, or similar, to those of the colonial period: the residential zone, the administrative zone (regional and local) and the N'zima village. The commercial quarter however has lost its original activity, and is caught up in the slow process of urban housing rehabilitation still under way. The lighthouse is a relic building.

The original construction materials are often still in place (metal structures, masonry). There is pressure to use new materials, particularly in some housing rehabilitation programmes.

The expression of the authenticity of the property is adversely impacted near the beaches by a proliferation of constructions linked to tourism activities.

ICOMOS considers that the overall authenticity of the property is acceptable. It remains fragile however, because of the number of buildings which have been poorly restored or abandoned, as there is scant and inadequate control of the reuse of buildings for housing or tourism activities.

ICOMOS considers that, despite a certain degree of vulnerability, the conditions of integrity and authenticity have been met.

Criteria under which inscription is proposed

The property is nominated on the basis of cultural criteria (iii) and (iv).

Criterion (iii): bear a unique or at least exceptional testimony to a cultural tradition or to a civilization which is living or which has disappeared;

This criterion is justified by the State Party on the grounds that Grand-Bassam bears exceptionally clear

and complete witness to a colonial tradition of cohabitation between Europeans and Africans. With its urban planning based on clearly identified quarters for the administration, European housing, commercial activities and the indigenous N'zima village, and with its urban landscapes, its monuments and its symbolic places, the town presents all the elements of the complete functioning of the colonial system from 1880 to the post-World War II period. It bears witness to the very different lifestyles of Africans and Europeans in the same ensemble, but is also a remarkable example of cohabitation. Through its attractive role, Grand-Bassam has furthermore played an important part as a melting pot of African populations from all over Western Africa and of populations from the Middle East.

ICOMOS considers that Grand-Bassam bears witness, through its well preserved urban organisation, to an important cultural tradition linked to its role as a colonial capital, an administrative centre for the former AOF (Afrique occidentale française) and a regional commercial hub. From the 1880s to the 1950s, the town brought together various African, European and Middle Eastern populations. Cohabitation between them was harmonious but at the same time conflictual.

ICOMOS considers that this criterion has been justified.

Criterion (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;

This criterion is justified by the State Party on the grounds that the Historic Town of Grand-Bassam constitutes an outstanding urban and architectural ensemble, located in a relatively unfavourable lagoon region. It is distinctive because of its planning scheme based on quarters given over to specific and complementary functions. Its colonial town planning makes use of wide tree-lined streets, functional houses with galleries and verandas which are remarkably well adapted to tropical conditions, and a large number of gardens. The N'zima village bears witness to the permanency of the cultural and symbolic values of African peoples in contact with Europeans. The various facets of the urban landscape of Grand-Bassam are an expression of colonial and African cohabitation, but also of the meeting of different civilisations in the commercial quarter. The urban and architectural ensembles which express these values are particularly characteristic and homogeneous.

ICOMOS considers that Grand-Bassam does indeed constitute an outstanding example of rational colonial town planning, with its specialised quarters in an overall urban network in which vegetation has an important role. The colonial architecture is characterised by a sober and functional style, using principles of hygiene adapted to a tropical location. The organisation of the vernacular house in the N'zima village echoes this approach, expressing the permanency of indigenous values.

ICOMOS considers that this criterion has been justified.

ICOMOS considers that the nominated property meets the conditions of integrity and authenticity, and meets criteria (iii) and (iv), and that outstanding universal value has been demonstrated.

Description of the attributes

Grand-Bassam was the first political, administrative and economic capital of Côte d'Ivoire, established as a result of French colonisation, from the end of the 19th century to the middle of the 20th century. Today it includes the following constitutive elements:

- The town is a remarkable example of a colonial plan based on the functional and social separation of the different quarters: commercial, administrative, residential, and indigenous.
- The application of European principles of hygiene to the geographic and climatic situation has given rise to a network of wide, tree-lined streets, and to a large number of green spaces and private gardens.
- The town has preserved most of the colonial buildings which bear witness to its past political and administrative activities, and the places which refer to its memory and traditions: Pont de la Victoire bridge, Place de l'Abyssa, the vestige of the sacred wood, etc.
- The former commercial and maritime activity is today represented by the almost complete presence of its former commercial and business quarter. The lighthouse is the last vestige of the port infrastructures to have maintained its integrity.
- The colonial architecture has clearly distinguished and specific characteristics reflecting functional adaptation to the climatic conditions: a long and narrow rectangular plan, rooms with a double outlook, and the presence of large verandas with large slatted shutters and galleries, etc.
- The N'zima village bears witness to the continuing existence of its cultural traditions, such as the ceremony of Abyssa, and more generally the importance of the African part of the town. It also illustrates a standard type of plot occupation with its various vernacular constructions.

4 Factors affecting the property

Development pressures

Urban development pressure is clearly present along the lagoon, with the construction of new private buildings for residential or tourism purposes. To the south, the beaches of the Atlantic coast and the surrounding area are occupied by many tourism facilities.

Social pressure clearly exists in the former commercial quarter, characterised by illegal occupations of abandoned buildings and warehouses. In the case of residential buildings rented out by the owners in the normal way, there is a clear tendency towards

overcrowding, combined with a general lack of maintenance. Pauperisation of the quarter is in progress. One of its consequences is the appearance of uncontrolled tipping of waste, which contributes to the deterioration of the environment and contamination of the lagoon water. Other consequences are that some houses are no longer maintained by their owners, and that works are carried out which do not comply with the principles of conservation.

Economic pressure is also present in the environment of the property, with a large sand extraction operation in the lagoon and the discovery of an oilfield off the shore of Grand-Bassam.

Tourism pressures

There is a considerable amount of seaside tourism by the inhabitants of Abidjan, a large town situated nearby, on the beaches of the coastal barrier close to the historic town. This has led to the development of tourist facilities and to pollution which is insufficiently controlled. Hotels and restaurants have been built, and demand for seaside and tourism constructions could grow over the coming years.

Environmental pressures

Through the lagoon, waste water from the town of Abidjan and its industrial zone reaches Grand-Bassam and is threatening the town's ecological and hydrogeological balance.

The closing of the coastal barrier near the River Comoé, to the east of the property, has resulted in a lower rate of renewal of the lagoon water and a change in salinity. Combined with pollution caused by human activities, the result is a proliferation of aquatic plants (water hyacinths and water lettuces) and a significant reduction in water quality.

Sea spray is affecting the conservation of the property, as it causes the oxidation of metal elements, and can give rise to the splitting of reinforced concrete, etc.

Natural disasters

Tidal waves are relatively frequent at Grand-Bassam, affecting the coastal barrier, and they have played a major role in the history of the town. The most recent tidal wave, in August 2007, at certain points penetrated by up to 200 metres into the interior.

Coastal erosion is tending to carry away the sand of the Atlantic beaches.

Impact of climate change

The frequency and effects of exceptional climatic events such as tidal waves will probably be increased by climate change.

ICOMOS considers that the main threats to the property of human origin are linked to insufficiently controlled tourism facilities, the lack of maintenance of certain buildings affected by the pauperisation of the former commercial quarter, the deterioration of the quality of the water in the lagoon, and waste management; a possible oil boom could give rise to a threat of uncontrolled urban development in the property and its environment. From a natural viewpoint, the main threats are the proliferation of plants in the lagoon water, which is related to existing pollution, the risk of erosion of the beaches, and tidal waves.

5 Protection, conservation and management

Boundaries of the nominated property and buffer zone

The nominated property consists of the colonial historic town and the N'zima village, located on the coastal barrier, and the lighthouse, on the other side of the lagoon, representing a total surface area of 109.89 ha.

ICOMOS considers that the State Party has modified the boundaries of the property in a way which is fully in line with point a) of decision 33 COM 8B.11. However, the boundaries of the property for the lighthouse part need to be specified in relation to the cadastral boundaries, and, for the town, the use of geodetic reference points introduces certain ambiguities with regard to the actual cadastral or geographic boundaries (e.g. for the western boundary of the residential zone, and as to whether the beach forms part of the property or not). The population of the property needs to be specified.

The proposed buffer zone is also defined by a succession of geodetic points. It surrounds the two parts of the property, and includes a marine zone extending to a distance of 500 m off the beach. Its surface area is 552.39 ha.

ICOMOS considers that the new proposed buffer zone is only partly in line with point b) of decision 33 COM 8B.11. The buffer zone has indeed been unified, but at the same time it has been reduced compared with the initial dossier, at two places on the very boundaries of the property: next to the lighthouse and next to the Quai du Petit Paris. It is important to ensure that the buffer zone is continuous, but it is just as important not to reduce the size of the buffer zone, compared with the initial nomination dossier, in areas close to the property.

ICOMOS considers that the boundaries of the nominated property are generally appropriate, but that greater detail is needed in relation to the cadastral boundaries at several points (western boundary, beach and lighthouse) and that the buffer zone must be enlarged next to the Quai du Petit Paris and the lighthouse, in accordance with the initial nomination of 2009.

Ownership

The property is divided into several types of ownership, with a total of 350 lots, 230 of which have a title deed:

- The public street domain, consisting of the streets, squares, the bridge, etc.;
- The private land and property domain of the state and the municipality (50 public title deeds);
- 180 private title deeds.

ICOMOS requests that the State Party should clarify the land ownership situation. Firstly, the number of land lots announced is the same as in the initial dossier of 2009, even though the property has been extended to include the N'zima village (which seems not to have been taken into account), and secondly, clarification is needed about the land lots with no title deed.

Protection

Legal Protection

The main laws and decrees which govern the property are:

- the Cultural Heritage Protection Law (1987-806), and the organisational decree of the Culture Ministry (2007-467);
- the Urban Planning Law (1965-253) and the Building Permits law (1965-248), together with the Building Permits Decree (1977-941 and 1992-378);
- the Environment Code law (1996-766).

The organic laws are backed up by complementary decrees and orders which are specific to the property:

- the list of protected historic monuments of Grand-Bassam (decree 1991-23, amended by the decree of 20 January 2012) and the architectural provisions to be followed for conservation of the monuments;
- the organisation of the conservation, restoration, and enhancement of the architectural heritage of Grand-Bassam (decree 2001-039);
- the creation of the Cultural Heritage Centre (*Maison du patrimoine culturel*) at Grand-Bassam (decree 2003-04, amended by the decree of 20 January 2012);
- the organisation of the procedure for examining and following up building permit applications and the setting up of the Commission in charge of investigating such applications (decrees of 20 January 2012);
- the strengthening of local powers and administrative structures by the creation of the *Local Management Committee for the Historic Town of Grand-Bassam* and the institution of its members (decrees of 20 January 2012);
- the *Preservation Plan for the Historic Town of Grand-Bassam* (Decision of 2008, amended by a decree of 20 January 2012).

ICOMOS considers that the various measures concerning protection and its organisation are in line with point d) of the World Heritage Committee decision 33 COM 8B.11, and that they are satisfactory.

Traditional Protection

The customary law of the community of the N'zima village contributes to the protection of the property.

Effectiveness of protection measures

The legal protection measures are subject to the supervision of the Culture Ministry, and they are implemented via the decisions of the Building Permits Commission, at departmental and municipal level. The protection measures as a whole are usefully backed up by a collective awareness, which is capable of ensuring intervention to preserve the property from illegal alterations.

ICOMOS considers that the protection measures will be genuinely effective once the Building Permits Commission, instituted in January 2012, are in place and operational. It would also be useful if all monuments recognised as "outstanding" or "noteworthy" inside the property were protected by being inscribed on the National Cultural Heritage List.

ICOMOS considers that the legal protection in place is appropriate, and that a progress report should be provided about the introduction and functioning of the Building Permits Commission. Furthermore, all buildings in the property indicated by the State Party as "outstanding" or "noteworthy" should be protected by inscription on the National Cultural Heritage List.

Conservation

Inventories, recording, research

The most recent inventory documents and studies are as follows:

- The local conservation data base of the Cultural Heritage Centre (*Maison du patrimoine culturel*);
- *Grand-Bassam, Atlas d'un patrimoine en détresse*, 2004;
- *Étude de la mise en valeur de Grand-Bassam*, 1990;
- *Architecture coloniale de Côte d'Ivoire*, 1985.

In addition to the Cultural Heritage Centre in Grand-Bassam, the documents, inventories, and archives relating to the property are conserved at the Cultural Heritage Directorate in Abidjan, and the Support Mission for conducting municipal operations, also in Abidjan. A study has recently been begun by the University of Cocody-Abidjan to deepen knowledge of the history and heritage of the property (2011).

Two complementary studies have been undertaken concerning the integration of the N'zima village into the property: a historic and ethnological study by the University of Bouaké (2011), and a study of the heritage of

the quarter followed by a recommended action proposal, by a specialist consultancy (2012).

Present state of conservation

Most of the urban components of the town are well conserved and the original fabric of the property is largely in place (see Integrity). The same is true for the trees and other planting: almost 50% of the rows of trees have been conserved, and the gardens have abundant vegetation including many long-established trees.

Nevertheless, some buildings have deteriorated substantially because of a lack of maintenance, and sometimes because of abandonment. Some are almost ruins, while others have been hastily repaired or altered, adversely affecting their value. In some cases references have been made to 'distressed heritage' concerning Grand-Bassam. It seems quite clear that this term refers to the former commercial quarter and its state of progressive pauperisation.

The administrative and residential quarters, and the N'zima village, however, are in much better condition, and contain a significant number of buildings which have been appropriately maintained. Some of them, such as the Costumes Museum (formerly the Governor's Palace), the Bishop's Palace (formerly the Treasury Building), and the Cultural Heritage Centre (formerly the Post Office and Customs House) have been rehabilitated and restored in exemplary fashion.

On average, the State Party estimates that the built structure of the property is divided into buildings in good condition (24.5%), in an average condition (49%), in poor condition (15.5%) and in ruins (12%). The conservation policy will give priority to buildings in average or poor condition.

Active Conservation measures

The *Conservation and Management Plan* (2012-2017) briefly identifies the main types of action to be conducted over the coming years (studies, building restoration, landscape design, roads and networks, etc.). In particular, an inventory of buildings of heritage interest is planned, in order to identify their state of repair and the works required. A budget of around 20 million euros is considered to be necessary to achieve a good level of conservation of the property over the coming years.

The *Preservation Plan for the Historic Town and Buffer Zone* mentioned earlier contains a large number of technical directives intended to ensure that the restorations of properties are carried out in an appropriate manner.

Projects relating to buildings, quarters and plantation operations have also advanced. For example, the restoration of the Ganamet House should be completed in 2012. A substantial project to restore the former Courthouse, which is currently in ruins, has been

announced (December 2011), at a cost of 266 million CFA francs. A proposal has also been made for an action plan to integrate the N'zima village into the process of developing the cultural and historic heritage of Grand-Bassam (January 2012).

Maintenance

The maintenance of the road network, green spaces and public plantations is carried out by the Municipality of Grand-Bassam. The public buildings are maintained by the administrations or institutions which make use of them. The maintenance of the private buildings is the responsibility of the owners and their authorised representatives.

Effectiveness of conservation measures

ICOMOS considers that the level of conservation of the street network and plantations is acceptable. Some remarkable actions have been carried out by the public authorities in the restoration and conservation of the built structure, and momentum is building up for the planning of works, and this should be encouraged. To this end, it is necessary to reinforce the practical and operational dimension of the Conservation and Management Plan, and to consolidate the necessary funding. For the purpose of restoring private buildings, effective institutional operation, based on practical recommendations and public encouragement, must be confirmed.

ICOMOS considers that the general policy for the conservation of the property is appropriate. The detailed heritage inventory project now being considered should be encouraged. It would also be advisable to strengthen the practical and operational dimension of the property conservation and management plan, and to confirm a policy of aid for the conservation of private buildings, and for their appropriate restoration.

Management

Management structures and processes, including traditional management processes

An important step in managing the heritage and its inventory data was taken in 2003 by the opening of the Cultural Heritage Centre (*Maison du patrimoine culturel*) at Grand-Bassam by the Culture Ministry. Its powers have been strengthened, and a measure was recently taken to ensure the local involvement of the Culture Ministry (September 2011).

The municipality and the local authorities are heavily involved in the maintenance and management of the property at several levels: road network, public plantations, sewerage systems, etc. The *Building Permits Commission* was recently instituted.

A *Site Steering and Management Committee* was created in 2007 as the body in charge of studies and of the introduction of the overarching management approach for the property involving the various partners, together with

the drawing up of the Management Plan. The Committee was recently made permanent and strengthened, while being renamed *Local Committee for the Management of the Historic Town of Grand-Bassam* (January 2012). The setting up of this committee, and the recent strengthening of the powers of the Cultural Heritage Centre, seem to have been accompanied by the abandonment of the idea of bringing in a private or semi-private entity to manage the property (this had been considered as a possibility in the first nomination dossier, when the entity was referred to as the *Operational Management Agency*).

The Local Committee is responsible for the general steering and monitoring of the site. It will validate action plans and assess the annual activity report of the partners in the management of the property. It brings together a dozen organisations, including the Town Council, the General Council of Grand-Bassam, the Prefecture, the representatives of the devolved state services, the Heritage Centre, the representatives of craftspeople, hoteliers, and the representatives of local communities.

Policy framework: management plans and arrangements, including visitor management and presentation

The property is covered by a dozen plans and programmes approved at local level (municipality of Grand-Bassam), regional level (department) or national level. The resulting measures affecting the property, particularly in terms of urban planning and economic development, are contained in the *Detailed Plan for the Commune of Grand-Bassam*, particularly with regard to roads, urban networks and sewerage systems, plantations and green spaces, the zoning plan, and cultural and tourism facilities.

Under the *Conservation and Management Plan* (2012-2017), the local Committee has drawn up a list of general and strategic objectives for the management of the site, with a view to having its value recognised at international level. At a practical level, the *Preservation Plan* (2008) sets out and brings together the technical measures for the conservation of the property.

Grand-Bassam caters for large numbers of tourists, particularly because of its seaside tourism potential. More than 90% of its tourists come from Abidjan. Its beaches and restaurants are extremely popular. Its hotels and guest houses have a permanent accommodation capacity of around 650 people, but many of the tourists come for the day or weekend from Abidjan and a large proportion are young people. At the weekend, around 2000 people spend the night in the town. The town's restaurant capacities are estimated at around 3000 meals in the historic town.

It is announced that the policy of enhancing and publicising the property will be reinforced, within the framework of the tourism and cultural development of the Historic Town of Grand-Bassam.

ICOMOS considers it essential to ensure that tourism development is controlled, both in terms of visitor accommodation and the construction of tourism infrastructures (along with regulation of existing infrastructures), so as to make them compatible with the integrity and authenticity of the property.

Risk preparedness

The general objectives of the management plan indicate the need to develop the oceanic coastal shores for protection against tidal waves.

It has been announced that measures will be taken to improve sewerage systems and garbage collection.

The extraction of sand from the lagoon area is said to have been stopped, because of the threat it caused to the environment.

Involvement of the local communities

Quite a large number of the inhabitants of Grand-Bassam seem to be aware of the heritage value of the historic town, and are indeed quite proud of it.

A brief reference is made to the presence of representatives of local and professional communities on the local property management committee.

Resources ,including staffing levels, expertise and training

Based on the land and the built structure of the town, rehabilitation investments would be divided up on the basis of 30% for the public authorities and 70% for the private sector. Owners are encouraged to direct their built structure rehabilitation investments towards tourist accommodation if they do not occupy the buildings themselves. The public investments are essentially made by the state (200 million CFA francs per year) and the territorial authorities (approximately 860 million CFA francs).

The Cultural Heritage Centre has around twenty permanent staff engaged in the conservation and management of the property, including 3 curators, 2 technicians and 1 assistant for the museum; 2 archivists, etc. Allowance must also be made for the municipal staff and the staff of the Costumes Museum who work for the property. An unspecified number of contractors and skilled workers are engaged in conservation and restoration work. A large number of people work in hotels and restaurants.

At national level, the property has various human resource possibilities: curators and cultural programme advisors from the Cultural Action Training School; geographers, historians, sociologists and architects, etc. from the universities; at the international level, various institutions including the School of African Heritage (EPA) in Benin, and the African School of Architecture & Town Planning in Togo, etc.

ICOMOS considers it necessary for an architect and conservation specialists to be present at the Heritage Centre and/or on the Local Management Committee, in view of the important role they should play in the conservation and monitoring of the property.

Effectiveness of current management

Generally speaking, ICOMOS considers that the management of the property has improved, despite the recent difficulties experienced by the State Party. The improvement of a certain number of general points must be encouraged: tourist facilities, beach management, water quality, garbage collection, etc. Public financing has been consolidated on specific projects. On the other hand, there seems to be relatively little guarantee to date of the private funding, which had been expected to reach a high level, to enable the restoration of the quarters experiencing the greatest difficulties.

ICOMOS considers that advances have been made, and that the management choices have been appropriate, since the lodging of the first nomination dossier in 2008. A management system was recently put in place (January 2012); confirmation must be obtained however that it is functioning effectively. It is also necessary to reinforce the permanent staffing, and the qualification levels of the staff. ICOMOS considers that the State Party has responded to point f) of the World Heritage Committee's decision 33 COM 8B.11.

ICOMOS considers that an initial effort has been made to respond to point e) of decision 33 COM 8B.11, with regard to reinforcing the practical and operational dimension of the Conservation and Management Plan, particularly by adding a detailed inventory and a timetable of actions to be carried out, so as to guarantee the conservation of the property. These efforts should be continued.

ICOMOS considers that in view of the scale of the problems faced, it is necessary for the State Party to obtain international aid for the implementation of the conservation plan and for the rehabilitation of the property, and the commercial quarter in particular.

ICOMOS considers that the management system for the property is adequate. Furthermore, ICOMOS recommends that efforts should continue to be made to reinforce the practical and operational dimension of the property's conservation and management plan. It would also be advisable to increase the permanent staff of the local management committee (architect, conservation technicians).

6 Monitoring

Monitoring of the conservation of the property is the responsibility of the Cultural Heritage Centre of Grand-Bassam, which is under the supervision of the Cultural Heritage Directorate of the Culture Ministry.

The key indicators set out in the nomination dossier are as follows:

1. an assessment of the percentage of buildings in each zone which require repairs, on the basis of indices (good, average, poor, or in ruins);
2. the estimated number of years required for the conservation programme;
3. the degree of movement of a building relative to the reference building, the Governor's Palace;
4. the rate of increase or decrease of all types of trespassing on the property (surveillance of deterioration of the beach, and surveillance of social conditions).

In practice, the actions taken give rise to quarterly inspection reports.

ICOMOS considers that the proposed indicators 2 and 3 are too general, and that they do not correspond to precise, practical and quantified monitoring actions. More generally, and as already indicated in point g) of the World Heritage Committee decision 33 COM 8B.11, it is necessary to define operational indicators, in addition to the current monitoring indicators, corresponding to precise, periodic and quantified monitoring actions, by considering international standards in this area. The indicators could be combined with the inventory being considered to form an operational data base for the monitoring and conservation of the property. To this end, it is necessary to confirm the presence of skilled staff to implement them.

ICOMOS considers that the indicators and the property monitoring programme, along with the material and human resources made available for the programme, must be significantly strengthened.

7 Conclusions

ICOMOS recognises the outstanding universal value of Grand-Bassam. The historic town constitutes an outstanding and well conserved example of colonial development in its urban, economic, political and social dimensions in Western Africa, from the late 19th century to the mid-20th century.

Recommendations with respect to inscription

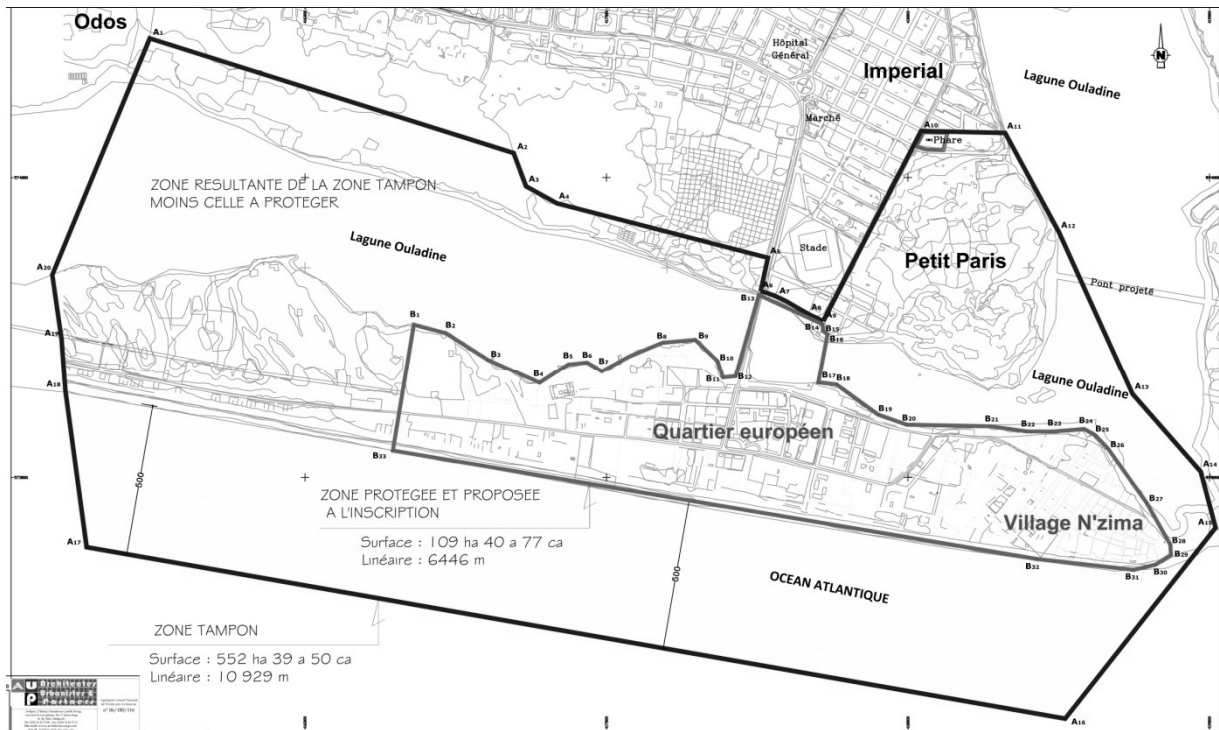
ICOMOS recommends that the nomination of the Historic town of Grand-Bassam, Côte d'Ivoire, be **referred back** to the State Party in order to allow it to:

- Specify the contour of the property on the basis of cadastral boundaries at several points (western boundary of the historic town, beach, lighthouse) and indicate the number of inhabitants inside the property;
- Enlarge the property's buffer zone by reverting to the initially planned boundaries near the Quai du Petit Paris and the lighthouse, while retaining the current extension which unifies the buffer zone;

- Inscribe all the "buildings of heritage interest" in the local inventory on the National Cultural Heritage List;
- Clarify the land ownership situation, as the number of land lots announced is the same as in the initial dossier (of 2008), even though the property has been extended to include the N'zima village, and in relation to land lots for which there is no property deed;
- Define operational monitoring indicators (in addition to the current indicators) which correspond to precise, periodic and quantified monitoring actions, by considering international standards in this area;
- Strengthen and give details of the permanent human resources of the Local Committee and/or of the Cultural Heritage Centre for the property conservation monitoring actions; the presence of an architect and of conservation specialists is necessary.

ICOMOS further recommends that the State Party give consideration to the following:

- Providing a progress report on the setting up and functioning of the Building Permits Commission;
- Carrying out the detailed heritage inventory of the built structure of the property and complete the existing data base;
- Continuing the efforts undertaken to reinforce the practical and operational dimension of the Plan for the Conservation and Management of the property;
- Confirming the measures to provide encouragement for the restoration and conservation of the privately owned buildings.



Map showing the revised boundaries of the nominated property



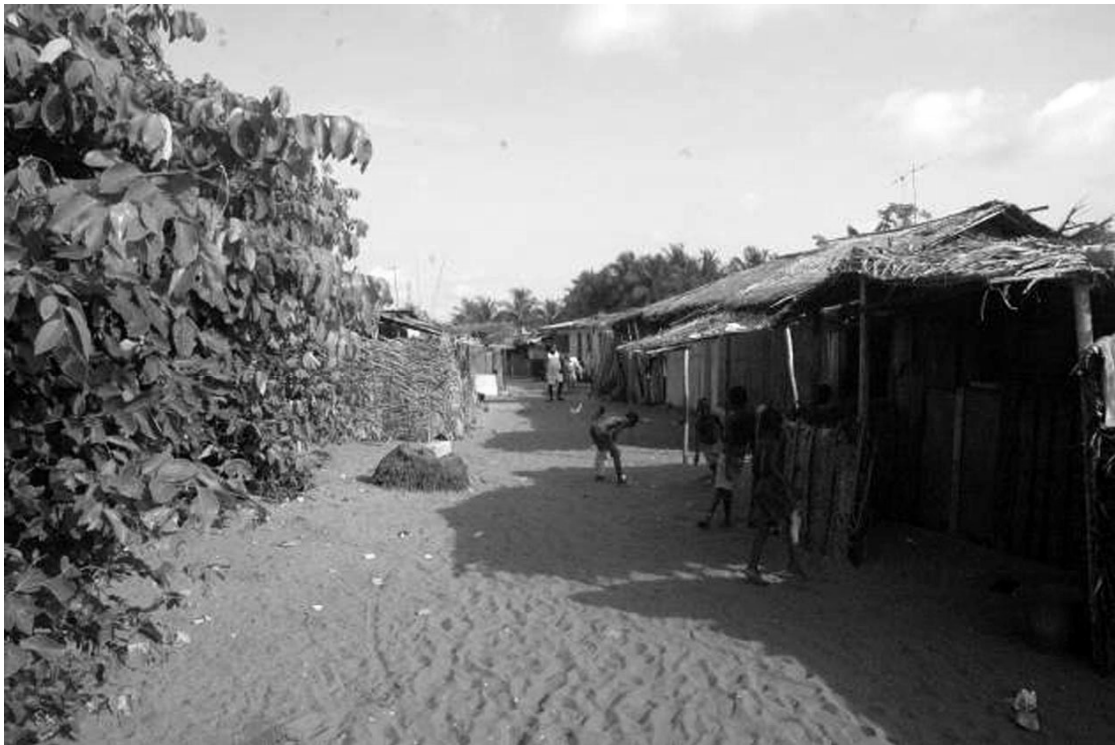
View of the coastal barrier



The commercial quarter



The former Governor's Palace, which is today the National Costume Museum



N'zima village