

---

## **Bursa and Cumalıkızık (Turkey) No 1452**

---

### **Official name as proposed by the State Party**

Bursa and Cumalıkızık: The Birth of the Ottoman Empire

### **Location**

Bursa and Cumalıkızık, Osmangazi and Yıldırım Districts  
Province of Bursa

Turkey

### **Brief description**

Bursa and Cumalıkızık is a serial nomination of eight component sites which illustrate the creation of an urban and rural system establishing the Ottoman Empire in the early 14<sup>th</sup> century. The property illustrates key functions of the social and economic organization of the new capital which evolved around a new civic centre. These include commercial districts of khans, kulliyes (religious institutions) integrating mosques, religious schools, public baths and a kitchen for the poor as well as the tomb of Orhan Ghazi, the founder of the Ottoman dynasty. One component outside the historic centre of Bursa is the village of Cumalıkızık, the only rural village of this system intended to show the provision of hinterland support for the capital.

### **Category of property**

In terms of categories of cultural property set out in Article I of the 1972 World Heritage Convention, this is a serial nomination of 8 *sites*.

## **1 Basic data**

### **Included in the Tentative List**

25 February 2000

### **International Assistance from the World Heritage Fund for preparing the Nomination**

None

### **Date received by the World Heritage Centre**

31 January 2013

### **Background**

This is a new nomination.

### **Consultations**

ICOMOS has consulted its International Scientific Committee on Historic Towns and Villages and several independent experts.

### **Technical Evaluation Mission**

An ICOMOS technical evaluation mission visited the property from 8 to 12 October 2013.

### **Additional information requested and received from the State Party**

ICOMOS sent a letter to the State Party on 27 September 2013 requesting additional information on the selection of serial components, in particular the specific contribution of each component to the Outstanding Universal Value, the justification for criterion (ii) and the comparative analysis, with emphasis on the selection of components in and around Bursa. The State Party provided additional information on 27 November 2013, which included a revised executive summary, new justifications for criteria and two new property components, as well as four boundary and buffer zone revisions. The additional information provided is included under the relevant sections below.

### **Date of ICOMOS approval of this report**

6 March 2014

## **2 The property**

### **Description**

The city of Bursa is located on the north-western slopes of Uludağ Mountain in the southern Marmara Region. Seven of the serial components of this nomination are located in the city of Bursa while one component covers the village of Cumalıkızık, located approximately 8km east of the historic centre in the Province of Bursa. Apart from this last component which represents an Ottoman village with its rural land-use schemes, the nomination presents key centres of the emerging capital at the birth of the Ottoman Empire in the early 14<sup>th</sup> century, comprising civil and religious functions which are selected examples of commercial, religious and civic community centres. The eight component sites shall be described one by one below.

#### **1. Orhan Ghazi Kulliye and surroundings**

The Orhan Ghazi complex at the time of its creation consisted of a mosque, a madrasah (religious school), a public kitchen and a public bath constructed adjacent to the khan area, which includes several typologies of commercial buildings. The madrasah and the public kitchen have been demolished and are today replaced by a later town hall construction. Orhan Mosque is the earliest architectural structure of this complex and shows decorative elements of the earliest Ottoman era. The plane tree in its courtyard, said to be the oldest tree in Bursa, is also attributed special associated value, and has become a symbol for Bursa. Orhan Ghazi complex is the urban core and the first element built outside the Byzantine Citadel in 1339; it is therefore considered the distinctive marker of the beginning of architectural production in the Ottoman Empire.

The commercial complexes which form part of this component consist of several historic khans built during early Ottoman times. These include the Emir Khan or former covered bazaar, which has burned down several times since its initial construction, the Bedesten which functioned as the historic banking quarter or stock exchange, İpek Khan, Geyve Khan, Fidan Khan and Koza Khan as well as Piriç Khan.

#### 2. Osman and Orhan Ghazi's Tombs

Bursa was conquered in 1326 by Orhan Ghazi, son of Osman Ghazi who gave his name to the Empire. Both Osman Ghazi and Orhan Ghazi are buried in Bursa and a single memorial building indicates the likely location of both of their graves. The structure currently built above the tombs was constructed in 1863 following the destruction of an earlier Ottoman structure during the earthquake of 1855. The tombs are located in the vicinity of the city's first kulliye and added to this first religious focal point.

The following four components are so-called kulliye complexes, which combine several components, including mosques, Islamic schools (madrasah), public kitchens (imaret), and public baths. They continue to function as religious and social centres. Although not an invention of the Ottomans – kulliyes existed already in Seljuk times – the kulliyes of Bursa became important focal points and the cores of districts for the urban and residential development.

#### 3. Hüdavendigar (Murad I) Complex

Built by Murad I in 1363, this kulliye began the expansion of the city towards the west. The complex consists of a mosque, madrasah, public kitchen and a bath as well as the royal tomb. Mosque and madrasah are combined in one structure in which the madrasah occupies the first storey of the mosque, both richly decorated with byzantine ornaments and patterns. The former kitchen was reconstructed after the earthquake in 1855 and is now used as a cultural community centre.

#### 4. Eski Kaplıca (Old Turkish Bath)

Eski Kaplıca is the old thermal bath of Bursa in the vicinity of Murad I Kulliye. Its exact date of construction is unknown but research suggests that it may have been built by Murad I on the foundations of an early byzantine structure. It is however considerably different from all other Ottoman public baths in its design and building materials, testifying to the architectural styles of the Byzantine era.

#### 5. Yıldırım (Bayezid I) Complex

The construction of this complex commenced under Yıldırım Bayezid in 1390 and it is considered the most impressive of Bursa's Ottoman complexes. Built along the eastern border of the early Ottoman city, it became an important centre of learning. The hospital, which is included in this complex, was recently reconstructed and continues to serve its original function as an ophthalmic hospital. The only component of the kulliye which has not survived is its public kitchen.

#### 6. Yeşil (Mehmed I) Complex

Commenced under Sultan Mehmed I in 1419, this complex is said to symbolize the rebirth of Ottoman rule after its defeat to Timur in 1402. Its mosque, often referred to as the Green Mosque, is covered with İznik glazed tiles and is considered one of the great works of art in ceramic tile production. The simplicity of its forms in combination with the opulence of its decoration gives the architecture a very special character. The complex has experienced several changes of use; whilst the mosque is still in use, the Turkish Bath is used as an artist's studio and the madrasah is now the Museum of Turkish Islamic Art. The İmaret however remains a public kitchen which continues to serve food.

#### 7. Muradiye (Murad II) Complex

The last of the complexes built by the Ottoman Sultans in Bursa, Muradiye was constructed from 1426 onwards. It also contains the first example of a hazire (graveyard) which integrates 12 tombs of Murad II's family members inside the complex. At present conservation activities are underway for the mosque as well as the tombs, the only two elements still dedicated to their original function. The madrasah is used as a dispensary, the public kitchen as a restaurant and the bath as a centre for physically-challenged community members.

#### 8. Cumalıkızık Village and its surrounding areas of agriculture and forests

The village of Cumalıkızık was founded when the Ottomans established their earliest capital at Bursa to which the surrounding villages provided logistical support. It is a waqf village, which implies that the village was the ruler's endowment to the population but at the same time generated income and provisions for the ruler's court. Cumalıkızık is the only surviving one of previously several such waqf villages. It has largely retained its original settlement pattern and setting and is said to provide the closest extant reference to what an early Ottoman village may have looked like. The settlement and its relationship to the surrounding agricultural landscape on the slopes of Uludağ Mountain illustrate the characteristics of the rural Ottoman landscape which provided sustenance to the capital.

### History and development

In the 13<sup>th</sup> century the Anatolian Seljuk State was destroyed following the Mongolian invasions, which resulted in many smaller principalities claiming independence. The transition of Bursa from its earlier status as a principality to the new capital of the Ottoman Empire commenced with the surrender of Bursa to Osman Bey in 1326. During the reign of his son Orhan Ghazi, the person now assumed to be the founder of the Ottoman Empire, the city was designated as its first capital.

The vision for the development of Bursa was to provide a new civil and religious centre for the empire, providing religious institutions for education and charity, markets for trade and infrastructure for sustenance and defence. Historic records make reference to two important factors which facilitated and accelerated the foundation stage of the city and still play an active role in the contemporary

management of the nominated serial property; the Ahi establishments and the Waqf endowments.

The rise of Bursa as an important centre for production and trade in the later 14<sup>th</sup> century followed the conquests of Antalya and Alanya, both of which subsequently directed their goods coming from the eastern Mediterranean to Bursa. Following the direction of several major transit routes for commercial goods through Bursa at the turn of the 1400s, the city became a major trade hub for spices. According to the nomination dossier, in 1453 Istanbul was conquered and became the new capital of the Ottoman Empire, which gives the impression that Bursa remained the capital from 1335 to 1453. However, what the nomination dossier fails to acknowledge is that the capital had already been moved in 1413 to the second capital of Adrianople or Edirne, an event which was instrumental in Bursa's transformation before 1453. Despite the shift of rulers to Edirne and Istanbul, Bursa kept expanding, as can be seen by the Yeşil (Mehmed I) Complex and Muradiye (Murad II) Complex constructed at this time, and its commercial influence continued until, in the 17<sup>th</sup> century, it became affected by plundering during the Celali riots. Bursa's commercial significance further decreased in the 18<sup>th</sup> century as a result of industrialization which enabled production of textile products in other contexts and created different trade routes.

The most significant event in the more recent history of Bursa is probably the severe earthquake which occurred in 1855 and which destroyed the majority of architectural structures in the city. In the course of the major reconstruction attempts which followed this catastrophe, Bursa was declared a 'model Ottoman city.' This declaration initiated a strategy towards restoration and modernization, which emphasized the reconstruction of early Ottoman monuments and the rehabilitation of urban patterns and structures of early Ottoman times.

ICOMOS considers that this phase of the planned 19<sup>th</sup> century reconstruction of Ottoman elements following the earthquake has not been sufficiently addressed in the nomination dossier and that likewise it falls short of reflecting upon the effects of the turmoil of war in 1922 and the necessary repair and renovation of the city's monuments following it. These later phases of Ottoman city modernization have in fact strongly characterized the contemporary appearance of Bursa and are essential for an understanding of it as an Ottoman city.

### **3 Justification for inscription, integrity and authenticity**

#### **Comparative analysis**

The comparative analysis considers the urban development characteristics of cities in a regional context divided into urban plans developed before the 14<sup>th</sup> century, and Turkish cities after the beginning of Ottoman rule with a special focus on the two other Ottoman capitals. In a subsequent international

comparative analysis the State Party considers plans and developments of other Islamic cities and Western urbanization models with a focus on cities in the Balkans after the 14<sup>th</sup> century.

The regional analysis starts with a discussion of Seljuk cities like Alaiye, Antalya, Kastamonu, Konya and Kayseri. It is concluded that the cities and key complexes built during Seljuk times differ from Bursa in that their creation and location was not in reference to the creation and spatial extension of the city, while Bursa was created as a model city on the basis of planning ideas. The sections following are dedicated to Ottoman-influenced cities, in particular Edirne and Istanbul, which are considered to differ as Edirne's growth took a concentric pattern rather than following a visionary plan and Istanbul's Ottoman contributions were integrated with already existing commercial and religious structures.

Among other Islamic cities, Aleppo is considered best comparable to Bursa, in particular the spatial organization scheme of its bazaar, which is, in fact, a surprising argument as the bazaar of Aleppo significantly predates Ottoman influences in the city. Cairo and Samarkand are also discussed and the State Party concludes that while similarities can be identified among the different cities, all other cities except Bursa were restricted in their urban development by their pre-Ottoman contexts.

ICOMOS considers that a convincing case has been made for Bursa from an historical and theoretical perspective as the key city developed during early Ottoman rule. ICOMOS further considers that the comparative analysis would have been stronger if it had taken into consideration the state of conservation of key elements of the Ottoman city to determine whether the physical evidence of an early Ottoman city at Bursa surpasses those in other urban contexts.

The comparison of urban structures is followed by a comparison of individual elements which analyses different individual components such as bazaars, kulliyes and Ottoman villages in other parts of Turkey. ICOMOS agrees with the State Party's judgement provided in the additional information sent in response to ICOMOS' request for additional information on the comparative analysis, that this comparison of individual elements in different parts of the country is not relevant to support the case for the selection of components in Bursa.

The comparative analysis does not highlight why, out of all the remaining structures of Ottoman origin in and around Bursa, the specific eight component sites have been selected. In the additional information provided at the request of ICOMOS, the State Party argues that the key characteristic shared among the selected properties is their creation during the expansion of the early Ottoman capital and that the urban plan of the city was guided by the construction of five kulliyes, which are all included in the nominated property.

ICOMOS considers that this argument might be problematic as nine other kulliyes in Bursa were also built during the city's time as capital and probably also played roles in the urban development. The State Party argues that these were not included as they were not commissioned by the rulers themselves but by other high ranking individuals. ICOMOS considers that it has not been convincingly illustrated why the urban planning concept is said to have not been influenced or supported by kulliyes not commissioned by the respective ruler. ICOMOS further considers that, apart from commercial and religious complexes, residential quarters and street patterns must have had a decisive role and influence on the urban development of Bursa but are neither included nor mentioned in the nomination dossier. ICOMOS therefore considers that whilst Bursa is an Ottoman model city in a distinctive way, the selection of component sites within Bursa and in its surroundings has not yet been justified by the comparative analysis.

---

ICOMOS considers that the comparative analysis justifies consideration of Bursa as an exceptional Ottoman model city but that the approach of a serial nomination and the selection of serial components have not been justified at this stage.

---

#### **Justification of 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:

- Bursa was shaped during the founding years of the Ottoman Empire and has been the urbanization model for all Ottoman-Turkish cities that were founded afterwards;
- The city initiated a new approach to city development based on the formation of kulliye complexes at strategic locations as first steps for the development of surrounding trade and residential quarters, taking into consideration the topography of the city;
- The permanence of the complexes constructed by the early Ottoman Sultans has preserved the multifunctional institutions in the centre of the early Ottoman capital, including those for religious, trade and social needs;
- Bursa was not only the first capital of the Ottoman Sultans but also the home of their ancestors and hence always had special status among the Ottoman rulers, which contributed to its conservation over many centuries.

ICOMOS considers the justification that Bursa is a model of an Ottoman city, with significant parts of it developed during the early years of the Ottoman Empire, is in principle appropriate. ICOMOS considers that several parts of the city reflect the Ottoman characteristics as a result of planned conservation and reconstruction of Bursa as an Ottoman model city in the 19<sup>th</sup> century, which followed the unfortunate large scale destructions of the 1855 earthquake. However, ICOMOS considers that the 19<sup>th</sup> century influence on the contemporary

appearance of the city and its Ottoman components is not adequately explored in the nomination dossier. ICOMOS further considers that the strict focus on structures built or commissioned by Ottoman rulers during the early years of Bursa as an Ottoman capital city has not been fully justified.

ICOMOS considers that the justification of the serial approach to include all kulliyes built by Ottoman rulers during the city's time as capital, as well as a representative village, in order to focus on the birth of the Ottoman Empire does not correspond well to the city's state of conservation and contemporary urban development. The serial properties seem fragmented and hence have limited capacity to represent an urban planning system which generated the development and expansion of a capital city. Significant functions of the city including residential quarters, the road network and buildings of public administration and governance or public spaces are completely missing in the selected component properties.

ICOMOS considers that Bursa might well have potential to demonstrate Outstanding Universal Value in relation to its function as the first Ottoman capital which evolved and was preserved over centuries, and in particular the 19<sup>th</sup> century, as an Ottoman model city. However, ICOMOS considers that the selection of serial components and the selection of a serial approach in general have not been justified at this stage. ICOMOS further considers that the relationship of the city and its agricultural hinterland, in particular the relationship between the urban components and the village of Cumalıkızık, has not been justified. ICOMOS considers that the village of Cumalıkızık does not make a meaningful contribution to the significance of the city of Bursa as the first Ottoman capital which developed into an Ottoman model city.

#### **Integrity and authenticity**

##### **Integrity**

The State Party indicates that the serial components were selected to represent all elements of the city and a village, as a planning and development system. The component parts are said to be selected from the key structures which created the system, allowing for the expansion of a newly built and established capital city, in a short span of time. The authors further claim that the only missing elements of the whole original system are some of the villages, which were originally part of the system, but have not kept their integrity, or do not exist any longer.

ICOMOS considers that it remains questionable whether a bazaar with several khans, five religious complexes with mosques, madrasahs, food kitchens and baths, as well as one village with an agricultural landscape, can successfully represent all the components required for the urban planning and development system of a 14<sup>th</sup> century capital. ICOMOS considers that little is mentioned or indicated in the nomination dossier about the urban plan in

spatial terms, as it relates to defensive structures, road systems, gates or residential neighbourhoods. ICOMOS considers that additional components may need to be added and that the approach to several selected serial segments within an urban fabric may not be ideal to represent the development of an urban system or plan.

In terms of intactness, it must be stated that none of the kulliye complexes remain complete in their early Ottoman architectural structure or their function. Several major repairs and reconstructions were necessary after the 1855 earthquake in the kulliye complexes of Hüdavendigâr, Yıldırım and Orhan Ghazi. Also, the covering domes of Osman and Orhan Ghazi's tombs are post-earthquake constructions. Few of the kulliye complexes retain all four characteristic elements and in particular some of the food kitchens and baths have been lost over time. ICOMOS considers that with the current serial selection focus on the rulers' kulliye, these missing elements reduce both completeness and intactness of the site. ICOMOS considers that even if considering the individual site components, several (Orhan Ghazi Kulliye and surroundings, Osman and Orhan Ghazi's Tombs, Hüdavendigâr (Murad I) Complex, Yıldırım (Bayezid I) Complex and Muradiye (Murad II) Complex) do not meet integrity in relation to the Outstanding Universal Value proposed.

---

ICOMOS considers that the integrity of the whole series has not been justified and that the integrity of several individual sites has not been demonstrated.

---

#### Authenticity

The consideration of authenticity of the overall series is influenced by the proposed Outstanding Universal Value of Bursa and Cumalıkızık which references the birth of the Ottoman Empire and is presented with strong emphasis on their 14<sup>th</sup> and early 15<sup>th</sup> century construction under the first five Ottoman Sultans. In this context, it may be considered a limitation of authenticity that several of the architectural structures in the serial components are 19<sup>th</sup> century reconstructions, in particular planned reconstructions of the earlier structures following the huge and destructive 1855 earthquake. Other structures, such as several of the commercial units including the Emir Khan, experienced destruction and reconstruction following fire.

In almost every complex changes in use and function have been documented. In Muradiye complex, for example, the madrasah is used as a dispensary, the public kitchen as a restaurant and the bath as a centre for physically-challenged community members. In the Yeşil complex the Turkish Bath is used as an artist's studio and the madrasah is now the Museum of Turkish Islamic Art. These changes reduce authenticity in use and function and some have required adaptive re-uses to the substance and design of the architectural structures which also reduces the authenticity of the physical attributes.

The village of Cumalıkızık in its agricultural landscape provides an overall perception of a higher degree of authenticity. Few of the houses are used for other than residential purposes and the village seems to retain a special atmosphere, providing an impression of earlier times. Several aspects, like the village pattern, the form and layout schemes applied in the houses, the materials with which they are made, in particular the local stone for the ground floor, wood for the upper floors and the typology of roofs, give a largely original impression despite many 19<sup>th</sup> century reconstructions and regular repairs which have been undertaken at other times.

ICOMOS considers that the property and several of its serial components might have higher prospects of meeting the condition of authenticity if the reconstruction and modernization schemes of the Ottoman model city of Bursa could be seen as part of the significance which formed the current appearance of Bursa as an Ottoman city. ICOMOS therefore considers that authenticity has not been met in relation to the Outstanding Universal Value as the birth city of the Ottoman Empire. However, ICOMOS considers that the city of Bursa and most of the serial components have the potential to meet authenticity with regard to the concept of Bursa as the first capital of the Ottoman Empire which developed towards an Ottoman model city, characterized initially in the 14<sup>th</sup> century and enhanced as well as ottomanized in the 19<sup>th</sup> and 20<sup>th</sup> centuries.

---

ICOMOS considers that the authenticity of the whole series has not been justified in relation to the proposed Outstanding Universal Value and that the authenticity of the individual component sites has been only partially demonstrated.

---

---

In conclusion, ICOMOS considers that the conditions of integrity and authenticity of the whole series have not been justified; also for the individual sites, the conditions of integrity and authenticity have not yet fully been met.

---

#### Criteria under which inscription is proposed

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

*Criterion (i): represent a masterpiece of human creative genius;*

This criterion is justified by the State Party on the grounds that the establishment of the Ottoman capital in a timeframe of just a few years but with all its essential institutions is considered an act of mastery. The State Party further argues that the introduction of the new approach to urban planning based on the vision of an urban system for the city is the hallmark of the creative genius of Orhan Ghazi.

ICOMOS considers that approaches to city planning based on a vision and strategic concerns have existed in several civilizations before Ottoman times, even if the physical manifestations differed considerably. ICOMOS does not consider that the state of conservation of Bursa

allows for its consideration as a masterpiece of urban planning or system reflecting human creative genius.

---

ICOMOS considers that this criterion has not been justified.

---

Criterion (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;*

This criterion is justified by the State Party on the grounds that Bursa, as the first capital of the Ottoman Empire, was of key importance as a reference for the development of later Ottoman cities. The new city development approach that Orhan Ghazi introduced, by constructing his complexes outside the city walls, was adopted and continued by his successor sultans.

ICOMOS considers that this justification is in principle applicable but should also consider the evolution of the early Ottoman complexes and the city over time towards the later Ottoman city which remains today. ICOMOS considers that Bursa has potential to justify criterion (ii) as an Ottoman model city established in the 14<sup>th</sup> century, and restored and ottomanized in the 19<sup>th</sup> century. ICOMOS does not consider that the serial component of Cumalıkızık Village could justify criterion (ii).

---

ICOMOS considers that this criterion has not been justified for the whole series at this stage.

---

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 the testimonies of the Ottoman ways of life in Bursa and Cumalıkızık are exceptional. This includes the particular vision of the tradesmen culture which is said to have influenced the city up until the present day as well as the continuation of rural life in close proximity to the city.

ICOMOS considers that Bursa has been influenced by Ottoman traditions over centuries and that it is difficult to separate elements of the first 100 years of the Ottoman Empire from all other testimonies created during later centuries of Ottoman rule. ICOMOS considers that Bursa might contain exceptional testimonies of the Ottoman civilization but that the serial components selected cannot provide a holistic impression of a testimony to the cultural traditions of the Ottoman era. In the additional information the State Party provided on 27 November 2013 this criterion was no longer suggested. Since ICOMOS considers that there is potential for this criterion to be demonstrated for a different selection of site components, it remains included in this report.

---

ICOMOS considers that this criterion has not been justified for the whole series at this stage.

---

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 Bursa is an outstanding example of an early Ottoman city with its khans, bedesten, mosques, madrasahs, residential areas, tombs, baths and ensembles (kulliyes and village). A unique architectural plan was developed in Bursa which is called the 'Bursa-style' or reversed "T" Plan in the history of Turkish/Ottoman architectural literature.

ICOMOS considers that both the urban typology of Bursa as an Ottoman model city and the specific architectural style of the Bursa-style or "T" Plan could qualify as an exceptional type of an urban plan or structure which illustrates the city planning and creation of the Ottoman Empire. However, ICOMOS considers that not all components currently nominated contribute to this criterion. ICOMOS also considers that to illustrate the development of an urban typology, all key urban features including roads, public spaces, residential areas and other elements providing characteristic urban patterns would need to be included. ICOMOS further considers that the Cumalıkızık Village does not illustrate an exceptional urban typology, which might be justified under this criterion.

---

ICOMOS considers that this criterion has not been justified for the whole series at this stage.

---

Criterion (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 criterion is justified by the State Party on the grounds that Bursa is directly associated with important historical events, myths, ideas and traditions from the early Ottoman period. The State Party highlights the so-called mystic image of the city, created through the presence of the tombs of early Ottoman sultans.

ICOMOS considers that Bursa is closely linked to the early history of the Ottoman Empire and its rulers and also contains the graves of these individuals. However, ICOMOS would like to recall that the World Heritage Convention is a property or site-based convention without mandate for the commemoration of the most outstanding historic individuals. Although the historic events, myths and ideas related to their times could potentially be considered under this criterion, it would need to be demonstrated how these can be perceived as outstanding at a global level and how exactly they are associated with the nominated property.

---

ICOMOS considers that this criterion has not been justified at this stage.

---

---

ICOMOS considers that the serial approach is not yet justified and that the selection of component sites is not yet adequate.

---

In conclusion, ICOMOS does not consider that the criteria have been justified at this stage for the series.

---

#### **4 Factors affecting the property**

Several property components and in particular the commercial district with khans are negatively affected by dense traffic at several times of the day with resultant traffic jams, noise accumulation and air pollution. A new tramway system has recently been introduced in the north part of the city and it is to be hoped that the city reconsiders the public transport links around and in between the property components. With the traffic occurs yet another factor, that of car parking which occurs in all property components including those which are theoretically pedestrian zones. With potential growing visitor pressure in the future, the parking situation may worsen, which constitutes a risk, especially in Cumalıkızık Village where the narrow roads provide for little or no car parking opportunities.

The State Party intends to respond to these issues by accelerating planned large-scale public transport projects such as the projected light rail system. ICOMOS considers that a reduction of traffic would contribute to the conservation of the property but that any new transport infrastructure development plans need to be carefully evaluated by heritage impact assessments to prevent any adverse impacts on the property.

Only approximately 60% of the houses in Cumalıkızık Village are currently occupied by tenants, which illustrates the effects of a global phenomenon of urban migration. However, ICOMOS is concerned that the gradual abandonment of the village poses a risk to its preservation and might further cause significant short term changes in the balance between local inhabitants and temporary visitors. ICOMOS considers that precautions are necessary to prevent Cumalıkızık from turning into an empty museum and tourist accommodation village, which would significantly reduce the authenticity of this serial component and might lead to unintended gentrification processes.

Bursa is located in the North Anatolian fault line system, a zone of considerable seismic activity. The city of Bursa was severely damaged by an earthquake in 1855 and since then has regularly experienced earthquakes, the latest in 1999. Bursa's Provincial Directorate for Disaster and Emergency Management has prepared disaster prevention and action plans at a city-wide scale. Fire is yet another risk, in particular in historic areas which are inaccessible to fire fighting vehicles. During a recent project to strengthen fire prevention mechanisms, additional water hydrants were introduced in such areas. Volunteer fire fighting teams were trained in the use of

fire hose cabinets in these inaccessible areas of the khans and Cumalıkızık.

---

ICOMOS considers that the main threats to the property are earthquakes, traffic and gentrification in Cumalıkızık Village.

---

#### **5 Protection, conservation and management**

##### **Boundaries of the nominated property and buffer zone**

The boundaries in all cases surround the existing protected areas. In the five cases of the kulliyes, they also coincide with the original plots reserved for the complexes at the time of creation. This creates continuity between the 14<sup>th</sup> century complex boundaries and the contemporary historical sites, ensuring that all the monuments are inside their boundaries. The State Party submitted revised boundaries on 27 November 2013 in which it introduced the two serial components of Osman and Orhan Ghazi's Tombs and Eski Kaplıca (Old Turkish Bath) as well as revisions to the boundaries of four other properties.

ICOMOS considers that the boundaries of the serial components are in principle too tightly drawn to reflect the vision and planning schemes of urban development. The serial components are said to illustrate the expansion and formation of the city but merely project a few religious reference points of this process. ICOMOS considers that the serial selection of site components, and hence the boundaries, are not adequate.

---

In conclusion, ICOMOS considers that the boundaries of the nominated property and of its buffer zone are not adequate to reflect the creation of an urban system.

---

##### **Ownership**

Until 1936 all khans and many of the monuments located in the property of the Orhan Ghazi Complex belonged to the waqf but nowadays many have been transferred into private ownership. Besides the majority which are privately-owned property (67%), 29% remain waqf (charitable endowments) and the remaining 4% are public property. In Hüdavendigâr Kulliyesi the largest share remains waqf (58%) with private properties (33%) and public components (9%). For Yıldırım Kulliyesi 73% remain waqf owned, with just 20% being private property and the remaining 7% public. In Yeşil Kulliyesi private property ownership dominates at 66%, with remaining ownership being waqf (10%), and a larger component of municipal (7%) and state owned property (17%). In Muradiye complex 74% of properties are private, just 13% remain waqf and the other 13% are public and state properties. In Cumalıkızık Village 78% of houses are in private ownership, 11% are waqf administered and the remaining 11% are state owned. No ownership data has been provided for the two recently-added components of Osman and Orhan Ghazi's Tombs and Eski Kaplıca (Old Turkish Bath).

## Protection

All the serial components presented in the nomination dossier are protected under the provisions of the Law for Protection of Cultural and Natural Heritage as urban heritage sites. This Law was adopted in 1983 and allows for designation at the national level of the historical, cultural and natural heritage. No information has been provided about the two additional components added in the additional information provided on 27 November 2013.

The legal protection requires that for the preservation and utilisation of urban heritage sites any request or plan for construction or infrastructure development needs to be assessed by the Regional Preservation Board. Structures included in the waqf system require further approval of the General Directorate of Waqfs (religious endowments). The buffer zones of all proposed sites inside Bursa are included in the urban protection zone of Bursa and requests for construction in the buffer zones would also need to be passed by the Regional Preservation Board.

In Cumalikizik the national protection system is enhanced by traditional protection mechanisms, in particular communal application of protective sheltering on upper buildings during specific seasons. For the Bursa historic urban protection zone, policy rules and prescriptions stipulated by the heritage legislation are transferred into the municipal planning schemes, including through very strict provisions for height, type of building, as well as style of material and colour of building elements.

---

ICOMOS considers that the legal protection in place is adequate and that its implementation is effective.

---

## Conservation

All architectural structures of the serial components have been inventoried as part of their official registration as national monuments. The inventories remain not only with the Bursa Site Management Unit but are integrated into the archives of the Metropolitan Municipality of Bursa and its two district municipalities. Two annexes (2A-1 and 2A-2) of the management plan contain a summary of the inventory of the serial components.

The state of conservation of the serial components varies and is often related to their original date of construction. Many of the monuments have been restored after the massive and destructive earthquake in 1855 and others were restored or rehabilitated to allow for adaptive reuse. Such restoration activities have mostly been undertaken using the same characteristic materials, techniques and details that were used during the original construction, at times without opportunity to identify later additions or read easily the age of an architectural structure.

Active conservation measures are appropriate to maintain the present condition of the site and are implemented according to short-, medium- and long-term conservation maps provided in the management plan. Conservation treatments are conducted following internationally-established standards and by specialized professionals with appropriate, often university, training. Maintenance is

carried out in cooperation with local or religious communities within the waqf system, or private property owners who inform and consult the specialist authorities whenever required. ICOMOS considers that the conservation activities undertaken and conservation plans outlined as part of the management plan seem effective and appropriate.

---

ICOMOS considers that conservation activities and plans as well as continuous maintenance mechanisms in cooperation with local stakeholders seem adequate.

---

## Management

Management structures and processes, including traditional management processes

The centralised administration of Turkey has facilitated the protection of the nominated components at the highest level. Ultimate responsibility for the serial components lies with the Ministry of Culture and Tourism as the central institution responsible for the conservation and management of all movable and immovable heritage items under national designation. Within the regions, the national authorities are supported by the Directorate of the Regional Board for the Preservation of Cultural Properties which takes full responsibility for implementation of heritage policies.

It is this Board of Preservation that is required to approve all building and development requests in the property's protection zone as described under protection above. As the board is equally responsible for all serial components it provides the overarching management structure. Day-to-day management concerns are under the responsibility of the Bursa Metropolitan Municipality, which has recently established a heritage section named the Bursa Site Management Unit, under the Projects and Investigation Branch of the Bursa Metropolitan Municipality. This Unit includes very competent professional staff and has been authorized to provide coordinated management to all serial components through implementation of the management plan. The unit further monitors the property in cooperation with external stakeholders

A comprehensive risk-preparedness and disaster action plan has been prepared by Bursa's Provincial Directorate for Disaster and Emergency Management. Regular training sessions are conducted with the locally responsible administration of each serial component to build capacity for effective disaster response in case of fire or earthquake.

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

The property management plan submitted with the nomination dossier was officially approved in 2013 and is being implemented by the Bursa Site Management Department. It outlines a specific vision and strategic goals but following on from this it remains rather



descriptive of the different management bodies and legal processes. It integrates clear references to the Outstanding Universal Value suggested and is based on detailed analyses of opportunities and management needs.

The actions to be undertaken and activities to be launched are presented in action plan tables, which include objectives, description, location, responsible institution, financial resources and timeframe for each action. The only aspect missing are quality assurance indicators but these are also listed in the final section of the management plan. ICOMOS considers that the management plan is an adequate management tool which should continue to be implemented.

Interpretation of the whole property is not provided at present although some of the different serial components have smaller interpretation facilities. For example, a plan of the old Orhan Ghazi Kulliye illustrates for its visitors the buildings which have remained in their original use, those that have changed their function, and those that have disappeared. However, ICOMOS considers that presentation and interpretation for visitors is scarce and that facilities should be improved without creating adverse visual impacts in the historic properties.

#### Involvement of the local communities

Local community representatives and individuals were involved in this nomination through various official activities and informal consultations. At the start of the project a large panel discussion was organized by Bursa Metropolitan Municipality in 2011 which aimed at informing the local residents and property owners in the nominated areas about the consequences of UNESCO World Heritage status and nomination requirements. In addition the International Bazaar Symposium (2010), the International Neighbourhood Culture Symposium (2012) and the Rural Life, Rural Architecture Symposium were organized to promote the nomination and involve a wider public during its course. ICOMOS considers that the management authority is well prepared for the property management and that the management plan is an inspiring and high quality tool guiding the management processes.

In conclusion, ICOMOS considers that the management system for the overall serial property and the adopted and officially implemented management plan are adequate but that interpretation and presentation facilities could be improved.

## 6 Monitoring

The nomination dossier provides a short list of seven basic so-called indicators which remain at a very general level and provide only basic monitoring schemes. ICOMOS recommends establishing further detailed indicators which would allow the making of judgements on changes in the state of conservation and management

conditions. In particular the risks identified should be carefully monitored and the regular identification of empty houses in Cumalıkızık is a helpful tool in this context. ICOMOS recommends augmenting the indicator list to include additional subjects, such as traffic, and more detailed quantifiable standards for the judgement of indicators.

---

ICOMOS considers that the monitoring system should be augmented to include additional areas of concern and more detailed benchmarks allowing appropriate judgement on changes in the state of conservation.

---

## 7 Conclusions

Bursa is an important if not outstanding example of an Ottoman City and was often referred to as the Ottoman model city during its restoration and modernization in the 19<sup>th</sup> century. However, ICOMOS considers that it is difficult to reduce the Ottoman characteristics of Bursa to the restricted early 14<sup>th</sup> century phase of the Ottoman Empire during which Bursa was the capital. Bursa developed under Ottoman rule for centuries as a successful trade centre until it suffered severe losses in the earthquake of 1855. However, following this earthquake the city was again reconstructed under supervision of the Ottoman Empire as an Ottoman model city. ICOMOS considers that the few serial components selected which are in the main religious structures cannot adequately represent the important Ottoman urban characteristics of Bursa.

Not only commercial and religious complexes, but also residential quarters and street patterns, must have had a decisive role and influence on the urban development of Bursa but are not included or even mentioned in the nomination dossier. ICOMOS therefore considers that the selection of component sites within Bursa and its surroundings has not yet been justified by the comparative analysis and should be revised to enable a more holistic representation of Bursa as the Ottoman model city. This holistic representation could combine aspects of the justification provided in the nomination dossier but would be extended to consider the important urban developments which occurred at later times.

ICOMOS considers the justification that Bursa is a model of an Ottoman city with significant parts of it developed during the early years of the Ottoman Empire is in principle appropriate. What would need to be acknowledged and added is that several parts of the city reflect the Ottoman characteristics as a result of the intentional conservation and reconstruction of Bursa as an Ottoman model city in the 19<sup>th</sup> century, following large scale destructions in 1855. ICOMOS considers that the 19<sup>th</sup> century influence on the Ottoman components is not adequately explored and that the exclusive focus on 14<sup>th</sup> century Bursa as a capital city has not been fully justified. ICOMOS considers that the property and several of its serial components might be able to meet integrity

and authenticity if the focus of the nomination was expanded to include the reconstruction and modernization schemes of the Ottoman model city of Bursa.

ICOMOS considers that the serial approach needs to be reconsidered and the boundaries need to be revised to accommodate a wider concept of Ottoman Bursa. The legal protection of the currently nominated serial components is adequate and the conservation approaches are professionally guided and effective. The management system is satisfactory and the responsible management authority, the Bursa Site Management Unit, implements a good and effective management plan. Visitor presentation and interpretation could however be improved and the considerable traffic and parking challenges should be solved.

## **8 Recommendations**

### **Recommendations with respect to inscription**

ICOMOS recommends that the examination of the nomination of Bursa and Cumalıkızık: The Birth of the Ottoman Empire, Turkey, to the World Heritage List be **deferred** in order to allow the State Party to:

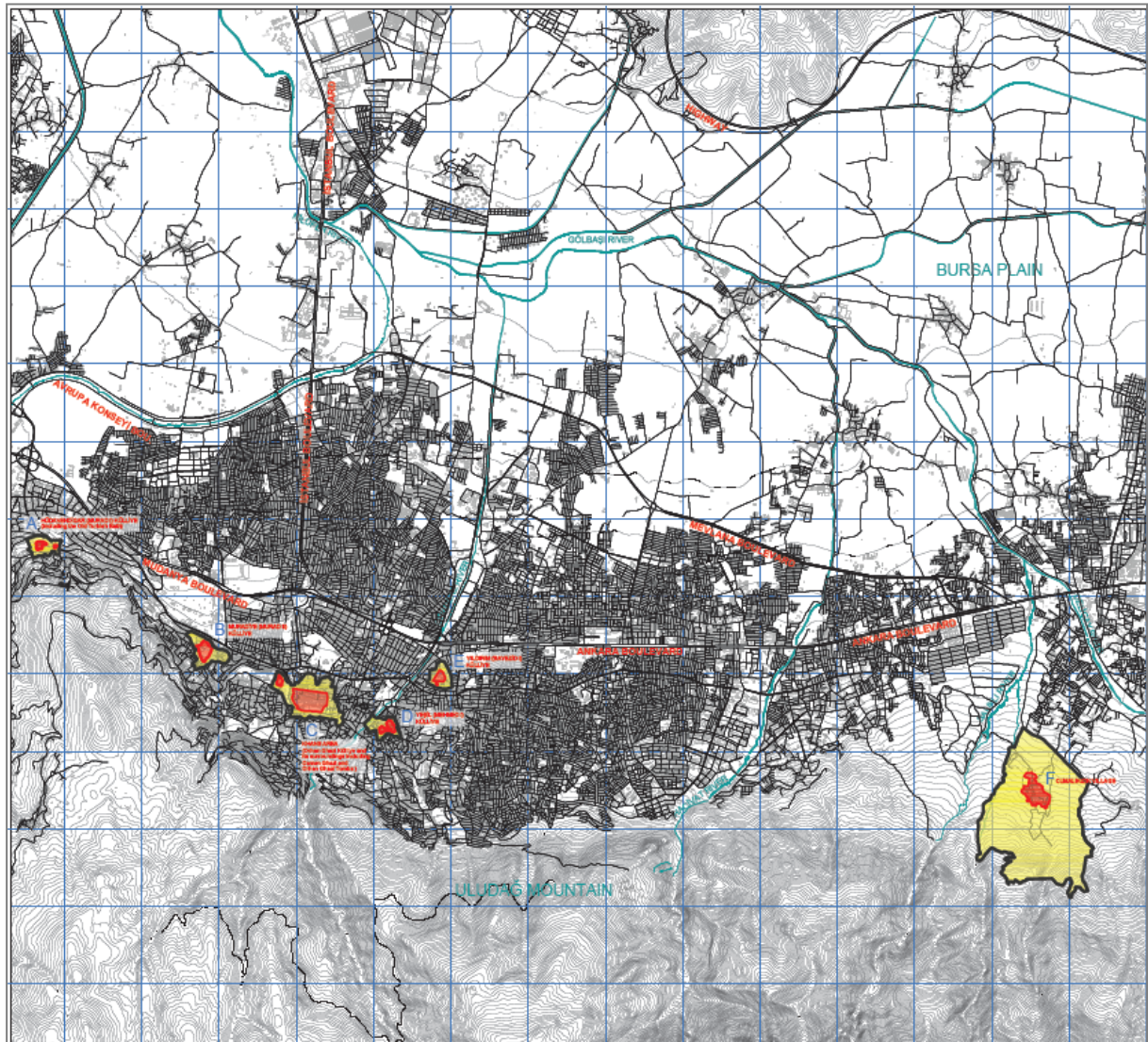
- Revise the focus of the nomination to emphasize Bursa as the early Ottoman capital which developed into a 19<sup>th</sup> century Ottoman model city, with particular focus on the continuity of development of Bursa from the earliest Ottoman times to the latest stages of the Ottoman Empire;
- Revise the selection of serial component parts based on a comparative analysis in and around Bursa which justifies the consideration of Bursa as an exceptional Ottoman city, which evolved from the birth of the Ottoman Empire to an Ottoman model city in the 19<sup>th</sup> century;
- Reconsider the inclusion of the village of Cumalıkızık in such a revised approach.

ICOMOS considers that any revised nomination would need to be considered by an expert mission to the site.

### **Additional recommendations**

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

- Augmenting the monitoring indicators to allow for judgement of changes in state of conservation or management conditions and to include additional aspects that may pose risks to the property.

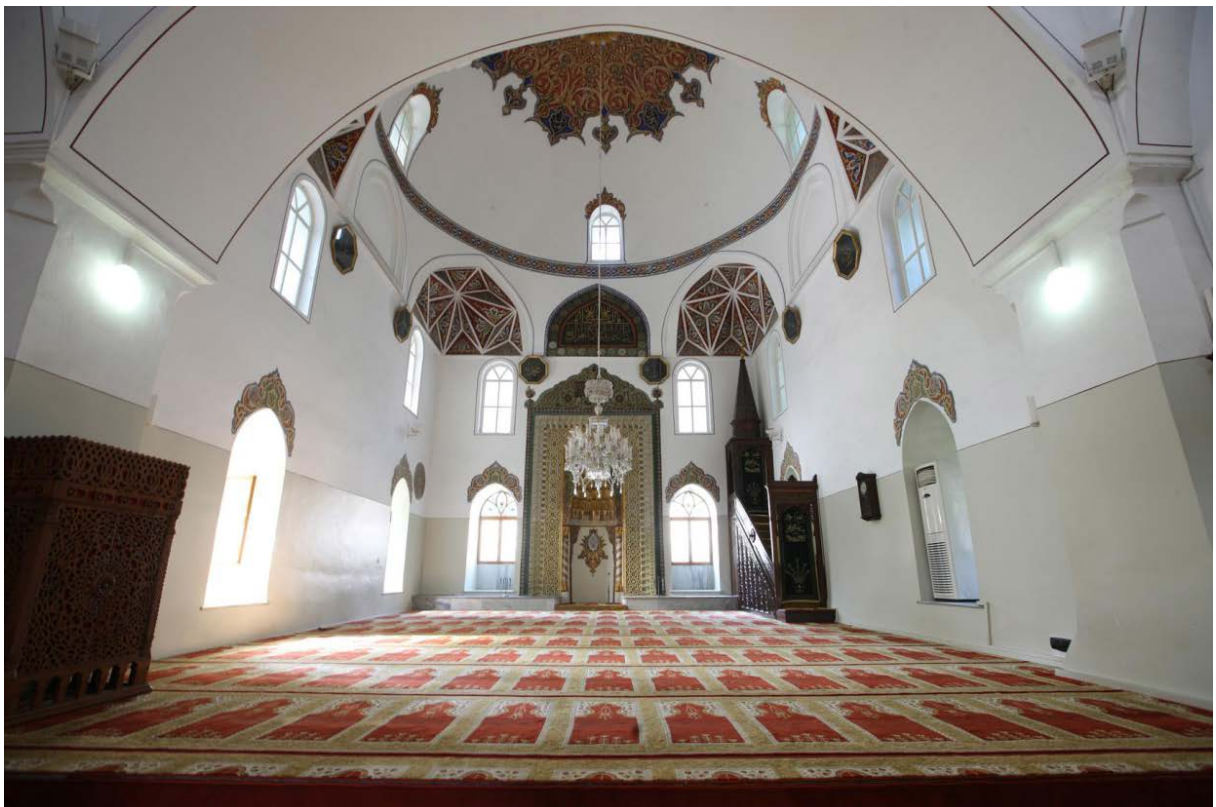


Map showing the boundaries of the nominated properties





Orhan Ghazi Kulliye and its surroundings



Orhan Ghazi Mosque





Muradiye (Murad II) Complex



Cumalıkızık Village