



STATE OF CONSERVATION REPORT

Historic Inner City of Paramaribo

(2002, Ref. 940rev)

SURINAME

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State of Conservation Report

Historic Inner City of Paramaribo - SURINAME

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Addition information delivered on 22/03/2018

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2017 STATE OF CONSERVATION REPORT

(in compliance with Paragraph 169 of the Operational Guidelines)

HISTORIC INNER CITY OF PARAMARIBO(Suriname) (C 940Rev)

1. Executive Summary of the report

In this third report on the state of conservation of the Historic Inner City of Paramaribo World Heritage site, a major positive development with regard to the conservation of the historic city centre of Paramaribo stands central. In April 2017 the Government of the Republic of Suriname signed a US\$ 20 million loan agreement with the Inter-American Development Bank (IDB) in order to halt and reverse the deterioration of the Paramaribo's historic inner city through the "Paramaribo Urban Rehabilitation Program (PURP)"¹. This Program was prepared since 2014 and as of October 2017 in implementation for a period of five years. The goal of this Program is to contribute to the socio-economic revitalization of the historic inner city of Paramaribo and the conservation of its built heritage. The Program deals with some major conservation issues of the historic inner city like for instance preservation of historical buildings, institutional strengthening of the management authority, improving urban mobility, rehabilitation of public spaces, public awareness, preparation of a Tourism Plan for the historic inner city.

2. Response to the Decision of the World Heritage Committee

Commends the State Party for the adoption of the Paramaribo World Heritage Management Plan (PWHSM) 2011-2015 and the Emergency Action Plan 2014. Response: The present Management Plan 2011-2015 is outdated and needs to be updated for the period 2018-2022. The revision of the PWHSM is now being prepared under the IDB financed Paramaribo Urban Rehabilitation Program (PURP). Presently a Terms of Reference and bidding documents to select a consultant for this assignment are being developed. The Emergency Plan was approved by the Government of Suriname in 2014 and partly implemented as stated in the State of Conservation Report of December 2015.

Urges the State Party to take the necessary measures for their implementation, also taking into account the recommendations of the 2013 ICOMOS Advisory mission, with particular attention to the strengthening of the Management Authority and the

¹<http://www.iadb.org/en/projects/project-description-title,1303.html?id=SU-L1046>.

provision of funding for its operation as well as for urgently needed conservation and restoration works at government-owned monumental buildings.

Response: With regard to the urgently needed conservation and restoration works of government-owned monumental buildings, this will to be implemented under the aforementioned Paramaribo Urban Rehabilitation Program (PURP). The same applies for the institutional strengthening of the Management Authority².

Expresses its very serious concern about the potential real-estate development at the Waterfront and strongly urges the State Party to withdraw the license granted to a private company and to take the necessary measures for the proper conservation of the Waterfront area and proceed with the proposed extension of the World Heritage property to include a strip of the river of at least 50 meters.

Response: By letter dated October 30, 2015 ref.no. M-1382/AG 7081, the Minister of Education, Science and Culture informed the World Heritage Centre that based on information received from the Ministry of Public Works no request for a building permit has been submitted by the private company Cactus N.V for the real estate development at the Waterfront and that therefore no building permit has been issued. And as a matter of precaution the Minister has requested his colleague of Public Works not to issue any building permit for the aforementioned real estate development.

The land lease³ to Cactus N.V. of 1.1 ha. of the historic Waterfront has been issued in 2012 and according to "*het recht van grondhuur – ter bebouwing en bewoning*"⁴ for a period of 40 years, the owner of the land should start with construction on the land within one year after the date of the ordinance. Five years has passed since then and no building activities whatsoever have taken place despite announcements in March 2015 that the private investor would start with the real estate development within 6 months' time (DWT 30 March 2015).

Due to the fact that the Government of Suriname, in conjunction with the Inter-American Development Bank (IDB) submitted a project proposal for funding from The Adaptation Fund⁵ to implement flood protection and climate change adaptation measures along the Waterfront area (in particular the area leased to Cactus N.V.) the issue of the land lease for real estate development is a live again. According to information received by the Management Authority, the issue of terminating the land lease ordinance of Cactus N.V. is presently being discussed by the highest authorities.

With regard to the proposed extension of the World Heritage property to include a strip of the river of at least 50 meters, no further actions and/or decisions have been

² Restoration of government-owned monumental buildings will take place under component 1 of PURP and institutional strengthening under component 3.

³ In Dutch this type of land lease is called "Grondhuur".

⁴ Land lease ordinance for construction and residence.

⁵ <https://www.adaptation-fund.org/document/proposal-suriname-idb/>

taken by the Surinamese Authorities since the proposal was made in 2014 by the Management Authority⁶.

Invites the State Party to submit the above mentioned extension as a minor boundary modification according to paragraphs 163-165 of the Operational Guidelines, for examination by the World Heritage Committee.

Response: Since Surinamese Authorities have not taken any actions and/or decisions with regard to the extension of the World Heritage property and buffer zones, no request for a minor boundary modification was submitted (yet) to the World Heritage Centre.

Regrets that the technical review of the “Monuments for Victims” at the Waterfront could not be completed by the Advisory Bodies due to the incomplete documentation provided by the State Party and requests the State Party to urgently provide information about the construction of this monument.

Response: In October 2014 the Ministry of Public Works did submit to the Management Authority a three-dimensional representation or perspective of the commemorative monument along its surroundings and settings, as requested by letter of the Director of the World Heritage Centre dated 16 May 2014 ref. CLT/WHC/74/CM/LP/1639. But, at the other hand no map was submitted indicating the exact location of the monument within the World Heritage property, even after several requests by the Management Authority. The commemorative monument was officially revealed on March 17, 2016⁷.



3-D view of commemorative monument along the Waterfront

⁶ The proposal for extension of the World Heritage property as well as the buffer zones was submitted by the Management Authority in August 2014 to the Permanent Secretary of Culture for further approval by the Council of Ministers.

⁷ <http://www.starnieuws.com/index.php/welcome/index/nieuwsitem/34302>



The official unveiling of the commemorative monument along the Waterfront

Welcomes the initiative of the State Party to develop a major Urban Rehabilitation Programme with the support of the Inter-American Development Bank in which the Management Authority of the property should be intimately involved and also invites the State Party to seek the advice of the World Heritage centre and the Advisory Bodies in its further design and implementation.

Response: As of October 2017, the Paramaribo Urban Rehabilitation Program (PURP) is in full implementation. The Ministry of Education, Science & Culture/Directorate of Culture is de jure responsible for the implementation of this Program, but de facto the Program is being implemented through a Program Implementation Unit (PIU) within the Suriname Built Heritage Foundation, the Management Authority for the Paramaribo World Heritage Site. All studies are being prepared in close cooperation with the Management Authority. Advice of the World Heritage Centre and ICOMOS is already being requested by the State Party (for instance the planned reconstruction of the Parliament Building, which will be constructed under the PURP).

3. Other current conservation issues identified by the State Party which may have an impact on the property's Outstanding Universal Value

In 2017 one protected wooden monumental building (Watermolenstraat 20) within the world heritage site and one in buffer zone 2 (Wagenwegstraat 62) were illegally demolished by the owners. Furthermore, two historic buildings at Watermolenstraat 16 and 18 (no official monuments) were partly destroyed by fire.

4. **In conformity with Paragraph 172 of the *Operational Guidelines*, describe any potential major restorations, alterations and/or new construction(s) intended within the property, the buffer zone(s) and/or corridors or other areas, where such developments may affect the Outstanding Universal Value of the property, including authenticity and integrity.**

In April 2017 the Government of the Republic of Suriname (GOS) signed a loan agreement with the Inter-American Development Bank (IDB) for the rehabilitation of the Historic Inner City of Paramaribo⁸. In August 2017 the GOS informed the World Heritage Committee through the World Heritage Centre (WHC) of the intention to reconstruct under the aforementioned IDB financed '*Paramaribo Urban Rehabilitation Program*' two important monumental buildings within the world heritage site. Both buildings were completely destroyed by fire in 1996. Technical drawings and specifications were submitted for a technical review as well as documentation on the origins, history, evolution and destruction of the two buildings that had high urban, architectural, functional and symbolic values. The buildings are: the former Parliament building on the corner Henck Arronstraat 2-4 (former Gravenstraat) and Grote Combéweg and the former Ministry of General Affairs at Henck Arronstraat 6. Both buildings will house support services of the National Assembly (Parliament).

By letter of the Director of the World Heritage Center dated 17 November 2017, ref. : CLT/HER/WHC/LAC/CM/BS/2668, Surinamese authorities were informed about the ICOMOS International Technical Review concerning the reconstruction of the aforementioned buildings. ICOMOS considered "*that the project is commendable, but requires further analysis with regard to several crucial aspects of the constructions and a deeper analysis of the visual impact of the new constructions on the wider environment*". And furthermore "*that an evaluation of the project should be conducted by the World Heritage property's Management Authority to complete the technical review process*". Presently all ICOMOS recommendations are being prepared for implementation and additional information on the evaluation will be submitted shortly to the WHC for a second review by ICOMOS.

Another proposed construction with potential negative impact on the Outstanding Universal Value of Paramaribo, is the construction of an Ice Cream Parlour along the historic Waterfront.

By letter of the Director of the World Heritage Center dated 17 November 2017, ref. : CLT/HER/WHC/LAC/CM/BS/2668, Surinamese authorities were also informed about the ICOMOS International Technical Review concerning the proposed construction of an Ice Cream Parlour along the Waterfront. With regard to this, ICOMOS recommends that "*no authorization is given to its construction*" and that "*the State Party should prepare a plan and/or guidelines for the Waterfront Area, including its use, the construction of permanent and/or temporary structures and design guidelines so that the Waterfront and its walkways may become a dynamic and attractive element for local inhabitants and visitors alike*".

⁸<http://www.iadb.org/en/projects/project-description-title,1303.html?id=SU-L1046>

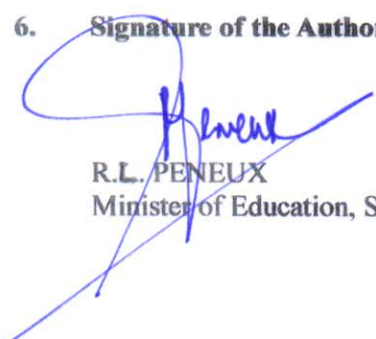
As part of the Paramaribo Urban Rehabilitation Plan (PURP) to develop a Strategic Masterplan for the Waterfront, comprehensive design strategies for a lively and sustainable Waterfront are now being developed⁹. It is a participatory design process which is structured into four main phases that involves the active participation of key stakeholders, citizens and design team. On Sunday 3 December 2017 a Living Labs Event¹⁰ was organized along the Waterfront and on the Suriname River to provide people a platform to ventilate their ideas and visions how the Waterfront should be redeveloped.



5. Public access to the state of conservation report

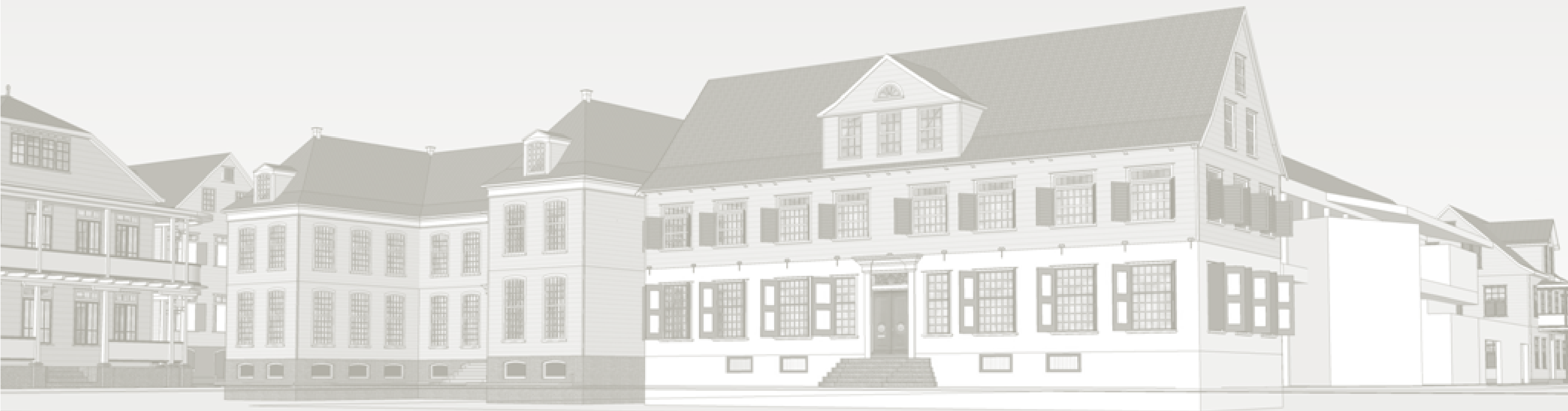
The State Party hereby agrees that the full report may be uploaded for public access on the World Heritage Centre's State of conservation Information System (<http://whc.unesco.org/en/soc>).

6. Signature of the Authority


R.L. PENEUX
 Minister of Education, Science and Culture

⁹https://www.dropbox.com/s/8b9h05kuai1lekh/Draft_Preliminary%20report%204%20july.pdf?dl=0

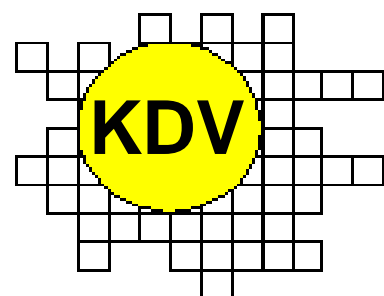
¹⁰<http://www.mas.sr/mas-publicaties/bericht-aan-zeevarenden/1127-baz-no-74-living-lab-event>,
<http://www.dwtonline.com/laatste-nieuws/2017/12/04/oudere-surinamers-zien-graag-oude-waterkant-terug/>



DNA

**Reconstruction of the former National Assembly building of Suriname
Henck Arron straat 2-4 and 6**

DOSSIER FINAL DESIGN – ENGLISH VERSION ; ADDITION 1 – STREET VIEWS



**CAREL VAN HEST
ARCHITECTEN**

architectenbureau Fritz

KDV architects, in co-operation with the architects Carel van Hest en Maarten Fritz

Historic survey
Architectural design
Functional design
Interior design

Philip Dikland, Carel van Hest
Philip Dikland, Carel van Hest, Maarten Fritz
Peggy Bawoek, Carel van Hest
Ronny Tjon-A-Koy, Philip Dikland

Project no.:

KDV 2014-03

Date :

May 8th 2017 ; extended English version of the Dutch document of
October 26th, 2016

Date addition 1

January 17th, 2018

02 Site Henck Arron straat 2-4 & 6

2

Present condition



2014

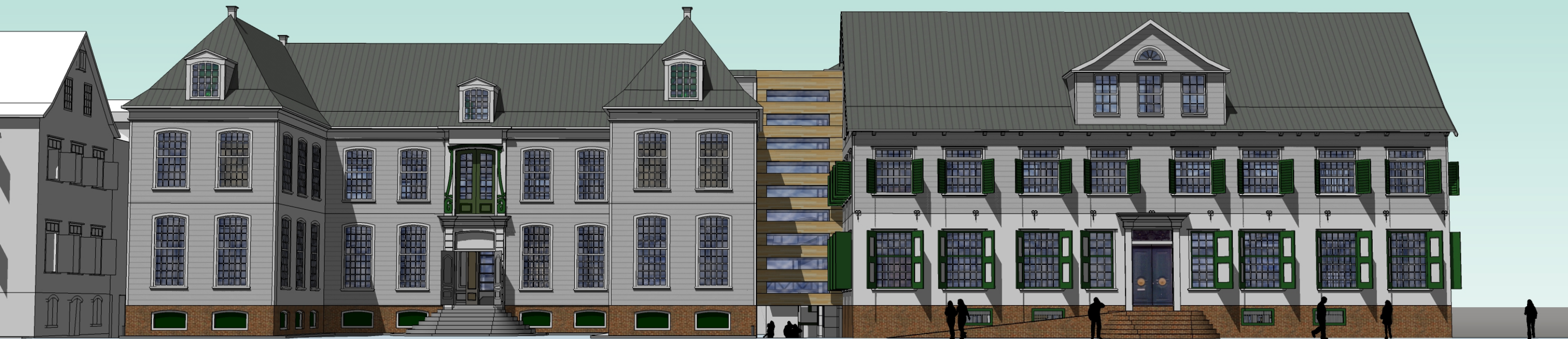
photo KDV architects, Nov. 13th 2014





Building G not drawn



















ADDITIONAL INFORMATION FOR ICOMOS TECHNICAL REVIEW ON RECONSTRUCTION FORMER NATIONAL ASSEMBLY BUILDINGS

ICOMOS comment:

- The dossier does not include views from the Palm Garden and Independence Square so an analysis of the visual impact of buildings C, D and E cannot be made. A full Heritage Impact Assessment may not be necessary but view sheds are an absolute necessity.
- The dossier refers to a parallel project to construct a new National Assembly building at Independence Square 10 (see image 04 above). This building may have a major impact on the Outstanding Universal Value (OUV) and attributes of the property and will need to be assessed accordingly, in particular through a Heritage Impact Assessment (HIA).

State Parties' reaction:

See the attached document *"Dossier Final Design – English version. Addition 1 – Street Views"*. More street views have been added to the project dossier in order to be able to judge the visual impact of the façades and building heights as seen from the Independence Square as well as the Grote Combéweg.

The parallel project to construct a new building for the National Assembly at Independence Square, does not relate to the reconstruction plans as submitted by us. These are two separate projects. Funding for the new building at the Independence Square is not secured and there are no designs. However, the comments made by ICOMOS with this regard will be taken into account.

ICOMOS comment:

- The matter of authenticity needs to be further discussed and explored in relation to the treatment of the facades at the Henck Arronstraat. Following the official statement on authenticity and integrity of the property, also reflected in the Management Plan (see annexes), three options could be considered :
 - o 1) a contemporary design, both in volume and architectural language ;
 - o 2) the « reconstruction » of the volumes and roofscapes of both buildings but with use of contemporary architectural language and materials ;
 - o 3) Reconstruction of the facades as they existed originally (the present project proposal).
- Without excluding any of them, it is recommended that the three design options be further developed and analysed. Option 3 could only be considered if sufficient detailed measurements and documentation of the original facades exist. This seems to be the case but needs to be confirmed.

State Parties' reaction:

Because detailed measurements and documentation of the original façades are available the (third) option for reconstruction was chosen.

ICOMOS comment:

- As to the architectural design only some preliminary observations need to be made :
 - o Could the facade of the building at the De Combe Street be lighter and somehow reflect open or closed galleries ?
 - o Isn't the volume of building C somewhat excessive in relation to its functions?
 - o Could the backward extensions of the buildings A and B be reduced in width (for example by one bay from the De Combe Straat and from the alley to the Ministry of Foreign Affairs?

State Parties' reaction:

Budget constraints for the reconstruction of building A and B already results in a smaller footprint for building C. Building C will be modified in scale.

The backward extensions of building A and B are already reduced in width by one bay.

ICOMOS comment:

- A more profound analysis of the visual impact of the new constructions on the wider environment is required, for example seen from the Palm Garden and Independence Square.

State Parties' reaction:

See the attached document Dossier Final Design – English version. Addition 1 – Street Views.

ICOMOS comment:

- An evaluation of the project by the World Heritage Property Management Authority should be requested to complete the Technical Review process by ICOMOS.

State Parties' reaction:

See the Evaluation report of the World Heritage Property Management Authority in attachment.

ICOMOS comment:

- As to the parallel project to construct a new National Assembly building at Independence Square 10, this will have a major impact on the OUV and attributes of the property. This project needs to be assessed accordingly, preferably through a Heritage Impact Assessment (HIA), as early in the design process as possible.

State Parties' reaction:

The parallel project to construct a new building for the National Assembly at Independence Square, does not relate to the reconstruction plans as submitted by us. These are two separate projects. Funding for the new building at the Independence Square is not secured and there are no designs. However, the comments made by ICOMOS with this regard will be taken into account.



PATRIMOINE MONDIAL
WORLD HERITAGE
WERELDERFGOED

World Heritage Site Manager

Site management autoriteit voor de historische binnenstad van Paramaribo

~ Benoemd op 1 februari 2001 door de Minister van Onderwijs en Volksontwikkeling ~

Zeelandiaweg 7 – Fort Zeelandia

Tel./Fax (597) 422077 - E-mail: sges@sr.net

COMMENTS ON RECONSTRUCTION PLANS PARLIAMENT BUILDING AS PRESENTED ON JANUARY 2017 TO THE SITE MANAGEMENT AUTHORITY

Comments on dossier as presented

1. In its current form the dossier containing measured drawings and design plans for the reconstruction of the Parliament Building is not suitable for an adequate review by UNESCO/ICOMOS. A simplified version should be made with a more elaborated English summary;
2. A map indicating the exact location of the construction site within the world heritage site is missing;
3. Besides the English summary all titles of maps should be translated in English as well as pages 018 to 025 and 029 to 31;
4. The dossier should make very clear:
 - Why reconstruction of the two historical buildings (Henck Arronstraat 2-4 and 6) is justified?
 - That the reconstruction is actually mainly in steel and concrete and not completely in wood;
 - That height and scale of the buildings are identical as their authentic predecessors;
 - That within the IDB financed 'Paramaribo Urban Rehabilitation Program (PURP), only building "A" and "B" along the Henck Arronstraat and "C" will be constructed and not the total plan containing the complex of buildings. The other buildings will be constructed at a later stage depending on the availability of funds;
 - What the future function or use will be of the buildings to be reconstructed;
 - In case of archaeological chance finds the Archaeological Service of Suriname and the Site Management Authority will be immediately contacted for inspection and research;
5. The measured drawings of the buildings to be reconstructed should be better marked indicating "Building A" and "Building B";
6. For a good comparison, a historical photo of the front façades of the buildings and the actual situation should be added to the dossier as well as a few historical images of both buildings to indicate the old situation;
7. The dossier should also be delivered in electronic format;

~ Historisch Paramaribo, Werelderfgoedstad sinds 29 juni 2002~

Werelderfgoed Conventie 1972, geratificeerd door Suriname op 23 oktober 1997



PATRIMOINE MONDIAL
WORLD HERITAGE
WERELDERFGOED

World Heritage Site Manager

Site management autoriteit voor de historische binnenstad van Paramaribo

~ Benoemd op 1 februari 2001 door de Minister van Onderwijs en Volksontwikkeling ~

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Technical Review

8. On page 05 under point 4 it is stated that *“the face walls of the two old buildings (...) should be rebuilt using the original materials”*. On page 029 on the contrary, mentioning is made that no wooden, but metal sidings will be used. This should however be wooden sidings. **Answer of architects: Wooden sidings will be used;**
9. It is unclear if piles will be driven into the ground. **Answer of architects: There will be no pile driving into the ground;**
10. It is unclear what the function/use of the attic floor of Building “B” will be. **Answer of architects: The attic floor will be use as office space;**
11. It is unclear of which material the front exterior stairway of both buildings will be made. Henck Arronstraat 2-4 was made of old bricks and Henck Arronstraat 6 consisted of natural stone. The substructure of both buildings will be constructed with old bricks? The wall anchors will return back on the façades of building B? **Answer of architects: The exterior stairways will be made of concrete but finished off with old bricks and natural stone. The substructures will be made of concrete but finished off with old bricks. The wall anchors will return on the façades of building B;**
12. The buildings to be reconstructed were two exceptional historical buildings originally roofed with tiles and slates. The design however indicates the use of trapezium galvanized iron sheets (trapezoidal steel profiles) as roofing material. Why not use tiles again? **Answer of architects: Slates will be used as roofing material.**

Stephen Fokké

Site Manager Historic Inner City of Paramaribo

January 22, 2017