

State Party Report

Property name: Historic Centre of Sheki with the Khan's Palace

Property ID: 1549 Rev

State Party: Azerbaijan

1. Executive Summary

The State Party is submitting this report following the recommendations set out by the World Heritage Committee Decision 44 COM 7B.1543 and providing information about the progress on the implementation of the requested recommendations.

World Heritage Committee recommended the State Party give consideration to the following (in brief):

- Re-assess and re-frame the urban protection zones and ensure that the urban zones respect the property boundaries
- Define how development threats to the surrounding forest will be managed
- Provide more details of the monitoring system in relation to the potential gradual degradation of the urban landscape
- Consider some changes to the recommendations of the Restoration Manual

State Party considered all the recommendations of WHC and worked out all the required documents by involving local experts. The Urban Regeneration Plan has been updated to address the need for re-assessing and re-framing the urban protection zones and to ensure that they respect the property boundaries to allow strengthening protection within the property. The updated Urban Regeneration Plan is hereby submitted for further examination by the World Heritage Committee.

The State Party has started close collaboration with the Development Forest Service for improved protection of the forests surrounding the WHS.

Monitoring measures over the urban landscape and architectural details for the prevention of the gradual degradation of the HUL have been defined more clearly. The report provides detailed information about the current monitoring process and also the recommendations and inventory plans as tools for more efficient monitoring results in the following years.

Issues regarding properties under private proprietorship that arose during the implementation of the monitoring procedures have also been outlined as additional conservation issues. To ensure better protection of the Site and its attributes, an establishment of the "Special Protection Regime" has been initiated by the State Party and the report provides details of this initiative.

The Restoration Manual is being updated to include more precise recommendations about the use of non-traditional materials and structural stabilization methods in restoration processes to preserve authenticity. Changes to the Restoration Plan are attached to this document.

The State Party is also reporting on additional conservation and development activities held on the Site over the last year. It covers information about the new restoration, conservation and adaptation works, archeological studies, and the set-up of the Sheki Art Gallery.

2. Response to the Decision of the World Heritage Committee

a) Re-assess and re-frame the urban protection zones to provide a clearer explanation of what they aim to protect across the city, not just in areas visible to visitors, in relation to the parameters of the 'planned, productive garden city' such as the design and form of dwellings, and the use of gardens framed by a network of irrigation canals,

b) Ensure the urban zones, respect the property boundaries and clearly define differences between the property and its buffer zone, by strengthening protection within the property and making modifications, where necessary, to the boundaries of zones,

Considering the above-mentioned recommendations by WHC regarding the urban protection zones, the state party has made certain changes and additions to the Urban Regeneration Plan of the Historic Centre of Sheki with Khan`s Palace. The changes relate to both the content and the visual and graphical parts of the document. The urban protection zone section and the related maps have been updated in the document. Information about the rules applied for the protection of the territory and the monuments have been provided in a more descriptive form. To ensure better comprehension of the material, changes were made in the general structure and content of the document, and also, the visual and graphic design of the document was updated. The updated Urban Regeneration Plan of the Historic Center of Sheki with Khan`s Palace has been attached (Annex 1) to this Report.

c) Define more clearly how development threats to the surrounding forest, which has a crucial and symbiotic role as the backdrop to the city, will be managed

The Conservation Master Plan prepared by State Party in 2020 describes the issues and development threats to the conservation of the forest area surrounding the property. Due to its high historical and natural value, the tourism industry and particularly the local hospitality business is rapidly growing in the territory.

The Reserves Management Center has acquired precise data about the current state of forest reduction in the WHS from the Development Forest Service under the Ministry of Ecology and Natural Resources. As seen from the map, the borders of the protected forest fund have been occupied in the south and southeastern borders of the property buffer zone. The total territory of the occupied forest territory is 12.67 hectares.

To prevent the advancement of this trend, the State Party has initiated cooperation with local stakeholders, including the Forestry Development Service (the Service) under the Ministry of Ecology and Natural Resources, the Sheki municipality and the Sheki Executive Committee.

The Service of the Ministry of Ecology and Natural Resources of the Republic of Azerbaijan is the primary stakeholder of the State Party in protecting the forest setting surrounding the property. The Forestry Development Service implements the state policy in protecting and restoring the state forest fund and preventing unlawful actions against the forests in Azerbaijan. Sheki department of the Service is the local subordinate and is responsible for the 46 thousand hectares of forest covering the surrounding mountainous part of Sheki.



Map 1. Development threats to the property (the link for the original png document can be sent upon request)

The State Party is collaborating with the Forestry Development Service to ensure better protection of the forests surrounding the nominated property and its buffer zone. The Service has been instrumental in providing data allowing us to better monitor the negative development trends within the protected forest area. To strengthen the collaboration in this regard, a Memorandum of Understanding is planned to endorse between these two government institutions. The MoU will briefly cover the following points and start to be implemented in 2023:

- The parties define and agree on the joint works to be implemented for the preservation of the historical heritage of Sheki
- The parties reinforce forest protection in areas surrounding the historical center of Sheki
- The Service assigns responsible people to operatively respond to the inquiries of the State Party about the territory
- The specialists assigned by the two parties inspect the areas concerned and report to the Service their findings
- The State Party prepares a report on the status of the area on a quarterly basis and presents it to the Forestry Development Service
- The parties define all issues related to the collaboration, including the scope of the collaboration and financial and organizational aspects of all joint projects

- The parties agree to organize joint awareness-raising campaigns among the locals regarding the protection and relevant use of the forest fund surrounding the historical part of Sheki

d) Provide more details of the monitoring system in relation to the potential gradual degradation of the urban landscape and architectural details that cumulatively provide coherence to the garden city, and how the system will inform management

Conservation and protection of the urban landscape and architectural details in the territory of the nominated property is a top priority for the State Party. For this purpose, under the direct management of the Reserves Management Center (RMC) of the State Tourism Agency, the “Yukari Bash” Reserve office in Sheki carries out regular monitoring of various elements and processes that would cause gradual degradation of the urban landscape.

According to the Construction and Urban Planning Code of the Republic of Azerbaijan, all construction projects must be coordinated and aligned with the local Executive Committee prior to commencement. When the construction project is in the territory of the nominated property, Sheki Executive Committee must receive the consent of the “Yukhari Bash” Reserve to authorize the project.

Construction projects received by the Reserve are presented to the management of the RMC, where they are assessed based on the requirements of the Restoration Manual. Projects are rejected if they do not comply with these requirements and in case of slight noncompliance, given recommendations on how to improve the project for resubmission.

The RMC and the Reserve have approved 42 construction projects until now. Ongoing construction projects are regularly monitored by the Reserve officials. The status of the construction projects, any noncompliance with the authorized projects, as well as cases of unauthorized construction are reported to the Reserve and RMC management (See attached sample construction reports submitted by the Reserve to the RMC on November 18, 2022).

The territory of the nominated property is regularly inspected by local Heritage Supervisors of Yukhari Bash Reserve to detect any unauthorized construction. The territory of the Reserve is divided into 9 neighborhoods and each neighborhood is assigned a Heritage Supervisor by the Reserve administration, who is responsible for monitoring the area through regular control visits to their allocated part of the Reserve. The supervisors fill in the “Construction report” on-site visits. The Reserve management collects all construction reports and submits them to the RMC management (See attached a sample regular site inspection report).

Uncontrolled construction was also being monitored through the satellite image reports received from the satellite operator “Azercosmos” OJSC. These reports were submitted to the RMC management along with suggestions about potential uncontrolled developments. However, the quality of the satellite images in the reports was not satisfactory and currently, the RMC has halted the process of receiving these reports from Azercosmos.

The Reserve management has an agreement with Sheki Regional Protection Police Department, based on which additional security posts have been installed near the Khan’s Palace and Shekikhanovs House. Besides strengthening the overall security and protection of the monuments, data from the surveillance cameras will be at the disposal of the Reserve and the RMC in case of vandalism, misbehaviors and potential damage to the monuments.

However, RMC has identified that the lack of a detailed inventory list of important urban landscape elements - buildings, gardens, as well as their architectural elements, squares, irrigation ditches, etc. - is a major factor preventing the implementation of a thorough monitoring process over the developments taking place in the WHS. To address this issue, the RMC has already started the compilation of passports of monuments and inventory lists. According to the legislation, all monuments are required to have a monument passport, which is the main document bearing the current and old drawings, historical photos, location and other information about the monument. 25 out of the 73 registered monuments in the WHS have passports and it is planned to develop passports for the remaining 58 monuments in 2023.

A detailed inventory list of all buildings within the WHS documenting their current state is being prepared. A database of traditional architectural elements contributing to the OUV such as garden portals, gates and metal ornaments on them, wood shabaka, galleries, balconies, bukharis, murals, etc., is being developed based on this inventory list. Detailed drawings of a number of buildings from the 1960-80s, as well as archive images and documents are also being incorporated into the inventory list and made available for use. The inventory list will also create a database of different levels of importance for architectural elements. The RMC plans to develop an inventory list for the traditional Sheki houses with gardens too.

The collected data will be placed in the GIS database, allowing for more effective monitoring and management of the properties within the WHS by reflecting any statistical indicators and changes in real-time. The GIS database will then serve as the centralized management tool and allow applying a more thorough monitoring system over the property.

The abovementioned works will also allow heritage supervisors to carry out more detailed regular monitoring work. It is planned to provide heritage supervisors with detailed checklists with the inventory of protected buildings and their architectural elements within their territory of supervision to ensure that the inspection detects not only unauthorized construction in the nominated property but also the alterations of the protected elements.

Besides regular inspections, the heritage supervisors of the Reserve also work closely with the local community and inform the residents of the neighborhoods under their supervision about the norms and regulations applied to the protected area. The RMC plans to expand awareness-raising activities among the local community for improved cooperation on heritage protection.

The ongoing process of control over construction works, as well as the implementation of the guidelines of the Restoration Manual and Urban Regeneration Plan, have revealed certain issues. Based on the type of property, the RMC has identified these issues and gaps as follows:

a) *Traditional buildings and houses with no “monument status” under the private proprietorship*

Unregulated development, restoration, and construction projects within private properties which have no status, comprise a sizable territory in the WHS. The proprietors of these houses do not require authorization from the State Party for any works on their property. These works that are often unfit with the regulations considered in the Restoration Manual can cumulatively, lead to a gradual degradation of HUL.

b) *Traditional gardens under the private proprietorship*

One of the essential attributes of the WHS is the planned productive gardens comprising public and private territories. While the State Party is responsible for the restoration and

conservation of public areas such as gardens, parks and alleys, the regulation and control over the gardens in private proprietorship pose certain challenges. The RMC has no legal power to intervene with processes in these properties and the proprietors are not obliged to appeal to the state organizations for authorization of any such work within their private properties. This leads to the cutting down of the trees and garden areas used for building auxiliary constructions. Considering the sizeable territory held by these gardens within the HUL, the situation poses a certain threat to the OUV.

c) *Private properties lacking authenticity or modern constructions within the WHS*

Modifications to the interior spaces of such buildings do not affect the HUL and therefore, the RMC is not concerned about controlling them. However, the increasing number of new constructions, as well as additions and modifications to the exteriors of these buildings noncompliant with the Infill Design regulations negatively affect the HUL.

According to the law on “Protection of historical and cultural monuments” of the Republic of Azerbaijan, the reserves in the country have the right to establish a “Special Protection Regime” (SPR) applied within its boundaries. It is not a widespread practice in Azerbaijan and so far, only one reserve has established its own protection regime. Considering the universal value of the site and the above-mentioned challenges in protection and conservation issues, the RMC has initiated the establishment of a Special Protection Regime for the WHS. All the OUV elements – traditional cultural and historical monuments and buildings, traditional houses with gardens, various architectural elements (doors, windows, roofing, balconies, bukhari, etc.), elements of the urban fabric (roads, squares, irrigation ditches, etc.) will be grouped, categorized, documented and inventoried. Special protection rules and regulations for each category of the OUV elements will be prepared and included in the Special Protection Regime of the Site. The Restoration Manual and the Infill Design for the Site will be annexed to the SPR. The SPR document will need to be approved by the Cabinet of Ministers of the Republic of Azerbaijan to obtain legal status. The SPR is to be finalized and legalized in 2023.

e) Consider how the recommendations of the Restoration Manual might be more carefully worded in relation to the use of non-traditional materials and structural stabilization methods for the restoration of traditional houses, in order to ensure that the authenticity of the ensemble is not weakened cumulatively over time.

During the conservation and restoration works carried out on the property: it is found that there was a lack of information on some sections of the Restoration Manual. Particularly:

- Sub-chapter “2.1. Structural elements” does not provide enough methods and prescriptions for implementation of the methods of rehabilitation and reinforcement of structural elements of the traditional buildings.
- There is a lack of information related to preservation techniques of specific materials such as wood, metal, etc.
- Prescriptions about the new buildings and additions are found in various sections of the Restoration Manual (such as the section “Using modern materials” in the sub-chapter “2.1.2. Masonry structures”) which contain information about non-traditional materials while designing those buildings or additions.

As a result, it is decided to develop the Restoration Manual based on studies and practices. For this purpose, the parts which have prescriptions about new buildings or additions are extracted,

and the Restoration Manual is developed for only the conservation and restoration of traditional buildings. For new buildings and additions to traditional buildings, the Infill Design Manual will be updated.

However, considering the recommendations (e) of the Draft Decision we have made some changes to the Restoration manual in line with Recommendations for the Analysis, Conservation, and Structural Restoration of Architectural Heritage (ISCARSAH).

First, as mentioned above, the parts related to new buildings and additions have been removed from the Restoration Manual. In addition, new methods related to the structural stabilization of traditional buildings (such as preservation techniques of structural elements, rehabilitation, and waterproofing of foundations, reinforcement of masonry, etc.) have been studied and the results have been added to the Restoration Manual.

However, the prescriptions will be further elaborated, and preservation techniques related to specific materials will be developed. Some of the prescriptions will be practiced and added to the Restoration Manual.

For more detailed information about changes to the Restoration Manual see Annex 2. of the SOC Report.

3. Additional Conservation and Development Report

Archeological and research works inside Sheki Khan Mosque and its garden

Khan Mosque in the historical part of Sheki is an important monument for the Site. It was built in 1769/70 (1183 Hijri) with the order of the Muhammad Huseyn Khan of Sheki and functioned as the Juma Mosque and as a madrasa. Archeological research works were carried out at the Mosque and its garden by a team from the Institute of Archaeology, Ethnography and Anthropology of Azerbaijan National Academy of Science with the administrative and financial support of the State Tourism Agency of the Republic of Azerbaijan. The works identified the grave of Sheki Khan Muhammad Huseyn Khan (1759-1780) next to the first mihrab with a human skeleton buried according to Islamic customs and a rosary consisting of 52 beads. A radiocarbon and DNA analysis was carried out by Italian and Austrian archeologists and anthropologists. The results of the tests have proven the authenticity of the remains.

Sheki Art Gallery and a new exhibition set up

Construction and restoration works have been carried out at the building of Sheki Art Gallery. The exhibition area has been rebuilt using modern lighting and display fixtures and the exhibition of the museum has been set up with a new arrangement. About 260 artworks have been repaired and reframed. Plastic artworks have been installed on new pedestals of proper size and shape. The storage area of the gallery has been equipped with convenient rails, as well as fixtures for maintaining optimal temperature and humidity levels in line with modern requirements for museum collection storage. The opening of the gallery is planned for the near future.



Picture 1 & 2. Sheki Art Gallery: building's image from the outside and the artworks in the gallery

Sheki History and Local Lore Museum

Conservation work at the building of Sheki History and Local Lore Museum has started. Research and technical work for the new setup of the museum collection has also started.



Picture 3. History and local lore museum during the restoration process

“Round Temple”



Picture 4. Sheki Round Temple

Research works have started at the building of the Round Temple, to identify the building's history and functionality more precisely. Archeological work will soon start at the site. The building is also undergoing some conservation work.

Shabaka workshop

The Shabaka workshop building is a XIX century building that was later used as a hospital building. It is one of the important decorative architectural elements of Sheki. Its wood windows with oriental geometric patterns with stained glass make the building outstanding. It is currently undergoing restoration, conservation and archeological works. The interior of the building will be adapted and equipped with areas for display, shabaka master classes for tourists, as well as workshops for shabaka-making.



Picture 5. Sheki Shabaka workshop building

Administrative building for the staff of Yukhari-Bash Reserve

The administrative building for the staff of Yukhari-Bash Reserve, which used to be a military dormitory building, has undergone restoration and conservation works and the layout of the building has been adjusted to the needs of an administrative building. It now accommodates office and working spaces for around 40 employees of the Reserve office, specifically for the architects' team, heritage managers and scientific research team. There is a separate space assigned for the Reserve's heritage fund.

Fortress Walls

Restoration and conservation works have started at the Fortress Walls. It is planned to reinforce the construction of the walls, installing exterior lighting and railing to ensure security where necessary. Architectural solutions for restoring the historical view of the monument are currently being researched. It is planned to include the bastions and battlements on these walls in the tourism route.

Former military prayer house

Restoration and conservation works at the former military prayer house have started. The building is being adapted to be used as the fund building of the Reserve after the completion of the works.

Former military-administrative building

The building, which functioned as a diabetes hospital in Soviet times is currently undergoing restoration and conservation works. The building is being adapted to be used as a restaurant after the completion of the works.

Epigraphic monuments

Epigraphic elements on the graves in the backyard of the Khan Mosque and several other monuments in the historical part of Sheki, particularly, floral ornaments, stone carvings, and traditional medieval calligraphy elements have been studied by specialists from the National Academy of Sciences in 2021. The mentioned epigraphic monuments have been taken under protection. Some cracks on the graves were restored.

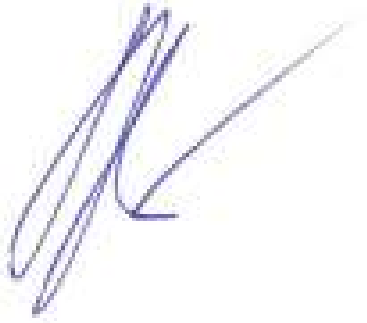
Additional restoration and conservation plans

Restoration and conservation project plans have been developed for several key buildings in Sheki, including the Ashagi and Yukhari caravanserais, which are a testimony to the role of Sheki in international silk trade, and two hammams (Aghvanlar and Dere Hammam) have been developed. The project for landscaping and beautification works of the streets from connecting the Khan's Palace, Khan Mosque and Shekikhanov's house has also been developed.

4. Public access to the state of conservation

The State Party provides authorization for making this report open to public.

6. Signature of the authority

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Azada Huseynova

Deputy Chair of the State Tourism Agency of the Republic of Azerbaijan

December 1, 2022

Modifications to the Restoration Manual

The recent conservation and restoration works in the property have revealed certain shortcomings of the existing Restoration Manual. To address these shortcomings, it has been decided to update the existing Restoration Manual with more elaborate based on studies and tests conducted in the property. For this purpose, the parts with prescriptions about new buildings and/or additions are extracted from the Restoration Manual and will be collected in new Infill Design Manual. The updated Restoration Manual will concern the restoration and conservation of traditional building.

Below is a set of recommendations and prescriptions to be incorporated in the updated Restoration Manual in line with the Recommendations for the Analysis, Conservation and Structural Restoration of Architectural Heritage (ISCARSAH).

Page 14-15: 2.1.1. Foundations

The “Prescription” part of the section “Foundations” is changed as below:

b) Prescription

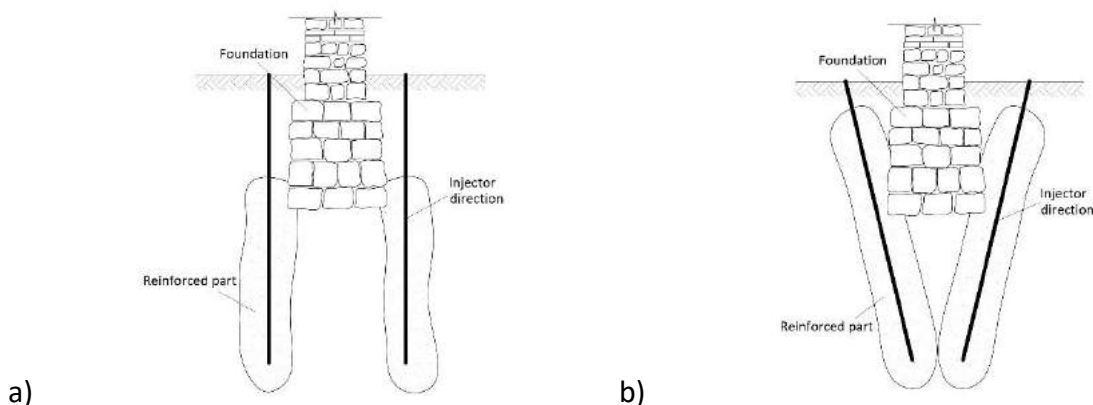
Rehabilitation of foundations:

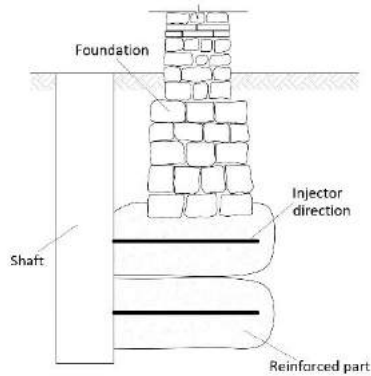
It is essential to restore the stability of the foundations to definitively repair the lesions produced in the masonry works from subsidence. Geological and civil engineers analyze the problems at the foundation and the soil and suggest solutions. Geological engineers help to determine the most suitable solution and appropriate technologies according to the characteristics of the soil, while civil engineers prepare a reinforcement project.

Some methods of reinforcement of foundations represented below.

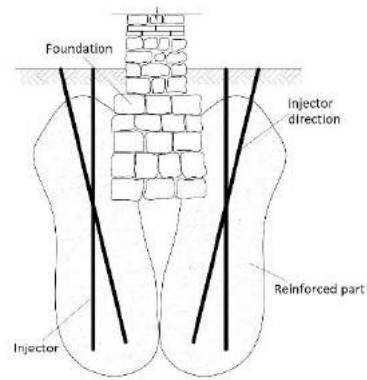
- Fixing the bases of the foundations with injectors

Possible locations of injectors when fixing the bases of the foundations:





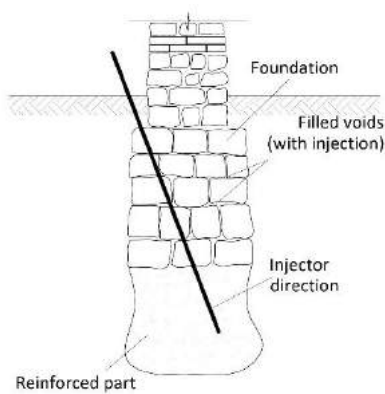
c)



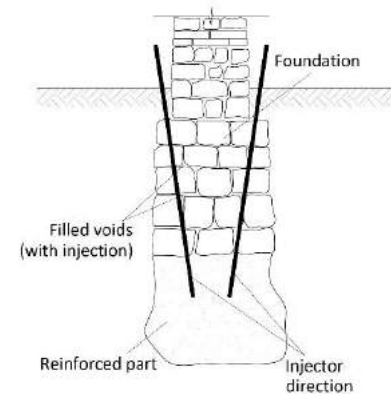
d)

- Reinforcement of foundations with injection method (foundation-soil contact)

Possible locations of injectors:



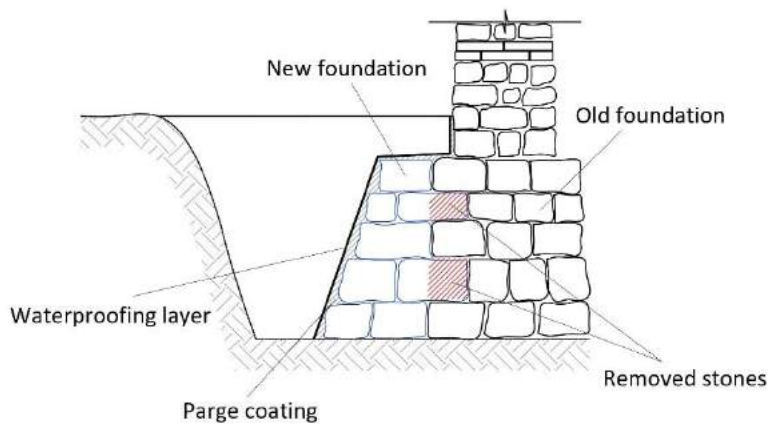
a)



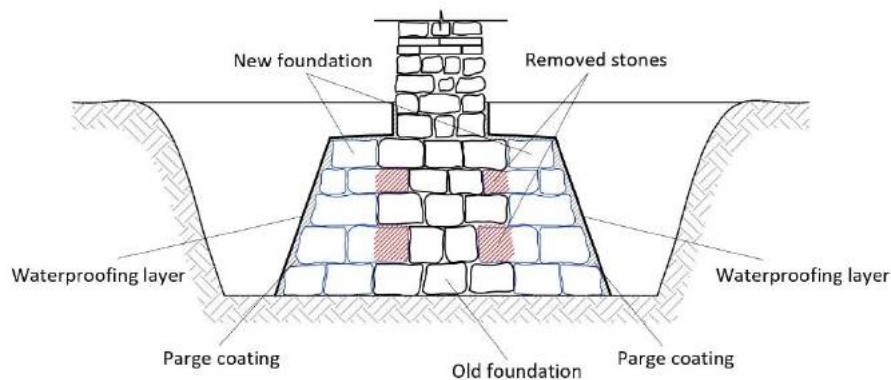
b)

- New masonry ligated with the old

For execution of this method, first, a trench is dug around the foundation. The width of new foundation and working space (min. 70 cm) should be considered when calculating the width of the trench. The reinforcement may be carried out one-sided (a) or two-sided (b) depending on the case. In order to make connection between the old and new foundation, it is recommended to remove some stones of the old foundation. The planned pattern of stones to be removed should be marked over the old foundation. The construction of the new foundation should be carried out first at one and then at the other side of the existing foundation wall with small pieces of 1-2 meters. Thus, removal of stones should also be carried out in parts. In the next step, the old foundation should be reinforced with injection method which applied to masonry. Removed stones should be replaced with selected long shaped stones. After completing the construction of the new foundation, waterproofing of the foundation should be carried out (See: "Waterproofing of foundation with layers" in this section).



a)



b)

- Replacement

If any part of the foundation is completely damaged and cannot be restored, then that part may be replaced. Material should be the same with the original part of foundation masonry. However, steel reinforcement to connect old and new parts of the masonry may be applied. During replacement, the load over that part should be temporarily reinforced with metal structure.

- Reinforcement with concrete beams

a) figure 14 and 15

The construction of the lower foundation should be carried out first at one and then at the other side of the existing foundation wall with small pieces of 1-2 meters. First, the lower foundation is built at one side of the existing foundation and only after the concrete is fully cured, work is carried out in the same manner at the opposite side of the existing foundation (Figures 14 and 15).

It is advisable to keep ready the pieces of beams or iron pipes, with plates welded at the ends, to be placed under the wall, in the center of each trench as soon as the excavation has been carried

out. It is not advisable to use wooden props, because they will remain drowned in the concrete casting (thin or reinforced) that will constitute the sub-foundation. The use of concrete facilitates all operations, but two circumstances must be kept in mind:

- First of all, it is necessary to wait a few days before considering each section of sub-foundation realized as efficient, to allow time for the concrete to mature and acquire a good consistency; therefore, it is advisable to proceed to samples and not in line.
- Due to casting difficulties and shrinkage phenomena, it is not easy to make a good connection between the base of the masonry and the top of the sub-foundation; it is convenient then to intervene after casting, injecting pressure cement paste at the separation surface; or, more simply, a small space is left in the concrete underfloor in which a masonry of solid bricks and cement mortar can be filled with.

The last paragraph of this section is changed as below:

The proposed methods may be useful for the stone houses of the 19th and 20th centuries. It should be noted that reinforcement with concrete beams might be used only in certain unavoidable cases. But reinforcement with injection method and new masonry ligated with the old should be used in most cases. In order to choose which method to use, the cases should be studied by professionals as mentioned above.

In residential buildings and palaces built in the 18th century like the Khan's Palace and the Khan's House, the foundation was a continuation of the wall. The foundation was not broadened, and the depth was only 40 cm. In the process of restoration, there should be an individual approach, a static examination and specialist's decision regarding strengthening the foundations of more ancient houses.

Water removal and improvement of the drainage system:

It is necessary to remove ground water and other types of water sources as treatment and further sustainability of foundation stability after any intervention. One or more of the following methods may be used. In order to choose which methods to use, the source of the moisture in the foundation should be investigated. Then professionals should decide which method is more suitable. However, if all methods are to be used, the order of processes is as follows.

- Repairing or refilling damaged areas of the foundation

Cracks and gaps in the masonry of the foundation cause water leakage into the foundation. Any cracks in the foundation should be repaired and any gaps in the masonry mortar should be refilled.

To do this, a trench should be dug around the foundation or in the damaged parts until the foundation wall is completely unearthed. Cracks and gaps may be fixed with injection method. Grout should be of the same type or more durable one without cement and soluble salts.

- Waterproofing of foundation with layers

After the filling, the foundation wall should have a smoother surface to apply waterproofing layer. To achieve this, two layers of parge coating of mortar should be applied to the masonry. The second layer of the mortar is applied after the first one completely dried up. Both of layers must be applied to the entire surface of the foundation.

After the last layer dried up, two layers of bitumen mastic may be applied as waterproofing layer and waterproofing membrane may be fixed over it.

- Drainage system (perimeter drain)

After waterproofing works are completed, perforated pipe should be installed to the bottom of the ditch along the perimeter of the foundation and the ditch should be partially back filled with gravel, which acts as an additional water filter.

- Sump pump installation in basement

If there are more serious water issues on the basement floor of the houses, perforated pipe may be installed on the interior side of the foundation, then sump pump should be installed to remove water. When the water level in the sump rises too high, a pump kicks on and draws the water out of the sump, discharging it outside the house.

- Slope pavement along the perimeter

The ground next to the house must be slope away from the foundation, not towards it. To ensure it, slope pavements may be laid along the perimeter of the house. On the sides of the houses facing the street, the part of the street close to the foundation should be sloped.

- Water removal from slope roofs with traditional method or gutters to avoid water leakage to the foundation (See: 2.2.2. Roof, the section “Roof drainage systems”)

Page 16-18: 2.1.2. Masonry structures

The “Prescription” part of the section “Masonry structures” is changed as below:

b) Prescription

Preservation with periodic maintenance interventions:

The load-bearing walls in the building must be maintained and preserved in their original character and finishing. To this end it is required that these elements be object of periodic maintenance, with the adoption of all the necessary measures to prevent or slow down its degradation.

- Cleaning of surfaces and removal of biological grows

This intervention is necessary for both periodic maintenance and preparation of masonry structures for further restoration interventions.

The cleaning of the alien elements in stone and bricks generally aimed at the removal of encrustations and other deposits of various nature and consistency, which inevitably form on the external parts of buildings. However, it must be noted that the cleaning process aims to remove only harmful elements to the conservation of the masonry without changing its original appearance occurred over time.

a) Mechanical cleaning: This method may be suitable for removing deposits, crusting, scaling, etc. It is necessary to use small instruments which acting sufficiently controlled. Small instruments such as scalpels, abrasive papers, micro-scalpels, micro-drills, vibrant engravers, micro sanders may be used in this method.

b) Cleaning with water: This method is useful if the substances on the surface are entirely or partly soluble in water. Hard brushes, sponges and wipes may be used in this method. Water may be used with pressure or manual sprayers depending on cases. Water content should be regulated so that it does not encourage biological growth. If it is hard to clean those substances with water, some surface cleaning acidic chemicals may be added to the water. In serious issues warm water may be used with those chemicals. However, the instructions of chemicals must be read before use. If chemicals are used, after completing that process, all surfaces must be washed with water.

Rough surface of the masonry encourages biological growth. Consequently, fungi, moss or plants (even bushes and trees) begin to grow between the masonry materials. Over time, those biological grows begin to destroy the masonry. They cause excess moisture in the masonry, which weaken the mortar. And as the roots of the plants find a way to grow, they again cause the mortar to disintegrate and even cracks on the masonry. Thus, it is necessary to prevent biological growth.

a) Mechanical cleaning: This method is about the cleaning of biological grows by hand or with special plant cutting tools. But it is needed to be careful not to damage the masonry.

b) Chemical cleaning: This method is suitable to clean remnants of plants (such as roots growing inside the wall) and biological colonies inside the masonry. Plants with roots should not be pulled out. First, the colonies poorly adhered to the masonry should be removed, then the masonry should be disinfected with chemical compounds of biocide action, specific for the different species. After completing this, scattered particles should be cleared with chemical solutions diluted in water. And finally, all surfaces must be washed with water. A hard brush can be used as a tool.

- Grouting maintenance

If the condition of the wall surface allows water to penetrate the masonry and does not protect it from moisture, then it is necessary to repoint the wall or to fill any cavities. This method is required when the masonry generally is in a good state, but the joint grouting is missing. To execute this method, first, remnants of mortar in joints should be removed with small instruments (avoiding hard mechanical equipment). In the next step, joints should be cleaned using blow machine to remove the micro particles. Finally, new grout may be applied. New grout should be of the same type, colour, and size as the previous one, and no colour differences should be allowed.

- Waterproofing solutions for facades

This method should be applied both periodically and after restoration interventions. The water-repellent solution must be colorless, transparent, matte and must have high penetration and vapor permeability features. It should provide protection without changing the appearance of the facades and forming a thin plastic-like layer on the surfaces. The paint should be resistant to alkalis and UV rays. Siloxane-based solution may be used.

For application, the surfaces must be clean, free from all kinds of dust, oil, dirt, rust, detergents, and similar substances preventing adhesion. If it will be used on the surfaces to be restored, the solution should be applied at the last step, after all the restoration work has been completed and the surfaces have been cleaned. The surfaces must be dry. It should be applied with a roller, brush, or spray machine. It is recommended to apply the solution as two layers. For maximum protection, it may be necessary to apply one more coat on very porous surfaces. Before applying each coat, the previous one should be allowed to dry. After the application, it is recommended to protect

the surfaces against adverse weather conditions such as direct sunlight, strong wind, high air temperature (over +35 °C), rain and frost.

Restoration interventions:

Consolidation work should be carried out in cases of significant damage to natural stone or fired brick elements of typological and historical-architectural value (as well as in cases of vibrations and instability).

- Injection without steel reinforcement

Injection without steel may be used in most cases of wall reinforcement such as to fill cracks and missing mortar layers in masonry pattern. In particular, this consolidation method is very suitable for river stone masonry with irregular stone shapes and dispositions. For execution of this technique, if there is plaster on the wall, first, it should be removed. The mortar of all lines in the masonry should be removed too. Then small diameter holes should be drilled in planned locations. It is recommended to do many holes with small diameter than few holes with wider dimension, as to reach more uniformly all inside of the masonry. The perforations must be done with angle (approx. 10 degrees from the perpendicular of the wall) to facilitate the injection. On thick masonries, the injection should be done on both sides of the wall. The depth of the perforations should be 2/3 of the wall thickness. Injection should be applied with low pressure. It is necessary to begin from the lowest perforations. After the first row of perforations has been filled and start to harden, the work may be continued on the above row. The fluid mortar for the injection should be selected carefully. Salt containing mortars such as cement are not allowed to use.

- Injection with steel reinforcement

This method is similar with injection technique and is suitable to reinforce the structure connection in the masonry. The method may be used when the masonry is seriously damaged. The implementation of the method consists of five phases: planning the pattern of the holes, drilling of the hole, steel insertion, mixture injection, anchoring by recessed steel plate at the extremities of the rods.

- Grout reinforcement

This method is for consolidation of grouting and crack stitching, particularly in brick masonry or brick parts of the mixed masonry. In this method, the masonry joints are cleaned, steel elements are placed in the joints, and the joints are filled with mortar.

- Partial dismantling and rebuilding

Consolidation or restoration of the traditional houses should be carried out with minimum and necessary interventions. However, in some cases, it may be impossible to consolidate a part of masonry without dismantling. This method may be used only when all other methods have been explored and it has been considered that this is the only way to ensure structural stability. Before dismantling, all the stones and bricks should be numbered, and the section of wall recorded photographically. Scanning of the section by scan devices may be useful to record the pattern of the masonry. The numbering of stones should be carried out using a water-soluble paint that can be washed off later without damage to the surface of the stone.

- Restoration of demolished or missing parts

If any part of the masonry has already been demolished, these steps should be followed to restore it. First, archival drawings and photos must be examined to determine the original form of the part. If there is no archive data, analogues should be examined, and the part should be restored according to the existing part of the masonry. Before starting the restoration, the surroundings of the destroyed part should be investigated, stones and bricks falling from that part should be collected. If the collected materials are in good state, they should be used in restoration. The mortar of the part to be restored should be the same as the traditional one.

- Removal and replacement of decayed material

If serious degradation is observed in any material of the masonry and this material cannot ensure the structural stability, this should be removed and replaced with new one in the same type, shape and dimensions. Framework may be needed in some parts (such as arches, vaults, etc.) to temporarily provide wall strength during replacement.

The section **Using modern materials (page 18)** is about the masonry made from modern materials and suggestions to match them with traditional environment. Thus this section is extracted from the RM and added to the IDM.

Page 24-27: 2.2.1. Verandas, balconies, bay windows

“FIGURE 42: Another cause of decay of verandas, balconies and bay windows is complete replacement of existing elements or non-traditional architectural patterns in new buildings” part and related figures on page 25 are extracted from the RM and added to the IDM.

Recommendations of the section “Prescription” related to the new constructions (page 26, 27) are removed and added to the IDM. The section is changed as below:

b) Prescription

Since the main parts of balconies that are subject to decay are wooden, the maintenance of these parts is the same as for wooden elements (see: 3.1.1. Wood). Decorative and structural elements of traditionally designed stone or metal brackets that extend beyond the façade surface and support existing balconies must be preserved with the necessary consolidation, restoration and reintegration works. In addition, metal and wooden sections of verandas, balconies, and bay windows, including their floors, railings, balustrades, columns, cornices, and other elements must be restored and protected with special care.

Only those interventions necessary to ensure structural stability and safety, and to improve life quality of people who live in the traditional houses are allowed given that they do not change the traditional architectural features. From this point of view, different situations can be encountered:

- If any structural parts of balconies, verandas or bay windows are not able to carry the load over them, those parts should be conserved and additional reinforcing elements should be installed. Or if any structural parts are missing and restoration is needed, the parts to be restored should be the shape and size with the original one, but it may be reinforced with other materials. The reinforcement may be necessary in some cases since the wood used in restoration work is not the same type with the original. Because the wood material from pine trees is used in most cases of restoration works and its durability is not enough

as the old one (which obtained from surrounding forests). For instance, in the restoration of a wooden column, the new column should be the same shape and size, but metal reinforcement may be installed inside the column.

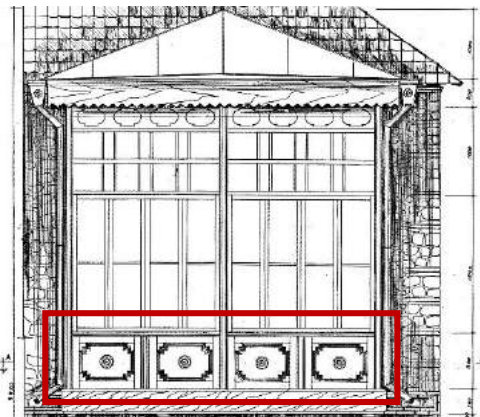


Reinforcement inside of columns



After restoration

- To prevent temperature loss inside the house, mineral wool layer may be added between two wooden layers in the lower wooden parts of bay windows.



Page 27-33: 2.2.2. Roofs

Since the statement “construction of new buildings” is related to IDM, it is removed from the third paragraph of the section “a) Decay: Inconsistent materials and forms” (Page 28), and this paragraph is changed as below:

Because of the high cost of traditional ceramic tiles and difficulty obtaining them, ceramic tiles are replaced in the process of repairing of the traditional roofs with modern roofing materials such as light grey aluminum sheets, asbestos-cement roofing or bright red modern industrial plates which come into conflict with traditional typology.

The first photo of Figure 50 and the sentence “Additions that are not typical of traditional roof shapes (protrusions, indentations, pocket terraces, etc.) should also be noted” are removed. (Page 29)

The part “Modern materials: if necessary and to avoid the illegal disassembly, resale, and reuse of already installed ceramic tiles, low-cost alternatives made available by government incentives may be used” is removed. (Page 30)

Page 33-35: Gates

The recommendations related to the gates of new buildings are removed from the RM and added to the IDM, thus the section “Prescription” is changed as below: (Page 34, 35)

Any intervention on the facades will also have to tend to the conservation of the doors and gates that present the typical characteristics of the tradition and the locality. Any replaced gates and doors opening into the street must be designed in accordance with the traditional typology.

Since the degradation causes of gates and doors are the same with the degradation causes of the wood, the preservation interventions are the same too (see: 3.1.1. Wood).

The doors and gates of ancient workmanship and traditional typology and their fixtures and elements must be preserved and restored. In the case in which these particular fixtures present themselves in a state of deterioration that does not allow a restoration, they can be replaced with new fixtures that re-propose the formal characteristics (for shape, material, colour, surface finish, etc.) in such a way as to do not introduce alterations in the architectural composition of the facades.

Materials, colours, and forms to be used in maintenance interventions or replacement of existing doors and gates or their elements, when not otherwise documented, must first be deduced from the original traces. In the absence of these, only the traditional materials, colours and forms present in the intervention area can be used, favouring the one that best harmonizes with the colours of the facade painting and respecting the uniformity criteria of the solution.

Page 35-37: 2.2.4. Windows

The photos (Figure 70, photo 2, 3 and 4; Figure 75) and parts related to the windows of new buildings are removed from the “Prescription” part and added to IDM. The section is changed as below:

Any intervention on the facades must also be aimed at the conservation of the windows that possess the typical characteristics of tradition.

The most common type of traditional windows is made of wood with a single casing or divided into two casements of the same size and divided into three panes by one or two thin wooden grilles. This type is called a “three-pane window”. Traditional windows have one or two layers of the same size, and each layer in turn is divided into two or more panes.

Since the degradation causes of window frames are the same with the degradation causes of the wood, the preservation interventions are the same too (see: 3.1.1. Wood). The original colours of windows must be preserved during maintenance or restoration works.

When the preservation or restoration of the windows is not possible or appropriate (for justified reasons adequately illustrated in the project) the new solutions will be acceptable if they are compatible and compliant with the traditional typology. However, any innovations that involve the installation of mirrored glass or English style windows are forbidden. Windows with adequate glass or double glass can be used for reducing noise pollution inside the living quarters or preventing heat loss. In this case, the thickness of the window frame may be regulated according to the double glass.

It is generally forbidden to replace the original fixtures of the windows with others that represent a different style from the originals and are incongruous with the architectural features of the facade.

In any intervention that affects the facade in its entirety, it will be necessary to proceed with the removal of the casings and the elements connected to them which are incompatible with the traditional typologies indicated in this manual.

In general, the preservation of existing ironwork elements that are typical of certain historical periods is also prescribed. These elements (window and skylight railings, cornices, shutters, door knockers, handles, loops, battening plates, etc.) cannot be removed and only the interventions necessary for their maintenance and conservation must be carried out. In cases of serious degradation or missing parts, their replacement is allowed only with new elements that faithfully reproduce the formal characters (form, material, colour, surface finish, etc.) so as not to introduce alterations in the architectural composition of the facade.

Page 38-40: 2.2.6. Stairs

The parts related to the construction of new stairs are removed from the “Prescription” section and added to the IDM. The section is changed as below:

Improving the accessibility of existing stairs should be carried out in accordance with the traditional typology. In serious degradation cases, additional reinforcement may be installed in the original stairs to ensure durability.

Any stairs in traditional houses that have been altered in a manner contrary to the traditional typology must be rebuilt in accordance with the instructions in this Manual.

Page 40-41: 2.2.7. Arches

The parts related to the construction of new arches and Figure 86 are removed from the “Prescription” section and added to the IDM. Thus, the section is changed as below:

When the arches in the protected territory are restored, their original appearance must be preserved. Preservation and consolidation methods of arches are the same with the masonry structures. (See: 2.1.2. Masonry structures)

During the consolidation or restoration process, the framework should be installed under the arches to ensure temporarily stability.

Page 43-44: 2.2.9. Boundary walls

The last two paragraphs of the “Prescription” section are removed from the RM and added to the IDM: *“The new boundary walls must have a minimum height of 1 meter up to a maximum of 2 meters. It is recommended to install caps made of ceramic tiles or bricks on the top of the walls following three possible solutions: ancient, modern, and Russian (Figure 94). Alternatively, a lower stone wall (1 meter) may be built, and its height then increased by 30-50 cm using interwoven green branches (Figure 93).*

It is not permitted to finish the surface of the walls with materials other than those imitating river stones, quarry stones, fired bricks or adobe. The use of prefabricated blocks and cement mortar in the construction of new walls is allowed if the surface of the walls is finished in accordance with the traditional typology. The wall can be built of metallic panels if its surface is finished completely with one of materials mentioned above or completely hidden behind bushes or flowering shrubs. Construction of walls with stone or brick columns or metal railings is not permitted.”

Page 58: 3.2. Modern additions. 3.2.1. Modern materials

It is decided to remove these sections from the RM and to add to the IDM.



BMT-nin Təhsil,
Elm və Mədəniyyət
Təşkilatı



Xan Sarayı ilə birgə
Şəkinin Tarixi Mərkəzi
2019-cu ildə Ümumdünya
İrs Siyahısına daxil edilib

UNESCO World Heritage Site

URBAN REGENERATION PLAN OF THE HISTORIC CENTRE OF SHEKI WITH KHAN'S PALACE



State Tourism Agency
of the Republic of Azerbaijan



RESERVES
MANAGEMENT
CENTER

The State Tourism Agency of the Republic of Azerbaijan
2022 11 30



Fragment of shabaka from Sheki Khan Palace facade

UNESCO World Heritage Site
Urban Regeneration Plan
of the Historic Center of Sheki with Khan's Palace

This document is a revised edition of original
'Urban Regeneration Plan of the Historic Center of Sheki with Khan's Palace' prepared in 2020

Reserve Management Center
under
State Tourism Agency of the Republic of Azerbaijan Republic

research team: Müslüm İmranlı, Gülnar Əliyevə

2022

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1. INTRODUCTION

1.1. WHY URBAN REGENERATION AT HERITAGE SITE?

The Urban Regeneration Plan approach describes the path between the state of a region or city and the state it is desired to achieve and reveals the goals, and development methods.

For this purpose, we look for answers to basic questions such as “where are we”, “where do we want to be”, “how do we get to the designated place”.

In other words, this approach is an important tool in turning potentials into opportunities, solving problems, setting priorities and realizing them. It defines the strategy and action areas for the realization of vision and goals in line with economic, social and environmental dynamics.

The Urban Regeneration Plan should determine the themes, principles and strategic goals by taking into account the short and long-term expectations of the parties in the city, to go beyond the development of the city based on its current dynamics.

This process should bring common sense, corporate and sectoral visions together, and all stakeholders should adopt this common vision.

To reach a common vision, priority areas and sectors should be determined, cooperation should be established to act towards a solution with the right timing, and public, private and civil collaborations should be defined by developing suggestions and project packages for implementation.

To reconstruct the cities, new city models and planning approaches and participatory management approaches should be discussed within the framework of a common vision.

The Urban Regeneration Plan should include the following topics

- Vision-oriented urban regeneration
- Urban, institutional and cultural transformation
- Revitalizing the local economy
- Protection of environmental and cultural values
- Planning and infrastructure relationship system
- Cooperation with public and local governments, private sector and non-governmental organizations
- Creating equality opportunities
- Providing interdisciplinary working environments
- Project management

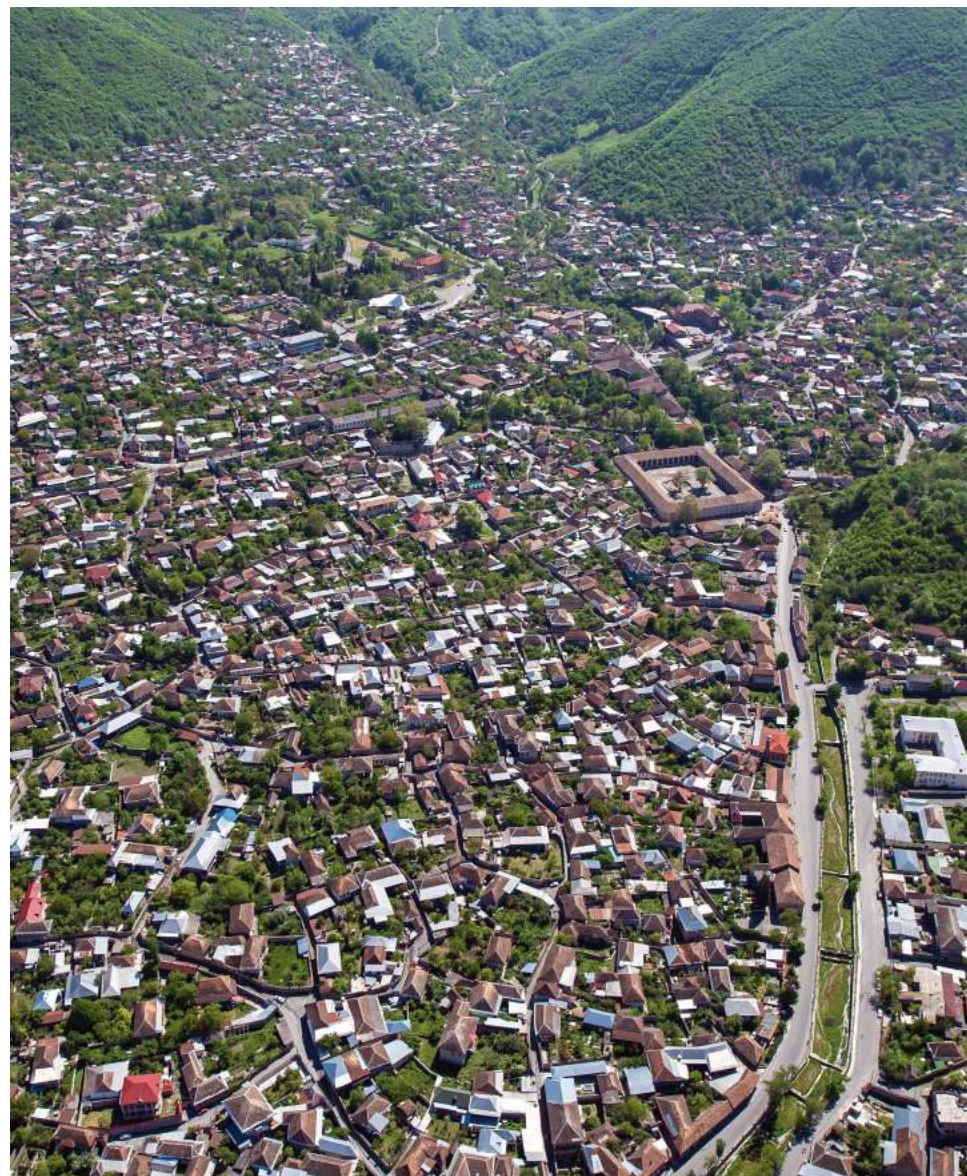


Fig. 1. Birdview of Sheki WHS

1. INTRODUCTION

1.2. FOREWORD

Sheki is a city in northwestern Azerbaijan, in the district of the same name. Sheki city is an economic centre of Sheki-Zaqatala economical and geographical region. Nowadays, Sheki district possesses a small silk industry and relies on its agricultural sector, which produces tobacco, grapes, cattle, nuts, cereals and milk. The main production facilities of Sheki are the silk factory, gas-power plant, brick factory, wine factory, sausage factory, conserve factory and a dairy plant. Sheki city and district is one of the centres of local and foreign tourism in Azerbaijan. The number of Sheki population is 66.9 thousand people.

Geographically and spatially the city consists of two parts. The more significant and relatively modern amount is located alongside the Kish river valley limited by the Kish river from the west and Caucasian mountains ridge from the east region. Most of this part was formed in the XIX century. The city has already exhausted the fertile territory between the hill and the Kish river, protected from bad weather and flooding, and is now developing southward, into relatively steppe landscapes. In the last decade big scale new buildings constructed in the southern outskirts of the city according to masterplan.

The urban fabric of the city predominantly consists of private low-rise development. There are few quarters of 4-5 floors buildings along some main

streets, which were constructed in the 70-80-s of XX century.

The second part is the oldest urban fabric of the city, which is alongside the Gurjana river valley and relatively perpendicular to the new area. The entire old part of the town has been included in the World Heritage List (later referred as the Site) with the Buffer Zone. The old part of the city is surrounded by mountains and the Deyirmanarch canal which divides the city into two parts; the historical Sheki and the new town. The city does not have specifically delineated centre boundaries. Hence, several streets play the role of the city centre. These are Akhundov avenue in the old town and Mammad Amin Rasulzadeh and Heydar Aliyev avenues in a new part.

The administrative buildings and the bus station are located on Mammad Amin Rasulzade Street. The grocery and construction markets are situated down the relief on Salman Mumtaz avenue. Silk factory, which was the primary industrial object of Soviet time is in a new part close to the Buffer Zone.

Sheki has railway station which is 15 km far from the city centre. The nearest international airport is in Zagataly which is 70 km far from Sheki.

1.3. HISTORY OF THE PROTECTED AREA

The Site with the Buffer Zone has been protected zone since 1967 when "Yukhari Bash" State Historical and Architectural Reserve was established by the Central Committee of the Communist Party of Azerbaijan. In 2020, the status of the Reserve was lifted from "state" to "national" as a result of its inclusion to the UNESCO World Heritage List.

Thus, on July 7, 2019, at the 43rd session of the UNESCO World Heritage Committee in Baku, a decision was made to include the historical centre of Sheki in the World Heritage List with the nomination of "The Historic Center of Sheki with the Khan's Palace".

1.4. SHEKI CITY MASTER PLAN

The current Sheki city master plan was accepted in 2016. In the master plan, the area of the Site indicated as a "Yukhari Bash" National Historical and Architectural Reserve which almost coincides with them. Present master plan in principle considers only the directions of the subsequent spatial development of the city without affecting special strategies for the regulation and improvement of its part of the heritage site.

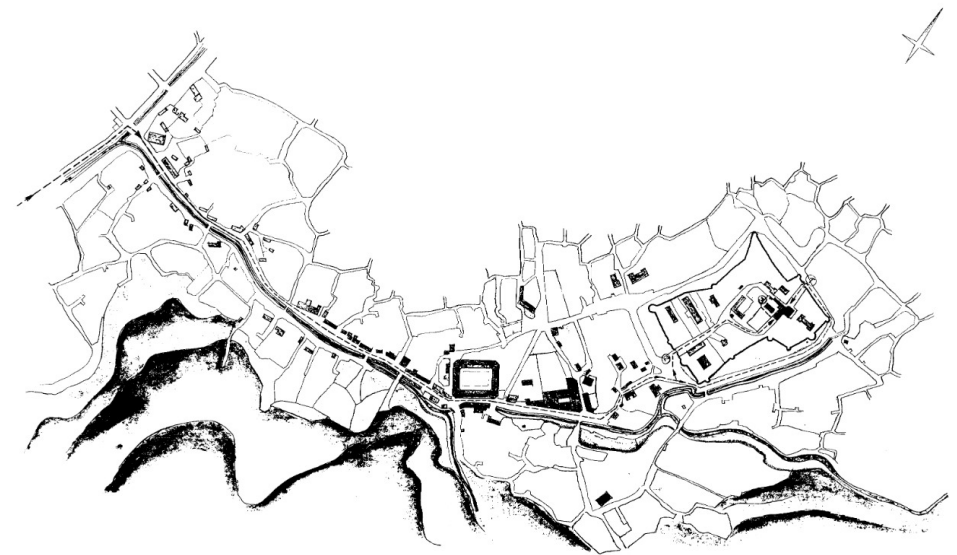


Fig. 2. Map of the city center 19th century

1. INTRODUCTION

1.5. CRITERIA AND ATTRIBUTES

to 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;

Criterion II:

As the major cultural and commercial center in the region, the Site exhibits an important interchange of multiple cultural influences, which have their origin in its history over two millennia, but developed particularly under the Safavid, Ottoman and Qajar influences, and the later impact of Russian rule. Sheki in turn influenced a wider territory of Caucasus and beyond. The current urban form, which dates back to the new construction after the flood of 1772, continued earlier building traditions responding to the local climatic conditions, and the requirements of the traditional economy and crafts activities. In particular, construction elements and details of Sites domestic architecture, such as balconies, doors, arches, and fences, reflect oriental characteristics that later evolved under Russian influence. Sheki is also an exceptional testimony to the feudal system of the Caucasian khanates, which developed from 1743 to 1819, as expressed in the architecture of the Khan's palaces, the interiors of wealthy merchant houses, and the fortifications.

to be an outstanding example of a traditional human settlement, land-use, or sea-use which is representative of a culture (or cultures), or human interaction with the environment especially when it has become vulnerable under the impact of irreversible change;

Criterion V:

Completely realized according to ancient rules, the Site represents an extraordinary example of a planned productive 'garden city', as exemplified in its hydraulic water system for driving mills and irrigation, productive structures related to sericulture, and the peculiar organization of the houses aligned with their cultivated fields, all set within a forested landscape setting.



Fig. 3. Fragment from the interior of wall painting in Sheki Khans' Palace

1. INTRODUCTION

1.5. CRITERIA AND ATTRIBUTES

<p>ATTRIBUTE 1 Urban form Location and climate Historical evolution</p>		<p>ATTRIBUTE 2 Architectural of feudal system khanates</p>			
<p>ELEMENT 1 - Planned productive garden city (V)</p> <p>COMPONENTS - Mahalla & Kimge systems - Topography influence to morphology - Organization of houses - Water management system - Garden system</p>	<p>ELEMENT 2 - Influence of economy (V)</p> <p>COMPONENTS - Trade street - Industrial buildings - Merchant houses emergence</p>	<p>ELEMENT 1 - Khans's Palace architectural features (II)</p> <p>COMPONENTS - Wall paintings - Stalactites - Shabaka - Facad ornaments - Khan's garden</p>	<p>ELEMENT 2 - Fortification and including structures (II)</p> <p>COMPONENTS - Fortress entrances - Control over trade street - Architecture features of Russian Empire</p>	<p>ELEMENT 3 - Merchant houses interior (II)</p> <p>COMPONENTS - Bukhara - Wall paintings - Shabaka</p>	
<p>ATTRIBUTE 3 Traditional house with garden</p>		<p>ATTRIBUTE 4 Natural setting</p>		<p>ATTRIBUTE 5 Intact visual integrity</p>	
<p>ELEMENT 1 - House as a production unit (V)</p> <p>COMPONENTS - High saddle roof - Eyvan/Seyvan</p>	<p>ELEMENT 2 - Peculiar organization of garden (V)</p> <p>COMPONENTS - Irrigation system - Functional division of garden</p>	<p>ELEMENT 1 - Cultural and material use (V)</p> <p>COMPONENTS - Pharmacia use - Culinary use - Craftsmanship - Productive use</p>	<p>ELEMENT 2 - Environmental use (V)</p> <p>COMPONENTS - Natural water filtration (oak use) - Protection from natural disaster(landslide, flood) - Temperature regulation</p>	<p>ELEMENT 1 - Coherent ensemble of panoramic integrity (V)</p> <p>COMPONENTS - Silhouette - Proportion of nature and urban - Minarets - Roofs forms & material - Buildings heigh & form</p>	<p>ELEMENT 2 - Architecture integrity & earlier building tradition (II)</p> <p>COMPONENTS - Darvaza with daqqulbab - Kiramits - Fences (hight, mat) - Organic form of street - Pavement - Balconies</p>

1. INTRODUCTION

1.6. ROADMAP

Historical, cultural and natural heritage sites are the essential building blocks in the formation of urban identity and cultural memory. The cultural heritage, which consists of archaeological, cultural, social, economic, aesthetic values transferred from the past to the present, establishes a connection between the past and the future, and the sense of belonging develops. Preserving the cultural heritage strengthens the common ties that hold the inhabitants of that city together.

Historical urban textures, life habits, traditions, and customs are living resources that transfer the knowledge of the kins to the next generations. Cultural heritage is of irreplaceable importance. Destruction of cultural heritage leads to irreversible consequences. Ensuring cultural continuity, preserving the cultural heritage, keeping it alive and developing in line with current living conditions within the constantly renewed dynamic structure of cities constitute an essential development potential for the town.

The primary purpose of the “culture-oriented road map”, which takes cultural heritage as the focus of urban development to contribute to RMC’s Urban Regeneration Plan;

To present innovative approaches on difference and awareness by bringing together with the cultural heritage and natural abundance of cities and institutional skills.

4 NOTIONS FOR THE PROTECTION OF URBAN LANGUAGE

Pattern

- Local identity and cultural heritage
- Spaces, which harmonies with urban texture and topography
- Public spaces between different social strata integrative

Dynamism

- Sectoral specialization
- Production and consumption balance
- Diversity for locals and visitors

Value

- Transgenerational transmission of cultural heritage
- A sense of belonging for locals and visitors
- Managing perceptions about the city and positive image

Experience

- Opportunities for socializing and learning for different personal experiences
- Creating a collective identity with the participation of the public
- Creating an urban image with the use of communication tools, stories, visuals and media

5 STAGES OF ROADMAP

STAGE I

Evaluation of problems and opportunities

STAGE IV

Discussion of draft with government, public, private, civil organizations and associations

STAGE II

Setting of vision and goals

STAGE V

Public disclosure of the road map

STAGE III

Preparation of draft roadmap

- World Heritage Site
- Buffer Zone

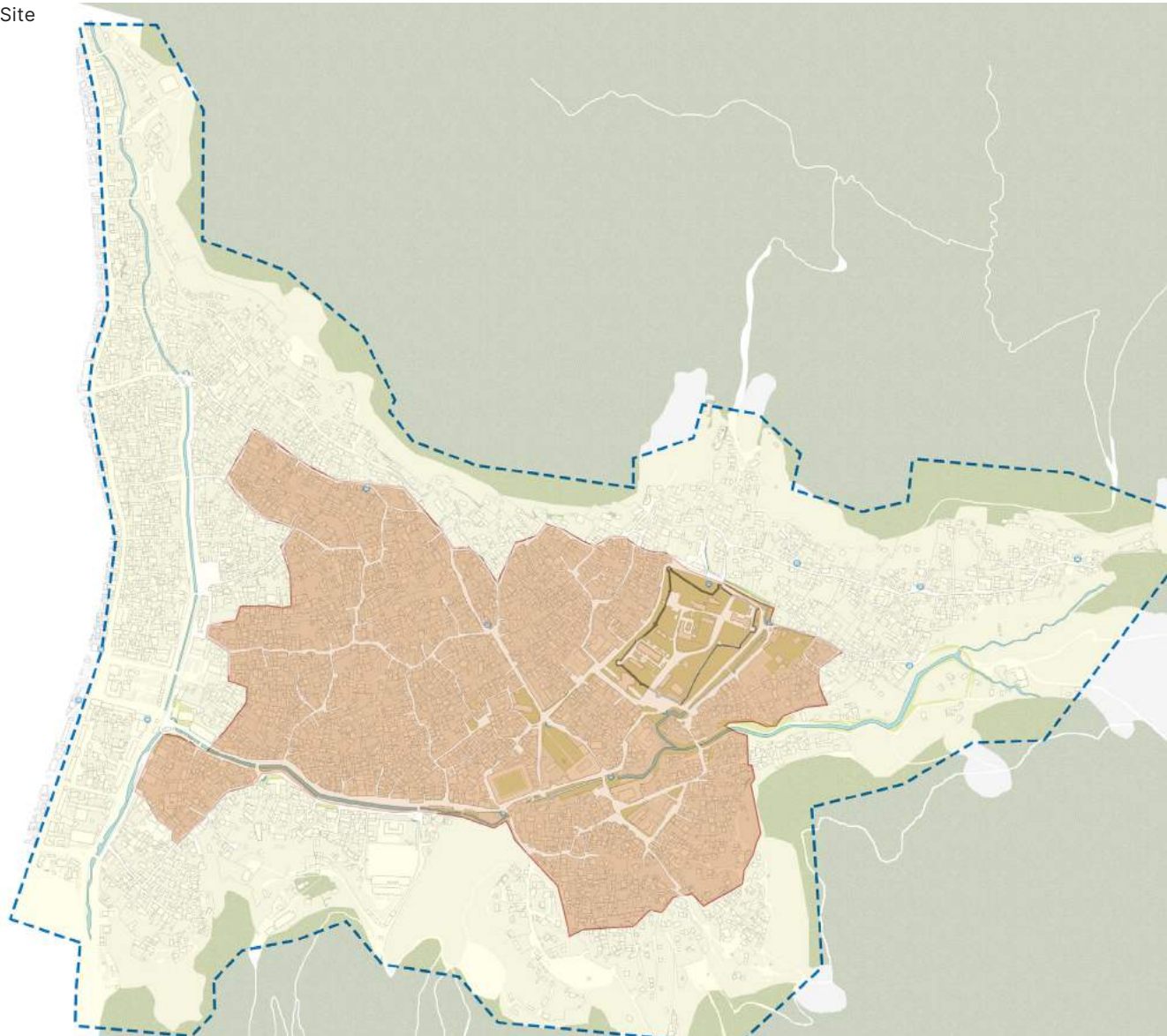


Fig. 4. Map of the WHS and its buffer zone

2. DESCRIPTION OF THE SITE

2.1. UNDERSTANDING THE URBAN LANGUAGE

Urban language

The processes of creating an image, experiencing and transferring the story created by the environmental, historical, social, cultural, functional and spatial values of a city on the user constitute the language of the town.

Story of the city

Having a story of the urban language also enables the space to be branded in a meaningful frame. While creating the story of a city; elements such as heroes, great leaders and events, origin, continuity, and traditions are used. Besides, an “original” or “authentic” perception of identity is created by establishing museums, transferring myths to symbols, folk stories, maps and transferring them to music and food culture.

Living an urban experience

The process of experiencing the city emerges as a result of the city dwellers or visitors living in the city. Experiences include the senses; social interaction takes place along with mind, emotions, active participation and observation. The city language, which can be perceived differently depending on the experiences, may differ from person to person or from location to location.

Creating an image of the city

People’s perception of the city is the image of that city. Urban spaces, uses and symbols form the idea of the town. Satisfaction determines the future of decision-making and visiting processes. Individuals and groups may have a different and fragmented perception of a space. The “image of the city” is the sum of the dominant views and judgments about the city.



Fig. 5. Fragment of historical urban landscape

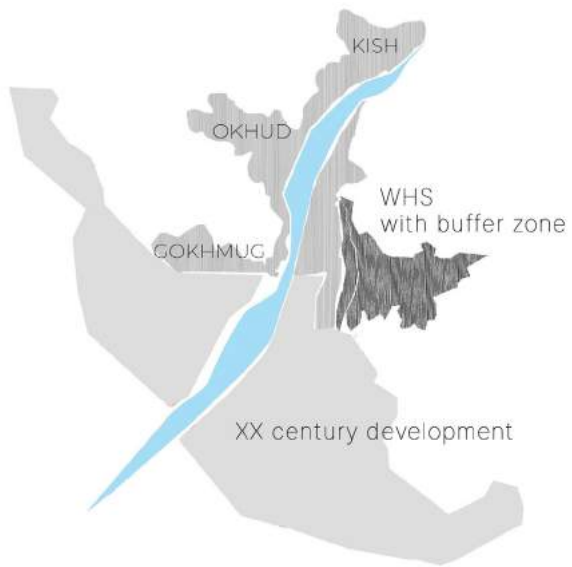


Fig. 6. Spatial development

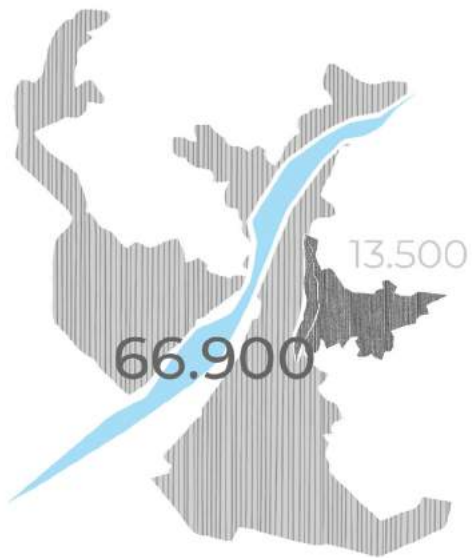


Fig. 7. Population

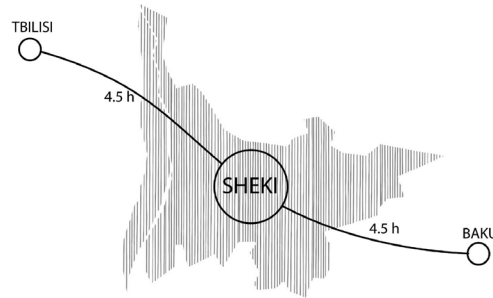


Fig. 8. Between two capitals

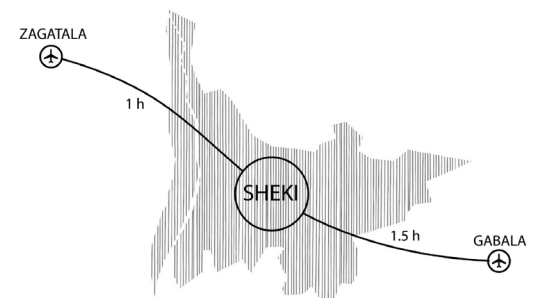


Fig. 9. Between two airports



Fig. 10. Green environment

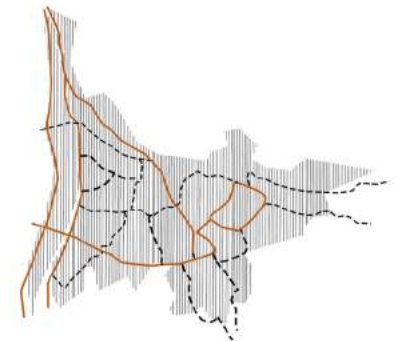


Fig. 11. Connection

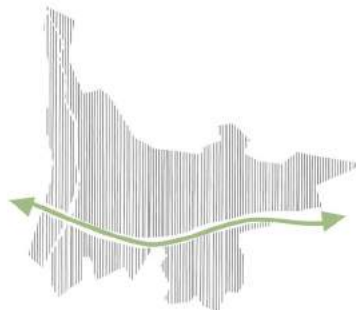


Fig. 12. Green belt

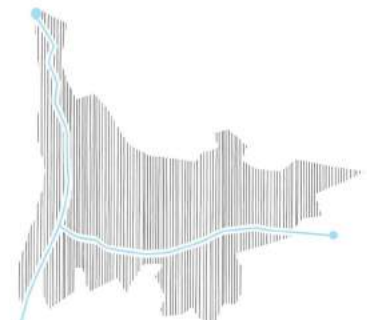


Fig. 13. Traces of water

2. DESCRIPTION OF THE SITE

2.2. THE FORTRESS WALLS AND ITS SURROUNDINGS

Fortress walls and its surroundings

Sheki's fortress walls, which is located in the upper northeast raised part of the town was a planning centre. It was built in 1790 by Huseyn-Khan and had two gates: Ganja and Shamakhi. Buildings on its territory (the Khan Palace with its adjoining garden, The round temple and several auxiliary buildings) against the backdrop of the surrounding mountain forest landscape create a complete architectural ensemble. Protrusive towers and loopholes protect stone walls of the Fortress Walls with the overall length of 1300 meters. The terrain has identified the broken nature of the configuration of the Fortress Walls.

14

Landmarks

There are 16 structures inside the Fortress Walls. The prominent landmark of the area and whole Sheki is the Khan palace. The second famous building is the Round Temple which for this moment is using as a museum of applied art. There is no precise information concerning its construction date, but it is supposed that it was built at the beginning of the XX-th century. Museum and art gallery and also a house of shebeke are located in two buildings and the Round Temple.



Fig. 14. Mockup of Sheki fortress

2. DESCRIPTION OF THE SITE

2.2. THE FORTRESS WALLS AND ITS SURROUNDINGS

Barracks

There are 3 barrack buildings built in the late 19th century on the territory of the fortress walls which remained unchanged. One of them is used as an art gallery, one as a Museum of History and Ethnography. In 2018, were also completed the works of restoration of one of the buildings of the fortress, then used for ABAD Ceramics and Applied Art Centre. It was noted that sale of products made by artisans will be organized at Sites Ceramics and Applied Art Centre. In total, about 40 citizens will be provided with a permanent job. The building of the Site's Ceramics and Applied Art Centre is one of the 5 barrack buildings inside the Fortress Walls.

Prison

There are 2 buildings of the former prison on the territory inside the Fortress Walls and the Russian military men built these buildings at the end of the 19th century. There is a club and library in one of them. The second building of the prison was renovated in 2005-2007 and a business incubator of the artisans is organized there and the artisans are working there. The two-storey building also has leisure rooms for employees and staff members. It also houses thermal furnaces and training rooms, raw and ready-made material warehouses, ethno-boutique, office, and carpet-making rooms.

Medical institution

Two buildings were used by the medical institutions for various purposes during the Soviet period. These institutions are transferred and now the buildings are not used.

Other structures

There is a Seismological station in the backside of the Sheki Khan palace. The building was constructed presumably in the mid of 19th century. There are few small new structures built during soviet time and last decades which do not have historical and architectural significance. Policy concerning them will be discussed in the Conservation Master Plan.

The fortress contains the majority of tourist attractions such as monuments, museums, art centres, workshops and boutiques, but it should implement outdoor activities, even at nighttime in summer season, with a program of events of national and international relevance (e.g. concerts, food festivals, sport events). There are 16 structures inside the fortress.

Problems

- Urban situation and linkage
- Illumination
- Parking
- Role and function of the Fortress Walls

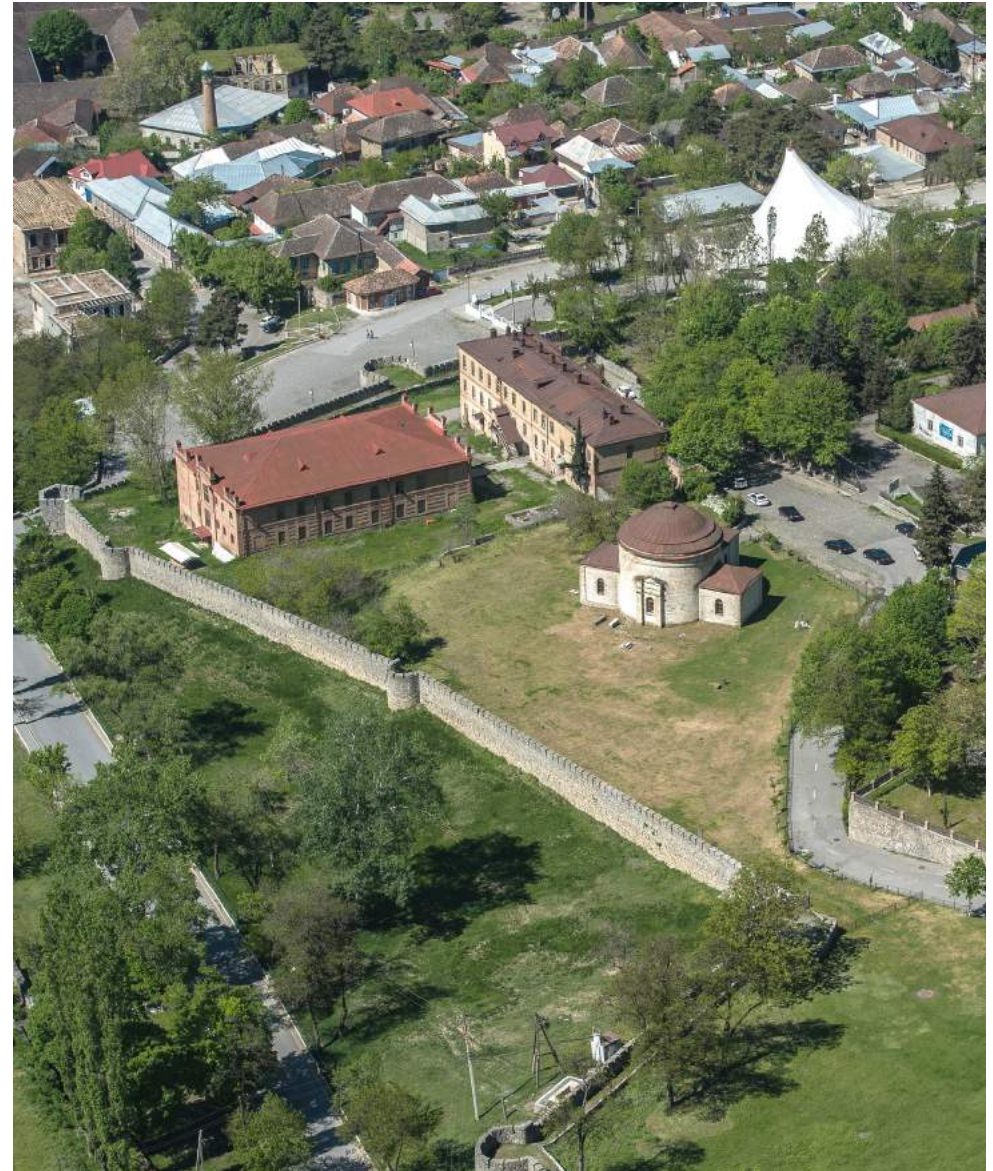


Fig. 15. Sheki fortress

2. DESCRIPTION OF THE SITE

2.3. HISTORICAL STREETS

Explanation of the crucial importance of streets in perception of the historical integrity of an old town.

Akhundov avenue

Akhundov avenue was a highway from the Fortress Walls along the Gurjana river, which became the primary trading and market street and characteristic element of the urban structure. This street was underlining the importance of the Khan Palace on top of the Fortress Walls, as the main dominant of the town. The placement of the shopping centre on the street was no coincidence. The town was linked by caravan routes to shopping centres of Azerbaijani khanates and other countries converged on the trade route. There were trade, handicraft and uptown around the Fortress which was the core of urban fabric. This characteristic floor-plan diagram of the eastern feudal town of the Site unites the lack of pronounced urban boundaries. Its linear ansamble and key buildings allows to say that this avenue is the main street of the Site.

Khoyski street

It is supposed to use Khoyski avenue as the main transport road in the Site. Its width, configuration and location allows it to replace part of transport flow from Akhundov street to Khoyski avenue. Thereby make partial pedestrianisation possible in Akhundov avenue.

Khan's route

Feudal khanate heritage is comparatively well preserved in the Site. Due to imposing this Khans' route concept was suggested as the secondary tourist route.

-  Streets will be rehabilitated in I phase
-  Streets will be rehabilitated in II phase
-  Landscape projects
-  Barrier-free line
-  Border of WHS

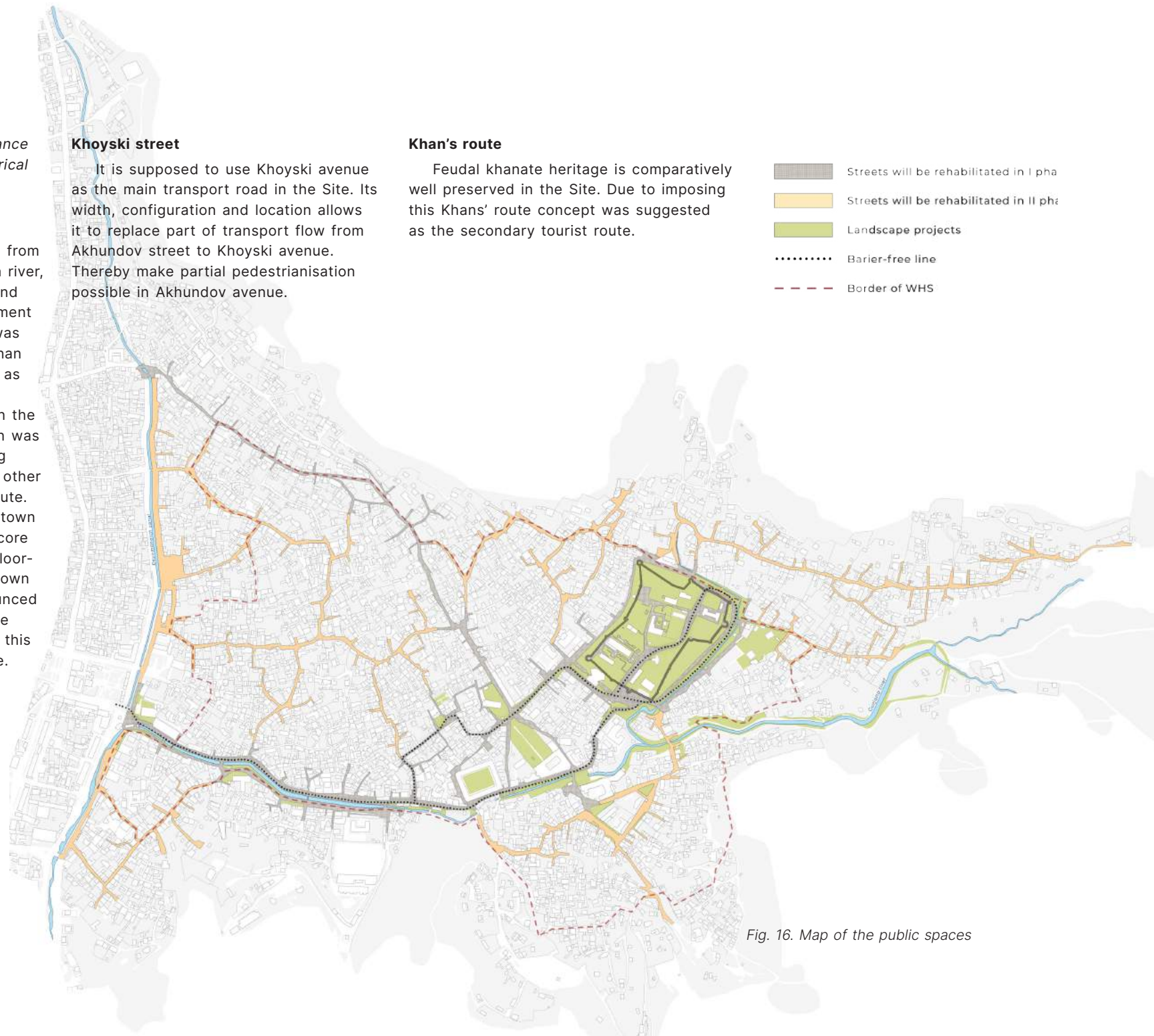


Fig. 16. Map of the public spaces

2. DESCRIPTION OF THE SITE

2.4. THE ROLE OF THE MAHALLA SYSTEM

Mahalla

Mahalla is the largest urban element of a traditional eastern medieval town pattern. The mehelle, in turn, is divided into a large number of garden plots with residential buildings, which are the smallest elements of traditional urban pattern.

There are 28 mehelles in the City. 9 out of 28 ones are in the historical part of the City i.e. the Site's area. But the boundaries and the number of official administrative mehelles are somewhat different from the historically established boundaries of the mehelle. The mehelles are mainly divided by large or medium streets. The size of the historical mehelles varies from 2 to 13 ha.

Problems

- Weakened physical conditions
- Lack of facilities



Fig. 17. Map of the historical mahalla system

2. DESCRIPTION OF THE SITE

2.5. RESIDENTIAL HOUSES WITH ADJACENT GARDENS AND SERICULTURE

Traditional Sheki house with garden

Local natural and climatic peculiarities and available construction materials had a decisive role in a location of traditional residential houses in the Site. Most often they are located on the side of a cone alluvial, at the bottom of a mountain. The dimension of the Sheki houses is determined by the availability of maximal length of construction material. The location in the catchment area of the Kish river, at the confluence of two waterways Gurjana and Deyirmanarkh canal, that influence human habits.

The inhabited and agricultural parcel is a productive and self-sufficient structure based on agricultural and manufacturing processes. The main activity of a productive garden was the silk production. The special irrigation of the garden is carried out by gravity according to the system of surface canalizations and fields cultivated by orthogonal strips. The planting principle of these gardens is based on the ecological usage of the water.

Sericulture

All residential houses were adapted to agricultural production, especially sericulture and silk production. A typical house faces the street on one side and the adjacent land plot on the other side, thus creating an unusual perspective for a garden city. Closed layout of the residential house and its garden, which is traditional for the Site, isolates it from the outside world in a manner characteristic for the mediaeval urban planning. The house has an adjacent land plot with a garden, which is reflected in the general character of the urban planning. Mulberry trees are dominant elements in the garden and their leaves served as food for silkworms.

Thus, in orchards surrounding residential buildings, mulberry plantations prevailed, the leaves of which served as food for silkworms. In the depths of the garden or adjoining the street with a blank facade, there was a residential building, which, as a rule, had a single-row arrangement of living rooms. The front part of the house, and therefore the garden, was oriented to the south or east.

Main elements of silk production such as factories, warehouses and individual production houses should be preserved and reused. These structures are primary evidence of the silk industry of the Site.

Decline of silkworm production and its influence to private gardens

After the fall of the Soviet Union, silk production also stopped in the province. The demand for silk cocoons and their staple feed, mulberry trees led to the mass destruction of the mulberry trees. Today silk production has declined and it exists as an alternative source of income in the few households. Today mulberry trees are only preserved for shade and food.

Problems

- Lost of silkworm production
- Lost of garden culture
- Overbuilt of garden plots
- The lost of high attic roofs & seyvans
- Unused silk fabrics



Fig. 18. View of the typical house garden system

2. DESCRIPTION OF THE SITE

2.6. FOREST LANDSCAPE

The Site is located in a valley in the Caucasus. The locals have used this kind of floral wealth of the Caucasus for centuries. They integrated nature into their everyday life, habits, building style and urban adaptation. The forests around the city supplied people with drinking water, food, medicine, building materials, and combustion agents. Due to the demographic growth, the forests are threatened by human use. Overconsumption of people threatens the loss of certain types of plants that are on the red list. Through the spontaneous tourist visits, the environment is littered and there is even a risk of forest fires. The uncontrolled grazing of the herd by locals also creates an added threat to forests and rare plants.

Problems

- Urbanisation
- Undefined picnic and camping areas
- Lack of infrastructure in view points and trekking routes
- Poor solid waste management

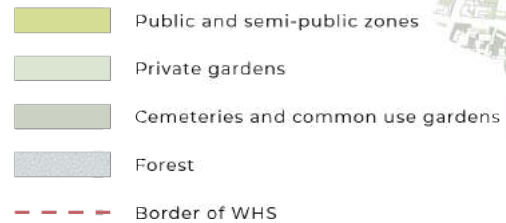


Fig. 19. Map of the green setting of WHS

2. DESCRIPTION OF THE SITE

2.7. UNUSED BUILDINGS

There are a number of abandoned buildings in the Site and Buffer Zone, all have been abandoned in different time periods for different reasons.

Merchant Houses

Most of the merchant houses were built in the period of Russian Empire. Their architecture was particularly striking, as the merchants could afford better architecture artists and expensive materials since they were rich. When the communists came to power in 1920, all the wealth of merchants were seized by the state and some of them used for public purposes, such as a kindergarten, college, hospital and so on. After a while maintenance works became expensive and laborious for the operator, therefore the users moved out and the merchant houses remained unused and abandoned.

Other buildings (Silk Fabrics, warehouses, hamams, mosques, Soviet times building)

One of the reasons for abandoning the buildings is to stop production after the collapse of the Soviet Union, such as the silk factory, retail houses and the printing house.

The other reason is the changing lifestyle of local people. Public hammams lost its demand since the water infrastructure was set for individual houses and majority of people could build their private bathrooms in their houses during the Soviet times. Eventually, public hammams became unused.

Presence of vast amounts of unutilised buildings and areas which may provide an opportunity to develop new functions. Policies concerning redevelopment of the unused, underused buildings and plots.

■ Unused or partly used structures



Fig. 20. Map of the unused buildings

2. DESCRIPTION OF THE SITE

2.8. PUBLIC SPACE INFRASTRUCTURE

Open public spaces have a special meaning for the locals of the Site. The neighbours, who meet in *kimgas* and *dalans* during the hours of the day, spend their free time here. This is why *kimgas* and squares have been scattered throughout the historic *mehelles* of the Site. Public spaces cannot meet their demands today and they have many problems. If their problems are periodically investigated and intervened, we can keep this public interaction in the *kimgas* and *dalans* in Site vital. This is characteristic for this town that the people move chairs to every space and shade they find, turning it into an open public space. They are the masters of the emergence of public space.

Local public spaces

- *Kimgas*
- *Dalans*
- Pocket space
- Squares

Problems

- Lack of pedestrian passages, public spaces and street furniture (benches, garbage bins)
- Incomplete and imperfect street illumination
- Lack of the infrastructure for the people special needs (accessibility, wc, guidance)
- Absent of navigation signage (wayfinding)
- Lack of vision & planning instruments
- Poor waste management
- Visual pollution (names, advertisements etc.)

2.9. TRANSPORT SYSTEM

Tourism based activities are the main economic and financial resources in the Site. It is estimated that in the next decades the effectiveness of tourism based activities will grow. These are for the local population and state party which manages protection, management and rehabilitation of the Site. Due to sustainable development all regeneration processes should be under control. For this purpose besides preservation of the historical attributes some infrastructural improvement are also necessary in the Site. List of the main issues are given below.

According to the Conservation Master Plan (CMP) Reserve Administration applies certain regulation regarding transportation system in the site area. For instance, heavy vehicles for construction is not allowed to enter in the fortress. This is due to protect monuments from the vibration of heavy vehicles that potentially pose threat for the monuments.

The very regulatory measures and policies should be applicable for the whole historic town. Thus, traffic within the historic town must be strictly controlled. Pedestrian traffic is to be encouraged and speed on the historical territory is to be limited as well as parking along the main highway is to be prohibited. Taxi stands should also be determined. Public transport should be environmentally friendly.

Development of tourism brings to the need of parking places for excursion buses and individual transport as a result of increase of number of tourists. These parking places should be determined from the point of view of development of old town.



Fig. 21. Sheki, in the middle of 20th century

2. DESCRIPTION OF THE SITE

2.10. WATER SYSTEM | DEYIRMANARKH CANAL AND GURJANA RIVER

The Site receives its water supply from Deyirmanarkh channel taking its water from the Kish River, and an earthenware pipeline network (Tajlig) taking its water from mountain springs that feed the Gurjana River. Tajliq water supply network covers all private houses and land plots throughout the Site bringing water from its sources through ditches and underground tunnels and ends in the Gurjana River and the Deyirmanarkh canal. The old water mills on the Deyirmanarkh used to supply the neighbourhoods with flour.

Gurjana River

The main river flowing through the territory of Site is the Gurjana river. The Gurjana River divides the heritage area into two parts. Its source is located in the Greater Caucasus Mountains around Site. Rain and snow water plays a key role in the water level but in some years during the summer months the Gurjana river can dry out. Historically, the river has been used as a source of irrigation water in downstream areas. The deforestation of the areas around the Gurjana and the degradation of vegetation slows the regular flow of river water down and increases the risk of flooding in the Gurjana river. There are also mudflows in the Gurjana river and it damages the surrounding area, bridges and a number of buildings.

Deyirmanarkh Canal

Deyirmanarkh canal was initially built for the connection of collected rain underground water and Gurjana river. In the past there were a lot of water mills on the Deyirmanarkh canal, but nowadays there is only one watermill left, which maintains the historical and heritage function. Historically the source of the Deyirmanarkh canal has started from the Kish river, but the water collecting system at this point has been destroyed over the time. Deyirmanarkh canal collects the water from small surface collected water and puddles. The function of Deyirmanarkh canal is not only limited with an operation of the mills, besides the water of Deyirmanarkh canal is an irrigation source for the locals. Through the analysis we can determine that there was an alternate regulation between the neighbors for the water distribution. Deyirmanarkh canal is the best example for the regulatory services of ecology, as well as for the historical meaning. Because of the inadequate waste disposal and solid wastes the Deyirmanarkh canal has been polluted and cannot be operated as a watermill. The lack of the sewage at the riverside causes deterioration of the water quality. The regeneration and conservation of the Deyirmanarkh canal depends on the management of the waste and sewage system.

Problems

- Solid waste pollution at the riverside
- Discharge of bath water into the river and canal
- Bad condition of the riverbed
- Degradation of vegetation
- Lack of accessibility to the side
- Lack of public infrastructure along the riverside
- Non-contextual design of contemporary bridges
- Crossing communication lines over and along the Gurjana river and Deyirmanarkh canal

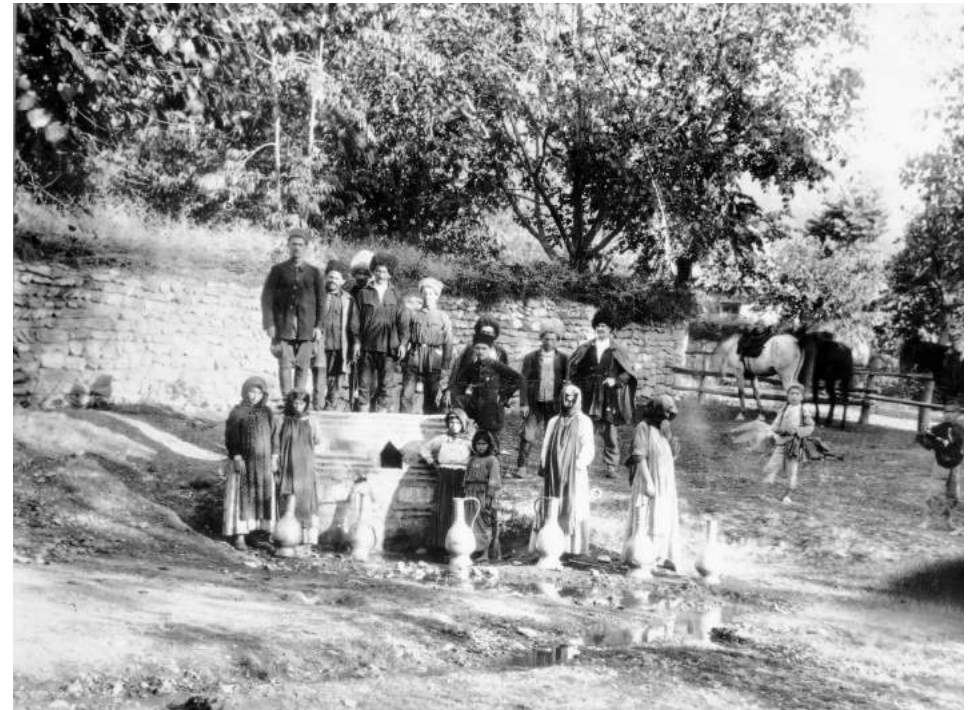


Fig. 22. Locals in front of the spring - early 20th century

2. DESCRIPTION OF THE SITE

2.11. HISTORIC WATER SUPPLY LINES & SPRINGS

Tajlyg Waterline

Tajlyg Waterline is a water distribution system in Sheki, which principally based on gravity distribution and transport the water from the mountains and forests to the Site's mehelles. This waterline was built 250 years ago and constructed with pottery pipes, manufactured by potters from the Site. Nowadays, a short part of this system has remained and provided the Ganjali mehelle of Sheki with drinkable water. Tajlyg waterline has been restored last time by the local communities though inappropriately. The working principle of the Tajlyg waterline system is the best example of human consumption as the filtration of the water is one of the expensive and energy wasted industrial processes. This art of the ecological method saves financial and ecological resources and should be protected.

Problems

- Constant maintenance and sustainability
- Partial of incompatibility of material (part of the ceramic pipeline was replaced by metal pipe)
- Lack of ability to demonstrate and promote the water line significance
- The issues concerning the conservation of the Tajlyg waterline are described in the Conservation Master Plan

Springs

There are many springs in the historical area and most of them are built springs. The natural springs are the "Isitma" (Heating) and "Qaynama" (Fount) springs. The "Isitma"-Heating spring is located in the north-eastern part of the city, north of Ganjali neighbourhood. This spring is a natural spring with low flow rate and it is used as a source of water by locals and tourists. The importance of the "Isitme" spring as a source of water has historically been greater. The locals confirm that historically the flow of the spring has been very high, but now water has decreased, most likely due to climatic factors and deforestation of the surrounding area. Another reason may be the drilling of wells, which has not yet been confirmed. It should be noted that the decrease in the flow rate of the spring is not a local issue. Generally, all springs in the region have a decrease in water, and in most cases, it leads to dehydration.

Problems

- Low flow rate
- Dehydration
- Unmaintained condition
- Non-contextual architectural design
- Less of integration to the public place

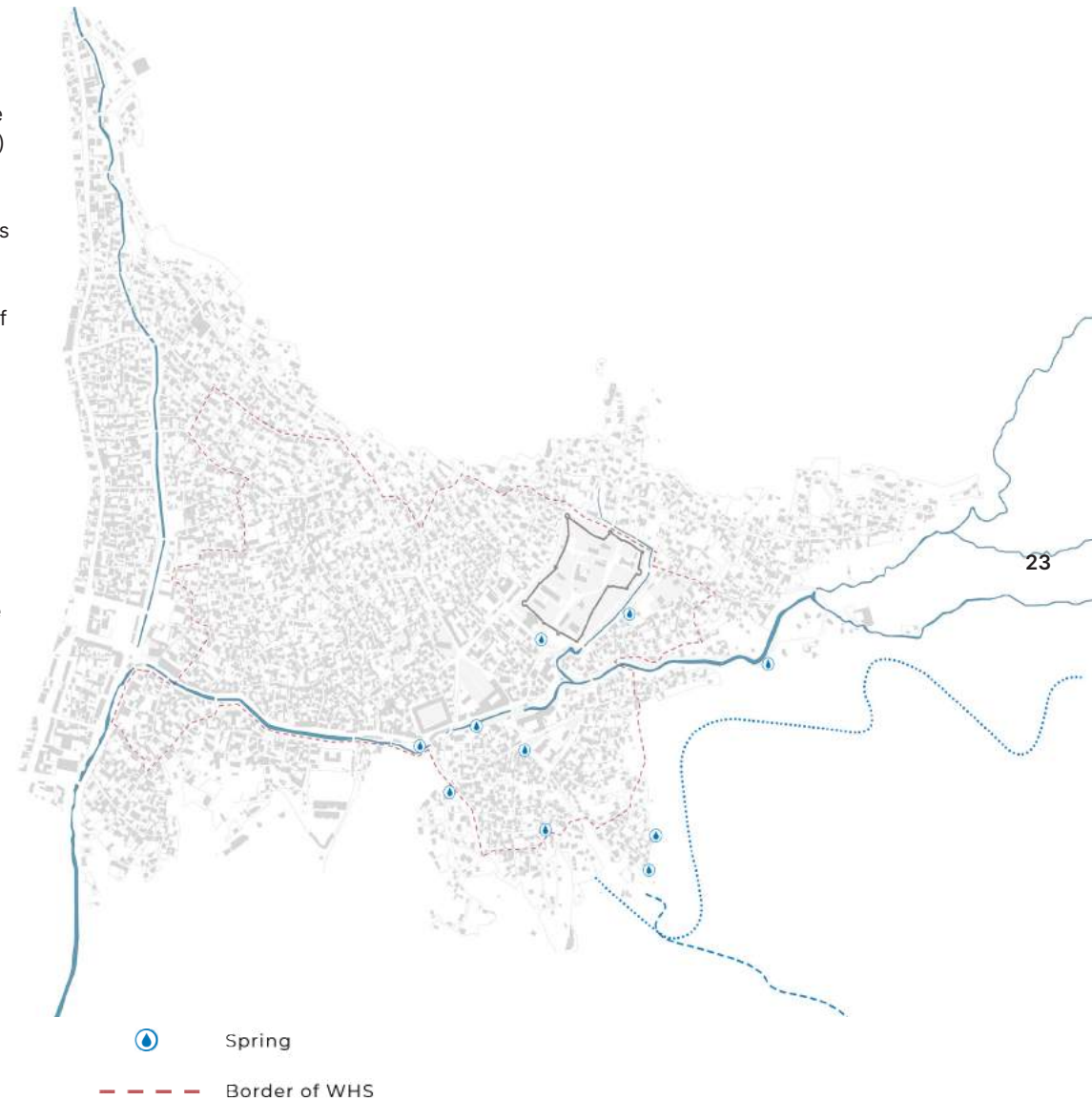


Fig. 23. Map of the springs and water lines

3. GOALS AND OBJECTIVES

1.

Protection and restoration of urban fabric, monuments and typologies

2.

Preservation of the main attributes of garden city concept including gardens, water system

3.

Urban zoning for the effective use and regulation of the site

4.

Ensuring and encouraging public participation in the planning and implementation of urban regeneration strategies

5.

Social-economic well-being through tourism and non-tourism sustainable development at the Heritage Site

6.

Establishing circumstances for sustainable economic development based on tourism and alternative agriculture

7.

Improvement of public facilities

8.

Social-instructional support and development for locals

9.

Determination of the working volume, research points and next work steps

3. GOALS & OBJECTIVES

3.1. UNDERSTANDING OF THE SITE VALUES

Abundance of history

Located at the intersection of trade routes, the city has accumulated the historical heritage of civilizations that passed through the Site. If this heritage is revived and transferred to future, it will also have economic benefits for the locals.

Abundance of nature

The advantage of the Site's location in the valley of Great Caucasus mountain is that it has fertile water basins. The protection of Tajlyg water, which is a tradition of years, will shape its development dynamics. After this first step, a sustainable study can be envisaged in order to restore the historic water system of the Site, such as the restoration of the partly destroyed historical waterlines.

Abundance of local production

In the city where dry agriculture is dominant, traditional agriculture should be kept alive. The convenient logistics location of the city and the fertile lands open up opportunities for organic production. Sheki's local products and production techniques should be protected and branded as "local organic production" for the visitors.

3.2. LEARNING LESSONS FOR VISION

1. Urban image

Making the values of the city visible, enhances the feeling and attracts the attention of visitors. A strong image should be created on the historical importance of the city. The focus should be on the development of public spaces for meeting spaces that support the urban image. Preserving the urban texture and architecture, which are indicators of the city's unique identity. It should be adopted as a basic condition and should be featured in the new image of the city.

2. Common sense

Public, private and civil sectors can produce projects together and their implementation capacities should be developed. Developing different sectors by supporting each other and increasing their ability to work together will increase the gain of all parties.

3. Added Value

In production methods, old and new should be brought together by adding new technologies as well as traditional methods. The value of production should be increased with technology, design, promotion, training and cooperation.

4. Balanced development

Balanced development of tourism, agriculture, trade and industry sectors should be ensured throughout the region. While evaluating development dynamics, protection of natural resources and cultural values should be a priority.

5. Visitor experience

Providing infrastructure and activities that will allow different tourist groups to come to the city at different times of the year improves the visitor experience. Modernizing the infrastructure of the visited areas and accommodation facilities has an important place in competition with other cities.

6. Hydropower

The attractive and unifying power of underground and surface waters should be used. While benefiting from the productivity of water, the continuity of resources should be ensured and importance should be given to the management of water.

7. Local production model

The restoration of historical neighborhoods and the preservation of the city of natural and historical values should include not only the renewal of physical space but also social renewal. Tourism and conservation strategy should be integrated as an economic model.

8. Theme

Themes defined over the differences and diversity of cities, shows the priority issues in the formation of urban identity. Themes reveal which sectors need to work together to achieve a common vision.

9. Vision projects

Themes defined over the differences and diversity of cities, shows the priority issues in the formation of urban identity. Themes reveal which sectors need to work together to achieve a common vision.

10. Action plan

Priorities and action steps must be defined for realization of Projects in line with the vision. Financing and cooperation models should be established and the roles of the actors should be defined as well.

3. GOALS & OBJECTIVES

3.3. IDENTIFICATION OF DESTINATIONS FOR TOMORROW

1. Balanced development

Balanced development of tourism, sericulture, agriculture, trade and industry sectors should be ensured throughout the region. While evaluating development dynamics, protection of natural resources and cultural values should be a priority.

2. Regional overview

Examining the relationship networks for the city and its surroundings and revealing the strategic bridges that can be established will determine the framework of the regional perspective. The level of impact of regional changes on our cultural heritage area should be kept under constant observation, risks and potentials should be evaluated.

3. Education opportunity, awareness

Social education should be a means of informing about the city. In order for the city dwellers to embrace the city, first of all, awareness should be created, it should be aimed to make the society more active in urban life by creating an environment of awareness that is necessary for development.

4. Competition

Competition, quality standards and promotion strategies should be developed in order to bring the values of the city to the forefront and become known in the domestic and foreign markets. In order to increase competition, better quality products and services should be among the priority development goals of the city, and opportunities to open to foreign markets should be created through standardization and accreditation.

5. Life quality

Establishing the union of citizens with the city and society should be through their participation in urban life. Activities such as cultural and artistic activities, concerts, exhibitions, theater performances, ensembles, sports activities to meet the needs and expectations of locals, young people and visitors should be encouraged in the city center and the region.

6. Integration

Cooperation method solidarity and production, which is the result of rural life culture, maintains its continuity. Economic contribution and support of the city to the countryside should be provided by developing economic programs between rural and urban areas. It is important for non-governmental organizations to become more active in social life, to defend the rights of employees and residents and to initiate the necessary change.

7. Common value

Common Management Models should be produced in line with the Common Vision by determining the natural, cultural and historical common values in the city and the region. With this model, joint projects can be developed under the umbrella of Common Culture. Increasing the capacity of public, private and civil sectors to produce and implement projects together and their ability to do business together will ensure the balanced development of the city and the region.

8. Interaction

The crossroads where tourism and commercial facilities are concentrated should be reconstructed within the framework of new scenarios. The intersection, which is the meeting point of tourism, trade, agriculture, cultural heritage and entertainment themes, should be handled with a management approach that will increase the added value of the economy.

3. GOALS & OBJECTIVES

3.4. ARRANGEMENT OF REGENERATION INSTRUMENTS

Numerous financial resources and policy instruments to overcome problems and achieve objectives related regeneration of Sheki which sets out in the Management Plan. In general, they are the followings:

Municipal involvement (Citizen's engagement in rehabilitation of cultural heritage through city municipality).

Grants program for incentivizing private participation in restoration.

Long term leasing of cultural heritage monument for sustainable use (PPP).

Credits with low interest rate for restoration and investment on cultural heritage objects.

Tax incentives for investors to invest in cultural heritage conservation and use.

Subsidy for having and using traditional construction materials in restoration.

State investment in restoration and development.

Organization of field survey

Organisation of field survey to the historical projects fields with the reserve architect for informing and awarenesses.

Involvement of the people in the process of determination of issues

Regular grant award for the locals to determine of the site issues and minimize illegal site actions.

3.5. PLAN WITH ACTIVE PUBLIC PARTICIPATION

Cooperation with Council of Elders

Informing and voting at the beginning of strategies and projects with the Council of Elders about the implementations at the site by the "Yukhari Bash" National Historical and Architectural Reserve.

Cooperation with locals and mahalla

Informing and voting strategies and projects with the heads of mehelles and their locals by the "Yukhari Bash" National Historical and Architectural Reserve team.

Involvement of the people in the process of determination of issues

Regularly grant award for the locals for determination of the site issues and minimization of illegal using of reserves.

Cooperation with Public Association

"Support to Intangible Cultural Heritage Public Association" (NGO). In 2020 this association was founded with the help of the Reserve Management Center in order to promote and support cooperation with craftsmen.

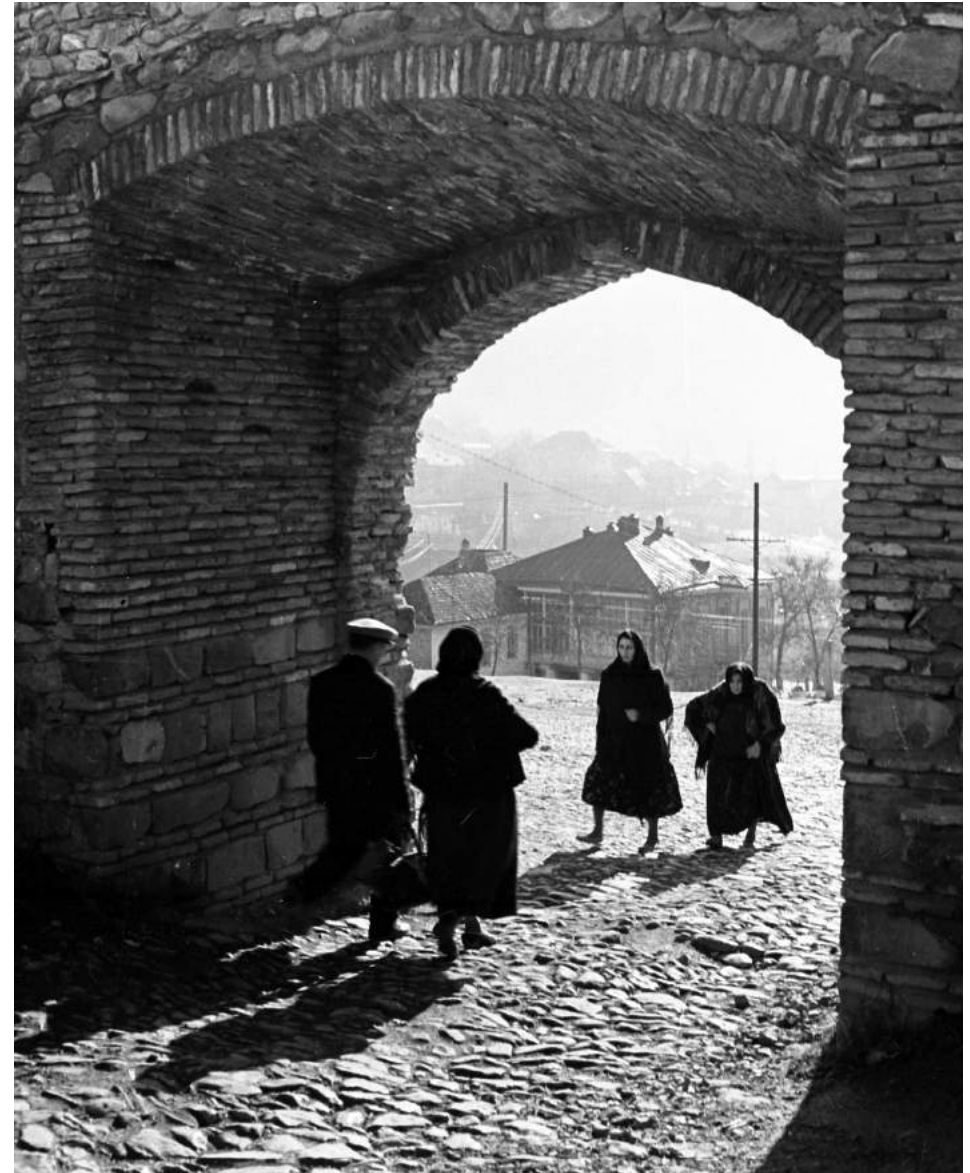


Fig. 24. Entrance of the fortress - in the middle of 20th century

3. GOALS & OBJECTIVES

3.5. INFLUENCE OF TOURISM AT WORLD HERITAGE SITE

Tourism influence

Acceptance of the Site to the list of the World heritage will significantly reflect on the tourist visitor attendance. It also will create an opportunity for governmental and private investment.

The Coronavirus pandemic of 2020 drastically influenced the tourism industry as a result foreign tourism flow was completely suspended. The total number of tourists in Azerbaijan was around 2,4 millions. This shows that Sheki Reserve is visited by only 5 % of all inbound tourists. The number of tourists decreases in winter. So, the winter period could be considered as a low tourism flow time. Sheki is a multi-activity area that is not dependent on certain tourist seasons. In summer and in winter the area offers lots of different activities containing nature, culture, entertainment, discovering the local culture, unique culinary etc. Sheki is both summer and winter destination.

It is suspected that tourism in Sheki will increase in the post-pandemic process. In this process, the implementations for the site will support the improvement of the condition and infrastructure. Tourism creates an alternative source of income for locals in Sheki. In future, it should be made works on stabilisation for turning tourism into the main source. In the following strategies, the aim in urban is to achieve even distribution and thus avoid excessive gentrification.

Furthermore, tourism is new territory for Azerbaijan. Therefore, no thorough studies and research have been made about its social and economic effects. We aim as a next step to keep in the eye the results and effects on the people of tourism and make necessary interventions. To achieve this, close cooperation with the locals and the associated authorities is essential. It is important that these examinations are made periodically and continuously. Current research indicates the following;

Public spaces should be increased in order to increase the perception of owning the city and the quality of life, that is, to revive life, and economic alternatives should be offered to citizens to discover cultural and natural values of the site.

Cultural compatibility between community & tourists

Every authentic community has its own mentality and habits based on local cultural codes. Presence of a mass tourism on native habitat leads to cultural interchange between Sheki community and tourists. In many cases this interchange positively reflects on the local community, bringing universal human values of different cultures.

Despite this fact some negative impacts also may occur in the frame of cultural interchange. Cultural landscape of the Site is formed by the influence of geographical location, religious and socio-political issues. Sheki city is located in Caucasion region and its population is predominantly muslims. Muslims of Azerbaijan due to the long period of soviet presence (more than seventy years) are quite secular and have tolerance to modern cultural and social phenomenons. For example sensitive topics in islam culture concerning issues of alcohol consumption, restrictions on dress code and etc. do not have preconceptions in local community.

Positive

- Tourism as an economic accelerator
- Governmental and private investments
- Appearance of new workplaces

Negative

- Uncontrolled gentrification
- Emergence of many external entrepreneurs
- Supplanting local communities from their original neighborhoods.
- Increasing the prices of the property, products and services

3. GOALS & OBJECTIVES

3.6. DESTINATIONS FOR TOURISM PERSPECTIVE

The resources of the city and the region should be designed so that tourism visitors as well as those living in the city can reach them. It is an advantage to have extremely strong tourism activities in Sheki.

Thanks to Tourism, the global order is benefiting for Sheki. International market gaps can create opportunities to promote the products produced here and thus improve the economic level of the local population.

The vitality that tourism brings to the city is an important means of income and movement for the city. Entertainment and recreation areas of a type that meet the expectations and needs of the tourists should be planned and these people should be able to embrace the city and socialize with the local people.

Cultural tourism

Sheki is the one of the main cultural tourism destinations in Azerbaijan. The historical core of the of the Sheki represents intertwined ensemble of eastern city fabric and european architectural elements. Vast amount of monuments and cultural venues, such as museums, galleries, workshops, mosques attracts local and foreign tourists.

Eco-tourism

Natural tourism resources of the the adjacent site also rich in diversity and quantity of attractive objects. Camping, mountaineering, history tours, walks, water sports are complement ecotourism potential of the WHS. Alternatives such as thematic package tours, rural accommodation, village life experience should be revitalized in order to revive eco tourism in the region.

Tourism and agriculture

The agricultural production heritage and sericulture of the city are losing their effectiveness today. If the loss of this forgotten cultural heritage is prevented by strategic interventions and production is encouraged with the opportunities created and tourism is used as a tool for this, the economy of the region will be able to reach a wide market. The tourism approach to be adopted in the region should focus on life by producing, not on consumption.

Equal fusion

The vitality that tourism brings to the city is an important means of income and movement for the city. Entertainment and recreation areas of a type that meet the expectations and needs of the tourists should be planned and these people should be able to embrace the city and socialize with the local people.

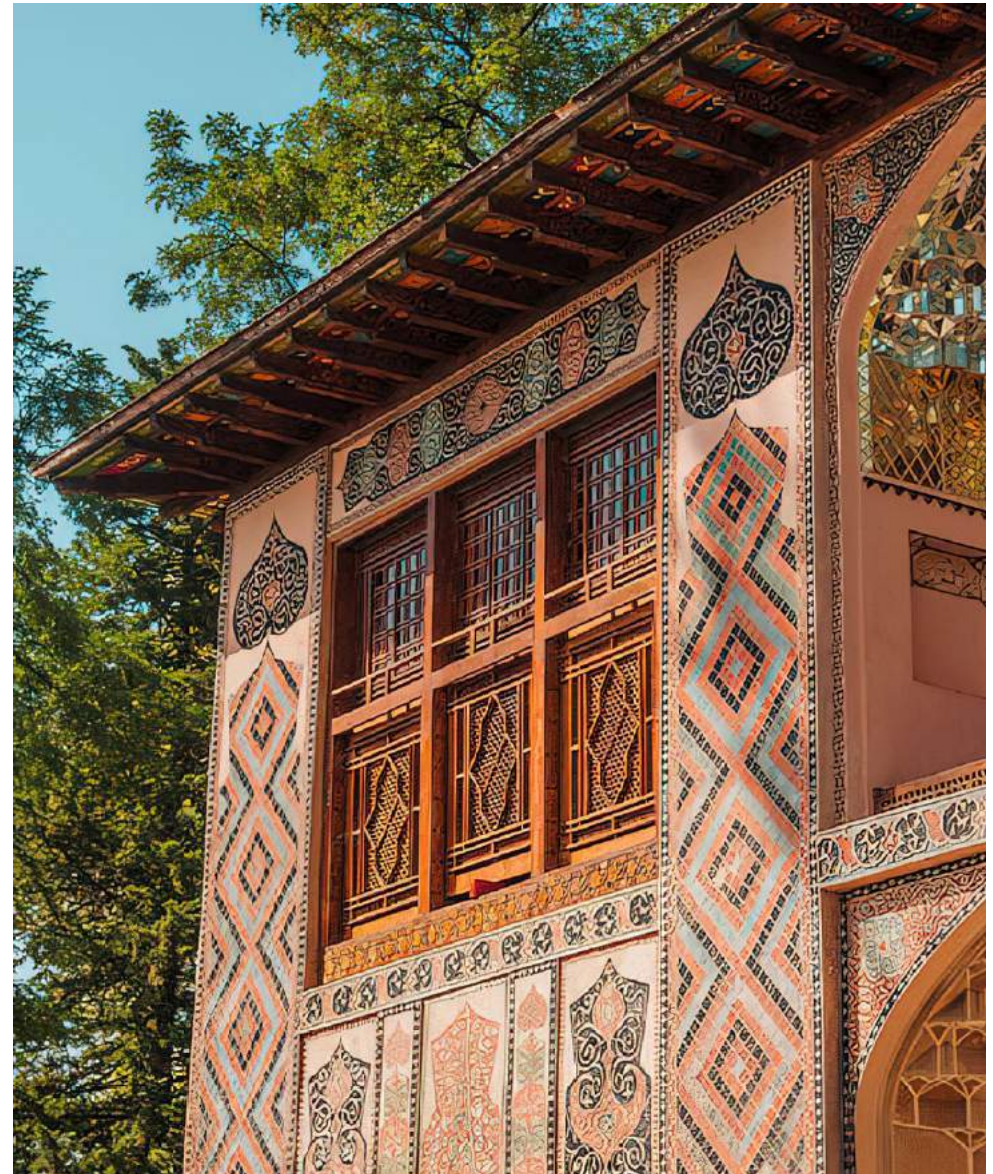


Fig. 25. Sheki Khans' Palace

4. METHODOLOGY AND PROCEDURE

4.1. METHODOLOGY

After the Sheki historical area was admitted to the World Heritage List, 4 main documents were required for the further conservation, management and development of the site: Conservation Master Plan, Urban Regeneration Plan, Management Plan and Restoration Manual. Each document covers specific topics and issues.

Analysis made in the frame of research for Conservation Master Plan enables to assess main architectural, urban typologies and individual monuments of the site.

Surveys launched in the site are supposed to embrace socio-cultural topics. The survey results were used to identify the main problems and objectives addressed in this document.

In the frame of field study data collection and mapping of the necessary data was released.

Acquaintance with the related materials: archive materials (old photos, maps, documents and etc.), research materials, books and statements related to Sheki history, architecture, culture, craft and etc.

Technical approach. For managing and producing the data different softwares were applied among which GIS, Autodesk AutoCAD, Graphic softwares (Adobe Illustrator, Indesign, Photoshop).

The appointment of issues based on statistical data, which has been received from State Tourism Agency Statistic Department and the State Statistical Committee of the Republic of Azerbaijan.

Analysis based on statistical data enables to trace main socio-economic dynamics of the site, including the number of visitors, allocated governmental investment and etc.

Analysis made in the frame of research for the restoration manual. This analysis gave an opportunity to get a deep understanding of vernacular architecture of Sheki, its features, construction technologies and assess the main problems in regulation of a new construction and restoration in the Site.

After all objects of cultural heritage importance and information about them are reflected in the GIS electronic base system, the process of keeping these objects under control will be more effective.. The GIS electronic database will provide an opportunity to reflect the statistical indicators and changes of the area in real time.

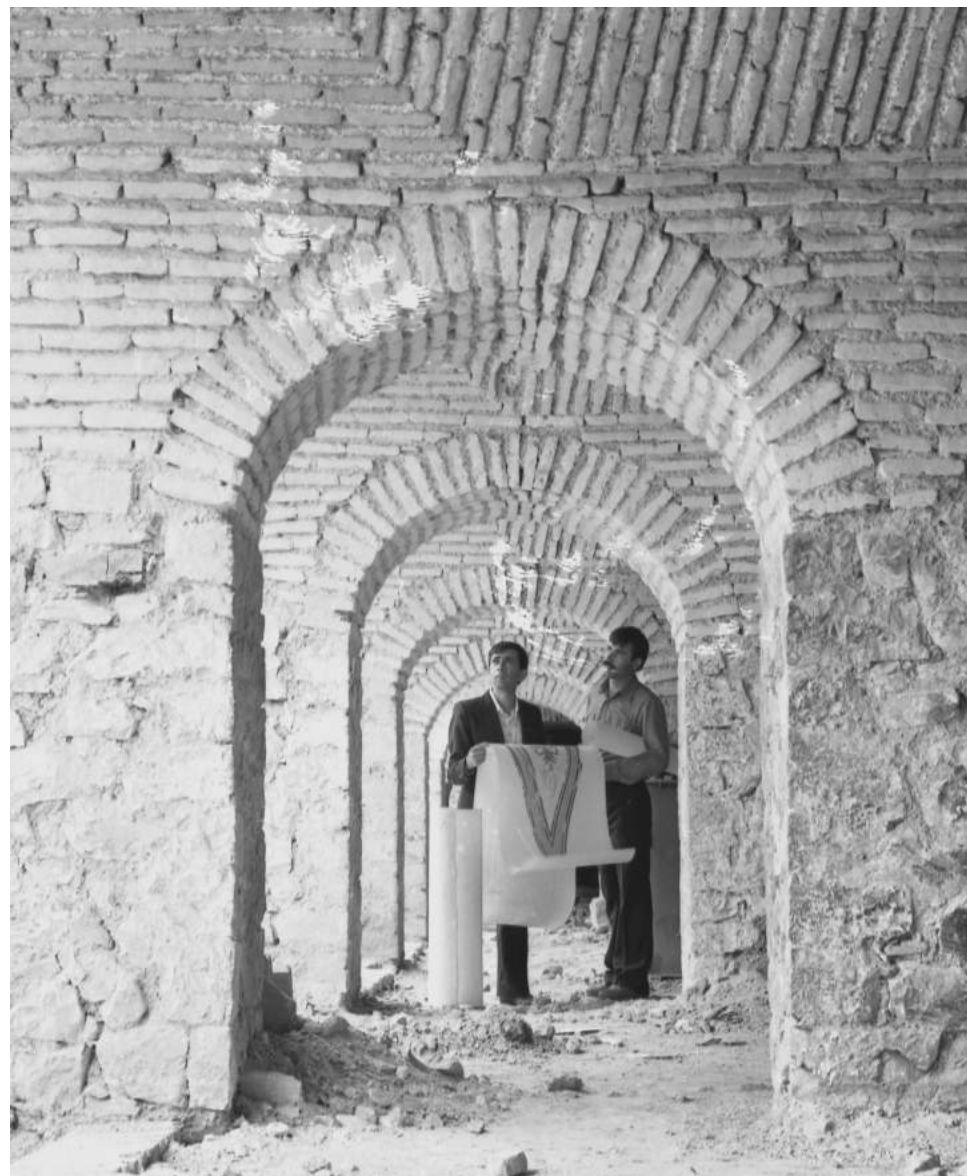


Fig. 26. Restoration of the Upper Carvanserai - 1970s

4. METHODOLOGY AND PROCEDURE

4.2. PROCEDURE

The Urban Regeneration Plan has been developed in the following phases:

Phase I

The collection of the existing available data for the whole study area, from surveys and sector studies, concerning the following aspects:

- Socio-economic profile of the resident population
- Heritage features and OUV attributes
- Land use
- Mobility patterns
- Environmental conditions

Phase II

The elaboration of large scale strategic regeneration planning guidelines concerning heritage preservation, land use control, urban board and circulation. Moreover, based on awareness-raising and participation initiatives, specific intervention projects could be identified for proposal to the relevant authorities for implementation.

Phase III

Definition of possible appropriate implementation tools (regulatory, financial, etc...) to be extended to the rest of the Site, to form the basis for a comprehensive conservation, rehabilitation and regeneration plan.

Phase IV

Detailed field survey and urban analysis for each "historic" and "modern" priority area, including the following operations:

- Field survey preparation (elaboration of survey forms, definition of the GIS database structure, performing a test survey on a sample area, revision and final definition of the survey forms and database structure, training of surveyors)
- Implementation of the plot-by-plot (buildings and open spaces) field survey, including the preparation of an updated base map (pre-survey), completion of forms in the field, data entry and cataloguing of photos
- Development of initiatives for awareness-raising and participation

Phase V

Detailed studies and pilot projects for the "priority areas", which would be based on the above field surveys, and would include prescriptions, recommendations and guidelines for:

- The pre-modern urban fabric regeneration, focusing on housing rehabilitation and upgrading of public space
- The regeneration of last historical and natural routes of urban fabric focusing on upgrading of commercial activity areas, services and streetscape; (silhouette)
- The regeneration of the more urban fabric adjacent to the Fortress Walls, focusing on services and facilities of urban interest
- Use and enhancement of view points, focusing on tourist activities and the re-establishment of visual and pedestrian connections with the surrounding historic fabric
- Reuse of underused buildings

4. METHODOLOGY AND PROCEDURE

4.3. ACTORS & PARTNERS

Stakeholders have different responsibilities and powers, as well as influence on topics and choices that will impact the cultural heritage itself or the heritage site covered by the Management Plan. There are two groups of stakeholders:

Key stakeholders

They are interested in preserving and increasing the value of the cultural heritage site and have a high impact/authority/commitment on the territory of the reserve; they are directly involved in the decision making process of the mentioned management areas.

State Tourism Agency (STA)

STA is a body established by the order of the President of the Republic of Azerbaijan on some measures to improve public administration in the field of culture and tourism. The Agency was established on April 20, 2018 as a result of restructuring the Ministry of Culture and Tourism as the Ministry of Culture and Tourism of the Republic of Azerbaijan and the STA of the Republic of Azerbaijan. STA is a central executive body implementing state policy and regulation in the field of tourism, as well as in the field of protection of historical and cultural monuments located in the territories of state reserves under its subordination.

Reserve Management Center (RMC)

RMC was established as a public legal entity under STA by the Decree of the President of the Republic of Azerbaijan on December 20, 2018 in order to ensure the efficient management of the reserves subordinated to STA. RMC is a public legal entity engaged in scientific, historical and cultural study, promotion, purposeful use, preservation and development of historical and cultural heritage assets and monuments in the territories of the reserves subordinated to STA, including Yukhari Bash Reserve.

“Yukhari Bash” National Historical Architectural Reserve

The Yukhari Bash Reserve was established by the Decree No. 594 dated November 24, 1967 of the Council of Ministers of the former Azerbaijan Soviet Socialist Republic (SSR) and today it operates under STA and is managed by RMC. The reserve is guided in accordance with its latest Regulations adopted on December 12, 2019. The Reserve is an organisation funded from the state budget.

Sheki Destination Management Organisation (DMO)

Sheki Destination Management Organization (DMO) operates in the Reserve area.

Sheki DMO aims at achieving sustainable and continuous tourism development in Sheki-Zagatala region by awareness raising and promotional activities, organising trainings, connecting the public sector with the private sector (public-private partnership). DMO also manages local tourist information centres.

Supportive stakeholders

They are an interested party in the mentioned management area, but with limited involvement in decision making process. They support key stakeholders with consultations, active participation in the process, contribute to the final outcome of the issue, but with no specific and direct obligations.

Executive Committee of Sheki City

Yukhari Bash Reserve is located in Sheki region which is a separate administrative territorial unit of the Republic of Azerbaijan and governed by the Executive Committee which is a leading executive body of the local government.

Department of Architecture and Construction is responsible for repair works in the private houses in the reserve. Projects of repairs in private houses are to be approved by the Chief Architect. The Department also controls the implementation of the works. Repair and beautification projects concerning the streets and public spaces are also developed and/or coordinated with the Department. Permits for construction work in the reserve are issued by the Department after the approval of the STA.

Housing Maintenance Department is responsible for maintenance of non-private (public) buildings in the reserve, collection of maintenance fees, issuance of certificates of registration to local residents and their registration at the place of residence.

Public Utilities Production Union is responsible for cleaning, garbage collection and beautification works in the reserve territory together with the reserve management. Installation and maintenance of communication and utility lines are undertaken by specialised entities separate from the Executive Committee:

- Power grid by Azerishyg
- Water supply and sewerage by Azersu
- Gas lines by Azerigaz

4. METHODOLOGY AND PROCEDURE

4.3. ACTORS & PARTNERS

Sheki City Municipality

There are municipal properties in the Site's territory, and they are managed by Sheki City Municipality. The municipality has the right of ownership over its property, i.e. it freely owns, uses and disposes of its property.

Ministry of Ecology and Natural Resources

The Ministry of Ecology and Natural Resources (MENR) of Azerbaijan Republic is a governmental agency in charge of regulation of the activities in the country relating to ecology, environmental protection and use of natural resources of Azerbaijan.

State Committee for Urban Planning and Architecture

The State Committee on Urban Planning and Architecture (the Committee) is a central executive body that conducts a unified government policy and regulation in urban planning, zoning, architecture, and related design.

Council of Elders

Sheki Regional Organisation of the Council of Elders is a non-governmental organisation operating under the Sheki City Executive Committee on a voluntary basis since 2017. Council members are closely involved in the socio-political life of the region; they promote public policies among older generation, deal with social and cultural matters, and develop proposals on the issues important to local population.

- Key stakeholders
- Supportive stakeholders

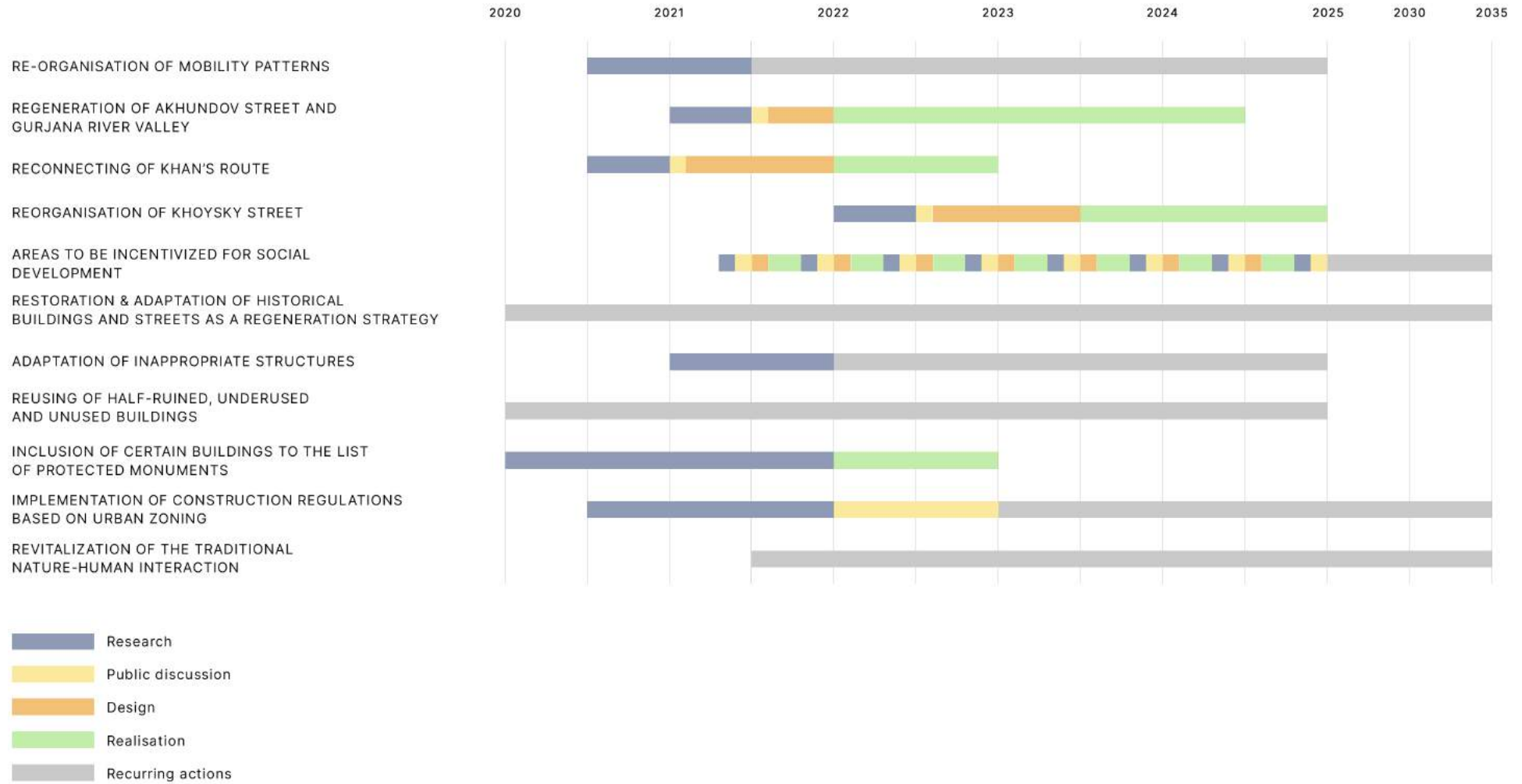
DEVELOPMENT MANAGEMENT			
1. State Tourism Agency		2. Support to intangible cultural heritage	3. Executive committee of Sheki city
			4. State committee for urban planning and architecture
1. 1. RMC	1. 2. Destination management organization (DMO)	3.1. Department of architecture and construction	
1. 1. 1 Yukhari Bash Reserve			

LAND USE AND PUBLIC INFRASTRUCTURE MANAGEMENT				
1. Executive Committee of Sheki city		2. City municipality	3. RMC	4. Council of Elders
				5. State Committee on property issues
1. 1. Public utilities production union	1. 2. Housing maintenance department	3. 1. Yukhari Bash Reserve		

5. ACTION PLAN

5.1. MASTERPLAN OF URBAN REGENERATION PLAN

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- Monuments
- Inappropriate structure
- Streets rehabilitation I phase
- Streets rehabilitation II phase
- Barrier-free line
- Planned landscape projects area
- Private garden
- Forest
- Spring
- Bus stop (existing & planned)
- Parking (planned)
- World Heritage Site
- Border of buffer zone

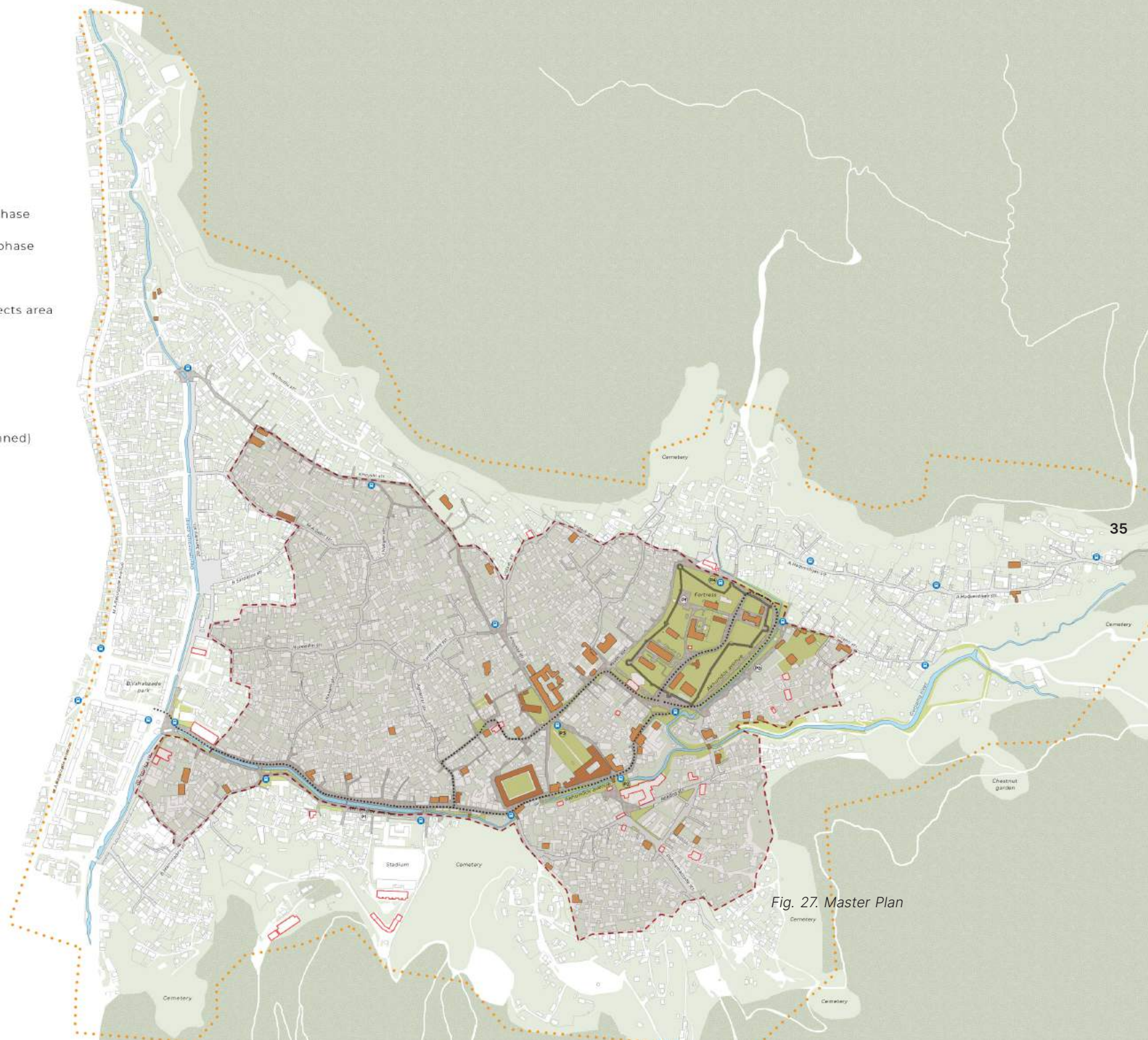


Fig. 27. Master Plan

5. ACTION PLAN

5.2. RE-ORGANISATION OF MOBILITY PATTERNS

Re-organization

Many urban dynamic interventions are designed and set in place separately from each other and therefore have no communication between one another. As a result, the urban fabric becomes chaotic and messy, creating a need to recover this lost balance. The traffic system is the one of them. Cause the planning in the separately time periods there are an undefined situation of direction of the traffic, their time regulations and their stops.

Implication

One of the most important components of the fabric is the traffic system, because while other components are an integral part, the traffic system is the moving and routing organs of the fabric. This dynamic element affects many processes, events, urban flows. For this reason we would like to undertake new regulations for the existing traffic system and thereby impair the distribution of the traffic balance in the city and create a harmonious and environmentally conscious balance. The current state of the traffic system in the city requires intervention to create more car-free traffic areas and pedestrian zones. Because by pedestaling the streets we gain zones for free movement and it creates valuable places for citizens, which play an outstanding role in urban regeneration.

Parking allocation

By rebalancing the traffic weight, the parking situation in the city will be regulated. The aim is to distribute the parking lot in the city and reduce the chaotic parking situation. In order to achieve this goal, the current situation has to be thinned out before it lands on the umbilical street and disrupts or clogs the circulation there. In addition, the strong definition and marking of the parking and non-parking zones creates clarity for residents and visitors. The newly planned parking spaces P1, P2, P3 take on the dilution function. The suburb of the gate entrance remains for the short entry and exit for the Kleinüagen and buses. The last end of Akhundov avenue is parallel and double. One of these streets is the potential side parking lot for buses. By allocating the new parking lot at the Shamakhi Gate of the Fortress, visitors' tour to the Fortress downhill becomes available. This is also one of the balancing and distribution strategies.

The deliberate choice of the location of the parking lot P2 and P3 at the intersection of the two main arteries Khoyski and Akhundov ensures that there should not be any congestion at this intersection. Furthermore, the visitors from parking illegally in the historical and pedestrian zones, which is too visual will be prevented. It could cause disruption and prevent the accessibility of commercial activities. P4 is located at the Shamakhi gate of the Fortress walls. In

this way, the parking areas are distributed to the two ends of the Fortress Walls, reducing the traffic inside.

The parking opportunities for employees and visitors of the buildings inside the Fortress Walls must be created. After making individual observations according to the number of employees and needs of each building, how the parking will be in this area, the measures regarding new parking areas will be evaluated individually. The sum of the parking area solutions inside the Fortress Walls is named Pf.

Pb enables parking for busses. The forecourt in front of the Ganja Gate offers short time parking for passengers to get on and off.

Regulation on Akhundov

The historical importance and the geographical location of Akhundov Avenue makes it the special main distribution element in the transport system. It is currently a two-lane road that can be used on both sides. The goal is to partially pedestrianise Akhundov Street and shift traffic flow to the left side of the Gurjana river. The existing road there provides us with all the conditions (width of the road, carrying weight, etc.) and serves the same purpose as its predecessors. As a result, the visitors and residents get a calm street situation, which also means healing, regeneration and gaining historical integrity of the Akhundov.

Circumambulation around the fortress walls

The historical fortress in Sheki is the navel in historical context. The road around this fortress also plays a similar role on a large scale, because all of the major roads that is referred to as the main arteries flow into this ring road. This is where traffic is distributed or switched to other streets. For this reason, the maintenance of the current cycle and a pleasant flow of the traffic flow is included to the Plan. Traffic lights at the points must be regulated as there may be bottlenecks due to the historical streets.

Regulation Khoysky & January 20th Streets

Currently, the main traffic flow is from Rasoolzadeh and January 20th Streets, and as Akhundov is the first street leading to Khan Palace, visitors prefer this street, which leads to heavy traffic at the intersection of January 20th and Akhundov Avenue and along Akhundov Streets can. The goal is replace traffic dynamics from Akhundov Avenue to the Khoysky street, By breaking this strong current, the aim is to create an even distribution by directing the traffic towards Upper Khoysky Street through signs. In this way we bring the upper part of the city to life and we accelerate the slowing dynamic.

5. ACTION PLAN

5.2. RE-ORGANISATION OF MOBILITY PATTERNS



Fig. 28. Existing transport system

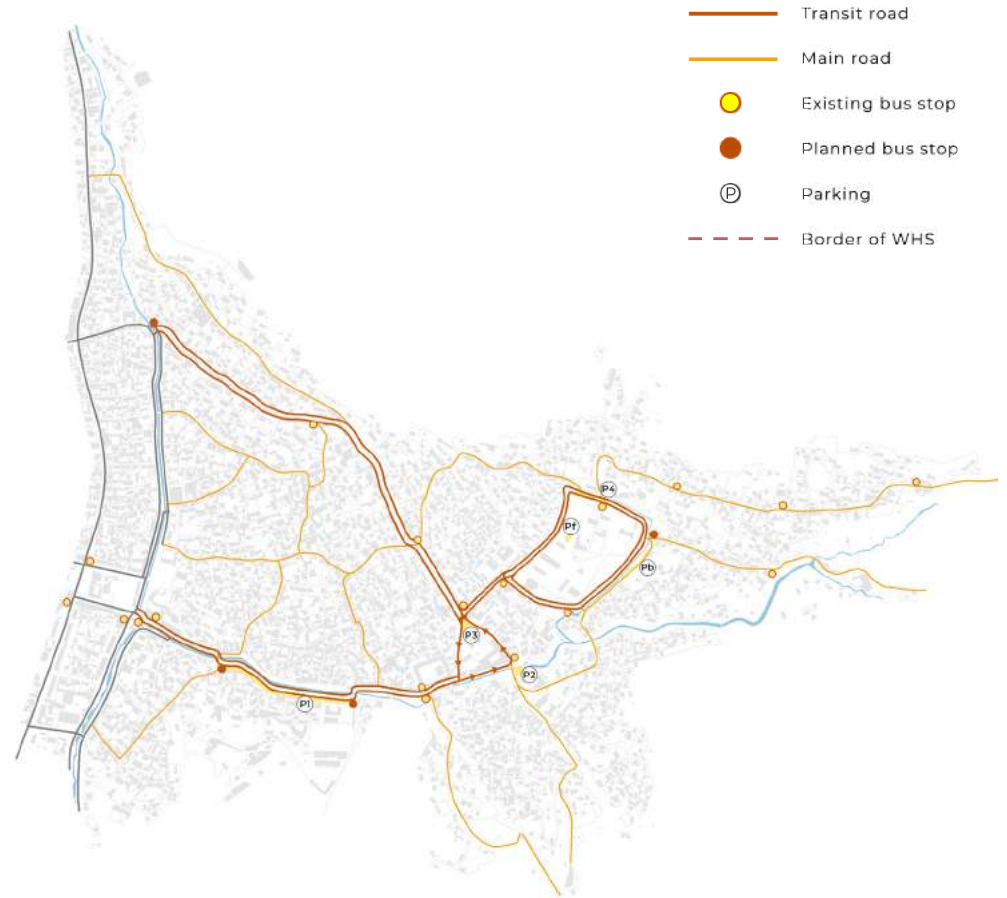


Fig. 29. Planned transport system

5. ACTION PLAN

5.3. REGENERATION OF AKHUNDOV STREET AND THE GURJANA RIVER VALLEY

Urban fabric

The Akhundov avenue and the Gurjana river are the lifeline of the city. Their historical and ecological role in the Urban Factory calls for developing sustainable concepts. Akhundov avenue regulates the main flow of movement in the city, satisfies the needs of residents and visitors. The Gurjana river provides the necessary natural environment which is important in this garden city. Besides, the Gurjana river regulates the water flow in the rainy season reduces the flow risk.

Refer to the Context Every place has its vocation, dictated mostly by the landscape surrounding it. It is wrong to think that every space can adapt to everything. Reading the landscape properly and grasping its peculiarities helps to integrate every project in the context where it's built (it could be a seaside, riverside, countryside, etc.).

In general, the street situation on Akhundov Street should be improved. Historical content and harmony must always be taken into account in the restoration of buildings, landscaping and material selection of these works. The streets leading to Akhundov from the upper quarters have the same function as the roads leading to the sea in big cities.

Pedestrianization of Akhundov

One of the projects planned for Akhundov Street is the conversion of a car street into a pedestrian street. The reason for pedestrianization of this street has the following advantages in the overall city concept. With the increase of the population density and the sinking of the streaming cars in these places, we give the place the potential to create an undisturbed environment for its users, which can drive social and economic development.

Because on a car road the many places fronts remain untouched, uncontacted and ignored, which leads to a loss of value. Akhundov, with its historical and commercial significance, will be the new forerunner and pathfinder in the implementation strategy. This also gives the secondary roads on the right-hand side of the river an additional meaning. The rearrangement of the dynamic elements of the city (people and car traffic) balances the weights. The status of the roads over Akhundov, such as Nuraddin, Sari Torpaq, is changing and the current is strengthened by this encroachment.

It means to design the existing environment so that it is easily recognizable by the citizens, providing in those environments a clear, defined use and function of its places. Doing so requires that each open space be defined in terms of treatment, hierarchy, and readability.

Gurjana riverside

Gurjana, the main artery of the city, and its coastal Akhundov street contain a special request for planning and regulation due to their importance at the urban level. The vacant places that could be used was evaluated and envisaged that these areas should be improved and used as areas that would explain the language of the city and meet the technical needs of public social areas or social areas.

Gurjana, the green backbone of the city, was used by its inhabitants for historical irrigation, but Gurjana lost this function in its day. The bed of the river deserves to give it importance in the city. Current spatial planning, spatial passages and connections cannot be perceived correctly by visitors or locals. This potential, which is very valuable in urban terms, should be adapted to the historical texture in the best way. In order to change the perception of visitors and locals and to evaluate the river as the open area of the city, spatial arrangements are needed in the riverbed and on the banks of the river. The ecological situation of the river should be improved and made part of the green space concept of the city. In addition, the access of disabled people to the green areas around Gurjana should be facilitated.

5. ACTION PLAN

5.3. REGENERATION OF AKHUNDOV STREET AND THE GURJANA RIVER VALLEY

Improvements of space

- Safety devices along the riverside (railing, retaining wall)
- Covering the drainage gaps
- Improvement of inappropriate facads
- Renewal of the street surface materials
- Planning of car road at the left side of Gurjana
- Restoration of historical bridges on Gurjana
- Illumination
- Addition of public space facilities
- Unified signs and advertisements

Socializing of space

- Barrier-free at along Akhundov
- Facilitating of accessibility to the Gurjana riverside

Usage of street

- Bags
- Gaps
- Riverside
- Street



Fig. 30. Mock-up of Sheki Historical Center

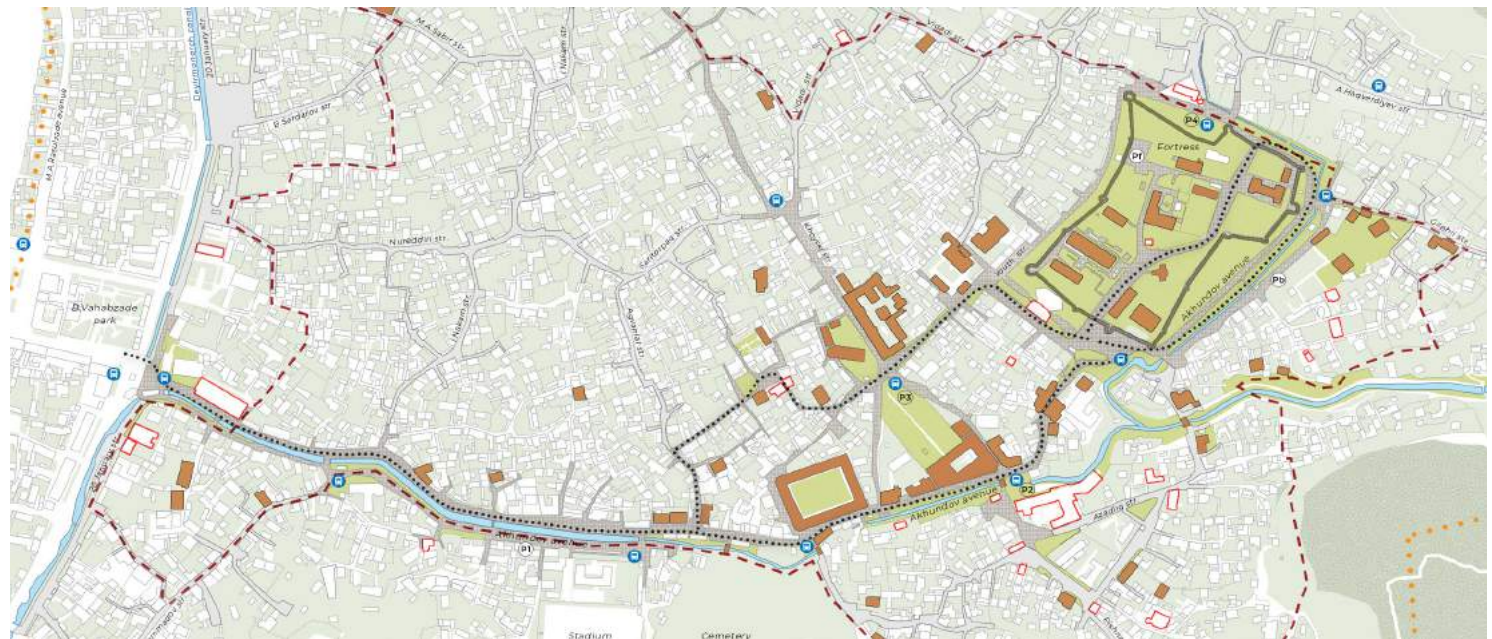


Fig. 31. Fragment from master plan

5. ACTION PLAN

5.4. RECONNECTING OF KHAN'S ROUTE

Reconnecting & historical meaning

A space means to mend the connection between parts of a city previously disconnected by structures and/or infrastructure that have made a real cut into the urban fabric. Looking at this from the urban regeneration point of view can make these obstacles a connecting bridge for the city.

Speaking about KHAN route, both a physical and an imaginary way that has remained in the historical region of SHEKI since the feudal era and which Khan used actively in his administrative and daily life. Since this road is one of the first roads to exist in the city and it is used actively, it is highly likely that the first houses of the city were split around this circle. We know from the historical information that the buildings burned down and disappeared due to the fires in the early 19th century. But today, a row of monuments on this road have survived and preserved their existence. For this reason, the historical and imaginary link between them must be protected and renovated. In addition, the part of this road going to the south was connected to the Khan's Cafarabad vineyards and the part to the north was connected to the Khan's plateaus. This road symbolizes the feudal order and the circulation of its assets and administration.

Eastern configuration

In addition to the Khan Mosque on the Khan Road, the symbol of the Mosque-Square-Spring-Plane Tree, an ensemble of Islamic architecture, named eastern configuration, and urban planning, must also be preserved. It will also be the motto to lead the way in renovating other squares and public places in the urban. These 4 ensembles explain why people come together and gather in public places. The mosque is a reference point for the people and has a strong architectural identity, the square provides meeting space for the people, the trees provide shade, the springs supplies them with water, the elixir of life.

Importance of the urban fabric

Khan route and its circle occupy a very important place in the urban fabric. This area, which we define as the eye of the urban, should speak the same language as Akhundov street and the fortress. Because Akhundov street, Khan route and its surroundings and the fortress, these three together form an ensemble in the urban fabric. The following should be applied in every intervention in order to protect this ensemble and to protect the urban language.

Regeneration issues

- Preservation of historical texture
- Equality of materials used for restoration on roads, walls and walls
- Preservation of the historical street order and architectural features
- The same lighting, signage and sign systems
- Same public space facilities
- Pedestrian friendly
- Suitable for disabled access
- Reorganizing the accessibility of shops, restaurants and other businesses in the most suitable way for pedestrians, preserving the historical texture
- Preserving the greenery, which is the most important element of the city



Fig. 32. Facade view of Shekikhanovs' Palace

5. ACTION PLAN

5.4. RECONNECTING OF KHAN'S ROUTE

Main elements on this route

- Sheki Khan Palace
- Shekikhanovs house
- Khan Mosque with Khan`s square
- Khans` family`s cemetery
- Caravanserais
- Khan`s Plane Trees.



Fig. 33. Fragment from master plan

5. ACTION PLAN

5.5. REGENERATION OF INSIDE OF THE FORTRESS WALLS AND ITS SURROUNDING

The main ensemble of the urban core

The fortress and the buildings inside of form the last part of the urban ensemble. With its historical and architectural importance, it is the urban heart in the urban ensemble. The strategies outlined in Khan Route should apply here and follow a common vision express the the same spatial language. Since the influx of visitors and activities in the area is intense, there is an active and variable urban situation. As the visitor profile, number and interval change, the dynamics and balances in this area also change. Therefore, this area should be kept under constant surveillance and spatial problems should be evaluated periodically. After analyzing the current situation, it is aimed to solve the identified problems with the following strategic interventions, divided in following categories.

Inside of the Fortress

- Protection of the green area; A1, A2, A3
- Landscape design in accordance with nature and historical concept
- Plans related to Khan Palace and its garden are resolved in Conservation Master Plan
- Designing movement areas suitable for pedestrians
- Designing movement areas suitable for disabled people as much as possible
- Issues related to buildings at the inside of fortress are resolved at Conservation Master Plan



Fig. 34. Fortress Master Plan

1. Former barracks 2 (Sheki State Art Gallery) (19th century)
2. Former barrack 1 (Sheki Museum of History and Local Lore) (19th century)
3. Former soldiers' laundry (Shabaka Workshop) (19th century)
4. Abandoned building (20th century)
5. Former military building (19th century)
6. Sheki Khan Palace (18th century)
7. Former soldiers' dormitory (19th century)
8. Former military administrative building (Sheki Reserve Administrative Building) (19th century)
9. Former soldiers' dormitory (Restaurant) (19th century)
10. Former soldiers' prayers building (Museum fond building) (19th century)
11. The Round Temple (Sheki Folk Applied Art Museum) (6th, 18-19th century)
12. Former prison 2 (Craftsmans' house) (19th century)
13. Former prison 1 (Art centre & guest house) (19th century)

5. ACTION PLAN

5.5. REGENERATION OF INSIDE OF THE FORTRESS WALLS AND ITS SURROUNDING

The Fortress surrounding

The perimeter of the Fortress Walls should also be seen as a part of its interior space, and from time to time these areas should be evaluated in context with the interior of the Fortress and the wall itself. The area in front of the Ganja gate of the Fortress is planned to be reorganized. It is our priority to protect the greenery in the II, III, IVa and IVb areas around the Fortress.

Day-night balance

Social vitality in the Fortress is active only during the daytime. In the evening, the heart of the city closes its doors and the activity here stops. The elimination of this pause will not only increase the variety of activities in the city, but also cause changes in the city's day-night life equation. The fact that the buildings inside the Fortress and the public spaces inside the fortress are only used during the day and closed in the evening cause a huge dead area to be created right in the middle of the city. The fact that the area is closed causes dynamics to pause around it and circulation to watch. The flowing circulation causes the balance of vitality and activity in the city to deteriorate. It is anticipated that the interior of the fortress will also be open to the public in the evening and be kept alive with changing day and night activities.

Archaeological vessel

Another activity that can cause this vitality is the archaeological work to be carried out in the Fortress in the coming years. Archaeological works are welcomed with great interest both by local people and tourists. These activities will revive the Fortress in future works in Ar1, Ar2 and A3. It is aimed to create temporary viewing areas in landscape architecture for visitors to watch these works, which are generally welcomed with great interest, and make them a part of these works carried out in their cities and become a watchdog.

Reuse

Urban regeneration requires to reinvent a space because its form and use are no longer suitable. The landscape project can give shape to a new meaning for an old place; it has no connection with the past, but marks the launch of a brighter future.

General policy

- Increasing accessibility
- Ensuring comfortable circulation
- Responding adequately to changing events at the urban
- Protecting existing green areas
- Creating a parking space according to the needs
- Planning the parking areas in accordance with the visual in the historical texture
- Preserving the infrastructure
- Permanent maintenance and maintenance of the water drainage system

1. Contextual landscape design of the Fortress and surrounding area

2. Content of the Fortress and included structures

3. Parking area & its regulation

4. Restoration and adaptation of historical structures

5. ACTION PLAN

5.6. ADAPTATION OF INAPPROPRIATE STRUCTURES

Inappropriate structures

There are structures in the Site that are opposite to the values and architectural features of the site. The reason why these structures are unsuitable for the environment is changing. The volume, proportion of the building, used materials and architectural style of them are irrelevant for the heritage site. It is necessary to determine in which way these nonconformities hurt the attributes and to make separate plans for each of them. Deconstructing of these structures at the heritage site does not seem like a sustainable solution. If these structures are dismantled, studies should be made to adapt them to the environment. At this point, Infill-Design comes into play. This detailed study, which investigates how these structures will keep up with the historical fabric of Sheki, from a scientific and architectural perspective, guides on how to realize this plan.

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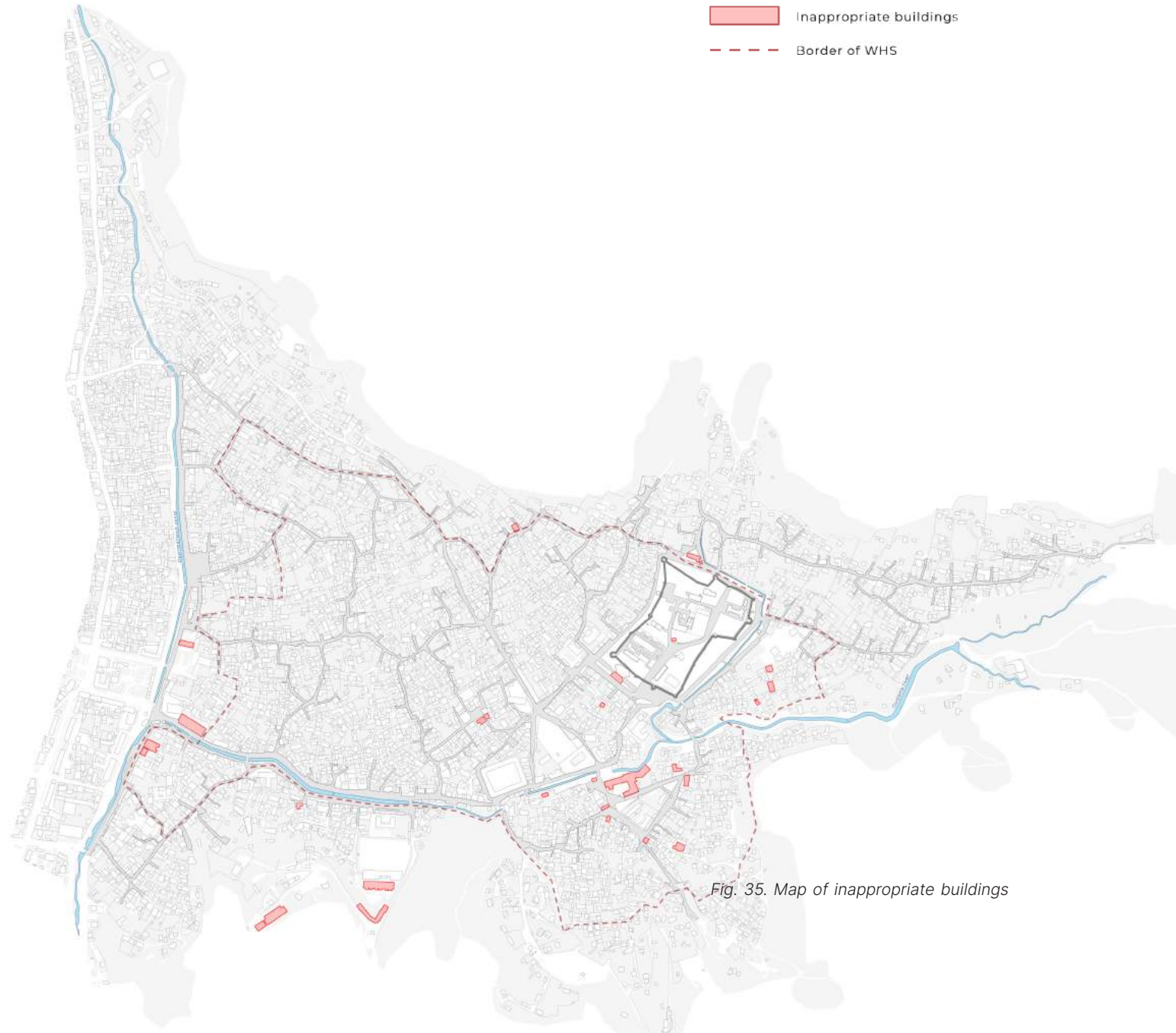


Fig. 35. Map of inappropriate buildings

5. ACTION PLAN

5.7. REUSING OF HALF-RUINED, UNDERUSED AND UNUSED BUILDINGS

Mechanism of implementation

1. Registration of these buildings as monuments
2. The beginning of the initial stage of protection of monuments with the preparation of passports
3. Due to the establishment of the legal regime, the institution has the opportunity to interfere in the fate of these buildings
4. Prevention of illegal and irregular interference and use by locals and entrepreneurs
5. Preparation of initial project designs
6. Discuss and determine the use of projects with the community
7. Development of projects for restoration and use
8. Preparation of appropriate management in the last stage



Fig. 36. Map of restoration and adaptation project

5. ACTION PLAN

5.8. AREAS TO BE INCENTIVIZED FOR SOCIAL DEVELOPMENT

Kimgas (traditional public spaces)

Kimga (jimje in local dialect of Sheki people) is a small public space at the intersection of several roads, often at the border of the mehelle, where mehelle residents congregate. Some kimgas are located right in front of mehelle mosques, bathhouses, or springs. kimgas have preserved its importance till today.

Kimgas has a very important place in the urban structure of Sheki. These Kimgas, which are usually at the intersection of 3-4 roads and the borders of the mehelles, are almost like a gratuity at the urban level. This is because these empty gathering areas not only create a social space for people in their daily lives, but also create a meeting place in emergency situation. These areas, which are an obvious indicator of the vitality of the city, are an ideal place to inform and raise awareness of people. These areas, which cause the rapid spread of news and announcements in the city, form the basis of urban psychology, reveal the strong social ties in the urban, and the locals who gather during the day and especially in the evening and spend their free time with chat and play, also show a nice profile to the city's visitors. This social bond can be used to improve the physical condition of these areas. By improving the physical condition of the Kimgas, the social bond in places can be strengthened where socialization is reduced. The awareness raising is itself a regenerative action. The fact that these actions themselves cause a spatial regeneration again.

The neglect of the squares reduces the desire of people to come together there. At the same time, fewer people gather here cause the places to become increasingly neglected. If we assume that one cannot be considered separately from the other, the positive change we will make to one of these two factors also has a positive effect on the other. It is planned to implement this strategy, which is described as action-reaction. Kimgas are the areas where sharing and interaction with the locals, which is the fourth step of the road map in the Urban Regeneration Plan and which is the most important principle, will take place.

Meydans or squares

Squares also have social and urban significance as important as the Kimgas. It is the priority to improve their physical condition and to preserve their historical context and their spiritual place in the urban. Within the scope of the concept, issues such as adapting the space to the movement of pedestrians, preserving the historical language of the area, and meeting the needs and demands of the users of the space will constitute the main bearing structure of the concept.

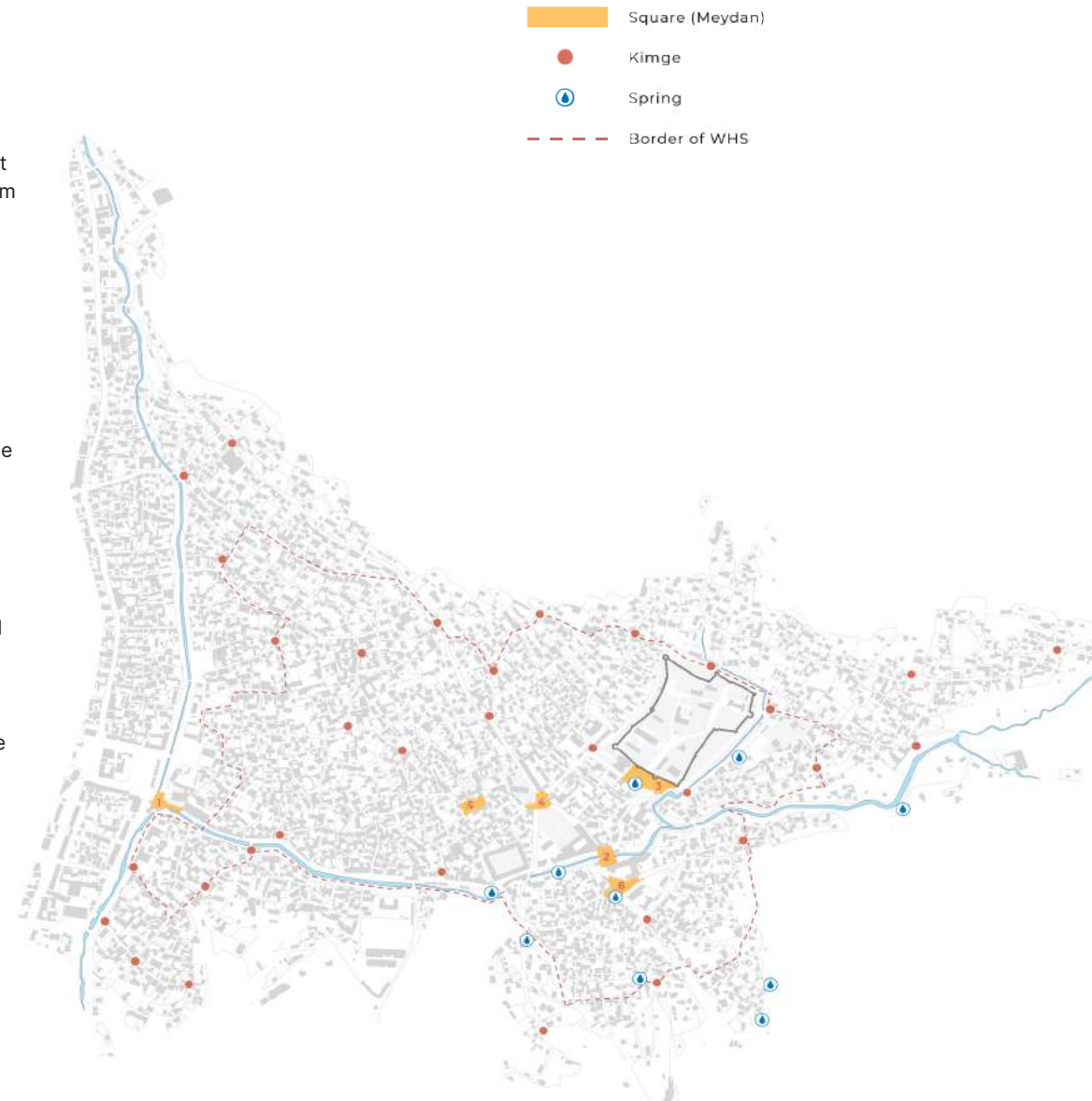


Fig. 37. Public spaces and water system

5. ACTION PLAN

5.9. RESTORATION & ADAPTATION OF HISTORICAL BUILDINGS AND STREETS AS A REGENERATION STRATEGY

Sheki retains most of the significant historical buildings. For the development and regeneration of the historical part of Sheki, it is planned to restore and adapt old abandoned buildings for new functions. As a result, new points of activity concentration will be determined depending on the location and characteristics of currently unused buildings.

Injection strategy

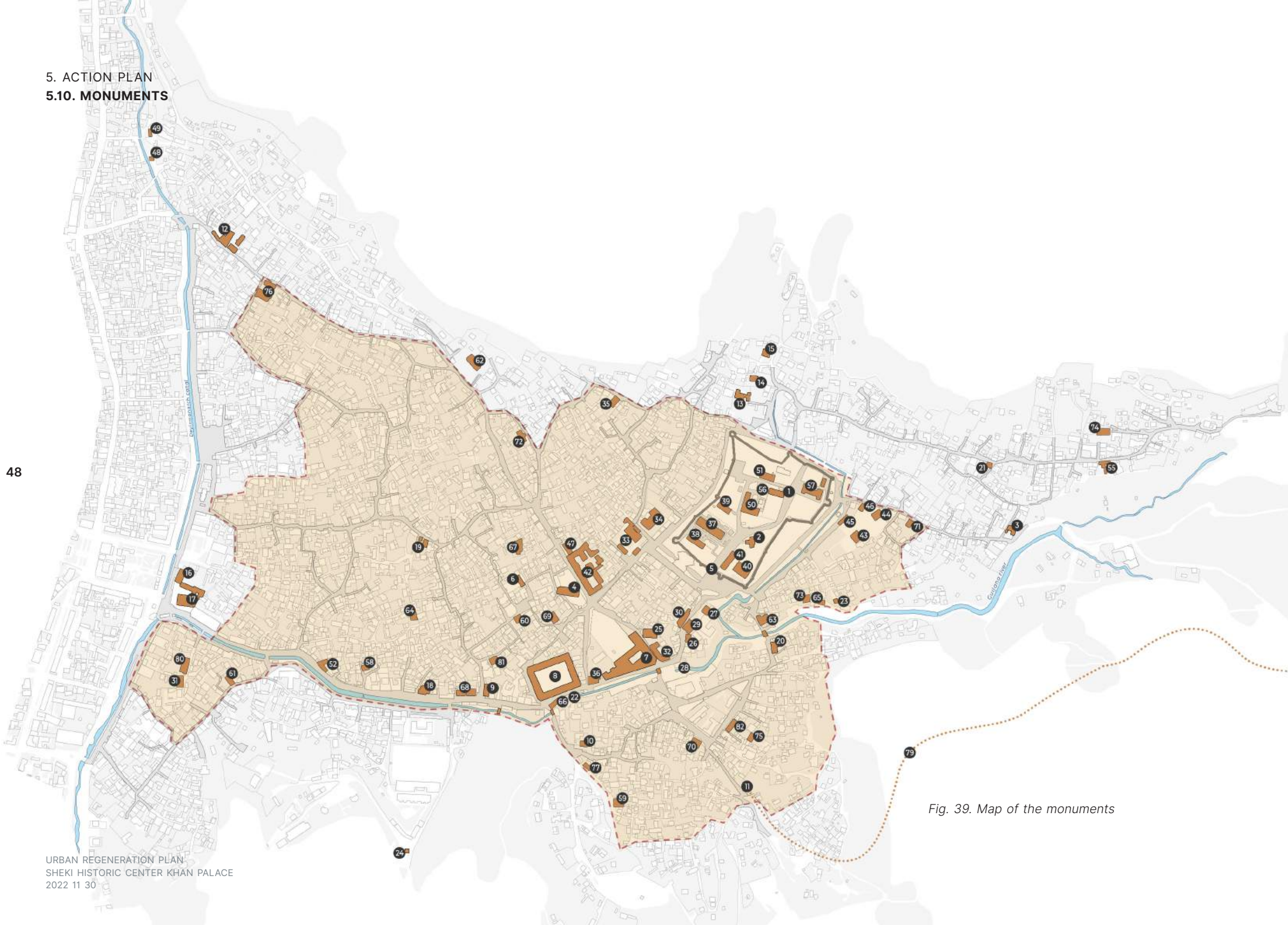
In the urban context, there are urban locations where the overall condition is not satisfactory. This unsatisfactory condition is often related to the appearance of the facade, streets, lighting, open spaces and similar urban elements. Today, many of these open spaces can be found in areas that have been abandoned or are incomplete, degraded, or unsafe. Through small injection operations in the city, the residents of the city will be aware of what it would look like if they themselves became part of this restoration. After this injection it has to be waited to see how the effect is. This pilot project will help to change the entire unkempt condition of the Sheki.

Mutual cooperation with stakeholders is a priority for the State Party. Due to that meetings with stakeholders periodically will be organised.



Fig. 38. Restoration of Upper Caravanserai - 1970s

5. ACTION PLAN
5.10. MONUMENTS



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Fig. 39. Map of the monuments

5. ACTION PLAN

5.10. THE LIST OF THE PROTECTED MONUMENTS

<i>name of the monument</i>	<i>inv.number</i>	<i>name of the monument</i>	<i>inv.number</i>	<i>name of the monument</i>	<i>inv.number</i>
1. Sheki Khan Palace	20	39. Former soldiers laundry	4996-14	77. Abid Mammadov`s house	4996-52
2. The Round Temple	327	40. Former prison 1	4996-15	78. Tajliq water pipeline	4996-53
3. Gilahli mosque Minaret	328	41. Former prison 2	4996-16	79. Haji Hasan water pipeline	4996-54
4. Mosque & cemetery(Khan mosque)	329	42. Silk fabric №3	4996-17	80. Residential house	4996-55
5. Sheki Fortress	330	43. İsmayil Huseynbeyov`s house 1	4996-18	81. M.A.Yahya bey`s house	4996-56
6. Shekikhanovs` House	331	44. İsmayil Huseynbeyov`s house 2	4996-19	82. Shirinovs` house	4996-57
7. Upper Caravanserai	332	45. Mammadali Huseynbeyovs` house 1	4996-20		
8. Lower Caravanserai	333	46. Mammadali Huseynbeyovs` house 2	4996-21		
9. Aghvans` bath	334	47. Abbasqulu Bayramovs` house	4996-22		
10. R.Efendiyev house	4970	48. Watermill №2	4996-23		
11. Tajliq ancient water pipeline	1741	49. Watermill №5	4996-24		
12. Fabric №1	4967	50. Former soldiers dormitory	4996-25		
13. Alijanbekovs` house	4968	51. Former military-administrative building	4996-26		
14. Farkhadbekovs` house	4969	52. Shirin bey`s house 1	4996-27		
15. Z.Efendiyev`s house	4970	53. Shirin bey`s house 2	4996-28		
16. Underground bath	4975	54. Hajiagha Maharramov`s house	4996-29		
17. Juma mosque	4978	55. Bahtiyar Vahabzadeh`s house	4996-30		
18. Omar Efendi mosque	4979	56. Khans palace`s storage	4996-31		
19. The mosque & minaret (Godek minare)	4980	57. Former barracks 3	4996-32		
20. Dere bath	4981	58. Aghashirinov`s house	4996-33		
21. The Minaret	4982	59. Merchant M.I.Mikhayil son`s house	4996-34		
22. Ancient bridges (4)	4996	60. A.B.Efendizadeh`s house	4996-35		
23. M.F.Akhundov`s house	5688	61. H.I.Abdulelimov`s house	4996-36		
24. Monument to the World War II	5690	62. H.M.Hajizadeh`s house	4996-37		
25. Imam Ali mosque	334-1	63. Haji Rzaqulu`s house	4996-38		
26. Dadanovs` trading office (1)	4996-1	64. Merchant Haji Yusif`s house	4996-39		
27. Dadanovs` trading office (2)	4996-2	65. Merchant Haji Zeynalabdin`s house	4996-40		
28. Dadanovs` trading office (3)	4996-3	66. Merchant Hemid Agha`s house	4996-41		
29. Dadanovs` trading office (4)	4996-4	67. Merchant Hemze`s house	4996-42		
30. Dadanovs` trading office (5)	4996-5	68. Merchant İsmayil bey`s house	4996-43		
31. Merchant house	4996-6	69. M.A.Mammadmirza son`s house	4996-44		
32. Zulfuqarov`s madrasa	4996-7	70. Mulayim Qamza`s house	4996-45		
33. Zulfuqarov`s house	4996-8	71. Samadovs` house	4996-46		
34. Mammad S.Aliyev`s house 1	4996-9	72. Merchant Haji Suleyman`s house	4996-47		
35. Mammad S.Aliyev`s house 2	4996-10	73. Merchant İsa Zeynalov`s house	4996-48		
36. Mammad S.Aliyev`s trading office	4996-11	74. Aghabeyov`s house	4996-49		
37. Former barracks 1(Historical museum)	4996-12	75. Gulnar Nasibov`s house	4996-50		
38. Former barracks 2(Art gallery)	4996-13	76. H.Qadir & H.Mammadov brothers` house house	4996-51		

5. ACTION PLAN

5.11. URBAN PROTECTION ZONE AND REGULATION

Protection zones and system

Much work has been done in a short period (see report appendices) regarding the heritage conservation after the inscription of “Yukhari Bash” National Historical and Architectural Reserve on the UNESCO World Heritage List. At the same time, many fundamental issues have been identified, which are being addressed. The process of monitoring, documentation, project design and implementation regarding the public buildings and spaces is actively carried out by the State Tourism Agency of the Republic of Azerbaijan (STA) (see details in appendices). At the present stage, the priority is given to the registration, documentation, and improving legislative mechanisms regarding the conservation issues in the world heritage site.

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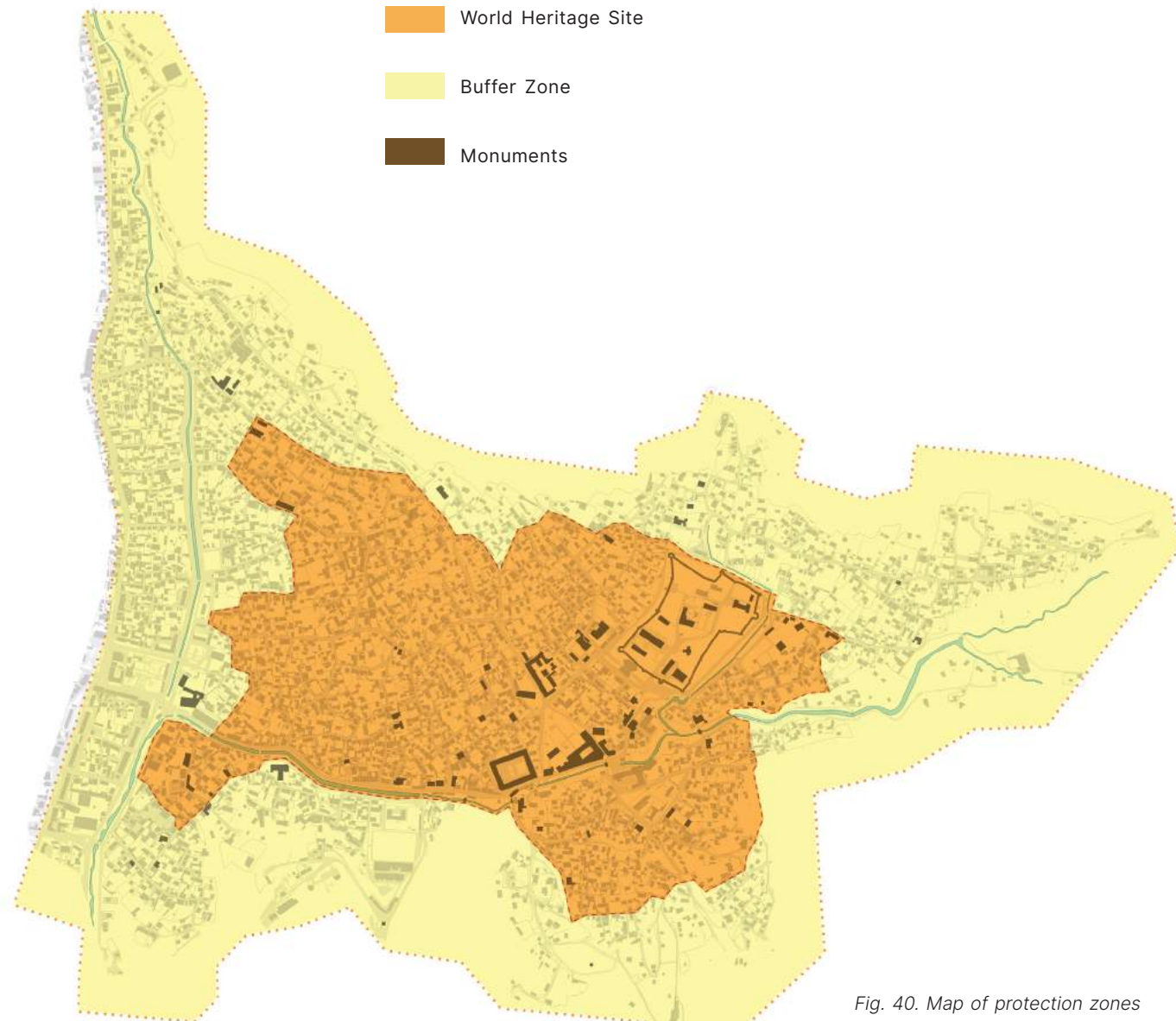


Fig. 40. Map of protection zones

World Heritage Site¹

Currently, construction and restoration works in the reserve area are regulated following the Restoration Manual and Infill Design Manual. Submitted projects for new constructions in the area are reviewed by the architects of RMC who check the compliance of the project with guidelines, based on which a decision is made to allow or reject construction. Due to its tourism attractions, the RMC receives many project proposals for new constructions from the locals. Permits for small-scale construction are issued by Sheki City Executive Authority (Sheki Mayor) according to the guidelines set in the Construction Code of the Republic of Azerbaijan. According to the local legislation, the projects sent to the Sheki Mayor is directed to the STA for approval. Reserve Management Center (RMC) under the STA is a relevant body dealing with these issues. Consequently, the projects are reviewed by RMC architects and updated accordingly if needed. Building density is regulated by the Construction Code of the Republic of Azerbaijan. In accordance with the Construction Code, construction can hold up to 60% and auxiliary buildings (e.g., garages, summer kitchens, storage areas, sheds, WC, etc.) up to 20% percent of the total area.

Overall, any modifications and additions to buildings damaging the HUL, monuments, and other elements of historical and cultural heritage are prohibited in the WHS area. If such cases are detected, the Reserve requires a ban on the activity with a letter of justification.

Buffer zone

The restoration is regulated according to the Restoration Manual and Infill Design Manual. The conservation policy applied to World Heritage Site is same and its buffer zone are regulated by the local legislation.

Permission for the construction projects that are carried out in the public green areas (bushes and grass areas) and public parks in the historical part of Sheki is issued by the Sheki City Executive Authority with the Ministry of Ecology and Natural Resources, and RMC.

Conservation policy applied to the Buffer Zone is the same as that of the World Heritage Site.

Monuments

Currently, there are 73 architectural monuments in Reserve area. These buildings are protected as architectural monuments with the Decision of the Cabinet of Ministers of the Republic of Azerbaijan date on 2 August 2001 No. 132 on approving the distribution of immovable historical and cultural monuments taken under state protection in the territory of the Republic of Azerbaijan according to their degree of importance.

The STA orders the restoration and conservation projects of many registered monuments as substantial amount of these monuments are under STA balance. This is because a significant part of these monuments is under the STA balance. This allows applying easy and flexible control mechanisms for the development, and subsequent implementation of these projects.

Public Spaces

Public spaces are a part of the HUL and comprise a unity of the traditional architectural fabric of the site with the nature. The natural frame of the historical part is determined by the surrounding natural forest area, public gardens, shrubs zones, Gurjana river and Deyirmenarkh canals. Protection and regeneration of the mentioned areas and other public spaces are regulated by the plans and strategies presented in this document . To regulate public space projects, the Restoration Manual, Conservation Master Plan and other important documents that shape the traditional urban environment are taken as a basis.

Monuments are periodically monitored and documented by the Reserve specialists and appropriate reports are submitted to RMC. The ongoing construction/restoration projects are inspected regularly (every day) by the Reserve specialists, and the relevant reports are prepared. In case of any irrelevancy with the design project, the construction is halted, and if the problem can be fixed, it is done according to the Restoration Manual at place. In case of serious noncompliance, the issues are brought up for discussion by RMC specialists and relevant decisions are adopted.

The practice of allocating funds from the state budget for the restoration and conservation of monuments is widely applied in Azerbaijan. This practice reinforces the conservation of the cultural heritage significantly. If the original use of the monuments is not possible, their relevant adaptation is incentivized. Thus, restored buildings under STA management are used for the relevant purposes in the cultural heritage site (museums, administrative building of the reserve, etc.) or given for a rent for appropriate use. The responsibility for maintaining the monument building provided for rent is reflected in the contract as an obligation of the tenant.

¹ The question of changing the boundaries of the WHS can be reconsidered after the inventory and assessment of cultural heritage elements in the WHS and buffer zone area

5. ACTION PLAN

5.12. REVITALIZATION OF THE TRADITIONAL NATURE-HUMAN INTERACTION

Revitalization of gardens

One of the main reasons for the inclusion of Sheki in the UNESCO World Heritage List is the gardens in private yards. What measures would you suggest to maintain gardens in private yards? The answers to the question were unequivocally supportive. The majority of respondents (78) consider it is important to register these gardens as a special object and to encourage the garden owner to protect the garden by various means. The idea is to register the gardens as a special urban part and after this process to use it as main tourist destination.

It is proposed that these gardens can also offer local products to tourists. The remaining respondents also believe that the protection of gardens is very important, and it is important to impose strict restrictions on this protection. The basis of these restriction is the suspension of construction of new buildings in the garden areas. Only 12 respondents believe that most of the gardens are privately owned and can be used by the owner as s/he wishes. The way to preserve the cultivated fields and ensure that they are actively used traditionally is to add superior value to the garden products.

The surveys and studies that have been done show that the locals also have a interest for this business. Therefore, they need mentoring from the government for them to be well trained and supported. With the innovative approach of ABAD (Support for Family Business), it will be an institution that can be their guideline in this regard. ABAD is a public legal entity run by the State Agency for Public Service and Social Innovations under the President of the Republic of Azerbaijan since 2016. "ABAD" centres implement assistance projects for family businesses engaged in applied arts and agriculture.

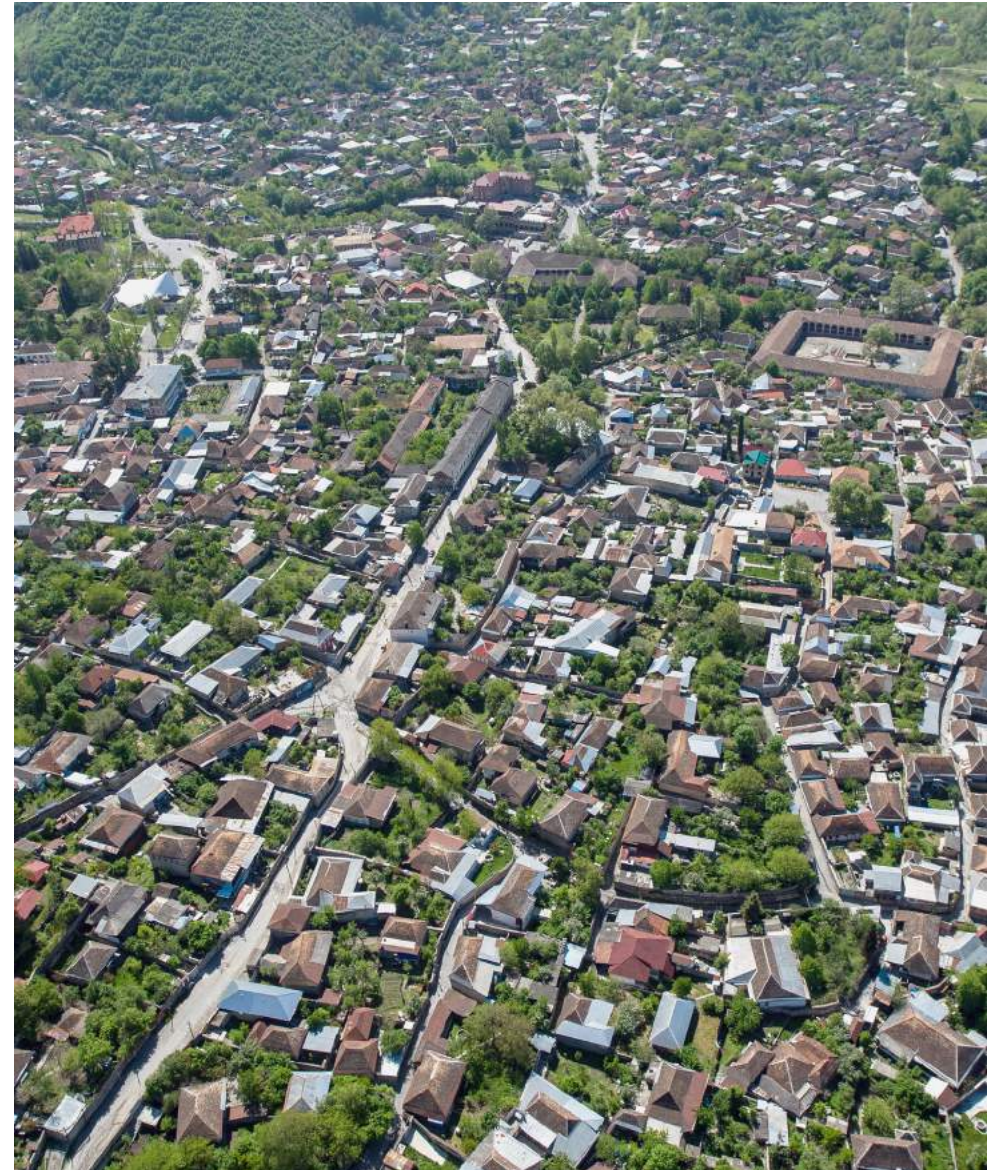


Fig. 41. Birdview of Khoyski street

5. ACTION PLAN

5.12. REVITALIZATION OF THE TRADITIONAL NATURE-HUMAN INTERACTION

Protection of forest

People are interested in the development of tourism, but in many cases do not know how to organize it. Locals also believe that comprehensive efforts should be made to develop tourism in the city of Sheki and its environs, and better conditions should be created for tourists.

Everyday life and crafts developed in Sheki were closely connected with the environment. Valuable plant products, water, clay, etc. taken from the area had a significant impact on the formation of crafts in the city of Sheki and seriously entered the life of the local population.

Besides, traditional meals cooked in Sheki restaurants are still prepared with special organic foods from the surrounding forests. The locals of this city are well aware of how important it is to protect the surrounding forest. After the interviews and conversations with the locals, it was determined that the only way to protect the surrounding forests is to ensure their controlled use and to add value to them, taking into account their wishes and proposals. Therefore, controlled walking routes have been prepared by DMO, the institution of the State Tourism Agency. To support camping and nature tourism in forests, controlled and supervised areas have been determined for the camp. In this way, unauthorized camping and mountaineering in the forest from harming the plant kingdom and natural resources of forests must be avoided. Forests is an integral part of tourism. Continuous collaboration with locals in the forestry work will lead to the right strategic goals.

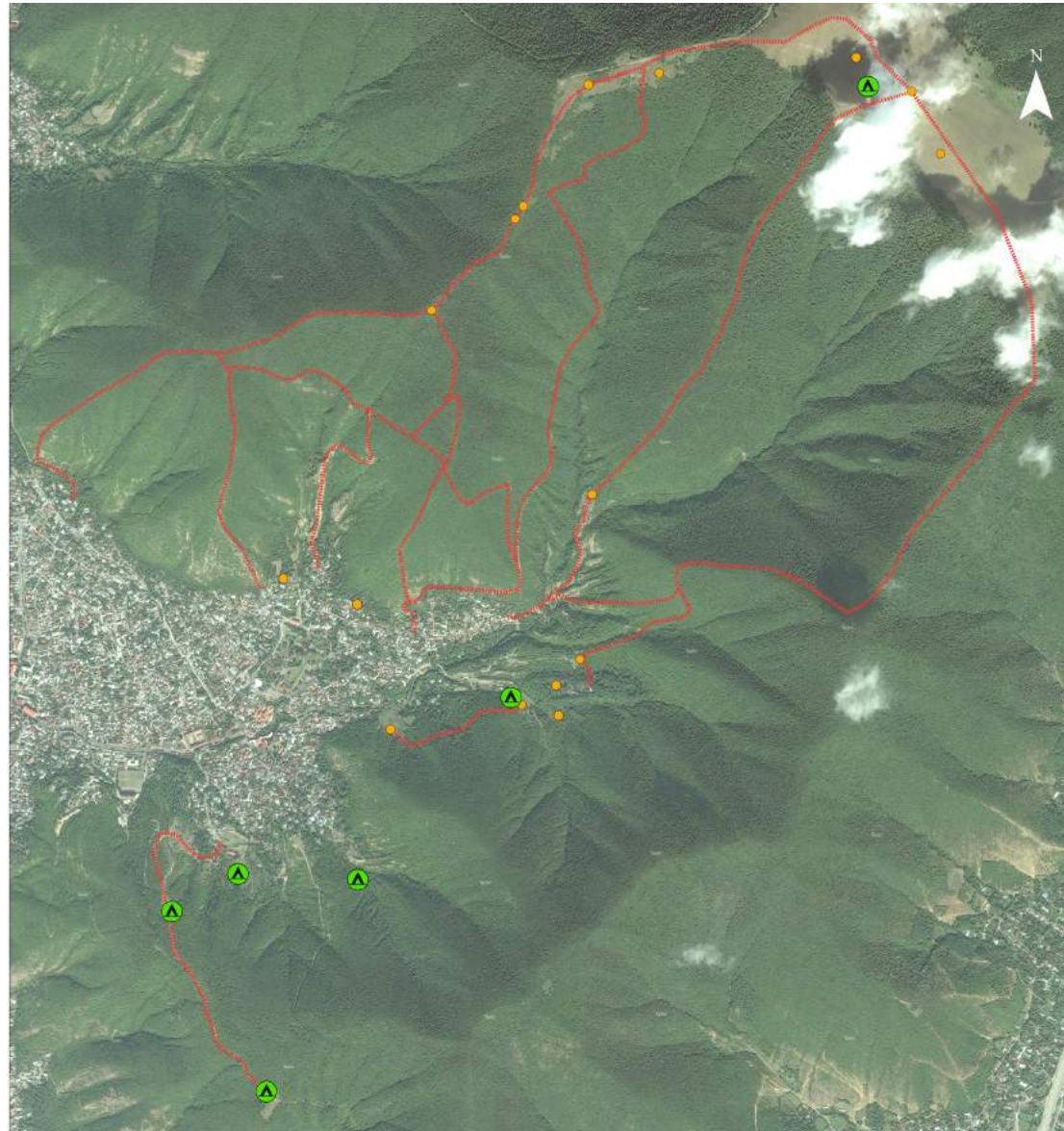


Fig. 42. Hiking routes and camping points

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Fragment of interior wall paintings and bukhara in Shekikhanovs' Palace

