

Madrasah Muhammed Rahim Khan II © Ko Hon Chiu Vincent, UNESCO

# “ITCHAN KALA” UZBEKISTAN

## STATE OF CONSERVATION REPORT 2020

30 April 2020

# STATE OF CONSERVATION REPORT BY THE STATE PARTY (UZBEKISTAN) “ITCHAN KALA” (ref. 543)

In response to the letter (ref. CLT/WHC/APA/FJ/NH/20/008) of 5 February 2020 by World Heritage Centre addressed to the Permanent Delegation of Uzbekistan to UNESCO

## Introduction

In 1967, Itchan Kala, the historic inner-city of Khiva, was granted the legal status of the State Architectural and Historic Reserve (Resolution no. 61) of the Council of Ministers of the Uzbek SSR. Since 1969, Itchan Kala is a museum and reserve. In 1990, “Itchan Kala” has been inscribed on the World Heritage List, according to criteria (iii), (iv) and (v).

The Retrospective Statement of Outstanding Universal Value of the property has been adopted in 2013. The boundaries of the property have been clarified in 2012, in response to the Retrospective Inventory. There is no buffer zone legally established for this property yet. A proposal for the creation of a buffer zone of 282ha has been submitted to the World Heritage Centre for examination by the World Heritage Committee in 2016, but the proposal was referred back (Decision 40COM 8B.42) to allow the State Party to “clarify the management arrangements and measures in place within the buffer zone”, and “consider establishing specific management and protection policies and mechanisms that ensure that the Outstanding Universal Value of this property is given primary importance in urban development approvals within the buffer zone.”

This State of Conservation report was required by the World Heritage Centre following correspondences since 2016 and recently (ref. CTL/WHC/APA/19/061 dated 25 April 2019, CLT/WHC/APA/19/255 dated 3 December 2019, and CLT/WHC/APA/FJ/NH/20/008 of 5 February 2020 and CLT/WHC/APA/FJ/NH/20/054 of 29 April 2020), which raised issues related mainly to the conversion of Madrassah Muhammad Rahim Khan II, located in the core zone of Itchan Kala, and the large-scale construction work said to be underway in Itchan Kala and Dishan Kala. The World Heritage Centre and ICOMOS considered that it would be appropriate that the World Heritage Committee examine the state of conservation of Itchan Kala at its 44<sup>th</sup> session. In particular, it was required to provide “specific references to the progress on the management framework, ongoing or planned infrastructure development, measures concerning tourism, as well as the recommendations of the ICOMOS advisory mission conducted in April 2018”.

Taking note of this request, the administration of Itchan Kala, together with the Department of Cultural Heritage of Khorezm Region, and the Department of UNESCO Affairs of the Ministry of Culture prepared the necessary information required in the above-mentioned letter and reports the following:

## ***I. Executive Summary of the Report***

### **1. Conversion of Madrassah Muhammad Rahim Khan II**

For the reutilization of this monument, the Khorezm Regional Department of Cultural Heritage followed the 1964 Venice Charter, which states that the societal use of historic monuments is “desirable, but it must not change the lay-out or decoration of the building”.

The adaptive reuse projects currently under implementation in Muhammad Rahim Khan II madrasa concern: (1) the improvement of the existing museum in order to enhance the visitation experience, and (2) the adaptive reuse of the former students’ dormitories into a tourist accommodation

including a breakfast and refreshments area. These two project proposals followed the principles outlined in the international guidance mentioned above, in the sense that:

- A contemporary use has been found for a historic monument that has lost its original function.
- The interventions privileged the preservation of this important architectural ensemble, thus no change to the facades, layout or decoration has been made. The former learning and prayer hall was used as a museum in the last 25 years and it will continue to be a museum, while the area of the former students' dormitories will be used as a tourism accommodation. The interventions are thus compatible with the original function, minimal and reversible.
- In the hotel area, the adaptive intervention did not require any change in the morphology of the building as they concerned only the interiors of the former students' dormitories and the replacement of their old toilets of the XIXth century with modern bathrooms. The necessary sewage and water piping works were preceded by thorough archeological investigations and special precautions have been taken during implementation, including also emergency measures in case of unexpected discoveries.
- The internal facades of the students' cells arranged around the main open courtyard, have been kept intact. The old carved doors are maintained in place, and no mechanical device is placed on façades in order to prevent a detrimental visual impact. The original brick paving of the courtyard and the green space have been maintained as such.
- Finally, the original structure and layout as well as the stone pavement of the prayer hall have been fully preserved.

The two reuse proposals have been presented to, discussed onsite and endorsed by UNESCO Tashkent Office. No objections have been made with respect to these projects.

## **2. Progress on the management framework**

In 2015, the Principle Department on Preservation and Utilization of Cultural Heritage Properties (now, Department of Cultural Heritage) with the support from UNESCO Tashkent Office and the World Heritage Centre, developed a GIS database of all buildings and structures of Itchan Kala based on background information, plot-by-plot surveys, and interviews. This information database enabled and facilitated the development of a Management Plan for the property. Conjointly, a series of training sessions on the conservation and management of World Heritage properties have been carried out for site managers and decision-makers.

The Management Plan for Itchan Kala World Heritage Property 2020-2025 has been developed over the last five years through a wide consultative process. The previous draft versions of this plan have been successively discussed, reviewed and completed and a final draft, agreed by the stakeholders and the concerned community, is now completed and will be submitted to the World Heritage Centre for review by ICOMOS. After its acceptance by ICOMOS, the Management Plan will be submitted for approval by the Cabinet of Ministers and become a legal document.

The Khorezm Regional Department of Cultural Heritage is very active and ensures the management of the property in a satisfactory manner. In order to increase the management effectiveness, the team has been supplemented with an additional new staff: the post of Chief Specialist for the Protection of Historical and Cultural Zones has been created and filled, as a first step towards the creation of a special office, the "Itchan Kala World Heritage Management Unit".

## **3. Ongoing or planned infrastructure development**

In order to improve the railway services in Western Uzbekistan, the existing railway linking Bukhara to Khiva has been electrified. This allowed the extension of the high-speed rail line connecting Tashkent-Samarkand-Bukhara, up to Khiva, improving thereby the access to Khiva and its attractiveness as a tourism destination. Conjointly, a new train station has been built next to the tourist zone and its promenade outside Dishan Kala (the proposed buffer zone).

Regarding the road network, all plans for street widening and demolition of houses connected to it within Ichan Kala and Dishan Kala have been abandoned. Inside Itchan Kala, the surfacing of existing streets has been gradually upgraded using in majority natural stone and outdoor furniture has been provided in the vicinity of major monuments. Moreover, a number of public green spaces for the use of residents and visitors have been created, while upgrading of electricity, gas, sewage and water supply networks in residential areas is steadily progressing.

#### **4. New development within Itchan Kala**

Several traditional houses in Ichan Kala have collapsed because of severe termite infestation or have been demolished due to their dilapidated condition and safety concerns. They have been replaced with new buildings for residential or tourism purposes. These redeveloped properties respected the prevailing low height of traditional houses in Itchan Kala, of one or maximum two floors, and used earth as building material or finishing, wooden doors and window frames, as to better integrate the historic environment. There is no other new development activity taking currently place in Ichan Kala.

#### **5. New development within Dishan Kala**

In 2013, two large urban areas of Dishan Kala - Mevaston and Yangiturmush *mahallas* - have been demolished because of massive termite infestation. These areas remained unbuilt and any new development in these areas is halted until a new Project of Detailed Planning (PDP) is completed in accordance with the recommendations of the ICOMOS Advisory mission report of 2018.

Also, the construction works on the promenade linking Koy Darvaza and Palvan Darvaza have been halted. However, outside Dishan Kala, the promenade between the new train station and Koy Darvaza has been completed. This area dedicated to tourism and entertainment is situated within the wider setting of the property. Therefore, its architecture respects the low scale building heights of Dishan Kala and Itchan Kala and integrates elements from traditional vocabulary in a contemporary design.

A new PDP and a new Master plan for Khiva are currently under preparation. Both planning documents adopted the innovative approach and principles of the UNESCO Recommendation on the Historic Urban Landscape (2011).

#### **6. Tourism Development**

The local and regional authorities have taken a series of measures to control tourism development and protect the OUV of the World Heritage property including authenticity and integrity. Among them are the provision of specific and detailed guidance for the development of tourism-related project proposals and the requirement to prepare Heritage Impact Assessments for them.

Also, a Destination Management Plan for Khiva is currently under preparation. In February 2020, UNESCO Tashkent Office in partnership with Khiva municipality organized a workshop to develop a strategy for sustainable tourism in Khiva, in the framework of the joint UNESCO-EU project "Afghanistan, Central Asia and Iran – Common Heritage along the Silk Roads and corridors to and from Europe". This strategic document will guide the coordination and investment in priority actions needed to grow the tourism industry in a sustainable and inclusive manner and will strengthen the contribution of culture to sustainable development. A first draft version of this plan is already available.

#### **7. Implementation of the 2018 ICOMOS Advisory Mission recommendations**

In order to address the management deficiencies identified by the 2018 ICOMOS Advisory Mission, the State Party took a series of important measures for strengthening the cultural heritage protection, for improving the conservation and management systems, urban planning tools and capacity-building, as follows:

- Enhancement of the legal framework in the field of protection and conservation of national and World Cultural Heritage

Considerable efforts have been made by the State Party since 2018 to strengthen the national legislation, and harmonize the national laws, bylaws, and regulations with the provisions of the World Heritage Convention and the Operational Guidelines. These include the following laws and decrees:

- Decree of the Cabinet of Ministers of the Republic of Uzbekistan dated December 20, 2019 No. 1021 “On approval of the Regulation on licensing activities for the preservation of tangible cultural heritage”.
  - Decree of the Cabinet of Ministers of the Republic of Uzbekistan dated October 18, 2019 No. 881 “On approval of the Regulation on the procedure for the use of objects of tangible cultural heritage”.
  - Law of the Republic of Uzbekistan dated August 30, 2019 No. 560 “On Amendments and Additions to Some Legislative Acts of the Republic of Uzbekistan in Connection with the Enhanced Protection of the Intangible Cultural Heritage”.
  - Resolution of the Cabinet of Ministers of the Republic of Uzbekistan dated March 30, 2019 No. 265 “On the organization of activities of the Department of Cultural Heritage under the Ministry of Culture of the Republic of Uzbekistan and the approval of certain regulatory legal acts on the protection and use of objects of material and cultural heritage”;
  - Decree No.4068 dated December 19, 2018, issued by the President of the Republic of Uzbekistan, in relation to strengthening the protection, management and expansion of tangible and intangible cultural heritage.
  - Decree of the Cabinet of Ministers of the Republic of Uzbekistan dated June 9, 2018 on the protection of the territory included in the UNESCO World Heritage List, which was given the status of “Territory under Special Protection” (No. 435).
  - Decree of the President of the Republic of Uzbekistan on measures to preserve the objects of cultural and archaeological heritage, adopted on January 16, 2018.
- Improvement/reorganization of the national system of protection, conservation and management of cultural heritage

As recommended by the 2018 ICOMOS Advisory Mission, a Cultural Heritage Committee under the Cabinet of Ministers has been established at national level, which is responsible for the protection, conservation and management of World Heritage properties within the Republic of Uzbekistan.

The Heritage Impact Assessments (HIAs) are now mandatory for projects and programmes related to conservation, restoration, reconstruction, renovation, new construction, and urban and tourism development within World Heritage properties of Uzbekistan. The International Institute for Central Asian Studies (IICAS), a UNESCO Category II Centre based in Samarkand, is the main independent expert body for preparing HIAs.

The re-establishment of the former national scientific-research Cultural Heritage Conservation Institute is under study for several years and a working group within the Ministry of Culture, involving also academia and conservation professionals meets regularly to define its future mission, structure, statutory requirements and budget.

The Scientific and Methodological Council of the Department of Cultural Heritage (former Board of Monuments) has been reinforced by including national heritage experts and a regular procedure of reviewing projects and programmes regarding conservation, new construction, and urban and tourism development within World Heritage properties has been established.

Some capacity building initiatives mainly focused on documentation and survey of monuments took place in Itchan Kala, organized by UNESCO Tashkent Office or IICAS. Specific training in building conservation for conservation professionals and in management of historic urban landscapes for site

managers is further necessary. The Ministry of Culture is preparing a training proposal on these topics to seek financial support from the World Heritage Centre.

Furthermore, an International Advisory Board on World Heritage properties consisting of international and national experts has been established in order to provide the central and local authorities comprehensive advice on protection, conservation and management, legislation issues, on projects and plans for historic cities.

- *Halting the implementation of the Project of Detailed Planning (PDP)*

The further implementation of the construction and demolition works proposed by the PDP in Dishan Kala, in particular the segment of the pedestrianized alley between Koy Darvaza and Palvan Darvaza, has been halted until a new PDP is approved by the Cabinet of Ministers.

The preparation of a new PDP is in progress and a series of drafts have already been prepared and discussed. The new PDP will follow the detailed planning approach provided by the ICOMOS Advisory Mission and adopt the HUL Recommendation (UNESCO, 2011). An independent HIA of the revised project, once completed, will be submitted to the World Heritage Centre for review by the Advisory Bodies. The World Heritage Centre is assisting the State Party in this project.

- *Improving the management of the property*

The Ministry of Culture is currently working on the establishment of World Heritage management offices within the Regional Departments for Cultural Heritage for all the World Heritage sites of Uzbekistan. The Itchan Kala Management Unit, to be set up by the end of 2020, will implement the Management Plan and provide on-site protection, conservation, and management of the property.

Together with other ministries concerned, the Ministry of Culture is examining the modalities of amending the existing relevant laws as to include specific urban planning regulations for all the World Heritage cities of Uzbekistan - including Itchan Kala - and their buffer zones. Meanwhile, guidelines are being prepared for Itchan Kala and its proposed buffer zone, as a complementary document to the Management Plan.

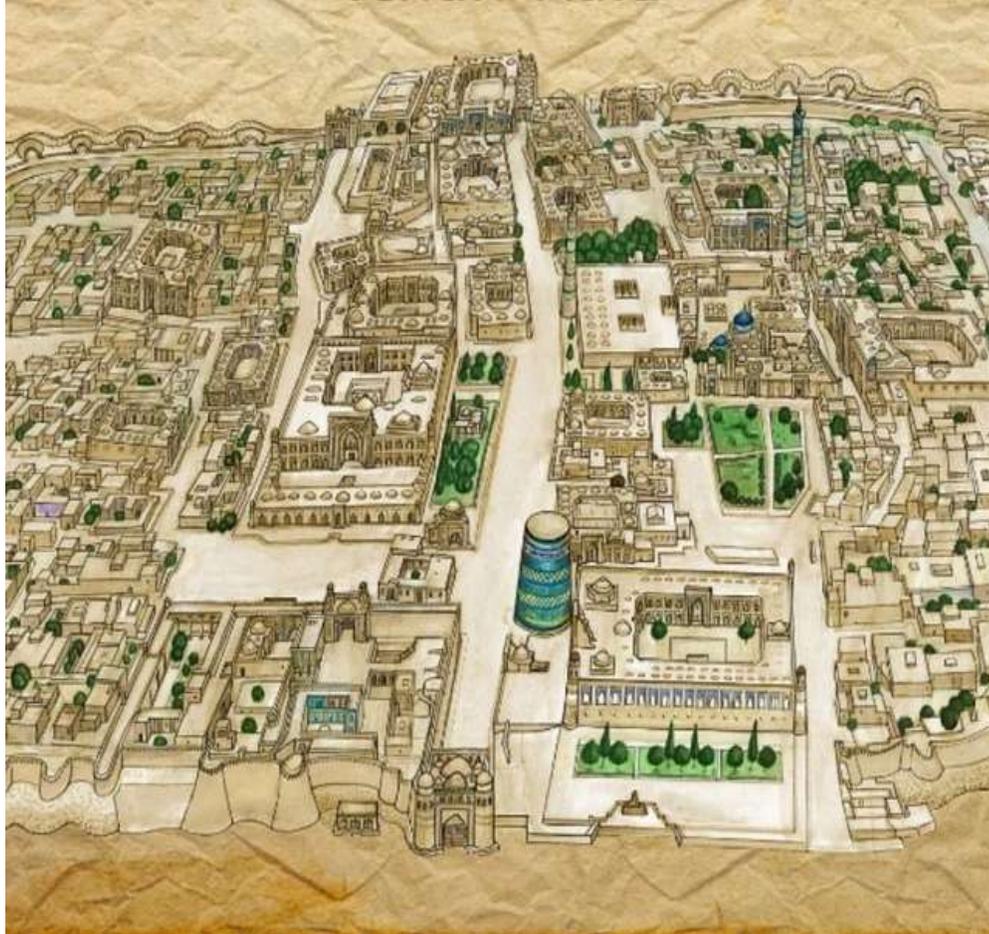
The progress in preparation, approval and operationalization of the Management Plan has been discussed in point 2 above. The integration of the Management Plan into the PDP and Master Plan of Khiva is conditioned by the review of these planning documents, currently in progress.

As part of the management planning process, the boundaries of the property have been clarified and a buffer zone has been identified. The buffer zone proposal has been submitted for examination by the World Heritage Committee in 2016, but the proposal was referred back (Decision 40COM 8B.42). This proposal is now pending until the finalization and approval of the reviewed Project of Detailed Planning (PDP), which will clarify the management arrangements for the proposed buffer zone.

## **Conclusion**

The 2018 ICOMOS Advisory Mission provided very valuable and detailed recommendations. The State Party implemented most of them and will further finalize the projects and activities that are in progress or planned in collaboration with the World Heritage Centre and UNESCO Tashkent Office.

Therefore, the State Party of Uzbekistan considers that it is not necessary to examine the state of conservation of Itchan Kala at the 44<sup>th</sup> session of the World Heritage Committee, or to invite a Reactive Monitoring Mission to Khiva, as suggested by the World Heritage Centre and ICOMOS.



**ITCHAN-KALA**  
**WORLD HERITAGE PROPERTY (Ref. 543), UZBEKISTAN**  
**STATE OF CONSERVATION REPORT**  
**(2020)**

Khiva-Tashkent, 9 January 2021

## ITCHAN KALA (UZBEKISTAN) (Ref: 543)

### STATE OF CONSERVATION REPORT BY THE STATE PARTY

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(in compliance with Paragraph 169 of the *Operational Guidelines*)

#### Identification

The World Heritage property of Itchan Kala is the historic inner-city of Khiva, Khorezm region, Uzbekistan.

State Party: Uzbekistan

Geographical coordinates: N41 22 41.117 E60 21 36.911

Date of inscription: 1990

Criteria: (iii)(iv)(v)

Property: 37.5 ha

Ref: 543

#### Introduction

In 1967, Itchan Kala, the historic inner-city of Khiva, was granted the legal status of the State Architectural and Historic Reserve (Resolution no. 61) of the Council of Ministers of the Uzbek SSR. Since 1969, Itchan Kala is a museum and reserve.

In 1990, "Itchan Kala" has been inscribed on the World Heritage List, according to criteria (iii), (iv) and (v). The Retrospective Statement of Outstanding Universal Value of the property has been adopted in 2013 (Decision: 37COM 8E). The boundaries of the property have been clarified in 2012, in response to the Retrospective Inventory. However, there is no buffer zone legally established for this property yet. A proposal for the creation of a buffer zone of 282 ha has been submitted to the World Heritage Centre for examination by the World Heritage Committee in 2016. The proposal was referred back (Decision: 40COM 8B.42) to allow the State Party to "*clarify the management arrangements and measures in place within the buffer zone*", and "*consider establishing specific management and protection policies and mechanisms that ensure that the Outstanding Universal Value of this property is given primary importance in urban development approvals within the buffer zone.*"

This State of Conservation report was required by the World Heritage Centre following correspondences since 2016 and recently (ref. CTL/WHC/APA/19/061 dated 25 April 2019, CLT/WHC/APA/19/255 dated 3 December 2019, and CLT/WHC/APA/FJ/NH/20/008 dated 5 February 2020 and CLT/WHC/APA/FJ/NH/20/054 dated 29 April 2020). These letters raised issues related mainly to the demolitions and subsequent redevelopment said to be underway in Dishan Kala, and to a lesser extent, in Itchan Kala. Also, concerns were raised about the conversion of Madrassah Muhammad Rahim Khan II, located in the core zone of Itchan Kala. In particular, it was required to provide "*specific references to the progress on the management framework, ongoing or planned infrastructure development, measures concerning tourism, as well as the recommendations of the ICOMOS advisory mission conducted in April 2018*".

The World Heritage Centre and ICOMOS considered that it would be appropriate that the World Heritage Committee examine the state of conservation of Itchan Kala at its 44<sup>th</sup> session. At the 44th session held online on 2 November 2020, it was decided that the state of conservation

reports will be examined at the 44<sup>th</sup> extended session of the World Heritage Committee, to be held in June/July 2021 in Fuzhou, China.

The SOC Report prepared for the year 2019, submitted to UNESCO in May 2020, addressed all the points raised by the above-mentioned letters and the recommendations of the ICOMOS Advisory Mission of 2018. The current report, for the year 2020, informs about the progress made in the implementation of the above-mentioned recommendations, the conservation works undertaken in 2020 as well as the new development planned for both Itchan Kala and Dishan Kala.

The organization responsible for the preparation of the State of Conservation Report for Itchan Kala is the Khorezm Regional Department of Cultural Heritage, the regional branch of the Department of Cultural Heritage under the Ministry of Culture of the Republic of Uzbekistan.

## **1. Executive Summary of the report**

Detailed information about implementation of the recommendations of the ICOMOS Advisory Mission of 2018 has been provided in the previous report on the state of conservation for the year 2019. All activities and projects addressing these recommendations are in progress.

In the latest decision regarding Itchan Kala (Decision: CONF 201 V.B.68) dated 1998, the Bureau expressed concern over the development projects within the property, and urged the State Party to give special attention to the upgrading of street surfacing and furniture in the vicinity of the major monuments, and to the control over non-listed buildings in the historic centre.

In the last two decennia, all the streets surrounding the monuments have been paved with natural stone and the urban furniture has been upgraded. The team of the Khorezm Regional Department of Cultural Heritage (KRDCH) is working now on the improvement of the public spaces, including public lighting, landscaping, signage. The paving of streets in the residential neighborhood have been gradually implemented together with provision of public utilities. This program phase, which is still in progress, is close to completion. However, only few households are connected to the public networks of water supply and sewerage sanitation. The municipal authorities planned to modernize the water supply, sanitation, gas and electricity networks and to connect all the households to these services. As regards the control over non-listed buildings in the historic centre, there are tangible signs of significant improvement. A great number of ancient khivan houses have been rehabilitated using traditional materials and techniques, while those that were in an advanced state of disrepair have been demolished and rebuilt. The great majority of new buildings respected the same size, height, and materials as the original buildings.

Due to the recent accelerated development of tourism and the increased need for tourism facilities, most of these new buildings are used for tourism purposes, while old buildings, including listed monuments (madrasahs), are turned into hotels or guest-houses. In order to manage these changes, it is planned to limit the number and size of tourism facilities within Itchan Kala and develop them in Dishan Kala in order to avoid tourism over-development and prevent the residents to move out of the inner-city.

Both monuments and residential fabric are affected by erosion, structural damp and salinity. Termites remain also a major threat to the attributes conveying OUV. They caused irreversible damage to several houses in Itchan Kala and to entire historic neighborhoods in Dishan Kala, that led ultimately to their demolition. These territories remained unbuilt until today, but plans for their reconstruction and the overall regeneration of Dishan Kala are underway.

Today, the overall state of conservation of architectural monuments is good and their integrity and authenticity is well maintained. A series of restoration projects have been completed lately, including the exemplary restoration of Amir Tura Madrasah and of the Hassan Murad Kushbegi Mosque - both from the 18<sup>th</sup> century - by a team of experts from the Chinese Academy of Cultural Heritage. In 2020, an appropriate, compatible cultural and educational use has been found for the restored madrasa: a Museum of Martial Arts and a seasonal school for restorers, while the mosque will continue to serve its original function. Some new restoration projects are currently being undertaken, such as the restoration of Bongboli mosque (19<sup>th</sup> century), undertaken under the supervision of UNESCO Office in Tashkent. Other conservation interventions performed and completed in 2020 include repairs and restorations works on the Itchan Kala's walls, the Muhammad Amin Inoq Madrasah, Anushkhan Hammam, and the eastern wall of the courtyard of Tash Hauli Palace. There are also a number of protected buildings or parts thereof that are in bad or fair condition and are scheduled for restoration or repair works in the next years. It is however worth mentioning that none of the listed 51 monuments is in a critical or ruined condition.

The new development and the repair or rehabilitation of privately-owned houses of Itchan Kala is rather well controlled, with few exceptions. The height is strictly maintained to one or two floors, and local traditional materials are used on exterior facades (straw earth for plastering and wood for windows frame or claustra and doors) providing a chromatic unity. However, there are no proper planning and regulatory tools to protect and control the evolution of the historic urban fabric. This fact hampered the sustained efforts of the KRDCH in managing the historic city in the last years when changes occurred more rapidly. An Integrated Conservation and Development Plan, including specific regulation and guidelines needs to be urgently developed, using the GIS information database created in the framework of a project initiated by UNESCO Tashkent Office. The property has a draft Management Plan that will become operational after its approval. In 2020, a Tourism Destination Management Plan has been developed as a complementary document to this plan, to serve as a road map for coordinating and investing in the priority actions needed to grow the tourism industry.

The land made available from the demolition of the historic mahallas located right outside the Itchan Kala's walls is still unbuilt, since implementation of the Project of detailed planning (PDP) of 2017 has been frozen until a new PDP is prepared and approved. In 2020, a local team started the preparation of a new PDP that adopts the Historic Urban Landscape Recommendation. Based on a thorough historical documentation and research as well as a GIS inventory of Dishan Kala, this plan will define several zones where specific regulations apply. This will also allow (re)defining the boundaries of a buffer zone and establishing specific management and protection policies and mechanisms that ensure that the OUV of Itchan Kala is given primary importance in reviewing proposals and issuing planning and building permits within the buffer zone, as required by the Decision 40COM 8B.42. In the demolished areas to be redeveloped, the Municipality foresees an important hotel and housing development offering various tourist facilities that meet the full range of tourists needs and housing choices that include also the needs of low and moderate-income citizens. Good and sustainable design, well integrated in the existing context and using local materials, is the common denominator of the projects proposed in these fringe areas. All future development proposals and HIAs will be submitted to the WHC, in compliance with paragraph 172 of the Operational Guidelines. The new PDP is expected to be completed during 2021.

In conclusion, the condition of the World Heritage Site "Itchan Kala" is generally good. The management of the World Heritage property was significantly improved thanks to an increased citizen participation, various seminars and trainings, close collaboration with research institutes and the enhancement of laws and regulations. The positive effects of having an operational Management Plan in place will soon be visible. Its effectiveness would be improved by an

Integrated Conservation and Development Plan - to be developed - including specific regulation and guidelines. Moreover, the creation of a legal buffer zone, adopted by the World Heritage Committee, will enhance the protection and management of the property. A local team is currently working on the new PDP for Dishan Kala, to be completed in 2021.

## **2. Response to the Decision of the World Heritage Committee**

The latest decision of the World Heritage Committee (Decision: CONF 201 V.B.68) concerning the property dates from 1998. At that time, the Bureau expressed concern over the development projects within Itchan Kala, and urged the State Party to “give special attention to the upgrading of street surfacing and furniture in the vicinity of the major monuments, and to the control over non-listed buildings in the historic centre”.

In the last two decennia, the Khorezm Regional Department of Cultural Heritage (KRDCH) made sustained efforts to improve the state of conservation of the property. These efforts included restoration, consolidation and maintenance works on Itchan Kala’s monuments, as well as finding the most appropriate and compatible uses for those buildings that were not used or partly used. Also, the KRDCH successfully controlled the inherent changes in the urban fabric. The interventions concerned the rehabilitation of some traditional houses, or replacement of those buildings and structures that were beyond repair. The new buildings, more adapted to contemporary needs of the inhabitants, are similar in height, scale, alignment, positioning on the plot and appearance with the preexisting buildings. Moreover, the new private houses within Itchan Kala have been provided with proper sewage and piped water, electricity and telecommunication, while most of the streets have been paved with natural stone. A small percentage of the public space still remains unpaved or in need of resurfacing but paving activity is progressing at a steady pace and will be completed by 2022. Landscaping and urban furniture in the vicinity of the major monuments have been already improved, while enhancement of other public spaces is being planned for implementation in a next phase.

Concerning the actual state of conservation of the property, the KRDCH reports the following:

### *- PDP*

The World Heritage Center and ICOMOS considered that it was deemed expedient to examine the state of conservation of Itchan Kala at the 44th session of the World Heritage Committee. In particular, the project of detailed planning (PDP) of Khiva (2017) which did not take into account the heritage value of the historic quarters situated outside the fortified walls of Itchan Kala and their role in providing an added layer of protection to the property. The surroundings of Itchan Kala (proposed buffer zone corresponding to the territory of Dishan Kala) have been seriously affected by extensive demolition of historic quarters, construction of a very broad promenade that links the newly built train station to the World Heritage property and opens a large perspective onto it. The implementation of this plan of 2017 has been halted after the visit of the ICOMOS Advisory Mission. The revision of this plan, carried out by a local multidisciplinary team with the assistance of an international consultant and in consultation with a stakeholder group and local community, started in 2020 and is scheduled to be completed by the end of 2021. This new PDP adopts the HUL Recommendation (2011), and will include specific regulations for the territory of the proposed buffer zone. Once finished, this plan will be presented to the World Heritage Center.

### *- GIS Database*

With the support of the UNESCO Office in Tashkent and the World Heritage Center, a GIS database for all buildings and structures was created in Ichan Kala. This database, to be regularly updated, is a useful tool for the preparation and implementation of the Management Plan and of

an Integrated Conservation and Development Plan for Itchan Kala, to be further developed. The inventory of Dishan Kala, currently in progress, will be integrated to this information database.

- *Restoration of monuments and rehabilitation of the urban fabric*

Particular attention is paid to the preservation of the 51 listed monuments of Itchan Kala, and to maintaining their authenticity and integrity.

In 2020, on the territory of the historical inner city, a number of heritage buildings including the fortified walls of Itchan Kala, the Muhammad Amin Inoq Madrasah, the Stone courtyard palace (Tash Hauli), and the Anushakhan Hammam, have been repaired or restored.

An important part of the eastern wall in the eastern part of the courtyard of the Stone Palace (Tash Hauli) in Itchan Kala was deformed and cracked. The courtyard wall was restored to its original condition without damaging the original bricks, which were removed then re-installed after repair works. Both the southern wall and the gate situated on the western wall of the stone courtyard, present structural problems that require urgent intervention. The KRDC planned to carry out repair and restoration works on these sections of the Stone Palace in 2021.

During the repair and restoration works carried out over the past year, the foundations of several architectural monuments were opened to dry-out, a natural ventilation system and vents were installed and drainage was improved. These buildings are now kept away from salt and moisture that attracts termites, while their structural long-term strength and durability has been enhanced.



*Moisture and salt treatment using a ventilation system for the foundations of a historic monument*

The Uzbek Museum of Martial Arts and a Seasonal School for Restorers, which trains restorers, have been established in the 19<sup>th</sup> century Amir Tura Madrasah, a protected historic monument restored by a team of experts from the Chinese Academy of Cultural Heritage between 2014 and 2019. This seasonal school trains young restorers in 4 areas: wood carving, plastering, fine arts, and general restoration.

In accordance to paragraph 172 of the Operational Guidelines, the Uzbek authorities informed the World Heritage Center about the intention to use the former "Khan Hospital", a protected historic building located outside Itchan Kala, as an ambulatory medical clinic. The World Heritage Center agreed with this proposal in its letter of CLTWHC/APA/FJ/NH/20/140 dated November 6, 2020. As a result, the cultural heritage object "Khan Hospital" will be adapted to the specific characteristics of a modern ambulatory medical clinic and used as such.



Seminar on the opening day of the seasonal school for restorers, Amir Tora madrasah

According to the Resolution No. 265 of 30 March 2019 of the Cabinet of Ministers of the Republic of Uzbekistan "On approval of certain normative legal acts on the protection and use of tangible cultural heritage", the proposals and estimates for repairs and restoration works and equipment, for cultural heritage objects should be reviewed and approved by the Scientific Expert Council of the Department of Cultural Heritage. Therefore, in 2020, all the repair and restoration works on listed buildings in Itchan Kala and Dishan Kala have been carried out upon recommendations and conclusions of the Scientific Expert Council.



The members of the National Scientific Expert Council visiting a project site.

Private residential buildings damaged by termite insects in Itchan Kala have been demolished for safety reasons and rebuilt for both residential and tourism use, in their original form. Renovated private residential buildings keep the style of traditional houses in Itchan Kala and their original height. The building materials used for the exterior façades are local materials that harmonize with cultural heritage objects: clay and straw plaster, wooden doors and window frames.

Education and awareness-raising activities on the protection and conservation of the historic inner city of Khiva were carried out among the residents of the 375 households of the Itchan Kala mahalla. Despite these efforts, intensified in 2020, some residents arbitrarily repaired, reconstructed and started new construction works on eight private houses located around listed monuments. The owners of these eight houses were brought to Court in accordance with the

established procedure. However, legal enforcement of existing laws is hindered by the lack of specific regulations for Itchan Kala, to be established as part of an Integrated Conservation and Development Plan.

Furthermore, the KRDCH team is planning to create new or enhance existing public places for the use of residents and visitors, modernize electricity, public lighting, gas, sanitation and water supply networks in residential areas.

In 2013, the residential buildings of Mevaston and Yangi Turmush mahallas in Dishan Kala (the setting of the property), which were in an advanced state of disrepair due to the widespread of termites, were demolished and residents relocated to safer areas. The vacated urban areas have been cleaned up and sanitized to prevent further spread of termites. Any new development in these areas is suspended until all new construction proposals are completed and their heritage impacts on assessed, according to the ICOMOS Advisory Mission's 2018 report, and until a new Project of Detailed Planning (PDP) is completed.

- *Itchan Kala Management Plan and Tourism Management Plan for the City of Khiva*

A Draft Management Plan for Itchan Kala has been prepared and is now under approval. A Tourism Management Plan for the City of Khiva has also been developed as a complementary document to this plan. In February 2020, the UNESCO Tashkent Office in cooperation with Khiva city administration organized a two-day workshop to develop a strategy for sustainable tourism in Khiva. The workshop, conducted by Mr. Peter Debrine, Senior Project Officer of UNESCO's World Heritage and Sustainable Tourism Programme, and Mr Peter Seek, Consultant, was organized within the framework of the "Silk Roads Heritage Corridors in Afghanistan, Central Asia and Iran - International Dimension of the European Year of Cultural Heritage Project".

- *Status of implementation of the recommendations of the 2018 ICOMOS Advisory Mission*

The SOC report for "Itchan Kala" for the year 2019 provides detailed information with regard to the implementation of the recommendations included in the 2018 ICOMOS Advisory Mission Report. This information remains valid and the referenced activities and projects are under implementation.

- *Conclusion on the overall state of conservation*

In conclusion, the condition of the World Heritage Site "Itchan Kala" is generally good. The management of the World Heritage property was significantly improved thanks to an increased citizen participation following advocacy efforts, to various seminars and trainings, an intense collaboration with research institutes and the enhancement of laws and regulations. The positive effects of having an operational Management Plan in place will soon be visible. However, in order to be fully effective, the Management Plan needs to be complemented by an Integrated Conservation and Development Plan, including specific regulation based on the particular characteristics of the historic city, and guidelines for conservation works on existing buildings, and for new architecture and urban design. The creation of a legal buffer zone, with proper regulation, and adopted by the World Heritage Committee would improve the protection and management of the property. A local team is currently working on this regulation as part of the new PDP for Dishan Kala.

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

This section includes conservation issues that are not mentioned in the Decision of the World Heritage Committee or in any information request from the World Heritage Centre.

In terms of conservation, Itchan Kala is facing a series of problems, which are not new but for which a sound or definitive solution has not been found yet despite the efforts done by the site management team. The identified issues are the following:

- *Erosion*

In ancient monuments made out of mud-brick or baked brick, erosion which occurs naturally over time, is more severe. Conservation and restoration work is carried out on a regular basis on monuments where erosion is present, however the qualified staff of the regional department is insufficient to cover the multitude of conservation issues within the site, including erosion, which is a permanent problem.

- *Parasites, pests (termites)*

The presence of termites in old structures remains one of the most serious threats in Itchan Kala. This permanent risk of termite infestation is due to the characteristics of traditional construction methods: traditional houses are timber-framed while old brick buildings or structures are timber braced to increase their seismic performance. This has particular relevance in the maintenance of historic buildings. Dry wood termites damage historic and traditional buildings and lead to their structural failure, injuring their inhabitants. Ultimately these buildings need to be demolished, as it happened in some cases in Itchan Kala, and more extensively, in Dishan Kala, where entire mahallas had to be torn down because of massive termite infestation.

To control termites, it is necessary to have accurate information about their nature and behaviour. The KRDCH is engaged in termite control using multiple approaches, in accordance with the instructions and guidelines of the Center for Termite Control under the Academy of Sciences of the Republic of Uzbekistan.

For restoration works and new timber-framed construction, the species of timber will be selected based on their natural repellency. If no naturally repellent timber is available wood will be impregnated with a chemical preservative. Educational and promotional activities and materials will further lead to prevention of termite attack to buildings. Moreover, conservation and new construction regulations and guidelines will need to include pest management.

However, one of the root causes of termite infestation is a deficient water and sewage system, therefore the improvement of infrastructure in both Itchan Kala and Dishan Kala should be set a high priority on the Municipality's agenda.

- *Surface salinity*

Soil and aquifer salinization is another major threat to historic monuments. In order to prevent salinization, we first try to identify and then to eliminate the conditions that caused it (such as creating or improving the drainage system, lowering the groundwater level, etc.). Then, the damaged parts are first cleaned before being restored.

- *Lack of improved water and sanitation networks*

The residential buildings of Itchan Kala are only partially or not connected at all to the water supply and wastewater networks. This situation may not only have adverse impacts on people's health but poses a risk of serious damage to cultural heritage objects. The lack of improved water and sewage systems leads to an increase of damp and salinity in historic structures. The Municipality of Khiva and the Khorezm Governorate are aware about the social and environmental challenges posed by the lack or partial access to improved water and sanitation services and its negative impact on cultural heritage, and are therefore considering the provision of infrastructure for all households of Itchan Kala. At the same time, this project would contribute to the implementation of SDGs 3, 6, and 11 (in particular target 11.4) of the 2030 Agenda for Sustainable Development.

#### **4. Intended major restorations, alterations and/or new construction(s) within the property, the buffer zone and/or corridors or other areas**

This section of the report refers to those intended major conservation works and/or new construction(s) within the property, the buffer zone and/or corridors or other areas, where such interventions may affect the Outstanding Universal Value of the property, including authenticity and integrity.

As mentioned in the previous State of Conservation Report for the year 2019, the demolished historic mahallas located right outside the Itchan Kala's walls remained still unbuilt, and implementation of the Project of detailed planning (PDP) of 2017 has been frozen, upon recommendation of the ICOMOS Advisory Mission dated 2018, until a new PDP is prepared and approved. In November 2020, the preparation of a new PDP, that takes into account the urban heritage of Dishan Kala and its role in providing an added layer of protection to the World Heritage Property. Based on a thorough historical documentation and research as well as a GIS inventory of Dishan Kala, this plan will define several zones where specific regulations apply. This will also allow (re)defining the boundaries of a buffer zone and establishing specific management and protection policies and mechanisms that ensure that the Outstanding Universal Value of Itchan Kala is given primary importance in reviewing proposals and issuing planning and building permits within the buffer zone, as required by the Decision 40COM 8B.42. The new PDP, that adopts the Historic Urban Landscape Recommendation (2011), is expected to be completed during 2021. Prior to finalizing this plan, a PDP Outline Report will be sent to the World Heritage Centre for review.

In the demolished areas to be redeveloped, the Municipality foresees an important hotel and housing development offering various tourist facilities that meet the full range of tourists needs and housing choices that include also the needs of low and moderate income citizens. Good and sustainable design, well integrated in the existing context and using local materials, is the common denominator of the projects proposed in these fringe areas.

A proposal for a major hotel development in Dishan Kala, located next to Palvan Darvaza (the Eastern gate of Itchan Kala) in the Bazarchi neighbourhood of Mevaston mahalla has been completed in 2020. This project, together with a Heritage Impact Assessment, have been submitted to the World Heritage Centre for review by ICOMOS. Similarly, all future development proposals will be submitted to UNESCO, in compliance with paragraph 172 of the Operational Guidelines.

#### **5. Public access to the state of conservation report**

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

#### **6. Signature of the Authority**

Mrs. Kamola Akylova  
Deputy Minister of Culture, Republic of Uzbekistan

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