

**URBAN CONSERVATION IN  
BOMBAY AND PUNE  
The State of Maharashtra, India**

**Report of a Technical Exchange  
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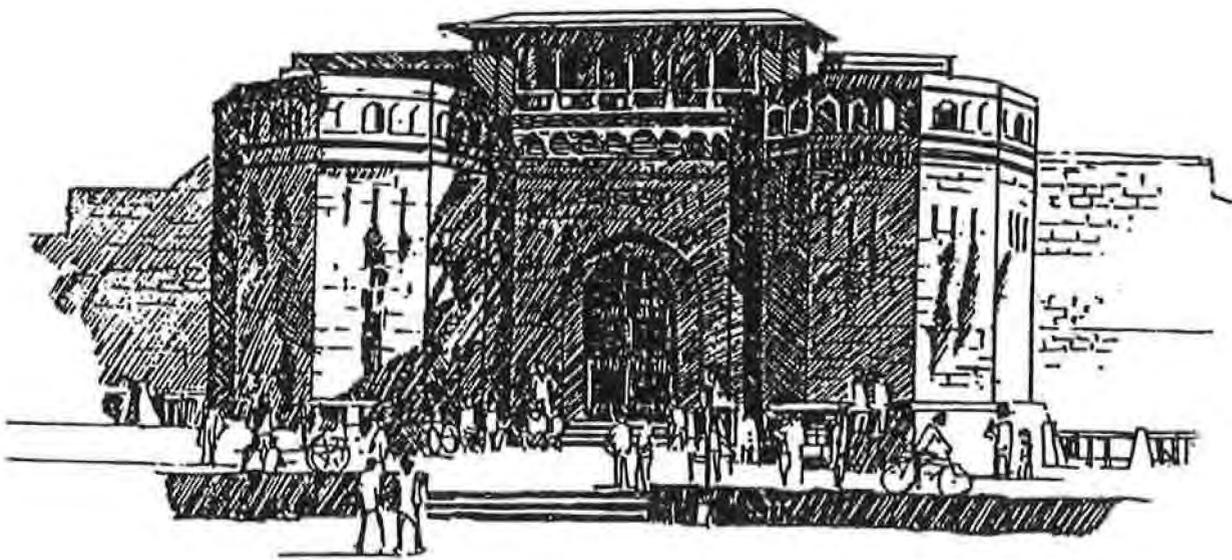
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**1992**

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The State of Maharashtra, India**



**The Shaniwarwada, Pune  
Drawing by Milind Mullick**

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## EXECUTIVE SUMMARY

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William R. Chapman, Associate Professor, the School of Environmental Design, the University of Georgia, and Robertson E. Collins, representing US/ICOMOS and the Pacific Asia Travel Association, visited the Indian cities of Bombay and Pune in Maharashtra between January 12 and January 27, 1992. Their mission was to make recommendations on future conservation/preservation needs in the cities and to explain some of the methods used successfully for conservation in the United States. The project was sponsored by US/ICOMOS and the United States Information Agency (USIA). This visit represented a follow-up to the participation of India in the October-November 1990 USIA/US/ICOMOS-sponsored program in the United States, "Cultural Heritage and Patrimony."

At the Indian end, the basic sponsorship was provided by the Prince of Wales Museum, Bombay; the Save Bombay Committee; and the Pune and Bombay Chapters of INTACH (The Indian National Trust for Art and Cultural Heritage). Chapman and Collins had numerous meetings with local preservationists and community leaders, lectured at architectural colleges and research institutions both in Bombay and Pune, and held several public forums. The project was well-received by the public and reported extensively in the local press.

In many ways the project served to focus attention on local problems. According to local preservationists, the meetings held in conjunction with the programs represented the first time that local officials and the preservation community have met to talk about problems. The project helped to involve a number of governmental organizations, including the Maharashtra State tourism office, directly in the problems facing the cultural heritage of Bombay and Pune. It is hoped that this exchange will help local preservationists to focus on problems at hand and develop more coherent strategies for addressing the numerous threats to the cultural heritage of the area.

This report includes an extensive set of basic comments and recommendations for both Bombay and Pune. Both cities face enormous problems, including rapidly growing populations, a gradual erosion of the infrastructure, and severe maintenance problems for the many historic buildings in both places. The main objective of our talks was to emphasize that preservation or conservation work does not need to be seen merely as the reactive stance of a few nostalgic community members, but can be reformulated as positive economic activities aimed at providing much-needed reinvestment in the historic housing and commercial stock and, through tourism links, serve as a key to economic development in the region.

## **ACKNOWLEDGMENTS**

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This project involved the support of numerous individuals and organizations. Special thanks must be given to US/ICOMOS for organizing the project and to the USIA for providing funding and logistical support. Thanks goes especially to Terry B. Morton and Russell V. Keune at US/ICOMOS, to Michael Weider at USIA's Washington Office and to Rodger C. Rasco, Michael Nugent, and Deepak Mehta of the United States Information Service office in Bombay (our indefatigable guides and help-mates) in Bombay and Pune.

While everyone who helped or contributed cannot be thanked individually, the following certainly deserve special acknowledgment: Dr. Sadashiv Gorakshkar who in many ways instigated the project; his curator Dr. Kalpana Desai; Dev Mehta, Chairman and Director of the Maharashtra tourism office; Vikas Dilawari, a local conservation architect in Bombay; Ms. Aban Sethna, faculty member at the J.J. School of Architecture; Professor S.A. Tungare, Principal of the J.J. School of Architecture; J.G. Kanga of the urban design and conservation commission; Heta Dandif, secretary of the Bombay INTACH Chapter; Rajan M. Jayakar, solicitor and preservationist; Tara Warrior, secretary of the Pune INTACH chapter; Narendra Denge and Vidya Denge; Mrs. Statira Guzder Wadia, who showed us Pune and generously entertained us at her home; Kiran Kalamdani also in Pune; Dr. Cirendra Nath Misra, Principal of Deccan College; and S.P. Godrej, chairman of INTACH of Western India, who made a special effort to contact and meet with us.

Finally, Dean Darrel Morrison and the School of Environmental Design, University of Georgia, should be thanked for allowing Chapman leave for the project and for providing support services for the production of the report. Marsha Parks deserves a special credit for putting the manuscript in order.

## **SUGGESTIONS FOR FUTURE CONTACTS**

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This project has been eye-opening for all who participated. Chapman and Collins were particularly impressed with the hard work and enthusiasm of local preservationists as well as the vast wealth of cultural resources, especially historic buildings. Collins has initiated a possible fund for a museum exhibition, in order to support a local conservation architect in his work. Chapman has had a chance to interview a perspective student for the graduate program at the University of Georgia, a recent graduate of the J.J. School of Architecture in Bombay. Both Chapman and Collins hope to continue their personal associations with local institutions and members of the preservation communities in Bombay and Pune. Chapman will be seeking support from USIA in Washington for a longer lecture tour throughout India. He is also considering an application to the Fulbright program to support a full year of research and teaching in India, tentatively in association with one of the architecture schools. Chapman hopes as well to develop future connections among students. He will also be explaining ways that the School of Environmental Design and the University of Georgia might contribute to specialized studies and development programs now being undertaken by the U.S. National Park Service at several sites in India.

## LECTURES/DISCUSSIONS

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A major feature of the USIS-US/ICOMOS program was a series of lectures, formal presentations and informal discussions on the problems facing Bombay and Pune.

### J.J. College of Architecture: (January 16)

Chapman spoke to a group of about 150 students and staff at the J.J. College of Architecture on the history of urban conservation (specifically historic districts) in the United States. His illustrated slide lecture traced the history of historic districts in America from Williamsburg to the more recent efforts in New York City, Savannah, and Miami. He emphasized the popular, grass-roots movement in America, suggesting that this movement, coupled with a sympathetic response by developers, had helped to encourage preservation efforts in the U.S. The presentation was well-received and resulted in nearly an hour of questions by both students and staff.

### Prince of Wales Seminar: (January 18)

Collins and Chapman made a joint presentation to a gathering of local preservation activists on January 18. About 60 people attended this seminar held at the Prince of Wales Museum, representing local owners, business leaders, politicians, architects, and academics. Chapman gave an illustrated slide lecture on urban conservation (historic preservation) in New York City stressing the way that a major city with comparable developmental pressures to those facing Bombay has managed to establish regulatory control over historic monuments and individual buildings. This was followed by a second presentation by Chapman on the Pennsylvania Avenue Development Corporation in Washington, D.C., and its changed approach to historic buildings in the light of preservation interests. The way that historic buildings were retained and new buildings adapted to fit the urban streetscape of Pennsylvania was stressed. Chapman's lectures sparked numerous comments from the public and lead to a long discussion on Bombay's problems. Chapman's lectures were followed with a presentation by Collins on the successful work in Singapore, in which he has played a part. Collins emphasized the tourism potential of Bombay, suggesting that tourism provided an economic handle for promoting conservation ideas. Both lectures were covered by the press and reported in The Times of India and the Indian Express.

### Pune INTACH Chapter, Mahratta Chamber of Commerce Building: (January 20)

Chapman repeated his lecture on urban conservation in the U.S. before a crowd of about 200 in Pune. Attendees included members of the Pune chapter of INTACH, including local architects, academics, students and social and civic leaders. Again, there was a considerable amount of discussion and a seemingly enthusiastic response. The lecture was covered in the Maharashtra Herald and The Times of India.

### Gokhle Institute of Economics and Political Science: (January 21)

Chapman conducted a workshop on conservation issues at the college. About 30 local preservation activists, students, architects, academics and community leaders attended. The lecture portion of the workshop focused on Chapman's work with the city of Madison in Georgia. While Madison's problems and solutions only broadly translated to the problems facing Pune, the work provided an example of a successful conservation project. Many of those attending appeared to enjoy the "exotic" flavor of Georgia's Greek Revival mansions and smaller tenant houses. A Times of India reporter was present.

#### Deccan College, Pune: (January 22)

About 50 faculty and research students at the Post-Graduate and Research Institute, Deccan College, attended a lecture by Chapman on his work in the West Indian town of Fredriksted, U.S. Virgin Islands. The audience, comprised mainly of research archaeologists, warmly received the lecture. The discussion included the place of architectural conservation in archaeological research institutes, the problems of conservation in India.

#### Presentation/Discussion: Prince of Wales Museum (January 23)

Collins and Chapman met with a group of about 15 community leaders in a discussion chaired by Dr. Gorakshkar. Dev Mehta (Maharashtra Tourism), J.G. Kanga and others asked questions and explored issues set out by Dr. Gorakshkar: (1) constituency building, (2) regulation, (3) incentives, (4) education, and (5) tourism. Collins reemphasized the need to use tourism as a handle for conservation work. He suggested the goal of keeping visitors in Bombay for three (as opposed to two) days, emphasizing the immediate economic gains. Again the issue of rent control, and its negative long-term impact on historic structures, was discussed. The difficulty of getting political cooperation was also discussed. Chapman talked of the need for constituency building and the establishment of a local heritage society which could play a more positive role in promoting the conservation of historic structures. Especially emphasized was the need for more educational material on Bombay's architecture and historic development and the possibility of cooperating with the Tourism Commission in providing brochures, walking tours, etc.

#### Informal Discussion

The entire trip provided numerous opportunities for informal discussions with community leaders and preservation advocates in Maharashtra, especially Bombay and Pune. Chapman and Collins met at least 100 architects, environmentalists, and community leaders and had an opportunity to make comments and suggestions on Indian conservation problems and share something of the American experience. Chapman established several ties with local academic institutions, with the hope of future interaction with Maharashtra scholars and architects. He also had an opportunity to talk to a number of development specialists, which also may result in future research links on issues ranging from the interpretation of archaeological sites to the analysis of Bombay's enormous hutments or slums.

#### Summary

Overall, the lectures and discussions provided not only information on U.S. developments but also opportunities -- and indeed an excuse many times -- for local people to come together on urban conservation issues. The seminar at the Prince of Wales Museum provided one of the first opportunities for members of the Save Bombay Committee, political leaders, and the local chapter of INTACH to actually meet together and discuss conservation issues. The same was true in Pune. A lot of problems and ideas were put forth and a basic dialogue at least begun. Conservative efforts in India -- recognizing limits on comparisons -- are in many ways 20 years behind the U.S. The USIA - US/ICOMOS program helped to call attention to problems (assisted by extensive press coverage) helped to start the ball rolling to solve some major problems in the two cities.

## COMMENTS AND RECOMMENDATIONS

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Chapman and Collins conducted a short but intensive survey of problems in the conservation of mainly architectural sites in Bombay and in the nearby city of Pune. Both cities have immense problems. Bombay is a thriving seaport, the virtual "Gateway to India." It has a resident population of upwards of 12 million people; 4 to 5 million of these live either in severely inadequate "hutments," known locally as slums, or in fact in the streets and doorways of the city. Pune is a smaller, less densely populated urban center, but again claims at least 2 million inhabitants, many of them slum dwellers. The infrastructures of both cities are clearly strained: roads are potholed, sidewalks torn up, raw sewage escapes from buildings or runs down eroded embankments. The deterioration of historic buildings is only one of many pressing problems.

Bombay was clearly once a grand city. It has an unbeatable set of high-style Neo-Gothic and Anglo-Indian civic and institutional buildings. It possesses numerous 19th and early 20th-century banks, stores, and residences, many of high architectural distinction. There are several early colonial monuments as well, including remnants of Portuguese forts, a Neoclassical town hall, and an early Anglican church -- St. Thomas's Cathedral dating to the early 18th-century. In addition, Bombay has an extensive collection of residential apartment buildings, some dating to the late 19th-century, but others to as late as the 1930s and 1940s, when the impressive, Art Deco-inspired Marine Drive area was developed. There are also good examples of mills and mill housing, some outstanding historic dock areas, such as Sassoon docks, a few remaining larger mansions on Malabar Hill, and countless Parsi, Jain, and Hindu Temples and a number of mosques. It has, overall, a striking ambience, with an active street life, crowded shopping arcades, busy traffic, and numerous stores. The story of its decay is tragic, because so much of it still seems within grasp. Bombay has a great opportunity to save itself, if it finds the means and develops the political commitment to do so.

Pune is a much different kind of city. Like Bombay, it has a significant military presence, represented in the cultural heritage by an impressive cantonment area. There are a number of other properties associated with the British period, including the government house, now the centerpiece of the University; Deccan College, a striking set of collegiate buildings; and several other Victorian-era structures. An important feature of Pune is the strong association with the Peshwar kings, expressly the Shanwar Wada fort and several Hindu temples. The city is smaller than Bombay, with approximately 2 million people, and the problems are less overwhelming. Streets are busy with motorscooters, cabs, bicycles; buildings are subject to incremental losses, especially the impressive set of 18th and 19th-century vernacular structures near the city center. As with Bombay, Pune could do much in terms of urban conservation if it can begin to deal with the strong development pressures.

## BOMBAY: NOTES AND RECOMMENDATIONS

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Professor William R. Chapman

### CIVIC/GOVERNMENTAL/INSTITUTIONAL BUILDINGS

As emphasized, Bombay possesses an extraordinary set of civic, educational, and institutional buildings in the form of train stations, courts, governmental offices, colleges, museums, and universities. Many of these structures were built between the 1860s and the 1920s and represent the finest examples of Neo-Gothic and Anglo-Indian buildings anywhere in the world.

Presently there has been an effort, largely instigated by the Maharashtra tourism organization, to illuminate the buildings in order to focus attention on them. This has been a successful program, one that has helped identify problems -- you now notice the poor maintenance -- as well as celebrate the presence of this important building collection.

Recommendations: Greater attention needs to be focused on these important buildings. While substantial and well-built, these buildings are nearly all in need of improved maintenance or improved maintenance practices. An exhibition, including photographs and drawings focused on the civic/institutional buildings of this period, is recommended, possibly for the Prince of Wales Museum. The catalogue should include location maps and walking tours. The Bombay government itself, along with corporate owners, such as the University, needs to focus new attention on building maintenance, including window and roof repairs and general grounds maintenance. The illumination, while a good idea, could be improved to better emphasize building features. In all cases continued intensive use should be encouraged. With the gradual move of University functions to the suburban campus, the older University buildings are increasingly prone to neglect. Convocation Hall, for example, is presently underused and badly maintained. The same is true with the library. Some thought must be given to making these structures the centerpiece for University functions. The University itself will need to begin to adopt American-type fundraising approaches. Windows need repairing, walls replastering, etc. Some of this work could be carried out through capital funds -- which must be raised, hopefully through request to grateful alumni. The Prince of Wales Museum, J. J. College of Art, Wilson College, etc. must also begin to look to private and alumni funding for rehabilitation. These are all important monuments but the government can only do so much to repair and protect them.

### LEGISLATION

Legislation for the listing of more than 600 monuments and sites has been proposed and will soon be brought before the legislative bodies. Presently there is already review power in effect, as a result of the drafting and submittal of the legislation. A committee, comprised of Mr. Kanga and a number of preservation activists, scholars, and others has been appointed. This legislation, if adopted by both houses and signed into law, will in fact give a regulatory commission powers of review over all changes to listed properties. While some local people believe that the law would be challenged, with the strong tradition and land-use law -- in principle -- in effect within Bombay, there is no reason to assume that the law would be struck down. It could certainly be argued in the courts.

Recommendations: It would seem that preservation/conservation interests have already gained considerable headway in this area. While concerns exist, the city is well on the way to adopting legislation directly comparable to that in force in Britain, including the rating of relative levels of significance as Class I, II, and III buildings. Such legislation cannot begin to address problems of

poor maintenance, lack of investment, etc., but it represents an important step. Every effort should be made to press for passage of the law and to prepare for its legal defense should it be challenged.

### UPPER-INCOME RESIDENTIAL/COMMERCIAL AREAS

Bombay possesses a great wealth of historic residential and commercial properties dating to the late 19th through the mid-20th-century. Properties range from "exotic" multi-storied apartment blocks through substantial Gothic Revival and "Venetian" banks and stores to a stunning collection of Art Deco apartment blocks lining the Marine Drive. There are also a few remaining free-standing bungalows in the Malabar Hills area. These buildings are nearly all in a poor general state of repair. While occasional businesses have made an effort to paint and repair their buildings, most of these larger, originally more elegant structures are now suffering from neglect and periodic unsympathetic changes. Existing rent controls, dating to 1946, have left real rental values absurdly low against market values. There is a considerable amount of black economy activity, as apartments are sublet, and as businesses creep into previously residential units. Buildings have been subjected to balcony enclosures, to virtual stripping of exterior detail, losses of roof embellishments, and often total masking by billboards. Some of these structures simply contribute to the ambience and rhythm of fairly uniform residential blocks. Others, such as those facing the Flora Fountain or defining Horniman Circle or the edge of Marine Drive, are part of an important urban assemblage, defining important features of the city. Repairs presently are haphazard. Those carried out by the government through funds acquired through an annual assessment (established only in the 1970s) do not begin to address the pressing problems of these areas.

Recommendations: Some way must be devised to break the lock on reinvestment in these historic properties. Many middle and upper-middle class (as well as wealthy) residents are reluctant to give up rent control. It is certainly not likely to be politically popular. However, an effort must be found in some way to ease the more elegant city housing and commercial buildings out of this quagmire in order to encourage reinvestment. Possibilities include the lifting (possibly incrementally) of rent control on substantially (and appropriately) rehabilitated commercial property. Further encouragement of building society or cooperative ownership of buildings might be another possibility. Resident owners, through some kind of guaranteed loan program, could then undertake substantial repairs, which are now necessary if many of these buildings are not to slip into unusability.

There is often the assumption in India that there are more pressing problems and, of course, politically, the demands of the vast underclass are more readily addressed (though not actually dealt with). Reinvestment in the older housing stock makes good economic and environmental sense. A massive level of rehabilitation would mean a tremendous infusion of funds into the economy. Spin-offs would benefit construction workers, shop owners, taxi drivers, domestic help -- in fact nearly everyone. Bombay must overcome its prejudice against reinvesting in public buildings and seemingly elite housing. The results would in fact be universally beneficial. The main obstacle to overcome is political, not in fact financial, social, or technical. The latter problems can be solved. Marine Drive, the Horniman Circle area, and the residential areas of Lower Bombay generally can all become striking and prosperous once again. This must be done if the city wishes to attract new investment generally, keep tourists in the city, and improve a quickly deteriorating quality of life. As the American phrase goes, preservationists must be prepared to play "political hardball" in order to make this happen. All other possible incentives, such as the potential for the transfer of development rights, tax incentive programs, etc., could only be applied if housing and commercial space returns to market-based economic principles.

### SMALL FREE-STANDING PROPERTIES

Bombay possesses a number of larger mansions, sitting on larger lots. Several are located in the Malabar Hills area, others in Colabra. Owners of such properties are inevitably tempted by high real estate values to demolish their buildings and replace them with high rises. Even lifting of rent controls -- itself extremely problematical -- would not make reinvestment attractive for owners.

Recommendations: It is important that some way be found to provide incentives and compensate owners for losses on such extraordinary properties. Again, the idea of transferring development rights to some other part of the city might be explored. Some of these buildings may also lend themselves to division into flats or offices. Larger rear or side additions, in which the original building might serve as a lobby or other special uses, might also be explored. Existing zoning controls could be manipulated to encourage such sympathetic uses.

### WORKING-CLASS RESIDENTIAL AREAS

Bombay is filled with a wealth of working-class housing, ranging from modest, 4-5 story balconied structures along narrower streets off the commercial core, to block after block of 2-6 story cotton workers housing at the north end of the old city. These represent hugely important resources, both for their inherent historical value and also as the still vital homes of the city's large working class population. The attendant street life, shops, etc., also contribute importantly to the overall ambience and character of the city.

Recommendations: These areas deserve more study. Architecture students and others should begin to better document these buildings. Where regulatory controls can be established, they should be imposed. If any areas might lend themselves to actual public reinvestment schemes -- which admittedly India can ill afford at this time -- these buildings are the obvious candidates. However difficult, some effort must be made to at least maintain this essential housing stock. Funds gathered through the repair assessment program should be applied to these buildings even before they become Class A structures (near dilapidation). Some level of preventive maintenance, in the form of basic roof repairs, would represent money wisely spent.

### CANTONMENTS

The cantonment area in Colabra represents an outstanding resource, one that should not be wasted through ill-advised privatization (a possibility now being considered). The cantonment area is a strikingly loss-density area. Many of the historic military buildings remain in reasonably good repair; others are well-maintained by the army, others are so substantial that even years of neglect do not completely cancel them out as viable resources.

Recommendations: The military should be encouraged to reconsider its properties as expressly historic properties. A detailed inventory of all that remains should be undertaken in order to formulate some kind of long-range plan. Such an inventory and plan should be a high priority of preservation organizations in Bombay. Privatization should be strongly discouraged; should the military move out, a major effort must be made to keep this area in the public domain. The cantonment area could lend itself ultimately to dock activities, institutional use and, possibly in the long-run, some kind of subsidized middle-income housing -- in order to encourage continued residency in lower Bombay. These types of activities could be sympathetically introduced to the area if proper planning occurs.

## CIVIC AMENITIES

Bombay's streets and sidewalks are a mess! Paving is broken and missing, hawkers occupy pedestrian rights-of-way, roads are potholed, trees and parks (with some important exceptions) are scruffy and poorly maintained. While Bombay faces severe difficulties, reinvestment in basic civic amenities cannot be ignored.

Recommendations: Bombay must soon provide for the substantial rebuilding of sidewalks, streets, and other civic amenities. Illumination of the principal buildings is a good beginning, as is the refurbishment of some parks through corporate sponsorship. These efforts should be built upon. Lower maintenance planting schemes, concerted efforts at street cleaning, repairs of sidewalks, and better regulation of curb-side stands are all necessary if Bombay is to be a city that can be negotiated by pedestrians or motorists in a positive way.

## COTTON FACTORIES

A number of the impressive cotton factories are located on the north end of the old city, adjacent to the bay. These are enormous masonry structures, each one covering acres of land. Many are now underutilized. Others are no longer functioning. Many (if not most) are governmentally owned. These complexes represent important future resources for the city. They lend themselves to new uses as housing, specialized marketplaces, or even factories again!

Recommendations: A thorough inventory and re-use study should be made of the unused cotton factories. Again, this could be undertaken through local architectural colleges, initially, though more professional analyses of feasibility, etc., would eventually be required.

## FOREIGN TOURISM

Tourism is now a major part of the Indian economy and certainly a major contributor to the nation's hard currency. High-end or luxury tourism has been shown repeatedly to be the highest earner: more dollars (or marks, francs, yens or pounds) are spent daily per tourist, and there is considerably less demand overall on the infrastructure. Up-market tourism also encourages reinvestment in historic properties for use as hotels, shops, and more expensive restaurants. While ideologically speaking, enticing budget tourists and greater numbers may seem appealing, better paying tourists especially are ultimately the better route for developing countries.

Bombay usually has a healthy tourism base. Unfortunately, while fluctuating periodically, occupancy rates for luxury hotels are currently low. This affects all services connected with the tourism industry, not just hotels alone. Also, tourists to Bombay typically treat the city as a way station. Few stay more than a couple of days, while they transfer to other spots on the subcontinent. Local sites, including the wealth of monumental buildings, the caves at Elephanta Island and Kanheri (just north of the city), are quick stops. There is little in the way of orientation to city attractions, few guided tours, printed walking tours, and little in the way of promotional material.

Tourism is strongly linked with the conservation of historic properties. Old Bombay buildings can be attractive, distinctive, picturesque, and can create a sense of excitement for visitors. They are also nostalgic, ultimately encouraging return visits. Bombay has an opportunity to capitalize on its historic attractions, the quality and ambience of its streets. Efforts must be made to focus on this alternative.

Recommendations: As an immediate goal Bombay's tourism office should begin a campaign to keep tourists in Bombay for a full three days (one more than typical). Mr. Collins of PATA has

repeatedly emphasized that such a campaign could result in immediate and estimable gains -- and thereby give further credibility to conservation as a community goal. Local preservationists, through INTACH, Save Bombay, or other heritage organizations could work closely with the tourism office, helping to produce walking tour guides and making information on the city's history available for visitors. The Taj Hotel itself might introduce in-house tours; local historians might tie in with local hotels to lead walking tours. Every effort must be made to emphasize the value of historic resources to tourists, through surveys and especially by documenting real gains in tourism dollars. Close contacts should be maintained between the tourism community and the historic preservation community, through meetings, social gatherings and awards.

### EDUCATION

Bombay preservationists need to do a better job of educating the public, including owners, potential developers, and especially local business leaders and politicians. Right now, preservation or conservation is considered by many to be a conservative or reactive movement. Preservationists need to change their image. The preservation of historic monuments must be seen as a key to economic growth and development. Owners and other members of the public need to be better informed about the value of historic properties in their community -- to better understand what they have. Education is a multi-pronged affair: campaigns aimed at politicians can be refocused for college students or school children. Museum exhibits, art shows, television spots, even curriculum modules can help to educate the public. Local preservationists need to take a lead in this.

Recommendations: Local preservation organizations need to begin a concerted educational campaign. Posters, sponsored and donated advertisements in papers, magazines, and on television, are all possible directions. An exhibit sponsored by a museum, such as the Prince of Wales Museum, would be an excellent way to begin the campaign. Regular lectures, walking tours, and presentations before civic groups, clubs, political organizations, and the government offices are all possibilities. School teachers could be offered basic materials and training through one of the heritage organizations.

### CONSTITUENCY BUILDING

Preservationists or conservationists are fairly isolated today -- and the posture is essentially "reactive" rather than "proactive." Preservationists need to change their image to some degree. While not sacrificing basic principles, preservationists must begin to speak in terms of investment, improvement, beautification, and development. They need to demonstrate to business and civic leaders that historic preservation makes good economic sense. To do this, business and civic leaders need to be brought into the fold. They must be made to participate in preservation events, come to understand the concerns of the conservation community and add their part. Preservation must become a popular enterprise not a forlorn wish.

Recommendations: The Bombay conservationist community needs to place itself on a firmer institutional footing. Either through the local INTACH Chapter or through the apparatus of the Save Bombay Committee or through a new heritage society, preservation must become fun and attractive. A membership drive and development of a capital fund is essential. Popular social gatherings, auctions, award ceremonies -- both to members and to political leaders or developers -- should become part of the activities of the local conservation group. Junior memberships for students and student educational and internship programs are all possibilities.

## FUTURE RECREATION

Bombay is in many ways bursting at the seams. Confined to a narrow peninsula, Bombay is experiencing not only increasing development pressures, but also a loss of open space. There are a few squares and parks within the central business area. The Colabra area also has open spaces that should be retained in the course of any future land use plans. The park containing the Kanheri Caves already is beginning to feel the pressure of urban growth. It is clear that within the next 20 years it will become, in essence, the Central Park of Bombay.

Mr. Collins in his analysis of recreational needs suggests that far more attention should to be given to planning for the future. The present park needs a close look in terms of future visitor needs, parking, and improved interpretation. The river area north of Bombay still remains undeveloped; and local authorities should do whatever is possible to ensure that this green area remains undeveloped (or developed for local use as a park).

Recommendations: A thorough, professional analysis of all parks and green spaces is recommended. Assistance might be gained through further technical assistance from the U.S. National Park Service, or through one of the U.S. state park organizations.

## BOMBAY: NOTES AND RECOMMENDATIONS

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Robertson E. Collins

### THE GATEWAY TO INDIA

THE historic GATEWAY TO INDIA

traditional  
famous  
dramatic  
exciting  
glorious  
fantastic  
commercial  
cultural

The description of Bombay as "The Gateway to India" is known around the world but today there is little evidence that Bombay acts like a gateway. The city seems to have forgotten its own image and ignored its own best symbol.

The hotels, the brochures, the museums, the image that the city and the businesses project should...or at least COULD, adopt the "Gateway " posture; an introduction to India and/or a last chance to review and shop India before departure. This is a unique theme to build upon and it offers all kinds of possibilities for trade and tourism.

The travel industry should be collected into one area and there should be one building or area for all the various state tourist offices. There should be one super department store of ALL of the regional handicrafts.

Foreign consulates should be encouraged to locate near each other. Arrivals will already have some knowledge of India but this is the chance to give them the on-the-spot reality of arriving in India. Shopkeepers and sales clerks should adopt this welcoming, informing, come-back-again, posture.

The opportunities are endless. Lots of cities have to create an image; you have one but don't use it!

### BOMBAY - BACKGROUND

It is not an ancient city. It is mainly a British commercial creation on top of slight Portuguese and French settlements.

It used to be 7 islands, first connected by causeways and then connectively filled. The old shorelines are totally lost today -- as is any clear evidence of the lines of the old fort area that enclosed much of the core of the old town.

Depending on who you talk to, 10 or 12 million people live here. Half of them sleep on the streets. There are 50,000 homeless children who live "on the town;" the shoe-shine boy at Victoria Terminal said he lives there.

Honestly presented it has a tourism potential far beyond its present level. It was a vibrant 19th-century center of commerce, competing with Calcutta and far ahead of Delhi.

It is still a great trading port (but not a great container port) and the terminus for cruise ships, airlines and for trains and highways that cross the country.

### ITS TOURISM RESOURCES

In order of declining interest to visitors are:

#### Victoriana

There is an absolutely sensational collection of High Victorian civic and commercial buildings, most clustered into a comparatively small area in back of and to the north of, the Taj Mahal Hotel. (This hotel is itself a giddy 1905 classic with a stark new tower alongside; today, re-furbished rooms in the old wing cost about US\$20.00 more than the new wing!)

The best of these heritage buildings are part of the last century. They are large and soar with memorable towers and entrances and domes. Big as they are, their charm is in the details of design and stone carving. Victoria Terminal is almost unbelievable, the Western Railroad Office building is lesser but would be a major landmark in any other city.

These include the Prince of Wales Museum, the Police Building, the University, the High Court and on and on. All are still in use, all are on the verge of trouble; maintenance has been deferred and dangerous leaks and cracks are beginning to show.

This is a world-class collection. For the visitor, any visitor, these are dazzling to see. Fixed up they could be stunning visitor attractions. They were all built within a narrow time-frame, they drew in famous architects and give an instant stature and importance to the city.

They are not well-presented by day; already, a limited night-lighting program is presenting them in all their glory. This is a terribly valuable step but it should not lead anyone to a false feeling that in fact they are being taken care of. In fact, from seeing some of the lighting installations, I would have to say that the light project does itself have some negative conservation and aesthetic problems.

Lights have intruded on the possibilities of good daytime photography in many places and in other places, large flood-lights have been put on to sidewalks, driveways and roofs. There should be caution; the art of outdoor lighting long ago progressed past such simple installations.

There should be an informative, scholarly book about these great buildings, and guided tours should be arranged. The Taj Mahal Hotel should have a tea-time guided tour of its own hotel every afternoon.

Landscaping around these great structures should be studied. Some trees should be pruned and study should be made of the initial lay-outs to correct some later excesses and intrusions. All too often concessions have been made for the automobile and these should be corrected immediately; the parking sheds at Victoria Terminal are particularly bad, especially since there is parking space in the rear but mostly because it shows that top management does not truly understand the visible visitor value of their own building.

The Convocation Hall and the Library at the University are, or will be soon, redundant since the University has moved to another campus. These two offer an interesting chance to think about long-term use issues and offer a chance to fill new civic needs. The Convocation Hall should always remain the Convocation Hall but off-time, it could also provide the University with an aggressive

out-reach facility right in the middle of the city, noon-time concerts or recitals with brown-bag lunches.

For ALL of these grand structures, maintenance is urgent and must be continuous.

### Marine Drive

This is all on filled land and the buildings went up during the 1920s and 30s. It is roughly two blocks deep behind a gracefully curving road and beach. The arc of buildings is striking, almost theatrical. There is a four-story, Art Deco uniformity to the area. From a distance it looks stunning but up close, it is beginning to look tacky.

This is sad; it is a fine neighborhood and could be, should be a valuable up-market area for the city, attracting residents and shops that would pump money into the city.

It is the place where the horrors of rent-control (late 1940's base), political "common-man" baloney, bureaucratic inertia, a housing black-market and public indifference become obvious.

The core of the problem is to get building owners to re-invest in their properties. Marine Drive just might well be a place to try to devise a conservation program for all of the buildings and then offer a trade to the owners that if they fix-up, rent-control would be lifted in the area. All kinds of proper safeguards can be written into the trade.

Rent control must be recognized as the most destructive thing about Bombay. The pressures of population growth are not destroying the city; it is these controls which have become, if they ever had a value, currently counter-productive. Rent control is creating more slums that will be more dreadful and more expensive for the city than the acres of huts and lean-to's.

There are political problems with de-control, and there are social problems but India is not wealthy enough to so casually toss-aside such a large area of good housing that could, if restored, again contribute to the wealth of the city. Private residential units must be recognized as "assets" to the entire city. Right now, these assets are priced at phoney values. Property values are going up but the condition of the public and private-built stock in the city is going down.

It is a road to ruin. It is not a waiting time-bomb; it is a now fact. It is wasteful. And also silly.

The necessity for a repair program is merely an acknowledgment of the failure of rent control.

Heavy reinvestment in the city will be needed to attract new industry and to continue to be able to provide jobs for the residents here.

### The Calawa Area

Bombay is shaped like an ice-cream cone and as you proceed down to the tip of the peninsula, Calawa is a charming area that includes a wide variety of different visual experiences. The very tip should be opened up to visitors. We stopped at a school but perhaps there could be a fine restaurant at the end of the town.

We could not determine a pattern for the military buildings. There are a lot of them; all low-scaled and with open-spaces.

Most importantly, this could be a soft area that capitalized on its randomness and, more than that, capitalized on the closeness of the water. Development should be low-rise and water-oriented. The roads can be the service spine but there should be coastal walks and piers and small harbors and vistas.

This should be a special design area, and street signs and street lights should be nearly quaint; billboards should be banned, and gardens and walks and bike-paths encouraged. It is hard to tell if there are broad city recreation possibilities here; one would expect that the military had playing fields and parade grounds. If so, they would be urban recreational assets.

Sassoon Docks could be made into a wonderful visitor area. There could be a certain amount of clean-up but let the fish-market work stay on. However, somewhere out on one of those points, a sea-food restaurant could be built that would overlook the sea and the boat basin. Why not?

If a water-front promenade walk could be built from the Gate to Sassoon Docks, it would be a great attraction.

### The Textile Mill Area

A large, spread-out, rather difficult area; visually the mills suffer from their high-security walls.

One of the mills could be a museum showing all of the working elements, in fact, the machinery should slowly turn. One mill could be adapted as a boutique/retail shopping/restaurant area. This has been done many times in other countries and might work here. The investment usually requires an up-market operation if all costs are to be recovered. One might be adapted as a hotel. Easy and it could be fascinating. One could be adapted for low-cost housing.

One or more mills could be adapted into condominiums; these might have a cost-range but would probably be up-market unless some sort of a co-op was formed so worker incomes could be accommodated.

A study might determine that other uses could be successful: television studio, film studio, handicrafts production and retail, theater complex for music, drama, dance and ballet.

All of these would generate a spill-over improvement of the adjacent neighborhoods.

The special worker-housing has a nice line but is not architecturally striking and not generally memorable. Any fixing up would no doubt reduce the density but would increase the property value and the quality of the residents lives.

### The Town Hall Area

The historic wall-lines of the Fort and its gates are nearly imperceptible. Still, the Town Hall, the Hornimun Circle and the Cathedral make a charming ensemble. These are high-style, pre-Victorian structures, they depict an earlier, slower time and are distinguished and valuable visitor opportunities.

### Ancient Sites - Elephanta Island, Kanheri Caves

These sites are discussed in a separate paper.

### Portuguese History

The large grand Victorian buildings are so impressive that one tends to forget the Portuguese period of settlement. There is probably much more record of this era than we saw. It should be inventoried and evaluated for both conservation and tourism values.

### The River To The North

The Bombay ice-cream cone has a three-scoop sprawl at the top bounded by a curving river. This river should be seen as an immediately needed, long-range "green" opportunity for the city planning.

The possibilities of this river as a future park and recreation area and the juxtaposition of the Caves and the ancient river culture are discussed in the Kanheri Caves paper.

### Random Comments

The Opera House - It looks wonderful and one assumes it has a stunning interior. Modern cities cannot have too many such auditoria. It should be saved, inside and out, as a city landmark and if nothing more as a neighborhood arts center. Such structures are part of the "background facilities" needed in any attractive modern city. Rehabilitation of such a hall in Pittsburgh, Pennsylvania, became the core of a huge and profitable urban rejuvenation project.

Streetscapes - There are blocks and blocks of splendid though less-than-landmark buildings all over the town that are astonishingly good and could be sparkling, profitable assets. Some are derelict, many are run-down and most are cluttered with billboard signs. These do not require refined conservation measures but they do require simple, civic-minded good housekeeping to re-establish their commercial value.

Residences on Cuff Parade - There are blocks of superb old houses along one section of this road. These should again become showcases in the city. One of them should be studied and possible adaptive-use plans prepared. With comparatively little impact, these could easily become fine apartments, restaurants, corporate headquarters or professional offices.

Water. Water. Water - Bombay is a narrow strip of land but far too often the city has lost touch with the water activities of its history and the fascination of waterfront life. Every effort should be made to assure that future developments do in fact re-establish the importance and the advantages of the surrounding water.

Low Cost Housing - The core of the urban crisis in Bombay is an all-India matter: the population growth is devastating. It is the country's greatest challenge. Economic growth is keeping up with minimum needs. The huge numbers of poor and their plight skew politics, economics and any vision of the future.

Money. Money. Money - The need is urgent. Every major civic building needs maintenance. Every home, apartment and office tower needs maintenance. The spark that is the mark of a great city is not here. It may be blamed on too-powerful central government planning, or too cumbersome local bureaucracies. There is not enough indignation at the crime, corruption and drug trafficking. There is a resignation in the air with only momentary cries of frustration and anger.

Solutions will have to come from policy changes far beyond the boundaries of Bombay but the local efforts should get ready for these changes. Conservation and tourism could well become the best cash generators that would re-establish the quality of life in the city for the residents and in turn

would sustain a much-improved visitor industry. Both tourism and conservation are work intensive and both make something valuable out of existing resources.

## CONCLUSIONS

The quality of the quality of life in the city of Bombay is deteriorating rapidly. Unless there is popular or political will to initiate measures that will attract re-investment in the city (some revision of the rent-control laws?), the vision and the opportunities for conservation and for tourism will continue to erode.

Bombay is not a city of giddy Mogul palaces and gaudy native decorative arts. This is and has been a commercial city, the Gateway to India, and is basically intact with its 19th-century splendor. Visually it is failing fast.

There are a surprising number of concerned citizen action groups. There are beautification groups, conservation groups, wildlife groups, booster-club groups and groups addressing social concerns. Their number is not surprising but their failure to work together and their over-all lack of success is amazing. Civic awareness seems high; civic cooperation and focus are totally missing.

## THE TOURISM FACTOR

Tourism is the world's largest industry. Tourism does not nearly approach its potential in Bombay.

If the Tourism Office set a goal to increase the visitor-stay by one day and if all of the disparate civic groups joined to see their special interest as one element in a larger community wide effort to entice the visitors to stay longer in Bombay, then there would be a wide variety of arguments seeking to stimulate re-investment. The stellar buildings could be painted and repaired, new uses for old buildings should be sought, textile mills could be adapted, buildings could be lighted, wildlife saved, parks opened, streets swept, traffic improved, museums expanded, churches opened, waterfronts cleaned, all in the name of THE VISITOR. "Company's coming!" would be the joint rationale -- a rationale politicians and finance ministers would understand.

The foreign currency that stays in Bombay would increase. Revenues and jobs would increase in the hotels and restaurants and also in the wide range of support businesses.

The State Tourist Office cannot itself do this job and it cannot fund the needed work but it can give a community-wide focus to civic improvement groups.

It is difficult to think of an alternative that can pull so many diverse groups together and can give a single purpose to future financial plans. If there is another or faster or better course, it should be pursued immediately.

Bombay has great assets, but at this rate, not for long.

## ECONOMIC REFORMS - CONSERVATION OPPORTUNITIES

The present failure to attract investment into the city core has developed in part from the extreme, near-Soviet economic policies and social politics of the country in the past 44 years. This old order has, in fact, passed away further and faster than the British Empire.

The pending conservation legislation that is presently awaiting adoption for Bombay will give a formal recognition to conservation professionals and a clearly defined place with government operations for review and comment.

At the same time broad national economic reforms are beginning in India and as the finances and the politics change, there will be further changes that will open windows of opportunity for people who are concerned that Bombay be again beautiful.

Civic conservationists should continue to refine the historic inventories, prepare rehabilitation plans and expand their professionalism and participation in architectural review processes in order to be ready for additional new changes.

Nationally, the Indian Heritage Society might position itself as a conservation resource group available to government officials who are mapping the new economic policies.

The World Bank is now expecting environmental reforms as part of their loan conditions. The skills represented in the Heritage Society and INTACH may become important and even necessary to the government in the coming years.

## THE KANHERI AND ELEPHANTA BUDDHIST CAVES

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Robertson E. Collins

### KANHERI BUDDHIST CAVES

#### Background

Thursday, we started early to drive to Kanheri Caves, about an hour north of the city. The airport is half way on this wide highway.

At my request we drove 6 miles on beyond the caves to the river (one local calls it only a stream) where early settlement and trade occurred.

The caves were started by a Buddhist priest who was sent to this region by Emperor Ashok in the second century B.C. It is obvious the development of the Kanheri cave/monastery was related to this coastal, river settlement, not at all to the peninsular string of islands that are now Bombay. There are some remains of this settlement but there needs to be lots of archaeology at this site.

The caves are in a national park and controlled by the Archaeological Survey of India which has no money for management or maintenance. The park still has settlers in it and new intrusions are occurring. There is no interpretation center and only one meager information booklet available.

The Bombay city sprawl has begun to press up against the park boundary and will soon enough engulf it. It will shortly move on to the first river shore and beyond.

#### The Presentation of Poverty

A cynical sounding heading but it makes the point. There are serious, large, depressing housing areas on both sides of the highway up to Kanheri. These are lean-to's, huts -- the better one might be called shacks. This is the other half of Bombay. It looks awful and it cannot be ignored.

Foreign visitors will be appalled, other Bombay residents should be embarrassed and the people who live here should be angry.

But these are a fact of life at this moment in Bombay. Guides on the buses should be prepared to discuss these areas intelligently with regret but not apology. These are common problems in most Asian cities. These areas are the result of changed agriculture and the appeal of the city jobs. These people do have jobs, they have organized themselves into functioning neighborhoods and communities, they constantly improve their dwellings and are generally coping. It is a living condition most of us cannot contemplate without a tear but without bravado there is a dignity about their bearing.

Poverty should never be a tourist attraction but it cannot be ignored and it must be explained and discussed openly.

## DISCUSSION

### Riverfront Enhancement Projects

This first river north of Kanheri Caves offers a special chance for Bombay. It is time for some visionary planning; think in terms of 25 and 50 years but plan now.

These observations were made without access to detailed maps, so I may err on sites and relationships but there are two important points:

1. There should be exploration of all possible settlement points along the river shoreline now. This will enhance the understanding of the caves. If the original town-site can be uncovered and presented it would be exciting and make the caves much more interesting.

The Buddhist Caves at Kanheri should have an interpretation center at the entrance to the caves. This should give an over-all background on Buddhism and tell the story of early settlement, of the arrival of the religion, and bring the river-mouth regional history up to the Portuguese. Tell the story of the inland town and ports that used this river system.

2. The river should be seen as a chance to develop important large parks and recreation areas for future Bombay residents.

Bombay does not have adequate parks. The city is bulging northward and the river could become a wonderful, gracious and necessary green-lung corridor across the top of the city expansion. Growth will soon enough leap over such a corridor but that is all right too.

At the bridge, probably to the right, there should be a large as possible river-front park set aside for open-space protection and future recreation. This will be needed in a few years and could actually be used today. It should be large, leisurely and the road access should be set back with parking nodes further inland. This should be an active recreational, family park with pockets of food and sports.

The reports of the huge number of week-end visitors to mainly the lower/entrance area of the Kanheri Caves Park is appalling, mainly because it is such a comparatively small and bleak site. The people of Bombay deserve something better.

The river front project should be begun immediately and even during construction of the river-front facility people should be encouraged to use it. A long, sprawling river-front park could give the urban visitors a dignified experience that the Kanheri Park simply cannot give.

The river front areas should be explored to find traces of early settlement.

On the northern side, there is an old coastal Portuguese fort and it should be acquired with sufficient buffer lands and road access. This road access should run from the bridge out to the fort and should be a large, linear drive-through botanical garden area that could collect the plants of the river basin and could protect the riverfront from the bridge down to the fort. This should be a scenic drive-through project with one or two river-front restaurants and picnic spots but without sports or recreation facilities.

The Portuguese fort should be cleaned up, presented, interpreted and made into a pleasing and informative destination. If carried out with a not too heavy a hand; well planned, it could have a festive destination air to it.

### Access

There is a major rail line that runs north out of Bombay to the left of the highway but set back from the coastline. This might be the best future access mode to this area. There is an island in the river and perhaps stops could be developed at key points purely for week-end, day-trippers. Certainly the railroad should be built into the planning, and bus and private car movement should be integrated with this rail service.

A possible future resort development of the northern coast might well consider the potential advantages of this rail-line.

### The Kanheri Caves Comments and Recommendations

This was/is a place where deeply religious men lived and studied and thought and should be presented and maintained as such.

The interpretation of the caves themselves should include the story of this river and the history of the larger coastal developments, Portuguese to the north and French/Portuguese/ British Bombay to the south.

If possible the caves should be separated from the larger, lower park area, and a new road could be made directly to the river roads.

The park area around the caves is already large but was never fully cleared of settlements and has suffered border intrusions. It desperately needs management funds for simple maintenance and for protection and supervision. Simple work to re-establish the foot-path up the ravine is needed. We are NOT talking about big sums but steady sums.

We did not see it but were told that there is a popular lake to the west of the caves that is immensely popular and also that a large and significant block of adjacent land has been declared wilderness. World Wildlife and similar groups have funded the closure and management of the area for bird and wildlife protection. This will be valuable and is to be encouraged but considering the growth pressures in this area, I wonder about the truly long-term feasibility of such a wilderness effort.

I do not think the Kanheri Caves will ever become a great foreign visitor attraction (Elephanta Caves are closer and the boat access is much more pleasant). Kanheri can be a much, much better domestic attraction and that in turn will attract some additional foreigners.

It should always be described as "The Buddhist Caves at Kanheri" or "The Kanheri Buddhist Caves," or "The Kanheri Buddhist Monastery Caves at Kanheri." Buddhist is needed in the title when doing tourism marketing.

It is a fine place to bring school groups of all ages but they should not come here without prior information. Their visit should include an interpretation center and there should be park guides who would give them detailed information about the caves, the religious symbols and the daily patterns of the monastery and of the river basin region.

It might be possible to construct some rustic platforms for pilgrims who wish to spend a night in the area and experience the sunrise there. This should be studied.

## CONCLUSION

### Interpretation Center

For the visitors there should be some presentation about how the caves related to the settlements along the river and the origins and practices of Buddhism at this site. There should be interpretation of the park plants, the water supply, sewage handling and details that will give urban youngsters an educational, environmental experience.

There should be a video, a place to show it and a youth-directed guide book; perhaps done in a comic-book style layout.

To repeat, the whole Kanheri Park needs money for maintenance and management ... but most of all it needs to be incorporated into a larger plan.

### ELEPHANTA ISLAND CAVES

Elephanta is a well-known attraction. It is an historically important, and a seemingly satisfying visitor experience even for the most casual visitor. The trip over is pleasant and offers a separate and special experience with waterfront view of the skyline and the shore-front buildings.

Leaving the caves and statues aside, Elephanta is not good enough.

The boats have a wonderful local flavor but the arrival landing is chaotic and nearly dangerous. The locals should be a charming part of the visit but they become annoying, the souvenirs are tacky, and the food and drinks outlets are not acceptably or forgivably quaint or appealing.

There should be an interpretation center; there is no reason to control photography or video.

The souvenirs should be locally made, hand-made, and there should be some supervision as to what is allowed to be sold there.

There is no need for an admission gate; the entry fee should be part of the boat trip.

This is a nice half-day trip but it could be a great trip. It needs management, interpretation.

### Recommendation

The place should have a point of view; right now it is difficult to tell whether it is being presented as a religious site or boat trip or a freaky attraction. The religious tone is the right tone and accepting that, everything else should be re-styled to give a respectful sense of awe and seriousness.

## CONCLUSION

It is important to remember:

- that Ajunta and Ellora Caves are striking and clearly world-class attractions. They will now, thanks to a Japanese loan, be even better presented and interpreted.

- that the major sites in the life of Buddha in Uttar Pradesh and Bihar are being newly studied by the National Tourist office and the U.S. National Parks Service.

- Lumbini in Nepal is a World Heritage Site and its interpretation is being extensively and expensively revised for visitors.

- restoration of the classic Buddhist sites in Sri Lanka have received extensive UNESCO support and international publicity.

The point is that from a tourism point of view, the competition is severe. Visitors to Bombay will have seen more important and better-presented Buddhist sites elsewhere. They will make comparisons.

Kanheri and Elephanta Caves cannot compete in aesthetic or historic values but they could be much, much better. Features to be developed include their local importance, the story of the ancient commercial communities that produced and supported them and their part in the broader expansion of Buddhism in India.

## **PUNE: NOTES RECOMMENDATIONS**

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Professor William R. Chapman

Pune faces many of the same problems as Bombay, though generally on a smaller scale. The cantonment area remains reasonably well-managed, though potential privatization could severely threaten these historic 19th and early 20th-century military buildings and grounds. There are severe developmental pressures in former low-density residential areas. Again, efforts should be made to explore the possibility of imposing stronger zoning restrictions and encouraging concurrent incentives for the sympathetic redevelopment of former mansions and bungalows.

The Shanwa Wadar is a reasonably well-interpreted site, though repairs are called for along the parapets. Better visitor interpretation, in the form of a small museum and/or published brochures, would add to the visitor's enjoyment. The row of vernacular commercial and residential buildings along the east side facing the fort should be thoroughly studied, perhaps as an architecture school project. These deserve immediate treatment and preservation in order to protect the historic context of the fort. The same level of analysis should be applied to other sections of the city core, in order to begin to plan for future needs.

The Aga Khan Palace, were Ms. Savita Tikle is the curator, is an extraordinary resource. Ms. Tikle has done an excellent job with the materials at hand. This monument could attract far more visitors than it does and deserves better promotion at the state and regional level. The Aga Khan story also deserves to be told there. (Private and corporate foundations may be a source of further support.)

The historic university buildings, including Deccan College, represent an extraordinary assemblage of 19th and early 20th-century colonial buildings. As with university buildings in Bombay, some kind of long-term redevelopment and maintenance plan is needed. As a first step, documentation -- possibly by a local architectural school as a class project -- is recommended. Deccan College especially is a terrific Neo-Gothic complex -- comparable in many ways to an Oxford or Cambridge College. Deccan College needs to begin to raise money for its own maintenance. Staff housing needs improving, basic maintenance is required on the main college structures. Deccan could become a true gem, if efforts are made at this time to repair, maintain and even interpret the facility.

## **PUNE: NOTES AND RECOMMENDATIONS**

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Robertson E. Collins

We met wonderful people, we saw some wonderful buildings and colonial complexes. We saw two fine local museums and visited the historic fort and hilltop shrines.

Life is really quite attractive in Pune. It is removed from the pressures and crisis tensions of Bombay.

People raise horses here and there seems to be space to ride them. There are tree-lined avenues and buildings set back from the road with yards and driveways and fountains. Two rivers weave through and meet here. The town is spreading out. Though it is now surrounded by empty low hills, the growth is slowly inching up the ravines and hillsides. The Old Town is crowded (one becomes aware of how the tri-shops can clog the city streets) but is still used for shopping. The

slum-huts are here but it is part of the beguiling atmosphere that for the drive-through visitor. They do not provoke the pain one gets in the desperate sections of Bombay.

For the short-term visitor, all appears well in Pune but one suspects it is not what it seems to be.

Like all of India, the politicians legislate, tax and vote on behalf of the "common man" but the common man is the worst off figure in the country. Closer up, the hutment life must be painful and harsh. Building toilet blocks in the slums is not really a kind thing; it represents an arrogance far haughtier and rude than any British Colonial. The British never stopped trying to improve the continent; Indian politicians seem to have merely used India's problems and in fact solved nothing. No one is speaking for quality. The decay of the cities goes un-acknowledged. No one listens to the voices of concern.

One wonders how it will all un-ravel.

It was the charms of Pune that prompted this gloom. The good things are so good.

Pune could be a much better visitor destination. The biggest need seems to be to get a handle on tighter planning within the city.

The Rajneesh commune is an example of a failure of planning; mostly a failure of city officials to enforce existing planning. The commune activities are making a mess of the neighborhood but they do seem to be striving for a better image and have done some community projects with effective and slick public relations.

This lack of planning will and the will to enforce planning is evident elsewhere as the new construction creeps up the hill-sides. It is also evident in the failure to anticipate how the wonderful cantonment areas could be used to protect the quality of quality in Pune and to give a graciousness to its growth.

One gets hints that "development" is in the hands of "developers" who are callous, nearly criminal and organized with Mafia efficiency and who flaunt the planning process and clog the courts to thwart civic-minded voices.

Such a description may be true or highly exaggerated.

Anyway, the concerned voices of INTACH and the Indian Heritage Society are doing superb work but they need to be backed with bigger numbers of members. These dedicated people are carrying quite a load now but an expanded membership is urgent.

### Attractions

Folk Museum - The Museum of Folk Art is superb. It needs some money to spruce up the place and to improve the interpretation. Maps and informational notes and better labels would be helpful. Some information about the man who collected the items is needed and some information on the buildings and an acknowledgment of the process of his gift.

The Gandhi Museum - It was excellent. Here too, there should be an interpretation of the house itself, the story of the Aga Khan and his followers, his life in the house and its transfer into a prison for Gandhi. The Gandhi-era photographs are excellent but this show needs to be re-installed and should include one room that gives a quick survey of the man's life and relates his life to the contemporary events that surrounded him.

The third dimension of the complex, the training of young women is not adequately presented to the visitor. This is a fine story and could encourage financial donations.

The Delhi Gate Fort - This seems to have great local importance and for a moment in time had continental importance. It is difficult to re-capture the splendor today.

I think the fort should be a comfortable community asset. All of the gates should be open and the interior courtyard should be fitted with chairs and benches to face the inside of the gate for special events and shows and speeches.

There might be a colorful canvas tent designed that could be erected some place on the grounds. This could be used for civic welcomes and commemorative events when the mayor or the governor greets visitors or honors citizens.

Around the outside, up against the walls, there could be carefully controlled stalls allowed for selected artisans who would be required to pursue their craft and sell their goods there. This should be a collection of the best craftsmen in the region. It must be managed and constantly supervised just like a market center.

The brick building at the back left corner of the fort could become the needed interpretation center with a gift shop and a small auditorium. This is where the fort and the larger region could be interpreted. There should be an office of the state tourist office at street level here. It should be an active information centre; maybe a box-office for cultural events could be included.

In the front, I would clear away the fences and utility structures and make it a pleasing, comfortable people-place. Not for shows or speeches but for walking, meeting and recreation.

The whole complex should become wedded to the contemporary, day-to-day life of the city.

Study Centers - There seem to be many specialized, small-campus centers here. This intellectual activity might well be expanded beyond the academic to science and law. There should be an effort to try to create even more such professional institutes. This would in turn attract related industries to the community.

## TOURISM DEVELOPMENT: POSSIBLE PACIFIC ASIA TRAVEL ASSOCIATION INVOLVEMENT

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Robertson E. Collins

### Background

There is an un-realized tourism potential in Bombay and in Maharestha State.

In Bombay and in Pune there is a rising awareness of civic pride and civic image and of the role tourism could play in conservation and general civic improvement.

There have been lists of key structures prepared in both cities but they are only lists and lack supporting documentation, assessment or recommendations. There has been no broad-based inventory of either cultural or tourism resources in either city. The focus has been on "landmarks," and in Pune no private buildings have been included.

Bombay may end up with new city legislation that will further the cause of conservation but when this will occur and exactly how it will be effective is still to be determined.

In Pune the present government officials seem sympathetic but in neither city has the process of inventory, assessment and legislation been initiated. The planning process does not effectively include conservation concerns or tourism opportunities.

The caves at Ellora and Ajunta are world famous and these sites have recently received a Japanese loan to improve the presentation and interpretation of these sites.

The government of India is initiating sweeping new economic policies. Details are still vague but these may well provide new opportunities for tourism and for conservation needs. Government roles will be reduced; private-sector commercial and volunteer opportunities will be increased.

### Discussion

There must be some basic development planning work undertaken to be sure that conservation proceeds professionally and that tourism develops to its full potential.

There should be a Tourism Development Master Plan prepared for the state. This master plan should have a strong heritage conservation element in it.

At a minimum, these items should be included in any plan:

- Inventory, evaluation and recommendations on existing tourism resources.
- Inventory, evaluation and recommendations on existing cultural resources in the state.
- Strengths and weaknesses of these inventoried resources.
- Six to eight initial steps to be taken.
- Marketing recommendations.
- Financial analysis of recommendations.

Two steps are possible:

1. PATA could be requested to send a task force team to Bombay to prepare the guidelines and scope of work for a larger, future, commercially created tourism master plan. Or, skipping this step,
2. A commercial team should be hired, after a tender process, to prepare a tourism master plan for the state. It should be a short-term plan, 5-7 years, stressing existing physical resources and the limited financial resources.

There might be federal or World Tourism Organization funds to help finance the costs.

### Conclusion

Going through both steps might be best. The process of the PATA study requires an active local volunteer counterpart team. This would be a chance to mobilize the political and commercial community leaders to the value of tourism, the role it should and could play in civic and conservation efforts and the need to plan tourism and to plan it right.

Then, the commercial study would have a better base and a better reception.

Roughly, the PATA study might cost US\$60,000 to \$75,000. A big part of these costs could be "in-kind" contributions from airlines, hotels and restaurants, etc. PATA team members do not receive fees but should not be out of pocket during their one-week stay. Business class travel, hotels, meals (no liquor), laundry and local transportation must be covered. Preparation of the report costs about \$5,000 (30-45 days) and PATA requires a \$5,000 fee for administration.

The commercial study might run US\$75,000 to \$150,000.

## ITINERARY/TRIP REPORT NOTES

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Professor William R. Chapman

### Sunday, January 12

Arrival of Collins in Bombay. Met by Travel Specialist A. Gopalakrishnan and Program Manager Deepak Mehta. Stay at Taj Mahal Hotel.

### Monday, January 13

Chapman's arrival. Met by Travel Specialist A. Gopalakrishnan and Deepak Mehta. Stay at Taj Mahal Hotel.

Evening dinner hosted by Dev Mehta, Chairman and Managing Director of Maharashtra Tourism Development Commission, at Chetna Restaurant. Also present were Michael Nugent, USIS, and his wife Eve Marie; Roger Kurt Rasco and Deepak Mehta, USIS; and Cyrus Guzder, local businessman and prominent member of local historic preservation community.

### Tuesday, January 14

Depart hotel for Prince of Wales Museum. Morning meeting with Dr. Sadashiv Gorakshkar, head of Prince of Wales Museum, and Dr. Kalpana Desai, Curator. Chapman and Collins discussed the expectations of the project, the work of the Save Bombay group and the problems facing Bombay.

Remainder of morning tour of Lower (South) Bombay conducted by Aban Sethna, Senior Faculty Member, J.J. School of Architecture. Accompanied by Deepak Mehta, USIS, the morning tour concentrated on the Colabra area, the existing cantonment, off the Shahid Bhagat Singh Road. Chapman and Robertson visited the Afghan Church, a Neo-Gothic structure dating to the 1860s, the Sassoon Dock area, and also viewed early masonry barracks and related military housing. They also visited an older Parsi Fire Temple and a historic Parsi housing unit and historic residential areas off the Singh Road. Most of these were low-rise, multi-story apartment blocks built around the turn-of-the-century.

Afternoon return to hotel for lunch. Tour beginning at Cusrow Baug and extending to Horniman Circle, also lead by Ms. Sethan. Visited the Town Hall, a c.1830 Neoclassical building once the seat of British municipal power. It is now the headquarters of the Asiatic Society and the Public Library. Meeting with Vikas Dilawari and Rahul Mehrotra, local conservation architects. Visited book conservation laboratory in basement of Town Hall. Then walked around Horniman Circle area, visiting St. Thomas Cathedral.

Return to hotel for dinner.

### Wednesday, January 15

Morning meeting at Convocation Hall, the Bombay University, which was designed by Gilbert Scott. Discussed conservation problems at the university, including recent work on the Rajabai Clock Tower. Visited other university buildings, most of which are Neo-Gothic in flavor dating from the late 19th through mid-20th-century. Accompanied by Vikas Dilawari, a local conservation architect. Met with engineer R.N. Raikar. Visited St. Georgia's Hospital in the Fort Area and Victoria Terminus, a grand Neo-Gothic building by F.W. Stevens. Returned to hotel for lunch.

Afternoon walking tour of central community and governmental core of Bombay. Several larger Victorian Edwardian buildings in the vicinity of the university. Bombay possesses a striking number of clearly "world-class" structures by a number of prominent architects, including Gilbert Scott.

Buildings included the Post Office, the Public Works Department, the Courts and surrounding areas. The central core is truly an outstanding assemblage, bordered by open areas and wide streets. The full impact of the buildings is lost in part to the visitor due to the active street life, to numerous small shops lining the sidewalks, and a great deal of vegetation, including many mature shade trees.

Late afternoon return to Prince of Wales Museum where Chapman and Collins met with Dr. Gorakshkar and Dr. Desai and met Martin Lerner, the Curator of Indian Art at the Metropolitan Museum, New York City.

Evening dinner at hotel with Lerner and his son. Joined by Amitabh Verma, a recent graduate of the J.J. School and a prospective graduate student in landscape architecture and historic preservation at the University of Georgia. Chapman had a chance to interview Verma, who seems a promising student.

#### Thursday, January 16

Chapman's lecture at the J.J. School of Architecture. Morning presentation was on the history of urban conservation and historic districts in the U.S., beginning with Williamsburg in the 1920s and ending with more recent developments. About 150 students and faculty attended. Collins and Chapman also had a chance for further discussions with several faculty members of the School of Architecture, as well as the School's principal Professor S.A. Tungare. Several opportunities for future academic contacts seem possible.

Late morning return to Victoria Terminus for personalized tour by H.S. Kambley, Public Relation Officer for the Central Railroad. The railroad has great pride in its building which despite recent maintenance still needs attention.

Early afternoon lunch at Oberoi Hotel, at edge of Marine Drive area. The Marine Drive area is an extraordinarily intact expanse of Art-Deco era buildings comparable in many ways to Miami. Apartments in these blocks are still highly desirable, though subject to rent control. They are therefore in poor condition (superficially at least) and subject to many inappropriate incremental changes.

Late afternoon. A long driving tour of the cotton manufacturing and warehouse area in the Bahador area, north of the central city. We also toured several essentially middle-class residential areas close to the city center, such as Girgaon closer to the city center. The cotton workers housing represents an important and extensive collection of vernacular/industrial building types. The cotton mills and warehouses appear impressive, though we did not have a chance to visit any. Many of the factories are now "sick" (unused).

Evening dinner at Dr. Gorakshkar's small bungalow within the Prince of Wales Museum grounds. Deepak Mehta, our constant companion, museum staff, including Dr. Desai, and Martin Lerner of the Met in attendance.

#### Friday, January 17

Morning tour of Kanheri Caves, north of Bombay city, accompanied by Dr. Gorakshkar, Deepak Mehta and Michael Collins. Extraordinary collection of Buddhist shrines and cave shelters dating to the 2nd century. Kanheri was once the center of a Buddhist "university" and features a terrific collection of sculptural reliefs. Collins formulated ideas for helping to better interpret the caves and provide a stronger link for tourism.

Afternoon-evening return to Bombay. Return to Prince of Wales Museum for further discussion.

Dinner at hotel.

Saturday, January 18

Morning walk by Chapman around hotel area photographing residential and commercial areas. Some time for shopping. Meeting late morning with Dr. Gorakshkar about up-coming seminar. Lunch at hotel.

Afternoon seminar at Coomaraswamy Hall, the Prince of Wales Museum, for most of the afternoon and early evening. About 60 people were in attendance including reporters from the Times of India and Indian Express. Chapman presented two lectures: one on New York City and its district and landmarks program; a second on the Pennsylvania Avenue Development Corporation in Washington, D.C. Robbie Collins discussed his work in Singapore and the need to focus on tourism. This was one of the first times that members of the local preservation community and other community leaders have gotten together to discuss problems in Bombay. The discussion was moderated by Heta Pandit, the Secretary of the Bombay Chapter of INTACH. Initial remarks were made by J.G. Kanga, chairman of the state urban heritage committee. The presentation got excellent coverage in the Bombay papers.

Evening dinner in hotel. Chapman more-or-less recovers from stomach ailment.

Sunday January 19

Morning walk by Chapman around lower Bombay taking additional photographs. Packed and checked out for Pune trip.

Afternoon departure for Victoria Terminus for 3 1/2 hour trip to Pune, a 2-million people plus city southeast of Bombay.

Evening arrival and check in at Asok Hotel in Pune. Late dinner. Met by Tara Warrior, secretary of the Pune Chapter of INTACH; Narendra Dingle, a local preservation architect, and his wife Vidya.

Monday January 20

Morning tour of cantonment area of Pune led by Mrs. Statira Guzder Wadia. Visited the University area and Deccan College, then viewed still-used barracks and other military buildings. Visited early 20th-century residential area, much of it now threatened with new development. Saw some of the Osho followers at the ashram in this quarter, which, as in Oregon, is gradually taking over sections of the city. A cool drink at the Turf club in the cantonment area, a former convalescence hospital for British Soldiers.

Afternoon lunch at local restaurant in the film archives area. "Very local" in character. Return to hotel to prepare for talk.

Late afternoon. After some technical difficulty, Chapman finally gave his lecture on the history of urban conservation in the U.S. before a crowd of about 200 at the Maharashtra Chamber of Commerce and Industry Building. The talk went well and was enthusiastically received. Professor Vaikunth Sardesai of Pune University's School of Architecture introduced Chapman.

Evening. We were entertained at the Dingle's for dinner. Opportunities for further discussions of local issues.

### Tuesday January 21

Morning. Architect Kiran Kalamdani met us for a tour of the Shanwar Wada fort, a 4-acre site comprised of the walls and impressive gateway of an 18th-century fort, the former stronghold of the Peshwa Kings. A number of intact-combined residences and commercial buildings, dating to the 18th and 19th centuries, are still located in the vicinity of the effort, especially along the east side where an intact row remains. We then toured the Pune market and a smaller tranquil market area and temple in the center of the city. We then visited the M.M. College of Architecture and had a tour of the facility led by Professor R.T. Ghogale, the Principal of the College. We informally met students in several lecture and studio classes.

Afternoon lunch was at Tara Warrior's mother's house in a suburban section of Pune. We spoke to her family and friends, including a well-known local environmentalist who explained the local "ecology" of recycling. We then climbed the hill to the Garpati Temple at Theur from where we had an excellent view of the city. Narandra and Widya Denge accompanied us as did architect Kiran Kalamdani.

Late afternoon. INTACH-sponsored workshop/lecture at the Gokhle Institute of Economics and Political Science. Chapman presented a brief illustrated slide lecture on his work with the Georgia community of Madison. While only of general comparative value, the talk provided a forum for further discussion of Pune's preservation/conservation problems.

Evening. Dinner at Statiri Wadia and her husband's house, a large private house set within extensive grounds. There were a number of local people present, and Collins and Chapman had a chance to meet some of the more activist-minded members of Pune society. This was gracious and enjoyable party for which we were all grateful.

### Wednesday January 22

Morning. We had a long stroll with Deepak Mehta through the Reay Industrial Museum, a private museum of Maharashtra folk culture.

Afternoon. Following lunch at the Blue Diamond Hotel, where an extravagantly presented dish of "Lamb Rice" (a local delight), was specially prepared. Deepak Mehta, Collins and Chapman toured the Agakhan Palace, one time place of Gandhi's imprisonment. Ms. Savita Tikle, the curator, gave us an excellent tour of the museum and grounds and was a gracious hostess.

Late afternoon. Arrived at the Post-Graduate and Research Institute in Archaeology of Deccan College, where Chapman presented a lecture on his work in the Virgin Islands to approximately 50 faculty, research fellows and students. The group was well-received by Dr. Virendra Nath Misra, Director of the Institute and now Principal of the College.

Evening return to Bombay. Dinner at hotel.

### Thursday January 23

Morning. Chapman, Collins and Deepak Mehta met Dev Mehta at his offices. Rumi Mistry, Managing Director of RHIZIC, the public relations firm hired by the Maharashtra Tourism Office to develop materials of the state's cultural heritage. We discussed the potential development of the Kahheri Cave site and also the long-term potential for natural areas and state parks within the river basin north of the caves.

Afternoon. Lunch at hotel. Meeting at Prince of Wales Museum, convened by Dr. Gorakshkar and attended by Dr. Desai; J.G. Kanga, present chairman of the Bombay Heritage Commission; Dev Mehta; Heta Pandit, Secretary of Bombay INTACH; Debi Goenka and Shyam Chainani of the

Bombay Environmental Action Group; and Rajan M. Jayakar, a local solicitor. Collins emphasized the idea that the several organizations needed to settle on one or two concrete goals. He stressed the idea of increasing the average tourist's stay by one day, suggesting that this would have immediate economic benefits and could result in some political gains. Chapman stressed the need to develop a larger constituency and to think of ways to bring the development community into the fold.

Late Afternoon. Attended a special "lighting" ceremony of Wilson College, part of an on-going project to bring night-time illumination to the major monuments of Bombay, encouraged by Dev Mehta's tourism office. Funding for the lights comes from Citibank Bombay. His Excellency Shri Subramaniam, Governor of Maharashtra, emphasized the need for conservation as part of the overall planning of Bombay.

Evening. Dinner at the hotel with Vikas Dilawari, local architect and conservationist. Chapman and Collins were treated to a short presentation by Dilawari of an urban conservation project that he had recently undertaken.

#### Friday January 24

Morning. Report writing.

Afternoon. Chapman met with J.G. Kanga and discussed the present legal standing of the Bombay conservation law. Kanga presented Chapman with a copy of the present legislation and the list of scheduled (listed) monuments. Collins and later Chapman met with S.P. Godrej, Chairman of INTACH of Western India. He expressed his encouragement and asked for a copy of the final report. Chapman, with Deepak Mehta, made a courtesy call at the Indian Institute of Architects' office.

Evening. Dinner at the Willingdon Sports Club, as the guests of Michael Nugent and Eve Marie Nugent of USIS. Steve and Lee Dachis -- Steve is now head of the USIS India office -- were the special guests. Also in attendance were Paul Fritch, U.S. Consulate; Fr. John Correia- Afonso, Director of the Heras Institute of Indian History and Culture at St. Xavier's College; Dr. and Mrs. Gorakshkar; Mr. and Mrs. Dev Mehta; Heta Pandit, Bombay Chapter, INTACH; Maseehur Rahman, Editor, India Today; Kisan Meha, President, Save Bombay Committee; Roger C. Rasco, USIS Bombay. An excellent evening and nice end to our project.

#### Saturday January 25

Morning. Visit to Elephanta Caves by boat.

Afternoon. Further report preparation.

Evening. Final dinner, hotel.

#### Sunday January 26

Late evening. Chapman and Collins depart Bombay.

## ITINERARY/TRIP REPORT NOTES

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Robertson E. Collins

Tuesday, January 14, 1992

We are settled into the Taj Mahal Hotel. Bill Chapman arrived Monday, so there are now, according to the latest census, 12 million and 2 of us here in Bombay!

It is hot but not unpleasant. Today we spent the morning at the Prince of Wales Museum and then took a driving tour of some of the outlying areas. There is a collection of sensational Victorian civic buildings, some fine old military structures, and some fine Art-Deco apartments along Marine Drive. Really a great deal with which to work.

But there is also poverty, too many people, too many billboards, too little comprehensive planning.

The plans: sightseeing has been arranged with a lady who teaches at the School of Architecture. Lectures have been scheduled for Bill with various architectural schools in Bombay and in Pune. There is a heavy meeting on Wednesday morning and a seminar on Saturday afternoon for a selected guest list. Then we go to Pune for two nights and return here to this hotel on the 22nd for additional meetings and wrap-up.

Wednesday, January 15

Went to the University where a young conservation architect took us on a tour of the Library, the Quadrangle and the Convocation Hall. The great clock tower bells have been recently restored. It is only the Law School that remains on this campus, the rest of the programs have been moved to a large new campus in the northern suburbs.

It is an ensemble of two elegant buildings and some far lesser and later buildings that complete the quadrangle at the back. This whole block is in turn, part of a larger line of great structures that face across the street to a large oval green. On the far edge of the green is a rail line that ran down to the military area and the cotton docks; beyond it used to be the sea coast but there was a large, several blocks deep land fill in the 1920s and the grand Art-Deco apartments along Marine Drive now line the sea coast.

Then we went to see St. Georges Hospital in the Fort Area and walked to the Post Office and returned to Victoria Terminal for a more leisurely tour of that incredible structure.

One complaint was that the British built so grandly in order to impress the Indian subjects. That is a weak suggestion; the superb buildings of late Victorian Bombay are far more gestures of faith than edifices of insult. These are far better buildings than got constructed in most cities in England at the same time.

Lunch and then a walking tour to the Public Works Building and to the same general area of our morning visit.

On our return to the museum we meet to go on to Crawford Market. The Director was meeting with Martin Lerner, head of the Asian Section at the Metropolitan Museum in New York City. He is here with his son who just graduated from the University of Syracuse. We had a fine visit and then Martin and his son joined us for dinner in the Chinese Restaurant in the hotel. A prospective student of Chapman's also joined us. He is a quiet and obviously brilliant young man who was articulate and interesting.

In the evening we went over to the museum director's home for dinner. He lives in a small but charming cottage on the grounds of the museum with his wife and sister. We had a superb evening with the Lerner's, Mr. Mehta and several of the museum staff members; particularly the charming curator who had gone to the caves with us.

#### Thursday, January 16

To Kanheri Caves. See separate report. The Lerner's and a possible student in Bill's program came to dinner at the Chinese Restaurant.

#### Friday, January 17

In the morning we went to the J.J. School of Architecture where Bill gave an over-view slide survey of preservation activities along the East Coast of the United States. It was well received by a large room full of architectural undergraduates.

We lunched at the new Oberoi. Shopped there and then drove through some very interesting areas that still reflect the Bombay cotton mill industry. The unique workers' housing (long-houses with one-room-wide apartments opening onto a long porch) and many of the mills are still standing. All of the mills have been nationalized and many of them have been closed.

#### Saturday, January 18

A paper-work morning. Lunch and then a walk to the museum for an invitational seminar. There was a good crowd. The bureaucrat who deals with these matters for the city was chairing the seminar. Bill gave a fine slide talk on New York City and Washington D.C. It prompted lots of discussion which took the audience off into very serious areas, sometimes very tensely. I did not realize it at the time but this was almost the first time that there had been public discussion of many conservation questions.

Tea and snacks at 4:30 and then I spoke. Half the audience had gone home and I don't think my tourism topic was at all what they had come to hear. It didn't matter, the talk was not long.

In the evening, since we were coated and tied, we went to the Zodiac Restaurant, the best in the house. It is top-drawer stuff. Waiters in tails, food comes from the kitchen on a tray brought out by one waiter who holds it grandly while other waiters remove plates from the tray and present them before you. And the food was good too.

#### Sunday, January 19

Slept late, packed, checked-out. On my bill there were two taxes:

One an Expenditure Tax of 20% by the central government. Up-market hotels only, removed if you pay by foreign currency. An incentive tax by design. The second is a 10% luxury tax by the state, on 5-star hotel room charges only.

Neat touch: the envelope into which the Cashier puts your paid bill has a printed message reminding guests that: "The Airport Departure Tax is Rs 300 per person," (In Singapore, the hotel cashiers sell the airport tax coupons.)

Train in late afternoon for Pune, pronounced Poonee, on British map spelled Poona. It is a 3-1/2 hour trip; rising 2000 feet. The country looks like Southern California. To the Ashok Executive Hotel. Three people who have worked on the local arrangements came to greet us at the hotel.

Monday, January 20

Cyrus Guzder's sister, Statira came and took us on a tour of the large Cantonment areas. Widely scattered buildings of grey stone with dignified but not elaborate details; solid, comfortable buildings that are, it they are, anything, Italianate.

She took us to the adjacent shopping area and for a drink at an charmingly comfortable Turf Club; the building had been a convalescent centre. Lunch at a small hotel in a residential area. Local food; a big plate/tray is at each place and waiters serve the food.

These people too are sincere, seriously concerned but frustrated by politicians who consort with developers, the lack of planning control and fundamentally the frustrations of rent control which is state-wide.

We return to the hotel and Bill picked up his slides. His talk is held at the Chamber of Commerce building auditorium. There is no bulb for the projector but a single-slide projector is found. It goes well.

Dinner at architect Dingli's apartment with friends, mostly members of INTACH. She is a musician and demonstrated the violin and tabla for us. I admire some paintings done by her father and she offers to show me more the next day.

Tuesday, January 21

Architect Kerim meets us to take us through the old city. He has been trained at York. We see the old Delhi Gate Fort in the middle of town. Owned by ASI, the inner courtyard foundations have been stabilized with smoothly capped foundations but not too overdone. There was no admission. The city people were using it for naps on the grass and boys were playing cricket in the forecourt.

It was never a truly grand fort; big enough and regionally impressive and for a short period (90 years?) the seat of control for much of India.

It would be charming to open all of the five gates and let it be an active element in the street-life of the old community.

The city could take it on lease from the ASI; they would be responsible for maintenance and repair and the local graduate school of archaeology could be designated the professional supervising/steward agency.

We visited one of the schools of architecture, stopped to buy some paintings and then to lunch with Tara Warrior at her mother's home. Present were her mother, an active civic-minded lady, an "environmental" lady of equal age, and an assortment of children, grandchildren and nephews.

In the afternoon we climbed a local mountain to visit the shrines and temples built during the hey-day of the local rulers. Grand views, no people but we are told that every morning the hilltop is crowded and lively with local pilgrims and hawkers.

Then to a think-tank complex where there is a seminar and Bill shows some slides. We go on to dinner at Statira's husbands family home.

A charming party: wealthy, formal house but a comfortable, informal dinner for about 30 people; the dignity and poise and understatement of the Parsees.

Wednesday, January 22

A visit to the Folk Museum. A fine private collection shown in the donor's home which had been adapted for the displays.

Lunch at the Blue Diamond Hotel which is famous for their lamb rice.

Then to the Gandhi museum (how many are there in India?). This is in the old Aga Kahn's home, a house of considerable merit in its own right; a place where Gandhi had been imprisoned in 1942 and where his wife and "son" both died and are buried. A fine house and a fair exhibit. The whole project needs great help. It is good enough but it could easily be superb.

The Graduate School of Archaeology where Bill gave a slide lecture. We had been late and had to rush on to the train.

Thursday, January 23

A meeting with Dev Mheta at his office then some shopping for handicrafts. Lunch by the pool at the Taj Mahal Hotel and a working seminar at the museum from 3-5 before going to a reception given by Citicorp to mark their funding of an exterior lighting project at Wilson College, a fine 160 year old college building.

The governor arrived, his car drove in on a red carpeted drive-way. There was a crazy band with terrible amplification that played Mexican-band music and the lead sang hit tunes from My Fair Lady and bolero dance music with an electronic piano, an accordion, violin and drums, all innocently dreadful.

We returned to have dinner with architect Vikas and to look at his work. A fine talented young man.

Friday, January 24

A day to write and wrap-up. Dinner with the USIS officials. The party is for us and for the new USIS director for India here from New Delhi with his wife. A large party at a private club, the Willington. Interesting, thoughtfully selected guest list. Big party, not a chance to talk to everyone.

Saturday, January 25

A trip to Elephanta Caves in the morning with the USIS group. Afternoon at the Museum and evening dined at the Indian Restaurant. The lamb was spiced, the spinach impossible.

Sunday, January 26

I leave for Pakistan in the afternoon; Bill flies out just after midnight.

## GENERAL THANKS

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Messrs. Chapman and Collins are deeply appreciative of the hospitality and consideration of everyone involved with the project. Michael Nugent and Rodger Curt Rasco of USIS India have been strong supporters of the program, attending lectures and discussions and generally facilitating our efforts. Dr. Gorakshkar is especially to be thanked for having in many ways engineered the project, as a result of his own recent tour in the U.S., sponsored also by USIA and US/ICOMOS. Dev Mehta has shown himself to be a visionary tourism director, who understands the implicit links between tourism development and heritage conservation. Kisan Mehta of Save Bombay and Heta Pandit of the Bombay Chapter of INTACH helped organized an excellent forum. In Pune, thanks goes to Statira Wadia, Tara Warrior, Narendra and Widya Denge, Kiran Kalamdani and others. Back in Bombay, Vikas Dilawari and J.G. Kanga gave generously of their time.

Our special thanks, however, is reserved for Deepak Mehta, USIS Bombay, who indefatigably led us throughout Bombay and Pune, organizing cabs, drivers, planning for meals, keeping us on schedule, and providing much-needed briefings throughout. Deepak is a valued friend who will be sorely missed.

**APPENDICES**

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U.S. COMMITTEE  
INTERNATIONAL COUNCIL  
ON MONUMENTS AND SITES  
US/ICOMOS

Dr. Sadashiv Gorakshkar  
Director  
Prince of Wales Museum  
Fort: Bombay 400 023  
India

June 11, 1991

RE: United States Information Agency International Visitor Program  
- Cultural Heritage and Patrimony, Fall, 1990

Dear Dr. Gorakshkar:

During your visit to the United States last Fall as a member of the United States Information Agency sponsored "Cultural Heritage and Patrimony" program, you made known your interests in furthering the effort to inventory, evaluate, register and protect Bombay's historic architectural and urban planning heritage.

I am writing at this time to indicate to you that US/ICOMOS has proposed, and the USIA has accepted, a modification to our 1990 program which permits us to make available to you two qualified U.S. professionals to assist you in developing further these urban preservation and conservation interests.

US/ICOMOS will be pleased to support the travel costs and daily per diem of two individuals to visit Bombay for one period of up to two weeks duration sometime during the remainder of calendar 1991. Based upon your conversations with various people while you were here, we would be pleased to consider sending individuals experienced in the planning, conduct, evaluation and maintenance of urban architectural surveys and in the legal establishment and administration of defined urban historic preservation districts.

Should this continuance of our professional exchange still be of interest to you, I would very much appreciate your developing the following two items:

1. A recommendation of at least two alternative dates which would be most appropriate for such a two week visit. If possible, due to holidays in the United States, it would be preferable if these dates could be before November 24, 1991.

2. An outline of a possible itinerary/schedule for such a visit which would maximize the time and services of these two individuals. It would be most helpful in planning this undertaking if we might have some idea of what public and private organizations and individuals this team might be able to meet and interact with in order to further and assist your efforts. I'm sure that these two participants would also be able to present one illustrated public lecture on some relevant aspects of historic preservation in the United States.

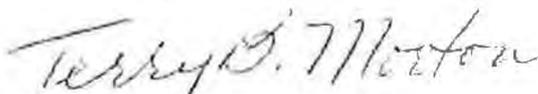
Any other suggestions or recommendations you might have in this regard would be most appreciated.

We are most fortunate that the USIA wishes to be supportive of continuing this international exchange in historic preservation and we hope that we can continue to work with you on this worthwhile project.

Do you have a facsimile number? Should you have access to such a service, you can communicate with us through our facsimile number in Washington, D.C., 202-842-1861.

With all best wishes from the officers and staff of US/ICOMOS, I am,

Sincerely yours,



Terry B. Morton, Hon. AIA  
President

cc: Michael Weider, USIA, Washington, D.C.  
Mary Deane Connors, USIS, New Delhi, India

**WILLIAM RYAN CHAPMAN**  
**667 Cobb Street**  
**Athens, Georgia**

**Date of Birth:** July 1, 1949

**Place of Birth:** Springfield, Vermont

**Education**

D.Phil. (Ph.D.), 1982, Anthropology, University of Oxford, Oxford, England  
M.S., 1978, Historic Preservation, Columbia University, New York, New York  
B.A. distinction, 1971, Anthropology, University of Virginia, Charlottesville

**Special Interests**

Vernacular Architecture  
Caribbean Architecture and Archaeology  
Historic Cartography  
History of Building Technology  
History of Anthropology and Archaeology  
Nineteenth-Century Photography and  
Photographic Techniques

Ecclesiastical Buildings  
Inventory and Survey Techniques  
Material Conservation Problems  
Seventeenth and Eighteenth-Century Settlement  
in the Caribbean and North America  
Victorian Studies

**Scholarships and Awards**

St. Cross College Scholarship, Oxford University, 1975-76  
Philip Bagby Studentship in Anthropology, Oxford University, 1975-76  
George W. Ellis Fellowship, Columbia University, 1977-78  
Newberry Resident Fellowship, Newberry Library, Chicago, 1983  
ICCROM Program, Rome, 1985 (American candidate)  
Kress Foundation Award, 1985  
Virgin Islands Council on the Humanities, publication grant, 1985  
Fulbright Research Fellowship, Rome, Italy 1985  
University Research Grant, The University of Georgia, 1986  
Lilly Foundation Fellowship, 1986-87  
Georgia Trust Award for Outstanding Achievement in Historic Preservation, 1991  
National Trust for Historic Preservation Honor Award, 1991  
The University of Georgia Humanities Research Award, 1991-92

**Professional Experience**

1/86-7/91      Assistant Professor; School of Environmental Design, the University of Georgia, Athens, Georgia.  
7/91-present      Associate Professor

Associate Professor in historic preservation program. Responsible for teaching in architectural history, architectural conservation and historic preservation planning. Supervises graduate and undergraduate students in landscape architecture and historic preservation. Responsible for the development of several new courses for the department including courses in architectural conservation and historic building technology. Conducts research on architectural history, planning and building conservation.

1/80-present Independent Consultant, Chapman and Associates, Consultants in Historic Preservation, Athens, Georgia.

Consultant to the National Trust for Historic Preservation, the National Park Service, the Government of the Virgin Islands, the States of Georgia, Connecticut, and Vermont, the U.S. Forest Service, the North Carolina Department of Transportation, and numerous other agencies, private organizations and municipalities. Frequent consultant for Southeastern Archeological Services, Inc., Athens, Georgia. Work has ranged from historic structure evaluations and surveys through the preparation of historic preservation plans and design guidelines. Major contributions include the preparation of the National Trust damage assessment report for historic properties affected by Hurricane Hugo (1989), county-wide surveys in Georgia and North Carolina, and an award-winning historic preservation manual for the historic town of Madison, Georgia.

10/83-9/85 Historian, Senior Level, National Park Service, Mid-Atlantic Regional Office, Philadelphia, Pennsylvania.

Review of Tax Act certification applications under the Tax Incentives Program. Evaluations of significance and review of project work. Technical assistance to Tax Act applicants, other agencies and the public. Provision of written guidance on the rehabilitation and restoration of historic buildings. Development of a publication series on historic preservation treatments. Review of federally-funded state historic preservation programs in the mid-Atlantic region. Educational activities, including workshops, seminars and colloquia for historic preservation professionals and the public.

4/79-10/83 Architectural Historian, Division of Archaeology and Historic Preservation, Virgin Islands Planning Office, U.S. Virgin Islands.

Overall management of the Territorial Historic Preservation Program. Compilation of a grants manual and general program for local grants. Responsibility for the Virgin Islands Inventory of Historic Places, National Register nominations and review and assistance under Section 106 of the Historic Preservation Act of 1966; public educational activities, including training workshops, seminars and colloquia for the public, volunteers and temporary staff; exhibition design; editorial work on quarterly publication *Searching*; technical assistance to local historic district commissions, publication of technical briefs; management of the Tax Incentives Program.

### Additional Professional Experience

Considerable research experience in anthropology, archaeology, and architectural history. Recognized as a leading authority in historic preservation survey and documentation techniques and in the history of Caribbean architecture. Archaeological and historic structures survey experience in Georgia, North Carolina, South Carolina, Florida, Mississippi, Alabama, New York, Connecticut, Vermont, and numerous Caribbean Islands. Frequent study tour leader for Smithsonian Institution, the National Trust for Historic Preservation, and the U.S. State Department, including cultural tours of Caribbean, the eastern seaboard and lecture tours in the U.S., Caribbean, Europe, and South Asia.

### Memberships in Societies

#### Board Memberships:

1989-present Board of Trustees, US/ICOMOS  
1987-present Board of Advisors, Georgia Trust for Historic Preservation

1987-1990	Chairman, Athens Historic Preservation Commission
1985-present	Steering Committee, CARIMOS Inventory Project for Caribbean Architecture
1984-1986	Board of Trustees, Preservation Alumni, Columbia University
1981	Founding Member, Associate Past/Search
1979-1983	Board of Trustees, St. Thomas Historical Trust
1974-1976	Secretary, Oxford Anthropological Society

Memberships:

The Society of Architectural Historians; National Trust for Historic Preservation; Association for Preservation Technology; Vernacular Architecture Forum; Victorian Society in America; William Morris Society; St. Croix Landmarks Society; Danish West Indian Society; St. Eustatius Historical Society; Caribbean Conservation Association; Society for the Protection of Ancient Buildings; Vermont Historical Society; Society for Industrial Archaeology; Society for Historical Archaeology.

**Scholarly Publications**

William Morris and the Society for the Protection of Ancient Buildings. M.S. Thesis, Columbia University, 1978.

*HAER in the VI: An Exhibition of Drawings from the Historic American Engineering Record.* St. Thomas, Virgin Islands: Virgin Islands Planning Office, 1980.

Ethnology in the Museum: A.H.L.F. Pitt Rivers (1827-1900) and the Institutional Foundations of British Anthropology. D.Phil. (Ph.D.) Dissertation. Oxford University, 1981.

The Virgin Islands Inventory of Historic Places. *Caribbean Conservation News* 3, 4, (1982), 9-10.

*The Steeple Building: A Short History and Description.* St. Croix, Virgin Islands: National Park Service, 1982.

Photographs as Documents: Axel Ovesen (1885-1972) and his Early Photographic History of St. Croix. TS Whim Plantation Museum, St. Croix, Virgin Islands, 1983.

The Pitt Rivers Collection: The Chronicle of a Gift Horse. *Journal of the Anthropological Society of Oxford*, 14, 2 (1983), 181-202. Reprinted in B.A.L. Cranstone and Steven Siedenberg, eds. *The General's Gift*. Oxford: The Pitt Rivers Museum and British Academy, 1983.

*Historic Churches of the Virgin Islands: An Architectural Guide.* St. Croix, Virgin Islands: Antilles Graphic Arts and the Virgin Islands Council on the Humanities, 1985. With William Taylor.

Arranging Ethnology: A.H.L.F. Pitt Rivers and the Typological Tradition in Museum Anthropology. In George Stocking, ed. *Objects and Others: Essays on Museums and Material Culture*, Vol. 3 of History of Anthropology Series. Madison: University of Wisconsin Press, 1985.

Ruins in the Landscape. In *Landscape and Architecture: Sharing Common Ground, Proceedings of the Council of Education in Landscape Architecture*, Providence: Council of Educators in Landscape Architecture, the Rhode Island School of Design and Landscape Architecture Foundation, pp. 333-43. 1987.

Historic Preservation in the Virgin Islands. In *Old Cultures in New Worlds, Proceedings of the ICOMOS (International Council on Monuments of Sites) 8th General Assembly*. Washington, D.C.: US/ICOMOS, 1987, Vol. II, pp. 846-53.

Review, *Rebuilding Central Park: A Management and Restoration Plan*. *APT Bulletin* 20, 1 (1988), 62-63.

Review, *Captured in Time; St. Thomas, St. John, St. Croix*. *The Bulletin of the Society of Virgin Islands Historians* 2, 1 (1988), 7-8.

Review, *Land and Life Remembered* by Bernard Herman and Svend Holsoe. *Georgia Historical Quarterly* 73, 565-58. Fall 1989.

The Organizational Context in the History of Archaeology: Pitt Rivers and Other British Archaeologists in the 1860s. *The Antiquaries Journal* 69, Pt. 1, (1989), 23-42.

Toward an Institutional Context in the History of Archaeology. In Andrew Christenson ed. *Tracing Archaeology's Past: The Historiography of Archaeology*. Carbondale: Southern Illinois University Press, 1989.

How Many Old Buildings are There? *Preservation Forum* 4.3, (1990), 19-23.

William Morris and the Anti-Scrape Society: Reflections on the Origin of an Ethos. *Heritage* 8.3, (1990), 6-13.

Review, *Common Houses in America's Small Towns* by John Jakle, et al.. *Georgia Historical Quarterly*, 74, (Spring 1990), 201-03,

Hurricane Hugo: The Short and Long-Term Effects on Historic Resources in the Caribbean and Coastal United States. In *Selected Works: Council of Educators in Landscape Architecture 1990 Conference*. Denver: Landscape Architecture Foundation, 1991.

The Pitt Rivers Collection, 1883-1914. In Michael Brock, ed. *The History of the University of Oxford*, Vol. VI, Oxford: Oxford University Press. 1991.

Slave Villages in the Danish West Indies. In *Perspectives in Vernacular Architecture IV*. Columbia: University of Missouri Press, 1991.

Review, *Historic Architecture in Alabama* by Robert Gamble. *The Alabama Review* 44, (Spring 1991), 135-37.

Review, *The Old-House Dictionary* by Steven J. Phillips. *Historical Archaeology* 25, (Spring 1991), 113-15.

Like a Game of Dominoes: Augustus Pitt Rivers and the Typological Museum Idea. *New Research in Museum Studies*. Forthcoming.

Review, *The Old Village and the Great House* by Douglas Armstrong. *Winterthur Portfolio*, 26, 2-2/3 (Summer/Autumn 1991), 188-91.

William Jay (1792/93-1837). Entry in *The American National Biography*. New York: Oxford University Press. Forthcoming.

Neal Joseph Reed (1885-1926). Entry in *The American National Biography*. New York: Oxford University Press. Forthcoming.

Augustus Henry Lane-Fox Pitt-Rivers (1827-1900). Entry in Klaus E. Muller, ed. *Lexikon der Ethnologie*. Frankfurt: Campus Verlag. In Press.

## Professional Publications

*Virgin Islands Grants Manual. Parts 1 and 2. St. Thomas, Virgin Islands: Virgin Islands Planning Office, 1979.*

*Frederiksted Preservation Guidelines. TS St. Thomas Virgin Islands: Virgin Islands Planning Office, 1979.*

*Source Book for Buildings and Structures: A Resource Manual for the Virgin Islands Inventory of Historic Places. St. Thomas, Virgin Islands: Virgin Islands Planning Office, 1981.*

*Signs in Historic Districts. No. 1 of Preservation Guidelines Series. St. Thomas, Virgin Islands: Virgin Islands Planning Office, 1981.*

*Historic Paint Colors. No. 2 of Preservation Guidelines Series. St. Thomas, Virgin Islands: Virgin Islands Planning Office, 1981.*

*The Preservation of Plaster-Covered Rubble Walls. No. 3 of Preservation Guidelines Series. St. Thomas, Virgin Islands: Virgin Islands Planning Office, 1981.*

*Cleaning and Repainting of Brick Walls. No. 4 of Preservation Guidelines Series. St. Thomas, Virgin Islands: Virgin Islands Planning Office, 1981.*

*Tax Act Manual: Information on Tax Incentives for the Rehabilitation of Historic Properties. St. Croix, Virgin Islands: Virgin Islands Planning Office. With Barbara Hagan-Smith. 1982.*

*The Preservation of Stone Bearing Walls. No. 5 of Preservation Guidelines Series. St. Croix, Virgin Islands: Virgin Islands Planning Office. 1983.*

*Frederiksted Preservation. St. Thomas, Virgin Islands: Amalie Press. With Fredrek Gjessing and William Taylor. 1984.*

*The Repair and Preservation of Vernacular Wood Buildings, with Special Attention to Buildings in Storm-Prone Areas of the Southeastern United States at the Caribbean. TS Commissioned by the National Trust for Historic Preservation. Washington, D.C.: The National Trust for Historic Preservation. 1990.*

*Madison Historic Preservation Manual: A Handbook for Owners and Residents. Madison Georgia: The City of Madison and Nu-Art Printers, 1991.*

*Virgin Islands Preservation Guidelines. St. Thomas, Virgin Islands: Virgin Islands Department of Planning and Natural Resources, 1991.*

## Reports

*St. John Sites Report. St. Croix, Virgin Islands: Virgin Islands Planning Office. With Betty Ausherman. 1983.*

*Anegada Sites Report. St. Croix, Virgin Islands: Eastern Caribbean Natural Area Management Program. With Betty Ausherman. 1985.*

*Butler Bay Archaeological and Historic Survey. St. Croix, U.S. Virgin Islands. Cultural Resource Component of Coastal Zone Study. With Steven Kowalweski. 1987.*

**Quin House Rehabilitation Proposal.** Christiansted. St. Croix, U.S. Virgin Islands. For William Taylor, Architect. 1989.

**An Architectural and Archaeological Survey of Orange Grove: A Highland Estate in Westend Quarter, St. Croix, U.S. Virgin Islands.** Environmental Assessment Report Completed in Association with Chad Braley, Southeastern Archeological Services, Inc., Athens, Georgia. 1989.

**An Archaeological and Architectural Survey of Butler Bay: A Sugar Estate in Northside Quarter St. Croix, U.S. Virgin Islands.** Environmental Assessment Report Completed in Association with Chad Braley, Southeastern Archeological Services, Inc., Athens, Georgia. 1989.

**The Impact of Hurricane Hugo on the Historic Resources of South Carolina and North Carolina.** Report Sponsored by the National Trust for Historic Preservation and Funded by a Grant from the National Endowment for the Arts. Washington, D.C. 1989.

**Stephens County: Historic Resources Survey Report.** For the Stephens County Historical Society and the Department of Natural Resources, State of Georgia, Atlanta, Georgia. 1990.

**McIntosh County: Historic Resources Survey Report.** For the Historic Preservation Section, Department of Natural Resources, State of Georgia, Atlanta, Georgia. 1990.

**I-26 Historic Structures and Cultural Resources Survey.** For Southeastern Archeological Services, Inc., Athens, Georgia, and Louis Berger, Associates Representing the North Carolina Department of Transportation. 1990.

**Susie Agnes Hotel: Feasibility Study.** Bostwick, Georgia: The Bostwick Historical Society. With David Myers. 1990.

**Reevaluation of the Russell Farmstead, Andrew Pickens District, Sumter National Forest.** Southeastern Archeological Services, Inc., Athens, Georgia. 1991.

**Hydroelectric Facilities at the Neal Shoals Project, FERC Project No. 2315.** For South Carolina Electric & Gas Company, Columbia, South Carolina and Southeastern Archeological Services, Inc., Athens, Georgia. 1991.

**Hydroelectric Facilities at the Stevens Creek Project, FERC Project No. 2535.** For South Carolina Electric & Gas Company, Columbia, South Carolina and Southeastern Archeological Services, Inc., Athens, Georgia. 1991.

**Additional:**

Work has also included numerous other technical reports and evaluations of historic structures throughout the United States and Caribbean. Clients have included Oglethorpe Power Company, South Carolina Electric and Gas Corporation; the Georgia Power Company; the U.S. Forest Service; and States of South Carolina, Georgia, North Carolina, New York, and Vermont.

**Lectures**

**Historic Churches of the Virgin Islands.** Lecture, San Juan, Puerto Rico: Conferencias de la Fortaleza; February, 1982.

**Like a Game of Dominoes: Augustus Pitt Rivers and the Typological Museum Idea.** Paper presented at the British Museum's Conference on Museums and Ethnography - *Making Exhibitions of Ourselves*, February 21, 1986.

**Ivy and Other Vines.** Paper presented at the CELA (Conference of Educators in Landscape Architecture) Annual Conference, Helen, Georgia, September 12, 1986.

**Danish Town-Planning in the West Indies.** Paper presented at the Eastern Historical Geographers Annual Conference, Savannah, Georgia, October 24, 1986.

**Toward an Institutional Context in the History of Archaeology.** Paper presented at Center for Archaeological Investigations, Southern Illinois University at Carbondale, Annual Symposium, May, 1987.

**Ruins in the Landscape.** Paper presented at CELA (Council of Educators in Landscape Architecture) Conference, Providence, Rhode Island, August, 1987.

**Historic Preservation in the Virgin Islands.** Paper presented at ICOMOS 8th General Assembly, Washington, D.C., October, 1987.

**Restoration and Anti-Restoration in 19th-Century England: Problems in the Gothic Revived.** Paper presented in the University of Georgia Faculty Winter Forum, *The Gothic: Medieval and Modern*, February 15, 1988.

**Friedensfeld Moravian Church, St. Croix, U.S. Virgin Islands: Restoration of a Historic Wood Church, 1983-84.** Invited Paper Presented at *Sacred Trusts: A Conference on the Management and Rejuvenation of Historic Religious Buildings*, Philadelphia, Pennsylvania, April 20-23, 1988. Sponsored by the Philadelphia Historic Preservation Corporation, the National Park Service, and the J.M. Kaplan Fund.

**Pitt Rivers and Early British Archaeology and Anthropology.** Paper Presented as part of the regular lecture program of the local chapter of the Archaeological Institute of America, May 12, 1988.

**Resource Design and Sensitivity: The Designer's Role In Quality Tourism Promotion.** Invited Paper Presented in St. Thomas and St. Croix, U.S. Virgin Islands at Conference, *Tourism and Preservation: Improving the Quality of the Tourism Product*. Sponsored by the National Trust for Historic Preservation, St. Croix Landmarks Society, and St. Thomas Historical Trust. May 18-19, 1988.

**Moravian Churches and Church Complexes in the Danish West Indies.** Paper presented at Southeastern Chapter of the Society of Architectural Historians Annual Conference, Mobile, Alabama, November 10-12, 1988.

**William Morris's News from Nowhere: An Early Preservationist's View of What Might Be.** Invited Paper Presented at Conference Entitled, *Preservation and the Quality of Life*, Columbia University, January 27-28, 1989. Sponsored by Columbia Preservation Alumni, Inc.

**The Evolution of Culture: Augustus Pitt Rivers and Victorian Anthropology.** Paper presented at the Humanities Center Colloquium, The University of Georgia, February 14, 1989.

**The Politics of Preservation.** Moderator, Annual State Conference in Historic Preservation. Sponsored by the Georgia Trust for Historic Preservation and the Historic Preservation Section, Department of Natural Resources, Athens, Georgia, December 10, 1989.

**The Impact of Hurricane Hugo on Historic Resources in the Caribbean and Coastal U.S.** Lecture delivered at the Center for Archaeological Science, The University of Georgia, Winter Colloquium, March 1, 1990.

**August Pitt Rivers and the Idea of Ornament.** Invited Lecturer, Spring Symposium on Anthropology and Art, Johns Hopkins University and the Baltimore City Art Museum, March 10, 1990.

Hurricane Hugo: The Short and Long-Term Effects on Historic Resources in the Caribbean and Coastal U.S. Paper presented at CELA (Council of Educators in Landscape Architecture) Annual Conference, Denver and Beaver Creek Colorado, September 1990.

Disaster Preparedness and Historic Resources. Moderator, The National Annual Historic Preservation Conference, Sponsored by the National Trust for Historic Preservation, Charleston, South Carolina, October, 1990.

Understanding Historic Resources. Moderator, Annual State Conference in Historic Preservation. Sponsored by the Georgia Trust for Historic Preservation and the Historic Preservation Section, Department of Natural Resources. Columbus, Georgia, February 14, 1991.

Disaster Preparedness: The Need for Historic Structures Inventories. Invited Lecturer at the National Trust for Historic Preservation Conference, *Networking for the '90s: Building a Caribbean Coalition for Disaster Preparedness*, April 18, 1991.

Historic Preservation in the Caribbean: Will Quality Tourism Destroy Historic Resources. Lecture at the APT (Association for Preservation Technology) Annual Conference, New Orleans, September 26, 1991.

Hurricane Hugo and the State of State Inventories. Lecture at the APT (Association for Preservation Technology) Annual Conference, New Orleans, September 27, 1991.

Additional:

Delivered numerous, additional popular and technical lectures for historic preservation organizations, community and church groups and other institutions, including, Rotary Clubs, Regional Development Commissions, and local historic preservation commissions. In 1990, delivered a ten-lecture series on historic house restoration at the Madison-Morgan Cultural Center in Madison. In 1991, lectured on the Secretary of the Interior's "Standards for Historic Preservation Projects" throughout Georgia as part of the *Georgia's Living Places* program, sponsored by the Department of Natural Resources. Regular summer lecturer at the University of Florida's Preservation Institute's Caribbean program.

**Work in Progress**

- A historical atlas of the Virgin Islands
- A study of Virgin Islands architecture
- A comprehensive bibliography of Virgin Islands printed maps
- A series of articles on the early history of British anthropology and archeology
- A collection of nineteenth-century visitors' impressions of the Caribbean
- A history of the historic district movement
- A history of slave villages in the southeastern United States
- A study of coastal Georgia's historic architecture and planning

## **CURRICULUM VITAE**

Robertson E. Collins  
US/ICOMOS  
1600 H Street, N.W.  
Washington, D.C. 20006

Tel: 202 / 842-1866 Office

### **CURRENT PROFESSIONAL ACTIVITIES**

Chairman, Development Authority, Pacific Asia Travel Association (PATA), San Francisco, California

Chairman, International Committee on Cultural Tourism  
International Council on Monuments and Sites (ICOMOS), Paris, France

Board of Trustees, U.S. Committee, International Council on Monuments and Sites (US/ICOMOS)  
Washington, D.C.

Consultant, Tourism Development/Heritage Conservation, Pte. Ltd., Raffles City,  
P.O. Box 935, Singapore 9117, Singapore

### **FORMER PROFESSIONAL ACTIVITIES**

Pacific Asia Travel Association (PATA), Heritage Committee, Chairman, San Francisco, California  
Oregon Advisory Committee on Historic Preservation, Chairman, Salem, Oregon  
National Trust for Historic Preservation, Vice-Chairman, Trustee and Board of Advisors,  
Washington, D.C.

Portland Art Association, Trustee, Portland, Oregon  
Pacific Tropical Botanical Gardens, Trustee, Kaula, Hawaii  
Society of Architectural Historians, President, Pacific Northwest Chapter  
Oregon Shakespearean Festival Association, President, Medford, Oregon  
Victorian Society in America, Trustee, Philadelphia, Pennsylvania  
Historic Preservation League of Oregon  
Mission Inn Advisory Committee, Riverside, California  
Filoli Center, Woodside, California  
Friends of Timberline Lodge, Mt. Hood, Oregon  
Preservation Institute, Nantucket, Massachusetts  
U.S. National Commission for UNESCO

### **STATE APPOINTMENTS**

Governors Council on the Arts  
Advisory Committee on Historic Preservation  
Legislative Task Force on Historic Preservation: Chairman, Organizing Committee; Ex officio  
member, Task Force

### **CONSULTANT**

Pacific Asia Travel Association (PATA), Heritage Committee  
Government of Macau (PATA Task Force)  
Government of Queensland, Australia (PATA Task Force)  
Government of Fiji (PATA Task Force)  
Government of India (PATA Task Force)  
Government of Singapore (PATA Task Force)  
Government of Thailand (PATA Task Force)  
Naples, Italy, to survey earthquake damage  
Manilla, Philippines, to initiate organization of a National Trust

### LECTURER

United States: Columbia University; Cornell University; Portland State University; Preservation Institute, Nantucket; University of Arizona; University of Florida; University of Hawaii; University of Illinois; University of Maryland; University of Oregon (Adjunct Professor); University of Vermont; University of Virginia

PATA Training Seminars: "Basic Principles of Heritage Conservation"  
Honolulu, Hawaii, 1982, 1983  
Macau, 1984, 1985

International: University of Macau; University of Naples, Italy; University of the Philippines; University of Singapore

### CONFERENCE SPEAKER

National Trust for Historic Preservation: 1969, 1971, 1974, 1975, 1976, 1980  
Statewide Historic Preservation Organizations: Alaska, Hawaii, Idaho, Illinois, Michigan, Nebraska, Nevada, New Mexico, New York, North Carolina, Washington  
City Preservation Conferences throughout the U.S.

### INTERNATIONAL CONFERENCES

European Architectural Heritage, Berlin, F.R.G., observer

Pacific Asia Travel Association's Heritage Conference:

Bangkok, 1979, speaker

Manilla, 1981, speaker

San Francisco, 1981, speaker

Kathmandu, 1983, organizer

Solo, Indonesia, 1986

Leeds Castle, United Kingdom, co-chairman, US/UK Joint Meeting of ICOMOS National Committees

### SPECIAL PRESERVATION ASSIGNMENTS

Chairman, "Goals and Programs," study for the National Trust for Historic Preservation, 1972-1974

Chairman, Long Range Plans Committee, National Trust for Historic Preservation, 1975-1978

Chairman, Williamsburg Conference, "Toward an Ethic for the 80's," 1979

### PUBLICATIONS

Articles published in: Small Towns Magazine, Museum News, Historic Preservation, Preservation News

Forward, Preservation in American Towns, by Weinberg

PATA Task Force Reports on Macau, Cairns

### CONSULTING FIELD TRIPS

Alaska, Haiti, Hawaii, Santo Domingo, Virgin Islands, Puerto Rico, Caribbean Survey

### BUSINESS

Loading Service Company, President (retired)

Central Point, Oregon

Mt. Pitt Company, Secretary (retired)

Central Point, Oregon

### EDUCATION

Stanford University, B.A. English, 1946

### AWARD

Distinguished Service Award, University of Oregon, 1980

## US expert outlines scope of urban preservation

By A Staff Reporter

PUNE, January 20: CONSERVATION of the urban environment, known as 'preservation' in the USA, is not only a major community concern but also a commercially profitable endeavour, a US expert in the field, Dr. William Chapman, stated here today.

Dr. Chapman who is a professor in the school of environmental studies, University of Georgia, and a trustee of US/ICOMOS, delivered a lecture on 'urban conservation in American', under the aegis of the Indian National Trust for Art, Culture and Heritage (INTACH) at the Maharashtra Chamber of Commerce and Industries. Tracing the history of the American urban preservation movement from the 1920s to the present day, Dr. Chapman illustrated through slides how it had "revitalised dead cities" and created an entirely new industry devoted to supply of materials that will help re-create the architecture of the past.

Dr. Chapman linked the success of the urban preservation movement to the American need for "fantasy". Many preservation projects

are an attempt to recreate an "idealised" picture of a certain period in the country's history, he said. This idealisation has gone to such extremes that the result is not a living, or livable, environment but a "sterile" museum piece, he added.

Commenting on the attempt to fill in the "open spaces" in historically rich environment with modernist or post-modernist architecture, Dr. Chapman felt the trend now is no longer an effort to mix the past with the present. Instead, an attempt to recreate the past in its own terms is being preferred.

The American urban preservation movement, he observed, accelerated in the 1960s after the construction of interstate highways, he observed.

Rather than linking cities, these highways promoted an outward growth of individual cities. The result was that many American urban centres acquired the form of a "doughnut": a rim with no living central core. The preservation movement is largely aimed at bringing back the vibrancy of the past to this core.

The scope of the movement is very vast, covering particular buildings to whole sections of city, Dr. Chapman informed. Today there are about 5,000 historical dis-

tricts in the US, where new construction is so regulated that it does not damage the architecture of the past.

Pertinently, this vast effort involves very little direct intervention of the government, Dr. Chapman stated. At the federal level the government's role is limited to "listing" of historical structures, including enclaves of 3,000 odd buildings to shipwreck sites, battlefields and the residences of key figures in the American civil war.

It is however the local level bodies which are most active and crucial in the urban preservation movement, their efforts led and organised by individuals who are highly aware that maintaining the visible past is a "major contribution to the quality of life".

Dr. Chapman described the movement as "an upper middle class and middle class attempt to take control of the immediate environment and not leave it to planners and architects".

One of the problems that this raises is "gentrification". Dr. Chapman opined that this is no longer a major point of debate as the low income group occupants of preserved areas have earned even material benefits by way of higher property prices.

## 'Link tourism with conservation'

### EXPRESS NEWS SERVICE

**BOMBAY**—The need to link tourism with heritage conservation as a means of sustaining the two components in cities like Bombay was stressed by secretary of the United States chapter of the International Conservation of Monuments and Sites (ICOMOS), Dr Robertson Collins on Saturday. A former vice-chairman of the National Trust for Historic Preservation and currently chairman of the Development Authority, Pacific Asia Travel Association in Singapore, Dr Collins was speaking at a seminar on heritage conservation organised by the Prince of Wales museum.

While opining that it would be difficult to conserve buildings unless it was a tourism project, he said, "though that may sound cynical, tourism is everybody's darling because it generates money and jobs. It is big business whether it is restoring old buildings or creating new ones."

He felt that tourism would give conservation a special appeal which

it lacked on its own. "Something like what Ginger Rogers gave Fred Astaire in their movies," he quipped.

But, he maintained that heritage was what drew tourists to a country. "If there is no heritage on view, the country offers no charm. So the tourism industry has a selfish interest in conservation."

Citing the example of Singapore, he informed that around eight years ago the country witnessed a perceptible drop in its tourist influx. "It was then discovered that tourists were not keen to visit Singapore because they believed it had only skyscrapers to offer. In order to rectify this impression, the government then began to package all the heritage areas in the country—a move which has since paid rich dividends."

According to Dr Collins, India's tremendous tourism potential was not being tapped. "You have waterfronts, coastlines, wonderful buildings, a variety of costumes and traditions and a fascinating people. And yet, Bombay is today seen as only a transit point."

One of the "simplest" means of promoting and sustaining old buildings through tourism, said Dr Collins, was by conducting walking architectural tours. "It should be guided by someone who treats it like an architectural exercise. Perhaps, you could also include shopping expeditions in the walks. A heritage tourism task force could be set up to coordinate the activities," he suggested.

While asserting that conservation could not be divorced from the business world, Dr Collins warned that the community should set the limits. "While you can package that giant group of old buildings that you have as part of the cultural ensemble, there has to be a control mechanism. Otherwise, you will be in trouble. The idea is to see your conservation efforts as part of the planning process."

He also opined that conservation efforts would get a shot in the arm if the Rent Control Act was scrapped. "You are spilling your heritage with rent control and allowing your buildings to deteriorate," he said. He felt that conservation could be

used as a mechanism to break the rent control process. Further, he pointed out that rent control could be dropped as an incentive in cases where landlords financed the restoration of their buildings. "If building's owner is willing to rehabilitate it, then by providing incentives for the task, you create a new avenue of investment for conservation."

Dr Collins felt that Bombay's "phony" property values could be partly attributed to rent control.

Dr William Chapman, member of the Board of Trustees in the US chapter of the ICOMOS, and professor at the School of Environmental Design, University of Georgia, observed that several old buildings lay unused because redevelopment proved to be too expensive. He underlined the need for thinking of ways like tax concessions to make reinvestment into such heritage buildings more attractive.

Others who spoke at the seminar were Maharashtra Tourism Development Corporation managing director D Mehta and the museum director Sadasiv Gorakshkar.

## 'Heritage tourism has good potential'

By A Staff Reporter

BOMBAY, January 19.

**H**ERITAGE tourism can have a vast potential in Bombay, according to Mr Robertson Collins, American heritage preservation activist.

He told a seminar here yesterday that heritage tourism had changed the face of the declining tourism trade in Singapore in a couple of years and the concept could be very well applied to Bombay, which had a wealth of historical relics.

The seminar which was organised at the Prince of Wales museum was attended by conservationists, Mr Collins and Dr William Chapman, another American expert, explained the efforts to preserve heritage in their country and elsewhere. The discussion was moderated by Mr J.G. Kanga, chairman of the state urban heritage committee; and Miss Heta Pandit, secretary of the Bombay chapter of the Indian Heritage Society.

The two sides primarily discussed the heritage conservation concepts, the relevant legislations and the efforts of activists and the role of official agencies. Mr D.B. Mehta, managing director of the Maharashtra Tourism Development Corporation, felt that conservation and tourism could go hand in hand.

Mr Collins, chairman of the development authority for the Pacific Asia Travel Association, said walking guided tours for foreign tourists could be organised to show them Bombay's link with history.

Dr Sadashiv Gorakshkar, director of the museum, said propagation of heritage was necessary to create an awareness among the public. Mr Kisan Mehta, chairman of the Save Bombay Committee, expressed similar feelings and said this work could not be done by the government alone.

Dr Chapman said legislations for historic preservation existed in his

country. He was replying to a question after it was put forth that no such legislation existed in India for urban heritage.

Various participants felt that heritage conservation needed some support since for private ownership heritage buildings, few incentives were available. It was also mentioned how the state government's Sahyadri building was demolished to make room for a new one.

## 'Conservation, key to redevelopment'

By our staff reporter  
Urban conservation in the USA is becoming the key to redevelopment and renewal of inner-city areas.

This view about urban planning was illustrated, using slides, by Dr. William Chapman, Professor, School of Environment Design, University of Georgia, and Trustee, US/ICOMOS in a lecture at the Pudemjee Hall on Monday.

Citing examples of historical district zoning from cities like Williamsburg, Charleston, Boston and Philadelphia, Prof. Chapman narrated the experience of conserving old and historical buildings as well as the streetscapes and ambience of 18th and 19th century America.

Dr Chapman said the tax incentive program of the US administration had encouraged developers and builders to undertake conservation of old urban structures. Under the scheme the private developer could get credit of 25 per cent if one preserved the old plans and restored decaying and run-down areas.

The citizens of towns which had undertaken such restoration came to realise that in the long run such re-construction with conservation as its primary aim renewed life and encouraged old residents to remain where they used to live.

This process of urban conservation also implied that local communities could "seize the initiative" from town planners and have a say in the development of their localities. Well-meaning people had also begun to realise the value of investing in old properties and conserving their period character, Prof. Chapman said.

Tourism had also received a big boost due to urban conservation. National pride and respect for one's cultural heritage was growing in America. There was growing interest in history which also encouraged the preservation of monuments connected with various phases of American civilization. Visitors were flocking to such places which had been rebuilt.

All such experiments in urban conservation have not been equally successful, said Dr. Chapman. This was because of different ways of restoring old buildings. The process had also revitalized the traditional arts and crafts. Artisans skilled in older methods of construction and building were therefore getting new jobs.

Dr. Chapman said that as a result of this new-found interest in older methods of construction a whole new industry was growing and getting regular business.

The illustrated lecture covered a wide range of architectural forms ranging from the "high-style to the vernacular". This gave the audience an opportunity to appreciate how different types of houses and monuments, official as well as private had been restored and preserved.

Weaving through the entire lecture was the reality-fantasy dialectic which is a characteristic feature of the American scene. The real houses and historical ambience of 18th and 19th century life was an object of fantasy among 20th century Americans who were trying to rediscover their glorious past. This led to the preservation of surviving aspects of the American heritage whether it was from the South, the period of the Civil War or the post World War II era. Old textile mills were being renovated into residential apartments while older downtown areas were becoming fashionable due to their old-world charm leading to affluent people moving into such areas.

There was also the growing consciousness among certain communities that as far as the quality of urban life was concerned "all hang together or hang alone".

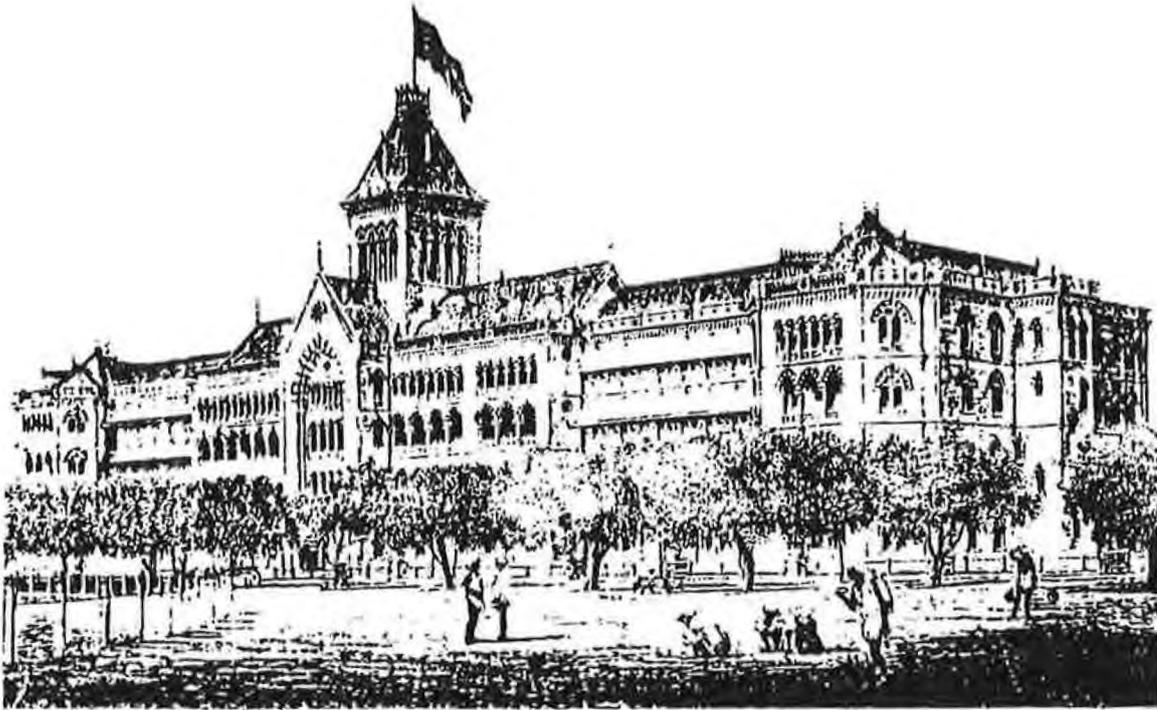
In Prof. Chapman's opinion the ideas of urban conservation were also catching on and becoming popular because the older methods were cheaper, costs were down and profits up for the developer. In some cases as low as one-fourth of a typical American development.

The lecture was arranged by the Pune Regional Chapter of the Indian National Trust for Art and Cultural Heritage (INTACH) with the co-operation of the United States Information Service (USIS).

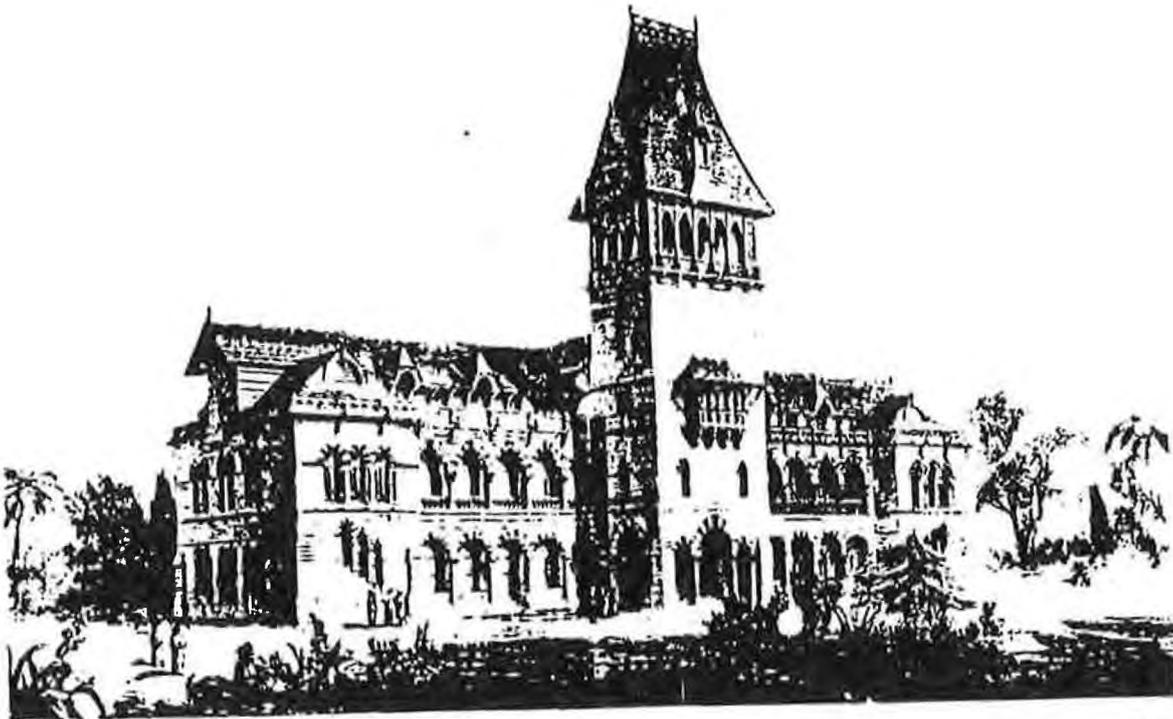
Mr. Vaikunth Sardesai, eminent town planner and architect spoke about some efforts by Abhinav Kala Vidyalaya at urban conservation in Pune. Ms. Tara Warrior thanked the speaker on behalf of INTACH and conservationists.

A detailed discussion for those interested has been organised by INTACH at the Seminar Hall of Gokhale Institute on Tuesday at 5.30 pm.

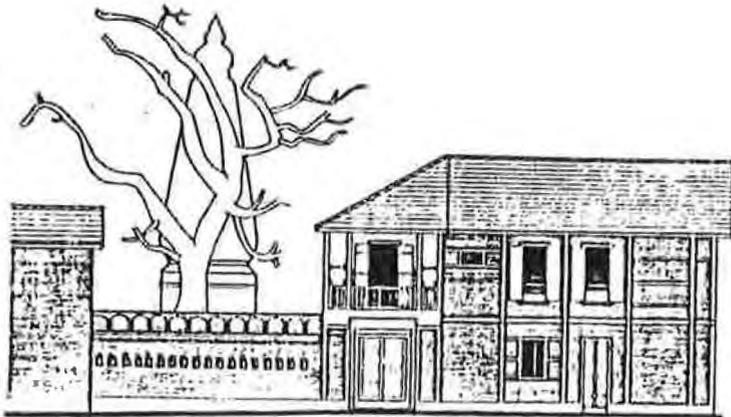
**BOMBAY: URBS PRIMA IN INDIS**



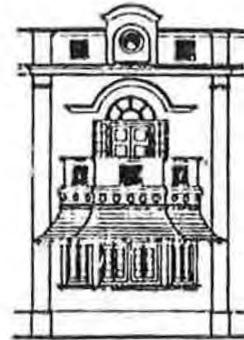
*The Secretariat: designed by Colonel Henry St Clair Wilkins and erected between 1867-1874.*



*Elphinstone College with its carved balcony and galleried bell-tower.*



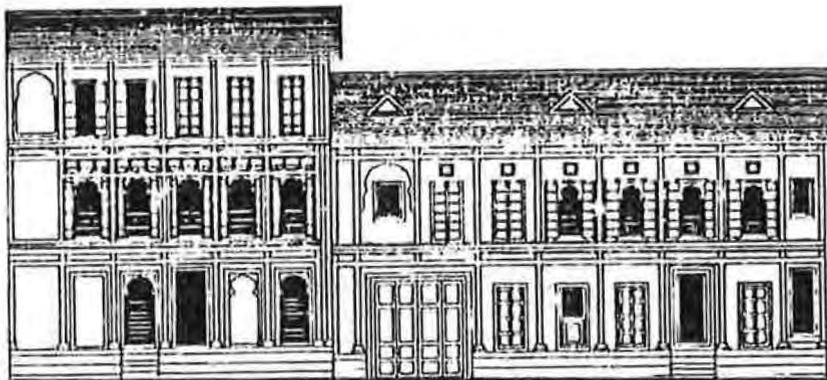
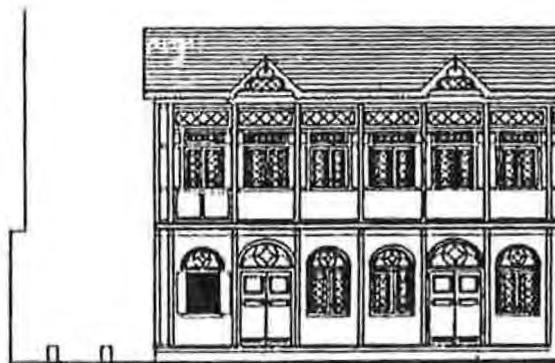
A WADA IN SHANIVAR PETH



A BUNGALOW IN DECCAN GYMKHANA



DASTOOR MEHER STREET, CANTONMENT, FACADE



SHANIVAR PETH STREET FACADE

DRAWINGS: NARENDRA DENGLE & SHEKHAR GARUD.

SOME EXAMPLES OF RESIDENTIAL ARCHITECTURE OF PUNE.



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# INTACH

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The Indian National Trust for Art and Cultural Heritage

Intach Pune Chapter invites you  
to an illustrated lecture on  
URBAN CONSERVATION  
IN AMERICA

by

Dr. William Chapman

Trustee US/ICOMOS and

Prof. School of Environmental Design

University of Georgia

on

Monday 20<sup>th</sup> Jan 1992

at

Mahratta Chamber of Commerce

Tilak Road

at 5:30pm

U.S. COMMITTEE  
INTERNATIONAL COUNCIL  
ON MONUMENTS AND SITES  
US/ICOMOS

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Follow-on Technical Visit  
January 12-26, 1992

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