



On Site Review Reports

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by Michael Sorkin (2004) and Ayşıl Yavuz (2001)

Old City Revitalisation Programme

Old City, Jerusalem



Conservator
OCJRP Technical Office

Client
Welfare Association

Design
1995 - ongoing

Completed
1996 - ongoing

Old City Jerusalem Revitalization Programme

2004 Report by Michael Sorkin

Because there has already been a full technical assessment of this project undertaken by Professor Ayşıl Yavuz during 2001 (copy attached), I have structured this report to answer the questions posed by the 2004 Award Master Jury.

I. Foreword

It is a great pleasure to report on my recent visit to Jerusalem. While there I was able to visit more than fifteen projects undertaken by the Old City of Jerusalem Revitalization Programme (OCJRP), to spend time in the technical office and meet at length with all principals, and to speak to a number of clients, public officials and others with an interest in the future of the Old City. I believe that I have been able to form a solid overview of the scope and achievements of this project and to assess a variety of issues critical to the execution and importance of this work.

To summarize, I wish to urge in the strongest possible terms that this project be given an Award. Its value is profound. This work addresses – with the greatest sophistication and compassion – questions of historic preservation and adaptive reuse, of community building, urbanism, and economic and cultural development, and of the quality of shelter in East Jerusalem. The level of design and craft is very high and the fit between this work and the needs of a wide variety of users is very snug, reflected in the deep satisfaction of those for whom the work has been undertaken. This result has been obtained only through the cooperative spirit of the programme, which is visible in its internal management, its relationship to its clients and its interaction with other agencies, both local and international.

The project is also of particular significance for the way in which it has trained and included large numbers of people, including design professionals, builders and craftspeople, as well as a wide variety of clients for whom such attention is a first experience. Moreover, this has all been accomplished in circumstances that are – to put it mildly – fraught. That so much (over seventy projects) has been accomplished despite huge difficulties in travel to and from the sites, despite terrible problems with availability and delivery of materials, despite great bureaucratic hurdles, and despite strict economic limitations, is a testament to the skill, tenacity and dedication of all involved.

Finally, the project has succeeded – in a very short span of time – in creating a programme and an institution of great consequence that are a model for other such efforts. This model has crucial implications for the politics of such endeavours, for the range of activities – from building to training to scholarship – that might comprise them, as well as for the management and spirit of such enterprises. I was greatly moved by the atmosphere at the offices of the programme. This was reflected in a combination of the professional and the familial, in the mood of joint endeavour and solidarity, in the mix of ages and backgrounds (including the balance of men and women) and in the palpable sense of purpose of all engaged. I am tempted to write that this institution is as valuable as the projects it has undertaken but understand that they are completely intertwined.

II. Overall Programme and Funding

A. Demographics

The programme is open-ended. Its constructed components deal with housing renewal, rehabilitation of cultural spaces and adaptive reuse. By the end of 2003 a total of ninety-six families, twelve institutions [including the Department of Islamic Waqf (twelve projects) and Al-Quds University (three projects)], and sixty shops had been included.

B. Integration of housing infrastructure

The following summary has been provided – at my request – by the OCJRP director, Shadia Touqan and reflects my own observations.

The programme intervenes in the area of housing in the following two ways:

Emergency restoration:

Normally a limited and quick intervention to solve a particular urgent problem such as structural instability, water leakage, etc. Depending on the extent of the work, the budget is usually much smaller than other types of interventions. However, the Technical Office often tries to implement additional improvements while dealing with the urgent problems.

Total restoration:

This applies to both housing projects and adaptive reuse of historic buildings and monuments for various new functions (i.e., education, social and community services, cultural activities). The intervention includes rehabilitation of infrastructure (upgrading or in certain cases provision of services where necessary) and restoration of all components as well as replacing new additions to provide more space.

The rehabilitation, where possible, starts with the roof to solve water penetration before restoration is carried out internally. In cases of severe dampness and humidity the restoration is in two phases. The first is the 'Drying Phase', which includes removing cement plaster and mortar and removing all false ceilings and floors to allow stone to 'breathe' and internal spaces to ventilate. This phase can be expedited by using mechanical ventilation and removing / opening internal windows and doors to allow for cross-ventilation.

The second phase is the Restoration and Rehabilitation Phase, which in general includes (in addition to dealing with the above issues) replastering with lime and repointing stone with lime mortar; installing new kitchens and bathrooms; tiling internal and external surfaces; removing inappropriate additions and replacing them, if necessary, with lightweight new structures.

Design of new elements:

According to conservation laws and conventions, any new addition should be of reversible nature. What is usually allowed is light construction with no concrete slabs or beams, except

in cases of consolidation of structure where there is a previous work or structural failure that could cause danger to the building and users.

Original historic parts of any building or complex are protected and conserved according to international laws and conventions. No new openings are allowed nor any additions that might affect the original wall, floor, ceiling or roof. All previous additions that have affected or may affect the historic parts are carefully removed.

Infrastructure:

The municipality has upgraded all the service networks in the Old City and continues to expand them. However, house connections or internal connections to historic buildings are usually the responsibility of the user. Most residents and institutions do not have the financial and/or technical resources to do this and many haphazard attempts to provide sanitary services create more damage and problems. The programme undertakes to assure careful connection to municipal infrastructure.

I visited a number of housing rehabilitations, the majority of which were done for people of very limited means. The design and construction undertaken consistently shows great care in respecting and restoring the integrity and fundamental character of underlying historic structures. One of the strengths of the project is its recognition of the vernacular character of these structures and its avoidance of imposing any preconceived notion of the 'correct' style by which inhabitants should live within them. Indeed, the decision not to take a 'high design' approach to fitting out these renovations allows for greater flexibility and accommodation of the tastes and needs of individual tenants and supports their diversity of means. This respect for the user strikes me as crucial. The project proceeds with great care but within circumscribed financial and cultural circumstances. What is produced is a vast improvement in living quality, careful repair of historic structures, and an artful consolidation and upgrading of the public realm of the city.

I also perceived in the sequence of projects that the programme has steadily improved its repertoire of design elements and strategies. Hemmed in by budget constraints and difficulties of supply, the designers and builders of these projects have shown unusual skill in improvising elements that are unavailable or unaffordable off the shelf. Great ingenuity has been shown in the fabrication of lighting fixtures, railings and other architectural hardware, as well as in new finishes and the integration of modern technical elements. The programme has also shown great understanding of the importance of judging the success of these elements from the standpoint of users, not simply that of architects and other experts. To be sure, there have been occasional lapses, many caused by recalcitrant clients (I overheard a long, though friendly, argument between the project director and a shopkeeper who has decided not to employ the shopfront designed by the project, favouring instead a plexiglass item), but there has been a steady increase in skills and victories as the result of both greater experience and the accumulation of clout.

III. Process of reconstruction

Additional notes from Shadia Touqan:

- According to international laws, any building that has lost more than 20 per cent of its original structure should not be reconstructed. The OCJRP team avoids reconstruction except in cases of replacing additions built previously by users. New additions are built in acceptable light materials following the law of reversibility.
- Most of the user-built additions are in the open, often in internal courtyards which become blocked, making circulation more difficult. The Technical Office redesigns the layout of new additions to avoid damage to original structure. The current municipal legal 'protocol' for the Old City, inherited from the British Mandate, allows for vertical expansion as long as it does not make the building higher than adjacent buildings. Also, no building should exceed the height of the Old City's surrounding walls.
- The current municipal conservation protocol for the Old City generally follows international laws in terms of reversible intervention and non-interference with original historic structures. If these rules are followed there is no need for any permit from the authorities. In certain rare cases there is a need to ask for a special permit from the municipality or the Department of Antiquities.
- In cases of housing renewal projects (total restoration) - where a whole residential complex (usually housing between three and ten families) is rehabilitated - the Technical Office tries to provide each family with its own bathroom and kitchen. Where possible, the Technical Office tries to provide privacy for the families. Most families in unrestored residential complexes in the Old City now share one or two toilets and sometimes the kitchen and toilet are in one room.
- One of the most difficult issues the team faces is that beneficiaries continue to use buildings during the restoration work or need to return to them as soon as possible. Finding alternative accommodation is very difficult and costly, particularly for residents. Therefore, the team tries to organize and manage the various tasks to allow for continuing use of the building, which complicates the contractors' work.

Repair priorities can be identified as:

- Providing sanitary facilities for each family.
- Eliminating the cause of water leakage or dampness (roof, underground water wells, inadequate service connection, etc.).
- Following the basic rules for restoration by using original traditional building materials and methods (lime plaster, lime mortar joints, lime waterproofing, screed for roof rehabilitation).
- Aluminium windows and doors are replaced by timber. Metal doors are allowed, especially for security (exterior).
- Original old stone floors are maintained or reapplied to replace other types (ceramic, terrazzo, plastic), especially in main rooms and courtyards.

IV. The overall programme

According to the *OCJRP* director, since it was established, the programme has been envisioned as a developmental/revitalization programme rather than a strict conservation scheme. Thus, an overview of its work obliges one to look at ideas of 'ensemble' that transcend the strictly architectural. The aim is not the immediate restoration of a contiguous quarter but model interventions throughout the Old City. This relates to the circumstances of projects becoming available, to the flow of funds to particular projects, and to the broader vision of programme.

This overall programme – which provides tools to enable its perpetuation by many others – includes the following elements:

- Restoration and rehabilitation, including housing renewal and adaptive reuse of historic buildings and monuments for new functions.
- Training in conservation for architects, engineers, contractors and craftspeople.
- Establishment of an information centre and a database for the Old City, including documentation, surveys, research and studies.
- A community outreach programme to raise public awareness of the value of historic buildings and to encourage public participation in the rehabilitation/restoration process.

Within the context of this broader frame, restoration projects are selected according to a defined 'priority area' identified via extensive research and surveys of a very high quality carried out by the Technical Office. Individual projects are agreed upon with the relevant local institutions (i.e., the Department of Islamic Waqf or Church authorities).

Under the current conditions and in the absence of a 'legal' recognized authority in East Jerusalem, it is difficult to identify a complete area for housing renewal. Instead, the programme has selected 'Ahwash' residential complexes as close to each other as possible, or to intensify work in one neighbourhood even if the projects are not attached. Since legal and ownership issues are often difficult to resolve, it is sometimes problematic to get the approval of the owner/trustee and all residents for certain projects, which forms another obstacle to the comprehensive planning phase.

The Technical Office initially selected a priority area (Area 21) according to extensive research and studies carried at the early stage of the programme's implementation. The Technical Office restored nine residential complexes and three individual houses in this area, benefiting thirty-seven families. One community centre and a restaurant were also created in this area after adapting two buildings. After the creation of the GIS (Geographic Information System) database and the completion of Area 21 of the Revitalization Programme, other areas were identified as priorities for intervention

More recently, considerable funds have been raised for monuments in and around Al Haram Al Sharif. Many have already been adapted to different uses from their original function or are abandoned and the owner/trustee wants to reinvigorate them for social, educational or institutional functions. Generally these are of extreme historic and architectural value and work is carried out slowly and sensitively and decisions made with great care.

V. Funding

The Welfare Association (WA) is an independent non-governmental organization (NGO) established in Geneva in 1983. It conducts many activities related to education and health, as well as supporting smaller NGOs, and aims generally to provide development and humanitarian assistance to the Palestinian people. In 1995 the WA established a special Technical Office for the implementation of a comprehensive programme for the revitalization of the Old City (OCJRP).

The original budget of USD 3,000,000 was funded by the Arab Fund for Economic and Social Development. The WA also provided USD 1,000,000 from its own resources to cover administrative and technical expenses. Other funding has been made available since, from donors including the Islamic Development Bank (USD 3,000,000), the Arab Fund (USD 1,000,000) and the Ford Foundation (USD 400,000 for the community outreach programme, training and publications). Funds have also been raised in special events and from individual donors. The total received to date for the OCJRP is USD 15,000,000, of which over USD 11,000,000 has been disbursed over eight years.

The Welfare Association Department of Resource Development continues its efforts to raise more funds for OCJRP.

VI. Different houses, different problems

Two basic house types are involved:

1. Single buildings (two or three storeys) with a limited number of rooms where an extended family – or two or three individual families – live. Overcrowding and the need for extra space often pushes residents to extreme measures, including flattening roofs by removing vaults and domes to enable them to expand vertically. Residents also add extra units horizontally (filling any empty space). The material used is usually cheap, construction incompatible with the original architecture, and the quality of work poor.

2. Residential complexes (*hosh*), where a number of rooms/units surround a courtyard. Most circulation is through the yard and outdoor corridors. Usually these houses accommodate between three and ten families (becoming even more crowded with the worsening political and economic conditions). In many cases kitchen and toilet facilities are shared by a number of families and water, drainage, and sewage connections are often badly installed, resulting in leakage and contributing to various health and environmental problems.

In common, all of these dwellings are plagued by dampness and humidity, leakage of systems, overcrowding, inadequate sanitation, poor ventilation, and poor and unsuitable new construction.

Interventions are prioritised according to the following standards:

- For emergency restoration projects, applications are received from local public institutions. The aim is to solve one or more particular problems that pose an immediate health or safety risk. The work must first deal with the cause before dealing with the effect (that is, the source of the leak must be isolated and eliminated before the wall can be repaired, etc.)
- In most 'total restoration' projects roof rehabilitation and upgrading of the services and sanitary facilities are included. All cement work added in plaster or roof screed or mortar pointing is removed, as it traps water and forces salt to escape to the original stone surface, thus damaging the original historic structure.
- The Technical Office always tries to preserve the original features of a building, carefully using only the original traditional materials and methods of restoration.
- Depending on the available budget and the historical value of the building, natural stone is used for the floors and roof covering. In cases of exceptionally important buildings, old stone tiles are preserved where they can be found and if these are missing old stone tiles are bought (at a high price) to replace modern tiles.

Primary priorities:

- Ensuring the safety of users, structure, and adjacent buildings.
- Protecting the original historic parts of the building/complex.
- Providing facilities to improve the living conditions of residents/users.
- Eliminating all causes of dampness and water leakage.
- Maintaining a careful balance between the need to protect the cultural heritage and the need to provide modern facilities and improve the living conditions of users.

Secondary priorities:

- High-quality handrails, doorknobs, ceramic tiles, lighting fixtures and other elements.
- Central heating or air conditioning is considered only for institutions.

The OCJRP Technical Office team is led by the director, Shadia Touqan, who is an architect and urban planner (PhD RIBA) with over thirty years' experience in the field. The director is in charge of all technical, administrative and financial matters, including participation in fund-raising activities.

The Technical Team (total fourteen) comprises a core team of seven architects and engineers and another six with fixed contracts. The Projects Unit is managed by an architect with a Masters Degree in conservation from the Lumier Centre in Louvain, Belgium, and the two senior architects have Masters Degrees in urban conservation and archaeology.

One engineer is in charge of tender documents and contracts. Another architect is an expert in GIS and is in charge of the database and documentation. The Supervision Unit is headed by a civil engineer with fifteen years' experience, assisted by one engineer and two technicians.

The Technical Office has an administration/finance manager, an administrative assistant and an information management officer.

The team is aided by part-time consultants and/or consulting offices in the following disciplines:

- Mechanical engineering
- Electrical engineering
- Structural engineering

A number of other consultants work on a project basis:

- Architectural historian
- Community coordinators
- Community mobilizers

The training component is supervised by the senior members of the team. A number of courses (theoretical and practical) have been conducted with the help of local, regional and international experts.

Programme monitoring

The programme is under the supervision of a special Technical Committee (TC) comprised of architects, engineers and contractors who are members of the Board of Trustees of the Welfare Association. This committee is part of a larger Project and Programme Committee which supervises all other departments. The director of the Technical Office reports to both committees at least twice a year.

Administrative and financial matters follow WA internal policies and procedures. External financial auditors inspect the books twice a year and there is also an in-house internal auditor. The programme – with other departments in the WA – is subject to external management audit and impact assessment every two to three years.

The Board of Trustees of the WA meets twice a year and the General Assembly once a year. The Technical Office presents a technical progress report and financial disbursement report at these meetings.

VII. Training programmes

Training has been a main component of the programme since it was established in 1995 and includes:

- Short courses (two weeks to six months) for architects, engineers and contractors on conservation of historic buildings, with emphasis on stone restoration, repair, and cleaning.
- Short and long-term fellowships for team members to study and/or practise conservation abroad. This includes fellowships to obtain postgraduate degrees at various international institutions.
- Organization of visits to Jerusalem by regional or international experts to spend time transferring skills to the architects/engineers of the Technical Office and other institutions, as well as contractors.

- Encouraging skilled labour and craftspeople to work on traditional carpentry and metalwork as well as stained glass and gypsum plaster. Over the years the number of firms involved has increased significantly.
- An internship programme (six months) as part of the training component for young architects and engineers. In 2003 three architects and one engineer joined this programme; four more are scheduled to join in 2004. In 2003 five architects and engineers spent one month each working in the yard of a conservation institute in Venice.

VIII. Time-frame

The project is ongoing and will continue indefinitely. An expansion of the purview of the programme was debated three years ago by the Technical Committee that supervises it. It was agreed then that the cumulative experience of the team and its growing store of technical know-how could lead to developing an Institute for Architectural Conservation as an outgrowth of the programme. To this end, a comprehensive proposal was prepared by the Technical Office and endorsed by the Trustees of the Welfare Association in 2001.

The objective of the new institute is to add emphasis to the training component of the programme by strengthening networks and contacts with similar local, regional, and international organizations and by creating a resource centre of experts in the field. The training provided is to focus on the practical rather than the academic. The WA is looking into creating a special endowment to ensure the sustainability of such a project. The Department of Resource Development is already approaching donors for support.

IX. Labour force

The labour force – contracted privately – varies according to the size and type of project. Most of the labour force is obliged to carry a Jerusalem ID (or at least a permit), which are increasingly difficult to obtain. As a result, in the last two years contractors have started to replace skilled labour from the Bethlehem and Hebron areas with labour from Jerusalem at more expensive rates. The closure of the West Bank has had a generally negative affect on the project process as fewer architects, engineers, contractors and labourers are able to come to Jerusalem from other parts of Palestine. The Technical Office is currently working hard to identify more personnel with Jerusalem IDs and to train them to replace the lost skills, talent and labour power.

X. Conclusion

Again, this is a remarkable project, carried out with tremendous skill under difficult circumstances. Its strength lies in its ability to combine the loving care of a peerless historic environment with devoted attention to Jerusalem as a living city that must be adapted to a range of contemporary human needs. The project clearly recognizes that a city is made up not simply of its monuments but of the architecture of everyday life, architecture that – however historic – is a living vernacular. That the project is able to balance the real needs of people

with a solemn obligation to preserve and protect an environment that belongs – in many ways – to the whole planet is a testament to the dedication, insight, discipline and true care of all involved. In the history of the Aga Khan Award for Architecture, I do not know of a more worthy project.

Michael Sorkin

May 2004

Old City of Jerusalem

2001 Report by **Ayşıl Tükel Yavuz**

I. Introduction

Jerusalem is a most important city for the three monotheistic religions, Judaism, Christianity and Islam. From the fourth millennium BC to the present day, the city has had continuous settlement, with the respective communities living next to each other in some parts but with habitation in many layers in most, one group on top of the other. The walled part of the city is divided into Arab, Christian and Jewish quarters which show no differences in their urban texture. More than 90 per cent of the 31,000 people living in the old city are Palestinian. The urban tissue of the city has suffered from structural dilapidation, unsanitary conditions and a lack of services. After 1995, many people who had been born in Jerusalem but were living in nearby towns had to come back to keep their Jerusalem identification papers. This, above all other factors, created an overpopulation problem.

The Welfare Association founded a technical office for the Old City of Jerusalem Revitalization Programme (OCJRP). The programme has several components: emergency restoration, total restoration, the old city revitalization plan, a training programme, a community outreach programme, and the establishment of an information centre and the Jerusalem Institute for the Preservation of Architectural Heritage in Palestine. The basic aim of the programme is to revitalize the city, to preserve its heritage and to create a quality of life equal to that of the Jewish settlers so that the Palestinians can resist the pressure to leave.

The two spheres of restoration are dwellings, ranging from the cleaning of façades to resanitation, and monumental and public buildings, restored for cultural and community use, with an emphasis on young people. The work undertaken is in compliance with internationally accepted principles and follows the standard processes of scientific restoration. There is no reconstruction, traditional methods and materials are used, and any necessary additions are kept to a minimum and have a modern appearance. The various components of the programme are tied together to achieve an integrated revitalization.

II. Contextual Information

a. Historical background

Four thousand years ago, Jerusalem was a minor Canaanite kingdom called Iru-Shalim. The city was first mentioned in the Egyptian Exacration Texts, which date from the nineteenth century BC. In the tenth century BC, King David developed Jerusalem, then located south of the old city; Solomon extended the city northwards. Jerusalem was destroyed by the Babylonian king Nebuchadnezzar. The city lived through the Persian, Hellenistic and Roman periods, followed by the Byzantine, Ommayyad, Fatimid, Seljuk, Crusader, Ayyubid, Mamluk and Ottoman periods. The four hundred years of Ottoman rule ended in 1917 with the British mandate taking over authority until the foundation of the state of Israel in 1948.

The old city of Jerusalem is surrounded by walls, which were constructed in the sixteenth century by the Ottoman Sultan Suleyman al-Kanuni, in some areas on the remains of earlier walls.

b. Local architectural character

Until the end of the nineteenth century, the houses in all parts of the old city were similar. They were extended family houses called *hosh*, with rooms surrounding a courtyard. The typology of these buildings stems directly from the rural houses with the same name. The number of rooms and the total surface area depended on the socio-economic position of the owners. The number of floors varied from one to three.

Stone is the material of the whole city, because it is so abundant. Thick exterior walls support the vaulted spaces on all floors. Long, narrow spaces are covered with barrel vaults while ordinary rooms have cross vaults. The most important areas have decorations in the form of star vaults or domes with decorated transition elements. These larger rooms also have built-in wooden cupboards and several niches.

The flat roofs were used for sleeping, as in other parts of the country. Today they accommodate water tanks and a myriad of antennae. The toilet was in the courtyard and there was one for the entire extended family.

Jerusalem has never had abundant water. The usual water source was the cistern in the courtyard, filled with rainwater collected from the roof. At various periods in history, water systems were built to collect water from outside the city walls and direct it to public fountains, like the major system Sultan Suleyman created in the sixteenth century. Today, the houses have running water connected to the city system.

c. Climatic conditions

Jerusalem has a typical Mediterranean climate, with hot, dry summers and short, wet winters. Precipitation is usually in the form of rain, with very occasional snowfall. Prevailing winds are westerly and range from cool breezes in the summer to strong winds, even storms, in the winter.

d. Site context

The area defined by the wall of the old city is about 871 donums (871,000 square metres). The walls have nine gates, one of which is sealed. The accessible gates and road intersections are monitored by cameras. The old city has largely retained its overall historical character, except for the Moroccan quarter, which was razed in 1967. The area has been incorporated into the Jewish quarter and new buildings have been constructed.

There are architectural remains from many periods, some in the form of archaeological excavations, some as intact or altered monuments. There are fifty-four major Christian and Muslim buildings, including mosques, churches, monasteries, mausoleums, religious schools

and hostels and commercial buildings. Most of the Muslim buildings are part of religious foundations from the Mamluk and Ottoman periods and today they are the responsibility of the Awqaf. The houses are dispersed among the monumental buildings which, in several cases and over time, have been turned into dwellings.

e. Site topography

Jerusalem is situated on the eastern flank of the Judean Hills, at a height of 800 metres above sea level. It is mostly built on natural rock, which runs north–south, surrounded by the deep Kedran Valley from the east and the Hinnon Valley from the south and west. There is level terrain only in the north and the north-west, and these are the areas in which the new city has developed. The Christian quarter stands on the bedrock whereas the Muslim and Jewish quarters are built upon the accumulated ruins belonging to ancient settlement periods.

III. Programme

a. What conditions gave rise to the formulation of the programme?

The old city of Jerusalem has always been residential, the dwellings interwoven with monumental structures from all periods. The total number of residents is estimated to be 31,000 and 91.2 per cent of them are Palestinian. There was a sudden increase in the population after 1995 because the Israeli government started to confiscate the Jerusalem identification papers of Jerusalemites then living outside its boundaries. This was possibly done to reduce the Palestinian population in the city but it had the opposite effect, as those living outside came back in order to keep their identification papers.

This sudden increase in population resulted in housing shortages for lower income groups because they could not afford to pay the rents in the more affluent new parts of the city outside the walls. It intensified demand for accommodation and basic services in the walled old city. The living conditions in the already dilapidated houses, which lacked or had minimal services, became impossible. Research undertaken for the revitalization plan showed that the average density in the Muslim quarter was 3.81 people per room compared to 1.43 people per room in the Jewish quarter. The average unit for a single family did not exceed 42.2 square metres, and 54 per cent of the houses had a unit floor area of less than 40 square metres.

Due to neglect, misuse and overpopulation, social, educational and economic conditions were also getting worse. These conditions at one point could have resulted in the emptying of the old city, which would have been a political disaster. To summarize, the old city suffered from a lack of maintenance, inadequate services, the use of unsuitable new construction materials, misapplication of the modern ways of living, a lack of interest and awareness, prevailing political conditions and overcrowding.

The cultural, human and political reasons combined prompted the Welfare Association to establish a technical office to manage these major issues. The Welfare Association is a

Geneva-based foundation established in 1983 by Palestinian/Arab businessmen and intellectuals to support Palestinians in all development areas.

b. Objectives

The Welfare Association established the technical office for the Old City of Jerusalem Revitalization Programme in 1995 to implement the original programme prepared in 1994, funded by the Arab Fund for Economic and Social Development. The technical office is composed of professionals from different fields: architecture, engineering, planning, economics and history. It is supported and supervised by the technical committee for the programme which comprises members of the board of trustees of the Welfare Association and senior members of the executive staff. It operates in close cooperation with local institutions such as the al Waqf al Islamiyyah, the Arab Studies Society and others. There is also assistance and technical support from UNESCO, while international organizations like ICOMOS have been involved in seminars.

The original programme had five main components:

- emergency restoration.
- total restoration.
- the old city of Jerusalem revitalization plan.
- training in conservation.
- legal defence.

Legal defence was later transferred to other bodies of the Welfare Association; instead, three other objectives were proposed:

- the establishment of a community outreach programme.
- the establishment of an information centre.
- the establishment of the Jerusalem institute for the preservation of architectural heritage in Palestine.

c. Functional requirements

The functional requirements of the OCJRP will be discussed through each component of the programme:

Emergency restoration

The ‘emergency’ does not always have to relate to the precarious structural condition of a building but refers more to living conditions as well as the political conditions. The survey of the city carried out for the revitalization plan, with specific topics in its questionnaire, identified the houses most in danger and under most threat from Israeli settlers.

The selection criteria and the implementation mechanisms were defined by the technical office from the beginning. Applications for assistance are evaluated under four headings:

- Social and economic: which considers the number of families per *hosh*, the number of people per family, family income, the ability of the family to contribute to the cost of restoration and its ability to maintain the finished work. The last two items are elaborated using special conditions to justify assistance, which include imprisonment, injury, injury as a result of occupation, and house demolition, closure or confiscation. To these are added the loss or exile of the breadwinner.
- Technical evaluation: which covers the physical and structural conditions of a building. The physical condition includes environmental and safety factors, humidity, condensation, water penetration and the lack of ventilation. The structural condition considers the structural stability of the building or its parts as well as the infrastructure.
- Legal status: which investigates the taxes, Waqf documents (if it is a Waqf property) and tenancy and property deeds.
- Value of the building: which includes such items as historical value, age and period of construction, the original and current use of the building and architectural and planning importance. The last item also investigates the proximity of the building to houses occupied by Jewish settlers.

These criteria are usually applied to houses being considered under the total restoration scheme as well.

Total restoration

The largest number of projects is in the total restoration group. This group shows a great variety in the function, scale and period of the buildings considered, as well as in ownership. The majority are again houses, among them being religious buildings that were originally built as a *turbeh* (mausoleum), *madrassa* (school) or *zawiya* (small mosque-tomb of a sheikh) but have been used as dwellings for centuries.

The second largest group includes a number of major buildings in the old city and in the vicinity of the Haram al Sharif which have been neglected for a long time. Some of these will continue to function as they were originally intended or as they have for a long time, while others will undergo a change of function, altering the later applications of the building.

The rest of the projects vary a good deal. The Hab Rumman building, which is called a mill (although it is not), is among the buildings that do not fit into the dwelling or the public-religious building category. A few churches are part of the project, for example, the Syrian Armenian Church of Mar Murkos was included. It had two rooms opening onto the courtyard of the church which the church authorities wanted to restore, to be used for young congregants; the rooms were restored and equipped

with a computer. Burj al Laqlaq is a community project dedicated to children. It spreads around the northern corner-tower of the walls and the project was triggered by the arrival of Jewish settlers who erected tents and started to live there, claiming that it was the site of the temple; the case went to court and the settlers had to withdraw. This area is one of the very few large open spaces in the walled city. It has a playground, a football field, which can be used for other purposes as well, and a nursery. A small building that was constructed for youth camps was torn down overnight because it was a permanent structure; at another stage of the project a temporary tent will be erected to perform the same function.

Area 21 was given special treatment. This is a large building island near the Jewish quarter and the Suq al Qattanin and is surrounded by Aqabat al Khaldiyyah, Tariq al Silsileh and Tariq al Wad. There are also some settlers living there. It has an area of 12 donums (12,000 square metres). Although it was designated as a first priority area, each *hosh* in Area 21 was treated as a total-restoration project, not as an emergency case.

Old City of Jerusalem Revitalization Plan

This is the vital component that initiated the OCJRP. The concepts of the plan as well as its processes can be summarized from the interim report of 1999. The plan is designed to form the basis of the revitalization process of the old city. Its proposals are dynamic, to facilitate implementation within the context of present-day realities. The plan aims mainly to identify, direct and achieve practical and useful implementation of works required by key projects that have been identified within a comprehensive Palestinian strategy, to maintain and develop the Palestinian presence in Jerusalem and protect the city's universal heritage. The plan includes proposals for the physical rehabilitation and restoration of buildings, complexes, monuments, *suqs* (markets), houses and residential quarters. It also includes the human element, and the revitalization process encompasses all aspects of a comprehensive development plan that addresses the social, economic, cultural, physical, functional and symbolic aspects of a living city. This means that all the other component parts of the OCJRP are actually extensions of this one.

This plan is very unusual in that it is 'unofficial'. It does not need to be reviewed or approved by official channels and institutions, but nor does it have the legal enforcement powers that accompany officially sanctioned programmes. The present political situation does not allow for the legalization of the plan.

The broad survey undertaken for the revitalization plan was carried out by the Riwaq Centre for Architectural Restoration. All the data is on the GIS (Geographic Information System). In March 2001 the plan was finished and sent to Lebanon for publication, although the reviewer was not able to see the published plan.

Training programme

The large-scale restoration plan for the old city will create an important new market for architectural firms as well as contractors. The aim of the training programme is to establish standards and guidelines in the field of restoration to be followed by all those involved in the process. The first scheme was a comprehensive course offered to architects, engineers and contractors. The course was attended by thirty people and lasted eighteen weeks, with three sessions each week, between November 1999 and February 2000. The course was held in the restored area beneath the Malawiyya Mosque, given to the OCJRP for such purposes by the Awqaf. The topics covered were: concepts of restoration; the scientific approach to the preparation of a conservation study; traditional building technology in Jerusalem; analysis of structures; surveying; building materials and technologies; stability of ancient structures; assessing damage; the restoration project; carpentry and joinery; and project management and maintenance. A final examination had to be taken and certificates were presented to the twenty-one successful participants.

Community outreach programme

This programme was proposed with the understanding that a balance must be established between the services provided for the population and the conservation of cultural property, and the link is the user. Channels of communication can be established with the community through visual and written media, publications, meetings, workshops and lectures. The target groups are educational institutions, religious organizations, residents and users as well as community leaders. *Turath*, the conservation newsletter, has been issued as a result of the need to communicate on matters of conservation.

Khalid Nabris is the community coordinator. There are four levels of interaction: the community at large; the younger population; schoolchildren, their teachers and parents; and religious leaders. A summer camp was held last year and another is planned for this year. This summer they also plan to put on several activities designed to encourage an awareness of culturally important properties, especially the old city itself.

Information centre

The information centre, which is at the proposal stage, is deemed to be essential for the management of information internally at the OCJRP and externally to relevant organizations and to individuals who work in related fields. The centre will provide the latter with accurate and timely information about the OCJRP programme components, projects and activities. The proposed structure of the information centre has three basic parts: publications and documentation; the data bank; and archives. Publications and documentation will include project documents, presentations, a newsletter, interim annual reports and brochures, posters and leaflets. The data bank will have two sections: the contacts and network channels, which will cover

academics, professionals, institutions and organizations; and the OCJRP projects, which will include project information, maps and photographs. The archives will include articles, books, statistics, photographs and maps, publications and documentation.

Jerusalem Institute for the Preservation of Architectural Heritage in Palestine

This component is also at the proposal stage and was prompted by the absence of a specialized organization or institution concerned with raising the standards of architectural heritage preservation in Palestinian territories. The OCJRP organized several seminars with international participation and these have been adeptly used for brainstorming and staff training.

For the rest of this report, only the first two components, which relate to the restoration of cultural property, will be elaborated upon.

IV. Description

a. Project data

As mentioned above, the two basic groups of buildings are residential and public. Some of the latter are used as dwellings or have been incorporated into them at later periods. Because there is no real difference between the emergency and total restoration projects except priority, these two aspects of the OCJRP will be discussed together.

Residential buildings:

In the documents produced by the OCJRP, the process for evaluating these buildings is as follows:

Project preparation:

- rapid assessment of the existing condition of the building.
- research into the historical background of the monument.
- preparation of documentation, with photographs and a physical survey of the existing condition of the building.
- preliminary investigation of ownership/tenure of the building, at which stage official documents are requested from the future beneficiaries.
- analysis of the physical condition of the building (in certain special cases with the involvement of experts such as archaeologists and mechanical and structural engineers).
- discussion of the preliminary design proposal with the beneficiaries, including Islamic and Christian foundations.
- preparation of detailed restoration drawings and tender documents by the architects in the technical office or by external restoration consultants.

- final meeting with the beneficiaries for approval before the tender.
- funding agreement signed with the beneficiaries on condition that the donor (Arab Fund) needs to approve the project.
- duplication of the package and tendering-out to local contractors.
- opening of tenders and confirmation of authorization from relevant departments of the Welfare Association (technical committee and project and programmes committee) and in some cases the donor.
- signing of agreements and contracts between involved parties.
- award of the tender to the nominated contractor.

Project implementation:

- the execution stage is carried out by a small group of contractors who have been pre-qualified by the technical office.
- the technical office supervises the work executed by contractors to ensure the quality of the final product.
- upon completion of the project, a qualified technical committee is formed for the initial handover by the contractor and the contractor is given final instructions for the remaining work (snag list).
- final handover.
- the project is covered by a one-year maintenance period as agreed in the contract.

Public buildings:

Two sets of drawings are produced for public buildings: one set is the measured survey and the other, which is quite detailed, is the project survey. There is no intermediate study to document and evaluate the building, its stages of evolution and the subsequent alterations to its use, on which restoration decisions should be based. If the building is a historical monument, information on its history is obtained in report form from an art historian. In many cases, because of the need to create or regain space, there are very few options for the restoration decisions, so an extensive restitution review may not be necessary for most of the houses that were previously public buildings. However, such reviews should be part of the project preparation for non-residential monuments.

b. Evolution of design concepts

Although not specified in written form, quite a consistent approach to the buildings, materials and techniques is used. In the upgrading of the dwellings, the main problem is the increased number of kitchens, bathrooms and toilets that must be accommodated to correspond with the number of families living in the *hosh*, no matter what that number is. In some cases the conditions are really very tight. On one ongoing project there is a family of about five members to every single room of a house, with no courtyard in which to expand.

If there are enough rooms, the wet services can be provided within the existing space, but in the majority of cases, because it is not possible to spare rooms, the services are constructed in the courtyard. These constructions are small but sometimes they still reduce the courtyard to a series of narrow corridors. This is definitely not a restoration decision but one of necessity, brought about by the prevailing conditions. In some cases, like the Hosh Helou, a large, multi-levelled courtyard can be arranged almost like a park to be shared by all the families and fully enjoyed by the children.

Most of the courtyards of buildings, and even closed rooms, were full of debris several metres high. In the cases of the Malawiyya Mosque and the Hosh Gheith, previously unknown spaces below ground level, dating from the Crusader period, were discovered, restored and utilized. In some, like the Hosh Helou, the sewage system was not connected to the city system. Some 4 metres of debris had to be removed and a further 4 metres dug out to connect the building.

When there were serious structural problems, either the failing element was taken down and rebuilt or it was given support using concrete props either hidden within the walls or masked by rough plaster with a wash the colour of the stone. The same treatment was used to cover earlier remedial work that could not or did not need to be removed. The restorers refrained from using cement as much as possible, a great improvement on the situation in 1998, when all of the pointing in Jerusalem was being done with straight cement mortar. The lime mortar mixed with yellowish sand that is now being used is in perfect harmony with the stone.

Traditional materials and techniques are used throughout the interventions. The rubble stone vaults and walls are given a coat of lime mortar and whitewashed. When a new element has to be added, the design is low profile but modern. For example, in one unit on the first floor of the Hosh Jaliqieh, the rooms were on one side and the wet services on the opposite side of an open corridor; the two areas were connected by a light shelter of metal and transparent sheet plastic. The original flooring in the rooms and corridor was kept, and where this traditional stone pavement was missing it was restored, but in the wet service area, at the user's request, the floor as well as the walls were covered with modern tiles.

The relationship with the users varied a great deal, mostly depending upon their attitude and demands but also on their position as an owner or a tenant. Very few *hosh* are still used by members of the same extended family; the Hosh Gheith, which is shared by a mother and her two sons, besides two tenants, is an exception. In many cases the ownership is divided, and many buildings are owned by the Waqf. Most problems are overcome through continuous dialogue with the people affected, convincing them of the value of the work. Only in some cases did the users alter elements of the houses after they were finished. The detail that most object to is stone pavement in the courtyard, which people find difficult to wash, preferring the shiny ceramic tiles used in the bathrooms.

In spite of great efforts, it is almost impossible to clear the flat roofs of their maze of antennae; water tanks are tolerated more because they are a necessity. This situation is true for the whole of the old city.

c. *Origin of technology, materials, labour and professionals*

The technology used in the consolidation of buildings was, in the majority of cases, traditional. The tie-bars used to prevent walls from spreading have been used in this country for more than a century. The only building in which new technology may be used is the Ashrafiyya Madrasa, which will become a laboratory for the conservation of manuscripts. It suffered badly from damp so the flat roof has been removed and at the moment the building is covered with a light temporary structure to facilitate drying. Nothing has yet been decided about the nature of the intervention.

Traditional materials are used, the most widely employed being stone, which is of the same type, size and coursing as that originally used in the buildings. The modern mortar is a lime mortar with yellow sand, but it seems that no analyses were performed to establish the exact composition of the mortars originally used in the houses or monuments.

The labour force is all Palestinian; some from Jerusalem, some from towns nearby. This is also true of the contractors. Frequently they have problems entering the city due to the political situation. As a result, sometimes the work stops and sometimes they have to enter through open land, avoiding the checkpoints.

The majority of the professionals are Palestinians, educated in national universities or abroad. The technical office, headed by Dr Shadia Touqan who is an architect and planner, has a fairly young and very efficient body of professionals drawn from all the necessary disciplines. There are six architects, three civil engineers and a specialist in mass communications. They can readily get professional advice from the technical committee of the Welfare Association. In addition, there are a large number of consultants covering a wide range of professions and institutions in Palestine.

However, the amount of work is much greater than can be supplied by the technical office. Therefore, projects are sometimes managed by other offices or major parts of research are delegated to other institutions. For example, the research to collect data for the revitalization plan was coordinated by Riwaq. There are only a few historians and art historians to prepare the historical research, and apparently the only formally trained restoration architect is Simone Ricca from Riwaq, who acts as a consultant as well as giving on-site training to all those involved in the programme. There are also some foreign experts working or acting as consultants on the major monuments. The work on the Ashrafiyya seems to be in good hands whereas the measured drawings prepared for the Dar al Aytam were full of mistakes. But the worst blunder of all was the removal of the three carrots, each 8 centimetres wide and 20 centimetres deep, from the façade of the portal of the Palace of Sitt Tansuq, which is part of Dar al Aytam. No research can justify such damage to the façade of a major monument.

V. Construction Schedule and Costs

a. *Project history*

Since there is not one but many projects, general information will be given here as well as specific examples.

The technical office for the Old City of Jerusalem was established in 1995 to implement the programme described above, so the earliest project dates from 1995. The duration of a project is usually accepted to begin from the first implementation of a scheme on site, not from the various previous stages, even though they are part of the budget. In the case of a house, this period is very short – about three months. In the case of a large *hosh* consisting of many parts and housing different families, the period extends, but never into years. This is because the inhabitants, who are asked to find temporary accommodation with relatives or friends so that the rooms will be empty for work to begin, have sometimes returned to their house when their alternative arrangement has not worked. In the worst cases this has meant that the spaces could not be restored. For the Hosh Gheith, the elderly lady who owned the house refused to leave for fear that the Israeli settlers living next door would move into her house if it were completely empty, which could have happened.

There are *hosh* which are restored in their entirety and others where interventions have had to be made room by room because of the ownership patterns as well as the types of the users. If the entire *hosh* is still in the hands of an extended family, it is easier to reach an agreement. If the rooms are rented, the consent of the owner as well as the tenant must be given before any work can begin. This is true even for the Waqf-owned properties. There is also the problem of absentee owners and tenants. Because of the problem with identification papers, people keep their property or lease but continue to live outside the city. Some rooms could not be restored because they were locked all the time.

The non-residential projects take much longer and are usually undertaken in several stages, which also helps in securing different sources of financial support. For example, in the Burj al Laqlaq project, the first phase began in 1996 and the fifth phase in 1999, and there will certainly be a few more phases before completion. This extended protocol is also true of monuments that are given new functions and need lump sums to equip them. For example, the very precious manuscript library in the Ashrafiyya was moved to the newly restored Women's Mosque, which had not been used for some time, next to al-Aqsa Mosque. The restoration of the building and its refurbishment have two different budgets, as is the case for the Ashrafiyya, which will accommodate the so-called al-Aqsa Centre for the Restoration of Islamic Manuscripts. The restoration is funded by the Arab Fund via the Welfare Association and UNESCO will pay for the laboratory.

b. *Total costs and main sources of financing*

The Arab Fund is the main backer of the projects of the OCJRP through the Welfare Association. It gave a total of USD 2,132,974 between 1995 and 1999. The emergency restoration list had fifty-two items and the total restoration list eleven, but these numbers do

not directly correspond to the number of projects. Some projects are carried out in several stages and because each stage has a different budget, they are listed as separate projects. The emergency restoration budget was used for work on forty-six buildings and to fund demographic research, while the total restoration budget was spent on eight buildings and a survey of Area 21, which is seen as an emergency case.

The other donors are the Sharja Appeal, the Saudi Fund, the Ford Foundation and UNESCO. This group is responsible for more recent, ongoing projects that began in 1999 and 2000. The Sharja Appeal, with a budget of USD 4,432,000, has funded five restoration and re-functioning projects for major public buildings and contributed to the emergency restoration budget as well as to the coordination committee. The Saudi Fund, with a contribution of USD 650,000, is funding the restoration of a monumental building and the equipment and furniture for the al-Aqsa Library. The Ford Foundation contributed USD 170,000 for the community outreach programme and the conservation newsletter, *Turath*. UNESCO is contributing to the restoration of the Madrasa at Ashrafiyya; the sum is not known but experts have been sent to evaluate the restoration work. Negotiations are also in hand with UNESCO over the restoration of the Suq al Qattanin.

The budgets of the individual projects undertaken as emergency restorations vary widely, from USD 4,500 to USD 60,000, depending on the size of the project and the work required. The cost also rises if the project includes equipment and furniture. For example, the Hab Ruman is a small project consisting of only four rooms on the ground floor of the building, but it will be used by Al Quds University and will be equipped with a large number of computers and other equipment. Consequently, it has one of the highest budgets, USD 60,000. The cost of total restoration projects is much higher than emergency ones, ranging between USD 65,000 and 2,715,000. So far, the project with the highest budget has been the Dar al Aytam al Islamiyyah, due to its size and programme.

c. Comparative costs

Comparative costs for other towns could not be obtained. One possible comparison could be made with the restoration work in Hebron, which began at about the same time as the work in Jerusalem. The 1998 costs of the restorations in Hebron were more arbitrary than specific. A figure of USD 200 per square metre was the cost given for restoration of a *hosh*, compared with the cost of an average new construction which was said to be USD 170–180 per square metre. Considering the fact that the *hosh* in Hebron were almost completely empty and the *hosh* in Jerusalem are in a much more dilapidated condition, the square-metre cost of restoration seems to have a correlation with the cost in Jerusalem, which is certainly a more expensive city than Hebron in many ways.

d. Qualitative analysis

In Jerusalem, the restoration cost for the residential buildings is USD 230–290 per square metre. In the case of historical buildings, the cost is USD 310–360 per square metre. The cost of restoration varies according to several factors, such as:

- location of the *hosh* in the neighbourhood.
- conditions of the means of access, which is directly related to the transportation of materials and removal of debris because there is only one accessible route to the old city, the Lions Gate.
- the difficulty of getting permits to bring materials into the Haram al Sharif area.
- structural problems encountered during the implementation phase.
- the political situation in the country, which affects the movement of contractors and workers, most of whom are not Jerusalemites.

e. Maintenance costs

The restored houses are not equipped with heating or with air-conditioning, therefore no costs can be itemized.

The restoration contracts include a year of maintenance by the contractor. Since the restorations only began in 1995, many of them do not yet need any maintenance. No maintenance has been requested of or carried out by the OCJRP.

VI. Technical Assessment

a. Functional assessment

The homes range from one room for a family of five or six to a single family in a whole house, as in the Ghadiyya House. The average number of rooms is around two per family. The rooms are treated for structural problems, plastered when necessary, whitewashed, and new timber windows and doors are fitted as required. Each family is given a separate kitchen, bathroom and toilet or a combined bathroom and toilet. Basic services and features are provided, such as heating for water, a sink and a counter in the kitchen, where the walls and floor are tiled. The electricity, water and sewage systems are updated or installed, as appropriate.

The houses answer the basic needs of the families in a minimal but decent way. The overcrowded conditions, which are due to the political situation, cannot be addressed in this programme.

The old city has a major traffic problem because most of the streets are too narrow for cars; consequently, the movement of traffic is controlled. Rubbish is collected by tractors that can circulate within the network of streets but the removal of rubbish from the Arab quarter is not satisfactory. Fire hydrants have been installed at regular intervals. These do function, which means that fires can be extinguished without the use of a fire engine. These services are provided by the municipal authorities. One very unusual precaution is the replacement of timber shutters with metal ones to protect the inhabitants from the stones and other things thrown at the windows by the settlers.

b. *Climatic performance*

The thick stone walls with reasonably small windows are very well suited to the climate. The houses are not equipped with air-conditioning or a heating system for the winter. Butane or electric heaters are used rather than wood- or coal-burning stoves. Enough light comes into the rooms; equally, the narrow streets and the courtyards provide sufficient shade. There is no need for insect control because timber is used in very limited quantities, in the window and door openings and in cupboards, but not in structural elements.

The flat roofs of the houses were originally drained by gutters and water was also directed to terracotta downpipes that fed cisterns below. The water was then drawn from wells in the courtyard. This system no longer functions because all the houses are connected to the municipal water supply. In most of the houses, water pipes are still installed to prevent water splashing from the roof gutters.

There are very few open spaces with trees and plants in the old city. Plants are usually limited to the few pots the women of the houses tend in the courtyards, on steps and on the parapets of the different floors. All homes have potted flowers.

c. *Choice of materials, level of technology*

The traditional techniques and materials used have lasted for centuries; they have been tested in the scales of time. They allow for repairs to be made without expert help because they are the same age-old methods and materials that everyone knows. They seem to be very appropriate.

d. *Ageing and maintenance*

The buildings in the old city require constant attention and maintenance. However, with respect to the restoration work, as this is very recent, there are no maintenance problems yet. But there is one critical factor that may create problems in the future. At the moment, the owners/users of the properties do not spend any money on the restoration work and seem to feel they have a right to ask for everything and expect it to be done or provided by the technical office. Their involvement in maintenance and the development of their interest in their surroundings as cultural property will take time and will be difficult to establish. The members of the technical office are very aware of this fact and plan to direct some of the community outreach projects to this purpose.

The materials and the results of the techniques used are durable and will last a long time. The buildings will require minimal maintenance if they are properly used. One obvious piece of vandalism is the painting of walls around front doors by people who have returned from *Hajj*. This used to be celebrated with a small green representation of the *Qa'ba* but the decorations are becoming wilder and more colourful every year, covering more and more of the cut-stone surface. This is most unfortunate because removing the oil paint without damaging the stone is almost impossible.

e. *Design features*

Most of the buildings in the old city have a largely uniform volumetry and relationship with surrounding structures. The restored buildings do not much change this situation.

All the houses have refrigerators and boilers for heating water and most have washing machines. Dishwashers are less common. Some of the living spaces still retain the traditional cupboards beneath the arms of the cross vaults but these are usually removed to make room for suites of bedroom furniture comprising a double bed, a large, high cupboard and a sizeable dressing table. Even in the most crowded houses, where there is insufficient room to turn around, none of these items is missing. The furniture in the living room, when there is one, depends on the financial circumstances of the family, ranging from sofas to armchairs, chairs and tables. Most of these are quite ornate and lavishly designed.

VII. Users

a. *Beneficiaries of the programme*

Around the end of the nineteenth century, the Jerusalemites who lived in the walled city began to leave their houses for new ones constructed outside the walls, following the trend that was popular in almost every town in Palestine. Very few owners remained in the old city, and today their houses are either used by relatives or are rented to newcomers from nearby towns or villages. These people are the present users of the old city, plus those who returned after 1995. The majority belong to a low-income group; several of the breadwinners have been imprisoned by the Israelis due to political actions.

b. *Users' and professionals' response*

Except in rare cases, the beneficiaries are quite happy with the improvements made to their houses once the work has been completed, and they expressed very positive views. Several go to discuss their problems with the members of the technical office. Intellectuals are all very excited about the whole venture.

The reaction of local institutions is very positive, as expressed during meetings carried out as part of the community outreach programme. For example, the members of the Mar Mardos Church are extremely grateful for the areas restored and now used by the younger congregants. Many groups (religious, community, women's and youth organizations) have also expressed their readiness to assist in the programme.

The Israeli authorities have not shown any obvious negative reaction. Only a number of extremist settler groups living in the old city have complained to the Israeli Department of Antiquities or to the municipal authorities about the work being carried out near their houses. The work has been stopped a number of times for investigations but has later been allowed to continue. This shows that no laws have been violated. Officers from the authorities regularly

visit the projects under restoration, ask a few questions and leave without making any comments.

VIII. Persons Involved

The project personnel can basically be grouped as those who are part of the Welfare Association and those from outside, from near and far. The evident quality and speed of the work indicates that there is a very positive interaction among all the groups involved.

The heart of the programme, the technical office, has sixteen members, including the programme director, Dr Shadia Touqan. There are six architects (Ehab Zuheaka, Raed Yagmour, Amal Abu al Hawa, Samer Rantisi, Rania Abu al Rub and Yusuf Abu Swai) and four assistant architects (Nisreen Karsou, Faten Lafi, Marah Aloul and Bahi Abdul Hadi), three civil engineers (Khaled Halaby, Lana Khoushasy and Khaled Muhanna) and a specialist in mass communications (Arda Batarseh). There are also four administrators (Muhannad Abu Leil, Basel al Sagheir, Linda al Kurd and Wafa Elder).

Twelve local consultants are also involved (Dr Suad al Amiri, Dr Nazmi al Jubieh, Dr Yousef al Natshe, Dr Eman al Assi, Simone Ricca, Fuad al Dakkak, Mazen Qutbi, Musa Shuqeer, Musa Hijjazi, Osama al Fityanni, Daoud Hammash and Munzer Akawi). These people are sometimes responsible for a number of projects; they are also sometimes only part-time employees.

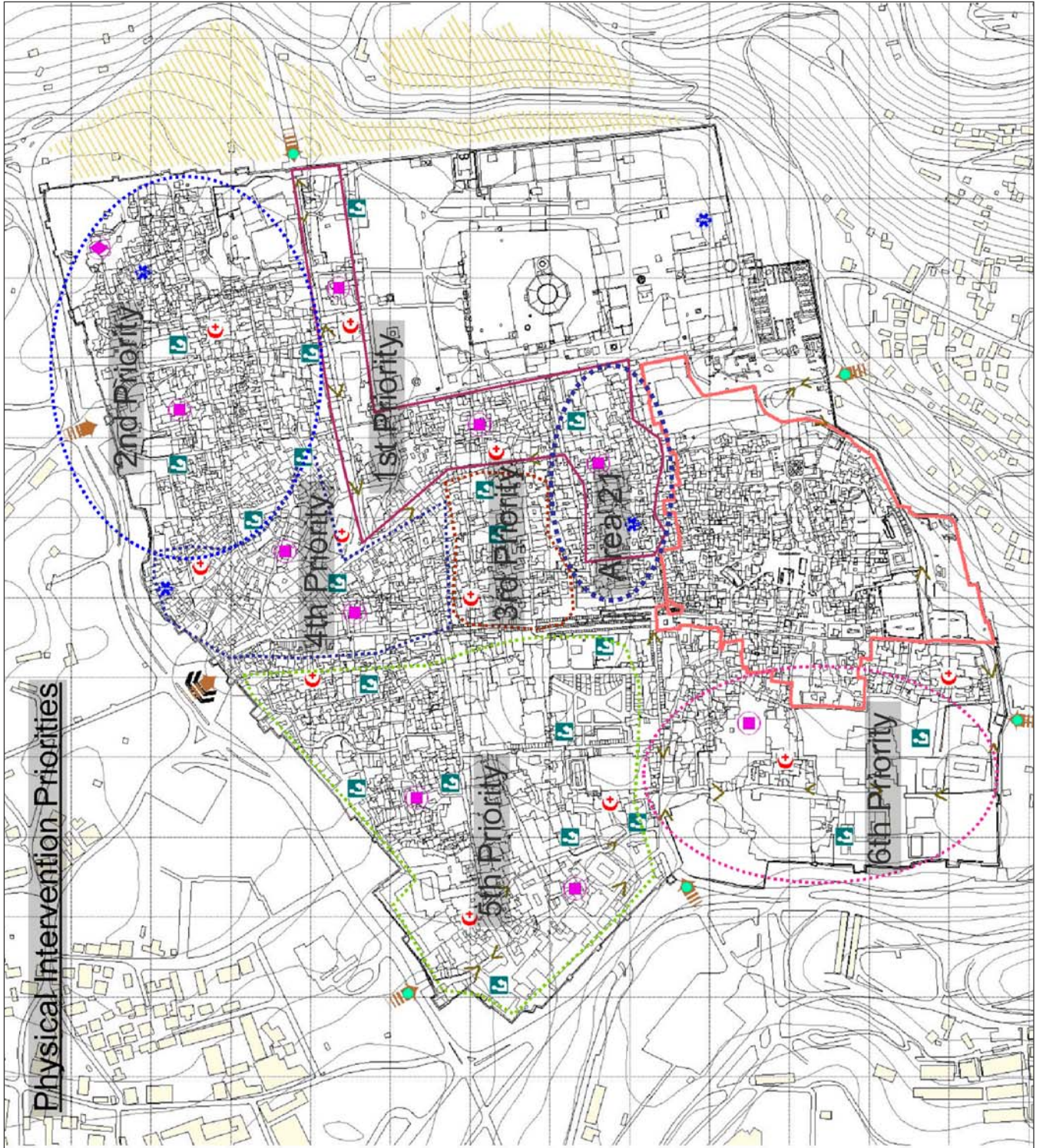
There are six visiting experts (Saleh Lamei, Giorgio Croci, Stefano de Vito, Giancarlo Barbato, Jean-Marie Arnault and A Ba'ti), who usually come for short visits. The community outreach programme has two consultants (Khalid Nabris and Nisreen Khalaf), while the editor of the newsletter, *Turath*, is Anita Vitullo. The training programme has ten consultants (Simone Ricca, Dr Michael Burgoyne, Dr Eman al Assi, Dr Nazmi al Jubieh, Dr Yousef al Natshe, Dr Mahmoud Hawari, Pascal Prunet, Dr Khaled Qawasmi, Ashraf Bader and Renzo Ravagnan).

There are twelve contractors (Khaled al Khateeb, Abed al Hadi Thaboub, Yousef Takatkah, Mazen Sandouka, Anad Abu Rmeelah, Marwan as Ashab, Wael al Jabari, Hosam al Ashab, Khalid al Omari, Muhamad al Trhi, Fadel al Mubayed and Jamel Dajani).

Partners are listed as the Department of Islamic Waqf, the Arab Studies Society, al-Quds University and UNESCO Cultural Heritage Division.

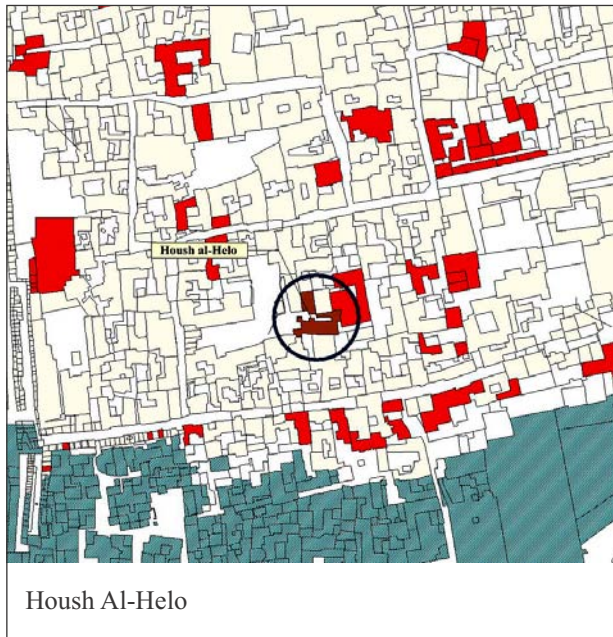
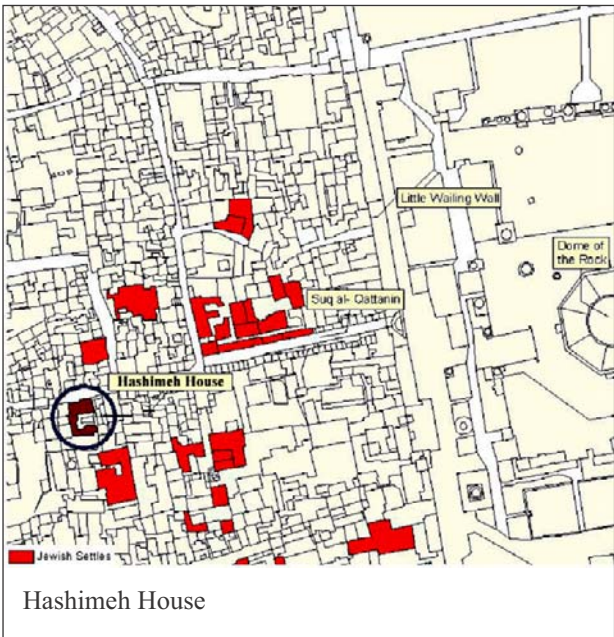
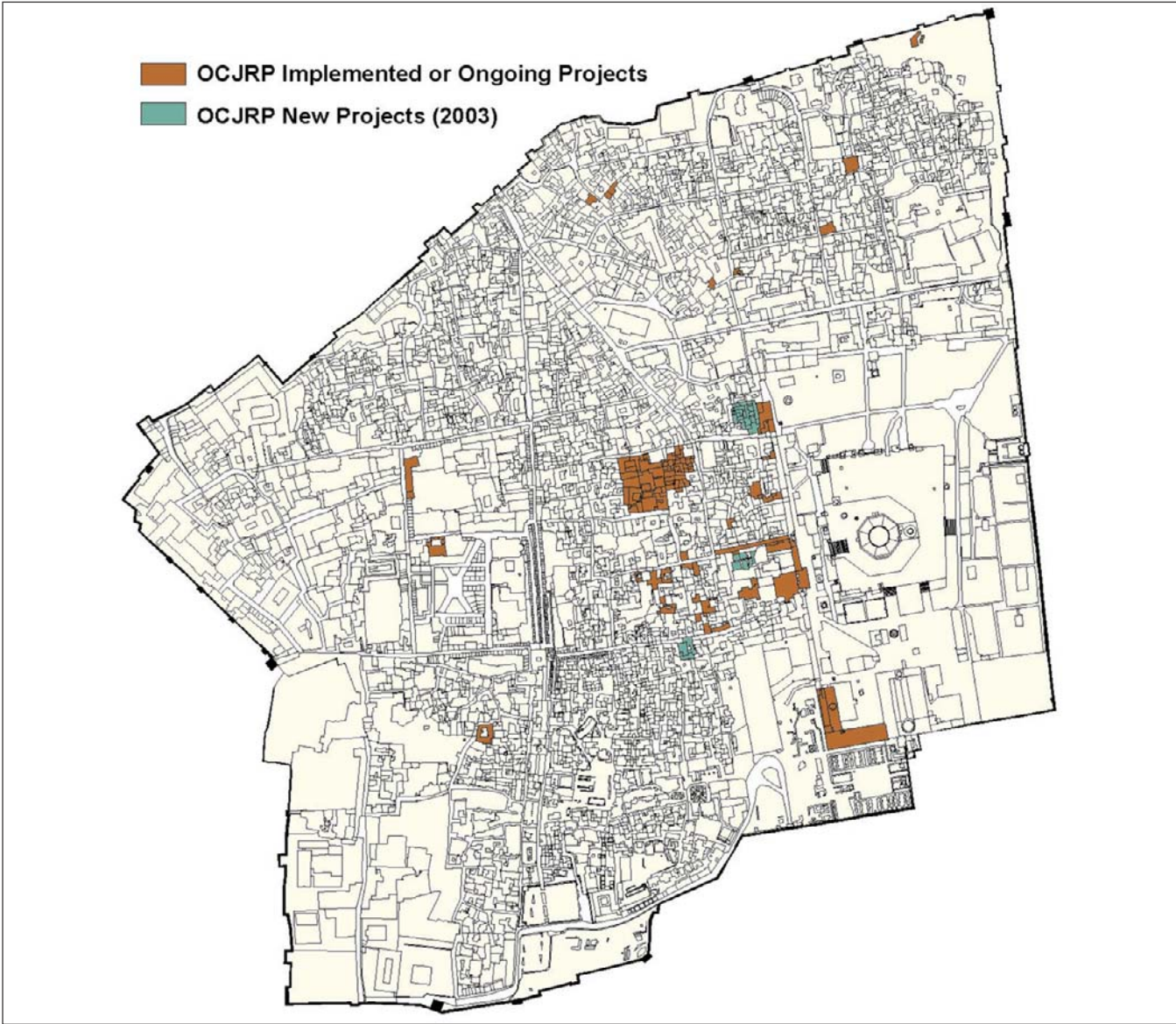
Ayşıl Tükel Yavuz
April 2001

Physical Intervention Priorities



LEGEND AND EXPLANATIONS

- Project Borders -**
Defined by the Old City Wall
- Commercial Activities**
 - New or Weak Commercial Axis (To be Created or Revitalized)
 - Existing Active Commercial Axis (Need Improvement & Development)
 - Commercial Center (Need Improvement & Development)
- Circulation & Parking**
 - City Entrance (Gate)
 - Vehicle Entrance (Restricted and Scheduled)
 - Pedestrian Routes (All Roads and Alleys)
 - Vehicles Allowed Route (For Residents and Service Vehicles)
 - Existing Parking Lots
 - Side Parking (outside the walls)
- Public and Community Services**
 - Existing Clinic
 - Proposed Clinic / Daycare Center
 - Hospital (to be Revitalized)
 - Existing Educational Institutions (Need Rehabilitation and Development)
 - Existing Community Center
 - Proposed Community Center
- Public Building and Spaces**
 - Main Religious Centers
 - Archaeological Garden
 - Public Green Area
- Physical Intervention Priorities**
 - 1st priority
 - 2nd priority
 - 3rd priority
 - 4th priority
 - 5th priority
 - 6th priority
- Implemented or Ongoing OCERP Projects**
- Proposed OCERP Projects**
- Jewish Quarter (Not Included in the plan)**
- Buildings Outside the Old City**
- Cemetery - Outside the walls**



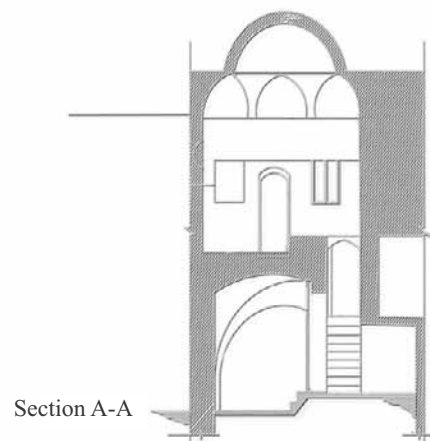
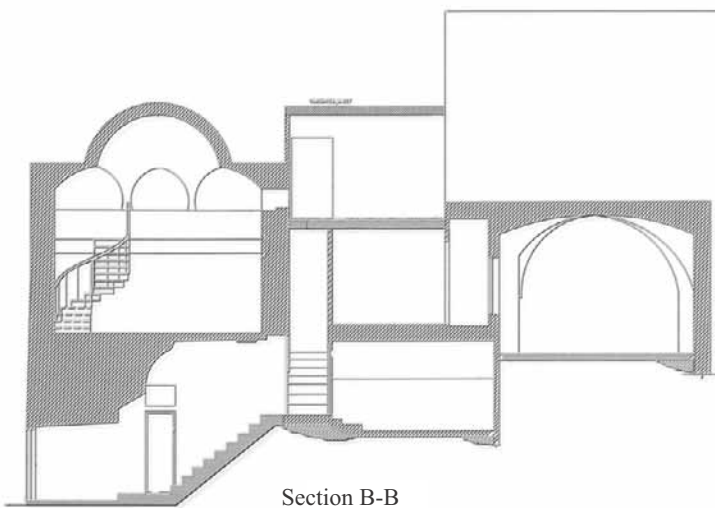
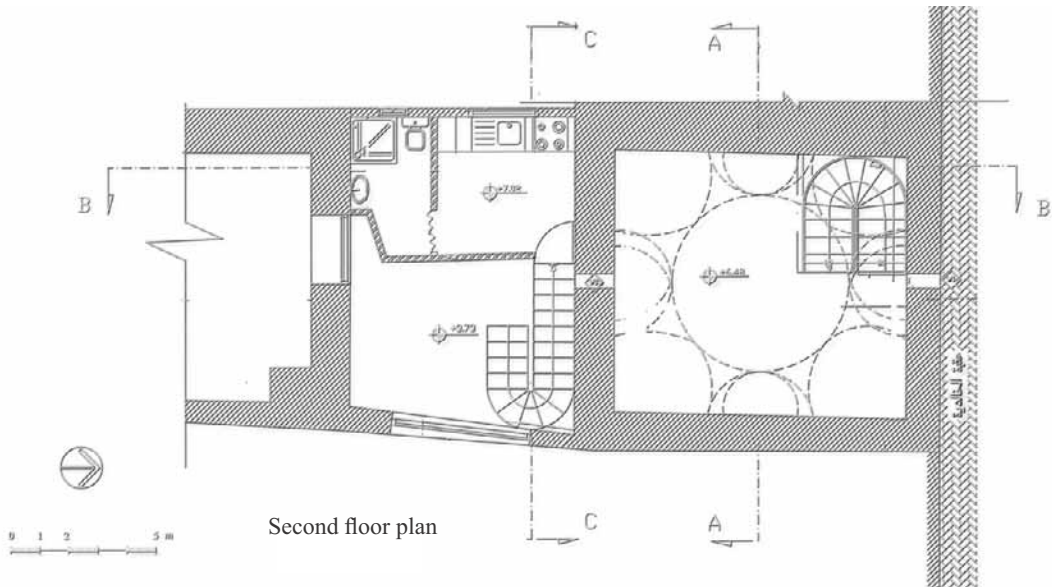
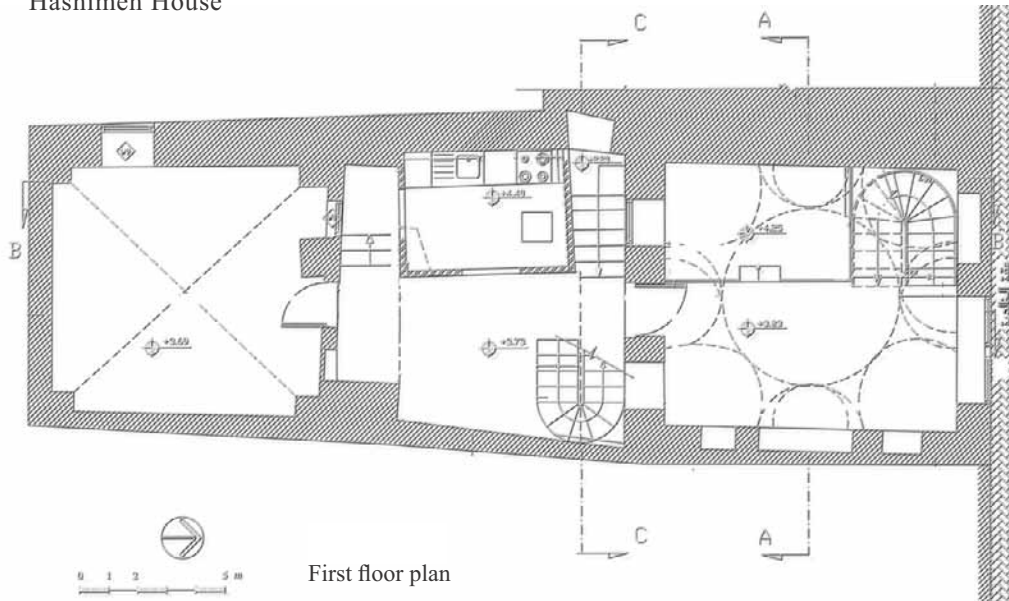
Dar Al-Aytam Al-Islamiyya Complex



- Courtyards
- The Industrial School
- The Academic School
- The Soup Kitchen (Al-Tikkiyyah)



Hashimeh House





The Revitalisation Programme includes both restoration of public buildings as well as housing renewals.

Dar al-Aytam al-Islamiyya Complex, an 8,000 square-metre complex, houses a large academic institution.





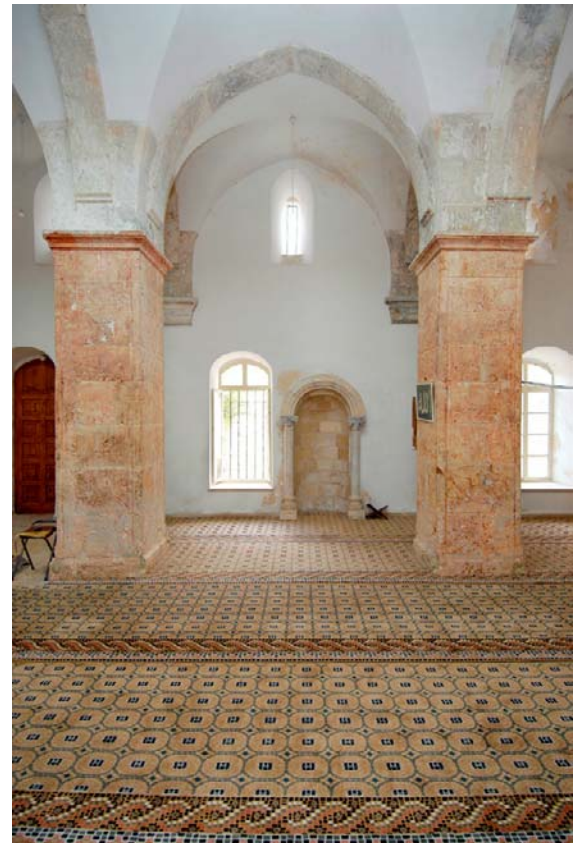
Façade of Dar al-Aytam al-Islamiyya complex.

During the restoration of the three Mamluk stone façades of Dar al-Aytam, 20 local engineers and contractors were trained in stone restoration.





In al-Malawiyya Mosque, previously unknown spaces below ground level were discovered, restored and utilized.



Al-Malawiyya Mosque and lower hall.



A classroom in Dar al-Aytam al-Islamiyya Academic Complex.



The industrial training school. All new additions to the old structures are of a reversible nature.



Al-Madrasa al-Manjakkiya is now used as the offices of the Jerusalem Department of Islamic Awqaf.



Insulation and tiling of the dome and roof of Al-Madrasa al-Manjakkiya was completed in 2003.



Al Buraq Restaurant was an old stable converted into a café and restaurant.

Al Buraq Restaurant.

