
Open Museum of Modern Historical Palaces of Cairo, Garden City as A case study

Nermin M. Farrag

Architecture, Civil & Architectural Engineering Department, Engineering Research Division, National Research Centre, 33 El Behouth St., 12622 Dokki, Giza, Egypt.

Received: 30 March 2019 / Accepted 04 July 2019 / Publication date: 20 July 2019

ABSTRACT

Tourism comes between the main four sources of national income in Egypt, cultural Tourism is one of the most significant and oldest kinds of tourism in Egypt, and so Egypt needs to create new historic attraction. The research focuses on domestic architecture in Garden City that can be attributed a range of values such as an economic, an aesthetic, a use, a sentimental and a symbolic. This research aims to save our historical palaces in Egypt and realize the economic opportunity for the lowest-income community.

The research studies many Garden City palaces and highlights the threats facing these cultural treasures. In the start of 21st century, we have lost a lot of our best historic palaces. One of the solutions that have been put forward for the Garden City is the conversion of some streets in Garden City to be pedestrian streets, the Primary aim to achieve environmentally sustainable development and tourism development for the region.

Research methodology is a methodology analytical practical support to reach the goal of research through: (1) monitoring the sources of the current national income in Egypt in general. (2) The current reality of the palaces of Garden City. (3) Planning pedestrians streets in Garden City to achieve the economic sustainability of the economy of Egypt.

Keywords: Historical Palaces, Domestic Architectural, Sustainable Valuable, tourism in Egypt

Introduction

A- Research Objectives

This study takes "Garden City" as the scope of this study to achieve sustainable and preservation for future generations, adaptive reuse, examine the present status, removal of encroachments, and coordination of the urban.

B-Research Problem

Garden City contains many renowned palaces, which witnessed glory of the Egyptian history, it suffers from many problems such as crawl urban and new uses of many palaces harm for their sustainability and decreasing the buildings' life expectancy, loss of identity, lack of maintenance, and alteration of the original layouts and shapes by the various modifications carried out without any attempt for restoration.

The research problem: Why we are wasting a potential touristic prospect?

C- Hypotheses

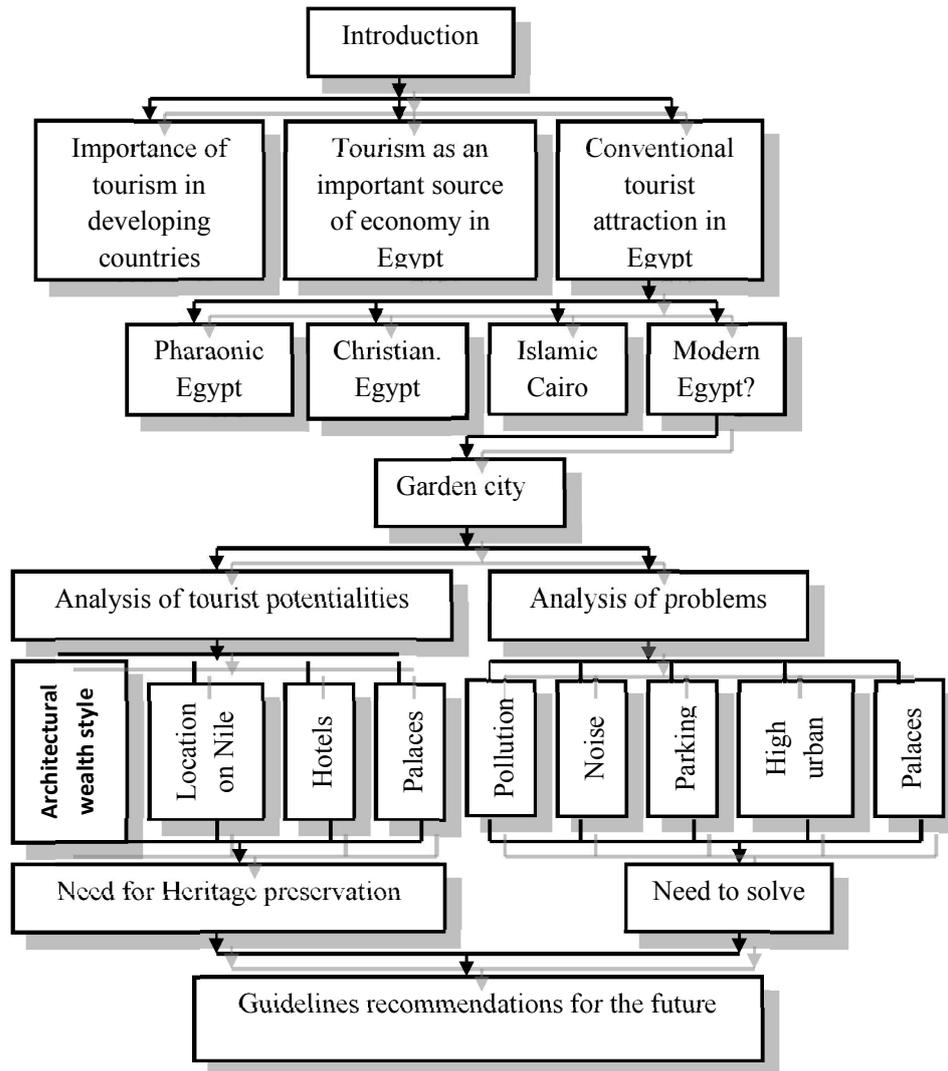
-If we save our historical palaces and the untapped economic opportunity these palaces offer a lot for the lowest-income communities.

-These historical sites can bring jobs, income and feed tens of thousands.

- Much of the solution lies in having funding and expertise concentrated on our most important and endangered palaces.

Corresponding Author: Nermin M. farrag, Architecture, Civil & Architectural Engineering Department, Engineering Research Division, National Research Centre, 33 El Behouth St., (Former El Tahrir St.) 12622 Dokki, Giza, Egypt. E-mail: nerminfarrag@yahoo.com

D- Methodology



E- Theoretical Approach

Cultural Heritage Value & Experience

Saving the value of heritage is a very important; it's the educative experience the visitor gains from the visit. The palaces can tell the people about the different epochs of the history of Egypt, the role the owners played, and what contributions achieved. And shed the light on the political and social aspects of the past society.

Economic Importance of Tourism for Developing Countries

Tourism is one of the fastest growing sectors of the universal economy and developing countries try to cash in on this industry in an attempt to raise foreign investment and cash reserves.

Tourism as a Main Source of Economy in Egypt

There are many major sources of the Egyptian economy, Table (1); tourism comes between the main sources of national income, (from Saudi Arabia, the Gulf Arab, and European countries such as Russia, Italy and Germany). Suez Canal revenues come in the first place, Followed by remittances from

Egyptians working abroad (Saudi Arabia and the United States respectively), (Central Bank of Egypt, 2016/2017)

Table 1: Sources of annual income in Egypt

Sources of annual income in Egypt	Income in dollars
Suez Canal	73.2 billion In 2016/ 2017
remittances from Egyptians working abroad	25.5 billion in 2018
tourism	7.4 billion in 2018

Tourism in Egypt is a major source of national income and a central pillar of the overall development and is linked by some 70 industries and service, which is an important factor of economic growth, tourism accounted for about 40% of the non-commodity exports.

The tourism sector comes on top of the main sources of foreign exchange; the tourism sector in Egypt is responsible for providing 2.5 million jobs, equivalent to 9.5% of the size of the workforce in Egypt. Tourism also participated 11.9% of Egypt's GDP last year, and the sector's support to GDP is predictable to increase in 2019. Tourism Revenues in Egypt increased in 2018, Fig.(1)(Francioni, , 2004).

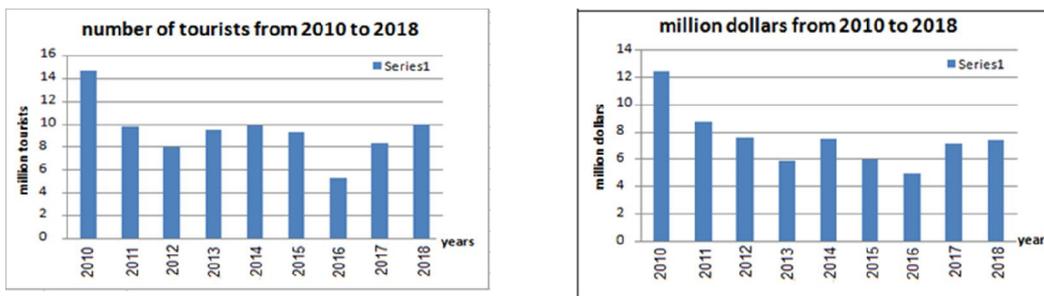


Fig. 1: tourism in Egypt from 2010 to 2018
 Source: Tradingeconomics.Com/Minstry Of Tourism, Egypt

Main Tourist Attraction in Egypt

Egypt is one of the developing countries has all the ingredients to attract tourism; they have given by God Almighty in the distinctive geographical location and nature. As well as the favorable climatic and beautiful natural conditions, comprising about one third of Egypt's antiquities in the world and is rich in historical heritage, tradition and civilization are rooted in the depths of history over more than seven thousand years.

The features of tourism in Egypt can be Supported by the availability of modern infrastructure facilities and the various requirements of tourism services of a large number of luxury international hotels, the excellent transport network (air, land, sea and river), communication facilities and centers of instructions tourist all these make Egypt a destination tourist landmark on the map of world tourism.

Conventional Tourist Attraction in Egypt

Moreover, Egypt is renowned for its different kinds of tourism such as, Archaeological, historical, religious and cultural Tourism are of the most significant and oldest kinds of tourism in Egypt. It is a natural product for the wealth effects of Egypt's Pharaonic, Greek, Roman, Coptic and Islamic Over different historical eras.

Came into existence a new tourist patterns, notably tourism international exhibitions and safari and yacht tourism and marine tourism, environmental and remedial and sports as diving, in addition to festivals.

Urgent Need to Create New Historic Attraction in Egypt

The Egyptian government schemes to increase tourists by 2020 and contrives to supply better tourist facilities, Table (2), announce for Egyptian tourism in international media, and make a steady

demand for Egyptian tourism. However, Egypt has not yet occupied the position it deserves on the global tourism map.

From table (2), we find that Global heritage sites generate high economic asset values, with some worth billions of pounds annually (Bullen and Love, 2009).

Table 2: Economic Impact of Global Conventional Heritage Sites in Egypt (Saqr, 1993)

Tourist attractions	Total Number of Visitors
Pharaonic Egypt	11,000,000
Islamic Cairo	4,000,000
Coptic Cairo	1,500,000
Modern Egypt	?

Garden City Urban Wealth & Architectural Heritage

The owners of the Nile Land and Agricultural Company asked Jose Lamba (the agricultural architect) in 1905 to design a new city. Garden City is the location of several large hotels and embassies. It's a reasonable place to stay, and a quiet and high security area, fig. (2).

Garden City is a beautiful place to tour around historical architecture. Its streets are filled with great palaces and villas, homes to the elite people, Table (3&4), (Stones, 1992). Garden City fill with much historical villas and palaces, architects used various styles in the facades, Fig. (3&4)



Fig. 2: Left: Garden City 1999 ,right: Garden City 1965 (Johnston and Sunbul, 2006)

Table 3: Historical Palaces in Garden City (Tamraz, 1998)

Heritage Palaces in Garden City			
1-Italian Embassy	2-Sabet – Sabet bldg	3-Villa George Wissa	4-Sabry palace/4season
5-Villa Wahba	6-Villa Elie Mosseri	7- Villa Emil Jacobs	8- Seif al Din bldg
9-Villa Victoria	10- Villa Sednaoui	11- Beyerle palace	12- Villa Boulad/Islamic Centre
13-Villa Aziz Badrawi	14-Villa Choukair /Citibank	15- Mitry bldgs	16- Smouha bldgs
17-Austrian embassy	18- Muscat bldg	19- Massouda bldg	20- Villa Dr Ali Ibrahim
21- Villa Naguib Mahfouz	22- Gray pillars	23-Villa Naguib Ghali	24-Ibrahimieh school
25-Mere de Dieu school	26-Villa Bahari/Saudi	27- Sief al din bldg	

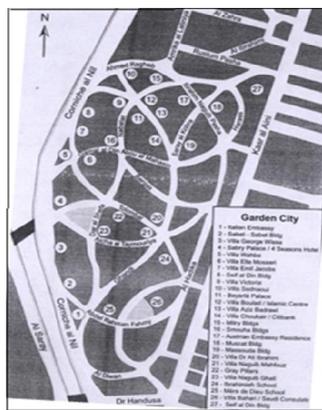


Fig. 3: Initial subdivision of Garden City, 19th century



Villa Sednaoui



Beyerle palace



Gray pillars



Mere de Dieu school



Villa Victori



Villa Wahba



Ibrahimieh school



Villa Dr Ali Ibrahim



Villa Choukair /Citibank

Fig. 4: facades of Historical Palaces in Garden City

Table 4: Some historical palaces in Garden City and Current use

Name of palace	Date of construction	Current use
Kasr al-Incha	19 th century	Now the ministry of defense.
Kemal Al Dine Palace,	19 th century	Arab League, French baroque style
Medhat Yegen Pasha's palace	19 th century	Demolished now, the old Asiatic style
Kasr al-Mounira	19 th century	the French archeological center (IFAO)
Kasr al-Amira Iffet Hassan	19 th century	The official seat of the council of ministers.
El-Walda Pasha palace	19 th century	Now demolished
Kasr al-Nil	1854	Now demolished but the area in downtown Cairo still carries its name
EL-Dobara palace	19 th century	Now a government school, the French-Italian style

From the previous study of the table (4, 5) and Fig.(2) researchers had found that Garden City especially is one of the most Cairene districts where there are many palaces. It is suggested that this area be a pedestrian complex of palaces built during the 19th and early 20th century glorifying this part of Modern history and that may be added in tourists' visitors to Egypt having great economical values as Abou Simbel and Islamic fatimid Cairo, and especially that there are already many tourists sites as el Dobara church.

Importance of Studying Domestic historical Architecture

Domestic architecture serves a range of purposes and can be attributed a range of values, including an economic value, an exchange value, an aesthetic value, a use value, a sentimental value and a symbolic value (Kent, 1993).

Economic Importance of 19th Century Palaces

The rule of Khedive Ismail (1863- 1879 AD) of Egypt was between the Islamic civilization ancient customs and traditions, and modern European civilization with her beauty. He had tried to transfer the Egyptian capital of Cairo Medieval Cairo to keep pace with the modern new. The period between the 19th century and the early 20th century in Egypt corresponds with the beginning of the presence of many foreigners' architects and different private villas were constructed (Latham, 2013)

The limits of Garden City

The south is bordered by Dr. Handussa St., the east by Kasr al-Eini St. and Mounira district; the north by the neighborhood of Kasr al-Dubara; and to the west by the Nile (Raafat , 2003), Fig.(5).



Fig. 5: The limits of Garden City

Garden City: Streets & Heritage palaces

Nouveau Dabblor who designed Garden City, he preferred the Curved lines (Latham, 1999).it was divided up into unequal lots earmarked for villas surrounded by gardens.

There are many important streets in garden city such as Al Zahra, Amrika Al Latiniya, Rustom pasha ,Harass ,Ibrahim Naguib pasha ,Ahmed Ragheb ,Nabatat ,Saray Al Kobba ,Tolombat ,Dar Al Shefa, Aicha Al Taymouriya, Ghandi ,Al Hadika ,al Diwan ,and Dr Handusa .

List of Hotels in Garden City: New Garden Palace Hotel, Grand Hyatt, Samiramis Inter Continental, and Four Seasons Hotel.

Problems in Garden City

- Loss of architectural identity factors is pointed out as follows: Weak sense of affiliation, follow the western architectural design, unplanned building industry, Centralization in Cairo, Economic and social problems, problems of the socialist regime and the nationalization process, The increasing of land value and the using of vertical buildings, Immigration , Lack of building laws, and decreasing of aesthetics values, fig.(6)
- Sensible distances between buildings were ignored. Green space was destroyed for the benefit of new buildings that lacked the minimum rules of suitable finishing (Kincaid, 2000).
- Garden City was near Cairo's commercial and banking hub so that the legion of lawyers, bankers and merchants who moved there to work. Doctors chose Garden City as their place of residence because it is near from Kasr al-Eini and Fouad al-Awal hospitals.
- There are several large hotels and embassies, but it's a reasonable place to stay.
- Changing Uses of palaces with inappropriate functions that causes the damage and destruction of the building , the serious problems related to technical specifications and control of the execution of services, such as air-conditioning, acoustics and lighting,



Fig. 6: Loss of architectural identity: Drawing by architect Taher Saïid

General Causes of Threats to Heritage Buildings in Garden City

From Survey and Site visiting, the heritage palaces 19th century palaces in Egypt Threats can be classified into four groups according to possible threats (Richardson, 2001) fig.(7,8,9,10,11).

The demolition of many of the heritage palaces to create hotels and multi-storey residential buildings as shown in fig (7, 8).(Raafat, 1998).



Fig. 7: Adly Yegen / Sherif Sabry pasha Palace (for Antonio Lasciac), now the Four Seasons Hotel, Cair

Demolished completely and replaced by other buildings.



Fig. 8: on right villa of sir Ibrahim pasha designed by Horowitz .on left No.8 Tolombat far end villa of princess Fazil (now apartment building)

Misused and deteriorated by the new functions as governmental offices, depots (warehouses), schools, small factories etc.,



Fig. 9: Old Italian legation on harass street .now a School of Dobara palace

Neglected and left non-used in ruined conditions



Fig. 10: Palace of Said Halim, Champillion Street, Designed by the Italian architect Antonio LasciaC

a new trend in architecture, a cruel change in housing types , fig.(8) .



Fig. 11: Egypt's first skyscraper in the late 1950s. Belmont building by Sabet SabeT

G-Planning of pedestrian streets in the garden city

One of the solutions that have been put forward for the Garden City is the conversion of some streets to the pedestrian streets, the Primary aim to achieve environmentally sustainable development and tourism development for the region.

Study seeks to follow the method of closure of some streets, passing by the car and converted into pedestrian streets with linked stations of public transport and may close the street permanently or be transferred for a period of several hours per day depending on the time frame stated, and to be a tourist area for the building of modern Egypt as is the case for the effects of Pharaonic Egypt in Luxor, Islamic Architecture in Fatimid Cairo. That takes into account the following (Bullen and Love, 2009), fig. (12):

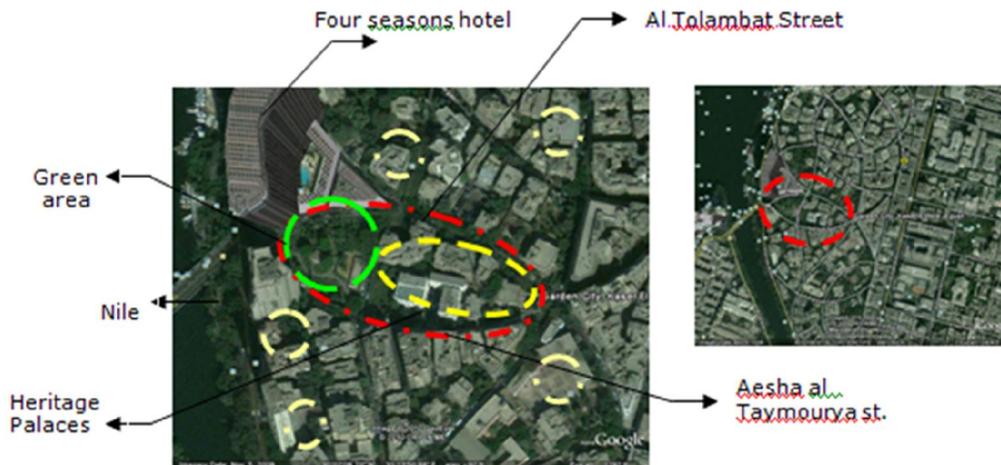


Fig. 12: Large fish and also what looks like a starfish at top of tail section as Planning of pedestrian streets in the garden city

- To convert a street to street pedestrian is to divert vehicles to a road taking into account the capacity of alternative routes which are selected and their ability to absorb the intensity of additional traffic resulting from the roads transferred to the infantry. The possibility of linking the adapter to the path of pedestrian station public transport and the possibility of providing parking close to it, including not more than ten minutes on foot .
- Planning area to include pedestrian zones, restaurants open and exposed, to enjoy the beauty of historic buildings in the region.
- Infrastructure development and restoration of historical buildings, and increase the landscaping and planting the roofs of buildings.
- The removal of all distortions and declarations of the interfaces.
- Remove all occupancy which occurred on the buildings of distinctive architectural style in order to maintain the nature of heritage areas.
- The establishment of a special fund for spending on development and maintenance the palaces as wealth characteristic of priceless
- Take advantage of the ground so there is plenty of places to put cars.
- After moving to the city of New Cairo, it can be transfer the buildings to tourist hotels or museums, archaeological, artistic, or exhibitions.

Conclusions

- Most of the original buildings of the late nineteenth and early twentieth century have survived demolition. However, these buildings do suffer from neglect, lack of maintenance, ill-conceived additions, remodeling and deformation affecting their original styles.
- The most rooftops have been occupied by haphazard constructions. Many spaces have been transformed for petty commercial activities and industries, contributing to the pollution and general environmental degradation.
- The use of inappropriate materials, wrong colors, or the bad restoration of detailed moldings, and the advertisement signage and also decorations depicting commercial activities have disfigured the original style of the building.
- Private property was transferred to private Egyptians, who were incapable to look after them in the face of rising economic pressures, and so sacrificed them for high buildings
- By saving the historical palaces, we can achieve prosperity to a lot of people in the poverty regions.

Recommendations Principle guidelines for architectural conservation

- It is recommended that the process of listing of buildings and groups of buildings of architectural significance or merit should be encouraged and consolidated with scientific surveys and documentation.
- Public awareness and concern for conservation should be promoted with the help and contribution of public organizations, the press and media, and private interest groups.
- The use of professional expertise and the appropriate technologies for the process of restoration and renovation.
- The key to the future of our rich heritage is continuing use and regular basic maintenance.
- The researchers also recommend establishing a Fund for developing Egypt, which can provide emergency support for threats, planning and training.
- Specific legislation must take into consideration the special character of the area to control typology, style, building heights.

References

- Bullen, P. A. and P.E.D. Love , 2009, Residential Regeneration and Adaptive Reuse: learning from the experiences of Los Angeles, Structural Survey, Vol. 27 No. 5, pp. 351-360, Emerald Group Publishing Limited.
- Central Bank of Egypt, Annual Report 2016/2017
[file:///C:/Users/SMART/Downloads/Annual%20Report%202016-2017%20\(1\).pdf](file:///C:/Users/SMART/Downloads/Annual%20Report%202016-2017%20(1).pdf)
- Economic Impact- Global Heritage Tourism Revenues in Developing and Emerging Countries and Regions, October 2010, GHF estimates and published Data
- Francioni, F., 2004, Beyond state sovereignty : the protection of cultural heritage as a shared interest of humanity, Michigan Journal of International Law, Vol. 25, No. 4, pp.1209-1226.
- Johnston, S. and S. Sunbul, 2006. Egyptian Palaces and Villas: Pashas, Khedives, and Kings, New York; London : Harry N. Abrams.
- Kent, S., 1993, Domestic Architecture and the Use of Space: An Interdisciplinary Cross-Cultural Study (New Directions in Archaeology), Cambridge University Press.
- Kincaid, D., 2000, Adaptability Potentials for Buildings and Infrastructure in Sustainable Cities, MCB UP Ltd.
<https://emeraldinsight.com/doi/full/10.1108/02632770010315724>
- Latham, D., 1999, Creative Re-Use: Working with the Building, Conservation, Volume 5, Issue 2, Published online: 16 Jan 2014.
<https://www.tandfonline.com/doi/abs/10.1080/13556207.1999.10785240>
- Latham, D., 2013, Creative Reuse of Buildings, Routledge <https://www.amazon.com/Creative-Reuse-Buildings-Two-Set/dp/1873394330>
- Richardson, B. A., 2001, Defects and Deterioration in Buildings, 2nd edition, Spon press, London.
- Raafat, S., 1998, GARDEN CITY: A Retrospective PART 5.
<http://www.egy.com/gardencity/98-10-01.php>
- Raafat, S.W., 2003, Cairo, the Glory Years: \Who Built What, When, Why & For Whom, Harpocrates publishing.
- Saqr, T.M. R., 1993 Early Twentieth-century Islamic Architecture in Cairo, The American University in Cairo Press.
- Stones, T. R., 1992, Beyond the Automobile, Prentice Hall, Inc., N. J.
- Tamraz, N., 1998, Nineteenth-century Cairene Houses and Palaces, The American University in Cairo Press.