

## Conservative Management of Cultural Heritage in old Cairo- Case study: Wikala Bazaraa

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**Abstract** – This paper targets the conservation of cultural heritage and examines the factors affects a sustainable urban development, while discussing the challenges represented by the unitary system and the conflict, overlapping of the organizational structure whether at the central level, or the local one. Old Cairo gained high commercial importance for the concentration of economic activities and commercial and handicrafts, as the city of Cairo had many wikalas, most of which have disappeared, and none of them have survived except for a few, it served as the main reed, and it is one of the most important elements of the Islamic city in addition Mosques and residential areas located on the main axes of movement. And for example, and not Wikala ALGhuri, Wikala Qaitbay, Wikala Oda Bashi and Wikala Bazaraa, The international charters had played important role in stating the importance of heritage conservation, where this paper will highlight it.

**Keywords** – Cultural Heritage, Physical Conservation, Functional Conservation, Tangible Values, Intangible Values

### I. INTRODUCTION

The awareness of the value and importance of heritage has increased to overstep understanding the ordinary challenges of cities to recognize the peculiar challenges that are facing urban heritage areas, in how to get balance between the needs of (tangible) cultural heritage and needs of today's , cultural heritage considered witness and symbol of our history as an important part of societal and community wellbeing and our identity representing all what the ancestors had left before, including the first human art, culture, thoughts, civilization and victories for the benefit of humanity and by all means it's the cognitive and cultural stock that was accumulated over the time and place. There is a conflict of the proper

safeguarding and management of cultural heritage nowadays and the future needs of urban development of our historic urban areas. This unbalanced handling of this conflict can lead to a great loss of cultural heritage values and identity of economic stagnancy or further urban planning development for heritage areas.

Managing heritage areas or zones require a quite understanding of heritage zones, particularly their multi-layers of values, in which it has always been the reason underlying sustainable conservative management, these values can be categorized into two groups "Tangible, Intangible Values" ,the first could be measured directly from the scene while the second depends on the way the public interact and deal with the historic sites, these values are

matched by the variety of the stakeholders participating in the management of cultural heritage.

## II. MATERIALS AND METHOD

The paper will address a systematic sequence to tackle and analyze the concepts of the research subject in a methodical sequence as follows:

1. **Analytical inductive method** to the concepts and parameters of evaluating heritage areas in addition to presenting administrative patterns which are in charge to get a theoretical framework of management of heritage areas as a criteria that identify the points of weakness that affect heritage areas.

There are four main stages in the “life cycle” of a cultural heritage conservation management, which are repeated in a frequent improvement process.

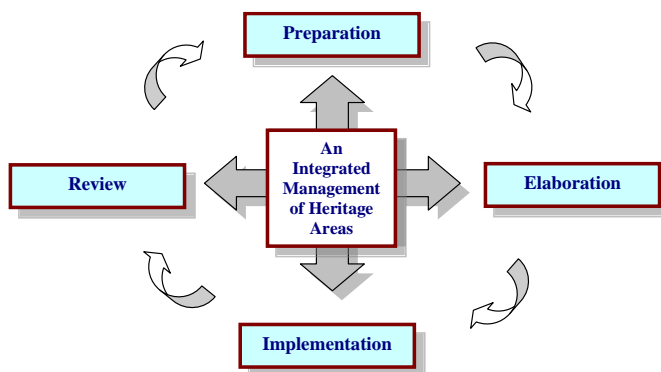


Fig. 1 Methodology of Management of heritage areas

### *Urban Management of Heritage sites*

Understanding a place’s historic character is one of the starting points for deciding its future [1]. Since the future of conserving the historic cities and urban heritage areas depends totally and partially on having economic abilities ,natural and human resources [2] that are in an urgent need to be well managed especially those in Egypt , many of the states whom are concerned on the cultural heritage hastened through the European initiatives to shed light on other dimensions and concepts where they had had a deep recognizing for the values of cultural heritage economically, socially as a starting point to deal with heritage and that was happened through different viewpoints of development including economical, social,

political, technological and the most important dimension was the sustainable development for cultural heritage. The crisis of urban management in most of the developing countries, is having the structure of the common system (Unitary System) - a central government (Centralize Government) - so that the central government is responsible for allocating a portion of their budgets for each local governorate , which in turn shall be responsible for providing management services, facilities and protection for the citizens in the area governed by whether the territory, city, or the district as well as the local governorate is responsible for maintenance, operation of public services and utilities.

The concept of centralization of management systems in conservation and development of urban heritage areas faces many problems from lack of independence of local governorates at the city level, district, in addition to the lack of funding resources. Rather than the weaknesses of technical efficiency of the administrative structures, and the overlap of functions between the central government and local government.

Thus Urban Management can be defined as follows: It is a social process activities and an effective management of multiple processes in order to achieve a particular goal and this responsibility includes:

The power of decision making and how to control and determine plans and develop procedures then collecting data and information which is necessary for evaluation and the on-going following up and comparing with the plans.

Guideness and motivation, supervision and the coordination by the operators.

Stren (1993) calls urban management an "elusive concept which escapes definition" more importantly stren stresses that urban management is an integrating concept and this requires an understanding of the transition from physical planning to urban management implies an integrated approach of the major issues of cities in emerging economies [3].

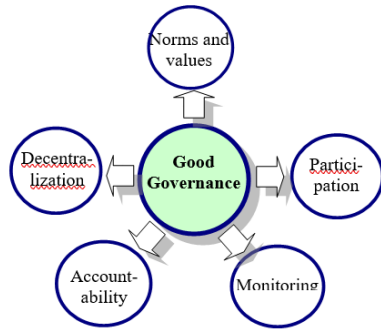


Fig. 2 Elements of Good Governance

### III. RESEARCH GOAL:

The research aims, through the study of the historical development of the establishment and components of commercial axes and their location in Islamic cities, especially in Old Cairo, to arrive at how the architectural and urban preservation of these commercial axes in Old Cairo, by applying it directly in the field that is concerned with some examples of "commercial agencies" or Wikalat and the study of the architectural and visual elements and the manifestations of deterioration incurred by them. Bazraa agency(wikala) and its use as a studio for arts, and a question was raised about the positive generalization of this style in the works of architectural preservation in the rest of the commercial agencies (wikalat) in the commercial hub.

### PROBLEMS FACING MANAGING HISTORIC CITIES:

Setting up successful strategies for managing historical cities, it requires studying different spatial layers, as well as analyzing the physical complications, its type of patterns. As in each historical era it has its own physical environment in addition to some climatic classifications[4].

Thus, it has to be noted that it's more useful to take the following classifications which are according to the location of heritage in city:

- Cities with single heritage (containing the monument and building remained from the past, as heritage out of the city boundary, or heritage within the city boundary.
- Cities with historical areas.
- Cities with multi historical heritage sets.

According to these classifications, the key challenge for historical cities can be classified economically, environmentally and socially as it was obviously concluded that the main problem in historical cities is the lack of resident's participation in every where related to heritage, the most common key challenges can be summarized as follows:

### ECONOMICALLY:

- 1- No economic profit for residents from heritage.
- 2-Activities around the historic sites had fallen down.
- 3- No consideration for tourism.

### SOCIALLY:

- 1- Lack of Public participation and knowledge in conservation and management process. Heritage acts as a difficult concept for development in a point of view.
- 2- No real active role of heritage in social activities.

### URBAN ENVIRONMENT:

- 1-Unbalanced situation between heritage and nature.
- 2- No respect for historic environment in new designs.
- 3- Lack of infrastructure in historic areas.

### POLICIES OF URBAN AND ARCHITECTURAL CONSERVATION FOR URBAN HERITAGE AREAS:

Trends of Architectural and Urban Conservation differ according to the conditions and factors affecting the heritage areas. They have evolved in the last decade of the twentieth century to reach the best results to deal with such areas and benefit from, and integrated into the fabric of society, they varied according to the different purpose and the basis of the process of conservation, which may be physical such as: maintaining macro-repair, maintenance, protection, strengthening, editing, transport and rescue work, reconstruction, or dealing with the functional aspects as: re-use, or rehabilitation.

(A) *Physical conservation:*

It deals with the physical condition of the building or group of buildings located in the heritage area; they can be presented as follows:

- *Restoration:*

It includes architectural aspects of construction, interior and exterior decoration of the building, aimed to returning it to its original state with the treatment of the incident damage, removing the additions, which falsify historical facts, it also requires an authentication architecture, spatial, photographic to monitor the current situation and the extent of degradation and its causes to be avoided, with the analysis of natural and chemical, building materials[5].

- *Maintenance:*

It represent the maintenance of buildings , and aims to prolong the life of the building and ensuring the default position within the core or the proposed conservation plans, as well as periodic cleaning method.

- *Preservation:*

It includes all the necessary measures to prevent and maintain the building or region in the terms of the original material and configuration of visual and physical factors to limit the damage resulting from environmental influences, social or misuse and it is considered as primary prevention and the initial operations which are being conducted to initiate a plan, while maintaining overall.

- *Consolidation:*

This process aims to strengthen the fortification of the building structure, structural steel, until the completion of all soil testing, materials and other measures to determine the causes of the deterioration to develop a plan to maintain appropriate and to propose the best way of strengthening and consolidation.

- *Restoring:*

It aims to freeing the building or the surrounding urban heritage context of all forms of abuse, so as to return its original state while maintaining historical accumulations of value and

to eliminate the no value, which affects the general nature.

- *Saving and rescue:*

It's the transfer of building of value to be saved, since all international charters and conventions emphasize that the building of historical value has to be linked to the site, which was created by, and the action of transferring is to rescue the monument from collapse, drowning or if it has other national considerations to do so.

- *Reconstruction*

It is the construction work, as a whole or in part, it happened in case of wars and natural disasters such as earthquakes, floods, volcanoes and landslides floors, difficulty to conduct all the studies comparing the historical and documentary, in order to access to the original form of the building where the remaining parts and scattered are collected to protect and preserve them from loss , the reconstruction process may be to revive the collapsed buildings, and often in the same place and with the same specifications of the original shape, and with new building materials identical to the original material and that is for the uniqueness of this building and place.

(B) *Functional conservation:*

It deals with the functional aspects of buildings and Urban heritage areas in order to re-use, whether it was the same use created, or creation of new usages, so it doesn't conflict with the parameters of conservation, and can be regarded among the trends towards dealing with the dimensions of the development of the heritage, with the aim of achieving the maximum possible benefits while working on sustainability, a brief review of these trends:

- *Development:*

Includes all measurements in place to develop buildings, areas of value to be commensurate with the increase in the growth of the functional needs of users, and working on raising the functional efficiency to keep pace with the evolving needs of users and are often preceded (restoration or consolidation), the development of buildings and heritage areas can be seen as one of the means of

development to boost the economy and attract tourism and increase employment opportunities.

- *Adaptive Re-Use:*

It includes all the procedures necessary for the adaptation for new use, in the frame of preservation of the heritage area, its character. It is also often preceded by (restoration or reinforcement), used to develop new functions for buildings and heritage areas to get an economic revenue, or as just a conservatory trend as reusing historic buildings instead of leaving them abandoned, work on keeping them existing.

- *Rehabilitation:*

It includes measurements that deal with historic buildings and heritage areas to commensurate with the requirements of development and pace of life, while facing the existing problems such as: lack of adequate road networks, water and sanitation, electricity, gas and other, and also often preceded by a strengthening, protection and maintenance.

Moreover, it aims to upgrading the buildings of historical value and urban heritage areas, so that the main objective is to preserve the cultural character which is reflected through the existing buildings, whether residential or commercial, industrial, educational as well as the new buildings, and to raise the level of luxury and comfort of the resident population in the region.

#### HISTORIC BACKGROUND OF THE CASE STUDY:

##### WIKALA BAZARAA:

The Wikala of Bazraa was established in the eleventh century AH - the seventeenth century AD, and it was known as the wikala of Al-Kakhia in relation to Hassan Katkhuda, nicknamed Al-Kakhia, and it was intended for the sale of wood and remained known by this name until the end of the nineteenth century, until it was bought by Muhammad Bazraa [6], who is from a Yemeni family and it specialized in selling Nabulsi soap and Yemeni coffee. The Wikala's operating system was as follows:

The first commercial part: It includes partitions arranged around the courtyard on the ground and

first floors, in addition to the shops that overlook the main facade of the agency on Al-Tambeksheya Street.

The second residential part: It consists of two floors above the hawasal. Each residential unit consists of a first floor with an entrance, a toilet, a small kitchen, a staircase, a reception hall, and a living room with a height of two floors. The second floor was designated for guests.

- The wikala has two entrances, the first main entrance which leads to the agency's courtyard, and the second secondary entrance is for the upper residential units and is not connected to the courtyard, but it leads to a ladder that ascends directly to the residential floors to separate the trade movement from the movement of private guests.

#### THE WIKALA'S STATE OF DETERIORATION BEFORE RESTORATION:

1. The disintegration and tear of stone and brick buildings.
2. The appearance of moisture and salts on the surface of the walls on the ground floor.
3. The appearance of vertical cracks in different places throughout the wikala in the walls and basements.
4. Most of the parts of the ruins on the upper floors and the façade overlooking the neighboring school collapsed.
5. Most of the internal staircases on the upper floors are demolished in the stairway leading to the upper floor.
6. The collapse of most of the wooden cultures as a result of environmental factors, the access of insects to them and the lack of maintenance.
7. The fall of most of the internal and external whitening works.
8. The presence of electrical connections at random, which threatens a disaster or a fire.
9. Most of the stone floors on the ground floor, the upper floors and the roof are worn out.



Fig. 3 Ground floor Plan of Wikala Bazara

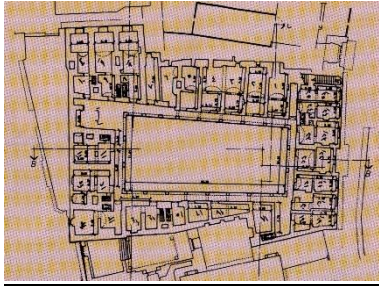


Fig. 4 First floor Plan of Wikala Bazara

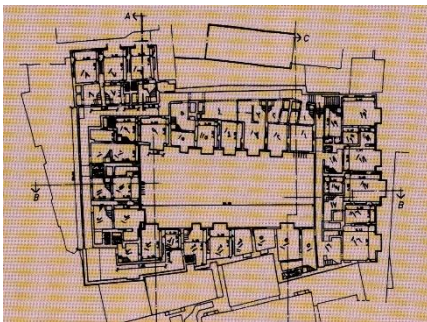


Fig. 5 Second floor Plan of Wikala Bazara

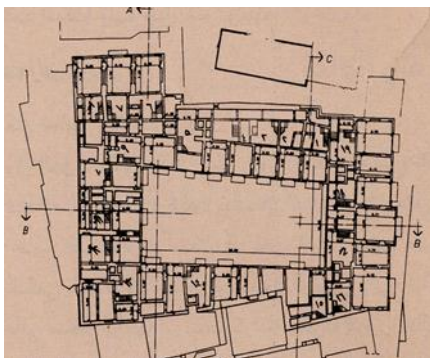


Fig. 6 Third floor Plan of Wikala Bazara



Fig. 7 section in Wikala Bazara showing different architectural elements in residential and commercial parts.

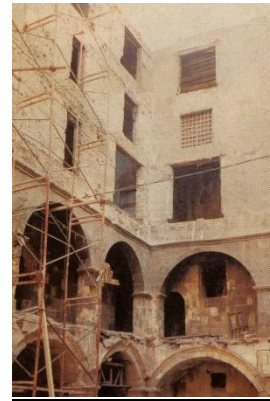


Fig. 8 Interior shot showing the interior façade before restoration



Fig. 9 Interior shot showing the facades after restoration

### III. RESULTS

Physical conservation was adopted as a sort of effective policy which includes architectural aspects of construction, interior and exterior decoration of the building, aimed to returning it to its original state with the treatment of the incident damage, removing the additions.

### IV. DISCUSSION

This applied policy of physical restoration should be repeated due to the significance of the results of the work. The results have proven with

the other applied policies the main concept to preserve the architectural and ancient form of historic buildings to be presented as a clear step forward in the application of conservative policies.

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