

JAPAN INTERNATIONAL COOPERATION AGENCY

THE GOVERNMENT OF THE HASHEMITE KINGDOM OF JORDAN
THE MINISTRY OF TOURISM AND ANTIQUITIES, THE MINISTRY OF PLANNING

HISTORIC OLD SALT DEVELOPMENT SUB-PROJECT

THE TOURISM SECTOR DEVELOPMENT PROJECT

SURVEY ON THE EXISTING BUILDING CONDITIONS

(Historical House and Tourist Trail Recommendations)

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Enhancement Measure (Selected Historic Houses)

Introduction

The project recommends the adaptation of several historic houses for tourist and public (cultural) purposes. The budget for the adaptation and conservation is not included in this project's budget, therefore, the enhancement measure has been formulated as a recommendation for future improvements. These houses include:

- Said al Bahra Former School (Figure (1) Said al Bahra Former School)
- The Second Floor from Top of Sukkar House (Figure (2) Sukkar House)
- Dawoud House ((Figure (3) Dawoud House)
- The Bakery on the Rummanat Stairs (Figure (4) The Bakery on the Rummanat Stairs)
- Hmoud House (Figure (5) Hmoud House)

The location map of these (5 houses in relation to the work-component of the sub-project such as Tourist Trails, Panorama Lookouts and Public Spaces is shown in Figure 1. A comprehensive field reconnaissance survey was conducted covering more than 20 houses in the project implementation zone. The survey addressed issues of historic context, architectural evaluation, condition assessment, significance evaluation, and disturbances.

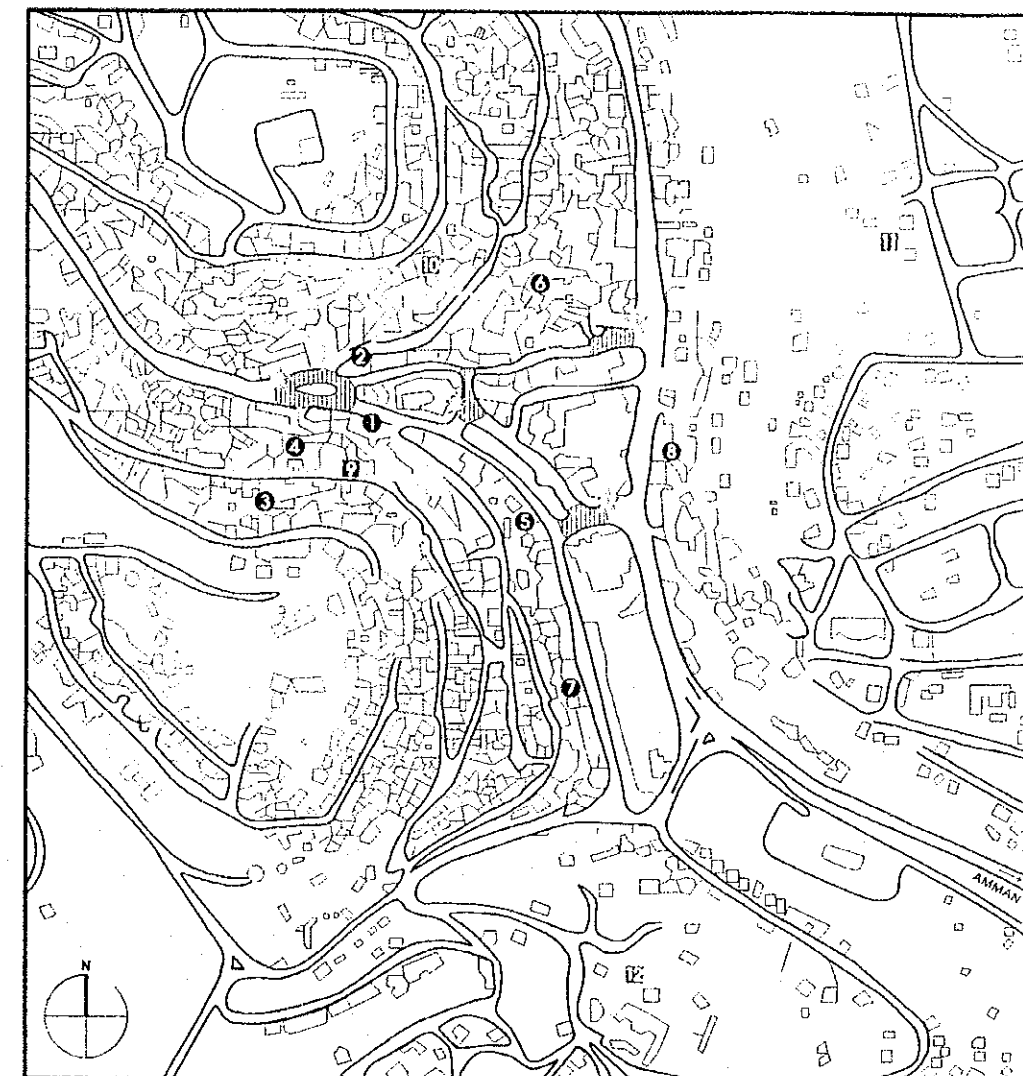
Five houses were selected according to criteria that depended on the following aspects:

- House significance in terms of various heritage values and authenticity,
- Relationship of the house to the tourist trails and public spaces (plazas),
- Appropriateness for tourism or public adaptation.

The selection criteria were also emphasized on the rejection of gentrification, the selected five houses are vacant so as not to cause any relocation for residents. The selected five houses include; Said al Bahra School in al Jada', second floor from top of the Sukkar House in al Jada', the bakery in the Rummanat stairs, Dawoud House overlooking the Ain Plaza, and the Hmoud House overlooking al Maydan plaza.

The selected houses will be analyzed, described, and management options (i.e., possibilities for adaptation) is illustrated for each house as follows:

Figure 1 : Location Map of Selected Historic Houses



low high

TOURIST STREET	
HERITAGE BUILDINGS	
①	Abu-Jaber Building
②	Dawoud House
③	Said Al Bahra School
④	Sukkar House
⑤	Hamoud House
⑥	Bakery
⑦	Visitor Center
⑧	Salt Archaeological Museum
PANORAMA LOOKOUTS VIEW	
☐	Al-Jadda Lookout
☐	Qal'a Lookout
☐	Kamal Al-Shaar Lookout
☐	Salt High School Lookout
PUBLIC SPACES (SAHAT)	
☐	Al-Aim Plaza
☐	Al-Baladia Plaza
☐	Al-Hammam Plaza
☐	Al-Maydan Plaza

Renovation of Abu Jaber Building

1. Location and Historic Background

The Abu Jaber Building is located in the old sector of the city of Salt occupying a commanding position overlooking the Ain Plaza (Figure 2 Historic House Plaza Relationship). The house is considered the most significant landmark overlooking this main city Plaza.

The history of the house dates to the late 19th century when in 1887, Saleh al Naser Abu Jaber bought a piece of land located near al Ain Bridge next to the main Salt Plaza. He demolished existing buildings prior to erecting the ground floor of Abu Jaber building. The first floor was built in 1896 followed by the second floor in 1905. One of the master builders of Salt (Abd al Rahman al Akrouq) contributed significantly to mastering the cross vaults and stone details of the house, and he is attributed to building the first and second floors of the house. Abd al Rahman Al Akrouq divided the first floor into 3 sections (west, central, and east) each housing one of the sons of Saleh al Naser. The ground floor was then used for guests and for food storage. After the introduction of the second floor (which was also divided into 3 sections), the three sons moved to it leaving the first floor to be used for receiving guests and feasts. After the harsh conditions of WWI, the owners had to sell the 4 shops located at the western corner of the building in the ground floor.

The second floor was intended to be the last floor, this is evident from the structural system used (wooden trusses and pitched roof), the thinner walls, and the accommodation of 3 courtyards at the upper level, each serving one of the 3 apartments. The Abu Jaber Building is associated with many significant events and persons, which adds to its associative values and to its significance in general. The Ottoman leader Jamal Pasa al Sagheer stayed in the house for several months in 1917. The British mandate over Jordan was declared in Salt next to Abu Jaber Building in 1920. In addition, His Royal Highness the late al Ameer Abdullah stayed in the house after the temporarily relocation of the Amiri Headquarters to Salt in 1923.

2. Site and Building Conditions

An initial inspection was conducted which addressed issues of architectural analysis, structural stability of the house, inspection of existing circulation system, and inspection of existing infrastructure and utilities such as water, drainage and other types of utilities.

A busy street surrounds the site of the house from its north side (front elevation), this busy street comprises part of Sahat al Ain (Historical public plaza situates a prominent nodal spot in Salt). The east side borders a steep slope leading to Said al Bahra street in al Jad'a area. The West Side borders a narrow alley, a historic house, and 5 storey governmental buildings. Finally, the south side borders a sloping vacant land, which is not part of the property of Abu Jaber Building.

(1) Structural Conditions

At the exit end, some settlement is evident due to cracks on the external wall. However, it seems stable and shows no signs of worsening. If overall structural renovation was applied,

extensive and comprehensive structural investigations would be needed beforehand, which may be expensive.

(2) Roof Structure

All of the roof structure has a certain level of damage and some parts have fallen down. The whole roof structure should be re-build.

(3) Internal Finish

All internal finish such as floor tile, plastering on walls and ceilings, and suspension ceiling system have been damaged, therefore, some renovation is required.

(4) Utility Services

Utility services such as water supply, drainage/sewerage, electrical supply, telecommunication systems are damaged and old-fashioned, and these systems should be renewed.

(5) External Finish

The external facades have become dirty and damaged. They should be cleaned.

3. Constraints

The Abu Jaber Building has the following constraints to be resolved in order to become a tourist spot.

(1) Traffic and accessibility

The Abu Jaber Building is currently difficult to access by cars or buses due to the very congested and busy location of the building, and there is no decent parking space near the building except illegal parking on the road.

Because of the very congested and busy location of the building, the traffic may interfere with the conservation works.

(2) Ownership and inhabitants

Although the building was recently procured by the Municipality, some inhabitants on the first and second floors and tenants of shops on the ground floor are still residing in the building. During the construction phase, those people must be relocated.

(3) Structure of the building

The structure of the building comprises barrel and cross vaults that, sometimes, work together in each floor, making changes or major alterations to the structural system undesirable causing potential structural threats to the building.

(4) Small size of rooms

The repetitive spatial module (the room) could place certain restrictions and constraints on the adaptation, because of its relatively small size. In particular, the number of visitors at one occasion will be restricted.

4. Opportunities

The Abu Jaber Building possesses great significance due to its many historic, architectural, associative, and spatial values and assets. The following is a discussion of some of the values inherent or assigned to Abu Jaber Building:

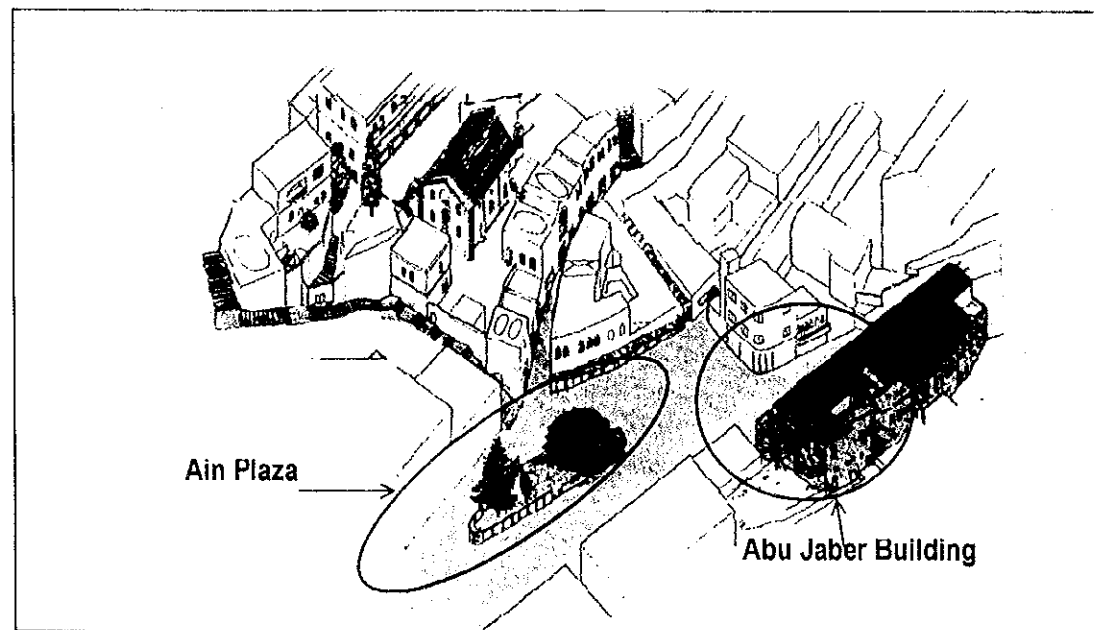
(1) Architectural Values

The house is famous for its high-quality architectural style representing rich family residents at the turn of the century in Salt. The front elevation is full of intricate stone details of windows, motifs, and other significant details. The interiors of the house comprises impressive barrel and cross vaulting systems, in addition, beautiful and skilful stencilling work adorn the false ceilings in the second floor.

(2) Contribution to a Sense of Place

This impressive historic house is associated with the memory of the Ain Plaza, which contributes significantly to the sense of place in the Saha acting not only as a land mark but also as a major feature in the historic city core. The relationship between the Abu Jaber Building and the Ain Plaza is shown in the following isometric sketch, Figure 2.

Figure 2 Historic House-Plaza Relationship



Source: JICA Study Team

(3) Informative Values

The House sheds information on the cultural and history of Salt during the Golden Age era, and associative Values and Contribution to Collective Memory of Salt Citizens

The House is associated with significant people (H. E. the Late al Amir Abdullah) and events that occurred in the history of the nation in general and Salt in particular. The House forms an important part of the memory of each Salt resident.

One of the most important assets of the House is its high authenticity since the house was not significantly altered since it was first built about a century ago (its period of significance).

The Abu Jaber building is intended to be adapted into the Museum and Visitor Centre. The Abu Jaber Building will serve as the focal point (the core) in the overall Historic Old Salt Development. It is worth mentioning that National Museum in Amman would be dedicated for the whole country, therefore, local city museums, such as this one in Salt

would have the opportunity to concentrate on local contexts (e.g., Salt).

The Museum and the Visitor Centre (Visitor Centre and Historic Old Salt Museum) will form the starting point for the locals, tourists, and visitors prior to experiencing the real thing. The participant would then experience the whole city with its tourist trails, plazas and public spaces, panorama lookouts, and designated adapted houses for tourist and other public usage. The concept of the city as an exhibit would adhere to the theme of the Eco-Museum. The Eco-Museum is a new concept which rose to the surface after conservation of spatial modules started addressing not only the conservation of isolated monuments but also whole areas and neighbourhoods as well such as historic streets, districts, and historic city cores. This opened the way for a new type of heritage conservation (integrated conservation) where the Eco-Museum concept could be fully integrated.

In the case of Salt, the historic core (Jathr al Balad in Arabic) would be transformed into an Eco-museum with its streets, steps, old historic buildings, plazas, and activities. It will be a type of museum dedicated not only for tourists but also for the locals to explore their own community, tradition, history, and culture. The development of the Eco-Museum will include the rehabilitation of tourist trails and public gathering spaces (Sahat), the design of panorama lookouts, and the adaptive reuse of several historic houses in addition to the major conservation work (adaptation of Abu Jaber Building into the Visitor Centre and Museum). This type of museum will entail historic site interpretation and genuine public participation of which Abu Jaber building (the core) will be the pivot or starting point for the overall experience. They will be adapted according to the main philosophies of historic house museums where the building itself becomes part of the exhibit.

Figure 3 Abu-Jaber Building



Said al Bahra (former School)

Currently, it is a vacant house owned by the Azab family (Figure 4 and 5).

1) Categorization of Resource

E.g. House, Complex, Feature, and Cultural Landscape: Vacant courtyard house

2) A Brief Architectural Description:

The house contains a beautiful courtyard accessible from the main street. Main rooms on the Said al Bahra Street provide an example of significant cross-vaulted spaces with niches and beautiful views into the city of Salt outside. The house is one story high. Different alterations (cement walls) were added when the house was used as a school.

3) Definition of Historic Context:

The house was used as a school (Said al Bahra School). This was one of the main educational centers in Salt during the 20th century. Currently, the house is owned by the Azab Family.

4) Structural Evaluation (e.g., roofing system, foundation)

Traditional cross-vaulted rooms are in good condition. The house is structurally safe (depending on initial inspection).

5) Disturbances (e.g., demolition, vandalism, deterioration):

Disturbances include:

- Alterations since period of significance (cement walls, closing of opening with walls)
- Removal of some original detailing (stairs in the courtyard)
- Vandalism and deterioration
- The house is used as a garbage dump

6) Evaluation of Significance:

Assessment of Values:

- Architectural values: representing a type significant for Salt
- Contribution to a sense of place
- Craftsmanship and detailing
- Association with significant persons (Said al Bahra) and events (history of education in Salt)
- Contribution to local (Salt) identity.

Evaluation of Authenticity

Several changes since period of significant. Most changes are reversible. Association authenticity between the resource and Salt citizens is high.

7) Resource Management Option:

General recommendation is to adapt the house into:

- Museum for exhibiting educational history of Salt
- Library (with emphasis publications on Salt and Jordan)

Figure 4 Location Map

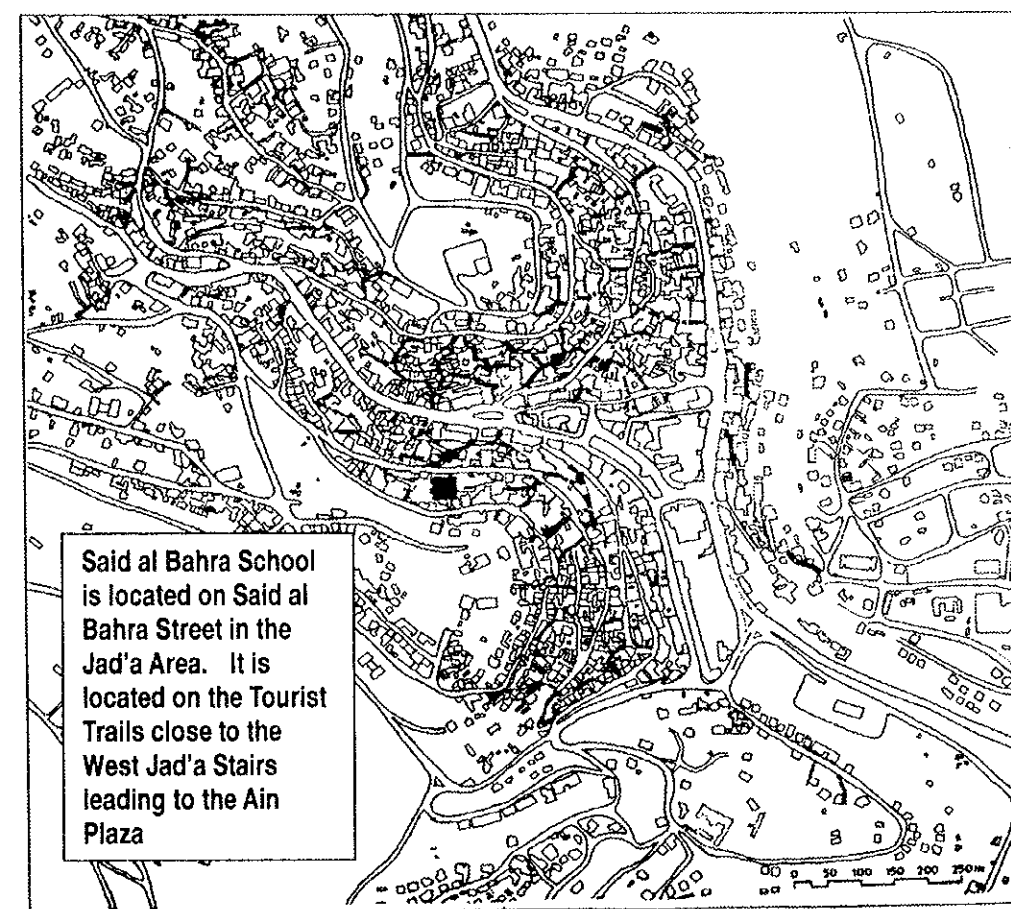
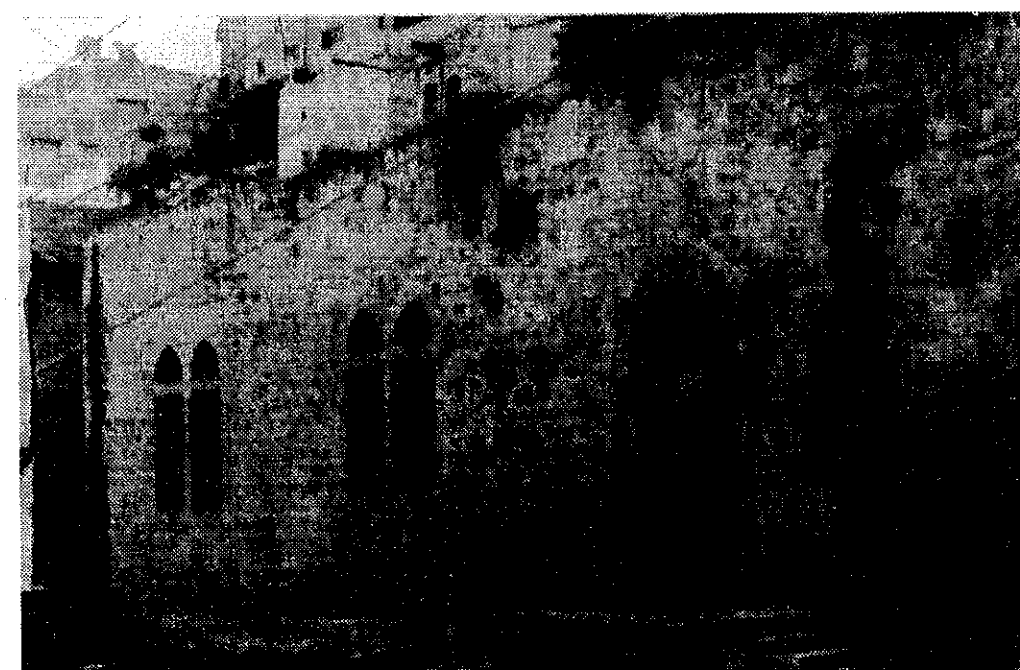


Figure 5 Façade of Said al Bahra



Second Floor from top of Sukkar House

Currently, the House is owned by Ali al Mutlag al Khulaifat (Figure 6, 7 and 8)

- 1) Categorization of Resource
e.g. House, Complex, Feature, Cultural Landscape: A house in a multi-story complex
- 2) A Brief Architectural Description:
Four story-high. Connects different levels (Upper Said al Bahra and lower area near Ain Plaza). Beautiful detailing of windows and doors. A series of courtyard houses linking the different levels together in a breathtaking sequence of experiences.
- 3) Definition of Historic Context:
The house was built during 1879-1884 by Yousef al Sukkar by the famous builder from Nablus: Abd al Rahman al Aqrouk.
 - King Abdullah stayed in the house for 2 nights in the 1920s
 - Sold to Ali Mutlaq Khulaifat in 1962
 - Used as a school and rehabilitation center in the 60s -80s
- 4) Structural Evaluation (e.g., roofing system, foundation)
Based on an initial inspection, cross-vaulted rooms are structurally stable. Nevertheless, extensive repair and conservation work should address the wooden-trussed roofing and roofing tiles.
- 5) Disturbances (e.g., demolition, vandalism, deterioration):
Disturbances result from deterioration and neglect, vandalism and the fact that the house is vacant. No major alterations exist since period of significance.
- 6) Evaluation of Significance:

Assessment of Values:

 - High Architectural Values
 - Contribution to a sense of place (relationship with city)
 - Detailing and craftsmanship
 - Association with significant persons (King Abdullah) and events commercial history of Salt

Evaluation of Authenticity

The house retains a high level of authenticity since no major alterations have occurred since period of significance.
- 7) Resource Management Option:
The recommendation is to adapt this floor into a restaurant for fancy but traditional dining capitalizing on the significant views of the city from the house panoramic windows. In addition, the relationship between the house and the designed panoramic lookout will be elaborated.

Figure 6 Location Map

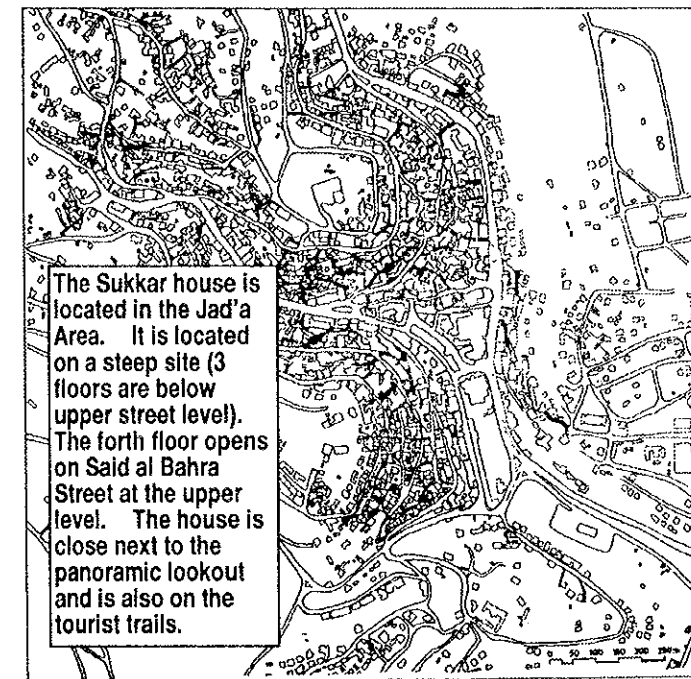


Figure 7 Front Façade

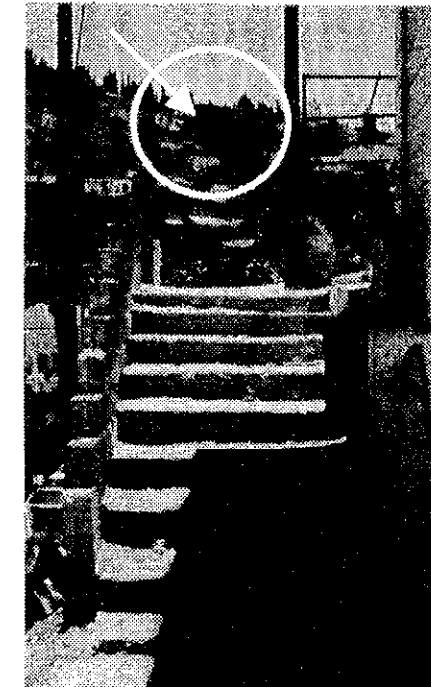
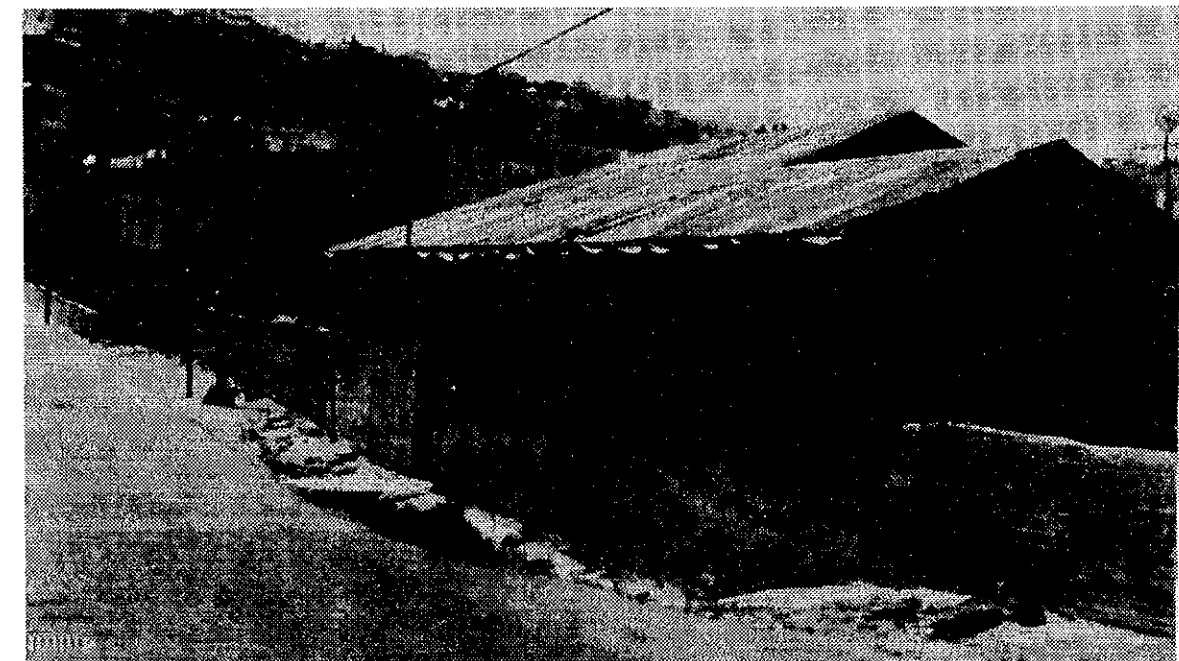


Figure 8 Sukkar House (Back Façade)



Dawoud House

Currently, the House is owned by Salt Municipality (Figure 9 and 10).

1) Categorization of Resource

E.g. House, Complex, Feature, and Cultural Landscape: A two-story house with commercial use at street level and residential activities on the second level.

2) A Brief Architectural Description:

The house is composed of two floors (commercial shops at the lower level and residential at the upper level). Upper courtyards include staircases that lead to the roof.

3) Definition of Historic Context:

Historic context will be researched further in details for Dawoud House.

4) Structural Evaluation (e.g., roofing system, foundation)

Structural evaluation will be determined after a detailed inspection of the house.

5) Disturbances (e.g., demolition, vandalism, deterioration):

Disturbances will be described after a detailed inspection of the house.

6) Evaluation of Significance:

Assessment of Values:

- Architectural Value
- Contribution to a sense of place (relationship with the Ain plaza and adjacent historic streets (e.g., Hammam, Khader, Iskafyah).
- Associative values: association with social (e.g. commercial) events relative to Salt.

Evaluation of Authenticity

Authenticity will be determined after the inspection to be conducted in the future.

7) Resource Management Option:

The recommendation is to adapt the house into a small motel used by tourists and visitors to the city who desire to stay overnight. Shops at the lower level would retain their usage and function so as not to lead to gentrification. Willing shop owners might shift shop emphasis to crafts. The house was already bought by the Municipality of Salt for this future intervention.

Figure 9 Location Map

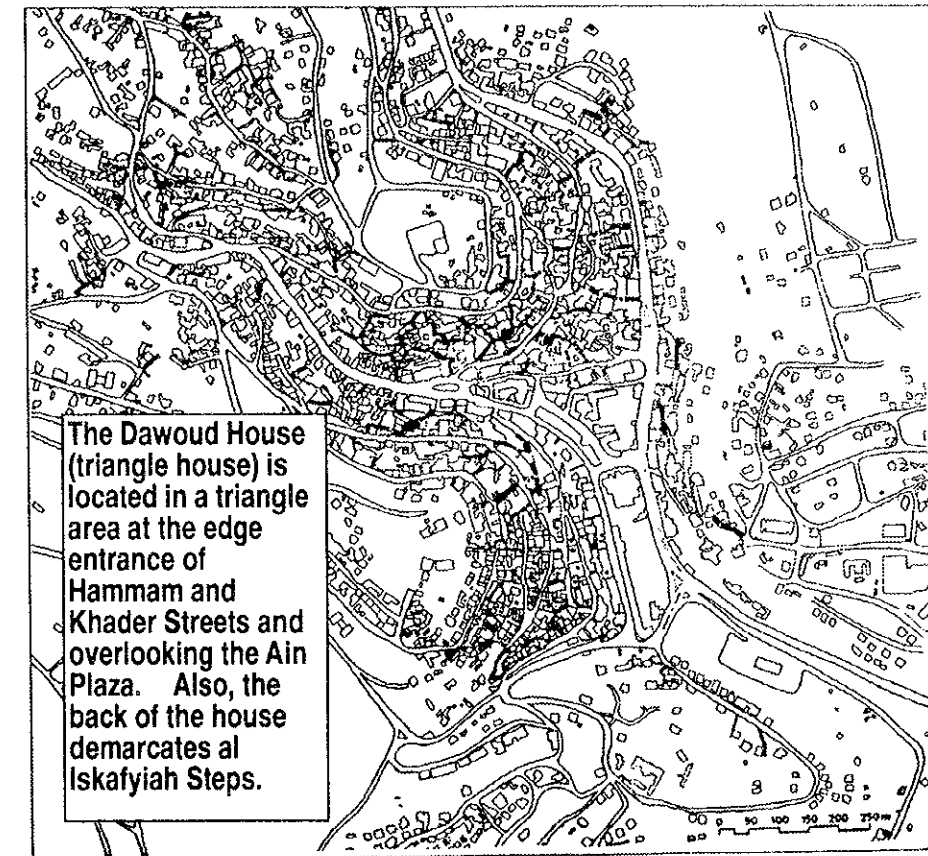


Figure 10 Façade of Dowoud House



The Bakery on the Rummanat Stairs

Currently, the House is owned by Ali al Mutlag al Khulaifat (Figure 11 and 12).

- 1) Categorization of Resource
- 2) e.g. House, Complex, Feature, Cultural Landscape: A small building, now vacant but was used as a bakery.
- 3) A Brief Architectural Description:
The Bakery is almost a cube with an opening from its side elevation to the Rummanat Stairs. The existing feature remains only a cross vault.
- 4) Definition of Historic Context:
This building used to function as a bakery serving the neighborhood.
- 5) Structural Evaluation (e.g., roofing system, foundation)
The building suffers from major structural problems:
 - Deteriorated floors
 - No roof but traces of a cross vault
 - Cracks in the stone facades due to settlement.
- 6) Disturbances (e.g., demolition, vandalism, deterioration):
Disturbances are due to demolition, neglect, and lack of usage of the building. In addition, vandalism and deterioration are major sources of the disturbances.
- 7) Evaluation of Significance:
Assessment of Values:
 - Architectural values
 - Contribution to a sense of place (landmark on the Rummanat Stairs), and a major event adding to the experience of the participator

Evaluation of Authenticity

The resource retains low material authenticity but nevertheless, its contribution to a sense of place compensates and adds to its overall significance.

- 8) Resource Management Option:
The recommendation is to revive the memory of the place by the adaptation of this building into a bakery serving the local community and tourists as well. This is a small budget that could be incorporated into the project, but yet would lead to enormous benefits regarding the rehabilitation of the Rummanat Tourist Trail.

Figure 11 Location Map

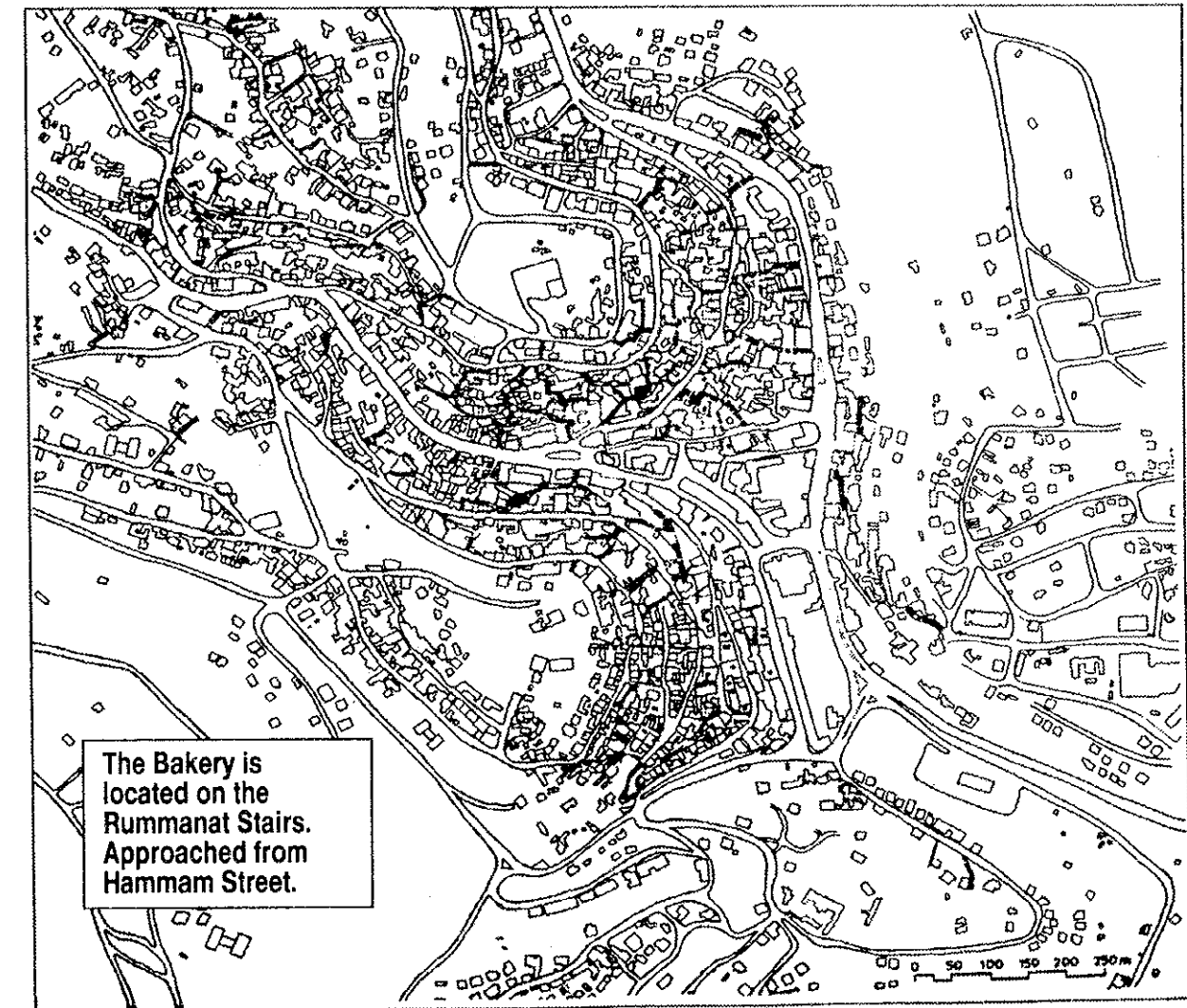


Figure 12 Side Façade of Bakery



Hmoud House

Currently, the House is owned by the Hmoud Family (Figure 13 and 14).

- 1) Categorization of Resource
e.g. House, Complex, Feature, Cultural Landscape: A multi-story house with shops at the lower level.
- 2) A Brief Architectural Description:
The House is composed of shops at the street level two residential floors at upper levels. A main stairway leads from the lower street level (Maydan Plaza) to an upper-level courtyard connected to an upper- back street at the back of the house. Upper floors witnessed many changes concerning addition of walls, stairs, canopies, and several spatial alterations.
- 3) Definition of Historic Context:
Currently, some of the street level stores are used as a banana storage and watermelon shop, others are used as a restaurant and grocery. Upper floors are now vacant. The house was once used as a school before falling into neglect. More historic research would be conducted in the future.
- 4) Structural Evaluation (e.g., roofing system, foundation)
Generally speaking, the house is structurally stable.
- 5) Disturbances (e.g., demolition, vandalism, deterioration):
Disturbances are due to:
 - Deterioration and neglect
 - Alterations since period of significance
 - Improper usage of the upper floors as garbage dump
- 6) Evaluation of Significance:
Assessment of Values:
 - Architectural Value
 - Contributions to a sense of place (commanding position overlooking Maydan Plaza).
 - Associative values: association with social (e.g. commercial) events relative to Salt.
Evaluation of Authenticity:
 - Low level of authenticity due to several alterations.
- 7) Resource Management Option:
The house is recommended to be used as:
 - Reception Space (upper Floor) for important delegates visiting Salt
 - A craft center making best use of the courtyard at the upper floor for craft making demonstration.
 - Shops at the lower level could either retain their usage, nevertheless, the banana storage and water melon shop needs to be adapted into a different type of commercial activity (e.g., crafts, grocery) or rehabilitated in a manner to suite the events taking place.

Figure 13 Location Map

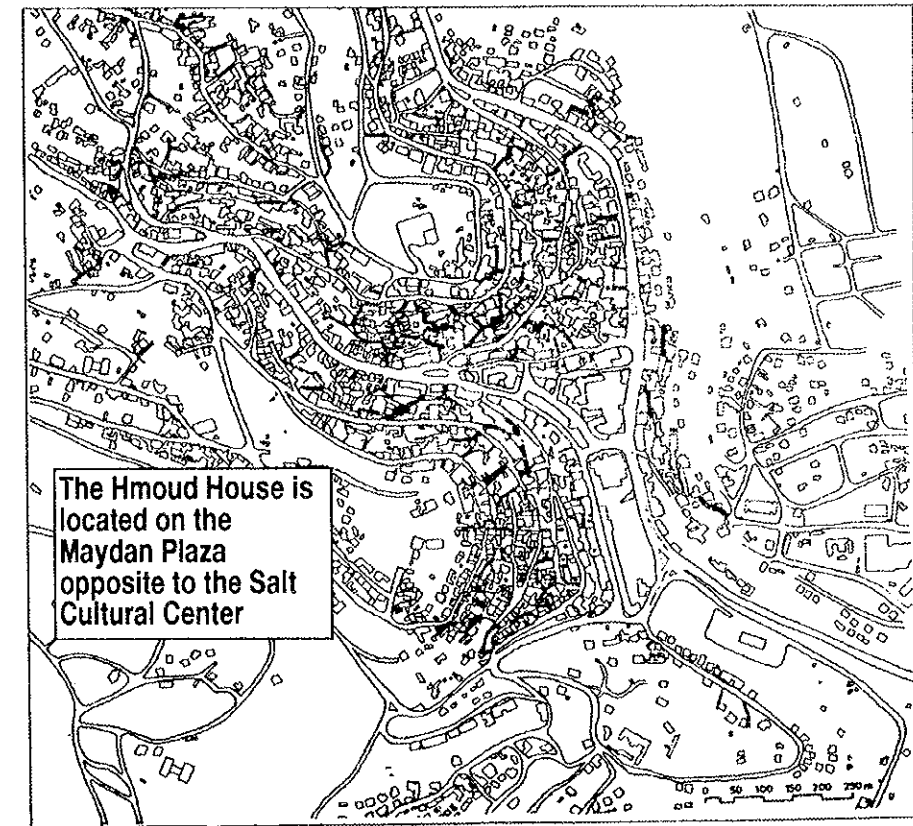
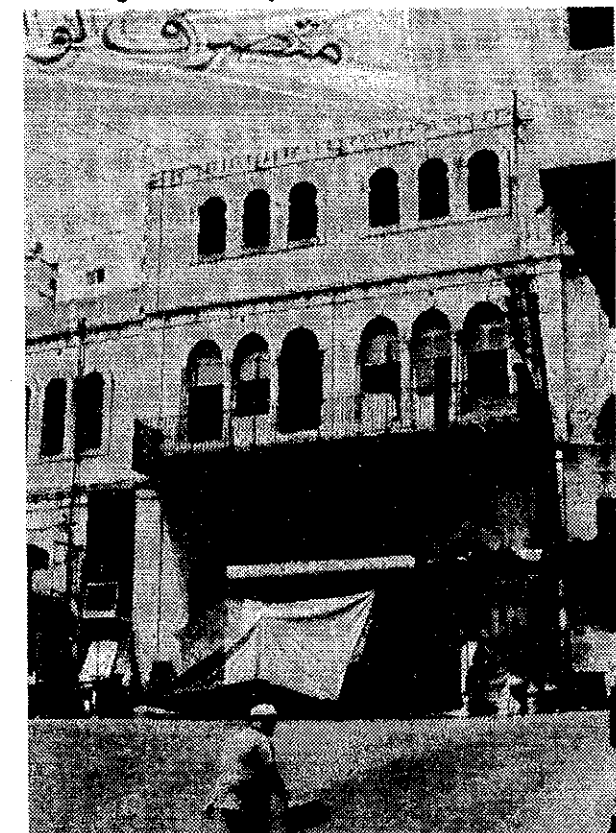


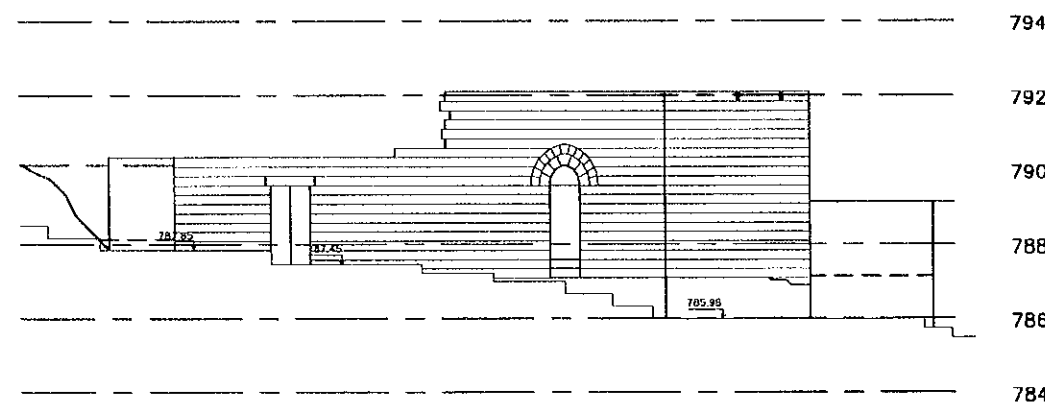
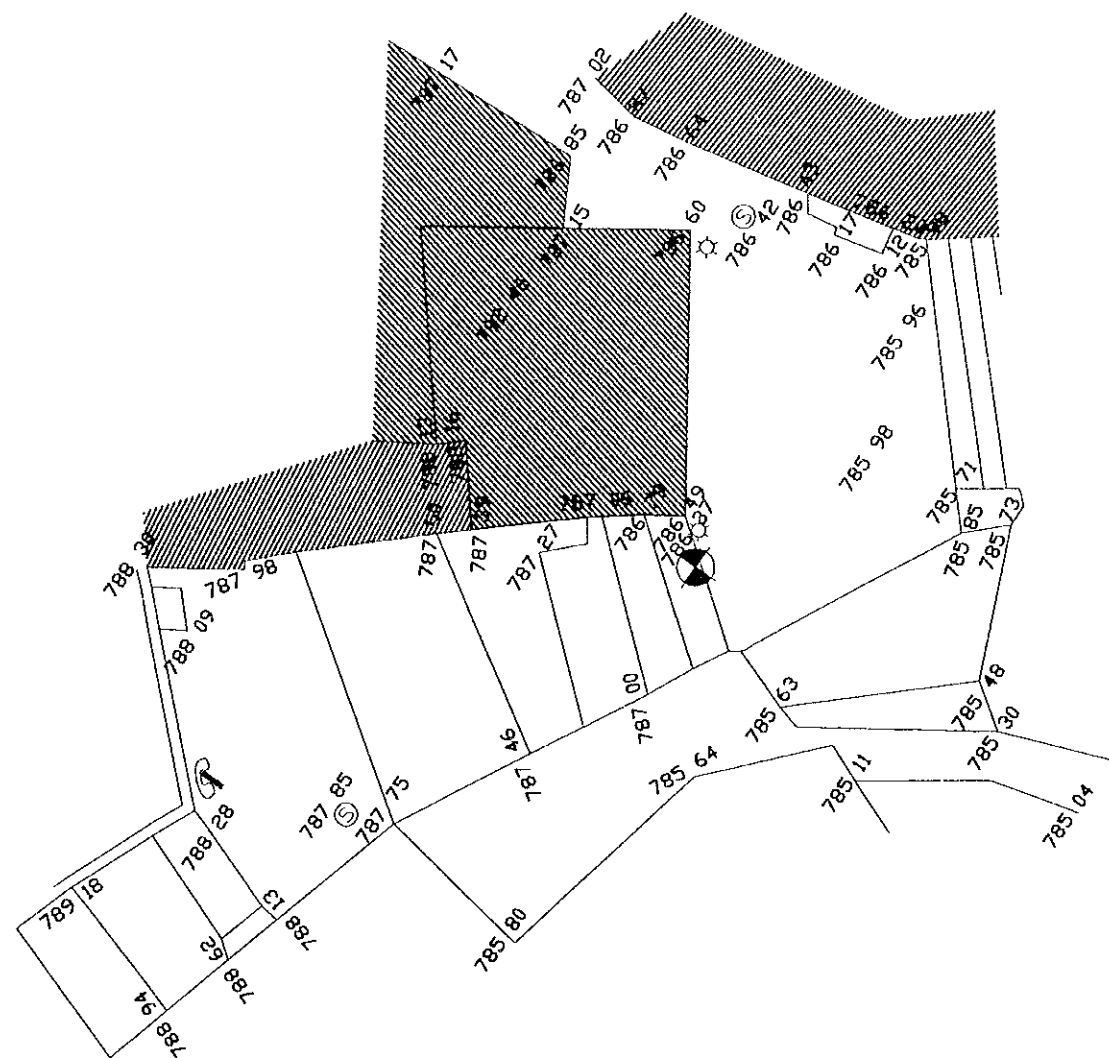
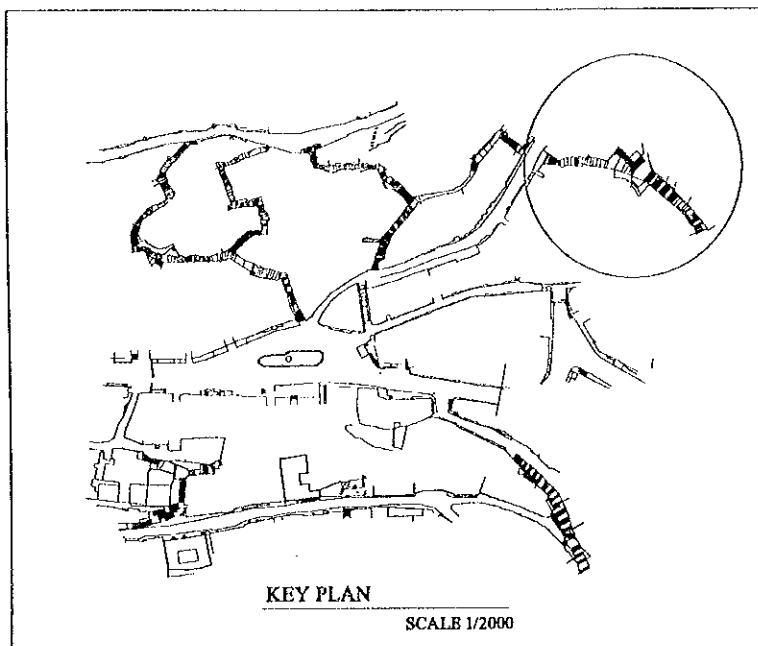
Figure 14 Façade of Hmoud House



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Architects, Engineers

DATE: JUNE - 10 / 2000

Drawing Title:
Tourist Trails
Rummanat Stairway
Existing Building Elevation

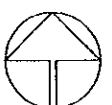
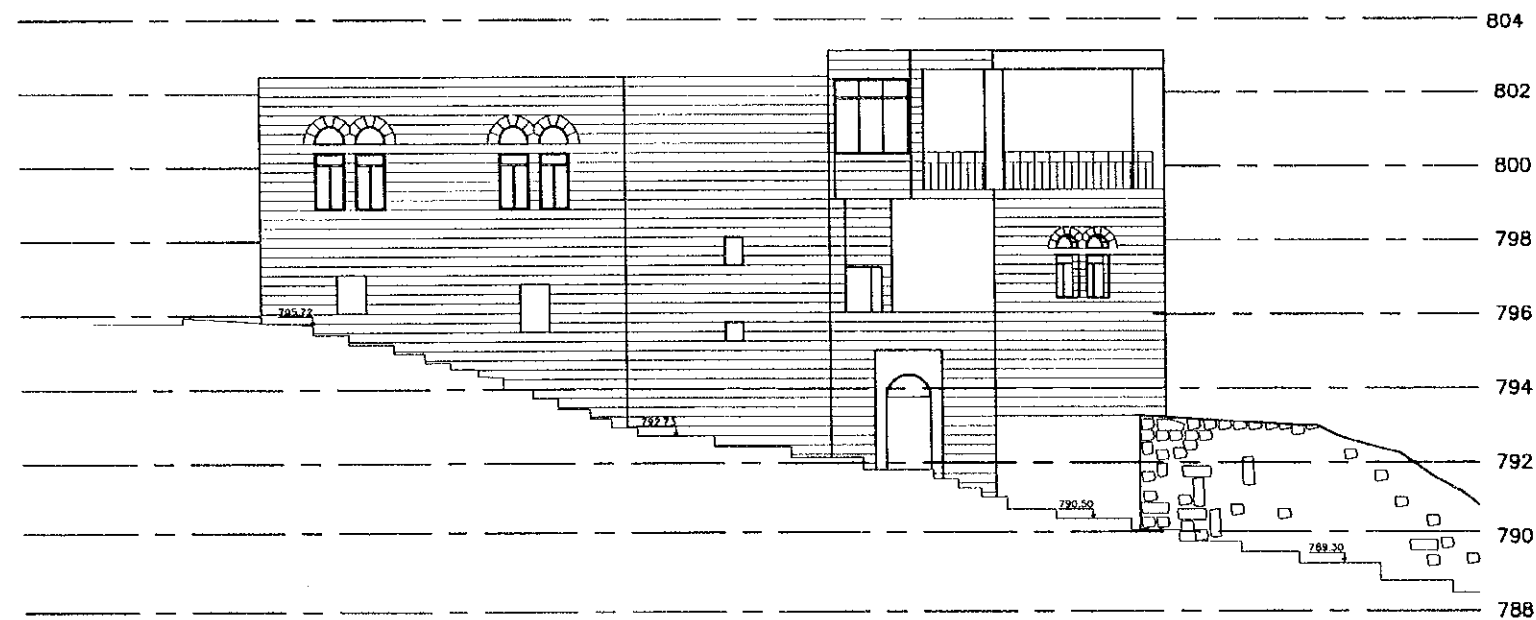
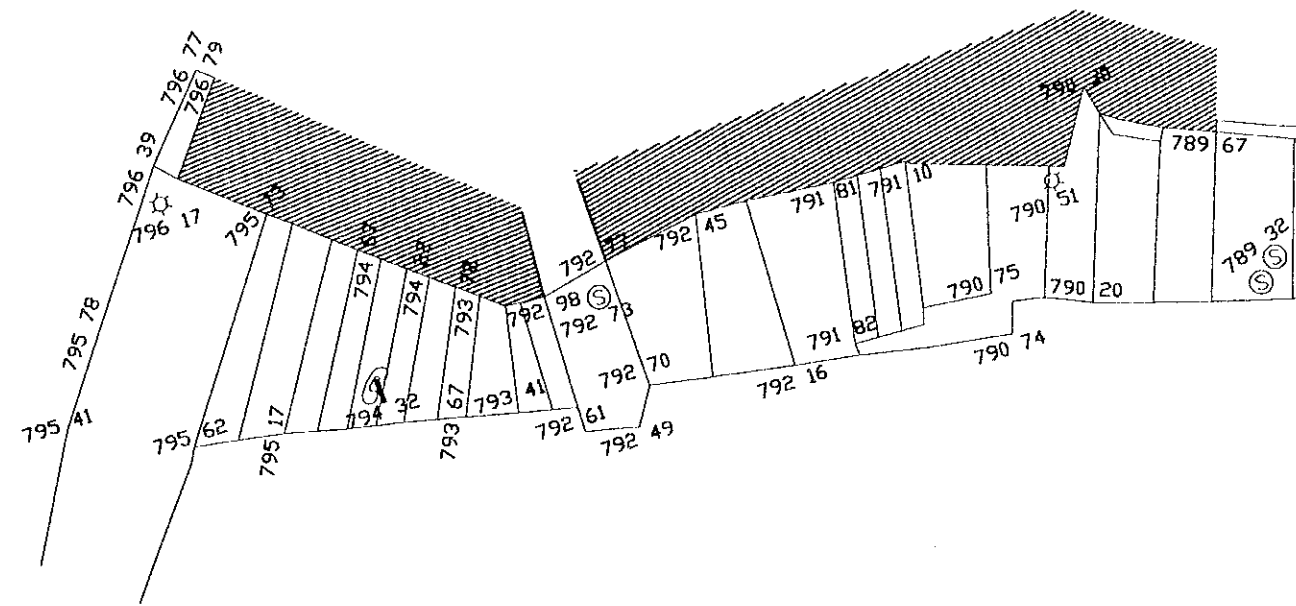
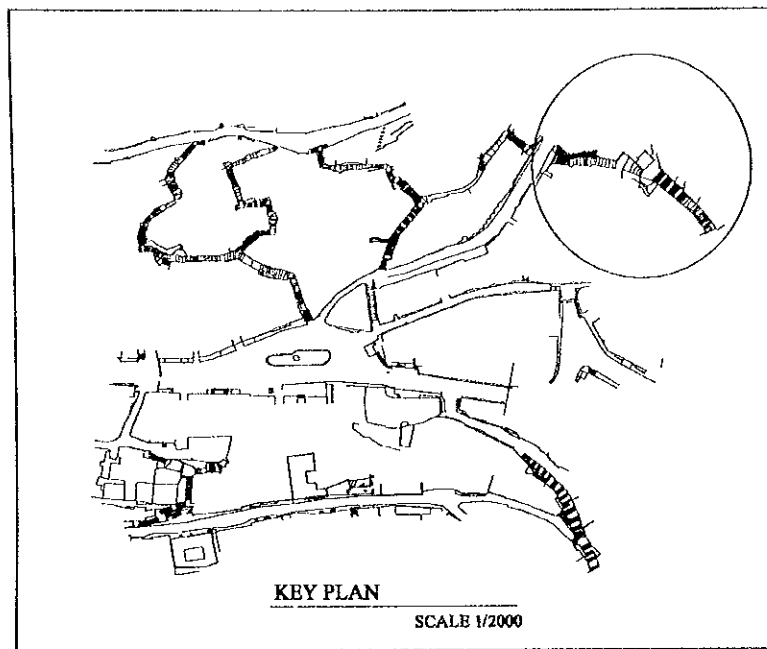
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Tourism Sector Development Project
in the Hashemite Kingdom of Jordan

The Government of
the Hashemite Kingdom of Jordan
The Ministry of Tourism and Antiquities
The Ministry of Planning

Sub-Project:
Historic Old Salt Development

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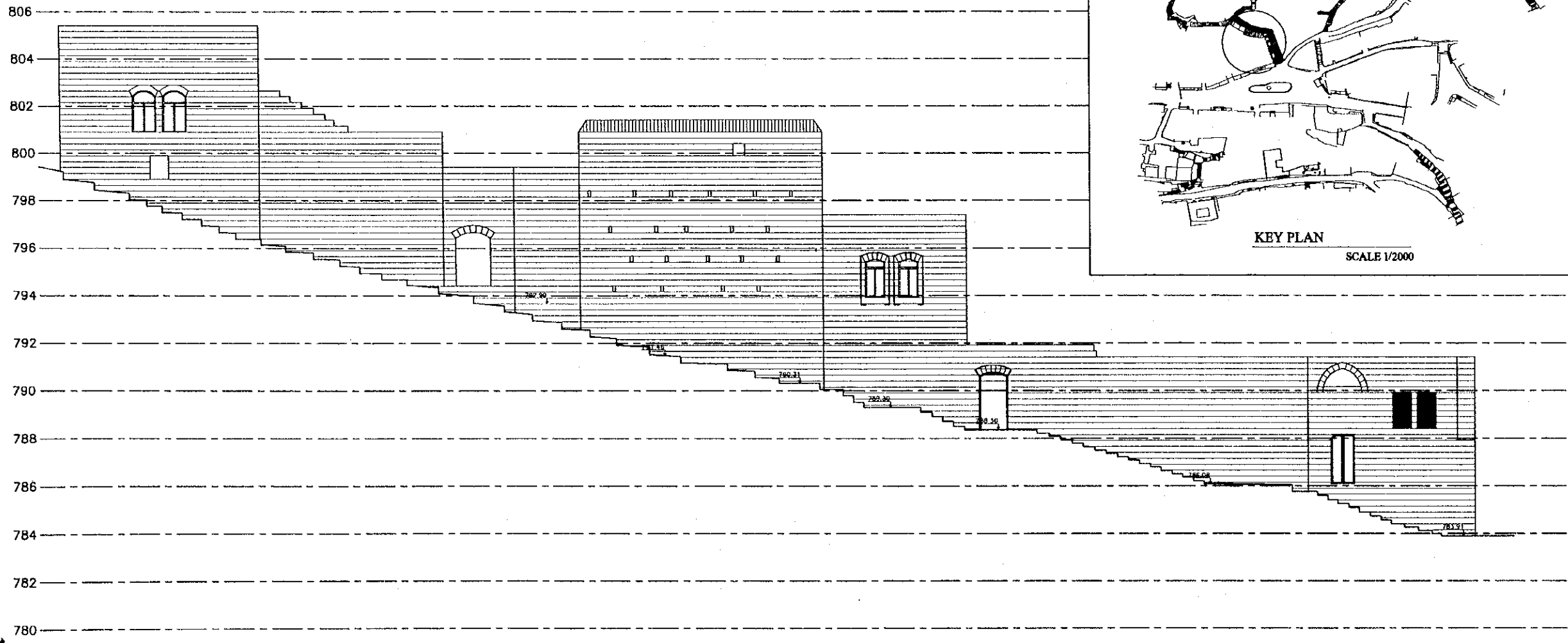
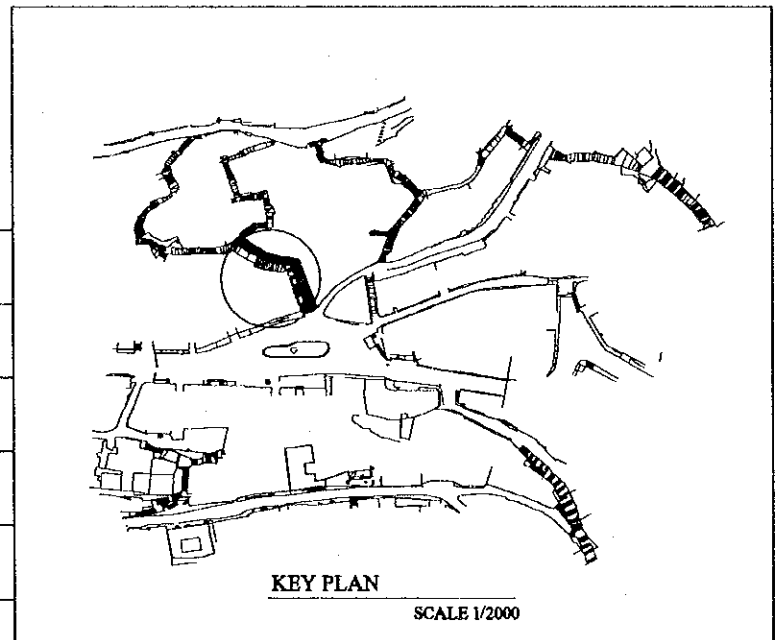
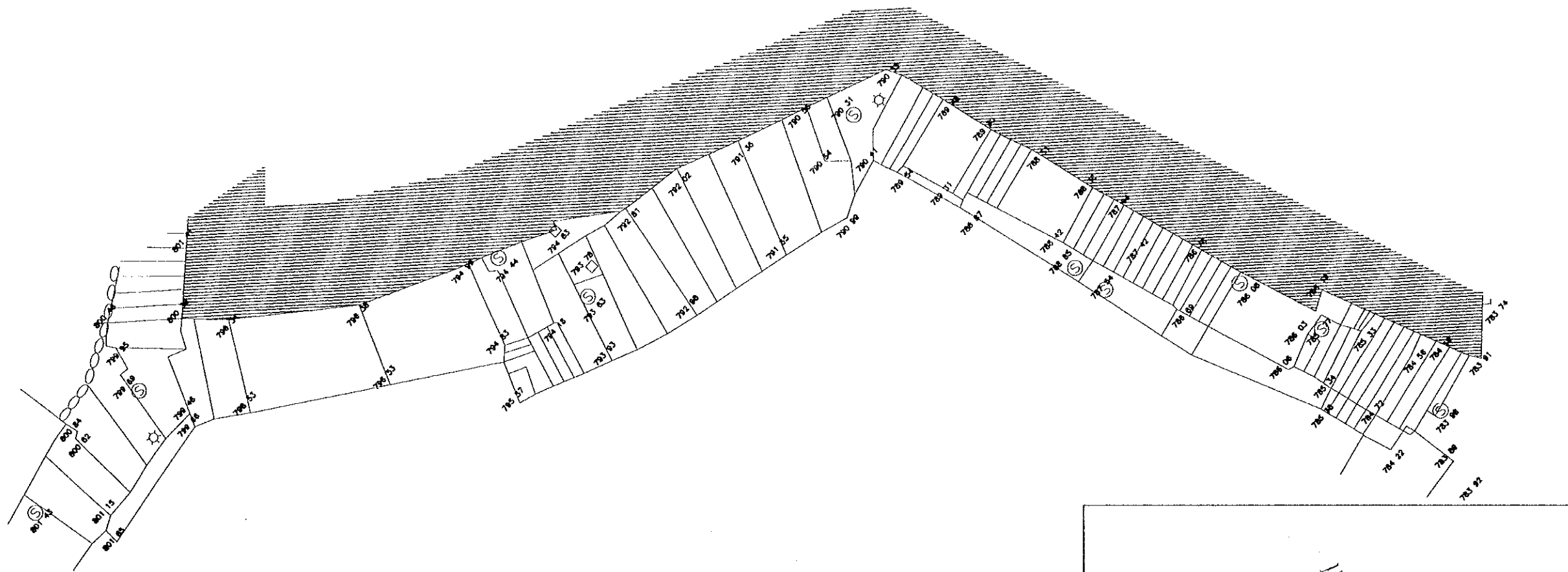


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Subcontracted Local Consultant:
TIBAH Consultants
Architects, Engineers

DATE | MARCH - 31 / 2000

Tourist Trails
Drawing Title:
Rummanat Stairway
Existing Building Elevation

Scale: | Drawing No.:
1:100 | SD.ATS-02

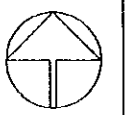


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DATE | JUNE - 10 / 2000

Tourist Trails
Drawing Title:
Haddaden stairway - 1A
Existing Building Elevation

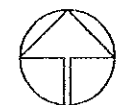
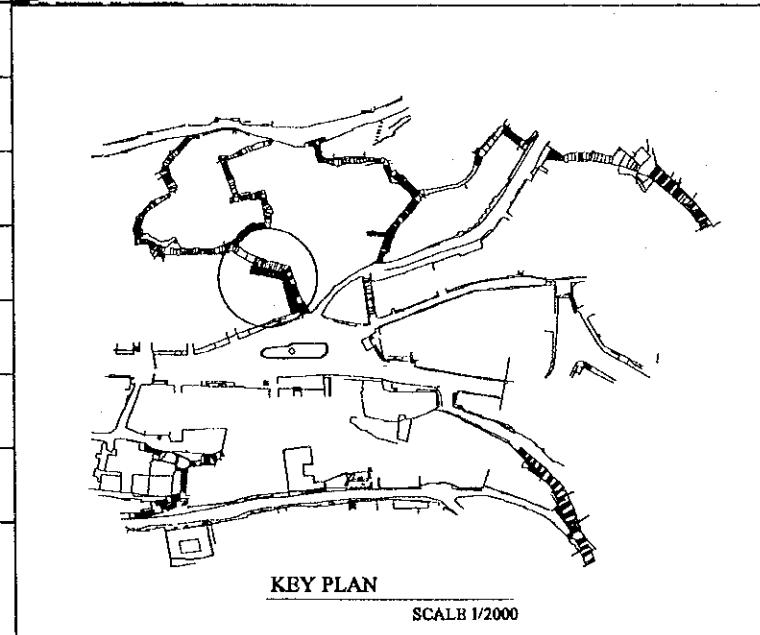
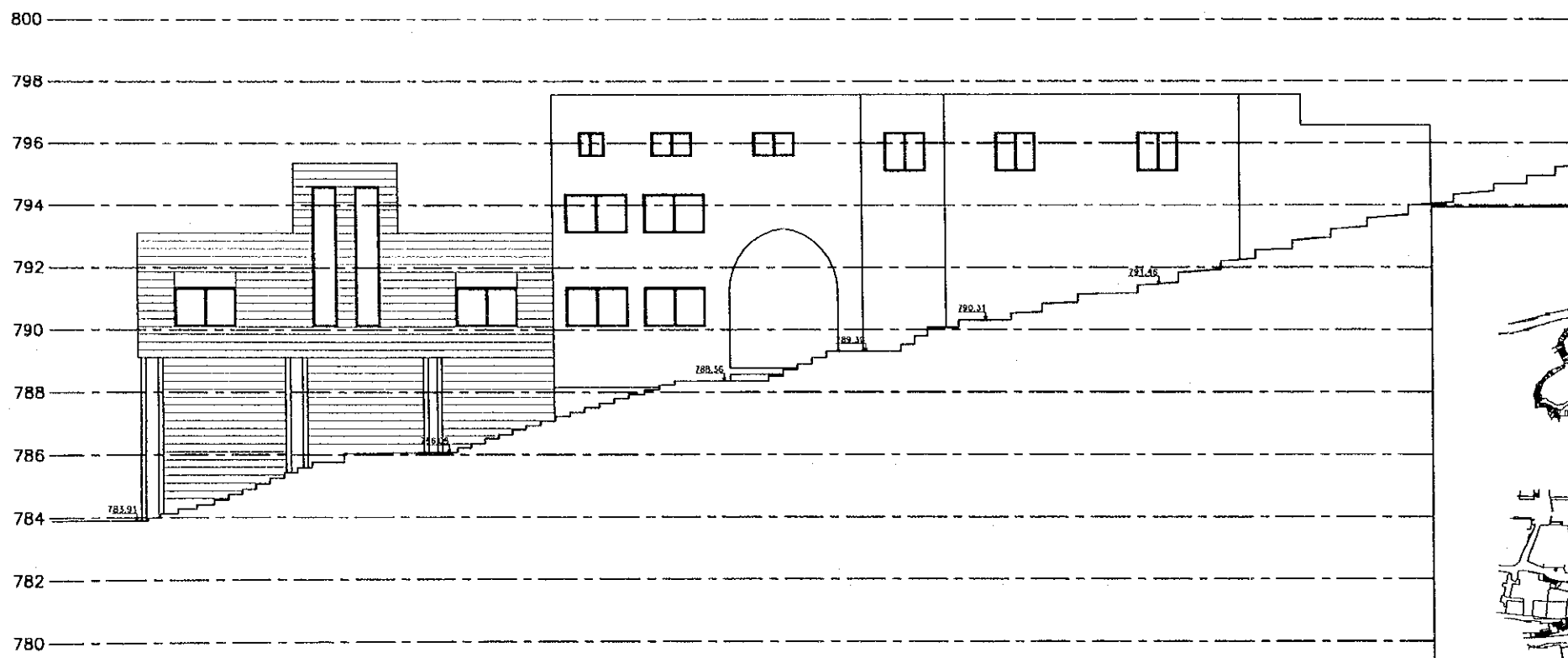
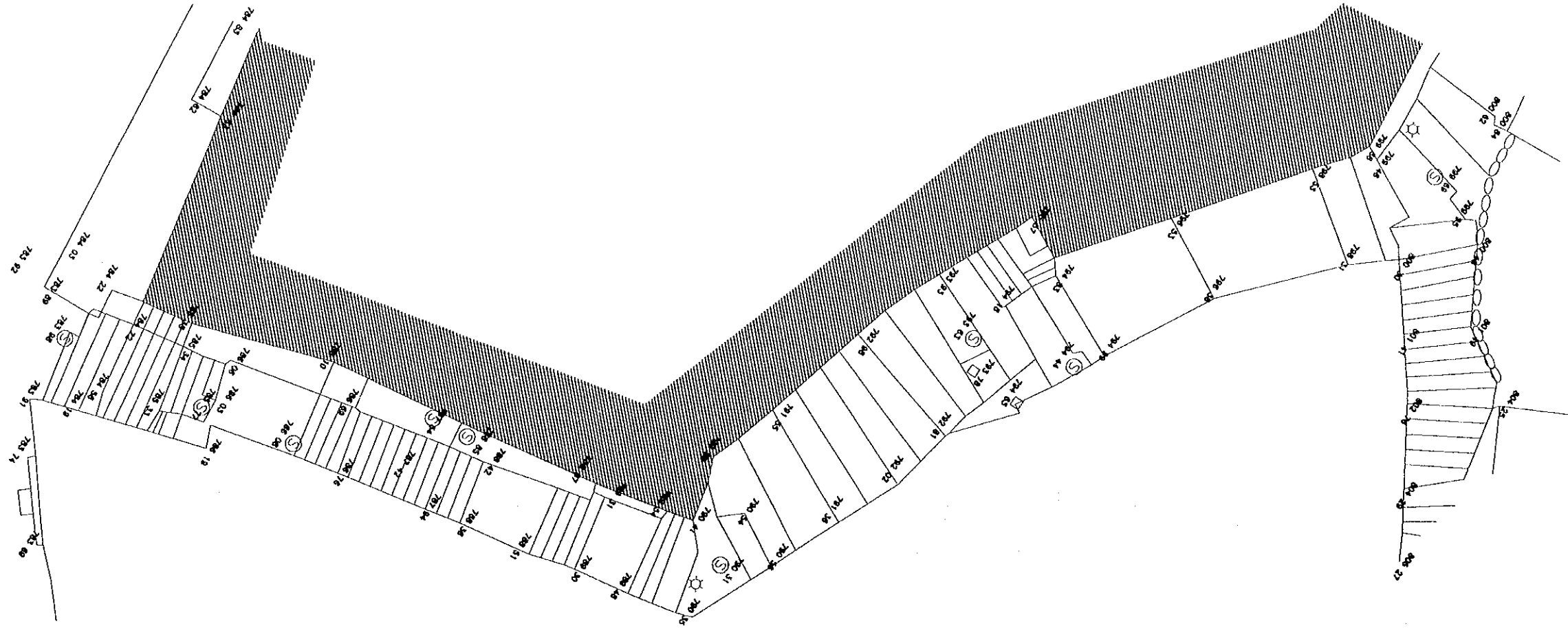
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Tourism Sector Development Project
in the Hashemite Kingdom of Jordan

The Government of
the Hashemite Kingdom of Jordan
The Ministry of Tourism and Antiquities
The Ministry of Planning

Sub-Project:
Historic Old Salt Development

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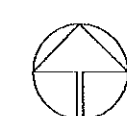
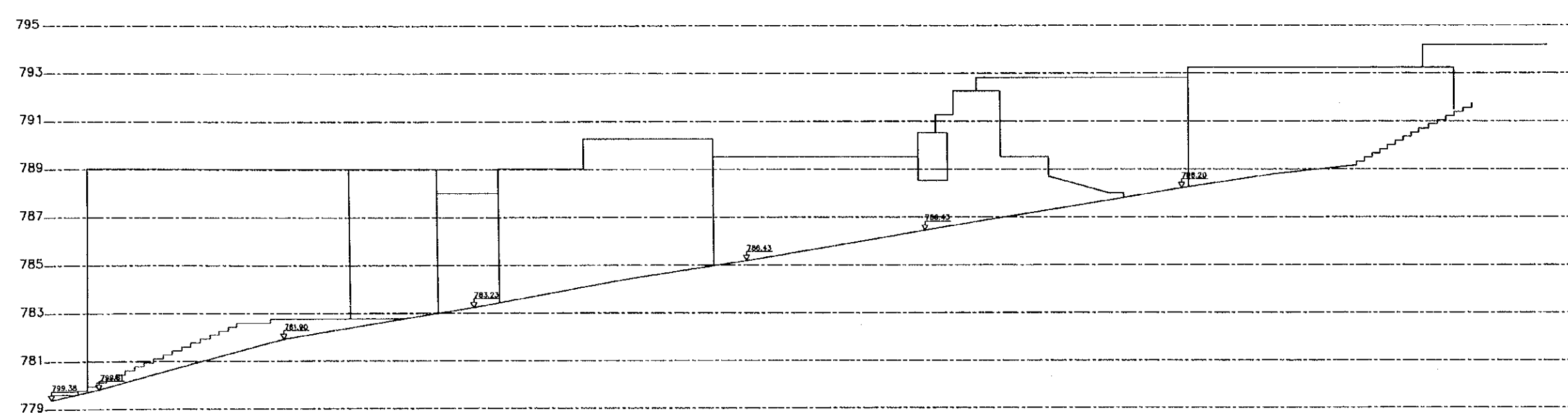
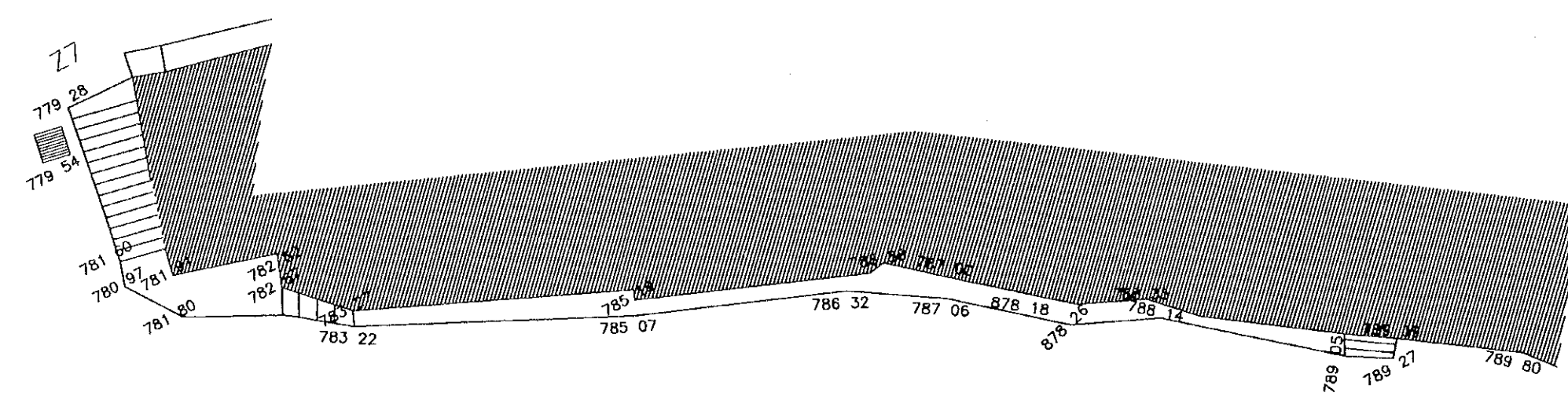
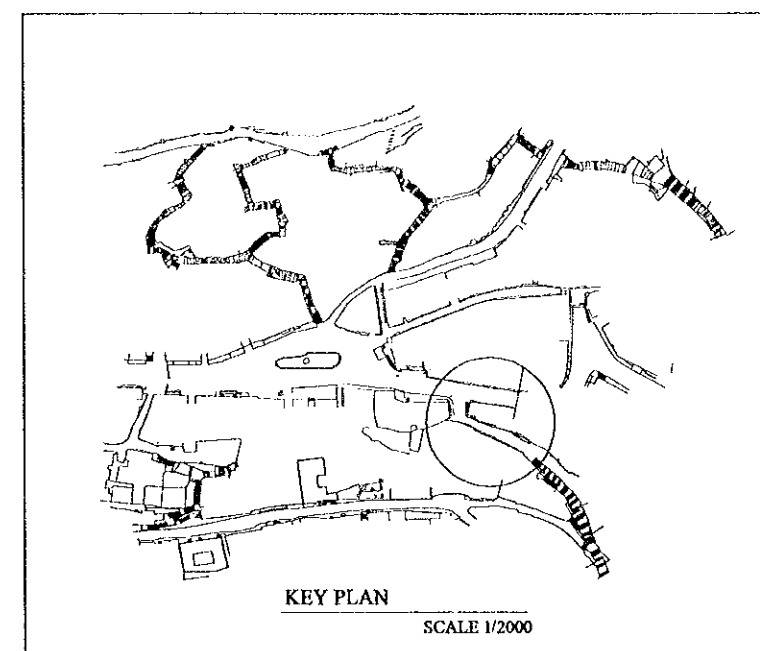
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TIBAH Consultants
Architects, Engineers

DATE | JUNE - 10 / 2000

Drawing Title:
Tourist Trails
Haddaden stairway - 1B
Existing Building Elevation

Scale:
1:100
Drawing No.:
SD.ATS-04

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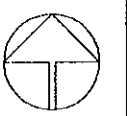
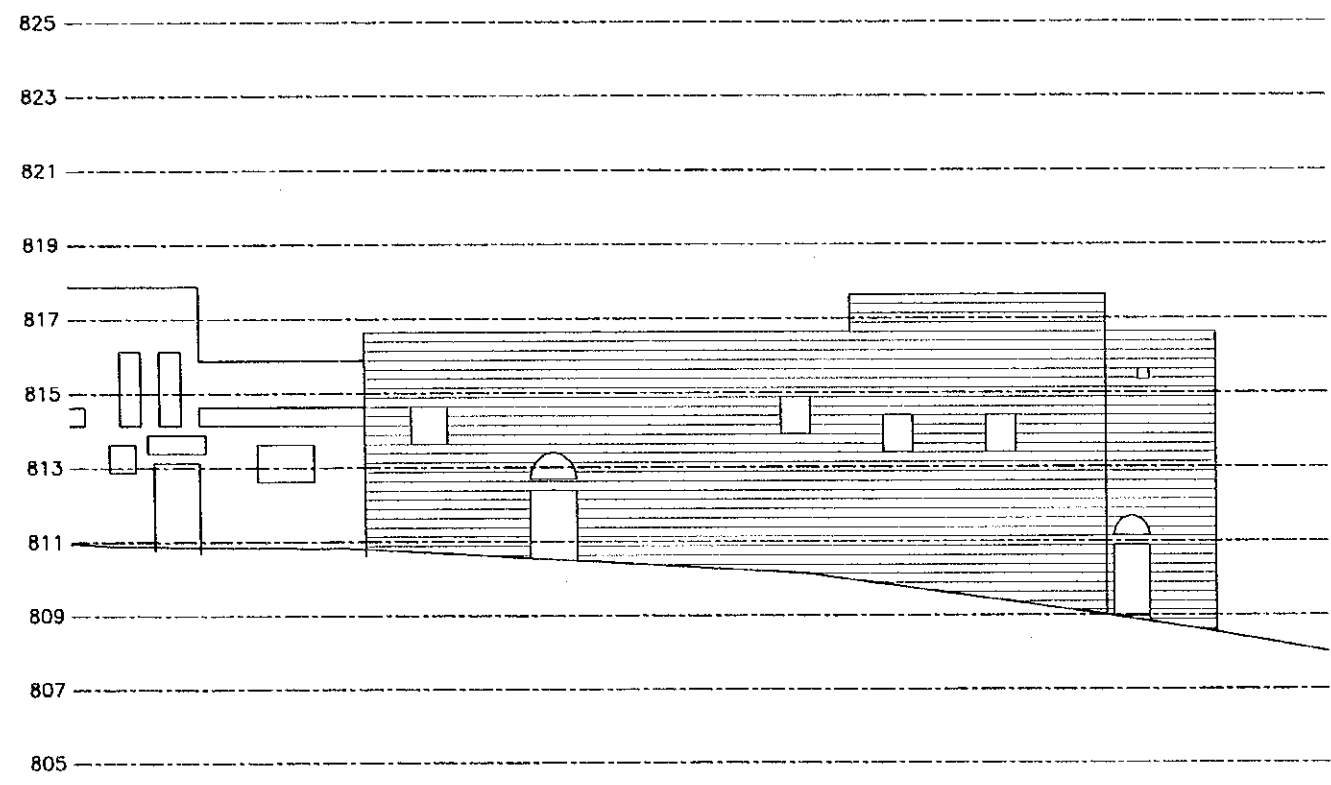
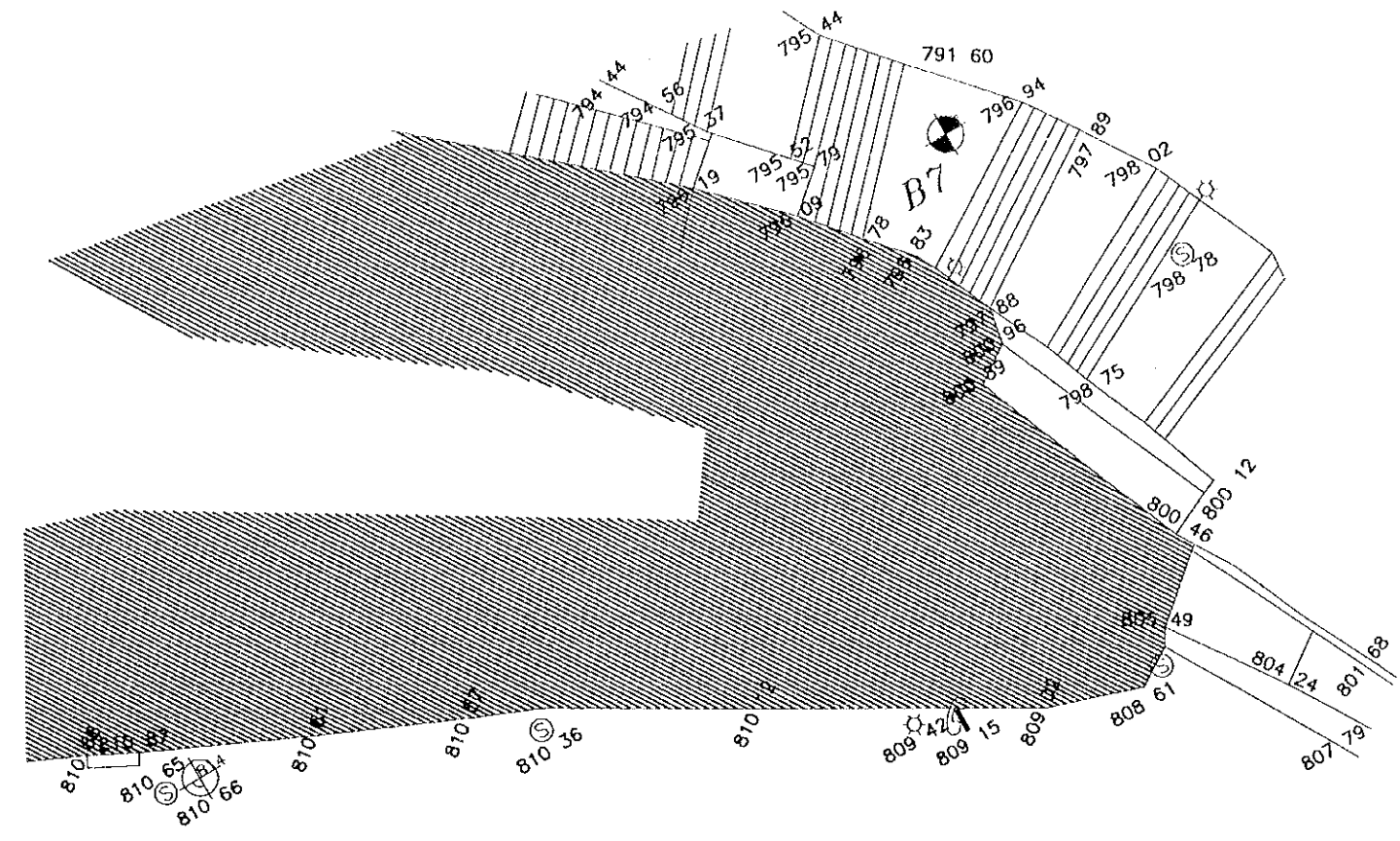
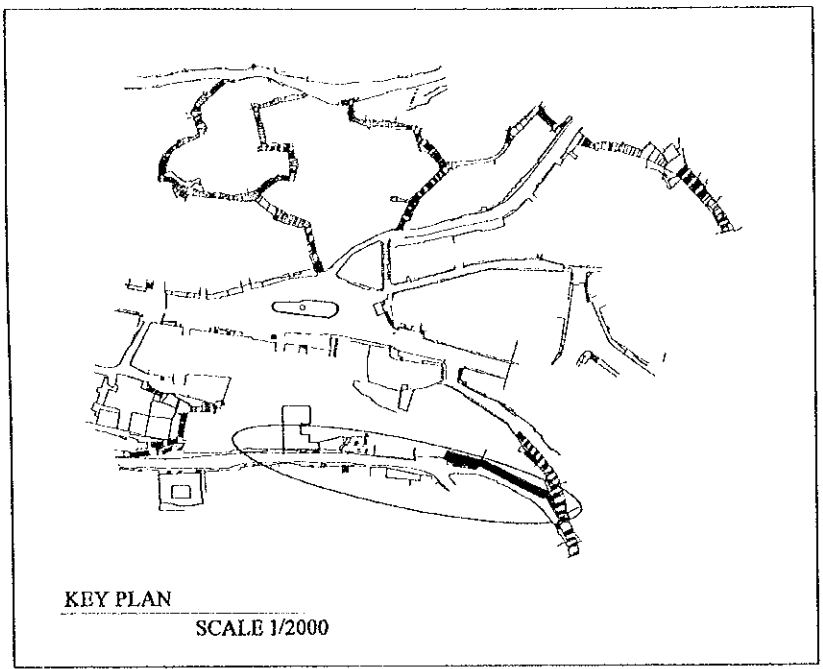
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Tourist Trails
Drawing Title:
Lower Jadaa Street-B
Existing Building Elevation

Scale: 1:100
Drawing No.: SD.ATS-06

Sub-Project:
 Historic Old Salt Development

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Tourist Trails
 Drawing Title:
 Upper Jadaa Street A1
 Existing Building Elevation

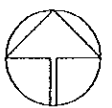
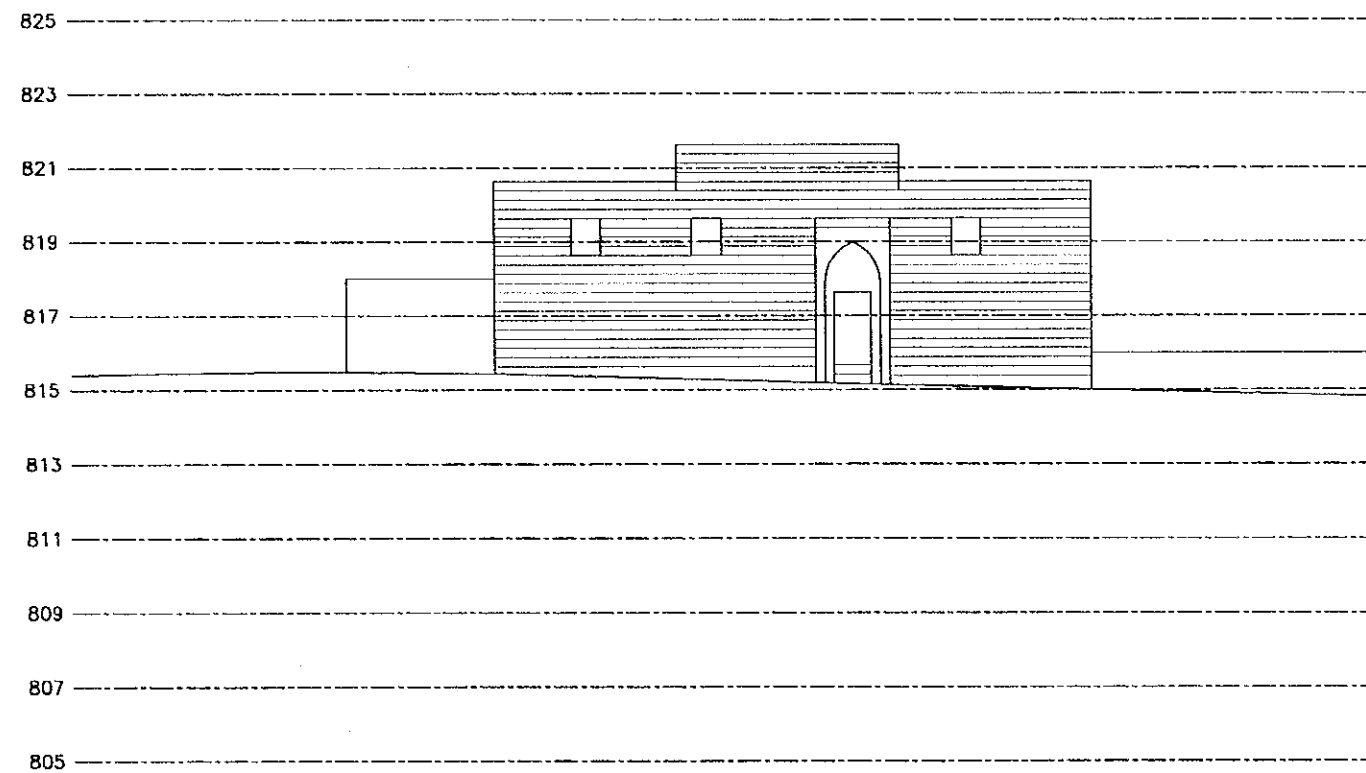
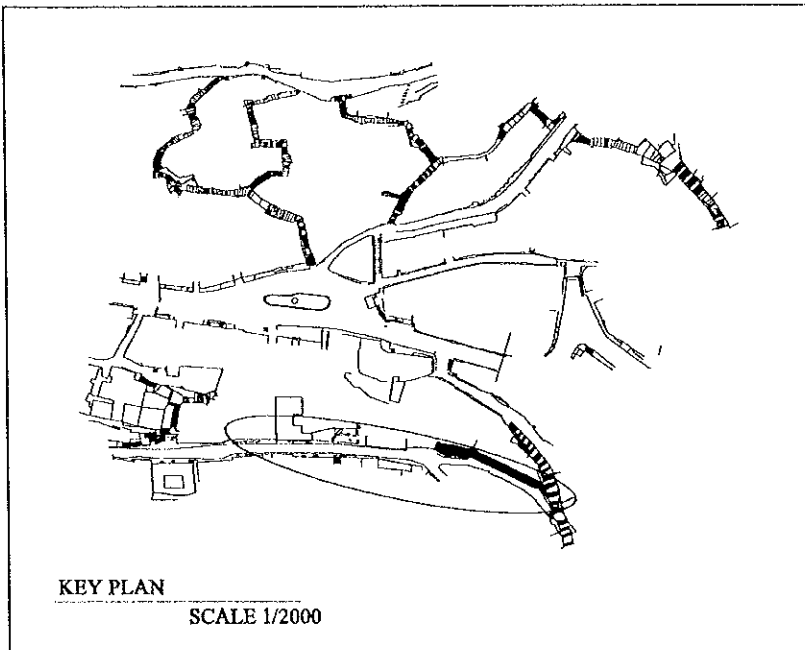
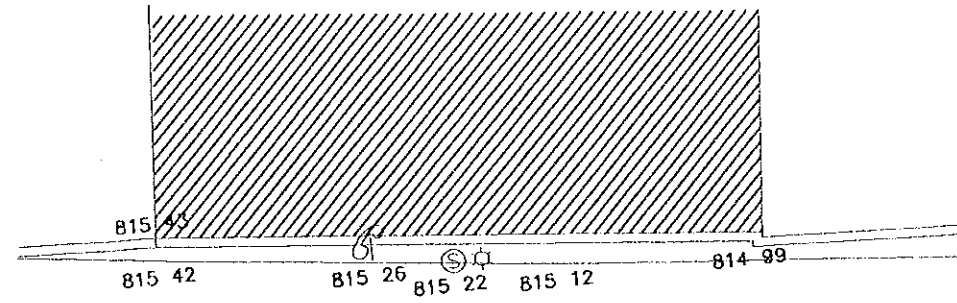
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Tourism Sector Development Project
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The Ministry of Tourism and Antiquities
The Ministry of Planning

Sub-Project:
Historic Old Salt Development

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Architects, Engineers


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Tourist Trails
Drawing Title:
Upper Jadaa Street A2
Existing Building Elevation

Scale: 1:100 | Drawing No.: SD.ATS-08