

# **Employing Adaptive Reuse in The Tourism Development of Historical Sites**

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## **ABSTRACT**

Historical sites are one of the most important tourism products, which confirm the greatness of the past, as they are symbols of history and civilization of the country, as well as their economic value, as they unfavorably contribute to the national economy, and because many countries are aware of the importance of these historical sites as tourist facilities frequented by tourists from all over the world, so they went towards adaptive reuse by developing an integrated strategy and employing the components of the site to become a sustainable urban center and tourist point attractive to local and international tourism.

The purpose of the research is to clarify the impact of the adaptive reuse of historical sites on tourism development, to clarify the principles and rules set out by international agreements and charters, and the possibilities and methods of the historical site, and to inform all its aspects, to identify indicators and based on these indicators determines the most appropriate use of the production of internal spaces linking them to the past, present and future and to highlight their identity and affiliation in the interest of tourism economic. The research discussed some concepts related to historical sites and adaptive reuse, the most important reasons for the reuse of historical sites, and the problems they may face, and the indicators reached by the research were employed through the review and analysis of international experiences in the analysis of a historical building in Baghdad and the extent to which they correspond to those indicators. The research found that adaptive reuse preserves the historical treasures of future generations, is an incentive for the development of tourism, and helps generate income for society in addition to its positive environmental, social, and cultural impacts, and that the tourism sector is the main beneficiary of the adaptation process.

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## **Introduction**

Urban Cultural Heritage is a cultural wealth that reflects the identity, culture, and values of peoples, it is the instrument of communication between the past and the present, known by UNESCO as any site in the world of exceptional global value, whose protection is not the responsibility of one country, but the international community as a whole, [UNESCO, 1972] it is all the cities, neighborhoods and buildings of archaeological, historical, architectural, economic, scientific, functional or cultural value. [Subhi, 2019] And the preservation of heritage is a preservation of the civilization, culture, and identity of peoples. Architectural preservation processes began with the beginning of the industrial era and increased interest in preservation in the last century to control the loss caused by modernity to the historical architectural heritage, several methods of preserving emerged, including reconstruction, maintenance, restoration, rehabilitation, and others, but international experience has shown that maintenance and restoration work alone is not sufficient to preserve historical sites and ensure their continuity, and reusing them with a new function is the best means of preservation that ensure survival and continuity and lead to sustainability in tourism. The adaptive reuse method changed the concept of preserving from the idea of preserving something from the past to using the past nowadays. The research dealt with the problem of not exploiting historical sites in tourism development, where preservation is in the method of restoration and non-use, so the building remains rigid and neglected after a while, or it is used with functions that do not suit its character and identity and do not achieve the necessary objective, which led to collapse and neglect, which poses the risk of losing these important sites and the loss of the historical and architectural identity of the ancient cities. And not benefiting from local research studies that dealt with the concept of adaptive reuse of historical sites in tourism development despite the agreement of all international agreements and conventions on their importance. Adaptive reuse is one of the best methods of preservation through which cultural heritage can be preserved and tourist attractions of historical sites increased, and the most important methods of

preservation are to achieve sustainability, restore life to the historical site and reintegrate it into the economic and cultural cycle of society accordance with the needs of man and his urban surroundings, in addition to many tangible and intangible benefits to society, country, environment, and urban environment. The research aims to highlight the concept of adaptive reuse and its use in the tourism development of historical sites, whether it is a valuable building or a collection of buildings by presenting a theoretical framework for previous literature, charters, and international agreements and analysis of international experiences, to reach indicators that take into account standards and capabilities and apply them to the Qishla of Baghdad, to show their compatibility and to make the necessary proposals for their development in the light of these indicators. The importance of the research comes from accessing these indicators that can be adopted by decision-makers, designers, Architects, and conservationists in tourism development projects for historical sites and the advancement of the local experience in quantity and quality.

The Venice Charter considered Historic sites to include not only architectural work but the surrounding urban fabric, and it indicates a particular civilization or historical event, [Article 1, The Venice Charter 1964] it may be in the form of a building, structure, a collection of buildings, a neighborhood, a landscape, an archaeological site or any other place, whether existing or destroyed but has a high historical and cultural value [Feilden, 1998; Standards, Canada, 2003] and listed in the State Heritage Register. [Guide lines, 2008] Cultural Tourism is a wide range of tourism activities that attract international and local tourists, [Ariffin, 2020] focusing on discovering and experiencing cultural environments including historical, natural, archaeological, and religious sites, and learning about different cultures, civilizations, values, and customs. [ICOMOS, Australia 2002] Reuse means rehiring the building with the same original function without any change in its interior design with the necessary restoration and rehabilitation work, [Ahmed, 2022] as in religious buildings such as churches and mosques. [Murtagh 2006] While The National Trust, Reuse Adaptive defined it's a reuse of the old building or site to use other than the one it was designed for, to preserve its heritage value and historical context, [Guide lines, 2008; Langston, 2008] with the introduction of new services and improvements to raise the aesthetic and functional performance of the building [Ryder, 1995; Douglas, 2006] achieved functional, construction, spatial and visual suitability with minimal change in design and fabric. [Bin Zulkifli, 2019] Adaptive reuse represents the restoration of historic sites and buildings, contributes to the tourism industry and tourism investment, and carries with it environmental, social, and economic benefits [Ariffin, 2020] and the most successful adaptation projects are those that respect and preserve the historic importance of the building and add value to the future [Royal Australian Institute, 2004]. The first use of the term "adaptive reuse" was in 1973, meaning renovation and reuse of pre-existing structures for new purposes [Dictionary, Merriam-Webster] the adaptation process includes works such as renovation, rehabilitation, and restoration, as well as urban development processes for its urban surroundings, [Wahab, 2016] as Adaptive reuse can be defined as a strategy for an integrated social, economic and environmental system that supports the idea of change rather than considering historic buildings as mere artistic elements [Samaranayake, 2019], which is distinct from other conservation methods that are concerned with careful restoration and limited change. The adaptive reuse method is used when historical sites lose their original function as a result of cultural, social, and economic changes and this function is no longer needed, [Misirlisoy, 2019; Langston, 2008] Such as temples, castles, and old industrial buildings that have lost their function, such as the Butler Center industrial complex in New Jersey, which has been reused into administrative and public buildings. Leaving the building unused makes it an abandoned place that has a bad impact on the scene urban, and the demolition of these buildings is very expensive, [Ryder, 1995] it is better to take advantage of its structural system, especially if it is built properly constructed and of high-value materials, [Ryder, 1995; Langston, 2008] it will provide long-term operational efficiency and can be replaced by the construction of new buildings saving time and costs and reducing energy consumption. [Samaranayake, 2019] The building may be adapted to its historical, cultural, and artistic significance. [Douglas, 2006]

### **BENEFITS OF ADAPTIVE REUSE**

Viollet-le-Duc wrote that the best way to preserve the building is to find an appropriate use for it, [Plevoets, 2012] it preserves and enhances the historical site and its heritage and architectural value, [Ryder, 1995] and increases the building's functional performance capacity, and the constant supervision by users and beneficiaries ensures the continuation of maintenance and protection work. [Misirlisoy, 2019] Adaptive reuse enhances the local tourism industry and revitalizes the region's economic revitalization, [Gholitabar, 2018] and allows the tourist to learn about different and distinctive cultural and civilizational heritage, and contributes to the development and revival of surrounding communities humanly, urbanely and tourism [Samaranayake, 2019] were attracting investment, services, transportation and improving the physical environment. [Royal Australian Institute, 2004], the introduction of clean traditional industries and crafts represents support for the cultural and economic aspect by generating more income and jobs [Ariffin, 2020] and achieving a financial return that ensures the continuation of the maintenance of the building [Misirlisoy, 2019] and contributes to increasing the national income of the state, [Ariffin, 2020] Reusing archaeological buildings is much faster than building a new building in the same land area,

saving energy and time and thereby reducing costs, [Royal Australian Institute, 2004; Langston, 2008] Except in some cases it would be more expensive if the building was in a state of deterioration or major structural problems. [Samaranayake, 2019] Adaptation projects also raise the financial value of the building, [Gholitabar, 2018] where a record \$8 million for house prices were set at Babworth House in Sydney, Australia when the heritage palace was reused and adapted as apartments and residential homes. In addition to raising the financial value of neighboring properties by improving streets and services and encouraging tourism and commercial activities. [Douglas, 2006] Adaptive reuse is an environmentally friendly solution, reducing material consumption and transportation, reducing pollution associated with construction projects, [Ijla, 2015] and pollution from the demolition of old buildings, [Yung, 2012] Moreover, the massive construction of exterior shell reduces energy consumption in heating and cooling and provides long-term operational efficiencies, [Langston, 2008] Adaptation projects also develop residents' awareness of the importance of archaeological buildings. [Wang, 2010]

### **Adaptive Reuse in International Conventions**

Due to the importance of historical sites and their optimal reuse, many international agreements and charters have established the conditions and controls for adaptive reuse of these historical sites. the Athens Charter 1931 required that historic buildings must be occupied to ensure the continuity of their life, and they must be used for a purpose that respects their historical or artistic character. [Article1, The Athens Charter 1931] and The Venice Charter 1964 required that the new use should be for socially useful purposes, and must not change the design or decoration of the building. [Article5, The Venice Charter 1964] while The Norms of Quito 1967 Considered Historical, archaeological, and artistic monuments are the country's natural wealth. Therefore, it must be preserved and used properly. [ICOMOS, Quito 1967] Symposium Budapest 1972 emphasized the revitalization of monuments and groups of buildings by finding new uses for them is legitimate, provided that do not affect their structure or character as whole entities. [ICOMOS, Budapest 1972] The Burra charter 1979 Defines adaptive reuse as the adaptation of a place of cultural significance for new use and the new use should be compatible and adaptable, have minimal effect on the cultural significance of the place, and includes a minimal change in the significant fabric. Adaptation may include additions, new services, or changes to safeguard the place. [Article7&21, ICOMOS, Burra 1979] the Appleton Charter 1983 came to confirm that the new use must respect existing and original traditional patterns of movement and planning, and require minimal change. [ICOMOS, Canada 1983] whilst Washington Charter 1987 confirms a condition The New uses must conform to the character of the historic city or urban area and meet the requirements of contemporary life. [ICOMOS, Washington 1987] ICOMOS Charter 2003 came to confirm the previous conditions in terms of All conservation requirements must be considered When changing the use, and the intervention must be minimal to ensure safety and durability, and the concept, techniques, and historical value must be respected. [ICOMOS Charter, 2003] New Zealand Charter 2010 added conditions Where changing the use of a monument, alterations, or additions must be compatible with the original fabric and form of the place and must avoid incompatible contrasts of form, mass, scale, material, and color. Adaptation should not negatively affect the cultural heritage value. Rather, the new work must compliment the original fabric and form. [Article8&21, ICOMOS New Zealand 2010] The Paris Declaration 2011 emphasize Adapting new uses to heritage, adapting structures and architectural characteristics to heritage requirements. [ICOMOS, Paris 2011]

### **Justifications For Adaptive Reuse**

There are many historical buildings and sites that cannot be preserved all, so priority sites are selected according to different considerations such as the age of the building, the time of construction of the building and its historical age, or its historical value due to its association with the history of peoples, whether religious, economic, political, historical or social events [Feilden, 1998] Or its association with a personality that had a role in society, or for its unique architectural and aesthetic value, which cannot be compensated either in style, details and inscriptions, building materials, character, construction methods and design treatments, or may belong to an architectural school and is characterized by scarcity and uniqueness and reflects the character and culture of a region [Feilden, 1998] or its tourism value where the value of some historical sites is evident in the revitalization of tourism and its economic importance [Ahmed, 2022] in addition to the gains made to the urban environment.

A review of some international experiences has shown that there are many factors justifying the adaptive reuse of historical sites, one of these is the Versailles Palace / France [FIG1] which was reused as a tourist attraction for its historical importance reflecting France's political history. [Ahmed, 2022] As well as the Sheikh Saeed al-Maktoum house [FIG2], which was reused as it belonged to the former ruler of Dubai, has been adaptive into a national documentary museum that displays Dubai's ancient history and the urban development of the emirate. [Wikipedia.com]



FIG1: Palace of Versailles/ France [from Wikipedia.com] FIG2: Saeed Al Maktoum House [from Wikipedia.com]

In the end, we see that there are many reasons and justifications for reusing historical sites, not all of which must meet in one site in order to select it for preservation and reuse processes, but it is enough to emergence a single value to be eligible.

### **Adaptive reuse controls and conditions**

To achieve successful adaptation, there are a series of controls and conditions to be observed, which is the search for a new use consistent with its original use [Royal Australian Institute,2004] in terms of the appropriateness of cultural factors related to identity and historical value primarily, its compatibility with the spatial and physical characteristics of the building [Haroun, 2019] as well as the structural appropriateness of safety and structural stability [Douglas, 2006] The provision of service systems to increase the efficiency of the building, and adaptation projects must be linked to economic, social, urban and environmental development. Table 1 shows the controls and conditions to be observed in adaptation projects.

Table1: Adaptive reuse controls and conditions [Source: Author]

<b>Basic conditions</b>	<b>Sub- conditions</b>
<b>Cultural conditions</b>	The new use of the site's identity, heritage, historical and artistic value, and the spirit of the place is appropriate in its urban fabric. [Guide lines, 2008] preserving the originality of the building and its artistic, architectural, and construction techniques, and does not distort its historical value or interfere with it. [Tootoonchi, 2021]
<b>Architectural conditions</b>	Adaptation of the new use to the shapes and sizes of the spaces, internal divisions, and functional elements of the archaeological building. [Douglas, 2006] The historic building accommodates functional, cultural, security, and technical requirements for new use. [Douglas, 2006] Making internal or external changes (deleting or adding) without adversely affecting the building's architectural and aesthetic features and structural characteristics [Guide lines, 2008]. Improved aesthetic performance [Douglas, 2006] is represented by the facades of the historic building, its architectural details, and the general heritage street view. [Haroun, 2019]
<b>Structural conditions</b>	Strengthening the structural durability of the building. [[Haroun, 2019 Infrastructure rehabilitation. [Tootoonchi, 2021] Suitable internal and external finish materials. [Tootoonchi, 2021] Taking into account the number of visitors in a way that does not affect the balance and safety of the building and building materials. [Principle2, ICOMOS, Australia, 2002] Repair of damaged or substandard structural elements. [Douglas, 2006]  Providing mechanical services, fire systems, health and safety, and special needs services flexibly does not affect the building or fabric. [Guide lines, 2008] Provide a protection and management system to ensure the periodic maintenance of the building. [Wang, 2010]
<b>Economic conditions</b>	Stimulate tourism and increase the number of tourists and visitors. [Haroun, 2019] Self-financing of the building to cover maintenance, restoration, management, and operation expenses. [Guide lines, 2008]

	Attract investment and capital and improve the local economy. [Tootoonchi, 2021] Providing jobs for the community. [Principle5, ICOMOS, Australia, 2002]
<b>Social conditions</b>	Respect for the rights, interests, and desires of society and the appropriateness of social, religious, and cultural values. [Haroun, 2019] Improving the levels of social and economic development of the local community. [Principle5, ICOMOS, Australia, 2002]
<b>Urban conditions</b>	Adaptation of new use with the surrounding environment and community needs. [Tootoonchi, 2021] Upgrading the surrounding urban environment, preparing roads, and coordinating the site (afforestation, lighting, floors, furnishings, parking... etc.) [Misirlisoy, 2019] Suitable for new use with the uses of adjacent buildings so that the function is not repeated at close distances. [Misirlisoy, 2019] Adaptation projects should be on a complete planning level not as a single project [Wong,2017]
<b>Environmental conditions</b>	Ensure there is no adverse environmental impact from reuse. [Tootoonchi, 2021] Contribute to environmental sustainability by adopting reduction, reuse, and recycling as a new approach to resource provision [Gholitabar, 2018]
<b>Legal conditions</b>	A comprehensive administrative framework is required by law to protect the historical site and ensure the continuation of maintenance and restoration operations. [Guide lines, 2008] Resolving Property Legal Issues [Tootoonchi, 2021]

Some studies have presented programs to assess the adaptive reuse of historical sites and select optimal use, by determining conditions and measuring their weight in accordance with international recommendations and conventions [Conejos, 2012] Such as ARP model [Langston, 2012], AdaptSTAR [Conejos, 2012], 4REs [Alallaf,2013] & MCDM [Haroun, 2019] and others, but each adaptation project remains a new experience with strengths to highlight and weaknesses that must be reduced in accordance with controls and capabilities. [Tootoonchi, 2021]

### **Adaptive Reuse Methods**

Adaptive reuse methods vary according to the capabilities, character, and use of each building, so it requires conducting studies and assessing the condition of the building to determine the optimal method of extending the life of the building, raising its functional efficiency, and exploiting it economically without harming its architectural character, historical and cultural value.[Wong, 2017] When employing the building with the same original function, it does not require major changes, just restoration, and maintenance, and may require strengthening for ceilings and walls according to technical studies, [Feilden, 1998] as in mosques and historical churches. When employing the building with a function similar to its original function, it resorts to the method of rehabilitation, which is the most common global trend, in which the modification and change work is in the narrowest scope. If the historic building loses one of its parts, replication is used to complete and rebuild it according to the building's specifications and in the same construction method as it was in design, color, texture, quality, shape and material, and processing changes in the same way so that it is difficult to distinguish between the old and the new and this requires a great effort and high cost in addition to skill in implementation. [Guide, 2010] While new use requires the reorganization of interior spaces, it must be adapted to the value of the building, its architectural and historical elements, and structural condition, and the added elements should be light and different from the original and non-static building materials, which can be easily removed and distinguished from the historic building. [Morton,1997] If the new use requires an increase in the size of the building, the plan will be horizontally extended by merging one or more adjacent buildings and the connection is physically and visually in line with the original building, or the extension is vertical by adding floors, [Wong, 2017] or the extension may be underground to avoid any impact on the building. But if the new use requires making changes in the external facades, it must be simple and in line with the general character of the building, does not change its historical features, obscure it or damage it, and must have a strong justification, otherwise it, is considered an unacceptable trend, especially if the change is significant. [Morton,1997] The building also needs to be provided with contemporary engineering services (heating and cooling systems, health systems, lighting and sound systems, security control and monitoring systems, etc.) to increase the efficiency of the building

because it has often been built in traditional methods and lacks these services. [Guide, 2010] should be unaffected on the basic components, elements, and details of the building. [Feilden, 1998] With the continuation of maintenance work to prevent degradation and to preserve the value of cultural heritage, technical and administrative procedures include supervision and control in addition to repair and restoration to maintain the building and perform its function efficiently. [Wong, 2017]

We notice in international experiences the multiplicity of adaptive reuse methods, for example, the similarity of thought Adapting palaces to museums, but deal with them in different ways, Depending on the condition of each building. palace Topkapı Istanbul/ Turkey [FIG3], use the rehabilitation method with minimal change and addition of some services. [Aksoy2013] While the Louvre /France [FIG4] As a result of the multiplicity of functional, Urban, and Symbolic problems, the Chinese architect I.M. Pei. Using extension and addition method by adding Lobby in the middle of the three Louvre suites centered in the inner courtyard of the palace underground, topped by a glass pyramid with a height 21m in the external urban space as the main entrance to the museum. [Kulkarni]



FIG3: Topkapı Palace, Turkey [from Wikipedia.com]

FIG4: Louvre Museum / France [from Flickr.com]

Here, it should be noted that the most appropriate use of the building, which requires less intervention, should be selected, the less intervention the building preserves its historical character, [Murtagh, 2006] and avoids problems and mistakes, as it became clear that random selection of new use and adaptive reuse methods leads to damage to the originality and value of the building. [Misirlisoy, 2019] Environmental problems such as high moisture and groundwater, and the lack of sufficient experience in monitoring archaeological maintenance and addressing problems accelerate the level of its disappearance. Changing the architectural style or adding new spaces that are not distinct from the historical building is a falsification and distortion of the building's features and historical value. [Morton, 1997] Weak service activities that attract tourists and do not generate a financial return lead to a lack of funding to sustain and maintain the building. [Ibrahim, 2021] Modern service and technical systems require cables that cause aesthetic problems [Douglas, 2006], and other problems affecting the value of cultural heritage relate to non-compliance with international requirements and laws, the trend toward demolishing heritage buildings and investing the site in other economic projects, especially in developing countries. [Douglas, 2006]

### Selection Of Optimal Use

In the past, the reuse of historical sites for the purpose of preserving heritage was not financially motivated, [Misirlisoy, 2019] as during the French Revolution, where religious buildings were converted into industrial functions or for military use after being confiscated and sold. [Plevoets 2012] Over time, there has been a serious look at the adaptive reuse of historical sites with the same original use or with different use and with the least possible change. [FIELDS, 2018] Cultural use is one of the best uses as it contributes to stimulating tourism and improving the cultural, social, and artistic aspect, and achieves a good financial return for the country, including several events, the most important of which is museum use, which accounts for the largest proportion of uses worldwide. Commercial use is one of the main activities to increase tourist attractions and provide a source of income that helps to raise the economic and living level of the city's residents, including popular markets, offices, shopping malls or restaurants, and cafes. Residential use is also one of the best ways to preserve the heritage building because it requires continuous restoration and maintenance, [Ahmed, 2022] preferably in the form of a heritage motel or apartments [Wong, 2017] that provides a good return and meets the needs of the tourism sector and supports it positively. [Wahab, 2016] In addition to other educational, administrative, and religious uses that are secondary activities. [Wong, 2017] in order to make the most of all the components of the site, open spaces that are considered unappreciated potentials can be exploited, [Haroun, 2019] By establishing some activities and events of public attraction, taking into account the history and the basic function of the historical site.





FIG5: The Felix Meritis Building  
– Holland [From Wikipedia.com]

The process of selecting the most Optimal use of historical sites remains a relative process based on the capabilities of each site and requires extensive architectural, structural, and historical studies, [Ibrahim,2021] and this is what we have observed in successful global models that there is a diversity in the select of optimal use in accordance with the potential of the building and the need of the community that makes buildings adaptable to new use, for example, the Felix Meritis/Amsterdam [FIG5] has been culturally reused as a center for arts, culture, and science. [Wong, 2017] And colony Mill Market place [FIG6] in Keene/United States [FIELDS, 2018] has been adapted into apartments. [Sentinel Source, 2020]



FIG6: Colony Mill Market place  
(SentinelSource.COM)

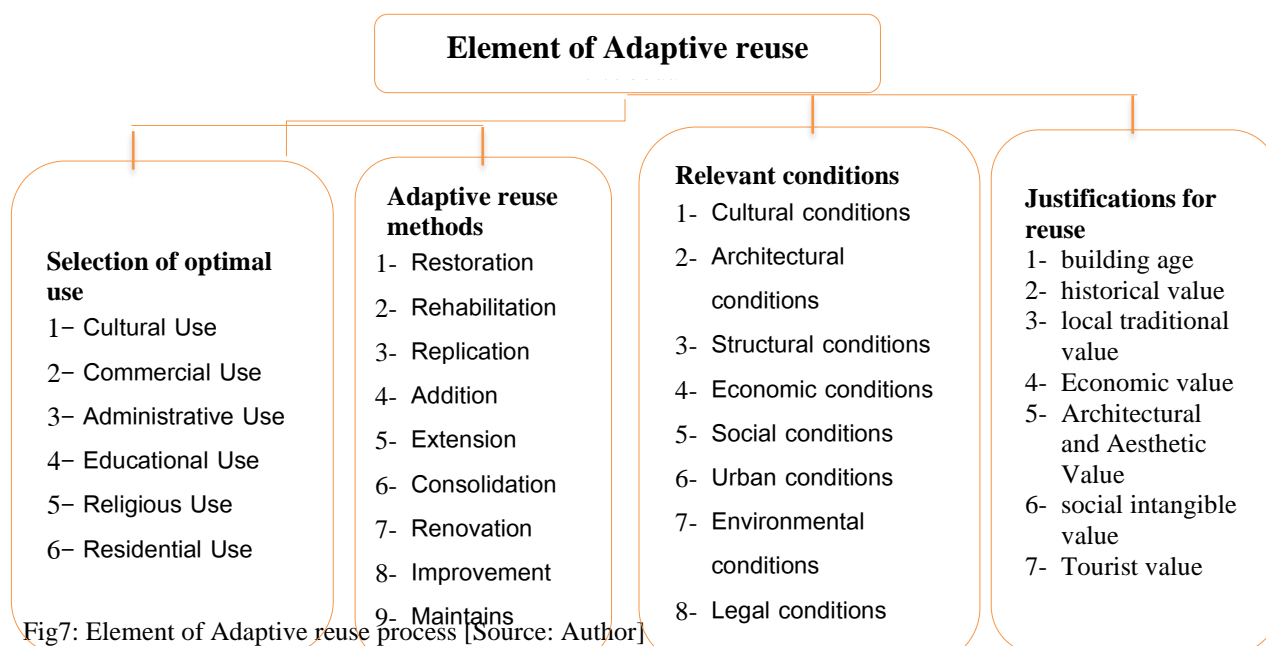


Fig7: Element of Adaptive reuse process [Source: Author]

Fig7 is a simplification of all the vocabulary of the theoretical framework reached by the research, easier depicting and understanding the elements of the adaptive reuse process in historical sites. For the purpose of analyzing and studying how these elements are applied, three models of international experiences have been selected that have adapted historical buildings towards their preservation and making the most of them tourism and economically.

**Ferry Building/ San Francisco** [FIG8] is terminal for ferries travelling through San Francisco Bay, the building was designed by architect A. page Brown in 1898 in the Beaux Arts style, with a clock tower at a height of 225-feet and was considered the largest project in the city in its time, but decreased in importance and use after the construction of bridges to ease traffic, in 2002 it Was reused as a popular market, restaurants and cafes on the first floor, while the second and third floor became the cultural entertainment part that includes the offices of the Port Authority, completely renovated and restored and changed the pattern of movement between spaces by removing parts of the second floor to visually connect the public space of the ground floor to the historical courtyard, adding an iron structure supporting the clock tower and renovating the service system to increase the efficiency of the building as well as the development of the area as a global commercial area. [Chris, 2007]



**Justifications for its reuse:** For the importance of the historic building, which is considered one of the most important buildings of San Francisco as well as its strategic location in a major international commercial area in addition to the obsolescence of the age of the building, which has reduced its functional efficiency and its impact on its activities and revenues. [Wikipedia]



FIG8; Ferry Building– San Francisco [from Flickr.com]

The project succeeded in achieving the process of preserving and occupying the building functionally and ensuring the continuation of maintenance and restoration work. and succeeded in the process of investment and achieving the economic resource, The imprint of the project is clear in the field of renewal and development at the level of the region and the scene, which had a clear impact in supporting the economic structure of the region, achieving the current and future requirements of the community, in addition to preserving the aesthetic and symbolic values of the building and preserving its social identity. [Rosenbaum, 2003]

**The Victoria Baths/Manchester/United Kingdom** [FIG9] Victoria Baths building was opened in 1906 with extensive tourism, bathing, and recreation facilities, including the Turkish Bath Suite and three billiard halls, described as the most wonderful bathing institution in the country in terms of design, extravagant decorative materials such as ornate wrought iron, glazed ceramic tiles, stained glass and mosaic floors, [Prichard, 2004] Victoria Baths were considered one of the most tourist destinations for residents and visitors until the 1980s when operating and repair costs became a major burden on the state and they closed in 1993. [victoriabaths.org] It was later reused as a vibrant cultural and artistic tourist center in the heart of Manchester hosting major seasonal events and frequented by more than 30,000 tourists annually, and bathrooms were used as filming sites, concert venues, art galleries centers and much more. [Prichard, 2004]



FIG9: The Victoria Baths /Manchester [victoriabaths.org]

**Justifications for reuse:** Victoria's baths are of historical importance as it listed in the English Heritage Register Class II, for its Renaissance Architecture, and for its social history, where the residents of the local community formed Campaigns to save the building for future generations because of the building's place in their hearts. In addition to its tourism importance. [Prichard, 2004]

Adaptation methods included renovation, maintenance, restoration, and external repairs to the front block of the building, [BBC News, 2007] The renovation plan included Turkish baths and a health suite to be reused for the same purpose, while billiard halls included heritage, artistic and community activities and events.

Victoria Baths is a successful example of adaptive reuse where all the basics of the scheme including outbuildings, front yard, facades, and even interior decorations have been preserved, with minor modifications and the addition of service systems, involving stakeholders, actors and the community to achieve the sustainability and continuity of the historic building and ensure its maintenance.

**Al-Salamlik Palace / Egypt** [FIG10] was built by architect Dimitrius Fabricius by order of Khedive Abbas in 1892



to be a summer palace for Khedive and his wife, containing fourteen suites and six rooms, the most important of which is the royal private suite. Re-used as a hotel by performing some construction treatments such as strengthening the ceilings to suit the expected loads of new use, removing some of the interior walls in poor condition and replacing them with concrete columns as well as the restoration of the damaged elements of the building and the internal and exterior facades in accordance with the colors and building materials with the addition of service systems of lighting ,electricity ,fire systems and others.

**Justifications for reuse:** the Palace is a distinct architectural masterpiece combining Islamic architecture with modern Italian character ,in addition to its historical and architectural importance because it is located on the Mediterranean coast and reusing it in a tourist activity as a hotel ensures its preservation and achieves economic and social benefits.



FIG10: Selamlık Palace / Alexandria, Egypt [from google.com]

The Experience of The Palace of Salamlik is a successful Arab experience due to its accurate and thoughtful work that specializes in all architectural and construction details to reuse it according to scientific method and modern technology to be a destination for tourists from all over the world [Subhi, 2019]

By analyzing international experiences that have adapted buildings of historical value towards tourism employment according to [Fig7] and based on the conditions and controls identified, [Table1] the most important indicators have been reached at several levels and constitute a knowledge base that can be invested and strengthened, as shown in Table2.

Table2: shows significant indicators from international experiences [Source: Author]

Indicators	Details
Cultural indicators	Promoting the heritage and historical importance of buildings Preserving the city's identity and symbolic, aesthetic and artistic values
Architectural indicators	Preserving the architectural style in terms of suitability of new use with building plans and functional elements. Preserving architectural elements without additions or distortions. Reshaping the interior spaces, by changing the pattern of movement between spaces as a result of modern functional need. Visually connect public spaces to the historic courtyard as in the ferry building. Preserving g historical and architectural character inside and out.
Structural indicators	Maintaining the construction system with maintenance, restoration, reinforcement or internal and external repairs depending on the condition of each building. Renovation of service systems to increase functional efficiency.
Economic indicators	Select tourist uses (cultural, commercial, residential) to attract international tourism. Cultural and social events and activities have strengthened the tourism aspect and increased economic returns. Support the country's economic structure.
Social indicators	Achieving the current and future needs of society. Develop and support a sense of belonging and social identity. Achieving community participation and interaction through humanitarian and artistic activities and events.
Urban indicators	Renovation and development included the area around the building, where land use values increased and supported adjacent functions and the region as a whole. The scope of the preservation was at the holistic (urban) level in the ferry building

while in the Victoria Baths and The Salamlik Palace the scope of preservation at the detailed (architectural) level was only.

There is a positive interaction of the building with the surrounding environment.

**Al-Qishla Building /Baghdad-Iraq** was elected as a local model for applying elements of the adaptive reuse process [Fig7] to it and to show the extent to which indicators from international experiences [Table2] match the case study, to determine the final conclusions.

Al-Qishla is a Turkish word taken from (Qishlag) meaning "Mashta." then the word " Al-Qishla " became a term, which is Infantry Barracks When you camp them out and don't go to war in winter, [Hmod,2021] take place Construction of Al-Qishla in the time of the Ottoman governor Namik Pasha 1851 with a rectangular area extending over the eastern bank of the Tigris River with One floor, then, during the time of the Ottoman governor, Medhat Pasha 1872 second floor was added to it. then the Clock Tower was built in the middle of the Interior of the Al-Qishla To wake up the soldiers in the morning, the tower. almost square and hollow, its height is 23m rests on a rectangular base. [General Antiquates Authority] The building has been occupied for a long time with various functions, led to many modifications, adding spaces to the building, dividing the ground floor and the first to offices, and building included to suit these functions. Al-Qishla has been reused in general 2013 for cultural and tourist purposes as a cultural complex. The methods of adaptive reuse consisted of rehabilitation, restoration, and maintenance where all internal dividers were removed and make the halls open and spacious used for display and identify their entrances, Exteriors have also been redesigned and reorganized by removing the sheds that cover the windows on the first floor, replace the cladding with bricks, close the windows on the ground floor and open small circular openings 50cm for ventilation. As for the interior facades, one of the stairs in it was removed, and built hallway overlooking the inner courtyard by removing walls and doors and replacing the accessory material with bricks. [Aksulu, 2021] As for the left side overlooking the Tigris River, as a result of the Floods, most of the buildings fell and when they were rebuilt, it was built in a different style to the original, using iron and bricks in the construction of the ceiling. [FIG11]

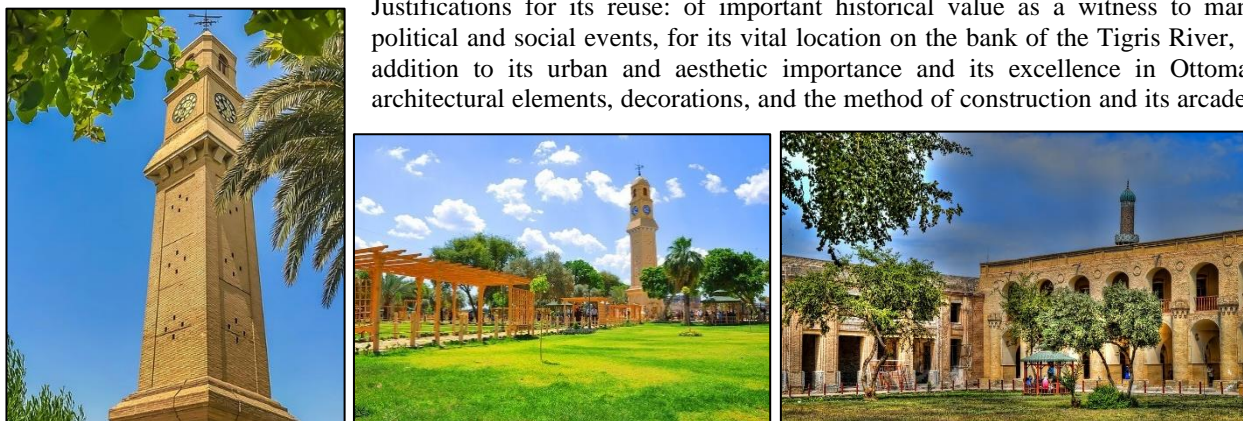


FIG26: Al Qishla Clock Tower, Baghdad, Iraq [from Wikipedia.com]

courtyards, and gardens, as well as the extensive possibilities of this building for the establishment of various tourism events there.

Al-Qishla has been reused as a cultural complex, with its most spaces are currently occupied by various functions, the most important of which is the museum to display heritage artifacts in a large hall, the library, and book stores, and the southern part occupies a cafeteria in a large hall, [Aksulu, 2021] as well as the exploitation of gardens for creative events and Literary and cultural sessions, personal exhibitions of artists and separate markets for the selling popular and handicraft products.

Although the local experience of adaptive reuse is in its early stages, the experience of Al-Qishla revived the building and the surrounding area of Al-Mutanabbi Street, and achieved the basic benefit in preserving the building and increasing tourist attractions, in addition to the economic and social benefits. [Hmod,2021]

According to the above, the local experience (Al-Qishla building) was compared with indicators from international

experiments, [Table2] and a statement of their compatibility as shown in Table3

Table3: shows the Application of international experiences indicators to the Al-Qishla building [Source: Author]

Indicators	Details
<b>Cultural indicators</b>	The adaptive Reuse of building with a cultural and social use preserve the building and its historical, architectural, and artistic value and enhance the local heritage personal identity.
<b>Architectural indicators</b>	Preserving the aesthetic values of the building of elements and heritage details. However, activities were focused around the clock tower in the central space and on the edge of the spaces, and its geographical location was not exploited for the river, where it was limited to visual bonding.
<b>Structural indicators</b>	Adaptive reuse methods consisted of rehabilitation, maintenance, and restoration work with the removal of all additions that do not correspond to the value of the historic building, the reorganization of spaces and internal and external facades, as well as equipping it with mechanical, electrical, and health services to increase the efficiency of the functional building. Except for some walls that were reconstructed with materials different from the original.
<b>Economic criteria</b>	The economic value is mainly the result of social and cultural activities and events with a simple commercial activity.
<b>Social indicators</b>	Enhancing the building's cultural and social importance through humanitarian and artistic activities and events represented by exhibitions, workshops, festivals, seminars, and other activities held within Al-Qishla, and the achievement of participation and community interaction.
<b>Urban indicators</b>	Its homogeneity with the historical surroundings and the revival of the urban heritage fabric of the surrounding area and meet their needs.

Through analysis and comparison with international experiences that the adaptive reuse of the historic al-Qishla building was carried out in accordance with the conditions and principles agreed with some problems and mistakes to be addressed as it is linked to historical, cultural, and social immaterial values and ideas as well as its urban and artistic values, we notice that the walls were pierced to install air conditioning, and the glass was painted in colors that do not suit the originality of the building and the use of materials different from the original Al-Qishla material such as ceramics in the floors and some walls have been reconstructed in different materials. In order to maintain the quality of the building and achieve the principle of making the most of the historical site and make it more enjoyable and popular to visitors, commercial activities should be increased and not limited to cultural social activities, and organize tourist services, establish movement paths, arrange exhibition areas and not focus them around the clock tower and edges of space, and take advantage of its location within the region and developing of the possibility of kinetic interconnection with the river as well as visual interconnection, as well as the interest in open green spaces as they provide greater community interaction, with the need to reuse local materials with traditional spirituality and the continuation of periodic maintenance work to preserve the building.

## CONCLUSION

Adaptive reuse is a vital process based on scientific methods that respect the foundations and standards set by international agreements and charters. According to the capabilities of the historical site, the optimal method is selected to produce projects consistent with its environment and architectural character. Therefore, the research reviewed the methods and standards and focused on a group of successful experiences of historical sites with weak tourist value. After their adaptive reuse, they achieved success in tourist attractions with greater economic returns due to the emphasis on the strengths concerning the technical and material aspect, the functional aspect, and the economic aspect, and making appropriate adjustments with the least possible harm, as well as the comprehensive vision of urban, historical and cultural values, technical and scientific aspects in addition to meeting the requirements of the times and the participation of specialists, academic, professional entities, and responsible authorities. While we find in the local experience that this concept still needs a lot of study and development, many

societal constraints and urban problems make adaptive reuse in its early stages, weakening the conservation process and thus failing the tourism development process.

The adaptive reuse of historical sites is an excellent architectural alternative to new construction, with many economic and social benefits and other benefits to the environment and society, and the tourism sector is the primary beneficiary of the adaptation process.

### Results

- All that is mentioned in international conventions and recommendations on adaptive reuse is to identify methods of use of historical monuments in proportion to their specificity and to ensure that they are permanently preserved.
- Adaptive reuse increases the benefit of the building. It preserves its structure, respects its artistic, historical, and architectural features, and does not affect it except, to a minimum, by the surrounding urban environment and achieves the needs of contemporary and future society.
- Reusing historical sites uses current resources, reducing adverse effects and maximizing gains, especially from tourism activities. They generate a positive image of the city and society and reflect its culture and identity, and it is beneficial for future generations by respecting their history and communicating with their past and heritage.
- The adaptive reuse of historical sites is not limited to preserving them but as an incentive for economic, social, urban, and tourism development, contributing to the revitalization and increase of tourist attractions and upgrading the cultural, social, and artistic aspects, achieving an excellent financial return for the state and ensuring the continuation of periodic maintenance of these sites.
- Museum use is the most common use of historical sites, which affects the transformation of most historical monuments into museums in the long term.
- Creating a new use of the site just because it is threatened with removal or for an investment financial purpose is not advisable. The process must follow general guidelines and land use plans, which are determined by the complete planning studies of the city, which are represented by the historical, architectural, construction, economic studies as well as studies related to interior design and complementary works of the archeologist.
- Low awareness of the importance of heritage and weak laws on its protection plays a significant role in destroying, abusing, and leaving historical sites untapped.
- The local experience in adaptive reuse is limited and needs to develop and rehabilitate specialized technical staff and spread awareness and knowledge in the community of the importance of heritage and the value of historical sites.

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