

Saida Urban Sustainable Development Strategy

Local Expert Team

Strategic Diagnosis Report

Cultural and Natural Heritage

Prepared by

Howayda Al-Harithy, PhD, Architect

Giulia Guadagnoli, Urban Planner

With contributions from:

Zarifi Haidar, Urban Designer

Joana Dabaj, Architect

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1.0 INTRODUCTION

This report is devoted to the strategic diagnosis of cultural and natural heritage, one of the six transversal issues generated at the end of the descriptive memory phase. The diagnosis departs from the descriptive memory report but proceeds within a cyclical process of reworking and reformulation of data and of positions as new material is collected or offered. The strategic diagnosis therefore involved great deal of collecting data, consulting with working groups, validating positions and revisiting initial readings.

Due to the absence of some critical data, the diagnosis process involved basic field work and conducting of surveys. There is no registry of historic buildings or archives, so basic documentation and plans of the old city and its monuments are missing. The available material is fragmented, uneven and not centralized. There is no record keeping of restorations works. There are also no surveys of residential neighborhoods or housing clusters that can serve as samples of the physical and socio-economic profile of the old city. The diagnosis conducted in this phase and recorded in this report will be followed by the strategic frame work. A key link between the diagnosis and the strategic framework is the vision for the city. The team conducting the strategic diagnosis therefore decided to adopt a vision from those articulated by the working groups to guide their diagnosis and to be tested. This methodology is intended to create linkages between the various phases on the USDS study and to anchor itself around a vision for the city formulated and reformulated through the process of consultation with the local community.

A strategic decision was taken in coordination with the other five transversal issues to focus but not limit the investigation of this transversal issue on the old city. Natural heritage sites are mapped but not studies in depth in this report. It is covered under the transversal issue of green and open space networks. Traditional crafts which are also integral to heritage are covered under the transversal issue of employment in traditional trades and industries.

2.0 PROBLEM DEFINITION/ANALYTIC READING

The descriptive memory report concluded that Saida is rich with cultural and natural heritage. Its built heritage is marked by archeological, architectural and urban artifacts that date from 4000 B.C till Modern times. Its landscape and natural heritage is marked by rural landscapes, ancient orchards, river corridors and springs. Saida is also rich with artistic and social practices that are integral to its heritage. These are marked by traditional trades and crafts such as fishing, farming and carpentry around which festivals, social and economic practices take place.

Saida's heritage however is largely neglected, threatened and underutilized. Its historic inner core has suffered deterioration due to high congestion, outdated infrastructure, aging housing stock, and migration of inhabitants. Despite recent efforts, Saida's rich heritage stock remains largely inaccessible and untapped as a cultural and economic resource. Many of its archeological sites are not open to the public and most of its monuments are not restored or adaptively re-used. Natural and landscape heritage sites are not recognized or

protected from environmental and human impact. The old city has limited access and is not well advertised or networked with tourist destinations. The infrastructure and the facilities are not adequate. This adds to the problem and does not allow for long stays in the city.

The city's traditional activities are still present and strongly associated with the history and character of the city but are threatened by lack of planning and financial support. Fishing has always been a core economic role from which the city takes its name since ancient times. Fishing is also at the core of social heritage. It has over the centuries established patterns of spatial, social, and regional networks and practices. Glass making, soap making and wood carpentry are also key practices that have either disappeared or sustained themselves over the centuries and have become integral to Saida's character and reputation along with the sweets Saida is so famous for. In addition, the city does not have a museum for its traditional crafts or artifacts. It does not have training programs or subsidies to sustain traditional crafts and integrate them into the local economy. Festivals around religious holidays and seasonal agricultural and fishing practices have disappeared or threatened by political tension and financial challenges.

It must be acknowledged however that since the rehabilitation of key monuments such as Khan Al-Franj and the rehabilitation and establishment of private museums such as the 'Audi Soap Museum, an increasing number of groups of students and tourists both local and international have visited Saida's historic core. All efforts remain within the old city, focused on single monuments, fragmented and diverse in their agendas and approaches to restoration and rehabilitation. They lack coordination and a greater strategic frame. There is a dire need at all levels from awareness campaigns, to protection measures, funding, upgrade of the infrastructure and urban environment, revitalization of traditional industries and trades, to a long term heritage management plan.

This reading and problematic of cultural and natural heritage will be investigated in this report towards recommendations to be developed in the strategic framework phase.

3.0 POSITION AND GUIDING VISION

3.1 Position

Heritage is acknowledged as a cultural asset, a source for the city's identity and a major economic resource, particularly in relation to tourism. The old city of Saida is recognized as a living heritage site. It is approached as a whole; as an urban historic entity to be upgraded through a comprehensive and multilayered urban conservation and rehabilitation scheme.

3.2 Guiding Vision

The consultative process with working groups generated a number of visions for the city of Saida that ranged from a vision anchored around Saida as a service center for the region to Saida as a major Mediterranean commercial port. Across all visions elaborated and proposed, there was a common reference to the old city as the "treasure"; the cultural core that embodies the city's collective memory and history that must be preserved and upgraded and that must open up to local visitors and tourists.

This vision for the old city will guide the analysis to follow in this report along multiple tracks: 1. Field survey and mapping, 2. Trends analysis, 3. Urban analysis, 4. Ownership analysis, 5. Heritage protection law and zoning, and 6. Tourism in Saida

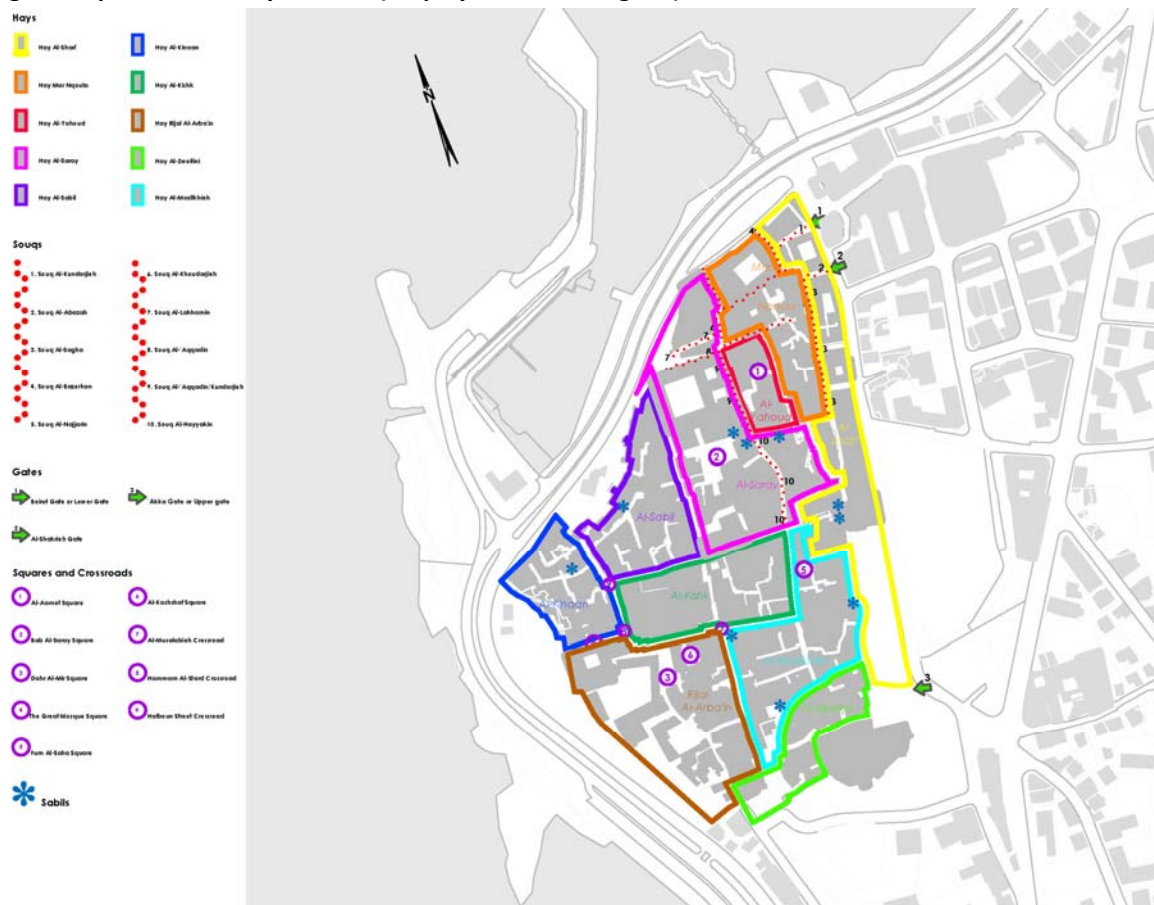
4.0 TRACKS OF INVESTIGATION AND ANALYSIS

4.1 Field Surveys and Mapping

4.1.1 Map of the Old City

The diagnosis work started with the creation of a map for the old city with the identification of its primary urban components including *hays*, *souqs*, gates, open spaces and major crossroads, and old *sabils*, since no digital or comprehensive map was available. This basic map (Fig. 1) is essential for this study to be aligned with the position taken, and for the old city is to be perceived as an historic fabric and an urban heritage site in its totality.

Fig. 1. Map of the Old City of Saida (Map by Giulia Guadagnoli)



4.1.2 List and Mapping of Monuments in the Old City

The diagnosis work also proceeded with an update of the list of monuments inside the old city that was initiated during the descriptive memory phase, which now includes sixty three monuments (Appendix 1). Accordingly, an update of the mapping of the monuments by type, condition, age and ownership (Figs. 2-5) was undertaken to form the basis of the diagnosis.

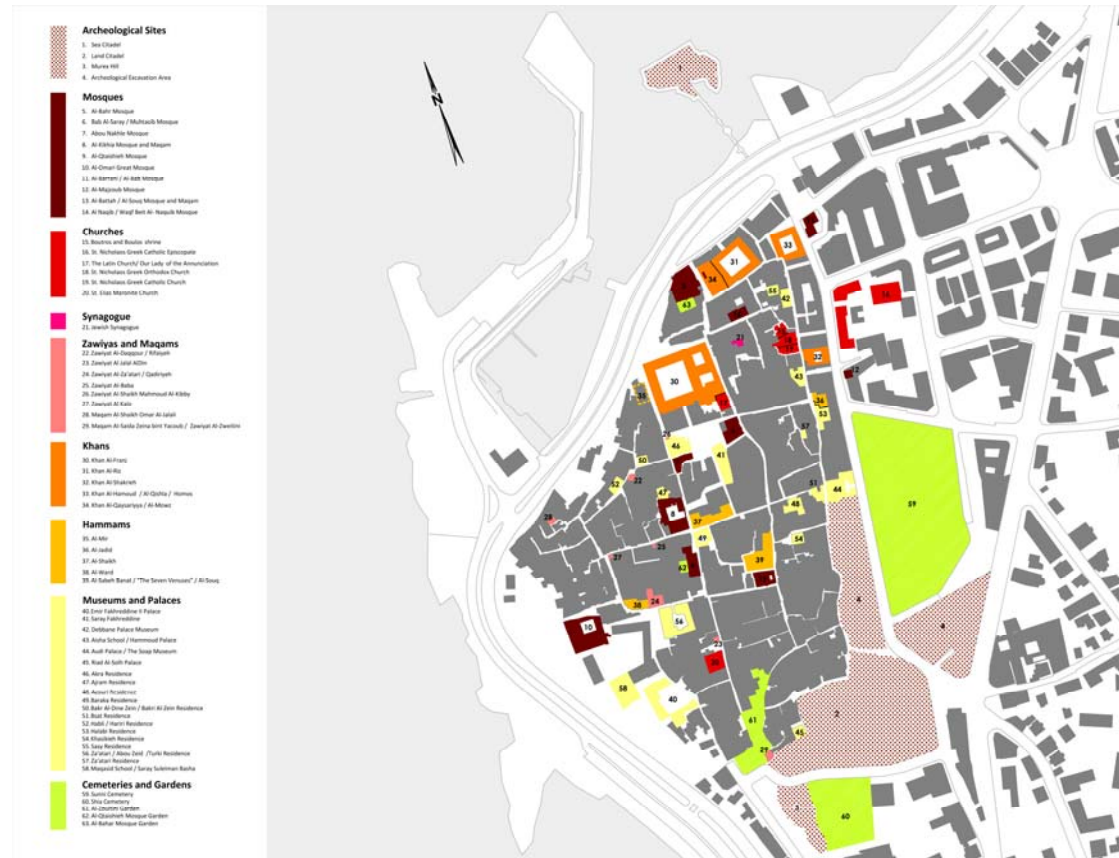
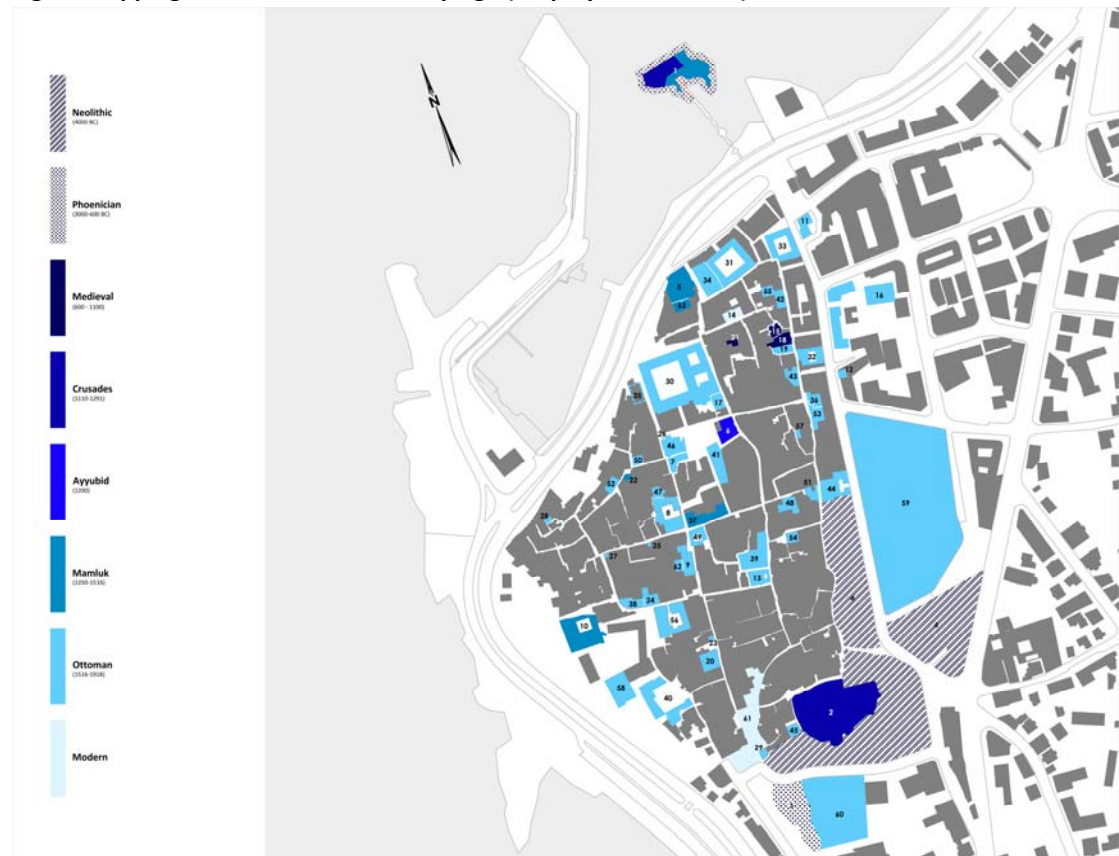
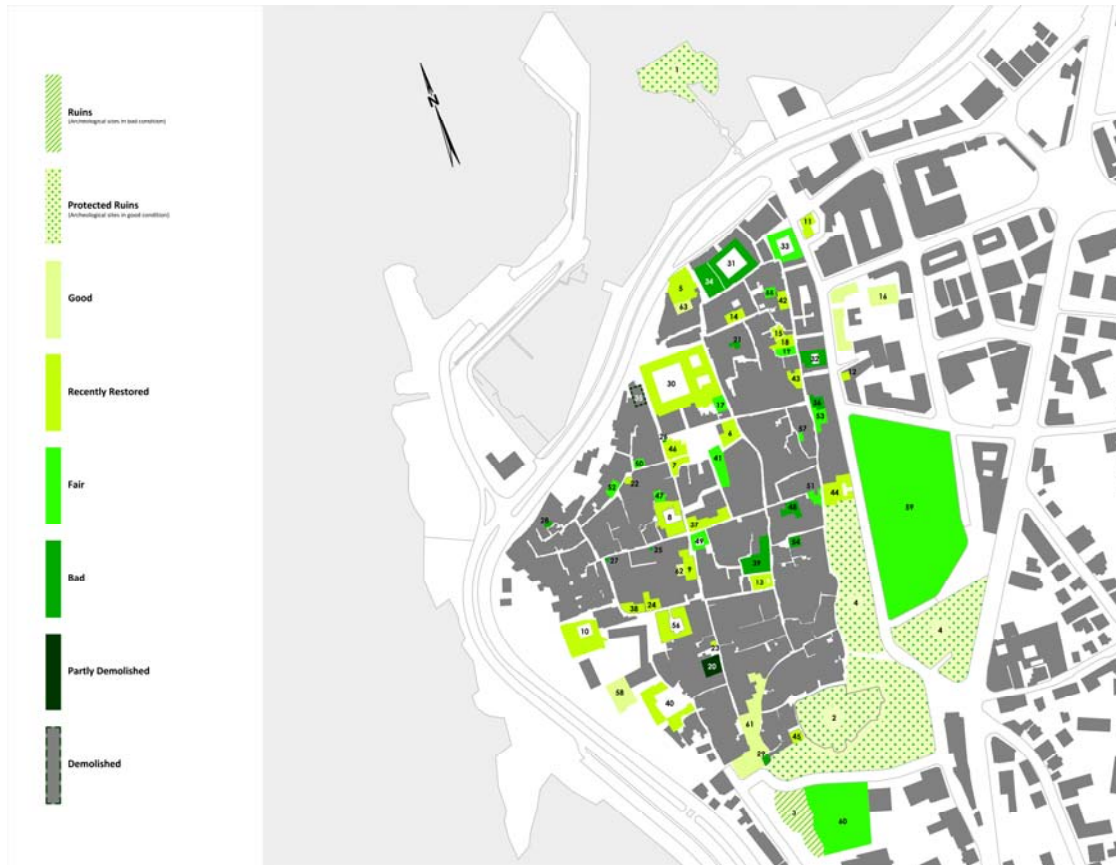
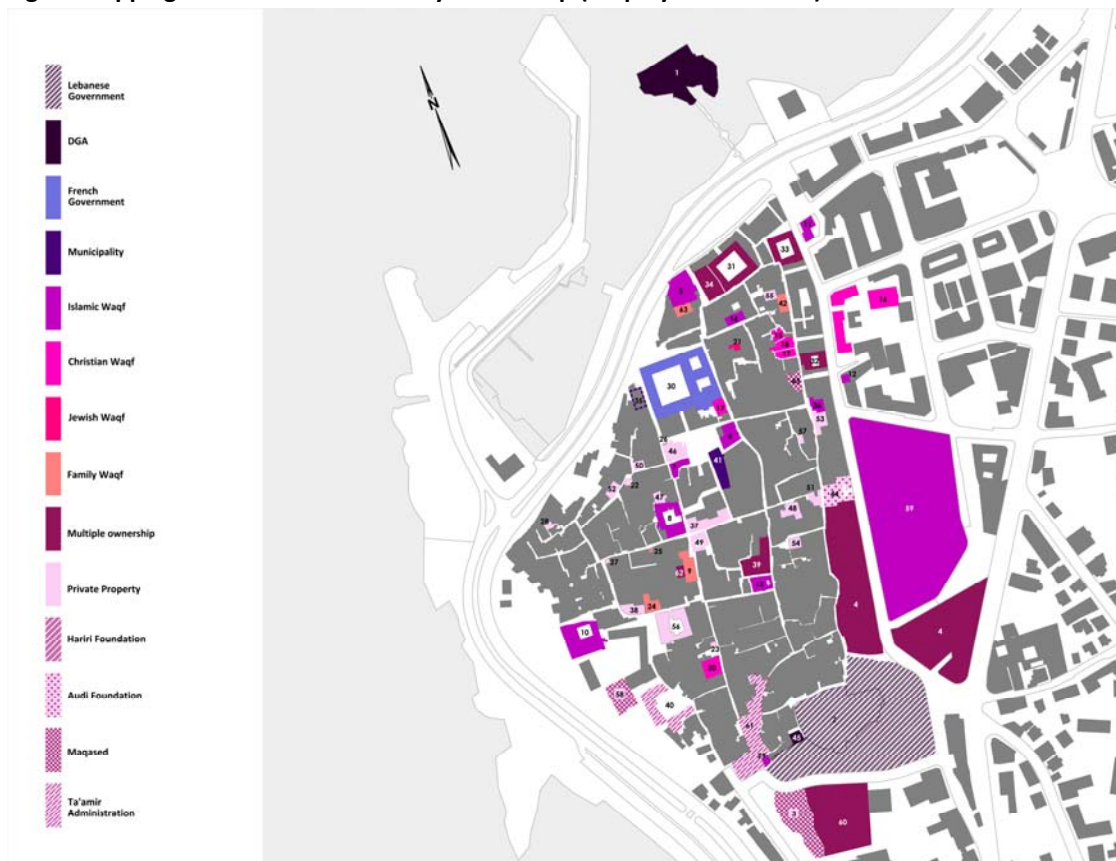
Fig. 2. Mapping of Saida Monuments by Type (Map by Zarifi Haidar)**Fig. 3. Mapping of Saida Monuments by Age (Map by Zarifi Haidar)**

Fig. 4. Mapping of Saida Monuments by Condition (Map by Zarifi Haidar)**Fig. 5. Mapping of Saida Monuments by Ownership (Map by Zarifi Haidar)**

Due to the absence of adequate and accurate mapping, the update required field visits and surveys that were aimed at the following:

1. Verifying and updating data collected from previous studies through site visits, observations and interviews with working group members and local experts. As a result a monographic record was created for each of the listed monument in the old city, such as the example of Khan Al-Qishla shown below.



2. Recording of unlisted landmarks and monuments inside the old city. Site visits revealed a large number of buildings with typological, architectural or historic significance that are not listed as monuments or landmarks. These were recorded and mapped onto the plan of the old city. An example is the Khaskiyeh Residence (#54) located in Furn Al-Saha Square and shown below.



3. Expanding the lists to include diversity of cultural and natural sites, buildings and open spaces, gardens and cemeteries as well as *sabils* and *maqams*. Available maps of Saida record only buildings that are listed as monuments, and vary in the number of monuments they include. Open spaces, such as the example of Bab Al-Saray Square shown below, gardens and religious sites are considered integral to the list of monuments produced by this study. Site visits with local experts such as Dr. Taleb Taleb and Mr. Ali Dali Balta enriched and expanded the list of monuments and heritage sites.

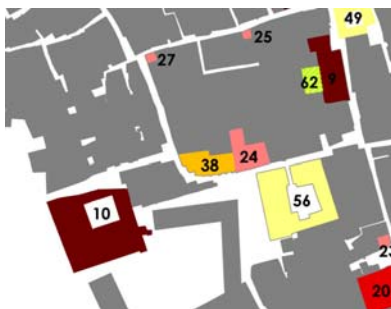


The mapping and analysis of monuments in the old city revealed the following:

1. There are listed monuments that remain un-restored and in dire need of immediate intervention. An example is *Dar Baraka* (former residence of Baraka family) shown below. It is a rare example of houses dating to the Mamluck period. Its condition represents the condition of many historic houses in Saida. The owners who inherited the building are multiple and not in agreement on how to proceed or who should invest or live in it. They do not have the means to restore or upgrade the building. The government does not offer financial support in the form of micro loans or subsidy programs.



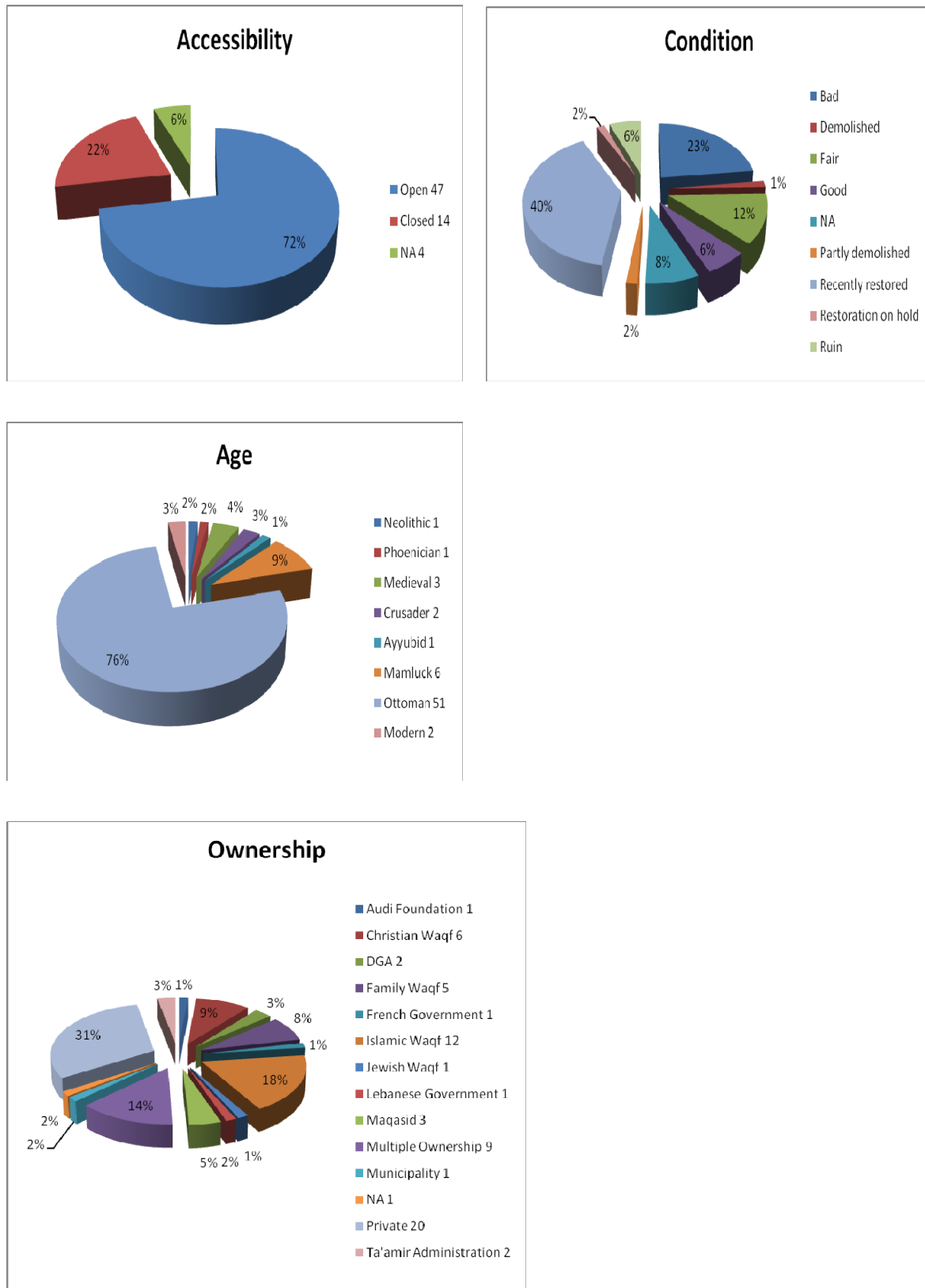
2. There are historic monuments that remain in private ownership but rented out. Those who use the monuments pay old and low rent and do not have the means for proper upkeep and restoration. Those who own them do not have the incentives to invest in the restoration or upgrade since the rent law protects the tenants/users who cannot be evicted. Ottoman monuments such Hammam Al-Shaikh and Hammam Al-Ward are such examples.



3. Chart. 1a-d summarizes the conditions of the sixty three monuments surveyed in the old city. They indicate the following:
 - The great majority of the monuments in the old city are accessible either on daily or occasional bases depending on their function. This is primarily because a great majority of them are religious monuments such as mosques and churches.
 - A good number has been restored recently (past 30 years) and is in good condition.
 - The great majority date to the Ottoman period, thus explaining the very Ottoman character of the city.
 - The ownership is diverse and complex. The majority is private and joint ownership, followed by waqfs of different sects and followed by government ownership. This

indicative of the complexity of any intervention and is strongly suggestive of a partnership for any future plans.

Chart 1a-d. Accessibility, condition, age and ownership of 63 monuments in the old city

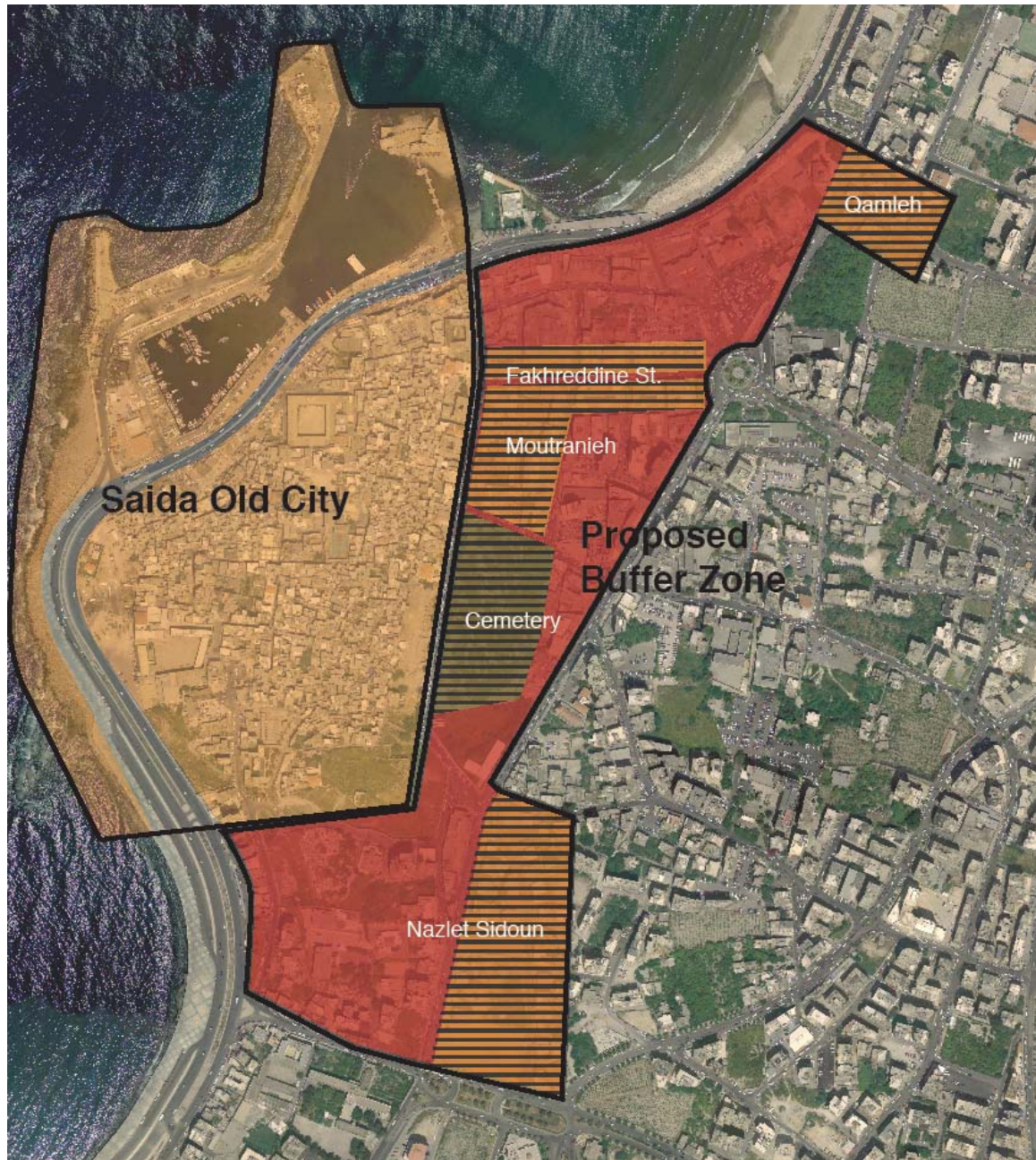


4.1.3 Mapping of Heritage Areas outside the Old City

Recording and mapping unlisted heritage areas outside the old city of Saida is intended to recognize the diversity of building types and ages that is not limited to the listed monuments dating from before 1750. As the city expanded beyond its medieval confines, building types and urban fabric dating to the 19th and 20th centuries reveal equally distinct historical layers and traces of the urban expansion of the city. Area such as the 19th century houses in Nazlet Sidoun, or the area developed by the *Moutranieh* (the Greek Catholic Episcopate) around the turn of the 20th century, or the neighborhood of Qamleh, the first residential area outside the medieval city, or the 1950s fabric and buildings along Fakhreddine Street (Fig. 6a-d). These are areas that constitute an expansion of the old city and form part of any buffer zone to be proposed as shown in the map below (Fig. 7). The map (Fig.7) is also drawn to propose that any reading or boundary of the old city should include the waterfront. This is to counter the rupture between the old city and the sea which was caused by the road.

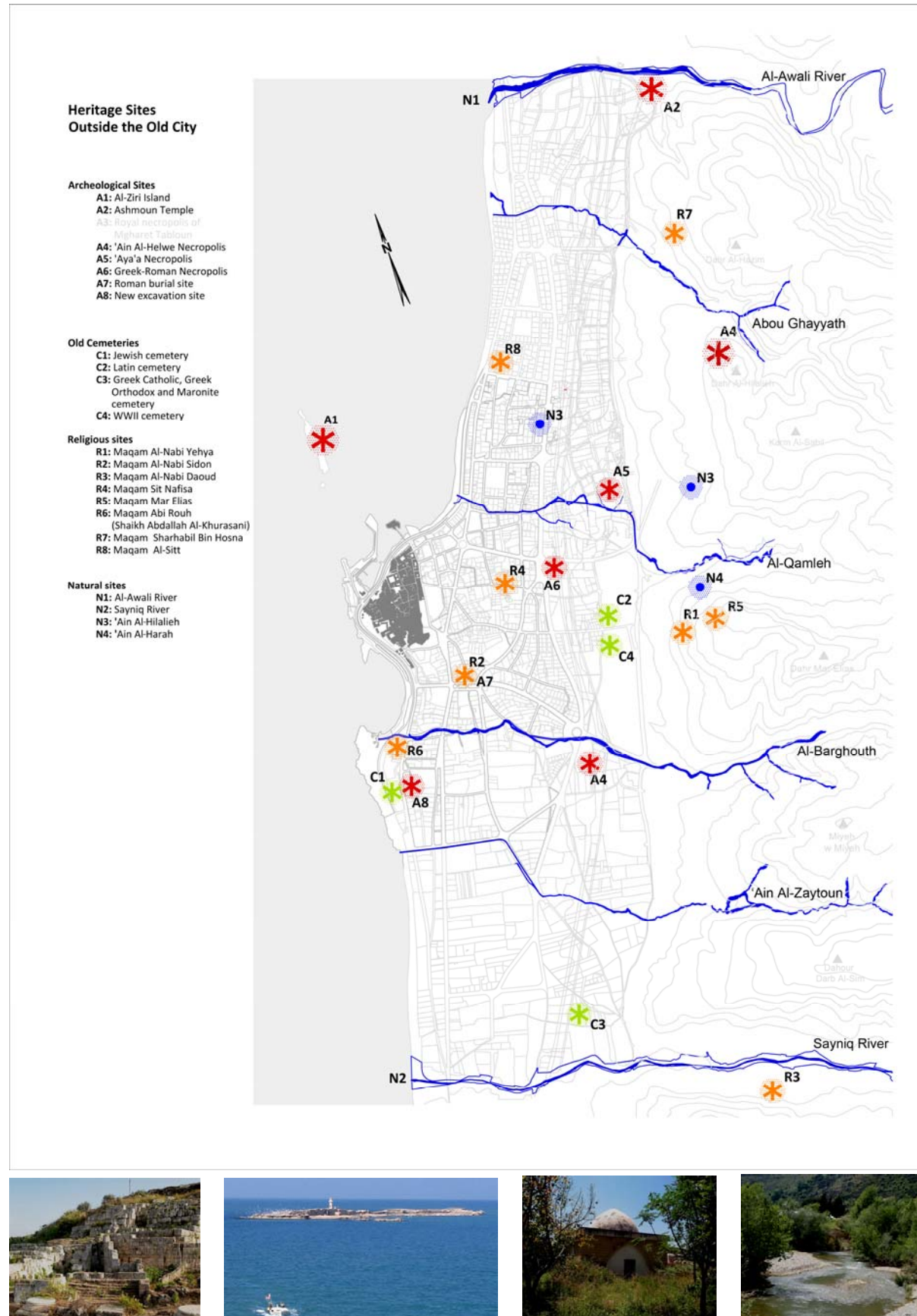
Fig. 6a-d. Heritage areas outside the old city



Fig. 7. Proposed reading of the old city to include the waterfront and proposed buffer zone

4.1.4 Recording unlisted heritage areas outside Municipal Saida

The surveying and listing of monuments was not confined to the old city. Sites outside the old city and outside municipal Saida were visited for verification and mapped as well. They are integral to any future vision or strategic plan to create a network of sites to attract local visitors and tourist to.

Fig. 8. Mapping of Heritage Sites outside the Old City (Map by Zarifi Haidar)

4.1.5 Findings of Field Surveys and Mapping

Lack of Information, surveys and documentation

1. There is lack of records, documentation and studies
2. Those that are available are not comprehensive and are not centralized
3. There is no complete list of monuments with their dates, patrons... etc. List had to be created from multiple sources. Still information is uneven and some details are missing.
4. There is no socio-economic survey of the old city. The CHUD project, which conducted studies on four of its five target cities, did not for Saida.
5. There is no architectural survey and documentation of monuments in term of plans, sections and elevations
6. There is no digital detailed plan of the old city with its quarters, street names, and landmarks. Many printed maps exist, but each is missing critical information.

Recommendations

1. Create a local registry for historic buildings with complete survey and documentation of all sites within and outside the old city
2. Establish criteria for listing buildings beyond the mere issue of age. The current practice is listing buildings that are older than 1750. Saida is rich with sites of significance dating to after 1750, and sites strongly connected to the history of the city and its collective memory.
3. Conduct a complete survey of sites of significance.
4. Conduct studies to be used for grant applications or publications
5. Design events to celebrate the city's heritage
6. Old city has to be treated as a single urban heritage site in its totality
7. A buffer zone has to be included in any urban conservation study or scheme

Challenge # 1

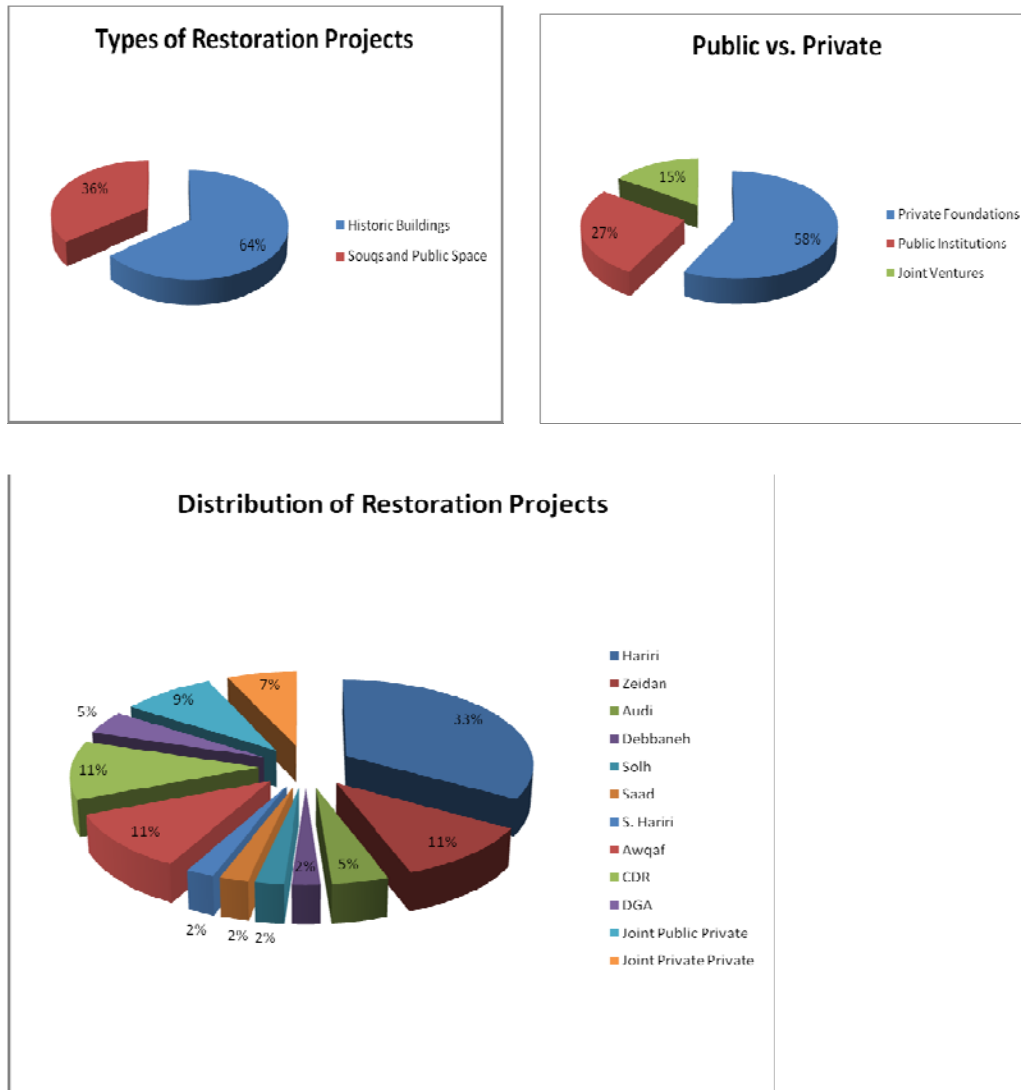
The city needs detailed and complete surveys, physical and socio-economic for any accurate assessment, planning or management to take place.

The establishment of an urban archiving center or historical registry is essential in answering to that challenge.

4.2 Trends Analysis

4.2.1 List of Restoration Projects and Findings

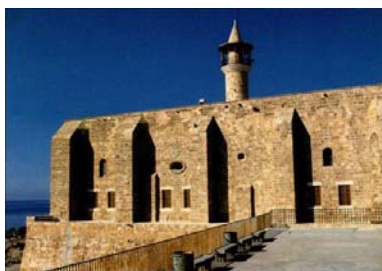
The first step for the trends analysis was the compilation of a list of restoration projects that took place in the old city during the past thirty years (See Appendix 2). The list reveals, as shown in Chart. 2a-c, the types of restoration projects, their distribution and the actors who initiated and sponsored them.

Chart 2a-c. Type and distribution of restoration projects in the old city

The analysis reveals three trends that unfolded chronologically in the past thirty years beginning in the early 1980s: Restoration projects by private foundations, restoration projects by public agencies, and restoration projects by private investors.

4.2.2 Trend # 1 Restoration Projects by Private Foundations 1982--

Hariri Foundation took the lead in the early 1980s with restoration projects that were part of the postwar reconstruction efforts led by Rafiq Hariri. But the trend was set in motion with the restoration of Al-Omari Mosque, shown below, which won the Aga Khan Award.



Dar Al-Awqaf Al-Islamieh followed with restoration projects of a number of mosques in the old city including the Bab Al-Saray Mosque shown below.



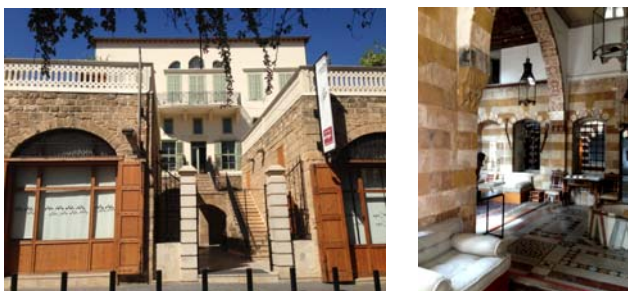
The trend gained enormous energy with the following restoration of Khan Al-Franj, shown below, in 1993 by the Hariri Foundation.



Between 1993 and 2000, the Hariri Foundation led the restoration of 14 projects which were diverse in nature and included mosques, monuments, souqs and open spaces. The list even included monuments owned by privates, such as Hammam Al-Shaikh shown below.

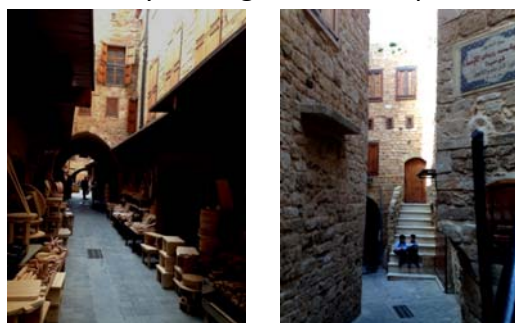


Other private foundations followed. 'Audi followed in 1996, Debbaneh in 1999, and Al-Solh Foundation in 2006. These however focused primarily on restoration of family properties that were adoptively reused into museums. The 'Audi Soap Museum and the Debbaneh Museum are shown below.



The Zeidan Foundation followed in 2008 but focused its efforts on public domain, particularly the major souqs of the old city including Souq Al-Najjarin shown below.

Such impressive efforts by the private foundations were not coordinated so to ensure consistency among restoration practices, neither they applied a comprehensive strategy.



4.2.3 Trend # 2 Restoration Projects under CHUD (Cultural Heritage and Urban Development Project /CDR) beginning 2004

CHUD was launched in 2003 by the World Bank (52.4%) with contributions from France (18.3%), Italy (16.6%) and the Lebanese Government. Initially a five year project for five cities in Lebanon (2004-2009), it was extended till 2017 (WB 48%, IFD 35.4% and Italy 11%). The Saida component is funded by the World Bank and Italy. The objective is three fold:

1. historic city rehabilitation (\$87.41 million),
2. conservation of archeological sites (\$19,79 million)
3. institutional reinforcement (7,95 millions).

Nonetheless, Saida had a different treatment from the four other cities in two respects:

1. It joined the group of cities at a late stage so no preliminary studies were conducted, missing the opportunity to collect updates baseline data as done in the other 4 cities. The study of Dar al-Omran dating 2000 was taken as a base.
2. The scope of work of CHUD intervention in Saida did not address the legal framework for buildings in the historic city, as in three of the five cities. So, no building code proposed for Saida.

CDR / World Bank projects do not tackle private property. They are restricted to the public domain. The below list of projects indicate the CDR's active role is allocating funds through partners, beyond the loan of five million dollars from the World Bank.

	Project	Year	Ownership	Funding	Funding amount
41	Souqs, squares and trail	2003-04	Public	CDR / CHUD / World Bank	\$5,000,000
42	Land Citadel	2013--	DGA	CDR / CHUD Italian Government	\$800,000 with Tripoli's
43	Waterfront	Pending funds	Municipality	CDR / Saad Hariri	\$3,000,000
44	Khan Al-Qishla	Pending study	Ministry of Finance	CDR / Italian Government	\$3,500,000
45	Museum of Saida	Pending study	DGA	Kuwaiti Fund + Lebanese Gov. coordinated by CDR	\$8,000,000

4.2.4 Trend # 3 Private Investment Adoptive Re-use Projects

Private investors began a trend of restoring and converting historic houses into boutique hotels in 2003. The two examples that are recent are on the periphery of the old city. Yaqoub Hotel is in the Moutraniyeh block adjacent to the old city and Al-Qala'a hotel is on the seaside of the old city. This remains a small trend and is not expected to expand if tourism does not improve and flourish.



4.2.5 Findings of Trends Analysis

1. Private restoration projects indicate a very active civil society with major foundations dedicating time and funding for the rehabilitation of monuments (Hariri), the adoptive reuse of family houses into museums ('Audi, Debbaneh and Al-Solh) and major souqs (Zeidan).
2. Public restoration works are lagging behind and are limited to infrastructure and public spaces.
3. There are successful collaborations such as the collaboration to rehabilitate Haret 'Audi, but in general there is a lack of coordination and an absence of a comprehensive plan or strategy.
4. The majority of the urban fabric, which is the residential neighborhoods, remains under threat and in bad condition.

Challenge # 2

The great majority of the urban fabric in the old city is residential neighborhoods but restoration projects focus on monuments and public spaces. The historic housing stock is therefore a most challenging aspect if the city is to be conceived as a single living heritage site in any comprehensive rehabilitation scheme.

*Note on approaches to meeting the challenge

Catalyst Strategy

- The trends analysis showed that monuments and buildings of historic and/or architectural value are being restored. Rehabilitation of historic monuments contributes greatly to economic development and community revitalization. This is important as "catalyst strategy." In England, rehabilitation and adoptive reuse of

major historic buildings to serve as festival markets made them catalysts for other projects as owners of properties are encouraged to rehabilitate their own buildings. But it also carries risks that need to be minimized. Restoration requirements can impede affordable housing production and displace area residents. In Saida there has been a healthy trend for restoration but has not impacted the residential quarters in either direction. A guided and critical intervention at this point is possible and imperative.

Urban Conservation Area Strategy

- Designating the old city as an historic / urban conservation area
- Restoration and rehabilitation of both individual monuments and residential neighborhoods should be done through a comprehensive and integrated approach to planning in historic areas. Saida's old city should be considered as a single conservation/rehabilitation area. Participation of inhabitants is essential. Their contribution, where possible, is also essential to a successful partnership between public and private, local and international financial scheme that funds the conservation project.

4.3. Urban Analysis

4.3.1 Condition of the Old City

The urban analysis of the old city approached the city as a single physical and entity and urban heritage site, and analyzed its primary components and spatial conditions. The primary departure acknowledges the following points:

- The old city is well preserved and remains pedestrian.
- It was spared modern planning of roads through the historic core that many cities suffered (Fig. 9a-b)

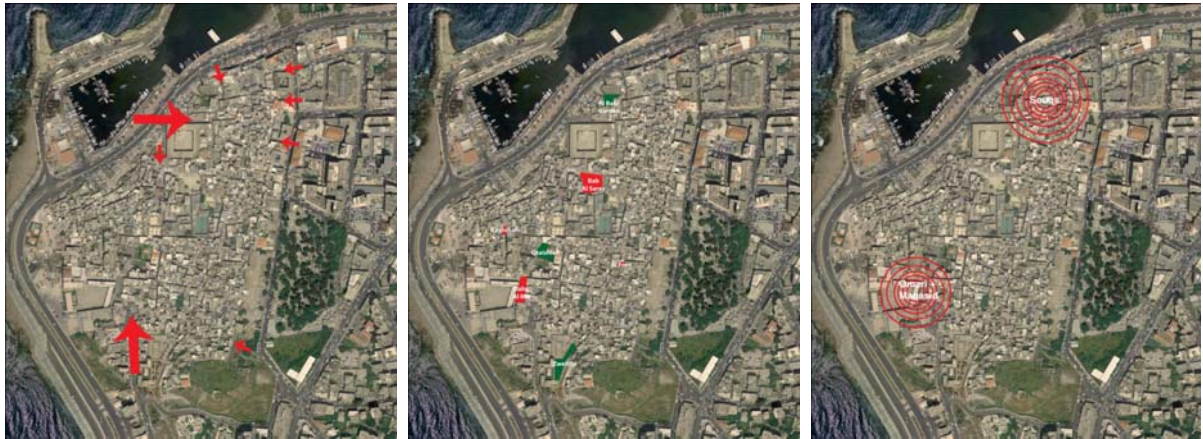
Fig. 9a-b. Aerial photographs of 1915 and 2007 showing the persistence of the medieval fabric of the old city



4.3.2 Analysis of Accessibility, Open Spaces and Active Zones (Fig. 10a-c)

- It is a dense fabric with limited area of open spaces.
- It has limited access centered around the northeastern corner and the southwestern corner where the two nodes are located.
- There are two active nodes: one is the souqs and the other is the Omari/Maqasid node.

Fig. 10a-c. Analysis of accessibility, open spaces and active zones



4.3.3 Relationship to the Sea and surroundings (Fig. 11a-b)

- The old city is disconnected from the port after the Sea road was laid out.
- It exists in isolation from all surrounding areas
- Spatial connections and entry points are limited due to walled areas, road and topographic conditions

Fig. 11a-b. Condition of rupture and disconnectedness



4.3.4 Findings of Urban Analysis

Synthesis of the existing condition (Fig. 12)

- Limited accessibility
- Few entry points
- Rupture from the Sea Front

- Rupture from surrounding areas
- Limited areas of open spaces
- No active links
- Active zones limited to Souqs and Al-Maqasid
- Inactive southern edge

Fig. 12. Synthesis of the spatial conditions

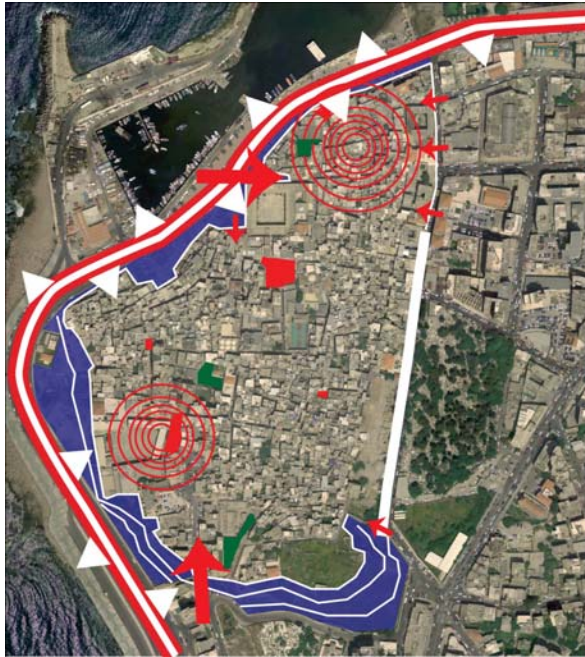
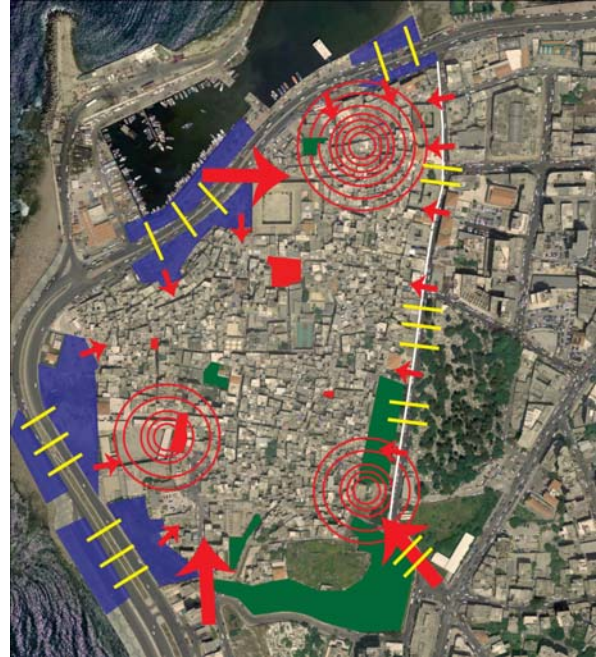


Fig. 13. Proposed condition

**Proposed condition (Fig. 13)**

- Increase accessibility
- Multiply entry points
- Stitch across to the Sea
- Stitch across to surrounding areas
- Increase areas of open spaces
- Use them as active links
- Create additional active zones
- Activate the southern edge of the city

Challenge # 3

The old city suffers from a condition of isolation: physical, social and economic. Spatial and institutional linkages as well as socio-economic revitalization programs should be part of any urban conservation and rehabilitation scheme.

4.4 Ownership Analysis

4.4.1 List and Mapping of Ownership in the Old City

The Municipality's list of ownership by plots was the source for the map below (Fig. 14). It analyzed to offer a picture of distribution of ownership and potential for intervention.

Fig. 14. Mapping of ownership in the old city



The distribution of ownership and occupancy in the old city of Saida is consistent with the commonly found pattern in historic city cores. It is shown in Chart 3a-d and 3a-e, and compared to another medieval historic core in Tripoli, Lebanon.

Chart 3a-d. Ownership in the old city of Saida compared to that in Tripoli

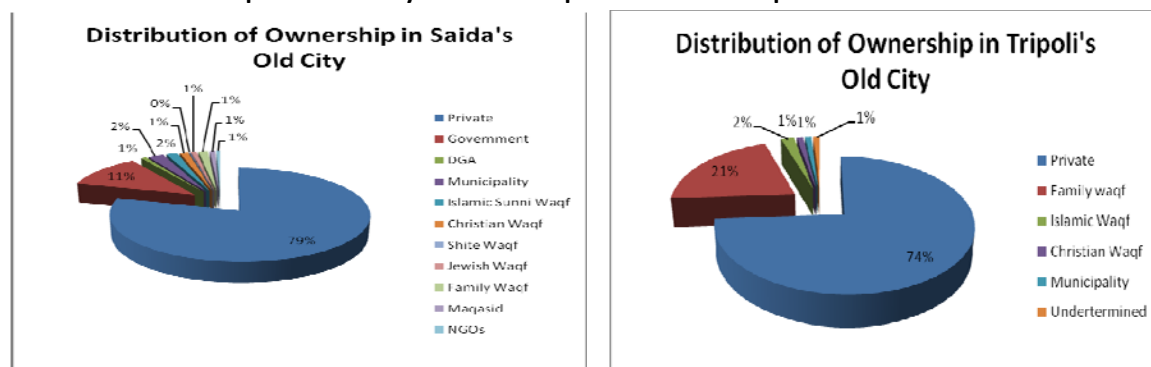
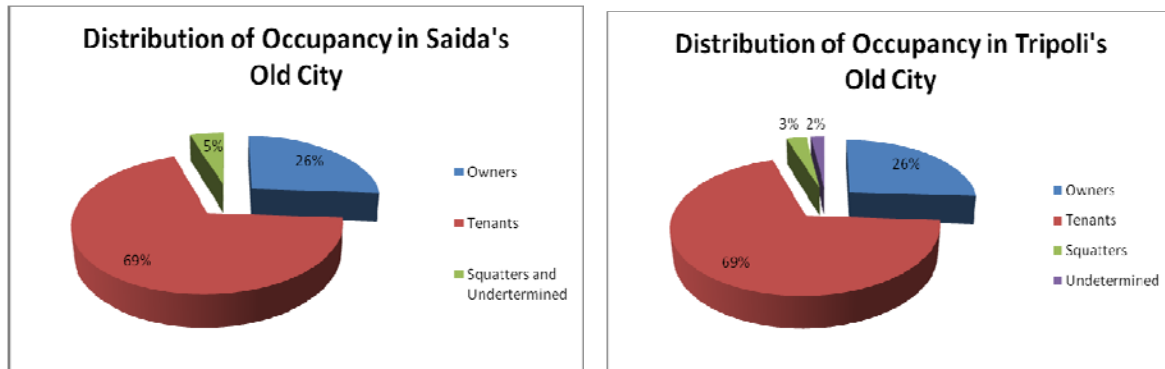


Chart 3a-e. Occupancy pattern in the old city of Saida compared to that in Tripoli

4.4.2 Socio-economic Profile of Residents

Regarding the socio-economic status of the Old City residents, the following list refers to data provided in the 2005 study by Dr. Nasser Yasine, and compares them, when applicable, with those in the 2011 study by the Hariri Foundation:

- 2500 housing units to 2,795
- 13,000 inhabitants to 16,500
- 5.5 person per household to 6.10
- 53% Lebanese
- 26% owners to 28.5%
- 69% tenants to 57%
- 97% primary residence, to 92.5% been there for over 10 years and 68% born there (Hariri Foundation)
- Up to 20 owners per unit (14,000 owners estimated from Municipal ownership list)
- 35% unemployment among males 15-65 of age
- Only 10% of the women work
- 20% of the total employees of the port including the fisherman

Other sources provided the following additional information:

- Average income is 200 dollars a month (estimation based on accounts from multiple sources)
- Rent in the old city averages 40,000 L.L. per month for a 2 bedroom house of 100m² (estimation provided by Municipal staff)

In addition, and according to Mr. Khidr Badih, when an owner passes away, the inheritors do not process the paperwork to transfer the property to the many new owners because of the high fees.

According to Dr. Hakawati of the Municipality of Saida, the number of restoration permits is under ten a year, meaning that restoration works are unaffordable by residents, for both owners and tenants, while much works are done informally and illegally.

Challenge # 4

When combined with challenge # 2, we have the most difficult challenge for urban rehabilitation in Saida: to restore housing stock and to keep the residents at the same time! Given the socio-economic profile of residents in the old city, affordable restoration alternatives and financial support mechanisms are critical.

***Note on restoring housing stock**

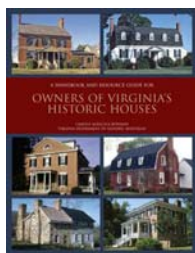
Urban conservation experts and practitioners are working more and more with flexible means so to achieve rehabilitation while minimizing risks such as displacement of people or mitigating other negative consequences. These tools include tax credit, flexible building codes, and a tiered system of designation for historic buildings to help with affordability. There are examples to learn from and to bench mark with, while ultimately designing a system fitting to the local conditions.

1. Virginia Department of Historic Resources/USA

Through the federal and state rehabilitation tax credit programs, property owners are given substantial incentives for private investment in preservation, resulting in enormous advantages to the public. Both the federal and state tax credit programs are administered in Virginia through the Department of Historic Resources. State tax credits are available for owner-occupied, as well as income-producing buildings.

A study conducted in 2007 (and updated in 2010) concluded that since the state tax credit program's inception in 1997, it has spurred private investment of approximately \$1.5 billion in the rehabilitation of more than 1,200 landmark buildings. This investment in turn has generated an economic impact of nearly \$1.6 billion in the Commonwealth and created more than 10,700 jobs and \$444 million in associated wages and salaries

(Source: http://www.dhr.virginia.gov/tax_credits/tax_credit.htm)

**2. Shibam / Yemen**

Shibam is a world heritage site located in the South eastern part of Yemen. In 2000, a joint Yemeni-German development project undertook a comprehensive program for development and conservation in the city. An economic framework was agreed upon with the government of Yemen and the Social Fund for Development of Yemen (mostly funded by World Bank). The framework involved providing house residents (regardless of ownership) with a direct subsidy to restore their home. The logic of the grant system was to offset the economic burden imposed on the residents by the historical designation of the

city in terms of denial of development rights and higher restoration costs imposed by the State on the residents, thus creating an indirect tax on them. (courtesy of O. A. Hallaj)



4.5 Heritage Protection Law and Zoning

4.5.1 Heritage Protection Law

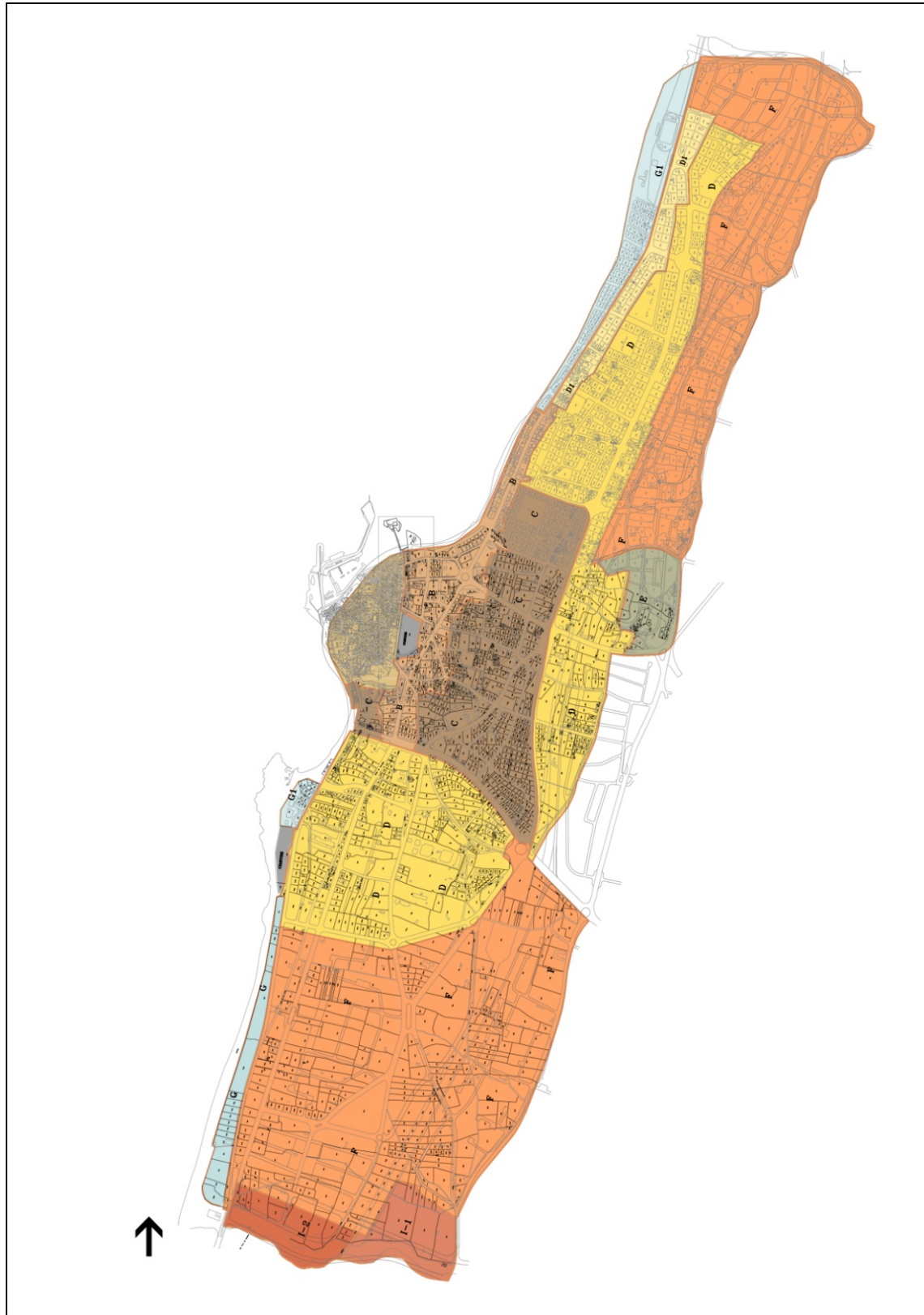
As mentioned in the descriptive memory report, the law that regulates heritage protection in Lebanon is the 1933 Antiquities Law (Decree-Law n° 166/33). This law is designed for individual historic monuments and does facilitate for the protection of the built fabric. It was reinforced by the Decree-Law 37/2008 to apply a more inclusive definition of heritage. Article 2 of this law enables the classification and the protection of historic rural and urban areas as well as groups of buildings as built heritage.

It is important to reiterate that the laws do not go beyond classification to specify planning tools for actual safeguarding measures. Reform is therefore necessary to address all scales of planning, intervention and management of heritage.

4.5.2 Land Zone Classification for the City of SAIDA

The zoning for the city of Saida (Fig. 15) is based on the Decree No 6552 Dating to 21-03-1995 and regulates the following:

1. The old city is Zone A (Archeology, residential and commercial)
2. Reparcelation is not allowed except for improving the lot to become 200m²
3. Building lots:
 - Max area 200m², Max front 12, Min depth 12
 - Max coefficient surface exploitation: 60%
 - Max coefficient of general exploitation: 1.8%
 - Number of floors: 3
 - Max height except for stairs, water tanks...etc: 13.5 m

Fig. 15. Zoning in Saida of 1995

The fact that the old city is one zone and particularly zone A protected it from uncontrolled building and rebuilding. It is however too restrictive for future planning and strategic

interventions. It does not allow for a building by building approach with specific tools and design for each urban component.

Combined with the heritage law and its shortcomings, this needs to be addressed and changed for any future plans for the old city to address physical and socio-economic rehabilitation.

Challenge # 5

Planning regulations are restrictive and implementation tools and strategies are missing. To adopt a comprehensive approach, regulatory reforms are needed.

***A note on creating a regulatory framework**

The existing legal and administrative framework for historic area conservation does not exist in Lebanon. Even where it exists, in other countries, it remains largely prohibitory rather than constructive while implementation and management requirements remain largely unenforced. A comprehensive urban conservation scheme has to be designed for the old city and has to be inclusive of financing, implementation and management.

4.6 Tourism in Saida

4.6.1 The Representation of Saida and its Old City

There are three maps for the old city of Saida. The three maps are:

1. The map produced by the Hariri Foundation and distributed as part of a tourist guide book (Fig. 17)
2. The map produced by the 'Audi Foundation (Fig. 18)
3. The official map produced by the Ministry of Tourism as part of a small brochure (Fig. 19)

The comparative analysis summarized in Table 1 reveals difference from the basic level of the selection of monuments mapped to the level of historic and cultural diversity the selected monuments represent.

The review and comparative analysis of tourist maps of Saida reveals conclusions that are consistent with the conclusions of the trends analysis. There is diversity and inconsistency on how to represent the city through the tourist map. This is again due to the lack of surveys, of a central local authority (such as a historic registry or conservation office within the municipality), and of coordination.

Fig. 16. Map of Old Saida / Hariri Foundation

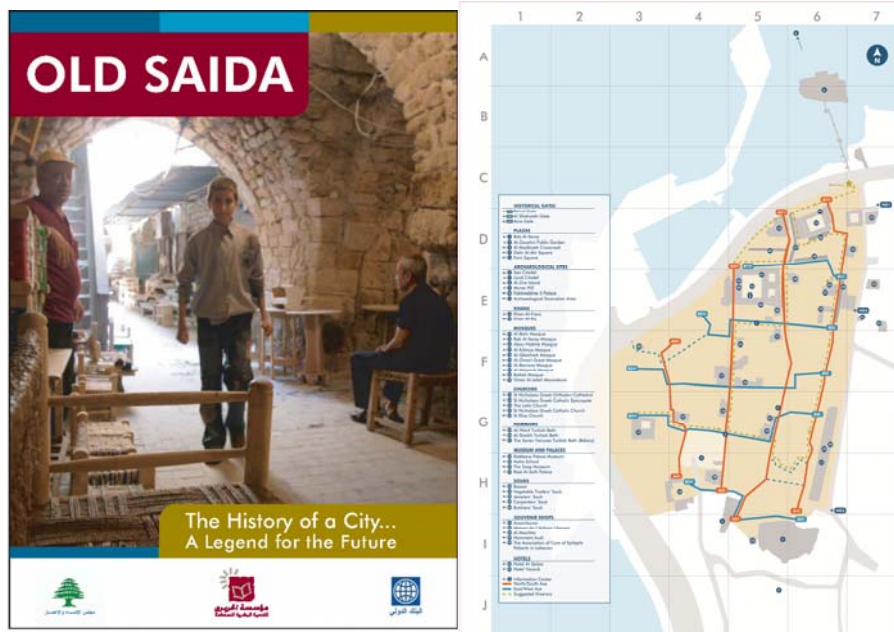


Fig. 17. Map of Old Saida / 'Audi Foundation



Fig. 18. Map of Old Saida / Ministry of Tourism

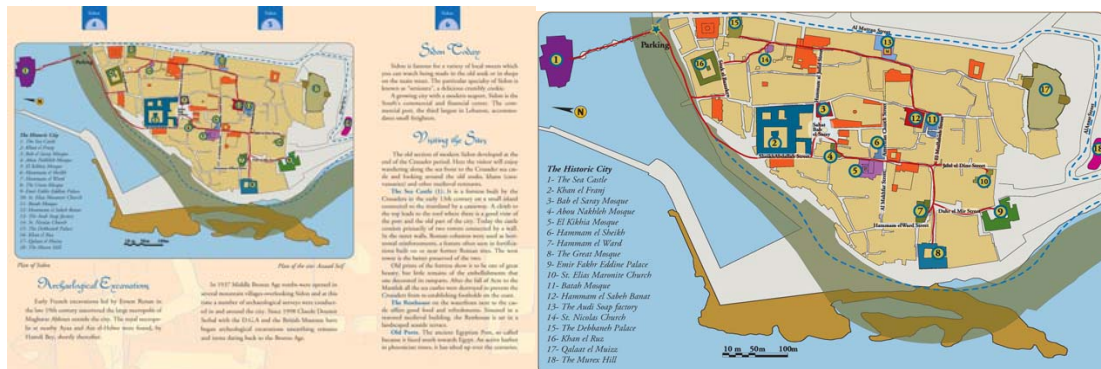


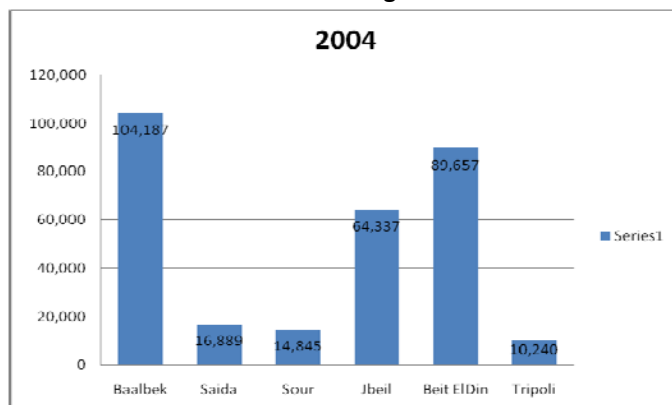
Table. 1. Comparative table of the three maps of the old city

Author	Hariri Foundation Digital	'Audi Foundation	Ministry of Tourism
Background	Shows only monuments' surfaces, no details of the urban texture;	Shows monuments' surfaces and a detailed road grid reflecting the richness of urban texture;	Shows monuments' surfaces and part of the road grid excluding several dead end ramifications; it is part of a brochure whose text mentions 7 sites not marked on the map;
List of Sites and Legend	47 sites Legend is categorized and consistent with the content of the map;	56 sites Legend is categorized and consistent with the content of the map;	18 sites Legend is not categorized and it is consistent with the content of the map only regarding numerical codes, while there is no mention of the different hatch colors used in the map, and of several unidentifiable sites highlighted by color but not identified by numerical codes;
Suggested Itinerary and other information	Suggested itinerary including accesses, exits and multiple options;	Suggested itinerary along one closed circuit; Indication of car travelling directions along the perimeter: misrepresented in the case of the Corniche and of Al-Shakrieh Street;	Indication of a Parking; A red line seems to indicate a suggested itinerary but it is not explained as such anywhere;
Sites not mentioned elsewhere	Gates (3), Souvenir Shops (5), Hotels (2), Tourist Information Centre; Souq Al-Bazerkan; Souq Al-Khoudarjeh; Souq Al-Najjarin; Souq Al-Lahhamin; Al-Musalabieh Crossroad; Ziri Island; Archaeol. Excav. Area;	All included in Hariri Foundation Print Out: Haret Al-Masbanat; Haret Al-Yahoud; water front; entrance of Souq Al-Sagha;	The Rest House, Old Ports, and outside the Old City the Sidon Necropolis (all in the text not in the map);
Missing sites mentioned elsewhere	Zawiyas (except for Maqam Al-Shaikh Omar Al-alali included among Mosques), Coffe Shops; sites which are not located on main road axes: eg. Zawiyas and Synagogue; at least 8 Palaces/Residences, 4 Khans; 2 Hammams; Al Naqib Mosque; Sahat Al Jami'; Sahat Al Kashshaf; Haret Al-Masbanat; Haret Al-Yahoud; waterfront; entrance of Souq Al-Sagha;	Musalabieh Crossroad; Ziri Island; Archaeol. Excav. Area; Murex Hill; Souqs; Haret Al - Masbanat; Haret Al-Yahoud; waterfront; entrance of Souq Al-Sagha;	Haret Al-Masbanat; Haret Al-Yahoud; waterfront; entrance of Souq Al-Sagha
Symbols and codes	Punctual, Linear, Hatch, Numerical, Alphabetical codes;	Linear, Hatch, Numerical codes;	Numerical codes; linear and hatch present on the map are not addressed in the legend;

Toponymy	English translation is adopted in many cases when it is not necessary for understanding, while hampering asking directions from locals; <u>Differing names</u> : The Seven Venuses Turkish Bath (Bakery); Debbaneh Palace Museum, Aisha School, The Soap Museum, Bazaar;	Arabic; <u>Differing names</u> : Haret 'Audi – Mathaf Al Saboun;	English translation is adopted in few cases when it is not necessary for understanding, while hampering asking directions from locals; <u>Differing names</u> : Saint Nicolas Church; 'Audi Soap Factory; Land Citadel/Saint Louis Castle is here named as Qalaat El Muizz;
Orientation	Map Grid Coordinates and linear identification of N-S and E-W road axes help locating sites and Keeping orientation within the interior if the thick fabric;	-	-
Scale	Not marked; slightly smaller scale than Hariri Foundation Print Out	Not marked; ca. same as Hariri Foundation Print Out	Graphic scale A4 : 1 : 5000 (might not take into account the paper size)
Portraying the city	The variety of typologies of sites listed reflects the morphological diversity of the city from a touristic point of view, though ignoring the toponymy of haras; it reflects the historical presence of Muslim Sunnis and Christians of all confessions, while excluding that of Jews;	The variety of typologies of sites listed respects the morphological diversity of the city; it includes one hara, Haret Audi which might be a recent invention; it reflects the historical presence of Muslims (including Shia) and Christians of all confessions, and the historical presence of Jews; it also categorizes Mosques, Churches and the Synagogue under the universal category of Places of Worship;	The variety of typologies of sites listed respects to a limited extent the morphological diversity of the city, while ignoring a considerable number of sites; it reflects the historical presence of Muslim Sunnis and Christians, while highlighting the presence of Maronites, and leaving unmentioned the presence of both Greek Catholic (mentioned in the text) and Greek Orthodox;

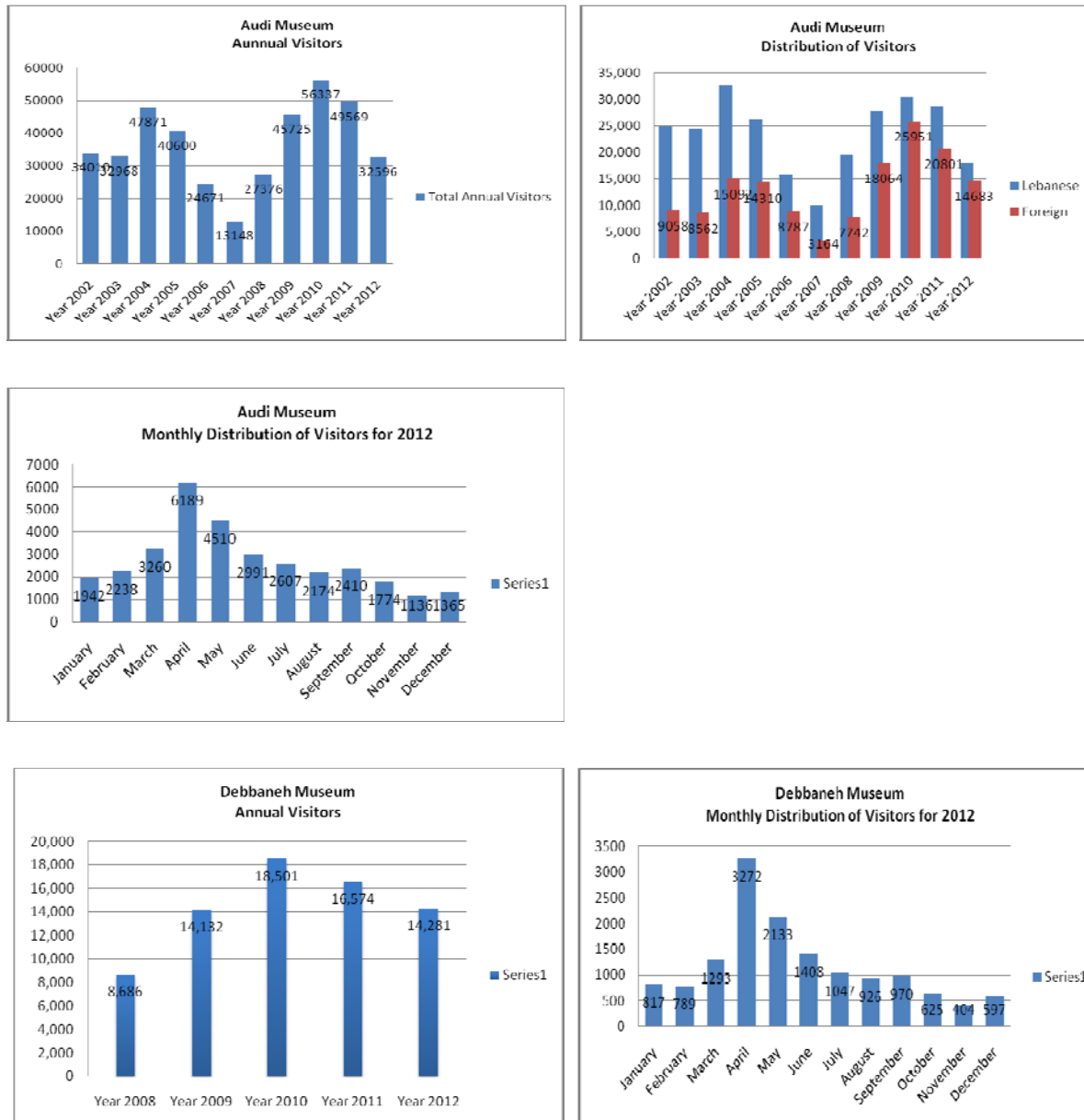
It is important for the assessment of the tourism sector in Saida to comparatively place the city in relation to other cities in Lebanon. Available data from 2004 places Saida forth in relation to six cities in Lebanon (Chart 4).

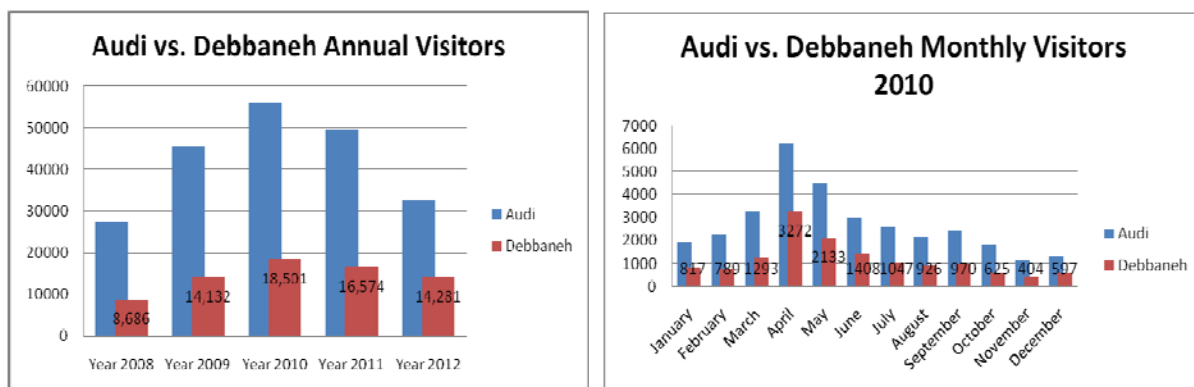
Chart 4. Number of tourists visiting Lebanese cities in 2004



Based on the data collected, the 'Audi Soap Museum keeps the best record of visitors per day, month and year as well as their nationality. According to the numbers collected from the 'Audi Museum, the Debbaneh Museum and the Sea Citadel, the 'Audi Museum is the most visited site by school children and visitors, both local and foreign. The charts below (Chart 5a-g) indicate the numbers for both the Audi and the Debbaneh Museums and also comparatively across each other.

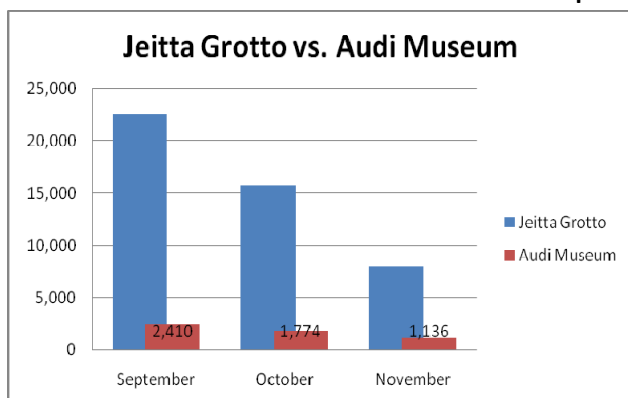
Chart 5a-g. Numbers of visitors to 'Audi Soap Museum as compared to Debbaneh Museum





But even with the numbers shown for the 'Audi Museum, the number of visitors of Saida remains very low when compared to other sites in Lebanon. The target should be set high so as to encourage all actors to work towards a healthy economy and the listing of Saida among the most attractive tourist destinations. One of the most visited sites in Lebanon and a landmark for international tourist in Jeitta Grotto. As indicated in the chart below. Saida's visitors amount to about 10% of those who visit Jeitta annually.

Chart 6. Numbers of visitors to Jeitta Grotto as compared to 'Audi Soap Museum



Challenge # 6

The challenge of protecting and rehabilitating heritage is always matched with the challenge of attracting visitors through a comprehensive scheme of information, campaigns, facilities and service.

5.0 KEY PARTNERS

➤ Public Sector

Council for Development & Reconstruction (CDR)

Ministry of Tourism (MOT)

Ministry of Culture-Directorate General of Antiquities (DGA)

Municipality of Saida

➤ **Private Foundations and NGOs**

'Audi Foundation

Debbaneh Foundation

Hariri Foundation for Sustainable Human Development

Ma'arouf Sa'ad Foundation

Saida Heritage & Environment

Zeidan Foundation

➤ **Waqfs**

Islamic

Catholic

Maronite

6.0 CONCLUSION AND STRATEGIC OBJECTIVES

6.1 Conclusion

Urban heritage issues are common to all old historic cores. There are important experiments and successful projects to learn from and there are critical mistakes and risks to avoid as well. Bench marking with other cities is an important exercise, particularly those with a similar profile. The old core of the coastal city of Mahdia in Tunis is comparable to the old city of Saida in scale, size of population, historic profile and location. It offers an example of a successful urban rehabilitation and economic revitalization program.

	Location	Size	Population	Historic core	Narrative
Saida	Port city on the eastern Mediterranean	20 ha	13,000	The Great Mosque; The Sea Castle; The Old Port, The Land Castle; The Ottoman Khans	Phoenician, Roman, Fatimid and late Medieval
Mahdia	Port city on the Western Mediterranean	20 ha	13,858	The Great Mosque; The Bastions; The Old Port; Al-Quaem Palace; The Great Burj; The Punic Necropolis	Phoenician, Roman, Fatimid and late Medieval

Mahdia benefited from the presence of its Association for the Preservation of the Mahdia, a local urban management plan and a heritage code at the national level. Mahdia overcame implementation difficulties through a number of steps that started in 2000 with a joint initiative between the Association for the Preservation of the Mahdia Medina and the School of Architecture in Nantes, France, under the aegis of UNESCO. They established a "Demonstration House." This is a historic house in the heart of the old city that they rescued from demolition and transformed into a technical center to "rehabilitate old buildings, to involve local stakeholders (inhabitants, craftsmen, scientists, decision-makers), experiment with new indigenous techniques adapted to local conditions, train architectural students

and respond to enquiries.” The partners in this program include the Association for the Preservation of Medina of Mahdia; Municipality of Mahdia; Regional Council of Loire Atlantique, France; Mahdia Regional Council; French Ministry of Culture; UNESCO; School of Architecture, Nantes. (Source: <http://www.unesco.org/csi/pub/papers2/mapp1.htm>)



6.2 Strategic Objectives

- Improving data and survey
 - A local historic registry for monuments and housing stock in the old city
- Guiding restoration projects
 - A Comprehensive or strategic plan for the old city to guide various restoration efforts
 - Increased coordination between actors and projects in the historic core
- Restoring housing stock
 - Consistent and affordable restoration guidelines and techniques
 - Subsidy for housing stock. Subsidy for training in restoration skills is an alternative. Tax credit is another.
- Strengthening old and new city interdependence
 - The old city has to be linked culturally, spatially and economically with the greater city and beyond.
 - Service institutions to the whole city can be located in the old city.
 - Access points and parking at the periphery needs to be provided.
 - The souqs need to remain vital for the life of the whole city. They are an important link to the local economic dynamic.
 - The old city has to be the cultural core of Saida with art centers, children puppet shows, artisans, movie theatres, music houses, etc. Adoptive reuse of old schools, houses and souq shops to accommodate cultural activities is important.
- Improving socio-economic conditions of residents
 - Employment opportunities must be sought for owners and residents
 - Fishermen must be supported.
- Improving regulatory framework
 - New zoning for the old city needs to be elaborated on with micro schemes
- Attracting local, national and foreign visitors
 - Tourist maps and signage need to be designed
 - Facilities and campaigns for tourism

6.3 Back to Vision

To articulate and propose a vision for the city of Saida, multiple and diverse sources have to be drawn upon, from local community members to national planning agencies. During his presentation about CDR's projects in Saida (at ITU on 17 April 2013), Dr. Ibrahim Shahrour, reviewed the national land use master plan. He mentioned that Saida is one of three centers of the south, together with Tyre (Sour) and Al-Nabatieh. He added that land use is based on major and special characteristics for each and driven by the intention of having them complement rather than compete with each other. Saida's six characteristics are:

- Status as the center of the south
- Commercial activities
- Sea front
- Crafts
- Heritage area
- Agricultural plateau (Al-Sahl al-Zira'i)

Two of the special characteristics of Saida are crafts and heritage area. This coincides well with the visions articulated by citizens of the city who referred to the old city and its heritage as the treasure of Saida. Members of the working groups and the Steering Committee repeatedly articulated this position. This agreement across all levels paves the way for a vision that is likely to be accepted and adopted by all.

Proposed Vision

The old city is the cultural heart of greater Saida, physically connected, socially integrated and economically vital as a center of attraction for locals, nationals and foreign visitors.

6.4 Forward to a Strategic Framework

To achieve this vision, there are a number of factors essential for insuring long term sustainable development of any urban rehabilitation project, in summary these are:

1. A Champion

The local authority has to take a leading role in the conception, implementation and management of the project. This can be through a technical office for rehabilitation of the old city equipped with knowledge and expertise, local and international, from academics and professionals.

2. Community Participation and Contribution

Since housing stock is addressed as a major component of the urban area of conservation, the collective body of inhabitants must be involved. Their participation and investment is necessary. The role of community members need to be activated within this process: the greater the role, the more feasible and sustainable the project.

3. Affordability

Affordable restoration material and technique need to be facilitated for through training, subsidy, and regulatory means; the more affordable the restoration, the greater the number of participation by community members. Among the tools that can be utilized are: Tax – based incentives in the forms of deductions or credit, Value added tax (VAT) incentives, Subsidies, Grants, Loans and Lotteries

4. Financial Resources

Multiple sources of financial support for the project should be sought from public and private agencies and from national and international agencies. A balance needs to be secured between public interest in preservation of cultural asset, private interest in profit making and community interest in affordability and tenure security.

5. Implementation of a Comprehensive Urban Conservation and Rehabilitation Scheme

Implementation is at times the most challenging aspect. This process is insured by three key factors:

- A network of partners across public, private and NGOs taking charge of different aspects of the project.
- Political will and support
- Institutional reform

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Interviews with:

1. Ali Dali Balta, Saida Heritage and Environment
2. Jean-Pierre Zahhar, Architect
3. Khodor Badih, Zeidan Foundation
4. Dr. Taleb Taleb, Lebanese University
5. Dr. Ziad Hakawati, Municipality of Saida

Appendix 1: List of Monuments in the Old City of Saïda

No.	Name	Location	Plot No.	Date	Patron	Period	Type	Current use	Condition	Restoration	Ownership
1	Sea Citadel	100 m offshore in front of crossing point between the Corniche and Al-Moutran/Al-Shakrieh Street	None	1228 & 1253 / 1447	completed by Louis IX	building: Crusader /Mamluck Site: Phoenician	Citadel	site open to tourists	Ruin: in good condition	17th c.by Fakhreddine II and in mid 1990s	DGA
2	Land Citadel or Al-Barr Citadel	on the south eastern edge of the Old City beside the 'Akka Gate/Upper Gate	341	10th c. / 1254	the first castle was built by the Fatimid caliph, Al-Muizz. It was then rebuilt by the Crusaders (Louis IX)	Fatimid/ Crusader	Citadel	fenced site closed to the public	Ruin: in good condition	None	Lebanese Government
3	Murex Hill	facing the Land Citadel southward, near to the Shiite Cemetery	5			Phoenician	artificial hill / ancient garbage dump	cemetery / houses	Ruin	None	Al-Maqasid
4	Archeological excavations area / Frères	Al-Moutran/Al-Shakrieh Street, on the south side of 'Audi Palace, Hay Al-Shari'	3503 3433 5336 part of 333 & 332	4th Millenium BC		Neolithic	Excavation site	fenced site, accessible from the DGA gate; young men kill time sitting on the excavation layers just beside the fence wall;	Ruin: Roman road and roman marble pillars	Excavated 1998-2007 BM & DGA; Yearly maintenance for 6-7 weeks provided by BM;	DGA + Private + NGO

5	Al-Bahr Mosque	on the western side of Souq Al-Khoudarjeh, facing the Corniche and the fishermen's port, Hay Al-Saray	72	1373	Hassan bin Sawah	Mamluck	Mosque	Mosque	Recently restored	In 1992 by the Hariri Foundation in cooperation with municipality and Awqaf	Sunni Waqf
6	Bab Al-Saray Mosque or Al-Muhtasib Mosque	Bab Al-Saray Square cornering Hammam Al-Jadid Street, Hay Al-Saray	211	1202	Sheikh Abou Al-Yaman b. Abi Ishaq b. Ibrahim	Ayyubid	Mosque	Mosque	Recently restored	1997 by Awqaf	Sunni Waqf
7	Abou Nakhla Mosque originally Church of St. Michael	Jami' Abou Nakhla Street, west of Bab Al-Saray Square, Hay Al-Saray	241			Ottoman	Mosque	Mosque	Recently restored	1982 by Hariri Foundation	Sunni Waqf
8	Al-Kikhia Mosque and Maqam	Jami' Al Kikhia Street, Hay Al-Sabil	261	1623	Moustapha Hammoud Katakhda	Ottoman	Mosque	Mosque	Recently restored	in 1996 by the Hariri Foundation in cooperation with municipality and Awqaf	Sunni Waqf
9	Al-Qtaishieh Mosque	Al-Musalabieh, Hay Al-Kishk	248	1592	Shaikh Ali Ibn Mohamma d Ibn Qtaysh	Ottoman	Mosque	Mosque	Recently restored	in 1813 by Qtaish family, in 1964 by the Awqaf and in 2000 by the Hariri Foundation in cooperation with Municipality and Awqaf	Family Waqf
10	Al-Omari Great Mosque	Dahr Al-Mir Square, south of Harat Al-Jami' Al-Kabir, Hay Rijal Al-Arba'in	281	1291		Mamluck	Mosque	Mosque	Recently restored	Restored in 1982-84 by Awqaf with Rafiq Hariri funding	Sunni Waqf

11	Al-Barrani Mosque or Al-Bab Mosque	on the southern side of Al-Qishla Street, facing the Lower Gate	458	17th c.	Amir Fakhr eddine II	Ottoman	Mosque built on the site of the Old Cemetery of Al-Ma'an family	Mosque	Recently restored	1988-91 date by the Hariri Foundation in cooperation with the municipality and the Awqaf	Sunni Waqf
12	Al-Majzoub Mosque or Al-Bawaba Mosque	on the west side of Al-Moutran/Al-Shakrieh Street, facing Al-Shakrieh Gate	476	1776	Majzoub Family	Ottoman	initially a Zawiya, expanded and turned into a Mosque in 1776	Mosque	Recently restored	in 1982 by the Hariri Foundation in cooperation with the municipality and the Awqaf	Sunni Waqf
13	Al-Battah Mosque or Al-Souq Mosque and Maqam	along the west side of Al-Battah Street, cornering Al-Musalabieh, Hay Al-Msallkhieh	252	16 th c.	Shaikh Muhammad Al-Battah	Ottoman	Mosque	Mosque	Recently restored	2013 by ???	Sunni Waqf
14	Al-Naqib Mosque or Waqf Beit Al-Naqib	along the northern side of Souq Al-Najjarin, Hay Mar Nqoula	156	1936	Bani Naqib	Modern	initially a Sabil transformed into a Mosque in 1936	Mosque	Recently restored		Sunni Waqf
15	Boutros w Boulos Shrine	along Zouqaq Al-Kilani connecting Souq Al-Najjarin to Al-Shari' Al-Jadid, Hay Mar Nqoula	222	Year 58 in 1 st c.		Medieval	Shrine	Shrine	Recently restored	1996 by DGA	Christian Waqf
16	St. Nicholas Greek Catholic Episcopate	Al-Awqaf Street	440	1895	Basilius Hajjar	Ottoman	Church	Church	Good	none	Christian Waqf
17	The Latin Church or Our Lady of the Annunciation	Souq Al-'Aqqadin/Souq Al-Koundarjeh,	203	1856		Ottoman	a convent (Couvent de Terre Sainte), a parish	no longer functioning	Fair	external restoration in 2008 by Zeidan Foundation as part of the restoration of	Christian Waqf

		Hay Al-Saray					(Paroisse Latine) and a church (Our Lady of the Annunciation, or Saydat Al-Beshara)			Souq Najjarin	
18	St. Nicholas Greek Orthodox Church	Zouqaq Al-Kilani cornering Souq Al-Sagha, Hay Mar Nqoula	225	8th c.		Medieval	Church	In 1850 it was split from the Greek Catholic Church	Recently restored	1996-98 by DGA and Hariri Foundation, plus a small intervention in 2009 by Sarraf Foundation	Christian Waqf
19	St. Nicholas Greek Catholic Church	Zouqaq Al-Kilani cornering Souq Al-Sagha, Hay Mar Nqoula	225			Ottoman	Church	In 1850 it was split from the Greek Orthodox Church. The Greek Catholic half has been closed since 1895, when the church transferred its episcopate to the newly built large cathedral in Al-Awqaf Street	Fair	Restoration on hold	Christian Waqf
20	St. Elias Maronite Church	Jalal Al-Din Street, southern edge of the Old City, Hay Rijal Al-Arba'in	297	1660	Assaf Abou Taleh	Ottoman	Initially a soap factory for Al-Arqawi, bought and converted into a church in 1660	Church	Partly demolished	none	Christian Waqf
21	Synagogue	Al-Aamet Square, south of Souq Al-Najjarin, Hay Al-Yahoud	209	833		Medieval	Synagogue	Squatted by a family	Bad: adoptively reused	none	Jewish Waqf

22	Zawiyat Al-Daqqour or Al-Rifa'iyeh	Harat Al-Sabil, Hay Al-Sabil	261	1865	Idriss Mustafa Shama'a and Daqqour family	Mamluck	Zawiya	Zawiya	Recently restored	1983	Private (Shaikh Sa'id Bin Mahmoud Al-Daqqour)
23	Zawiyat Jalal Al-Din	Jalal Al-Din Street, south of Al-Musalabieh, Hay Rijal Al-Arba'in	308	1674	Shaikh Mohamad Jalal Al-Din Al-Boukhari	Ottoman	Zawiya	seized to function in 1947	Recently restored	1997 by Shaikh Mohammad Salim Jalal Al-Din, Mufti of Saida	Private (Shaikh Mohammad Jalal Al-Din)
24	Zawiyat Al-Za'atari or Al-Qadiriyyeh	Dahr Al-Mir Square, entrance through a small court garden, Hay Al-Kishk	259		Gift from Sultan Abdul Hamid to Shaikh Al-Za'atari	Ottoman	Zawiya	Zawiya	Recently restored	1986 by a charity	Family Waqf: Waqf Dhorria Khalil Za'atari
25	Zawiyat Al-Baba	Al-Mahfal Street, Hay Al-Kinaan	253		Al-Shaikh Mazioudi/A I-Baba family(?)	Ottoman (?)	Zawiya	seized to function in 1940; currently houses the Qarqadan family	Bad: adoptively reused	none	Family Waqf: Waqf Dhorriya Al-Shaikh Al-Mazioudi
26	Zawiyat Al-Shaikh Mahmoud Al-Kibby	Bab Al-Saray Sq., northern side of Akra Residence, Hay Al-Saray	241		Al-Shaikh Mahmoud Al-Kibby	Ottoman (?)	Zawiya	seized to function in 1992	Bad	none	Private/Sunni Waqf???
27	Zawiyat Al-Kalo	Hammam Al-Ward Street, on the corner with Al-Mahfal Street, Hay Al-Kishk	259		Kalo family	Ottoman (?)	Zawiya	Billiard Space	Bad: adoptively reused	a craved sign above the entrance door is the only remaining element	Private
28	Maqam Al-Shaikh Omar Al-Jalali	Harat Al-Jalali, Hay Al-Kinaan	269			Ottoman (?)	Zawiya	Zawiya and bike parking	Bad	none	Private (Dhorriya Shaikh Omar Al-Jalali)
29	Maqam Al-Saida Zeina bint Yaqoub or Maqam or Zawiyat Al-Zweitini	facing Al-Zweitini Garden, Hay Al-Zweitini	345			Ottoman (?)	Zawiya	Maqam	Bad	none	Shiite community

30	Khan Al-Franj	between Souq Al-'Aqqadin /Souq Al-Koundarjeh and Shaikh Abdellah Street, facing the fishermen's port, Hay Al-Saray	203	1610	Fakhr eddine II	Ottoman	Khan	Houses, artisanal production centers and an information office for Ministry of Tourism. Periodical exhibitions and cultural events	Recently restored	renovated in 1993 by HFSHD	French Republic: currently rented by the Hariri Foundation
31	Khan Al-Riz	between Souq Al-Bazerkan, Souq Al-Khoudarjeh and Al-Jombrok Street, along the Corniche facing the fishermen's port, Hay Mar Nqoula	60	17th c.	Fakhr eddine II	Ottoman	Khan	occupied by the 'Sami Dada Factory of Toffees & Candies', two carpenter workshops and some dwellings	Bad	none	Private (families Idriss and Zwiya), Al-Maqasid, Lebanese Government, NGO, Christian and Sunni Waqf
32	Khan Al-Shakrieh	along Al-Moutran/Al-Shakrieh Street, near Al-Shakrieh Gate, Hay Al-Shari'	225	17th c.	Fakhr eddine II	Ottoman	Khan	the court is occupied by a taxi station and by a coffee shop	Bad	none	Private, Christian Waqf
33	Khan Al-Hammoud or Khan Al-Qishla or Khan Al-Homos	on the southern side of the Lower Gate, between Al-Moutran /Al-Shakrieh Street and Souq Al-Bazerkan, Hay Al-Shari'	29	17th c.	Ali Hammoud	Ottoman	Khan	Abandoned	Fair: in good structural conditions but neglected	restored not recently (unknown date)	Private, Al-Maqasid, Lebanese Government

34	Khan Al-Qaysariyya or Khan Al-Mowz	along the eastern side of Souq Al-Khoudarjeh, north of Souq Al-Bazerkani Street, facing the commercial port, Hay Mar Nqoula	58	17th c.	Fakhr eddine II	Ottoman	Khan	Occupied by a textile retail on the ground floor and by housing accretions on the upper floor and an additional floor on the south western side	Bad: the original structure has been overthrown by concrete subdivisions	none	Private, Sunni Waqf, Family Waqf
35	Hamam Al-Mir	Shaikh Abdallah Street, Hay Al-Sabil	265	17th c. possibly during the era of Amir Fakhr eddin		Ottoman	Hamam	none	Demolished in 1982 by Israeli bombing	none	Ta'amir Administration/ Municipality/Private???
36	Hamam Al-Jadid	between Souq Al-Sagha and Al-Shari' Al-Jadid, facing the corner with Hamam Al-Jadid Street, Hay Al-Shari'	226	1719	Mustafa Hammoud	Ottoman	Hamam	Not functioning	Bad	currently under restoration by ???	Sunni Waqf
37	Hamam Al-Shaikh	Kanisat Al-American Street, cornering Jami' Al Kikhia Street, Hay Al-Saray	244	16th c.		Mamluk	Hamam	Fully functioning	Recently restored	Restored in 1993 by HFSHD	Private (Mohammad Khalil Halabi, Abd Al-Qader Khalil Halabi)
38	Hamam Al-Ward	Hamam Al-Ward Street, cornering Dahr Al-Mir Square, Hay Al-Kishk	259	1721/1730	Hammoud family	Ottoman	Hamam	Now waiting for maintenance, was functioning till 2 years ago	Recently restored	Partial restoration in 1993 by HFSHD	Private: divided among Seniora, Skafa and Hannaoui families, rented out

39	Hamмам Al-Sabi' Banat / "The Seven Venuses" / Hammam Al-Souq	Al-Battah Street, Hay Al-Kishk	252	early to mid 17th c.	was part of the Omari Mosque Waqf in the 17th and 18th c.	Ottoman	Hamмам	Functions today as a bakery	Bad	none	Sunni Waqf/Family Waqf/Municipality/Al-Maqasid/Private/NGO ???
40	Amir Fakhreddine II Palace	on the southern edge of Al-Maqasid School, Hay Rijal Al-Arba'in	291	17th c.	Fakhr eddine II	Ottoman	Palace	Community clinic (HFSHD) and parking	Recently restored and adoptively reused	1996	Ta'amir Administration
41	Saray of Fakhreddine	on the southern side of Bab Al-Saray Square, along Al-Saray Street, Hay Al-Saray	235	17th c.	Fakhr eddine II	Ottoman	Khan	Café Salloum	Fair	??? Date by CDR and World Bank	Municipality: rented to a private
42	Debbaneh Palace Museum	northern edge of Souq Al-Sagha, Hay Mar Nqoula	166	1721	built by the Hammoud family	Ottoman	Palace	Museum	Recently restored	1999 by Debbaneh Foundation	Family Waqf
43	Aisha School or Hamoud Palace or Dar Hamoud (Aisha Um Al-Mouminien)	Souq Al-Sagha, Hay Mar Nqoula	No number in Cadastral Map	late 17th c. to 1730	built by the Hammoud family (Ali Hammoud)	Ottoman	Was the residence of Ottoman Governors, turned into a school by Al-Maqasid in 1880	seized to function in 1962, under consideration for adoptive reuse	Recently restored	in 2007 by HFSHD	Al-Maqasid
44	'Audi Palace or Soap Museum or Masbanat Audi	Al-Moutran /Al-Shakrieh street, Hay Al-Shari'	233	17th c.	'Audi Family	Ottoman	Palace	Museum	Recently restored	2000 by 'Audi Foundation	'Audi Foundation
45	Riad Al-Solh Palace	Stouh Al-Maassarat Street, Hay Al-Zweitini	348	late 19th c.		Ottoman	Palace	Museum	Recently restored	2006 by Walid bin Talal	DGA

46	Akra Residence	Jam'a Abou Nakhla Street, west of Bab Al-Saray Square, Hay Al-Saray	241			Ottoman (?)	House	House	Recently restored	2011 by CHUD	Private
47	'Ajram Residence	Harat Al-Qasqas, Hay Al-Sabil	261			Ottoman (?)	House	House		none	Private
48	'Azouri Residence	facing southern entrance of Zaqzouq Homos, norther corner of Hay Al-Msallkhieh	234			Ottoman (?)	House	House	Bad	none	Private
49	Baraka Residence	Kanisat Al-American Street, cornering Haret Al-Kishk, Hay Al-Kishk	248			Ottoman (?)	House	House and shops	Fair: good structural conditions but neglected	none	Private: Abd Al-Wahab Baraka, Rafiq Baraka, Ahmad Baraka
50	Bakr Al-Dine Zein or Bakri Al-Zein or Bakri Hassan Al-Zein Residence	Haret Al-Sabil, Hay Al-Sabil	265			Ottoman (?)	House	House and shops	Fair: good structural conditions	none	Private
51	Bsat Residence	Shari' Al-Jadid, facing 'Audi Soap Museum, Hay Al-Shari'	233			Ottoman (?)	House				Private
52	Habli Residence (recent Hariri purchase)	Haret Al-Sabil, Hay Al-Sabil	267			Ottoman (?)	House				Private
53	Halabi Residence	Al-Shari' Al-Jadid, south of Hammam Al-Jadid, Hay	230			Ottoman (?)	House				Private/Family Waqf ???

		Al-Shari'									
54	Khasikieh Residence	Furn Al-Saha Square, eastern side, on the corner with Furn Al-Saha Street, Hay Al-Msallkhieh	333			Ottoman (?)	House	Abandoned	Bad		Private
55	Sasy Residence	Zouqaq Al-Derbaghat, Hay Mar Nqoula	166			Ottoman (?)	House	Abandoned	Fair		Private
56	Za'atari Residence, Abou Zeid Residence, Turki Residence	southern side of Dahr Al-Mir Street, around Al-Kashshaf Square, Hay Rijal Al-Arba'in	299			Ottoman (?)	House	Some abandoned	Za'atari is restored, the other two are in bad conditions		Private
57	Za'atari Residence	Haret Al-Jadid, Hay Al-Shari'	No number in Cadastral Map			Ottoman (?)	House				
58	Al-Maqasid School or Saray Suleiman Basha	Dahr Al- Mir			Suleiman Basha	Ottoman	Palace	given to Al-Maqasid by Medhat Basha, Ottoman governor, and converted into a school by Al-Maqasid in 1879	Good: adoptively reused		Al-Maqasid
59	Sunni Cemetery	Al-Moutran /Al-Shakrieh Street	558			Ottoman	Cemetery	Cemetery	Fair	none	Sunni Waqf
60	Shia Cemetery	facing the Land Citadel southward	5+342			possibly Fatimid	Cemetery	Cemetery	Fair	none	Maqasid+Shiite

61	Al-Zweitini Garden	Hay Al-Zweitini	310, 311, 345, 344, 343	1984-85	Hariri Foundation	Modern	Public Garden	Public Garden	Good	none	Ta'amir Administration
62	Al-Qtaishieh Mosque Garden	Al-Musalabieh, Hay Al-Kishk	257 (+ adjacent garden 258)	1592	Shaikh Ali Ibn Mohammad Ibn Qtaysh	Ottoman	Garden	Garden	Good		Family Waqf (Waqf Dhorria Al'a Al-Din Al-Qtaishy)
63	Al-Bahr Mosque Garden	on the western side of Souq Al-Khoudarjeh, facing the Corniche and the fishermen's port, Hay Al-Saray	102	1373	Hassan bin Sawah	Mamluck	Garden	Garden	Good	Recently restored by the Sunni Waqf	Family Waqf: Waqf Moustafa Bek Bin Ismael Basha

Appendix 2: List of Restoration Projects in the Old City of Saida

	Project	Year	Ownership	Donor	Fund
1	Souq Abazah	1981-1982	Public	Hariri Foundation + World Bank	50,000 USD
2	Al Omari Great Mosque	1982-1984	Islamic Waqf	Hariri Foundation	3 million USD
3	Abou Nakhla Mosque	1982	Islamic Waqf	Islamic Waqf	
4	Al-Majzoub Mosque	1982	Islamic Waqf	Municipality + Islamic Waqf	
5	Al-Barrani Mosque	1988-1991	Islamic Waqf	Municipality + Islamic Waqf	
6	Al-Kikhia Mosque and Maqam	1992-1995	Islamic Waqf	Hariri Foundation	2 million USD
7	Al-Bahr Mosque	1992	Islamic Waqf	Municipality + Islamic Waqf+ Hariri Foundation (studies)	
8	Khan Al-Franj	1993 --	French Republic	Hariri Foundation	
9	Sea Castle		Public	Hariri Foundation	
10	Palace of Fakhreddine	1996 --	Public	Hariri Foundation + World Bank	250000 USD
11	Greek Orthodox Church	1996-98	Christian Waqf	DGA + Sarraf Foundation + Hariri Foundation	200,000 USD
12	'Audi Soap Museum	1996-2000	'Audi Foundation	'Audi Foundation	
13	Hay Al Shari'	1996-2000	Public	'Audi Foundation	50,000 USD
14	Latin Church with qontosh	1997	Christian Waqf	Hariri Foundation	200,000 USD
15	Souq Al-Sagha	1997-1998	Public	Hariri Foundation + World Bank	50,000 USD
16	Saray Fakhreddine		Municipality	CDR /World Bank	
17	Dahr Al-Mir Square	1997	Public	Hariri Foundation + World Bank / DGA + Municipality	50,000 USD
18	Zaqzouq Hommos	1997	Public	Hariri Foundation + DGA + World Bank + Jami'iyat Al-Shabab	250,000 USD
19	Zweitini Garden	1997	Public	Hariri Foundation	50,000 USD
20	Bab Al-Saray Mosque	1997-98	Islamic Waqf	Islamic Waqf	
21	Hammam Al-Ward	1998	Private	Hariri Foundation + Save the Children	
22	Hammam Al-Shaikh	1998	Private	Hariri Foundation	
23	Al-Kashshaf Square	1998	public	Hariri Foundation + DGA + Municipality	50,000 USD

24	Al-Jami' Square	1998	Public	Hariri Foundation + World Bank	100,000 USD
25	Haret 'Audi	1998-2001	Public	Hariri + 'Audi + Debbaneh Foundation	
26	Debbaneh Palace	1999	Debbaneh Foundation	Debbaneh Foundation + Hariri Foundation plans	
27	Al-Qtaishieh Mosque	2000-2002	Islamic Waqf	Hariri Foundation	
28	Madrasat Saida Al-Wataniyeh	2001		European Aid + Ma'arouf Sa'ad Foundation	
29	Haret Mar Nqoula		Public	Hariri Foundation + Zeidan Foundation	
30	Souqs, squares and tourist trail	2004--	Municipality	CDR / CHUD World Bank	\$4,000,000
31	Al-Solh Palace	2006	DGA	Al-Solh Foundation / Walid Bin Talal	
32	Dar Hamoud/ Madrasat Aisha	2007 --	Maqasid	Hariri Foundation	
33	Al Omari Minaret damaged in 2006	2008	Islamic Waqf	Hariri Foundation	5,283 USD
34	Souq Al-Najjarin	2008	Public	Zeidan Foundation	
35	Greek Catholic Church	2009 --	Christian Waqf	Sa'adeddine Hariri	
36	Souq Al-Khoudarjeh	2009	Public	Zeidan Foundation	
37	Souq Al-Hayyakin	2009	Public	Zeidan Foundation	
38	Al-Naqib Mosque		Islamic Waqf		
39	Zaqzouq Hommos	2011	Public	Zeidan Foundation	250,000 USD
40	Sunni Cemetery	2012--	Islamic Waqf	Zeidan Foundation	
41	Al-Battah Mosque	2013	Islamic Waqf		
42	Land Citadel	2013--	DGA	CDR / CHUD Italian Government	\$800,000 with Tripoli's
43	Waterfront	Pending funds	Municipality	CDR / Sa'ad Hariri	\$3,000,000
44	Khan Al-Qishlah	Pending study	Ministry of Finance	CDR / Italian Government	\$3,500,000
45	Museum of Saida	Pending study	DGA	Kuwaiti Fund + Lebanese Gov. coordinated by CDR	\$8,000,000