

# LOCAL OUTLINE PLAN JERUSALEM 2000

## **Chapter 3**

### **The Old City**

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## 3.1 Introduction

The Old City, which includes the Old City as we know it today and the historical religious area surrounding it, is the unique source from which the city has developed over the last 3,000 years. This chapter is intended to present the essential policies regarding the Old City. This policy will be statutorily defined through detailed directives in the Old City's detailed plan, which is under preparation.

The Old City is defined as an "antiquity" according to section 29 B of the Antiquities Laws 5738. It is composed of archeological findings from different historical periods and structures of historical, architectural, cultural and religious value. These values were recognized by UNESCO in 1981, when the organization defined the Old City and its walls a world heritage site<sup>1</sup>. In the declaration, 220 monuments found inside the city walls are detailed.

The many physical and cultural findings in the Old City require that planning for the Old City will be done most carefully. In the framework of the new municipal master plan, a detailed plan for protecting and managing the Old City's architectural cultural heritage is being prepared. This plan was made by a preparation team appointed for this purpose by the Jerusalem municipality, with the cooperation of the Israel Antiquities Authority and the representatives of the different religious communities in the Old City.

The premise before the planners is based on the recognition that the city is a living organism, which is home for 35,000 residents. Beyond its being a place of residence, it is also home to approximately 2,000 businesses, and approximately 100 institutions.

The Old City is a tourist area par excellence and before 2000, approximately 2 millions tourists visited it annually. In it, during the holidays of different religious communities, hundreds of thousands of pilgrims, who swarm the city's religious sites, especially the Temple Mount, the Western Wall and the Church of the Holy Sepulcher. This mix of symbolic values represented by, among other things, holy sites, the variety of land use, and the varied population living in the city, emphasizes the need for correct integration of two trends which seem to be mutually contradictory: preservation and development.

**The goals and objectives set before the planning team for the detailed Old City plan are:**

- 1. Ensuring the preservation of the architectural cultural heritage of the Old City, including all of its physical and ethnographical components – a cultural heritage recognized long ago by the declaration of the city as a "world heritage site".**

A. Defining preservation directives for the Old City and its surroundings.

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<sup>1</sup> World Heritage Convention & Operational guidelines, UNESCO, 1972

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B. Defining site and monument preservation directives, and directives for preserving clear views from the Old City and to the Old City.

C. Combining areas intended for archeological excavation within the comprehensive planning framework.

## **2. Maintaining organized civil and institutional systems and in the Old City:**

A. Improving the Old City's physical systems, especially in regard to residence, institutions and tourist sites.

B. Creating planning tools for restoring residential areas and bringing them to a suitable physical level.

## **3. Improving the quality of life and the environment for the city's residents and visitors.**

## **4. Creating suitable conditions for the development of tourism and pilgrimages in the Old City's.**

Improving the Old City's tourist system: creating rest areas and lodges, and outlining different tourist routes, all this with the integration of the existing urban system.

## **5. Outlining principles and directives, on the basis of which detailed plans for the Old City will be made.**

## **6. Creating a management system which includes, among other things, means of enforcement.**

## **3.2 Planning Process**

The planning process was based on the following stages:

1. Analysis of past planning principles and trends.
2. Conducting different surveys regarding all of the Old City's areas of life and activity, and drawing conclusions on the basis of survey data.
3. Formulating the policy outline on the basis of guidelines: heritage, tourism and daily life, this according to the plan's goals and objectives.

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4. Formulating detailed regulations in regard to different land designations, the preservation of urban composition, scope of construction, architectural design and other issues. Defining procedures for receiving construction permits.

## **Background for the Old City's Revised Plan**

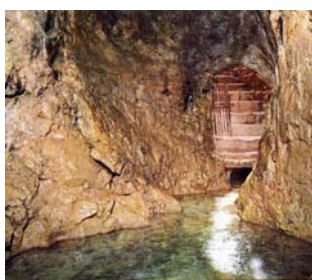
Planning for the Old City requires research, understanding and thoroughness not only in regard to different building cultures, but also other fields – physical, social and human.

The Old City has utmost cultural importance, being a meeting place for the three monotheistic faiths: Judaism, Christianity and Islam. This meeting has left its mark on the building culture – in many archeological sites, institutions and religious structures, as well as in typical residential buildings and the use of unique traditional construction technologies, which are typical of many cultures in the Old City

The city has additional importance due to its cultural significance, expressed through its diverse cultural stratification – a physical stratification which shows the city's long history. In every excavation held for such purposes as construction, development or infrastructure, archeological findings of different historical periods are found, which provide information about the city's past. The location of water resources, the collection basins and the water transfer systems have dictated the city's development, as can be seen from the city limit remains found to the north and to the south of the Ottoman walls. The necropolis holds great cultural significance to the monotheistic faiths, and the city's burial areas provide information about the residents' relations with the city's holy centers.

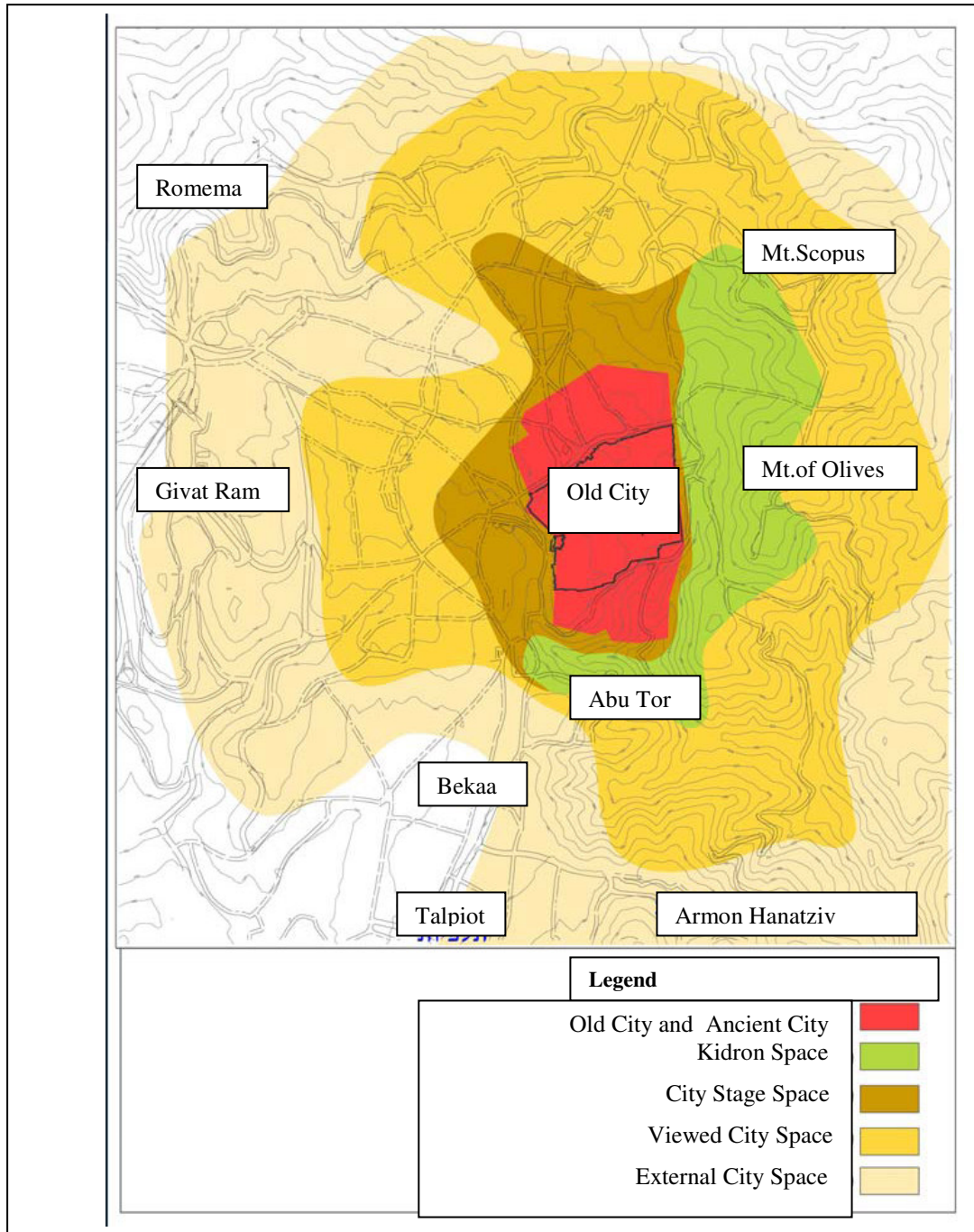
**Figures 1 – 5 present the water systems and the necropolis, which represents the burial areas of the city's residents in different periods.**

### **Figures 1-3**

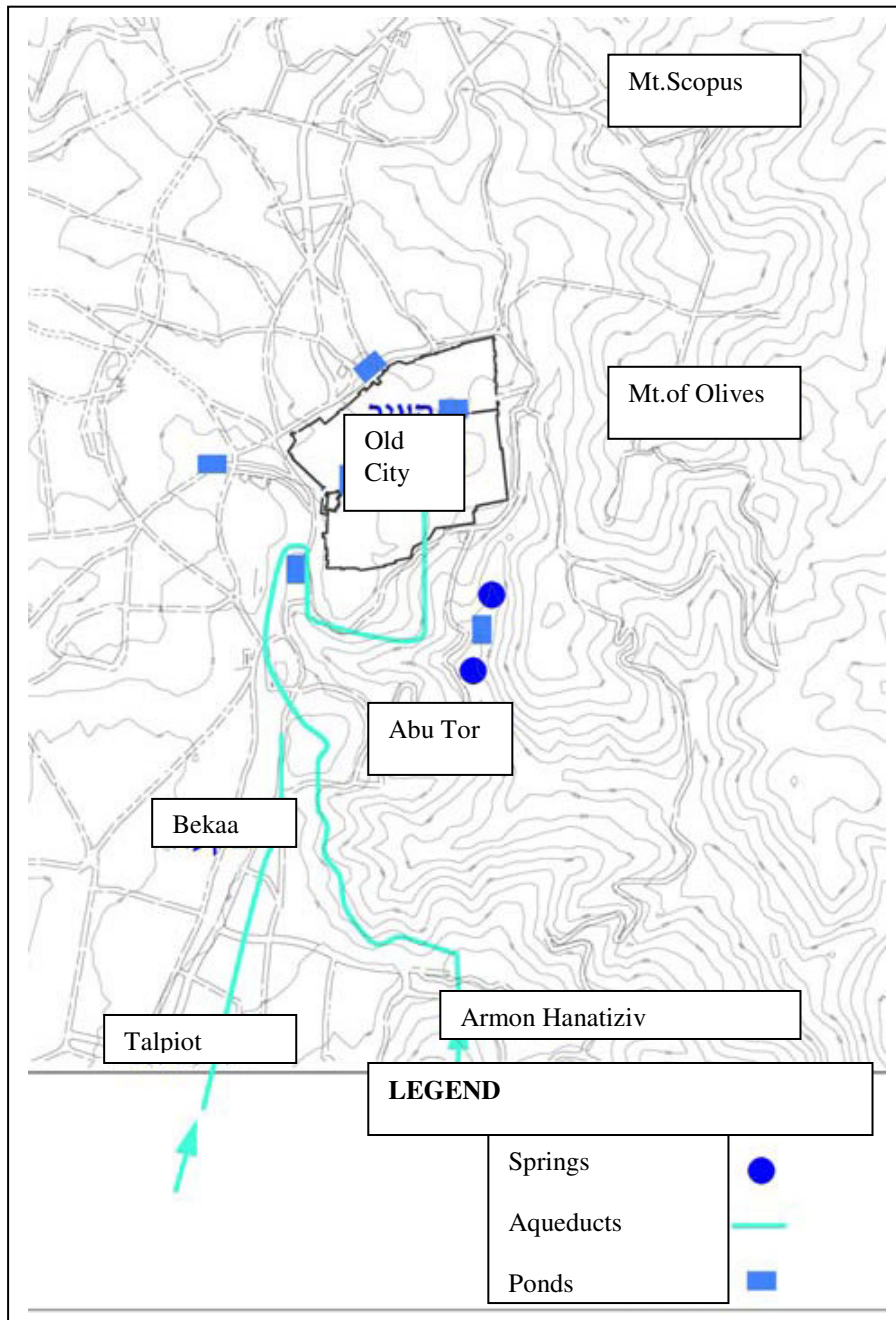


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Figure 4- Burial Spaces

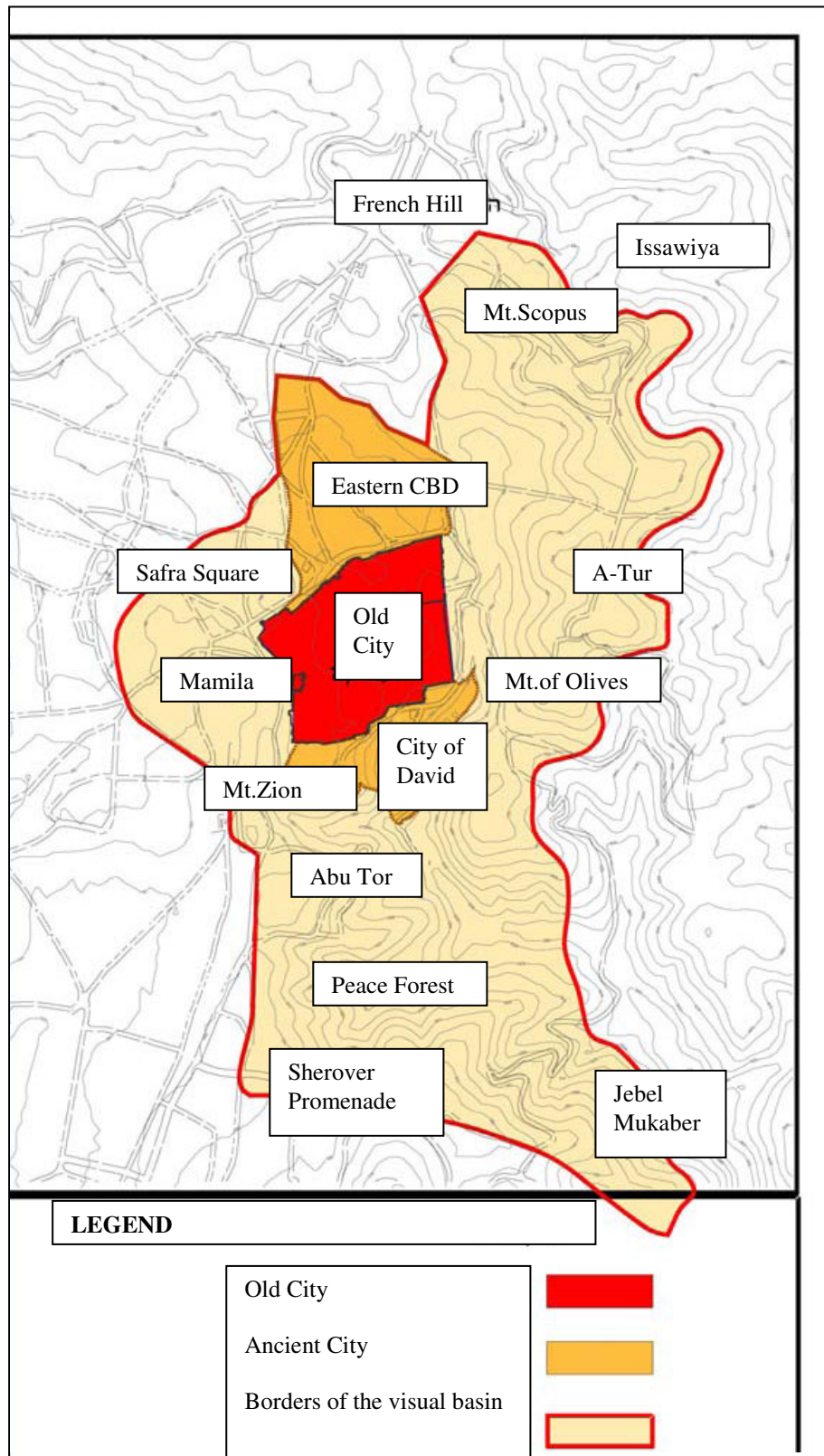


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**Figure 5- Water sources within and around the old city.**

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**Figure 6 – The areas which comprise the historical basin of the Old City**

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Figure 6 presents the areas which constitute the Old City's historical basin. These areas were determined, among other things, on basis of the diverse aforementioned stratification, because of the many points of view to the city, and from the city, and more. For this reason, the Old City and its basin should be regarded as a whole. This outlook entails comprehensive planning for the entire area (see chapter 6 for more information on this matter).

## **3.2.1 Past Plans**

Several plans were made for the Old City and its surrounding during the British mandate. These plans served as the basis for further planning for the Old City after the creation of the State of Israel, and for its current revised planning.

In all plans, the Old City's plan was integrated in a more comprehensive plan, which includes the historical area and the city's visual basin. These plans create a "buffer zone", which protects the Old City's unique structure.

The "buffer zone" set the construction limit around the city walls, and was the theoretical basis for master plan 9, approved in 1976. The scenario, which addresses the city within the Ottoman walls, was prepared on a 1:2500 scale, and its main purpose was to ensure meticulous preservation of the Old City, and to provide a basis for making detailed plans.

The plan permits only pedestrian traffic, except for one road which connects Jaffa Gate and Dung Gate. The main land designations are based on the existing land uses: institutions, public structures, markets and extensive residential areas. Most open areas are adjacent to the Old City walls.

The plan's main premises are concerned with the use of natural square chiseled stone as the sole permitted construction material, prohibits construction within 10 meters of the Old City wall's internal front, and sets similar limits on the wall's exterior, for a distance of up to 150 meters. In addition, construction above the wall height is prohibited. The plan determines that all construction within the Old City requires the approval of the detailed plan. Since then, and until 2003, approximately 60 detailed specific plans were approved, most of which are concerned with institution compounds and structures in the Jewish Quarter. A 'comprehensive' detailed plan was only prepared for the Jewish Quarter and the open areas in the buffer zone between the Old City and the areas planned for construction. Master plan 9 fulfilled most of its goals in a satisfactory manner, but did not properly foresee changes and developments, especially in regard to the needs of the Arab population, in matters of daily urban living.

## **3.2.2 Surveys – Main Findings**

### **Population, Society and Housing**

The Old City's population has grown from approximately 24,000 people in 1967 to approximately 34,000 people in 2002, a growth of 42% over 35 years. This population is spread over approximately 450 dunams which are used for residential purposes, out

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of the Old City's total area of 900 dunams. Seemingly, this kind of density would have been expected to deter people from living in the Old City, but in fact we see a constant growth in the Old City's population.

Changes in population according to religious group:

The Old City's population's growth distribution differs between different religious groups: The Muslim population was stable in its total size between 1967 and 1983, and since then has grown significantly. In its relative size, the significance of Muslim population decreased in the first period (1967 – 1983), and increased again in the second period (1983 – 2002), to its relative size as it was in 1967 (approximately 70% of the Old City's population). The Jewish population, which was not present in the Old City at all between 1948 and 1967, is now 3,300 people, which constitutes 8.5% of the total population of the Old City. This ratio has not changed since 1985.

Unlike these two groups, which are in a constant process of absolute growth, the Christian population in the Old City is gradually decreasing. Between 1967 and 1995, the Christian population decreased by over 400 people. Relatively, the significance of this population has decreased by 10% in this period, from 30% in 1967 to 20% in 1995.

### **Population distribution trends in the Old City:**

The division of the Old City to statistical zones, which have not been changed since 1967, enables us to examine the spatial distribution of different religious communities in the city. The statistical division is fundamentally identical with the Old City quarters, and this enables us to examine trends and changes in population distribution in different quarters, by religious group. The vast majority of Muslims reside in the "Muslim Quarter", and there is a parallel trend of decrease in the number of Christians in this quarter. Over the years, Christians have become more and more concentrated in the Christian Quarter, although the number of Muslims who have moved to the Christian Quarter has grown and has actually doubled since 1967. In the Armenian Quarter there is a clear decreasing trend in the number of Christian residents, and a moderate increase in the number of Muslims. In addition, there is an increase in the number of Jews in the "Muslim Quarter" and in the "Christian Quarter". This growth is the result of apartments being purchased, and yeshivas being established in these quarters.

There is a trend of immigration by disadvantaged families and individuals into the Old City, and departure by a relatively small population with high socio-economic characteristics.

### **Population Density**

Looking at Tables 1 and 2 below, it appears that the Old City's population density is considerably high in comparison to the density in other areas of Jerusalem. The Old City's population density (people per dunam) is 119.5 people per dunam, compared to a range of 5.2 to 26.3 people per dunam in other selected areas of Jerusalem. This finding is especially significant when comparing the Old City (especially the Muslim

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Quarter) with all of Jerusalem. This data has many implications on residential welfare and conditions. In addition, the following conclusions could be made:

1. The population density (people per dunam) of the Muslim Quarter is up to 8 times greater than that of other neighborhoods in Jerusalem.
2. The average area of a residential unit in the Old City is approximately 60% of the average area of a residential unit in Jerusalem (45.1sm compared to 75.9sm, respectively). In the Muslim Quarter, the average residential unit size is even smaller (40.7sm). This finding suggests a low level of residential welfare. Over the last decade, the "residential floor area" has been increased, although the rate of increase is slowing down. The source for most area added to residential buildings is illegal construction, especially in the Muslim Quarter.

### **Socio-Economic Characteristics by Quarter:**

For the "Population and Residency Census – 1995", 22 survey cells were defined in the old city. The statistical research conducted in these enables specific analysis of residential and demographic characteristics.

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**Table 1 – Population Density and Construction in the Old City – 2002**

Statistical Area	Quarter Name	Total Population	Residential Land Area (Dunams)*	Institutions' Land Area (Dunams)	Total Residential Units	Constructed Residential Area (sm)	Population Density (People/Dunam)	Construction Density (Residential units/dunams)	Constructed Area per Person (sm)
611	Christian	5,269	49.5	76.9	1,210	50,264	106.4	24.4	9.5
621	Armenian	2,408	37.9	38.9	592	31,949	63.5	15.6	13.3
631	Jewish	2,328	37.9	26.6	556	39,444	61.4	14.6	16.9
641	Muslim	9,633	57.9	14.2	1,340	52,291	166.4	23.1	5.4
642	Muslim	6,012	32.9	4.5	932	39,308	187.7	28.3	6.5
643	Muslim	8,453	69.2	15.5**	1118	46,006	122.2	16.1	5.4
Total	Old City	34,104	285.3	176.6	5,748	259,261	119.5	20.1	7.6

\* Approximate – Evaluated on the basis of the current situation.

\*\* Excluding the Temple Mount area.

**Table 2 – Population Density Indices Compared to Other Selected Residential Areas in Jerusalem**

Statistical Area	Neighborhood Name	Total Population	Residential Land Area (Dunams)	Total Residential Units	Constructed Residential Area (sm)	Population Density (people/dunam)	Construction density (residential units/dunam)	Constructed Area per person (sm)
715/716	Beit Hanina	21,332	1,095	4,152	410,075	19.5	3.8	19.2
785	Wadi Joz	6,740	347	990	70,044	19.4	2.8	10.4
547	Beit Safafa	1,372	262	735	59,771	5.2	2.8	43.6
782	A-Tur	10,308	503	2,347	172,941	20.5	4.7	16.8
511	Katamon	2,852	198	1,286	105,287	14.4	6.5	36.9
123	Bucharim	4,711	179	1,201	76,730	26.3	6.7	16.3
153	Rehavya	1,519	119	773	60,034	12.7	6.1	39.5
314	Kiryat Hayovel	1,398	149	468	34,145	9.4	3.1	24.4
	The Old City	34,104	285.3	5,748	259,261	119.5	20.1	7.6

\* The statistical areas in the comparison figure also include a few institutions, so that the gross residential area is somewhat smaller.

Analyzing the collected data, the following conclusions can be made: the physical residential conditions are worst in the Muslim Quarter, in comparison to other areas in the Old City, and this because the population is growing, despite the low level of residential welfare, and physical limitations. This facts stems, among other things, from control struggles among different sectors, who wish to base their presence in the Old City.

There is a clear correlation between the household size and socio-economic condition, and social status. The trends suggest differences between different quarters. The Muslim Quarter witnessed a growth of 13% in the number of people per residential unit, so the average is around 7.1 people per residential unit. In the Armenian and the Jewish Quarters the growth is more moderate, and in the Christian Quarter it seems that this index even demonstrates a decreasing trend.

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There is a correlation between the fast population growth within the walls (especially that of Muslims) and the physical and socio-economic condition (such as poverty and crime) caused as a result of this population moving to other quarters in the city.

A decreasing trend is evident in everything related to providing different public services, as a result of constant population growth, and the lack of areas and structures in the Old City, which provide a suitable solution for this lack in services.

The great gaps which exist between different areas in the Old City, physically and socially, affect the areas' maintenance capacity, and the safety of residents.

### **Land Use System in the Old City**

This survey, which was prepared for the detailed plan under preparation, was prepared on a 1:500 scale, and included a survey of every structure, and its usage (especially the usage of the ground floors). In the survey, the structures were classified in different categories according to use: residential, residence within a religious compound, hostels and hotels, religious institutions, cultural institutions, educational institutions, medical institutions, welfare institutions, municipal services, workshops, commerce, public park/square, archeological excavation site, parking, open unused area, services and police.

The summary of the findings, according to main use groups, shows the following distribution:

Residential areas: 450 dunams, religious and educational institutions: 280 dunams, commercial areas: 80 dunams, archeology: 50 dunams, unused areas: 40 dunams.

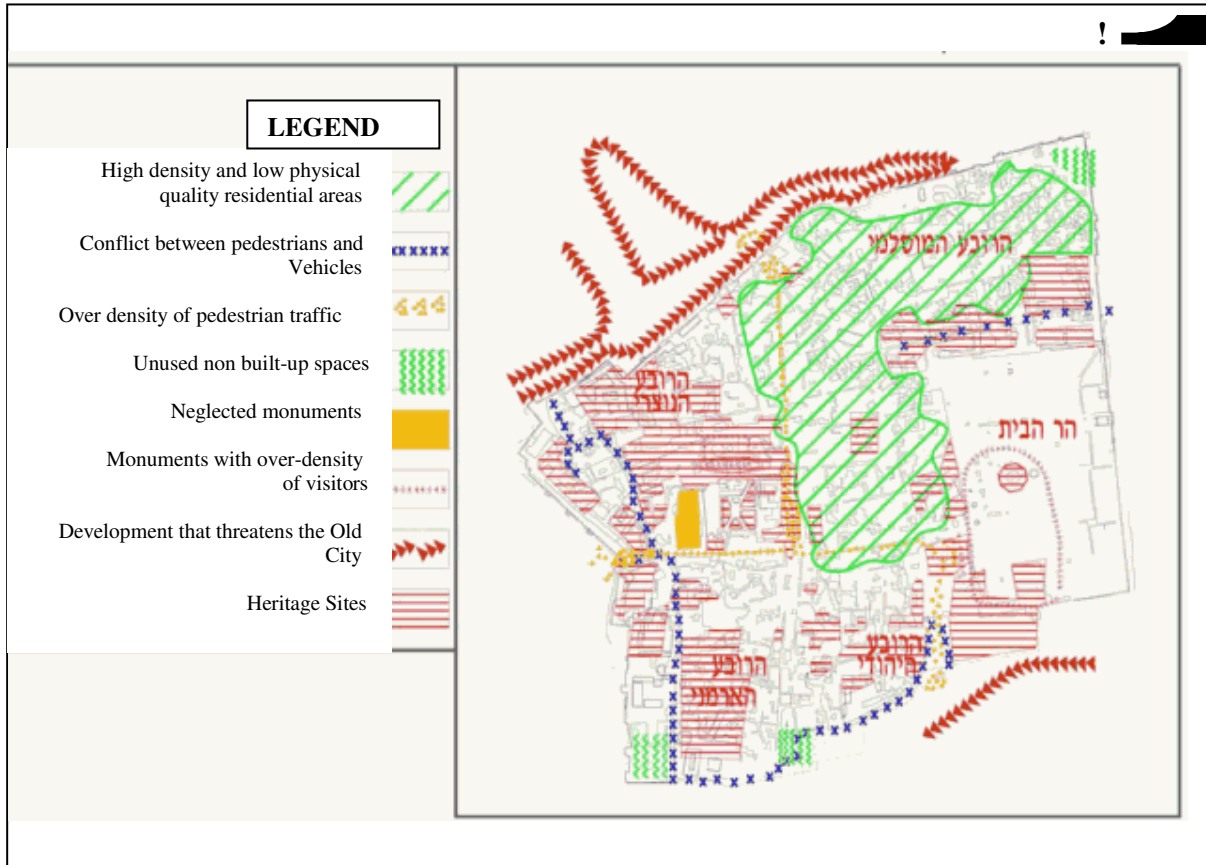
### **Physical Problems and Construction Quality in the Old City**

The Israel Antiquities Authority, which was a part of the plan's planning team, conducted a reservation-research survey for finding and identifying the Old City's physical problems and construction quality. Among other things, issues related to the preservation and development of the city's appearance were reviewed, such as: implications on construction reserves, skyline, fifth front, the walls, the city's monument's spheres of influence, view of the Old City and view from within it. In addition, architectural elements such as openings, original roofs, erkens and balconies were surveyed.

In this survey, a full "erker survey" was conducted, as an example of the way to address a single element which is an element of great significance to the city's appearance. The erker is a useful component for shading and/or expanding a window, which is constructed of different materials, of a decorative nature. Erkers are significant and unique elements in the Old City's appearance. The collected data and conclusions made are the basis for creating technical specifications for correct preservation and restoration of this element.

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Figure 6 – "Problems and Constraints" Map of the Old City



## Summary of the Old City's "Typical Problems" – Identification, Definition and Treatment Recommendations

After analysis of the current situation, a process of analysis, classification and sorting the identified problems was started, as the basis for planning intervention in the Old City. Any "typical problem" was examined according to different parameters and was noted. Analysis and Study of the findings enabled definition of problem solving recommendations.

Most "typical problems" are concerned with the following issues: Construction additions and ruins, changes of original architectural elements and/or addition of new ones, modification of urban elements, the usage of construction materials contrary to 9 directives and other approved plans, illegal connection to infrastructure, and physical and engineering problems, which constitute a safety hazard.

### Illegal Construction

Most of illegal construction is done in inner courtyards, usually as construction extensions adjacent to existing structures, but also in rooftop construction. This

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phenomenon is especially common in the disadvantaged areas of the Old City, especially the Muslim Quarter, but in the Christian Quarter as well.

In addition to residential illegal construction, there is also commercial illegal construction in the Old City markets, especially reconstruction of arched buildings using modern constructions, and disassembly of original wood doors for enlarging entrances and display windows.

Besides the creation of new residential and commercial space, the phenomenon of illegal connection to water and sewage pipes, electric cables, telephone lines and other systems is just as widespread.

Illegal construction in the Old City stems first and foremost from the lack of statutory infrastructure to enable the granting of construction permits, as well as the lack of organized ownership registration. Other causes are: the city resident's low level of residential welfare, especially in the Muslim Quarter, and a political reality which encourages the immigration of residents from outside the Old City to the Old City.

### **Land Ownership**

The survey was conducted on an overall level, and four types of possession were defined in it: The State of Israel, Christian churches, the Muslim Wakf, and private Arab ownership. Lacking an organized registry of land and/or property possession over the years, and lacking possession claims for different properties (or because of multiple possession claims for one property), no distinction was made between "possession" and "management".

The nature of construction in the Old City, layer upon layer, also makes it difficult to recognize and register ownership, as this requires setting a number of ownerships on the same lot, according to different strata. In addition, the fact that there is no division to blocks and lots, except of the Jewish Quarter, also makes it difficult to determine ownership.

### **Monuments**

Following a review of this matter, performed with different information sources, the Israel Antiquities Authority has prepared a "Monument Map". The map shows the city's major religious sites, and their access systems. In addition, the map shows the other sites and monuments, including the adjacent compounds. The sites and monuments were selected after examination according to the following values: historical value, architectural-artistic value, religious-cultural value. These sites are to be meticulously preserved.

### **Infrastructure**

After the city's unification, the State of Israel and the Jerusalem municipality have invested great financial and planning resources in order to improve the level of infrastructure throughout the Old City, while preserving the city's unique character. Infrastructure systems were concealed underground and external installation of water pipes, electric lines and telephone and television cables was avoided. In addition, it

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was decided to remove the antenna "jungle" from above the structures' roofs, in order to erect one central antenna, outside the city walls, and to extend a network of subterranean cables from it, which branch out to different residential units. Despite of this, over the last two years countless satellite antennas were installed.

Sewage and drainage – Before the "service tunnel" was created, the entire Old City relied on a shared sewage and drainage collection system. That system was built back in the days of Turkish Rule. In 1968, with the commencement of the restoration of the Jewish Quarter, it was decided to create separate systems for sewage and for drainage. This decision was implemented throughout the Old City. As part of this, the service tunnel, which includes separate systems for waste water drainage and for rainwater drainage outside the Old City, was constructed. Sewage from other parts of the city was drained to a cesspool in a system which also enabled certain separation between sewage and rainwater. Over time, water pipes were removed from the tunnel, and were installed as subterranean pipes in the Western Wall Square. In the conducted survey, the different sewage and drainage systems were identified, and areas to be restored and upgraded were defined.

Construction and maintenance problems: "Infrastructure Systems Master Plan (1973)" offers a defined framework for the placement of the different systems along the street, with the intention of preserving a different route for each of the systems, but, because of the complex system of alleys in the Old City, it turned out that the systems sometimes cross each other, and in some places are even installed one above the other. For this reason, when upgrading the system, damage might be caused to adjacent systems, and therefore they must be disassembled and restored at the end of servicing. Moreover, excavating to the depth of the infrastructure requires reinforcement, and sometimes support for the foundations of the surrounding buildings on both sides of the alley. Another difficulty is the transportation of pipes and materials and the removal of earth and waste from the narrow alleys which do not enable using mechanical means of transportation. For this reason, the cost of current maintenance is much higher than that required by normal urban systems.

### **Transportation and Parking**

This survey was performed on basis of the data from the "1999 Transportation Master plan" conducted for the Jerusalem Municipality. Currently, there is no real control over vehicles entering the Old City from the Damascus Gate, the New Gate and the Lion's Gate. In order to maintain the city's historical and cultural character, it was decided to restrict private vehicle traffic in the city, and to give precedence to pedestrians and to public transportation.

With no parking places, cars park wherever possible, including roadsides and church compounds.

### **Survey of Precincts**

13 different precincts (out of 72 previously defined) in the Old City were selected by the planning team. The survey was conducted in these precincts which included comprehensive evaluation and analysis of the precinct: both of the precinct as one unit, as well as of the separate buildings it consists of (a total of 54 buildings were

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examined). Data collection was performed for a pre-test and according to the preset criteria (after a preliminary analysis which included all of the city's problems). The archeological findings, monuments, public buildings and residential buildings were classified by different criteria: Date of construction, urban location, architectural classification, building quality, hazards, infrastructure, engineering condition and physical condition. At the same time, a planning concept was developing, which defined the different values in the Old City. On the basis of these values, the buildings were ranked and the level of possible and necessary intervention for each grade was defined. These definitions will be expressed in the regulations of the detailed plan.

In this survey, which is the basis for the plan's regulations, 54 buildings were surveyed, as aforesaid. On the basis of this preliminary survey, all of the Old City's buildings must be surveyed in the future, in the same format. Moreover: The survey is only an external survey, and it included surveys of the building's fronts, inner gardens, and relations between the building and its surrounding. Internal architectural details and spaces were not surveyed at all. In the future, this survey should be extended to the buildings' interior. A more thorough survey might affect the buildings' rating. Urgent precedence must be given to structures which face repair, restoration, demolition etc. intervention – See the example survey card at the end of this chapter.

Both the survey as well as the system of directives and guidelines derived from the survey were created and formulated with an affinity to international art and documents, in order for the basis of the Old City's restoration and development to be on the current globally accepted standards.

### **Ranking the Buildings:**

Ranking the Old City's building is done on basis of the building's intrinsic values: social-religious value, historical value, artistic-architectural value and remembrance value.

Each building was surveyed both as an object by itself, as well as in its environmental, cultural and urban context, while determining the cultural significance of the place. Each surveyed building was ranked according to two categories: architectural-urban rating, with four possible scores, and an additional rating as a "building of public value":

**Grade A** – A complete architectural unit with exceptional architectural value, which stands out in the urban composition.

**Grade B** – A building with significant architectural and urban value.

**Grade C** – "Ordinary" buildings which constitute most of the Old City's built area.

**Grade D** – Buildings with no preservation value, or buildings/building parts intended for demolition.

**Buildings of Public Value** – Buildings which reflect historical, cultural and social values of a unique significance, such as: evidence of a historical event, a site which testifies to a period of settlement, a building in which a public figure was living or working, buildings which testify to the development of transportation and important roads, education institutions, government buildings – administration buildings,

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hospitals, a governor's house, jails, religious buildings, industry buildings, agricultural facilities, water systems, etc., fortifications and security buildings.

### **3.2.3 Primary Conclusions**

Most of the Old City's physical problems stem, first and foremost, from population density, in all its types and forms as well as from the poor state of a great deal of the buildings and infrastructure systems. For that reason, in the Muslim Quarter, which has the highest residential density and the highest building coverage, the physical condition is the poorest. In this condition, this quarter's structure loses the authenticity of building around a courtyard.

Along the main transportation roads there is a clash between vehicle transportation and pedestrian transportation.

In areas which are very dense in terms of pedestrian transport, there is a great difficulty in offering proper public services, for example in the city's gates and markets.

Many areas which are not built on are not used for the city's needs, as open useful areas, as parking spaces, or as areas intended for construction, for the resident's welfare.

Many important monuments are neglected, are not maintained, and are not accessible to the public, for example Hezekiah's Pool.

Many monuments might be damaged due to the excessive numbers of visitors, such as: the Western Wall, Church of the Holy Sepulcher.

Unsupervised development of areas adjacent to the Old City could be a threat to the conservation of the Old City's heritage, for example: unsupervised development of the transportation roads adjacent to the city walls, especially to the north and to the west, and development in the ancient city to the south.

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## 3.4 Planning Policy

### 3.4.1 Guidelines for emphasis

As is the case with many ancient cities, any sustainable planning in Jerusalem's Old City must address the different guidelines expressed in the Old City: heritage, daily life and tourism.

- A. **"Heritage"** – Preservation of different construction traditions, first and foremost the architectural culture heritage of the three monotheistic religions, a heritage which reflects historical, religious and other values.
- B. **"Daily life"** – Development of the Old City as a living, vibrant area used for residence, work, commerce, education and culture, while emphasizing the socio-economical aspect of the city's population.
- C. **"Tourism"** – Development of infrastructure for tourist of all kinds and types, religious tourism (pilgrimage), cultural tourism. This development is intended both for local as well as for international tourism.



Obviously, any planning in the Old City must answer the needs of these values, so they could be formulated in an integrative system expressed in the proposed plan. The planning must improve the quality of life of the residents, and provide a solution for current needs, while supplying useful means for day to day issues. At the same time, the Old City's status as a heritage site to be preserved, and as a tourist site, must be emphasized. The proposed plan offers to continue developing the existing trends, while restoring residential and commercial areas, but also integrates new designations, which define primary heritage sites. Beyond the areas intended for tourist development for hotels and resorts, which are currently located next to the city's major entrance gates, additional areas were added in the plan, in which tourist lodging in small hostels in the Old City's residential areas will be possible.

As aforesaid, the new planning policy expresses the need to preserve the heritage on the one hand, and the importance of providing a suitable residential environment for residents, on the other hand, with an emphasis on daily life. In order to realize the proposed policy, it is necessary to complete a management plan which defines means of management and enforcement in detail.

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## 3.4.2 Preserving the Architectural Cultural Heritage

### The Old City boundaries and buffer zones

The Old City walls, as can be seen today, were set as the detailed plan's boundaries. Therefore, the plan deals with the Old City's interior, and with the walls themselves, up to their exterior. Despite of this, there is a great importance to the relations between the Old City's interior, its walls and its surroundings. The many changes the Old City has gone through have caused many interlinked archeological remnants to be inside and outside of the current Old City walls. Many remnants extend under the walls themselves. Clearly, the Old City, its plans, its structures and archeological remnants can not be fully understood without considering its total area, including the ancient city, in its different periods, as well as the city's basin (see chapter 6 below).

### Skyline

One of the Old City's prominent symbols, preserved for hundreds of years, is the traditional skyline, characterized by the horizontal wall with its projecting towers, and the city's roofs – flay roofs, domes and even tiled roofs. Another characteristic is the traditional construction, which follows the Old City's natural topography. Looking at the Old City, the hills and valleys are prominent, like in the land sloping down towards the Tiropion – currently Hagay St. – and then rising again towards Temple Mount. The Old City's various quarters have a different construction style, a characteristic which is becoming blurred over recent years. This is expressed in, among other things, the height of construction and the roof structure. The skyline, therefore, also expresses the architectural and structural difference between different parts of the city.

The existing skyline must be preserved, by prohibiting the destruction of buildings which are significant to the skyline.

The height of construction in the Old City, especially next to the walls, must be limited, and the height and number of prominent skyline features should be preserved.

The unique construction styles of different quarters in the city, which affects the skyline, must be preserved.

### Landmarks

The landmarks are an important part of the Old City's character, and they mark key buildings in the city, and are used as aids for physical and historical orientation, and for determining the skyline's character.

The landmarks, the views to them and from them must be preserved. New construction approval in the Old City will be subject to an examination of the affect on landmarks.

New structures "mimicking" or "competing" with landmark buildings should not be built, and this in order to avoid affecting the value of the original buildings and sites.

# LOCAL OUTLINE PLAN JERUSALEM 2000

## **Views to be preserved to, from and in the Old City**

The Old City is located in the middle of a natural basin, and is surrounded by mountain ranges. Throughout history, the view of the Old City from the mountain peaks served as a source of inspiration to travelers and pilgrims. These views of Jerusalem were symbolically expressed in prayers, in literature and in art for generations. Until the mid-20<sup>th</sup> century, the Old City was the center around which the new city was built, such as in the case of the Yamin Moshe neighborhood, or landmarks such as King David Hotel, YMCA and the Rockefeller Museum.

The Old City houses are directed towards three foci: the Temple Mount, the Church of the Holy Sepulcher, and the Mount of Olives. Nowadays, the views towards the holy sites and restoring the pilgrim's historical views are culturally significant. In addition, these viewpoints enable historical understanding regarding Jerusalem's geographical location and development. These views, for example the views from the city walls, from the Church of the Holy Sepulcher's bell tower, the Tower of Phasael in the citadel (Tower of David museum) must be preserved.

- The panoramic views from mountaintops around the city must be preserved, and the construction height in the Old City's basin must be maintained.
- View corridors from the Old City and to the Old City must be preserved (see chapter 6).
- In the detailed plan's sketch being prepared, the view corridors to be preserved in the Old City itself are stated. The plan provides guidelines regarding the permitted construction height, the construction's character, and integration of construction in the urban composition.

## **The Urban Pattern**

### **Transportation axes and public spaces**

There is a clear hierarchy of streets and alleys in the Old City, starting with main roads, secondary streets and ending in inner alleys. This structure is a result of thousands of years of urban development, and a synthesis of different urban approaches, from Roman times, during which the Cardo and the Decumanus were built, the main roads to the Temple Mount, which affected the city's traffic, and the dense Qasbah typical of Muslim buildings. The Old City's plazas and public squares were designed, over the years, next to public buildings, and sometimes at junctions.

The hierarchal structure of streets and alleys must be preserved, and construction of new streets, on the one hand, or obstruction of existing streets, on the other hand, should be prevented.

The system of plazas and squares which exists in all quarters of the city should be preserved.

## LOCAL OUTLINE PLAN JERUSALEM 2000

In the Muslim Quarter, especially its north, it is recommended to create new plazas and public squares. These public spaces will be placed adjacently to public and religious buildings, in accordance to the urban approach for the Old City.

### **The Old City's Urban Structure**

The Old City is divided into neighborhoods which are defined according to transportation roads. Each neighborhood has distinctive characteristics. In the Jewish Quarter there are no towers, and it is partially reconstructed, the Christian Quarter has many tiled roofs, the Muslim Quarter is characterized by smaller residential units and by high, dense construction, and the Armenian Quarter is surrounded by an inner wall. Changes within the quarters are noticeable upon thorough investigation. It should be stated that modern construction in the Old City, in general, has hurt and blurred the unique characteristics of each quarter.

One of the Old City's clear characteristics is the division into building clusters, meaning a courtyard or a system of courtyards around which the residential units are built. Usually, entrance to the residential units is through the central courtyard. Sometimes the building clusters are built in several levels. The construction character and density are what makes the visual and functional differences between the Old City's different areas. New construction must fit these parameters in order for it not to hard the unique character of the original building and environment.

The guideline in constructing extensions is to follow the city's typical morphology, meaning building extensions in such a way that they would continue Old Jerusalem's natural development in the urban and architectural sense, in the traditional manner.

The way to maintain and to emphasize the unique character of each quarter is by surveying and thoroughly examining the typical characteristics, and choosing appropriate local elements to be used in that quarter, neighborhood or even street, for reconstruction or restoration.

### **Streets and public space**

Street roofing: In addition to the practical need, as a shelter from rain and sun, roofing the streets is one of the main elements in creating the "place's atmosphere" and ambiance which are typical of the Old City streets. Roofing affects the atmosphere by creating sun and shade spots, by framing the view, by creating a three-dimensional definition for the street, and more. At the same time, roofing which is inappropriate for the place could negatively affect the street's character.

Street, plaza and square paving: The Old City street's pavement has been diverse, historically, both in stone color and in the way the stones were laid. Apparently there was a difference in the way different parts of the city were paved.

- Traditional roofing such as bridge houses and roofing above streets and the market should be preserved, and new roofing, which is not detrimental to the street's views, and which are appropriate for its character, should be placed.

## LOCAL OUTLINE PLAN JERUSALEM 2000

- The original pavement stones should be used when a street's pavement is disassembled and reconstructed. In case of new pavement, the original pavement's character should be examined, and the street should be paved accordingly. It is possible and recommended that paving would be used as an orientation aid in the city (marking important sites, etc.).
- Any plan for placing street furniture in the Old City such as: signs, gardening and lighting, should be preceded by a survey and study of the area's characteristics.
- Street furniture should be based in design on existing street furniture, taking it into account, and not replacing it. Street furniture will be placed next to buildings, streets and historical sites, and in no case will it hurt or hide them.

### Architectural Guidelines

#### Structural ranking and planning guidelines

In any new construction, demolition or extension of existing building plans, the building's rating will be taken into account, in the following manner:

**Buildings of public value** – Before any intervention in a building of this category, comprehensive survey and documentation will be conducted in order to identify the building's significant characteristics and its engineering – physical condition. Grade A buildings of this category have special preservation directives set for them. For grade B and C buildings of public value, the level of intervention will be determined after comprehensive survey and documentation, and planning the intervention will be done according to the guidelines set by the survey, and with the authorization of the professional committee.

**Level A** – Preservation and reconstruction of architectural characteristics will be enabled. Before any intervention, comprehensive survey and documentation must be conducted, in order for its values, significant characteristics and engineering-physical condition to be identified. Minimal restoration activities for introducing modern systems, for making the building usable for residence or for public use will be allowed. Work will be on a strict preservation level.

**Level B** – Comprehensive preservation and partial reconstruction will be enabled, especially of architectural elements, as well as restoration for making the building usable. In these buildings, changes in light of the original building principles are possible, even if not by performing a full reconstruction. Deviation is possible only with the professional committee's permission.

**Level C** – Restoration, including preservation and partial reconstruction, will be enabled. Significant elements (which are stated in each building's survey cards) will be meticulously preserved. In buildings of this level it will be possible to combine additional elements, if they are appropriate to the city's principles of preservation.

## LOCAL OUTLINE PLAN JERUSALEM 2000

**Level D** – Buildings with no preservation value, which negatively affect the urban composition. It is recommended that these buildings be demolished and/or re-planned as part of restoration the urban appearance, according to the new construction directives.

### **New construction and extensions:**

Existing building clusters should be preserved. New construction will only be conducted in unusual cases, in appropriate scale, while maintaining the character of traditional construction, and while avoiding construction in inner courtyards.

New extensions to existing buildings will be conducted according to the Antiquities Law.

Before any new intervention in an existing building, survey and documentation of the building and of its environmental relations should be conducted. The extension's character is affected by a number of factors: the building's rating, authenticity, architectural wholeness and safety considerations.

The new extension must follow the original building's typology. It is important that the extension does not negatively affect the building's functioning or its environment's functioning.

The extension will be made of or covered with stone, and will be appropriate to the building's construction style and original building method.

The height of a new building extension is a function of the relations between the building and its immediate surroundings, and the effect of the extension on the skyline. Therefore, any new building extension will be examined in light of these two parameters.

Planning in demolished or unused areas which are intended for building must be conducted with consideration given to the original surrounding buildings, and should be based on thorough research and study.

### **Building fronts:**

**Gates, entrances and doors:** Jerusalem's Old City includes a large number of diverse gates, entrances and doors (including entrances to Hans, inner courtyards, small alleys). The gates are usually made of wood or metal, and they are very diverse in design and building quality. The gates, entrances and doors constitute a dominant component of the buildings' fronts and the character of the street and public space, and they are one of the architectural elements which characterize the Old City and differentiate it from other ancient cities.

**Commercial fronts:** Generally, there are two types of commercial streets in the Old City: the market, which is characterized by a sequence of fronts, which fill up the entire pedestrian level, when this level is often detached from the upper levels; and a commercial street, which includes a combination of different types of shops such as

## LOCAL OUTLINE PLAN JERUSALEM 2000

market shops, display windows, restaurants and entrances to residential areas such as inner courtyards, entrance lobbies and staircases.

**Roofs and awnings:** Old Jerusalem has a variety of different types of roofs, such as flat roofs, domes and tiled roofs. The different types of roofs are linked to different building traditions, and are sometimes characteristic of a certain area or quarter of the city. In addition, there is a tradition of building metal awnings above shop entrances, the commercial streets, building entrances, and rarely, above windows and balconies.

**External staircases:** Because of the Old City's topography, external staircases are necessary. Over time, external staircases have become one of Old Jerusalem's important characteristics: in streets, in inner courtyards, in house entrances etc.

**Windows and shutters:** The survey suggests that there are a number of different types of windows in the Old City, made of wood or metal.

**Balconies and Erkers:** Balconies and "erkers" (closed balconies) of different types are found in Old Jerusalem. These, together with the entrances, constitute the most important elements in the appearance of the Old City's buildings.

**Plaster and covering materials:** Most of the Old City's buildings are not plastered. The hard Jerusalem stone functions well without plaster. The traditional covering materials are based on lime.

The authenticity of the urban composition should be preserved, as much as possible, by preserving and restoring the original elements, which create the unique atmosphere of the Old City streets. The original entrances used for display windows, the character of gates, openings, roofs, external staircases, windows, balconies and more should be preserved. There are directives for each of these architectural elements in the detailed plan being prepared.

### **Archeology and Archeological Sites**

The Old City, designated an "archeological site", contains archeological sites integrally interwoven in the more recent construction composition. This intergration is expressed by the many ancient buildings which are a part of the construction composition, both in areas in which an archeological dig was conducted, where remnants remain visible on site, integrated in the urban composition, as well as in sites found below the current residential level. These sites are evidence to the Jerusalem's past and development, and are important to religious, cultural and art traditions.

Besides of the remnant's great importance on the national and international levels, many sites are very vulnerable and therefore proper maintenance and regular service are crucial means for ensuring their survival. Preservation of the findings entails preservation of their environmental context.

Most of the monuments and archeological parks are marked on the Monument Map (**Figure 7**).

## LOCAL OUTLINE PLAN JERUSALEM 2000

It should be stated that it is possible that following the excavation of valuable findings, more sites will be included in this map, and that the building ratings will be updated accordingly.

Any intervention in artifacts will be done according to the Antiquities Law, with the approval of the Antiquities Authority, and on the highest possible level of preservation.

In any development proposal for the Old City, the need for an archeological dig, uncovering the findings, and preserving them onsite after their excavation, must be taken into account.

The detailed plans provides detailed directives regarding the preservation of sites, as well as directives regarding their immediate surrounding, the buffer zone and effect zone (in this context, see chapter 11, Archeology).

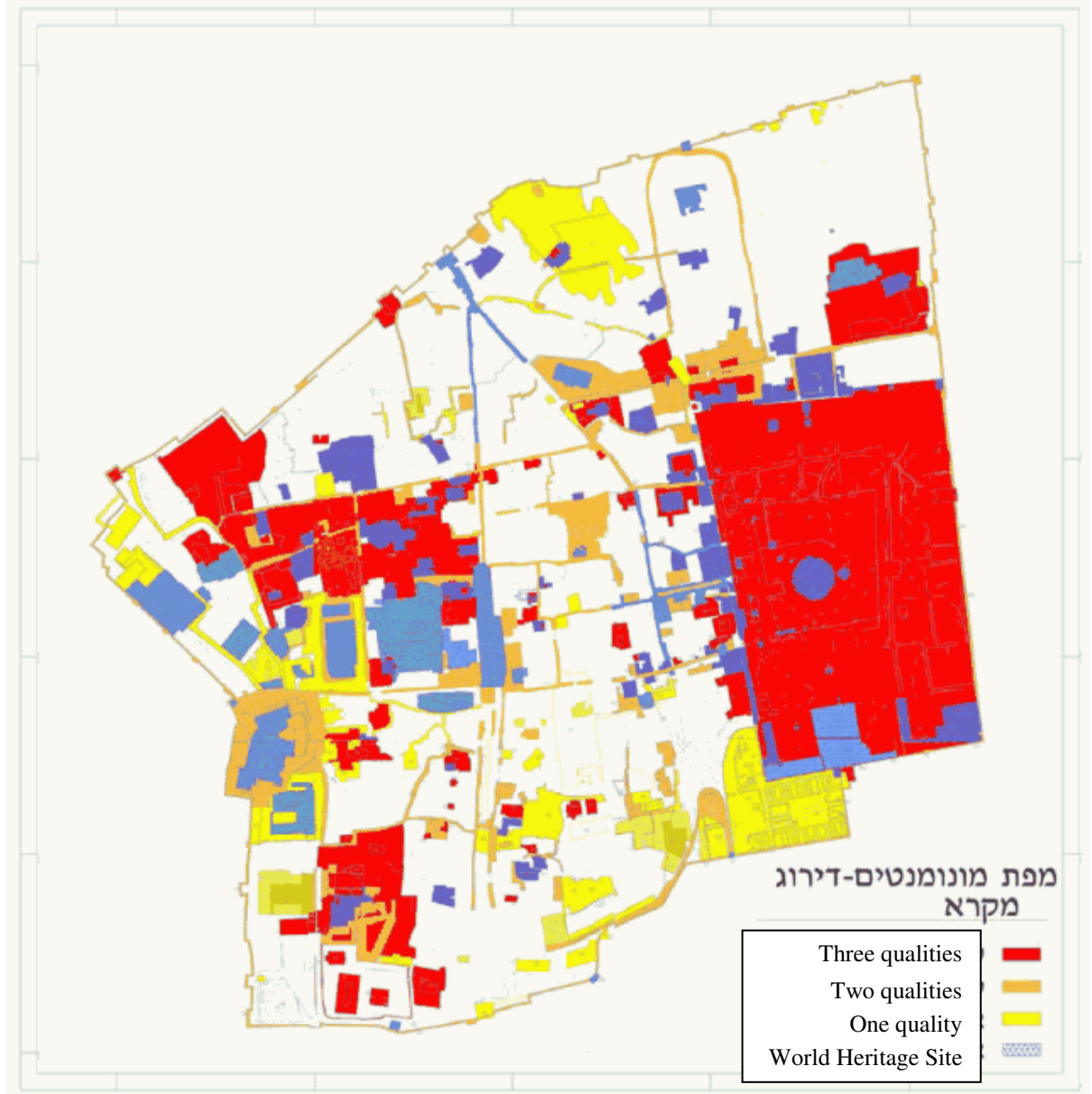
Sites should be developed in such a way as to clarify as much as possible the different archeological strata.

The sites should be developed in such a way as to create appropriate integration with the more recent construction composition.

Maintenance works on archeological sites must be ensured.

# LOCAL OUTLINE PLAN JERUSALEM 2000

Figure 7 – Monument Ranking by qualities



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## 3.4.3 Daily Life

### Population and Housing

The purpose of the proposed policy is to delay the Old City's population growth rate by governmental intervention and guidance, in order to prevent overpopulation (decreasing the number of residential units per dunam) on the one hand, and to improve residential welfare, on the other hand.

- The Old City's population density will be decreased by governmental intervention. In the framework of this intervention, those who are interested will be offered alternative residence outside of the Old City, through governmental budgets.
- Residential units should be unified, and restoration of the existing residential units should be accelerated in order to improve residential welfare.
- Benefits should be granted, as much as possible, in regard to building extensions in order to improve residential condition in residential units lacking kitchens and toilets. These benefits are subject to the building's rating and other limitations. Therefore, any request for changing an existing building should be examined individually.
- During restoration, temporary transfer of families outside of the walls might be necessary, and this requires a mechanism for offering alternative housing.
- The management plan will set restoration and reconstruction priorities, according to the area's safety/physical condition.

### Land Designation

In general, the ratio between residential areas and areas designated for other uses in the Old City will be maintained. Most of the residential areas will maintain this designation in the new plan as well.

### Public Services

- Different public services, intended for Old City residents, will be only partially provided within the walls. Elementary school education will be given priority. Existing educational buildings will be used for this purpose, after being prepared for this designation. Next in priority will be religious institutions.
- Large public institutions, such as middle schools or high schools, which serve population from outside of the walls as well, will be placed outside of the Old City.
- The normal standards and accepted regulations in other parts of the city in regard to the planning of public buildings will be appropriated to the Old

# LOCAL OUTLINE PLAN JERUSALEM 2000

City's unique requirements, with consideration given to its status and other functions.

## **Accessibility and Parking**

- The principle of giving maximum priority to pedestrian traffic will be maintained, and vehicle transportation will be minimized.
- The parking regulations will not be applied to the Old City. Parking solutions will be provided by public parking lots near the Old City.
- The public transportation system will be augmented if necessary, in order to improve accessibility to Old City sites to pilgrims and visitors who cannot enter with their private vehicle.
- Service roads for loading and unloading goods in commercial areas will be arranged.

## **Infrastructure**

The Old City includes many old or neglected infrastructure systems. These systems, and especially the external systems, negatively affect the area's character and the resident's quality of life, and constitute a serious safety hazard. Infrastructure often physically harms buildings and other findings.

- Infrastructure systems should be gradually improved, with priority given to the older systems.
- The number of satellite dishes and television antennas on rooftops should be decreased as much as possible. For this purpose, a media package appropriate for the Muslim public should be provided through the existing underground cable system.
- Water tanks should be removed from rooftops.
- Priority should be given to traditional concealed infrastructure systems, such as underground, alley and inner courtyard systems, and infrastructure systems should be concentrated and integrated in buildings in a way which will not negatively affect their appearance, or their stability.

## **Illegal Construction**

Illegal extension construction, besides affecting the place's quality of life and atmosphere, also harms the Old City's unique skyline, changing it in an uncontrollable manner. Sometimes, this construction also entails physical damage to the existing buildings, and endangers their residents. Illegal extension construction should be dealt with by legal means.

- Planning and building laws should be strictly enforced in order to eliminate the illegal construction phenomena, and in order to minimize its damages.

## LOCAL OUTLINE PLAN JERUSALEM 2000

This can be done using the detailed plan, which includes construction appendices, currently under preparation.

- In order to prevent illegal construction, a new professional body, which will be the link between the residents and the authorities, will be created. The role of this committee will be to process construction permit applications, and to provide solutions, as necessary, to applicants in regard to technical and architectural specifications. The committee will be located in a building within the Old City walls, in order for it to be accessible to local residents. The committee will work as a consulting body to the permit authority and the local committee. The committee will consist of the representatives of the Municipal Engineer's Office and of the Antiquities Authority, and will act according to expedited work procedures.
- The professional committee will offer consultation to planners in regard to architectural specifications, construction methods and materials, and will also supervise, visit and assist in construction sites, with the participation of the representatives of the municipality's planning authority, and the Antiquities Authority.

### **Public Participation**

- Instruction guides including architectural specifications in Arabic and in Hebrew will be provided to the residents, with the assistance of the professional committee.
- A public participation and self-help plan will be prepared in regard to social, economical and physical plans.
- A program for the participation of institutions and business factors in the preservation, development and management plan for the Old City will be prepared.

### **3.4.4 Tourism and Visitors**

The Old City holds exceptional tourist potential, as a fortified city maintaining its historical urban composition. The Old City and the visual basin around it include many sites, which in addition to their archeological, historical and architectural/art value, also have cultural, national and religious value. Many of the sites are landmarks for major historic and religious events.

In addition to the value of the sites themselves, from the Old City basin (the Citadel, Kidron Valley, the Ophel and Gehenna) extremely dramatic and beautiful views can be seen, which hold tourist potential of their own.

Preservation and development of the sites are prerequisites for promoting tourism, but creating accessibility within framework of the urban composition is just as crucial and important, and it requires the creation of a transportation plan, and tourist transportation.

## LOCAL OUTLINE PLAN JERUSALEM 2000

- The necessary operational infrastructure for receiving large numbers of visitors without affecting the place's character will be determined.
- Theme tours will be defined between different sites, in light of the historical and religious context.
- Signposts must be designed and placed in different sites in order to present information about the site, assist orientation and allow individual tours (as opposed to touring as a group).
- Different locations within the Old City will be defined as tourist information centers.
- A framework for the number of accommodation rooms in hotels and in hostels in the Old City will be set, in order to prevent "tourist overpopulation". Priority will be given to the hostels connected to religious institutions and intended for pilgrims. The number of rooms in hostels will also be set in the program and in the plan's directives.
- In areas designated for tourist accommodation, small guesthouses in private houses should be encouraged.

### **3.5 The Detailed plan and Licensing Process**

In advanced stages of preparation of the detailed plan, and after all methods of solving the Old City's licensing process, it turned out that the proper way is to prepare a detailed plan, which includes detailed construction appendices, like the plans prepared for the Old City's Jewish Quarter. The Municipal Engineer works together with the Antiquities Authority to complete this work, and to submit the detailed work as soon as possible, in order to enable the required licensing process. It should be stated that besides of the planning issue, the land ownership problem should be solved, as without proven ownership, construction will not be possible.

In order to maintain the Old City's uniqueness, on the one hand, and to provide the Old City resident's growing need of development, on the other hand, the professional committee, mentioned in the illegal construction section, will be the link between residents and the authorities. The building permit will be given to the construction authority only after the opinion of the professional committee will be given. The committee's opinion will be added to the municipality's opinion, and will be given within a set period of time. The detailed plan for the Old City which is being prepared, as aforesaid, will include appendices and documents which will assist the professional committee and the residents to work in order to grant construction licenses according to the construction appendices.

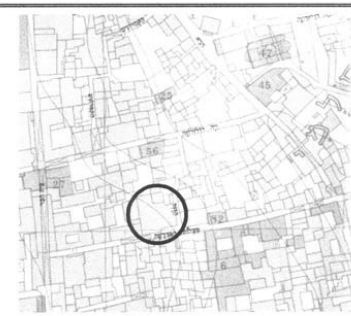
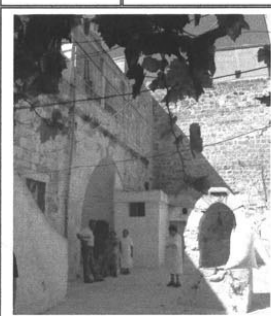
# LOCAL OUTLINE PLAN JERUSALEM 2000

**Figure 8 – An Example of a Building Survey Form**

Old Jerusalem – Building Survey Form										Date: 16.09.2003				
Quarter/address		'Akabat Al Takiye		Block/Lot		3-1609035		Designation		Residence				
Architectural Description	Levels:	1, 2, 3, 4, 5, 6, 7. Notes:			Entrance: North, South, East, West		Shared:		Through courtyard:		Total: 1			
	Construction:	Stone		Processing: Diverse			Notes: Many stone details in the courtyard							
	Other: Concrete						Notes:							
	Appearance	A building with impressive stone details												
	Materials	Stone		Concrete		Plaster	Iron	Aluminum		Wood:		Other:		Notes:
	Staircase	Internal:		External:		Protruding:		Other:		Material: Stone		Original:		Notes:
	Courtyard	Front:		Central:		Rear:		Shared:		Notes: Large courtyard system				
	Roof	Tiles:		Flat:		Dome:		Other:		Materials:		Notes:		
	Fronts:	North:		South:		East:		West:		To be preserved:		Notes:		
	Balcony	Roof:		Protruding:		On columns:		Closed:		In level: 2		Direction:	Notes:	
	Details:	<b>Window openings:</b> Rectangular			Materials: Stone, concrete				Notes:					
		<b>Door openings:</b> Arch, rectangular			Material: Stone				Notes:					
		<b>Rails:</b> roof		Material: stone		Notes:		<b>Drainpipes:</b>		Material:		Notes:		
		<b>Color:</b>		Notes:				<b>Metal works:</b> grates				Notes:		
		<b>Lighting:</b>		Notes:				<b>Accessories:</b>				Notes:		
Architectural Problems	<b>Extensions</b>	Entire building:		Entire Level:			A part of an existing level			A part of a new level:				
		In the courtyard		On the roof			Adjacent to the building:			Notes:				
	<b>Demolition</b>	Entire building		Building parts:			Notes:							
	<b>Details</b>	Balconies:		Erkers:	Awnings:		Drainpipes:		Chimneys:		Color:			
		Graffiti:		Metal works:			Other:			Notes:				
	<b>Openings</b>	Blocked: Doors		Breaches:			Notes: Blocked with stone							
	<b>Accessories</b>	Mailbox:		Signposts:	Lighting:		Gas tanks:		Rooftop water tanks:		Other:	Notes:		
	<b>Infrastructure</b>	Water:		Sewage:			Electricity:		Communications:		Other:	Notes: lack of infrastructure		
Physical and Engineering Problems	Dangerous building													
	Dangerous detail	Extension:		Railing:			Other:			Notes:				
	Materials:	Portland Cement:		Other:			Other:			Notes:				
	Mechanism damage:	Deliberate:					Accidental:			Notes:				
	<b>Wear:</b>	Stone:		Cement:	Wood:		Plaster:	Metal:		Empty פוגות**:				
	Covering material:	Other:		Other:			Notes:							
	Miscellaneous	Patina:		Vegetation:	Other:		Other:			Notes:				
Construction Quality	High		Good			Mediocre			Poor					
Preservation	Very good		Good			Mediocre			Poor					
Evaluation	Relations with the environment													
	Evaluation	In there courtyards and the surrounding buildings there are many building parts and details which should be preserved. A courtyard protecting the original building.												
	Future Additions													

# LOCAL OUTLINE PLAN JERUSALEM 2000

		<b>Level 1</b>	Level 2	Level 3	<b>Level 4</b>	Level 5	Level 6	Level 7
	Rating:	<b>Public Building</b>	A		<b>B</b>	C	D	
Notes					<b>Surveyers: Zubayer, Faina, Ram</b>			
Location	(picture)		Photograph		(picture)			

תאריך: 16.09.2003		<b>ירושלים העתיקה – כרטיס סקר – מבנה</b>							
מגורים		שימוש	3-1609035		גוש/חלקה	עקבות אל תקייה		רובע/כתיבת	
<b>תאור אדריכלי</b>	<b>מפלסים</b>	1. 2. 3. 4. 5. 6. 7. הערות:							
	<b>בנייה:</b>	אבן עיבוד: מגוון אחר: בטון							
	<b>חזות</b>	מבנה בעל פרטי אבן מרשימים							
	<b>חומרים</b>	אבן:	בטון:	טיח:	ברזל:	אלומיניום:	עץ:	אחר:	הערות:
	<b>מדרגות</b>	פנימיות:		חיצוניות:	זיזיות:	אחר:	חומר:	אבן	מקורות:
	<b>חצר</b>	קדמית:	מרכזית:	אחורית:	משותפת:				הערות: מע' חצרות גדולה
	<b>גג</b>	רעפים:	שטוח:	כיפה:	אחר:	חומר:	הערות:		
	<b>חזיתות</b>	צפ':	דר':	מז':	מע':	לשימור:	הערות:		
	<b>מרפסת</b>	גג:	זיז:	על עמודים:	סגורה:	במפלס: 2	מכיוון:	הערות: בטון	
	<b>פרטים:</b>	פתחי חלונות: מלבני פתחי דלתות: קשת, מלבני							
		מעקפת: גג		חומר: אבן	הערות:	מרזבים:	חומר:	הערות:	
		צבע:		הערות:	פירזול: סוגים	הערות:			
		תאורה:		הערות:	אביזרים:				
	<b>בעיות אדריכליות</b>	<b>תוספת</b>	מבנה שלם:	מפלס שלם:	חלק מפלס קיים:		חלק מפלס חדש:		
		<b>הריסה</b>	בבנייה:	על הגג:	בצמוד למבנה:		הערות:		
<b>פרטים</b>		מרפסות:	ארקרים:	גגונים:	מרזבים:	ארובות:	צבע:		
<b>פתחים</b>		סתימות: דלתות		פריצות:	הערות: סתימות באבן				
<b>אביזרים</b>		תיבת דואר:	שילוט:	תאורה:	בלוני גז:	דודי שמש:	אחר:	הערות:	
<b>תשתיות</b>		מים:	ביוב:	חשמל:	תקשורת:	אחר:		הערות: מיעוט תשתיות	
<b>בעיות פיזיות והנדסיות</b>		<b>מבנה מסוכן</b>	תוספת בנייה:						
		<b>פרט מסוכן</b>	מעקה:						
		<b>חומרים</b>	צמנט פורטלנד:						
		<b>פגיעה מבנית</b>	מכוונת:						
	<b>בליה</b>	אבן:	בטון:	עץ:	טיח:	מתכת:	פוגות ריקות:		
	<b>שונות</b>	חומר מליטה:	אחר:	אחר:	אחר:	הערות:			
	<b>פטינה:</b>	צמחיה:	אחר:	אחר:	הערות:				
<b>הערכה</b>	<b>איכות בנייה</b>	גבוהה	טובה	בינונית	ירודה				
	<b>השתמרות</b>	טובה מאוד	טובה	בינונית	נמוכה				
<b>הערכה</b>	<b>יחס לסביבה</b>	חצר ומבני אמצע גוש							
	<b>הערכה</b>	בחצר ובמבנים סביבה פרטי בניין וחלקי מבנה רבים הראויים לשימור. חצר השומרת על מבנה מקורי.							
	<b>תוספות עתידיות</b>	מפלס 1	מפלס 2	מפלס 3	מפלס 4	מפלס 5	מפלס 6	מפלס 7	
<b>דירוג</b>	<b>מבנה ציבור</b>								
		<b>א</b>	<b>ב</b>	<b>ג</b>	<b>ד</b>				
<b>הערות</b>	סקרים: זוכייר, פאינה, רם								
	<b>מיקום</b>	מיקום							
									
									

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