# Urban Upgrading for Conservation: A Vision for the Future of the Contemporary Egyptian City
# <u>Case Study:</u> El-Mokhtalat District, Mansoura City

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## Abstract:
The lack of interest in preserving the historical areas of Egyptian cities and protecting them from deterioration and urban sprawl has led to the exposure of these areas to severe damage from the destruction, deterioration, and demolition of many important heritage buildings located in them. As a result, the mental image of the remaining historical monuments is scattered and unrelated to each other and to the ancient urban fabric containing them. At the same time, the process of preserving historical areas in Egyptian cities has become facing many problems and challenges as a result of their close association with the conditions of society, whether indirectly by being affected by the prevailing political, social, economic, and environmental conditions, or directly as a result of the high population congestion in cities and regions and the mixing of heritage buildings with modern buildings, on the one hand and random growth and informal housing on the other hand. In this context, the research aims to tackle the most important issues and challenges facing the efforts of preserving historical areas in the contemporary Egyptian city, and to suggest the possible ways to solve them through taking El-Mokhtalat District in Mansoura as a model for a study area; El-District subdivision is one of the most important movement paths in the city of Mansoura and an area with a distinctive historical and visual character. By the end of the research, a comprehensive visual plan for urban renewal and upgrading of El-Mokhtalat District is proposed and proved to be valid enough to be applied to other contemporary Egyptian cities.

## Keywords:
Historic preservation mechanisms, conservation planning, visual plan

## الملخص:

لقد أدى عدم وجود خطة للحفاظ على المناطق التاريخية بالمدن المصرية وحمايتها من التدهور والزحف العمراني إلى تعرض هذه المناطق لأضرار بالغة من تدمير وتدهور وهدم للكثير من المباني التراثية الهامة والموجودة بها. وترتب على ذلك بأن الصورة الذهنية للمعالم التاريخية الباقية متناثرة وغير مرتبطة ببعضها البعض وبالنسيج العمراني القديم الذي كان يحويها. وفي نفس الوقت فإن عمليات الحفاظ على المناطق التاريخية في المدن المصرية أصبحت تواجه العديد من المشكلات والتحديات وذلك نتيجة لارتباطها الوثيق بأحوال المجتمع، سواءً كان بشكل غير مباشر عن طريق التأثر بالأحوال السائدة السياسية، الاجتماعية، الاقتصادية، والبيئية، أو بشكل مباشر ناتج عن شدة تكدس السكان في المدن والمناطق، واختلاط كلاً من المباني التراثية بالمباني الحديثة من ناحية وبالنمو العشوائي والإسكان غير الرسمى من ناحية أخرى. وفي هذا الاطار

فإن البحث يهدف الى عرض أهم القضايا والتحديات التي تواجهها جهود الحفاظ على المناطق التاريخية في المدينة المصرية المعاصرة وسبل الحلول لها، وذلك عن طريق اتخاذ شارع المختلط بمدينة المنصورة كنموذج لمنطقة دراسة حيث أنه يعد أحد أهم مسارات الحركة في المدينة ومنطقة ذات طابع تاريخي وبصري مميزين ثم اعداد مقترح لخطة بصرية شاملة للتجديد والارتقاء العمراني له، على أن تضم هذه الخطة عدداً من الآليات الخاصة بالحفاظ التاريخي والتي يمكن الاستفادة منها كنموذج يمكن تعميمه على المدن المصرية المعاصرة.

**الكلمات المفتاحية:**

آليات الحفاظ التاريخي، الارتقاء الحضري من أجل الحفاظ، خطة بصرية

# 1. Introduction

Since the mid-twentieth century, there has been a significant global rise in heritage conservation and management, coupled with an evolution in the understanding of heritage and approaches to managing changes in the historical environment [1]. Heritage is formed through a social process and a succession of generations that must be sufficiently aware of its importance and that they are responsible for preserving it and bequeathing that responsibility to future generations, so heritage becomes a permanent social structure. architectural heritage is considered a resource and an economic resource for people, and an important cultural investment in societies [2]. Moreover, architectural heritage is one of the most important aspects of human development in all eras of history. The built environment has been adversely affected by the modern needs of humans, and therefore "architectural heritage" has become an increasing need, as it was in the past just as much a part of daily life as what we produce today in terms of buildings and facilities that we use in our daily lives [3].

Organizations such as ICOMOS and UNESCO promote the sharing of conservation experiences and techniques around the world. At the same time, local practice has continued to operate within different social, economic, and political contexts. [1] Heritage is not only a prominent historical and artistic phenomenon, but the concept of heritage must go beyond the material dimension, and recognize its intangible, subjective, and functional dimensions. It must have a culture that contextualizes it, which will result in a shift from the idea of heritage as a subject to heritage as a value. [2] According to the World Heritage Convention, heritage includes "monuments, a collection of structures, and locations." Urban cities, archaeological sites, industrial heritage, cultural landscapes, and legacy highways are just a few of the many styles that exist. The range of locations and landscapes that heritage managers must oversee grows as a result. Heritage in modern cities encompasses the entire area that is impacted by human activities, making it eligible for designation as a legacy [3].

# 2. Background to the Research

According to Hmood [3], Formulating rules for contemporary architectural planning and design decisions that adhere to sustainability and appear in the traditional architectural context, which protects its history and keeps its character, is crucial. Both the necessities of persons and their urban identity must be met in modern cities. To attain the sustainable development goals—which meet existing demands while defending future rights while preserving the past—planning strategies must be devised. After World War II in the 20th century, there was a greater awareness of the cultural significance of heritage preservation in general and architectural and

urban heritage [4]. Following World War II, several policies were implemented in Europe's historic cities and locales to revive and revitalize their urban communities destroyed during World War II, including the removal and compensation policy. In this context, researchers have classified these reviving methods as conservation, protection, replacement, restoration, urban renewal, urban upgrading, as listed below in table 1:

**Table 1: Reviving heritage areas**

| **Methods of reviving heritage areas** | |
|---|---|
| **Conservation** | • Preserving all the monumental buildings and surrounding spaces.<br>• Preserving the architectural character – personality and identity.<br>• Suitable for old and new cities, as in Hanover – Germany. |
| **Protection** | • Protection from encroachments and randomness.<br>• Closing the surrounding area to the movement of vehicles and limiting it to the movement of pedestrians - Pedestrianization.<br>• The protection process is not limited to heritage areas, but also to the surrounding urban spaces and spaces. |
| **Replacement** | • Demolition and removal of hopeless - dilapidated buildings that pose a threat to the lives and security of residents.<br>• Exploiting the remaining spaces in widening the streets and adding other vital projects to the area. |
| **Restoration** | • Restoring ancient buildings and other archaeological elements to their original condition.<br>• The use of materials and ores that are identical to those in such buildings and elements. |
| **Urban renewal** | • All previous business items and others to enliven the area,<br>such as removal - restoration - preservation - adding new urban elements such as streets, open spaces, and elements of street furnishings. As well as adding new public services and injecting consistent activities. |
| **Urban upgrading** | • Urban renewal is concerned with the urban aspects only, while the upgrading is more general and comprehensive as it is concerned with the economic and social aspects in addition to the urban aspects. It is the most general and comprehensive method. |

**Source: Compiled from many authors**

There are several issues with heritage conversation in all its manifestations. The issue must be evaluated considering the societal cultural, economic, and political values. One of the biggest challenges to completing this assignment is the financial issue. At the local level, collaboration with the public and private sectors is essential. Because legacy is a human achievement, it is also possible to include foreign institutes that are interested in this area. Traditional and local architecture should be included in conservation efforts [3]. For years, Egyptian heritage sites have been suffering due to the deteriorated conditions of their surroundings and the lack of a sustained maintenance. Furthermore, attempts to preserve historical cities and cultural heritage are very few compared to the historical richness of the country. Therefore, the Egyptian heritage

conservation sector has continued to tackle the challenges facing the efforts of conservation which are described below [5]:

## 2.1 Political and economic factors

Absence of a holistic vision of the preservation process by the state: This is due to the following factors [6]:

1- Lack of material resources to try to restore heritage buildings and historical areas.

2- Not to use a scientific methodology studied by those responsible for heritage and to deal with the heritage area, buildings of value and the urban environment in isolation from the rest of the urban environment belonging to it, and therefore it is necessary to create an integrated system for conservation.

3- Lack of speed of registration of historical buildings and buildings of a special architectural character.

4- Lack of access to international scientific experiences in the field of preserving urban heritage and trying to benefit from them and the method of scientific treatments for preservation.

5- Failure to develop integrated studies of the latest methods of restoration, while preserving the general character of the urban heritage.

6- Weak capabilities of human resources and cadres in restoration operations and lack of qualification of competencies to deal with heritage.

7- Failure to register archaeological buildings and heritage and historical areas in digital systems.

8- Not investing heritage to the fullest, knowing that Egypt has a diverse architectural heritage that includes many historical eras.

9- Failure to develop an investment plan for heritage to attract tourists to all heritage areas in the governorates of Egypt.

10-                                                                                            T
he absence of a media role in raising awareness and educating the community about the importance of urban and architectural heritage and the importance of preserving it as a cultural and economic value that generates income for the country [7].

## 2.2 Human factors

Infringements on heritage through acts of encroachment, demolition, looting and theft of heritage buildings, as well as wrong restoration methods and giving restoration to companies without taking into account the historical value and character of the architectural building and thus the loss of its architectural identity.

## 2.3 Social factors

Lack of community awareness and increasing material interests: The importance of heritage places lies in their tangible and intangible features by society, while the decisions taken to preserve them are only the results of negotiations between the concerned stakeholders, which led to prioritizing material values over others [8]. Herein lies the problem and challenges facing heritage and standing as an obstacle to its preservation, as the lack of awareness of society of its importance, and the increasing material interests in terms of destroying heritage and erecting buildings with high floors and material benefit from that, leads to a decrease in heritage places in Egypt [8] [9].

## 3. Research Problem

The authorities' neglect to document all facets of the contemporary Egyptian city's legacy is one of its main issues. There are many historical buildings owned by governments or even by individuals that are not registered as heritage buildings, such as old banks, old administrative buildings, and old hospitals. Some of these buildings are still functioning, but many of them have not been utilized for a long time. Therefore, they are exposed to architectural deterioration, and if preserved; the preservation is performed according to market standards, not following scientific approaches. However, there are different restoration approaches and methodologies that may be performed by experts, such as urban planners, architects, and archaeologists, and they can be used to study historical sites and their important cultural structures in various cities around Egypt. Therefore, the main research problem tackled by this research is that "*the Egyptian city has lost its original historical identity due to many factors that helped in this, the most important of which is the urban sprawl on the historical areas and the overlapping of uses that are not compatible with the original heritage character. Furthermore, there is no comprehensive vision to manage the Egyptian city's heritage with an institutionally organized methodology, and the wide variety of heritage in Egypt is subjected to constant deterioration, dissipation, and decay* ". See figure 1



**Figure 1: Contemporary Egyptian city and it is missing the original identity.**
**Source: the authors**

## 4. Methodology

Despite the negative aspects described above, development, maintenance, and a restoration plan for the remaining heritage buildings and their surrounding urban environment can still be achieved in some special cases to save what remains of the heritage neighborhoods in Egyptian cities. In this context, the researchers intend to adopt an approach based on improving the visual aspects to preserve the urban environment and its distinctive and unique character, as well as the urban upgrading of the city as a whole, and then rehabilitate the biosphere and the urban space of the heritage areas. The methodology used to achieve this approach is based on four stages as described below, figure 2:

- **The first stage:**

In which the general urban fabric of the site under study is analyzed to determine its general characteristics and strengths and weaknesses through an analytical study based on field exploration of the visual formation performed by the researchers as trained viewers.

- **The Second Stage:**

The researchers study the elements and parts of the general composition of the urban formation under different circumstances. A sample of the population is taken and discussed along with the most important elements selected from the primary study. The residents are also involved in expressing their opinion and impression by involving them in the processes of describing and analyzing the elements of their area by drawing exploratory sketches and asking some questions. As well as conducting a comprehensive survey for each element in the area separately, and then all the elements combined in different conditions such as viewing angles, lighting, viewing distances, and movement, for the possibility of identifying the character of the region and its distinctive characteristics and features.

- **The Third Stage:**

In which researchers work on analyzing the data, information, and studies obtained from the previous two phases in the form of written reports, tables, lists, and graphs. The information and its results are unpacked in the form of urban analytical maps that describe the current situation of the study area, including the most important points of strength and weakness in it.

- **The Fourth Stage:**

It is the stage of drawing up general policies and setting the goals and mechanisms necessary for the development of the region based on the results of the previous three stages. Standing on the general features of the proposed developmental and directive plan for the study area —A Plan for the Future— which must be characterized by great flexibility for updating and modification.
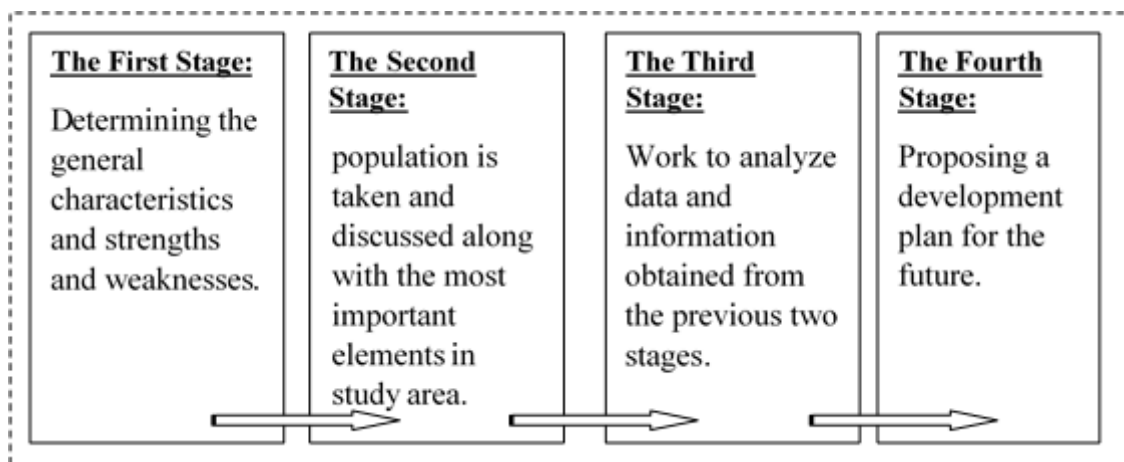


**Figure 2: Research methodology flowchart**
**Source: the authors**

## 5. Case Study: El-Mokhtalat Subdivision

El-Mokhtalat Distrcit is located in the East Mansoura neighborhood, Dakahlia Governorate, surrounded to the north by Farida Hassan Street, to the east by Army Street and Dakahlia Governorate, to the south by Ard Al-Shennawi, and to the west by Mit Hudur and Al-Husseiniya, see Figures 3,4,5.

**Figure3: Al-Mazfod neighborhood in Mansoura**
**Source: Google Earth program modified by the authors**

The mixed area was a residence for foreigners and elites. Most of the buildings were built in the European style and many of them still stand, making this area one of the most important areas in the city of Mansoura and forming a major part of the city. It can be divided into three main parts: [10]

• The main street "Farida Hassan Street", which connects Happy Land Square and Governorate Square.

• To the north is the Allen Nile River, and Republic Street, which is an important nerve as it connects the East and West neighborhoods.

• East Army Street, which is one of the most important streets in the city of Mansoura.

In this study, one of the important archaeological and heritage buildings in the region, of a special nature, was selected not only in the city of Mansoura, but at the level of Egypt because of its distinctive and rare character, which is the Iskandar Pasha Palace.

**5.1 Iskandar Palace in El-Mokhtalat District**
Iskandar Palace, known as (Red Palace) or (Baron Palace in Dakahlia), is one of the most important and famous archaeological buildings in Mansoura, and one of the landmarks of a distinctive style in the past 125 years, and the reason for its name is the Red Palace because its outer walls are painted red, which made the residents of the region call it that name, and as for calling it the Baron, due to the similarity between it and the Baron Palace in Cairo.

**Figure 4: Location of Iskandar Palace in the mixed area**
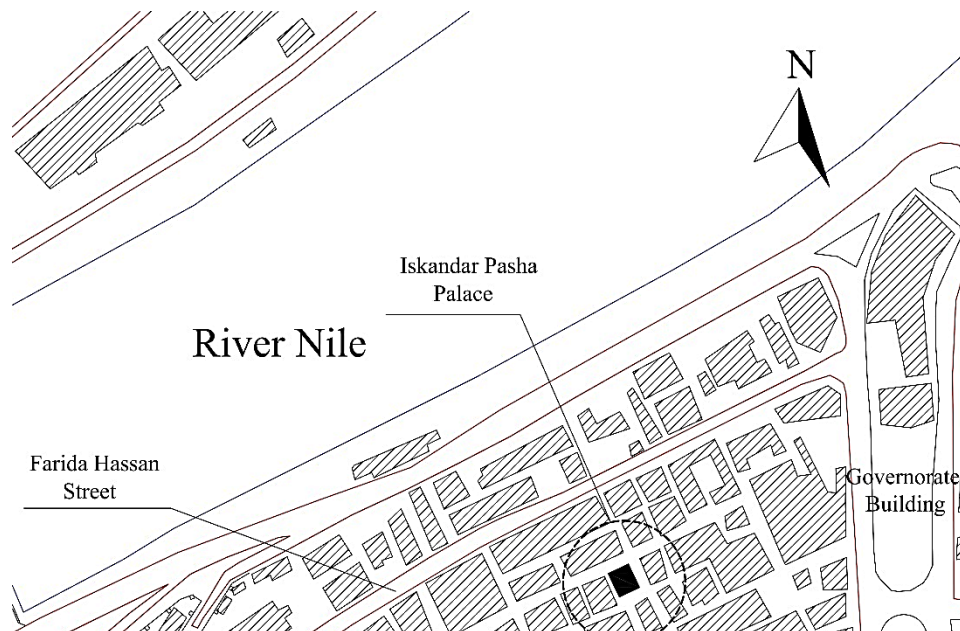**Source: Google Earth modified by the authors.**



**Figure 5: Iskandar pasha place impact zone on urban environment**
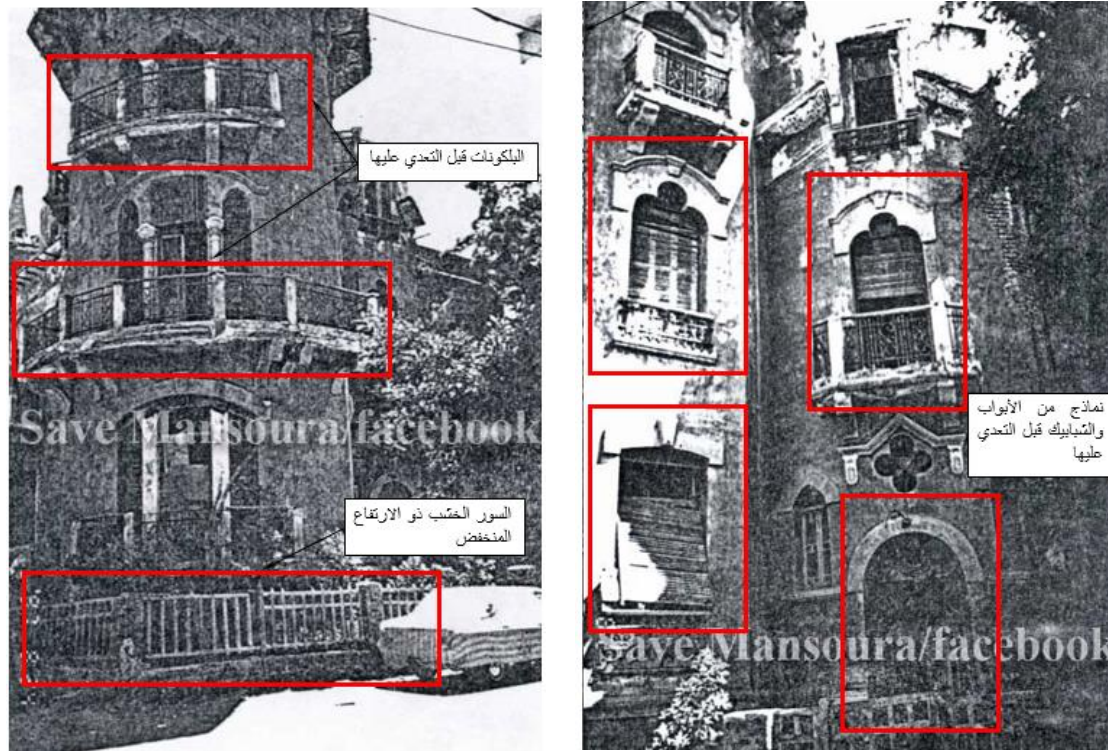**Source: drawn by the authors using AutoCAD**

Iskandar Pasha Palace is located in the mixed area of Mansoura and is located from the east on the corner of Abdel Gayar Street, which branches from Farida Hassan Street (Figure 3), and the palace is surrounded by a group of private residential buildings. With an area of $514^{m2}$, the palace is built in the Gothic style, and is considered one of the few remaining buildings in Egypt in this style. It has an ancient tower topped by a cone covered with crusty tiles in the form of fish scales, which have significance in the Christian religion, which belongs to the philosophy of that style, and is characterized by its unique architectural composition, and consists of three floors and a roof, and it also has a wooden wall with an ancient red color [11] [10], figure 6.

**Figure 6: Iskandar Palace in Mansoura**
**Source: [12]**

Dr. Muhannad Ali Fouda, a teacher at the  Department of Architecture at Mansoura University and a member of the Technical Secretariat of the Committee for the Inventory of Buildings of Value in Dakahlia Governorate, said in Al-Ahram newspaper: "The history of this palace dates back to 1920 when it was built by Al-Khawaja  "Alfred Jabbour" and  then bought by Iskandar Effendi Hanna in 1934 and was surrounded by a garden of 4 sides with the rarest types of trees, which were surrounded by a wooden wall of little height.  The interior still retains some of its original features, such as colored wallpaper, some decorations, Gothic arches and columns that separate the interior spaces." See figure 7.

البلكونات قبل التعدي عليها

السور الخشب ذو الارتفاع المنخفض

نماذج من الأبواب والشبابيك قبل التعدي عليها

**A- The shape of the fence and balconies before they are encroached upon by looting**

**B- The shape of windows and doors before they were stolen**

**Figure 7: Old photos of Iskandar's palace before it was encroached upon by looting**

**Source: Save Mansoura Facebook page edited by the authors**

**https://www.facebook.com/SaveMansoura/**

The palace suffered from severe neglect, which led it to the point that it turned from an architectural masterpiece to a tapestry of fairy tales that were associated with it, that ghosts inhabit it, and it also became a focus for abuse and a den of addiction, and that deterioration reached that its garden, which used to collect many rare plants, became a garbage dump, and appears in the form of severe deafness between the palace old and new, it has been looted and stolen by dismantling the walls of balconies, mat windows, doors and garden fences Wooden, and under the stairs the main entrance is the Fish Oven [2].

Recently, the buyers of the palace tried to sell it by putting a phrase on it for sale, and then the residents and people of Mansoura, Al-Muthfin started initiatives for the protection of heritage revolted against it, which led to the removal of that sign and the cessation of the sale process. Since 2016, the palace has been issued, a decision by the Minister of Housing to preserve it as an architectural heritage, and the Sharq district of the palace has been informed to preserve it and implement the decision.  The former head of the Sharq neighborhood, Gamal Abdel Shaheed, explained, "This palace is among the buildings of an archaeological nature, palaces and villas, and an administrative evacuation decision was issued for it, that was implemented by a second section in Mansoura in May of 1993", but so far no measures have been taken to protect the palace and heritage from loss [12].

Despite all this neglect, there are some efforts to preserve heritage, such as the "Save Mansoura" initiative, in which an operatic concert called "Mansoura Opera" was held with the aim of preserving it in 2015, a mixture of old oriental songs as well as operatic singing, and it was from

the heart of the palace amid a large presence of the people of the region, the people of Mansoura and intellectuals (Figure 8) [11].



**Figure 8: Balcony opera from Iskandar Palace amid crowds of Mansoura residents**
**Source: Save Mansoura Facebook page**
**https://www.facebook.com/SaveMansoura/**

**5.2 A Comprehensive Visual Plan for the Development of El-Mokhtalat District Around Iskandar Pasha Palace**

Pillars of the plan: Using the mental image of the city by Kevin Andrew Lynch, by identifying the strengths and weaknesses of the area under study as well as for the selected building. The researchers depended on establishing a unified architectural style as possible of all the site buildings that are adjacent to the Iskandar Palace building, to be extended from its unique style with street furnishing elements for the surrounding outdoor spaces in a strong relationship with Iskandar Pasha Palace. The proposed plan is intended to guide a development process so that the original heritage building of Iskandar Pasha Palace remain the dominant visible feature, particularly from the primary street frontage. See figure 9.

**5.2.1 Building Condition:**

The condition of the Iskandar Palace building in the mixed area is structurally good, but it is bad in terms of neglect and lack of attention to the Gothic building. This reflects the culture of the people of the region, as well as the lack of a system of maintenance and restoration by the competent authorities, which in turn led to the deterioration of the building.

**5.2.2 Vulnerabilities:**

1- The area surrounding the building is densely populated and includes a private residential area.

2- Interference of unwanted uses in Iskandar Palace instead of exploiting it culturally, some residents have turned the area around the monument into a garbage dump, as well as using part of the entrance ladder to grill fish.

3- Poor infrastructure in the building, lack of electricity or drainage.

4- The width of the streets around the building is narrow in terms of traffic density in the area.

5- Not surrounding Iskandar Palace with a sidewalk and a fence to prevent overlapping uses and not placing guards on the building.

6- Failure to take care of the building, which may lead it to collapse, and its suffering through acts of looting, theft, neglect, and the occurrence of many encroachments on it, which led to it becoming a den for addicts and homeless.

7- The lack of preservation of the Gothic architectural style of Iskandar Palace, as well as visual pollution due to the difference in the biosphere of the building from the palace.

**5.2.3 Strengths:**

1- Iskandar distinctive Gothic building style.

2- The building is in a condition that allows for restoration and reuse.

3- Some of the surrounding apartment buildings are in line with the character of the building.

**5.2.4 The visual plan by analyzing the negatives and converting them into positives:**

1- Restoration of the building of Iskandar Palace with the same character so that it is preserved, and its distinctive red color, as well as highlighting the landmarks obliterated by the palace.

2- Remove garbage around the building and make a fence surrounding it to prevent addicts from entering it.

3- Remove the fish grill from the entrance stairs of the palace.

4- Establish special law enforcement authorities to prevent abuse of minors.

5- Develop the urban fabric of the surrounding area in line with the palace style.

6- Reuse of the palace in line with being a historic palace and at the same time serving the surrounding area.

7- Providing service places in the region to serve tourism.

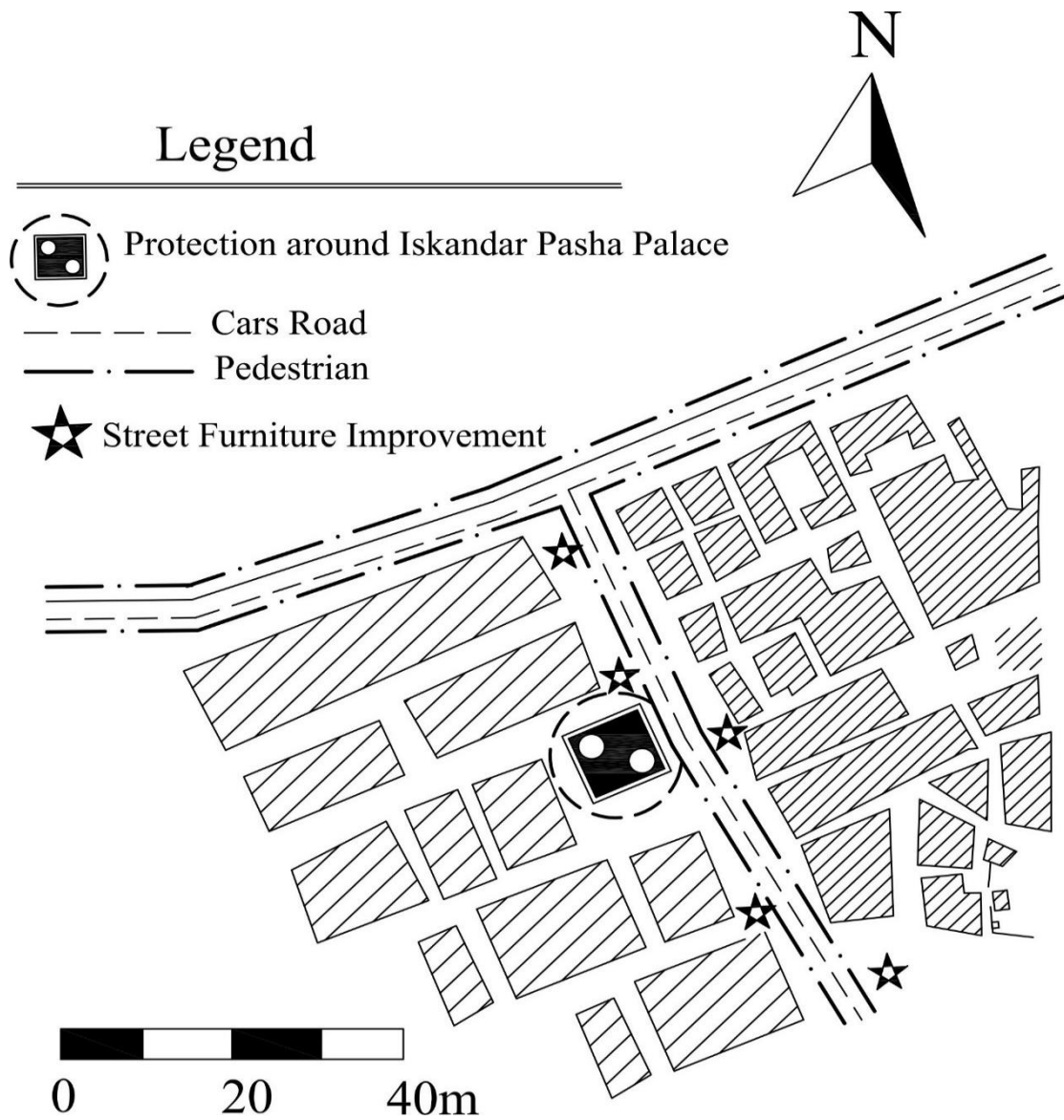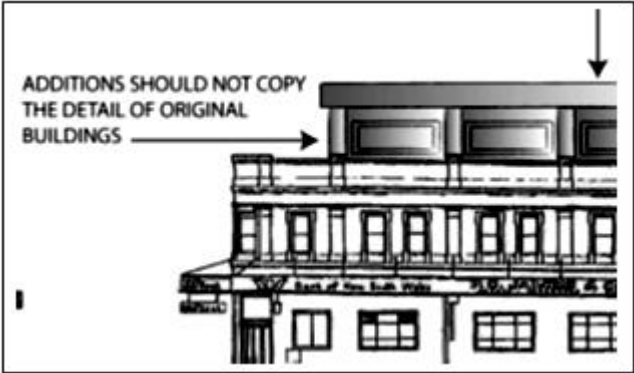8- The streets surrounding the palace should be walkways and cars should not be entered. See figure 9.

**Figure 9: El-Mokhtalat District visual plan**
**Source: drawn by the authors using AutoCAD**

**Table 1: Solutions to the problems related to the proposed visual plan.**

| Solutions | Solutions | Illustrations |
|---|---|---|
| *Building Heights and Setbacks* | • Roof lines should be hidden behind edges, giving a clean edge to the building façade.<br>• The street elevation of contemporary buildings should have no setback, with a parapet matching the adjacent heritage building.<br>• Any associated plant or services, must be fully contained below a view line from the street. |  |

| | | |
|---|---|---|
| **Upper Floor Additions to Historic Buildings in Site** | • New upper floors of historic buildings should not detract from its heritage significance.<br>• Simple geometric lines, contemporary forms, and proportions that derive from the original building are recommended.<br>• Decorations should be considered carefully, and they should not detract from, or dominate, the style of the current historic building. |  |
| **Iskandar Place Architectural Vocabularies** | • The existing building vocabularies should be maintained, to be viewed repetitively as main elements defining the building facades of other buildings in the cite.<br>• All structures that add to the Heritage Area's cultural significance are anticipated to be kept. Therefore, demolition of any historic structure is not encouraged. |  |
| | • The façade's original pattern, the way windows and walls | |
| **Street Façades** | • interact, and any architectural designs or patterns must all be preserved.<br>• Even if they may be made of modern materials and designs, the façades of new buildings should mimic or be drawn from the articulation of the façades of the important buildings that already exist. |  |
| **Materials and Colors** | • The building materials used in the study area should be simple, with decorative brick and plaster work and a lack of modern finishing materials. | |

| | |
|---|---|
| • Colors are essentially a reflection of the historic building materials, and range from light cream to deep ochres, reds and brown. |  |

**Source: Data processed by the authors using AutoCAD and Photoshop**

### 5.3 The Mechanisms of Historical Preservation

By adopting the proposed visual plan for the urban development and upgrading of the study area surrounding Iskandar Pasha Palace, several historical preservation mechanisms can be extracted, which can be used as a model that can be generalized to contemporary Egyptian cities. They are listed below:

1- Visual urban plans should be adopted to preserve the heritage areas in Egyptian cities and protect them from deterioration and urban sprawl, so that these areas are not exposed to severe damage from the destruction, deterioration and demolition of many of their important heritage buildings at the local and global levels.

2- Documenting historical buildings so that it is forbidden to authorize the demolition of the building or part of it and to preserve it for its importance and heritage value if it is not on the verge of collapse or represents an imminent danger to human life.

3- Taking the proper technical measures necessary to prevent the facilities from negatively affecting the heritage building, by using the heritage buildings in areas commensurate with their nature and preserving them from deterioration.

4- Continuous preservation of the buildings by maintaining, restoring, and consolidating them, and matching their architectural character with the rest of the buildings on the site, whether old or new, and rehabilitating them, and the need to provide the capabilities of civil defense, firefighting and ambulance easily.

5- Urban planning processes for renewal and upgrading should be closely linked to the preservation of historical and heritage areas of cities and urban communities. And that planning and reviving heritage areas has become one of the most important branches of urban planning because of its great importance in improving the visual and aesthetic aspects of urban communities, as well as their social, cultural, economic, and environmental characteristics.

## 6. Conclusion

The urban heritage in Egypt is rich in the diversity of its models, functions and architectural and artistic elements, and the styles of architecture in Egypt have varied, and this diversity was reflected in the urban characteristics, whether in the urban fabric or the construction methods used and the aesthetic and formal elements due to the fact that it was the product of the confluence and cross-fertilization of many civilizations and races that contributed to the production of a multiple and diverse architectural heritage, combining heritage archaeological buildings and historical buildings, which made it a living, open museum with distinct heritage at the same time. It has been able to extract recognition as a global heritage by international institutions interested in this regard, but this heritage is one of the problems that hinder its

optimal cultural investment, and this heritage has faced many problems, the most important of which is that the methods of preserving this heritage are areas that have not been dealt with according to scientific foundations, on the one hand, and on the other hand, a division in views between a supporter of preserving heritage and that it forms part of the identity, and a  party that does not care about heritage, but rather tries to demolish it to obtain great material benefits, in addition to the  lack of awareness of many residents of the importance of this heritage and how to deal with it, all these reasons have caused the heritage to suffer from problems that hinder its optimal investment culturally and economically, and therefore it needs someone to restore its consideration and importance.

The problem of the study is that Iskandar Palace in the  mixed area is considered one of the rare Gothic style architectural buildings in Egypt, but  it suffers from a lack of maintenance and the deterioration of the building condition, and then there is  an absence of its historical values, which hinders its optimal investment culturally and  economically, and the rescue of the palace is relying on    the city of  Al-Mansour that is  committed to the principle of  preserving and evaluating the heritage through maintenance, and  rehabilitation of the building, and trying to reuse it in the manner in which the surrounding residential area is cleaned.

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