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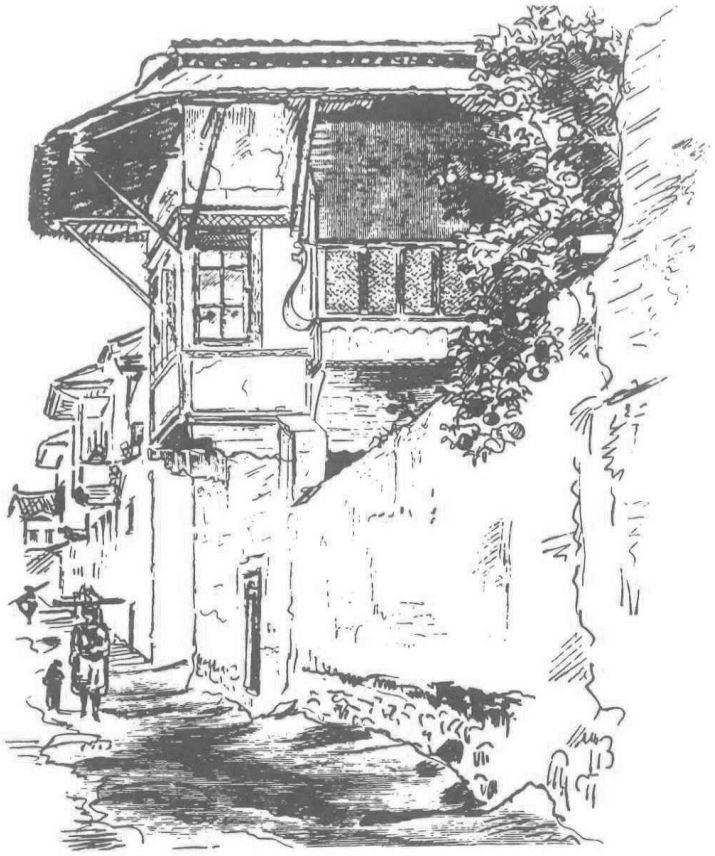
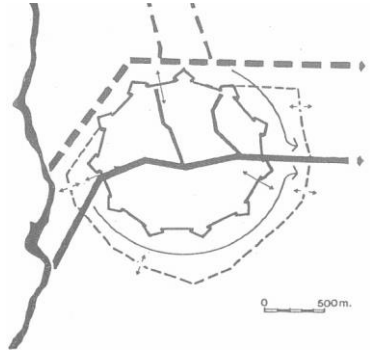


C3 – International Student Workshop in Nicosia

ADAPTIVE REUSE IN URBAN AREAS



Cyprus Workshop, May 2022

This presentation is based on material derived from the paper: Philokyprou, M. and Limbouri-Kozakou, E. 2012 "Rehabilitation of Historic Buildings for Cultural and University Uses. The case of Cyprus", *HERITAGE 2012, Proceedings of the 3rd International Conference on Heritage and Sustainable Development*, Porto, Portugal, 19-22 Jun., Vol.3, pp.1995-2204.

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What is Adaptive Reuse?

- Adaptive reuse refers usually to the process of reusing an existing building for a purpose other than which it was originally built or designed for. Adaptive reuse breathes new life into historic structures by converting them into something useful for the surrounding.

Adaptive reuse is important for a community because it:

- Maintains cultural heritage. In communities with historic architecture, adaptive reuse is a form of historic preservation. It restores culturally significant sites that would otherwise be left to decay or demolished to make room for new buildings or parking lots.

- Slows urban sprawl. When builders search for new construction sites, they must often choose land further outside of a city center since the land within a city is usually claimed by old buildings or more expensive real estate.

- Creates a new community beacon. Adaptive reuse architecture is functional and often incredibly beautiful.

Advantages of Adaptive Reuse. Adaptive reuse is an excellent option for many building projects because it can:

- Lower construction costs. When compared to traditional building projects, adaptive reuse has several significant financial advantages and cost savings. Adaptive reuse also forgoes all demolition expenses, which are often expensive and a significant portion of a construction budget.
- Speeds up construction. Building a new structure usually takes significantly longer than rehabbing an existing building. Many spaces in an old building may be habitable after only minimal refurbishment, so even if the project is still ongoing, owners can open parts of the building for business.
- Popular with the community. Creative adaptive reuse projects are an incredibly popular option within communities because people enjoy the historical preservation of significant buildings in their neighborhood and new unique landmarks

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Throughout the years, many heritage dwellings have been continually reused; adapting to changing local conditions and thus surviving as cultural testimonies that provide a direct link with the past.

The **conservation and reuse** of heritage buildings has a very positive impact on local economies, as it generates local labour demands, preserves building handicrafts and, at the same time, safeguards the cultural identity of traditional settlements.

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The **adaptive reuse** of heritage architecture covers the aspects of sustainability; i.e. environmental, economic and social, rendering it an extremely sustainable method of development.

It is important to note that the significance of heritage architecture lies, not only on its tangible, but also on its intangible values.

Very important role during conservation should be placed on the preservation of the sustainable identity of heritage buildings

The sustainable identity of these dwellings comes from the incorporation of **many environmental features in their design**, the use of traditional local materials and available resources, as well as the simple ways the inhabitants' needs are met.

Their environmental features ensure a climate responsive approach and better thermal performance of the dwellings.

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The environmental features of vernacular dwellings were studied through research programs

VernArch

Creation of a data base of vernacular architecture in Cyprus, *University* ***of Cyprus (UCY)***

BioVernacular

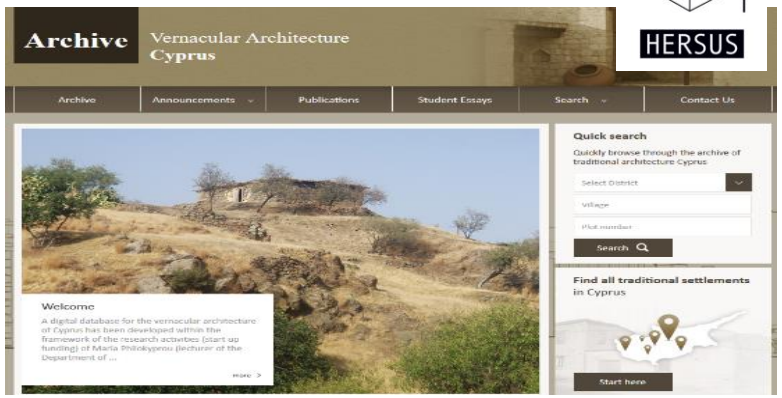
Innovative Methods of Protection and Conservation of Bioclimatic Design Elements in Traditional Buildings in the Historic Centre of Nicosia

Cyprus Research Promotion Foundation (RPF), HUMANITIES-0609(BIE)07

BioCultural

Implementation of Sustainable Design Elements of Vernacular Architecture in the Rehabilitation of Traditional Buildings and in the Design of New Structures

University of Cyprus (UCY), Internal Research Programmes, 2012

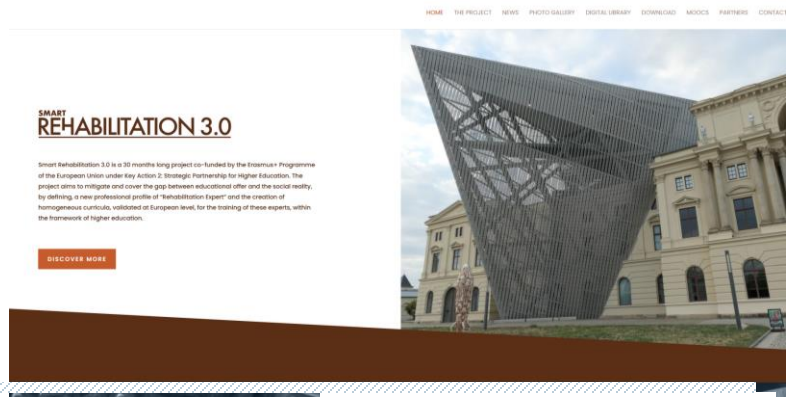


ERASMUS PLUS PROGRAMS

SMART REHABILITATION 3.0.

Innovating Professional Skills for Existing Building Sector (Erasmus Plus)

The programme aims to develop a training program for a new professional qualification “Building Rehabilitation Expert”, create on line training courses (MOOC) and a tool for the access to technological and innovative interventions in Rehabilitation



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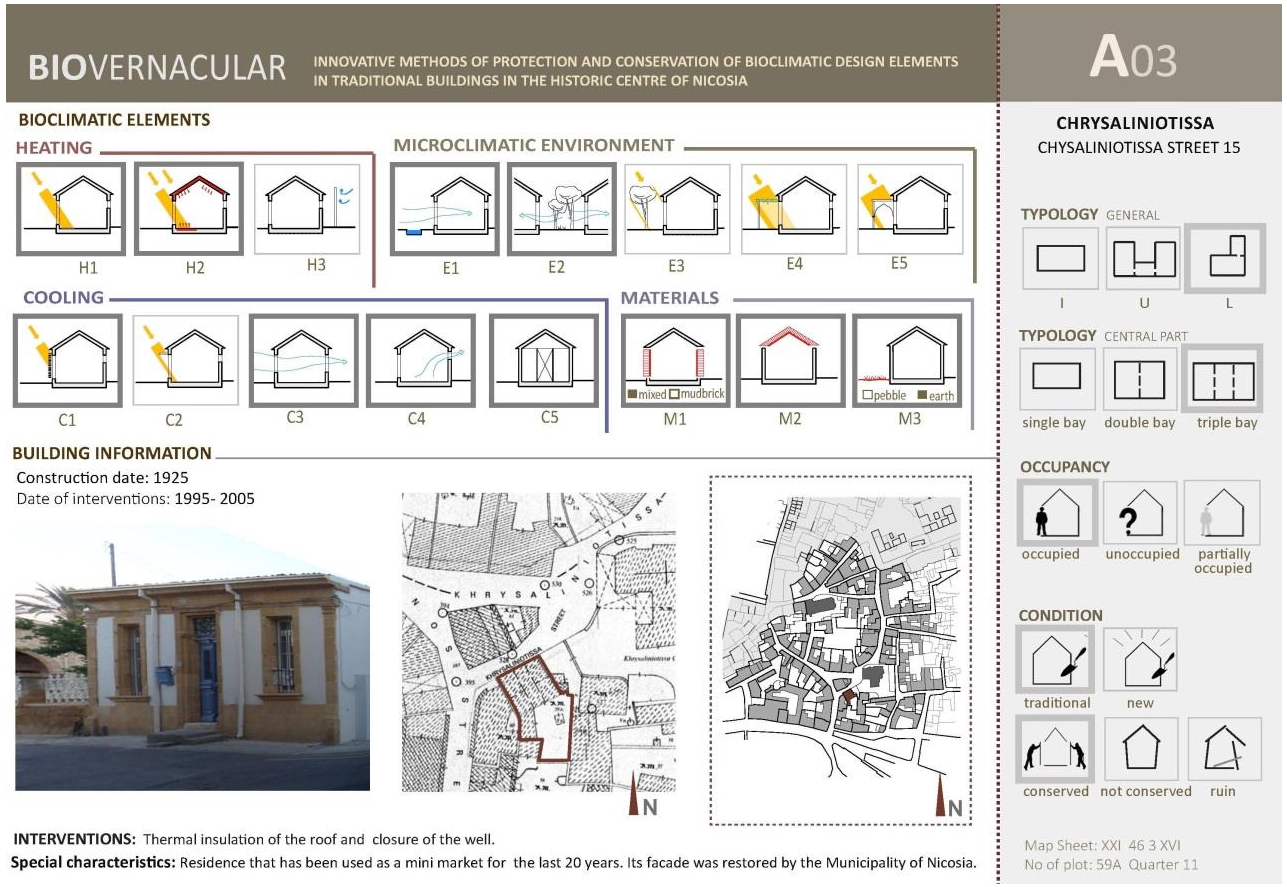
Recognition of the environmental features of vernacular architecture before adaptive reuse

The **passive design strategies** i.e. cooling, heating, as well as strategies for outdoor microclimatic conditions and materials were recorded for a large number of selected individual dwelling.

Area under study: Chrysaliniotissa neighbourhood



Representative data sheet of a selected building

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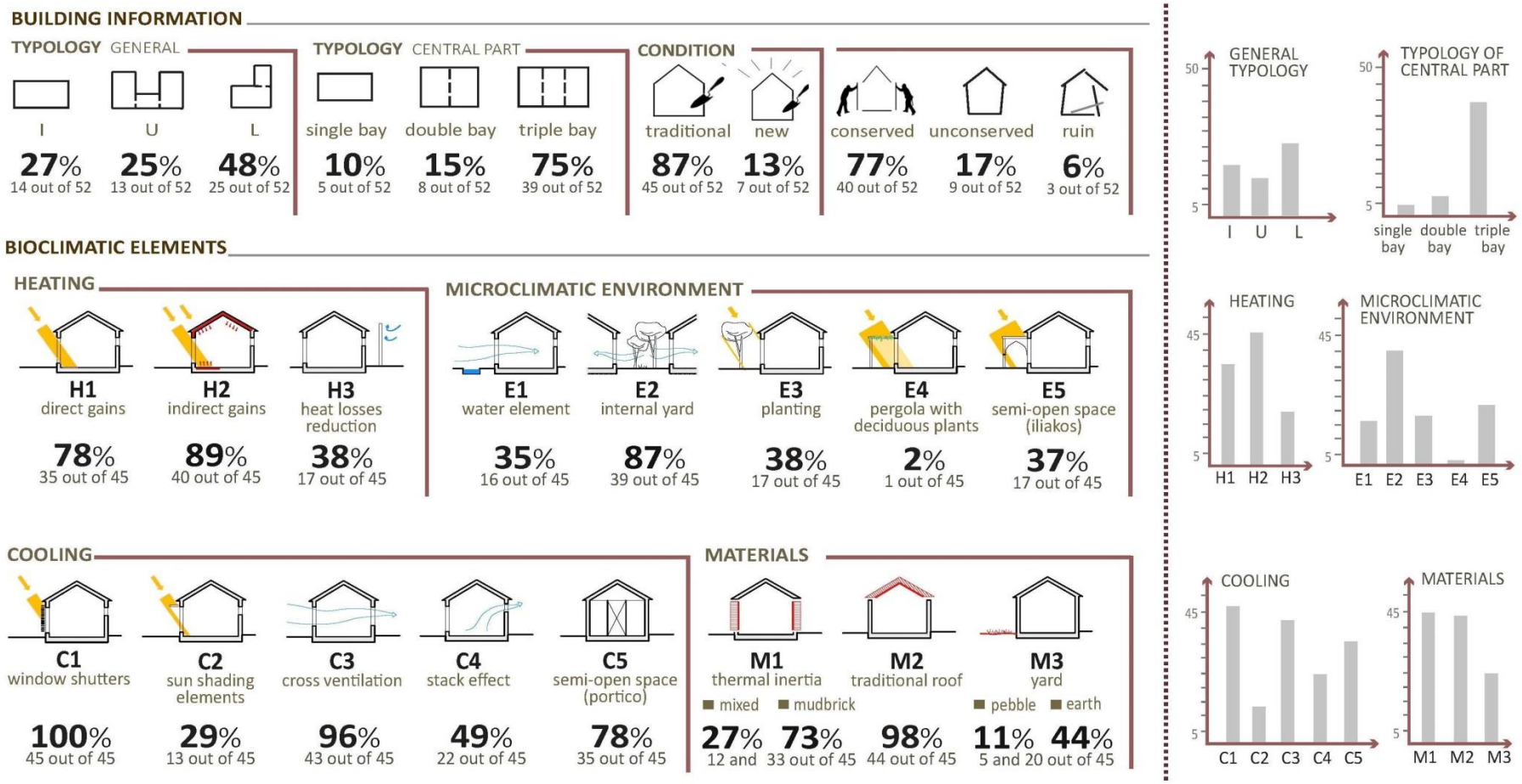
Preservation of the environmental features of vernacular architecture during adaptive reuse



Over Summary tables of field research results for each area under study were prepared (The building information is expressed as a percentage of the total sample)

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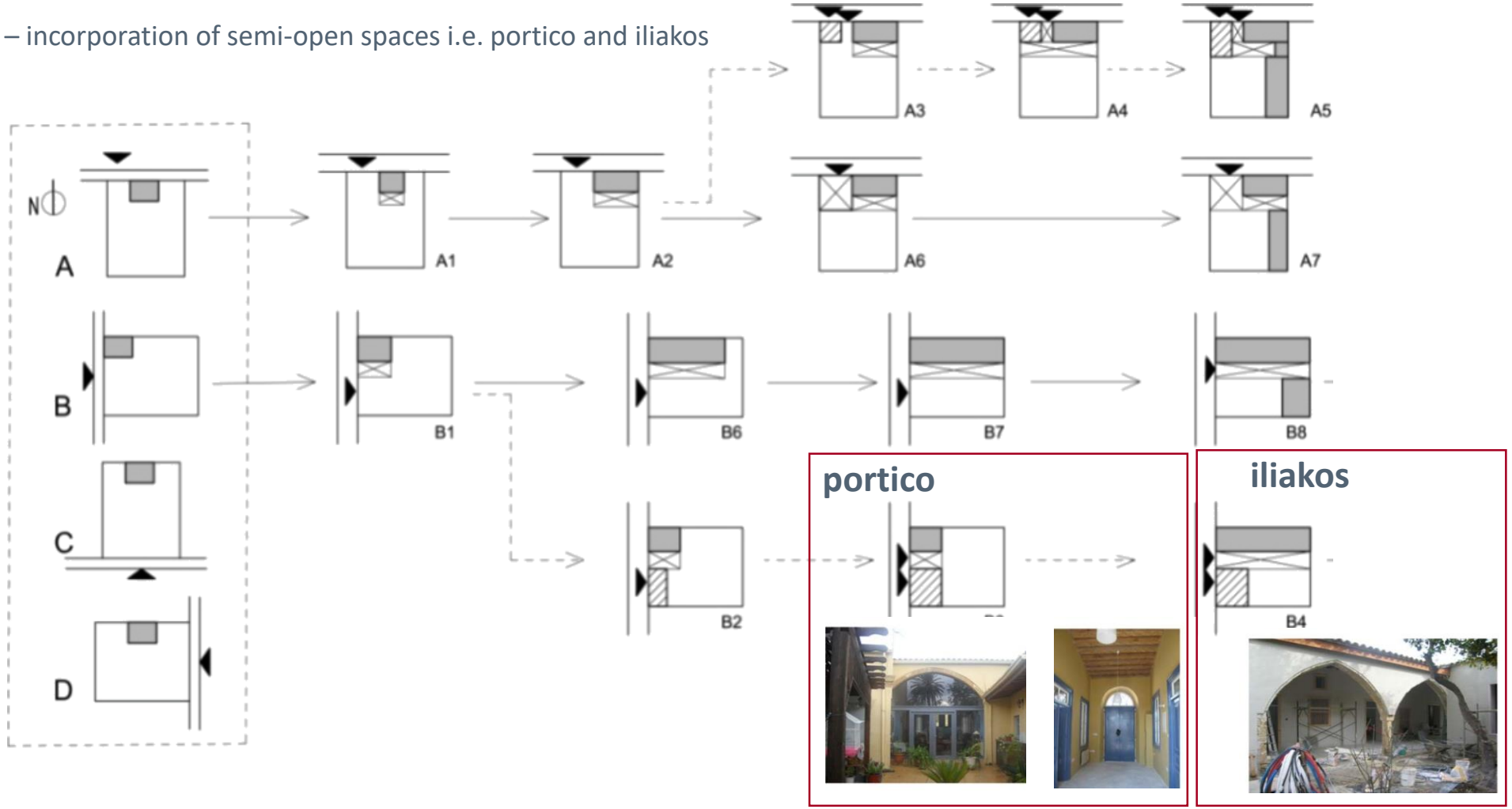
Recognition and preservation of the typology of vernacular dwellings during adaptive reuse

Typologies of urban houses – incorporation of semi-open spaces i.e. portico and iliakos



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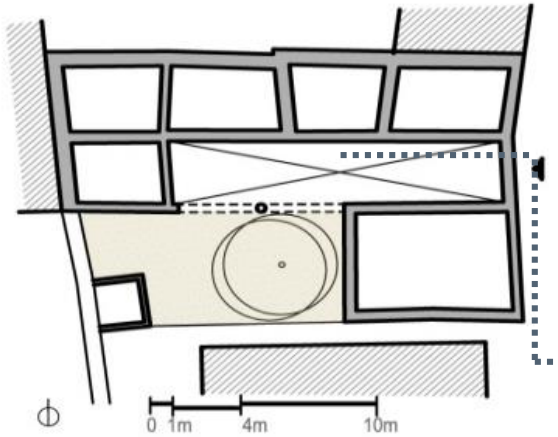
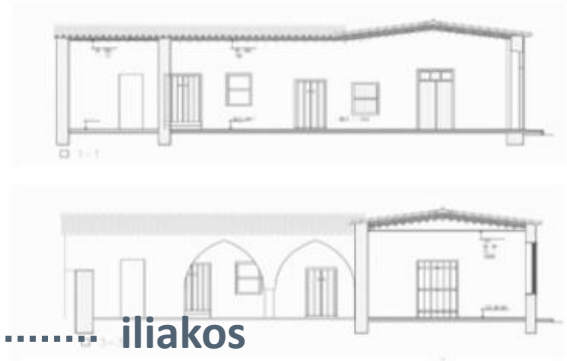
Recognition and preservation of the typology of vernacular dwellings during adaptive reuse





iliakos

Typologies of urban houses – incorporation of semi-open spaces i.e. iliakos

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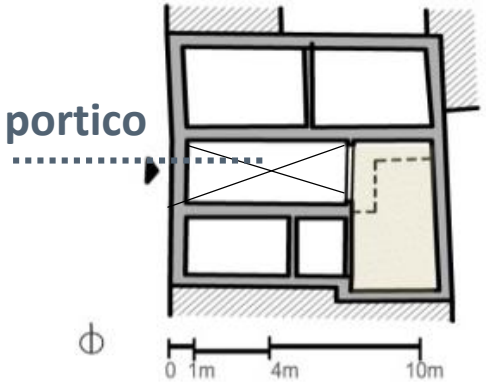
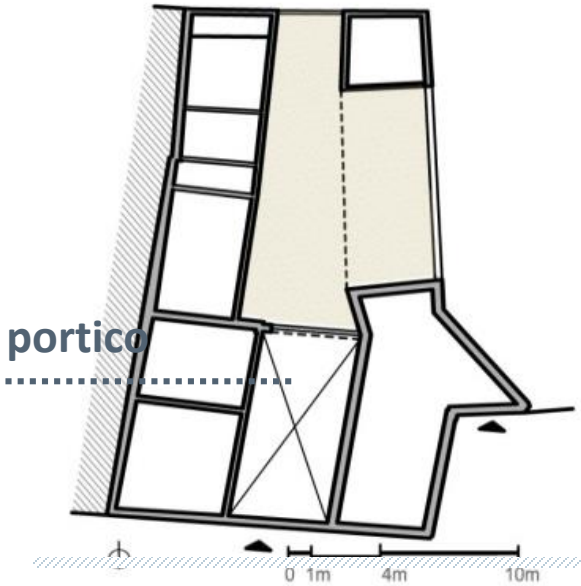
Recognition and preservation of the typology of vernacular dwellings (semi-open spaces) during adaptive reuse





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Recognition and preservation of the typology of vernacular dwellings (semi-open spaces) during adaptive reuse

Typologies of urban houses – incorporation of open and semi-open spaces

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Recognition and preservation of the typology of vernacular dwellings (sachnisi) during adaptive reuse

Πίνακας 4(α)

ΤΥΠΟΛΟΓΙΑ ΚΕΝΤΡΙΚΟΥ ΤΜΗΜΑΤΟΣ ΚΤΗΡΙΟΥ	ΜΟΝΟΜΕΡΗΣ ΔΙΑΧΩΡΙΣΜΟΣ	ΔΙΜΕΡΗΣ ΔΙΑΧΩΡΙΣΜΟΣ	ΤΡΙΜΕΡΗΣ ΔΙΑΧΩΡΙΣΜΟΣ
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ΚΤΗΡΙΑ ΜΕ ΠΕΤΡΟΚΤΙΣΤΟ ΣΑΧΝΙΣΙ 16/233, 6.87%			
ΑΡΙΘΜΟΣ ΠΕΡΙΠΤΩΣΕΩΝ	1/233	2/233	13/233

Πίνακας 4(β)

ΤΥΠΟΛΟΓΙΑ ΚΕΝΤΡΙΚΟΥ ΤΜΗΜΑΤΟΣ ΚΤΗΡΙΟΥ	ΜΟΝΟΜΕΡΗΣ ΔΙΑΧΩΡΙΣΜΟΣ	ΤΡΙΜΕΡΗΣ ΔΙΑΧΩΡΙΣΜΟΣ
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ΚΤΗΡΙΑ ΜΕ ΔΙΑΚΟΣΜΗΤΙΚΟ ΣΑΧΝΙΣΙ 11/233, 4.72%		
ΑΡΙΘΜΟΣ ΠΕΡΙΠΤΩΣΕΩΝ	1/233	10/233

n_{kt}=233 — · — · — ΚΕΝΤΡΙΚΟΣ ΔΡΟΜΟΣ ΣΑΧΝΙΣΙ ΤΗΣ ΠΡΟΣΟΨΗΣ ΤΟΥ ΚΤΗΡΙΟΥ

	ΑΡΙΘΜΟΣ ΑΝΟΙΓΜΑΤΩΝ ΣΤΗΝ ΚΥΡΙΑ ΟΨΗ ΤΩΝ ΞΥΛΙΝΩΝ ΣΑΧΝΙΣΙΩΝ (n_{ks}=219)					
	ΕΝΑ ΑΝΟΙΓΜΑ	ΔΥΟ ΑΝΟΙΓΜΑΤΑ	ΤΡΙΑ ΑΝΟΙΓΜΑΤΑ	ΤΕΣΣΕΡΑ ΑΝΟΙΓΜΑΤΑ	ΠΕΝΤΕ ΑΝΟΙΓΜΑΤΑ	ΕΞΙ ΑΝΟΙΓΜΑΤΑ
ΣΑΧΝΙΣΙ ΕΝΟΣ ΔΩΜΑΤΙΟΥ (n_{ks1}=177)						
ΑΡΙΘΜΟΣ ΠΕΡΙΠΤΩΣΕΩΝ	24/219, 10.96%	142/219, 64.84%	9/219, 4.11%	2/219, 0.91%		
ΠΟΣΟΣΤΟ ΚΑΛΥΨΗΣ ΑΝΟΙΓΜΑΤΟΣ*	15% - 25%	25% - 35%	30% - 35%	33%		
ΣΑΧΝΙΣΙ ΔΥΟ ΔΩΜΑΤΙΩΝ (n_{ks2}=34)						
ΑΡΙΘΜΟΣ ΠΕΡΙΠΤΩΣΕΩΝ		18/219, 8.22%	6/219, 2.74%	9/219, 4.11%	1/219, 0.46%	
ΠΟΣΟΣΤΟ ΚΑΛΥΨΗΣ ΑΝΟΙΓΜΑΤΟΣ*		15% - 25%	20% - 28%	25% - 35%	47%	
ΣΑΧΝΙΣΙ ΤΡΙΩΝ ΔΩΜΑΤΙΩΝ (n_{ks3}=8)						
ΑΡΙΘΜΟΣ ΠΕΡΙΠΤΩΣΕΩΝ			5/219, 2.28%	1/219, 0.46%	1/219, 0.46%	1/219, 0.46%
ΠΟΣΟΣΤΟ ΚΑΛΥΨΗΣ ΑΝΟΙΓΜΑΤΟΣ*			15% - 19%	20%	27%	45%

* Εύρος επικρατέστερων ποσοστών κάλυψης της συνολικής επιφάνειας των ανοίγματων της κύριας όψης του σαχνισιού

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The practice of reusing an existing building is not a recent phenomenon and it is as old as building itself.

During the past, there was a variety of approaches with regard to the integration of a new use into an existing structure.

While during antiquity the change of use was mainly guided by the functional needs of the users without any consideration of other values of the buildings, today this has changed dramatically with the historic, aesthetic and social values being taken into serious consideration.

When historic buildings cease functioning, they tend to be abandoned and eventually collapse. The best means for preserving a historic building and safeguarding it for the future is to reuse it for a new purpose.

Today, the tendency towards rehabilitation is generally adopted due to many historical, emotional and economic reasons as well as due to the understanding of the importance of historic buildings and the desire to preserve them.

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According to the Venice Charter (article 5), the conservation of monuments is always facilitated by some socially-useful purposes.

- Such purposes are desirable but should not change the character of the building.

In this presentation the revitalization of a number of historic buildings in the walled city of Nicosia and their reuse for various new purposes (such as educational, cultural etc) are examined.

There is always a preference for the preservation of the original use but if this is not possible, a new compatible use of similar nature to the original could be integrated. In this way the existing lay-out of the building will be preserved.

The preservation of the original use of a structure safeguard a continuity in the life of the structure and often offers a functional and social continuity. This is often the case of vernacular residential dwellings.

In many cases historic buildings (industrial, storage, defensive) are being reused as museums as well as educational and cultural centers.

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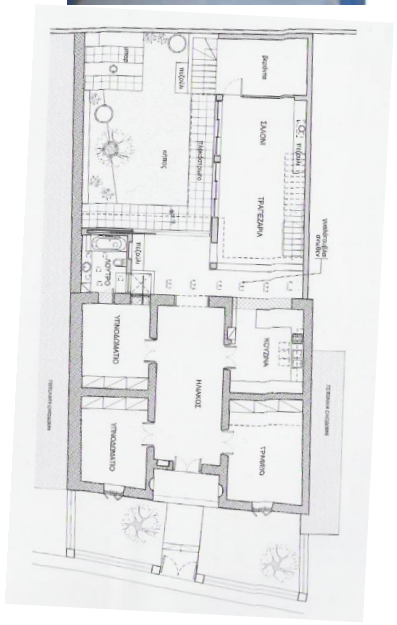
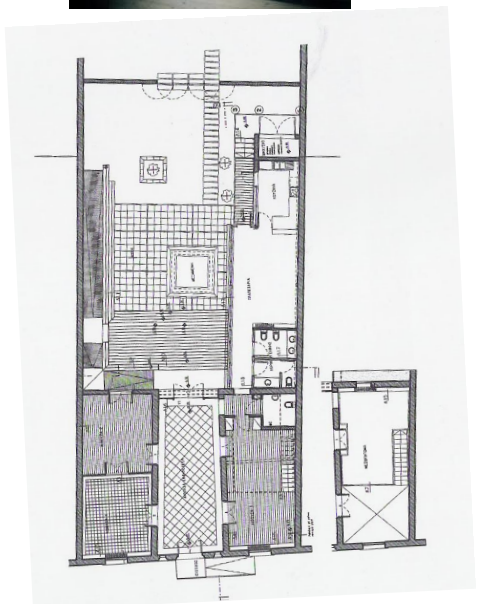
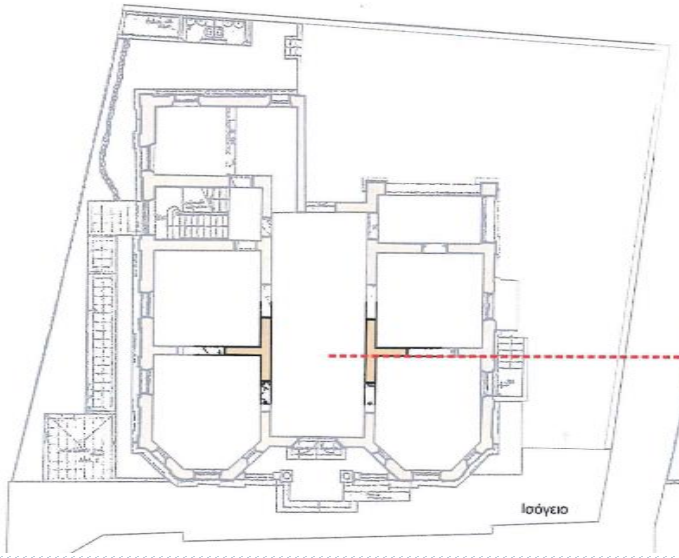
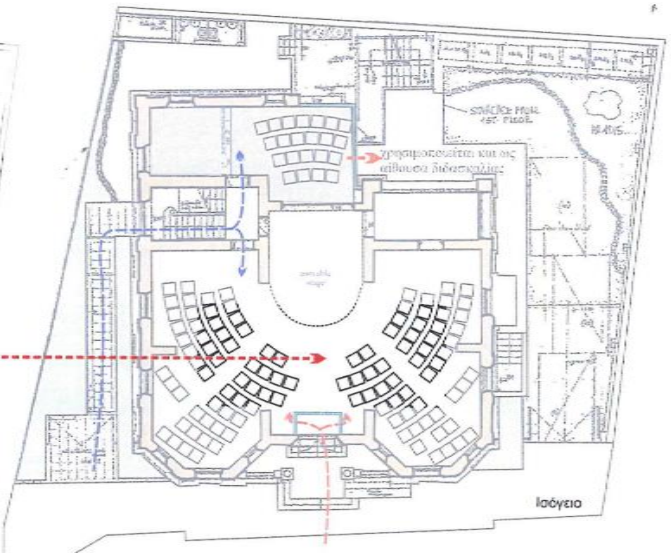
Small changes that do not affect the lay-out of the building





Large changes affecting the lay-out of the building





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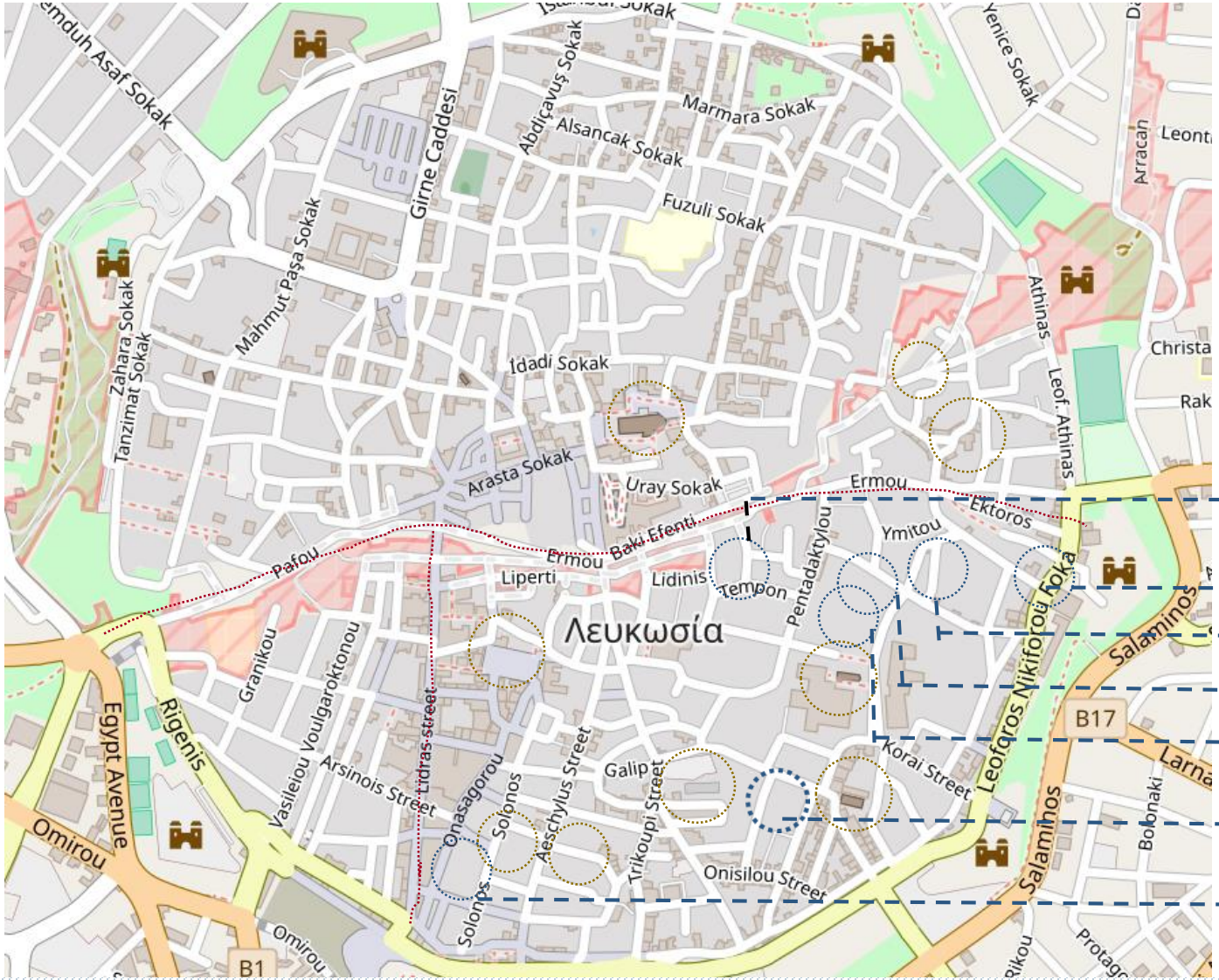

In many cases in the walled city of Nicosia historic buildings have been reused as museums

- Municipal Arts Centre (Old Electric Power Station),
- Famagusta Gate – Cultural Centre
- Museum of Pancyprian Gymnasium
- Museum of National Struggle 1966-1996
- Museum of Folk Art
- Ethnographical Museum – Hadjigiorghakis house
- Leventios Museum – Nicosia city Museum

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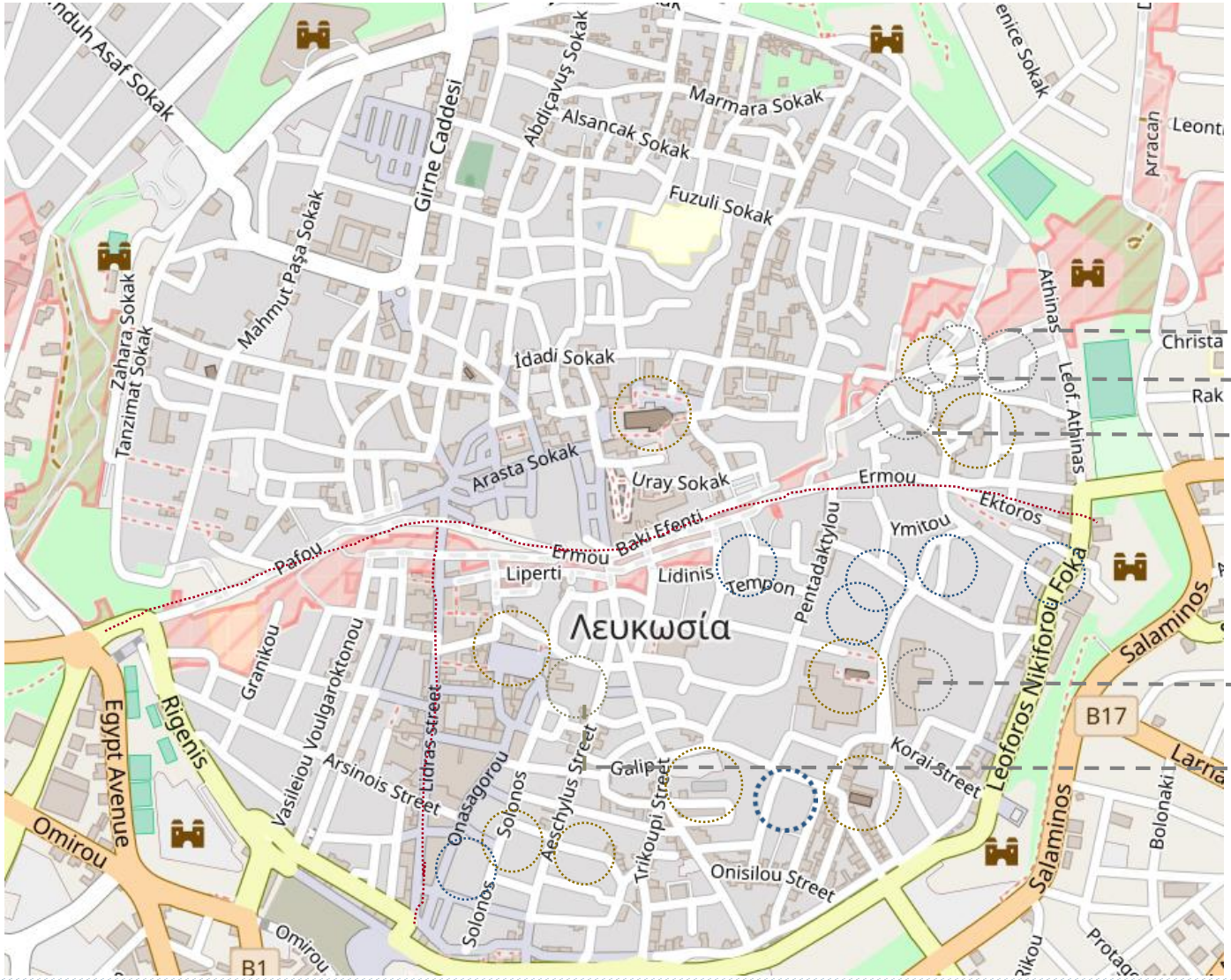

Many historic buildings in the historic centre of Nicosia have been reused as cultural and educational centres

- Axiothea Mansion – Educational CULTURAL centre
- Axiothea Students Hostel
- Chrysaliniotissa Nursery School
- Pancyprian Gymasium
- Faneromeni School

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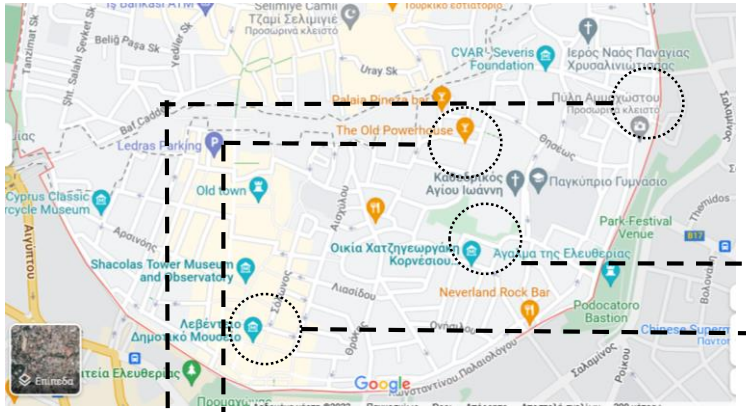
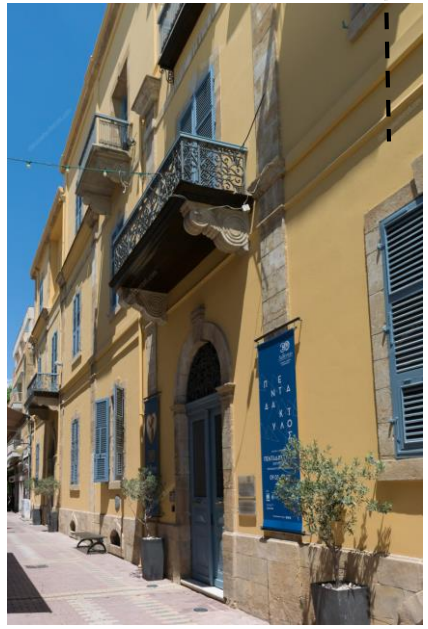


Historic buildings converted into museums:

- Famagusta Gate,
- the Nicosia Municipal Arts Centre (Old Electric Power Station),
- the Leventis Municipal Museum,
- House of Hadjiyiorgakis Kornesios

Famagusta Gate

Municipal Arts Centre (Old Electric Power Station)



Leventis Municipal Museum

House of Hadjiyiorgakis Kornesios

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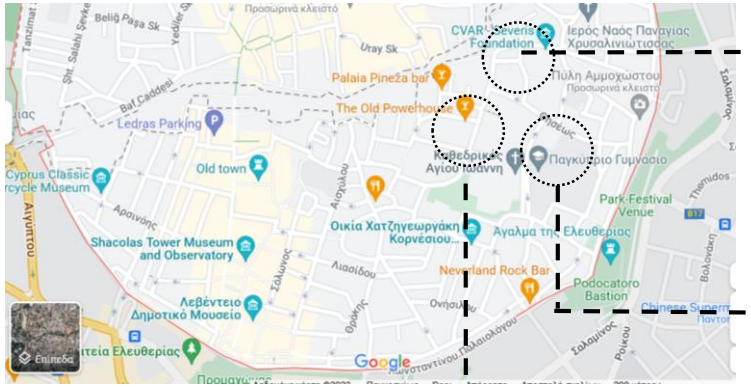

Historic buildings converted into museums:

- Museum of Folk Art
- Museums of Pancyprian Gymnasium
- Museum of National Struggle 1966-1996

Museum of Folk Art

Museums of Pancyprian Gymnasium

Museum of National Struggle 1966-1996

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Famagusta Gate is one of the three gateways of the Venetian walls of Nicosia. It was designed by the Italian engineer Giulio Savorgano in 1567

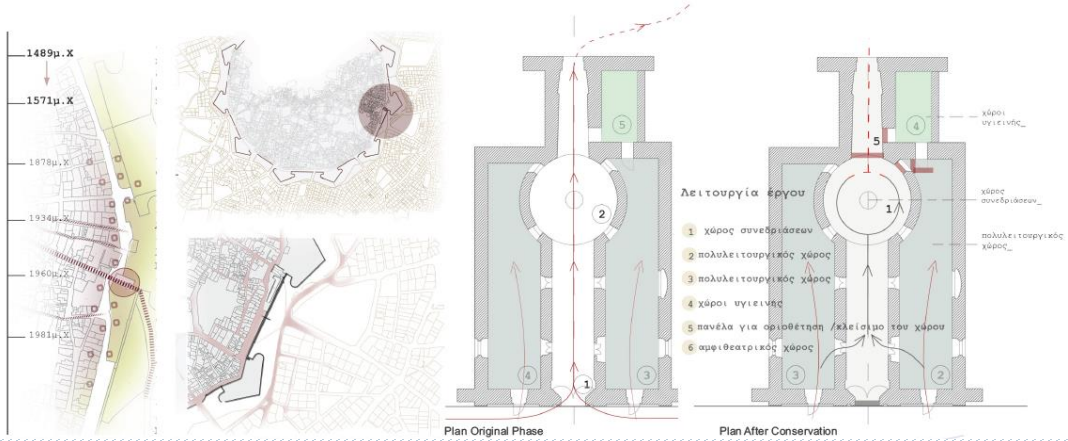
For many years the central archway was kept closed and neglected while the two side chambers were used as carpenter's workshops.

This situation changed in 1981 when the Municipal Council of Nicosia decided to commence its restoration and rehabilitation as a cultural centre.

During the restoration of 1981, the monument's principal facade remained intact and externally it is still recognized as a 16th century defense work.

For the rehabilitation of the monument and its reuse as a cultural centre, minimal interventions took place in its interior.

The result of the restoration was the preservation of the character of the monument and the new use is simply facilitated within it without any alteration of the lay-out. Modern interventions were kept to the absolute essential ones and do not draw any attention to themselves, leaving the principal exhibit, which is the monument itself, exposed. Famagusta Gate received an award by Europa Nostra in 1984 as a *"unique example of preservation and restoration of an ancient monument".*



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Preservation of the shell and minimum interventions in the lay-out of the monument were also applied in the case of **the Nicosia Municipal Arts Centre**. This building used to be an old power station, one of the best examples of industrial architecture in Nicosia, built in various phases between 1913 and 1936. The building was restored in 1993 and was converted into one of the most popular exhibition centers within the old walled town.

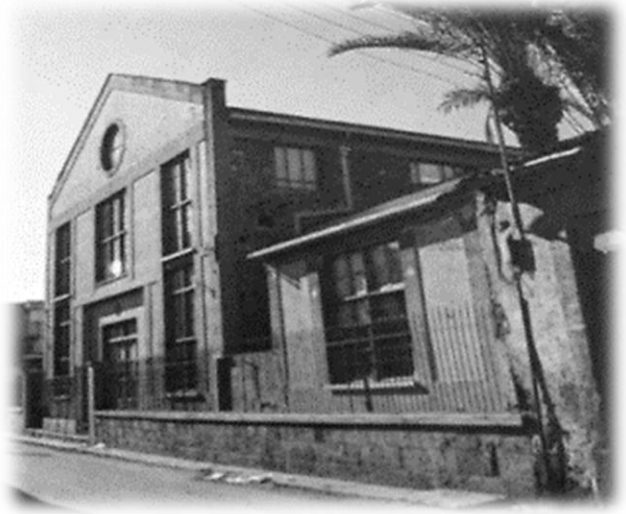
Just as in the case of Famagusta Gate, the historic building of the Old Electric Power Station is easily recognizable since it preserves all the morphological elements characteristic of an industrial building of the 1920s: inclined roof, large openings, the round window on the east side above the old entrance to the building.

In the interior of the building, the authenticity of the monument has also been retained.

In the case of the old Electric Station, one visualizes the presence of the new contemporary elements introduced in the interior.

The building is not only exhibiting itself, but is also used for hosting temporary exhibitions of young Greek and Cypriote artists. The new and the old are well-balanced.

The Nicosia Municipal Arts Centre has received a Europa Nostra award for “the sensitive restoration and preservation of a building and its imaginative conversion to a Municipal Arts Centre”.



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Leventis Municipal Museum - Another historic building restored for cultural uses is a neoclassical building in the center of Nicosia.

It was built in 1892 and for many years it was the house and clinic of Doctor Themistoklis Dervis, the then Mayor of Nicosia.

In 1984, the A.G. Leventis Foundation acquired ownership of the house and undertook the expenses for its restoration and reuse as a Museum of the city.

The Nicosia Municipality undertook the responsibility for collecting the exhibits which are related to the history of and life in Cyprus. The Museum was named “Leventis Museum” after the name of the donor.

The rehabilitation of the building took place in three phases.

- In the first phase the building underwent an overall restoration so as to be delivered to the Municipality which commenced its use as a Museum.
- In the second phase in 1999, after the Museum completed ten years of operation, the A.G. Leventis Foundation sponsored a detailed renovation of the ground and second floors of the building.
- In the third phase, completed in 2009, the adjacent three-storey neoclassical building was restored, and was connected to the existing museum.

The Leventis Municipal Museum

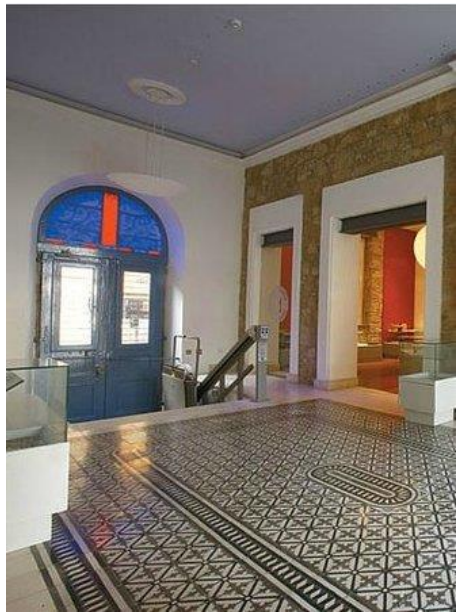
Co-funded by the Erasmus+ Programme of the European Union

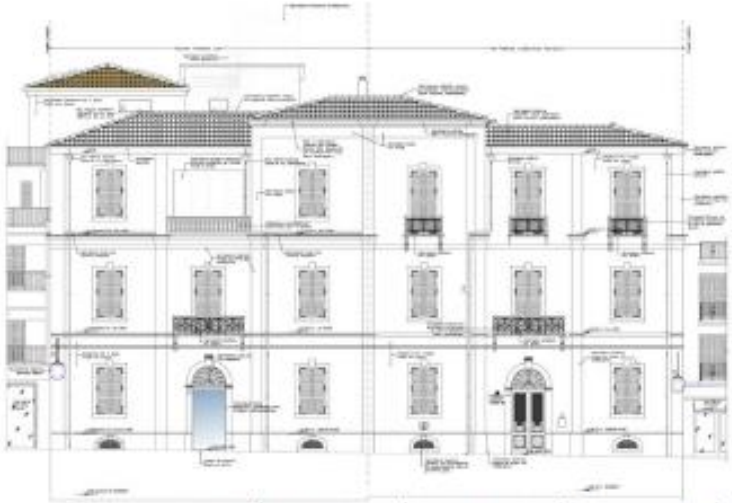
Externally - Presence of a metal-framed glass elevator facing the courtyard

Internally - use of glass surfaces, especially on the ground-floor level.

The internal spatial arrangement was the result of the museological proposal and the demand for chronological and thematic entities for the presentation of the exhibits.

This spatial arrangement reflects the building's original lay-out.





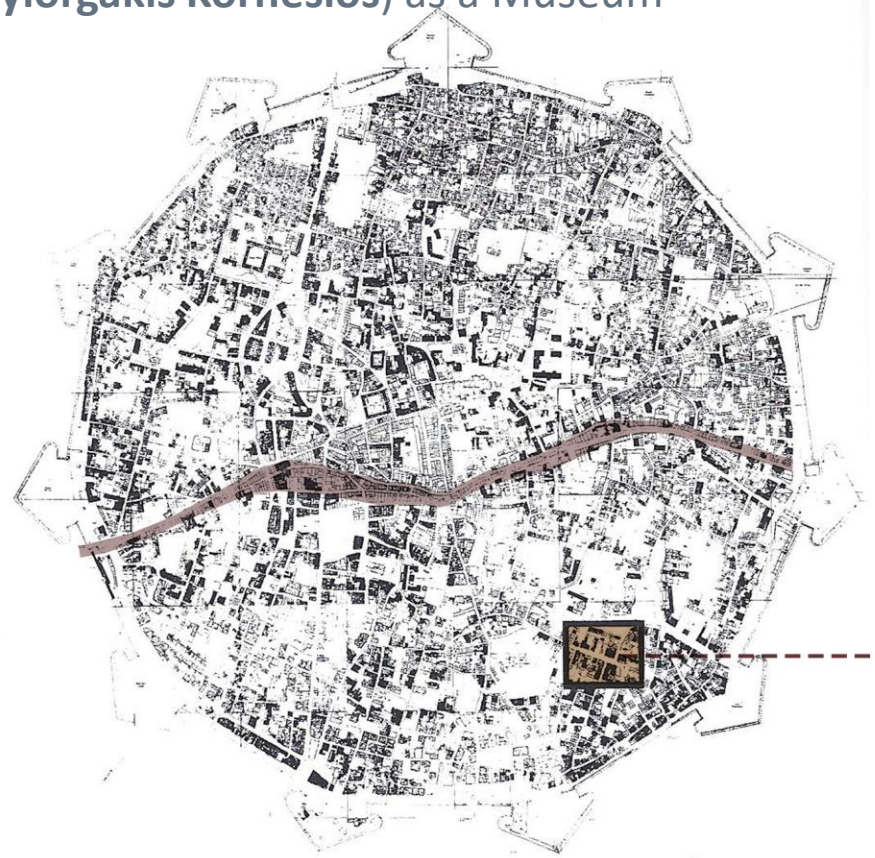
Παράδειγμα αστικής παραδοσιακής αρχιτεκτονικής

Σχηματισμός 'Π' – Παρατηρείται συμμετρία σε όψη και σε κάτοψη

Co-funded by the Erasmus+ Programme of the European Union

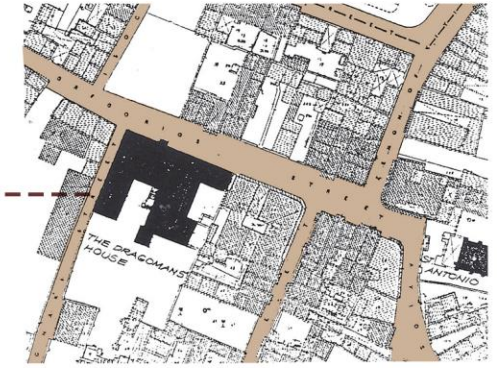
Reusing a historic urban dwelling (**Mansion of Hadjiyiorgakis Kornesios**) as a Museum

- This manor house is one of the most important surviving 18th century buildings in Nicosia. It was once the residence of the Dragoman of Cyprus, Hadjigeorgakis Kornesios, who was executed by the Ottomans in 1809.
- The office of Dragoman was introduced in Cyprus at the start of Ottoman rule and was abolished in 1821 with the Greek War of Independence. Dragomans acted as liaisons between the pasha and the occupied population and were the most important political figures after the pasha.
- Hadjigeorgakis Kornesios was the most prominent of all the dragomans of Cyprus.
- The building was restored by the Department of Antiquities and today houses the Cyprus Ethnological Museum. In 1988 it was given the "Europa Nostra" award.



Εικ.01_ Τοπογραφικός χάρτης: Εντός των τειχών Πόλη της Λευκωσίας
Πηγή: *A Dragoman's House: The House of Hadjigeorgakis Kornesios in Nicosia, p.94*

Εικ.02_ Αρχοντικό Χατζηγεωργάκη
Πηγή:https://www.archaiologia.gr/blog/2020/01/14/



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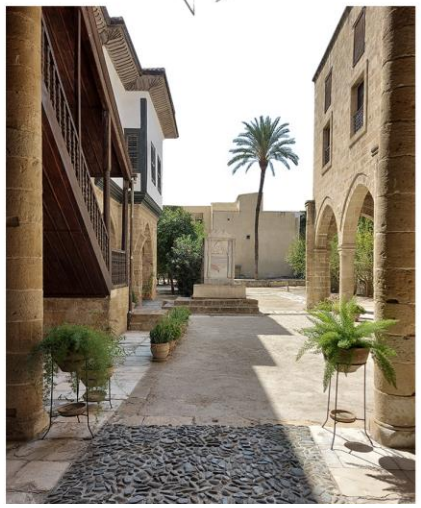
Χωροθέτηση του κτιρίου στο ίδιο του το τεμάχιο

Εικ.17_ Ισομετρικό αρχοντικού από την εσωτερική αυλή (1784-1804)

Πηγή: *A Dragoman's House: The House of Hadjigeorgakis Kornesios in Nicosia, p.61*



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Αρχοντικό Χατζηγεωργάκη Κορνέσιου

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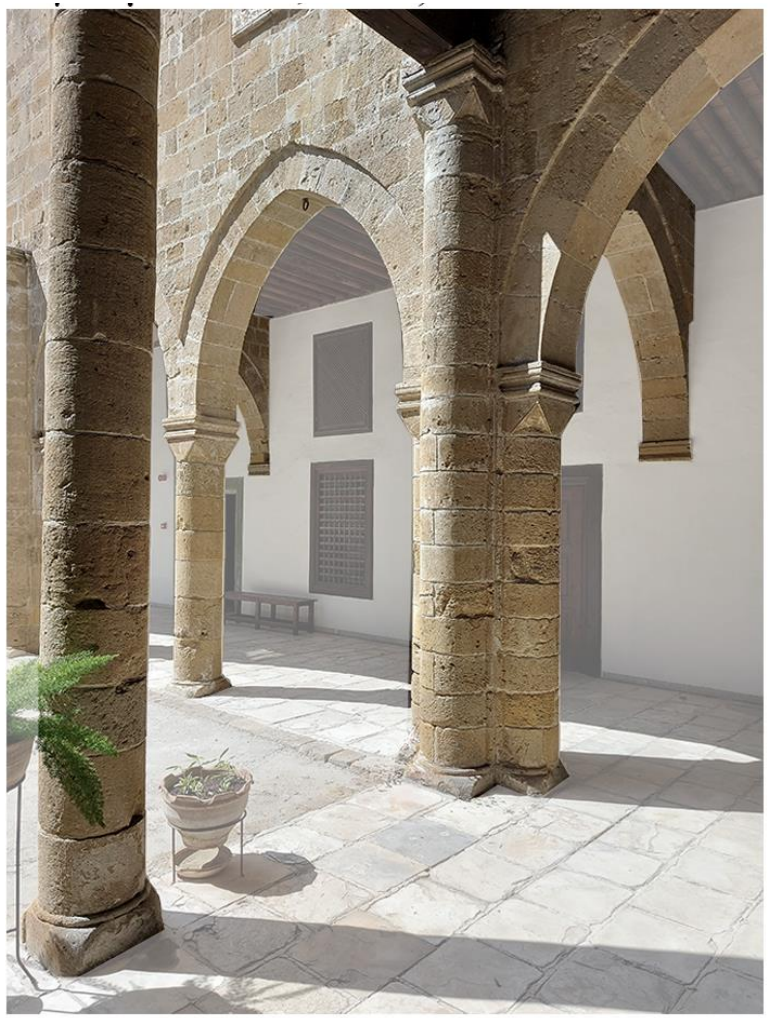

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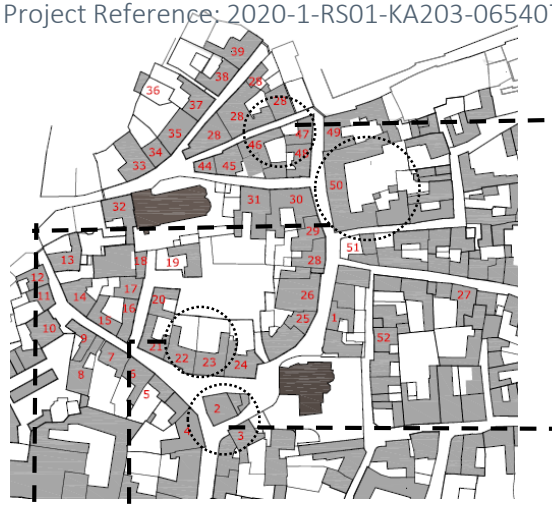

Referring to the historic buildings that have been rehabilitated for educational uses, the buildings that have been selected are:
a house of the late ottoman period (house of Axiothea) used by the University of Cyprus for cultural events
a traditional urban dwelling reused as a nursery school, Chrysaliniotissa (Municipality of Nicosia)
two traditional urban dwellings reused as students hostels

Axiothea Cultural Centre

Nursery School

House of Zemenides

Students Hostel _ Axiothea

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Axiothea Manor House is located near the buffer zone. It is a typical house (Greek "Π" in plan) of the late Ottoman period in Cyprus. The house underwent many alterations due to its partitioning between several owners.

When the Department of Antiquities decided to restore the building, its new use was not determined. Importance was given to the actual restoration rather than to the rehabilitation of the building, so the outcome was the return of the building to its main construction phase as a residence.

The revival of the building and its use as a cultural center for the University came about when an amphitheater was constructed in the inner courtyard of the building.

Axiothea Manor House. View of the courtyard during and after restoration, exterior view

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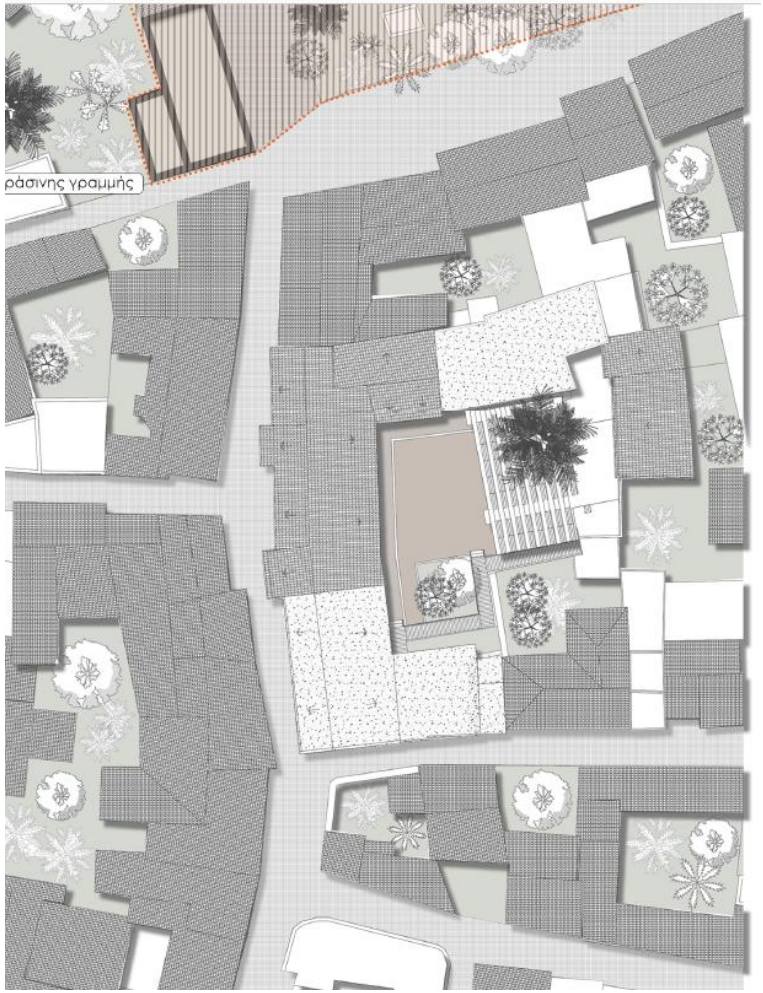
Reusing a tradtional urban dwelling (Axiothea) as a Cultural Centre, UCY



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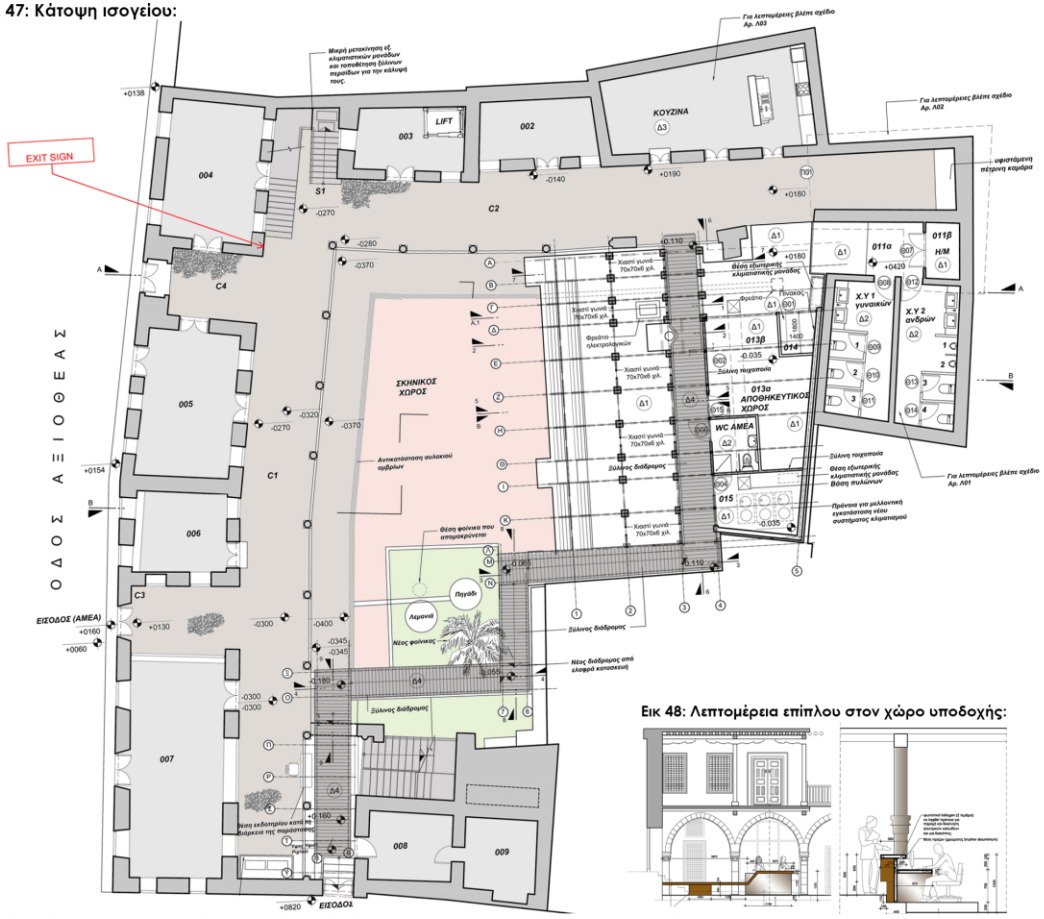
Axiothea as a Cultural Centre, UCY

Εικ 47: Κάτοψη ισογείου:



Πηγή σχεδίων: Σχεδιαστικό Αρχείο Μελετητών Μεσαρίτη - Πελεκάνου

Εικ 48: Λεπτομέρεια επίπλου στον χώρο υποδοχής:

Πηγή σχεδίων: Σχεδιαστικό Αρχείο Μελετητών Μεσαρίτη - Πελεκάνου

Part of a student's work _Despina Athanasiou

Εικ 33: Όψη από την αυλή του βορειοδυτικού τμήματος του αρχοντικού μετά τη συμπλήρωση των εργασιών του 19

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Axiothea as a Cultural Centre, UCY

Part of a student's work _Despina Athanasiou

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Axiothea as a Cultural Centre, UCY

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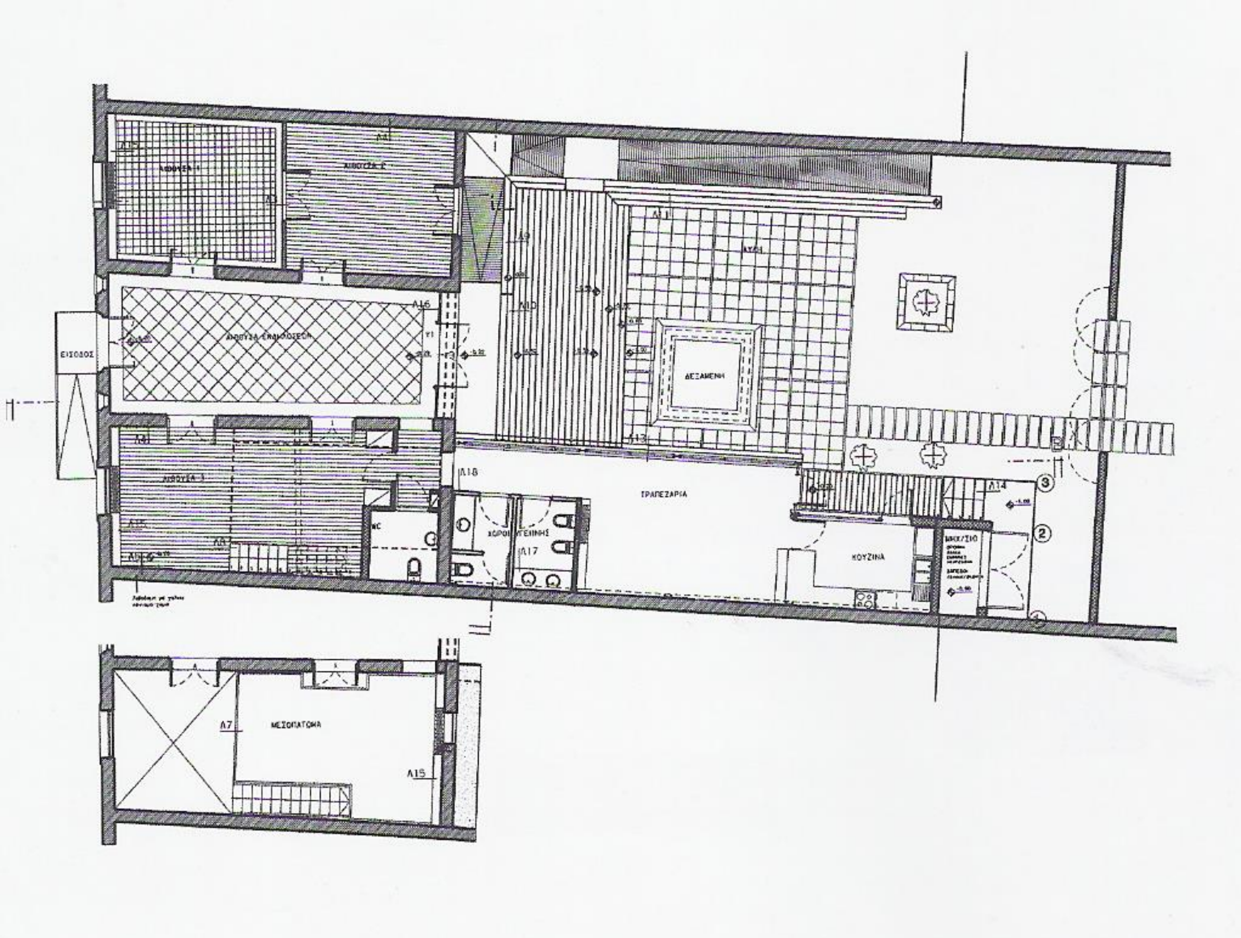
Reusing a traditional urban dwelling as a nursery school, Chrysaliniotissa (Municipality of Nicosia)



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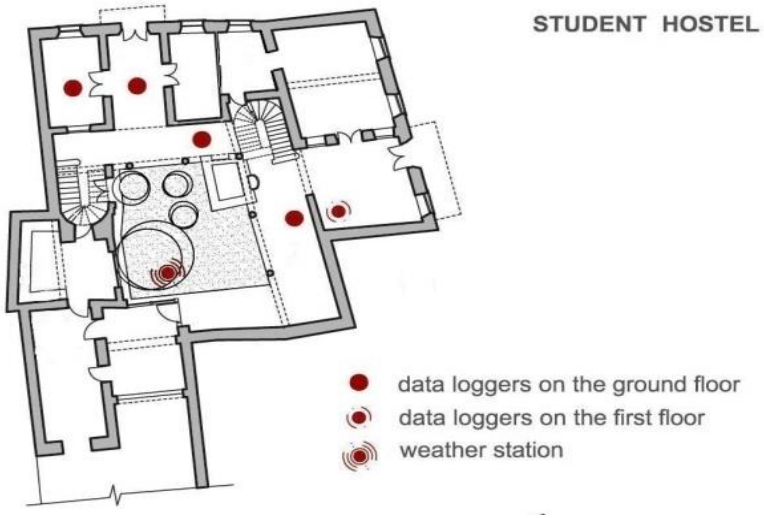

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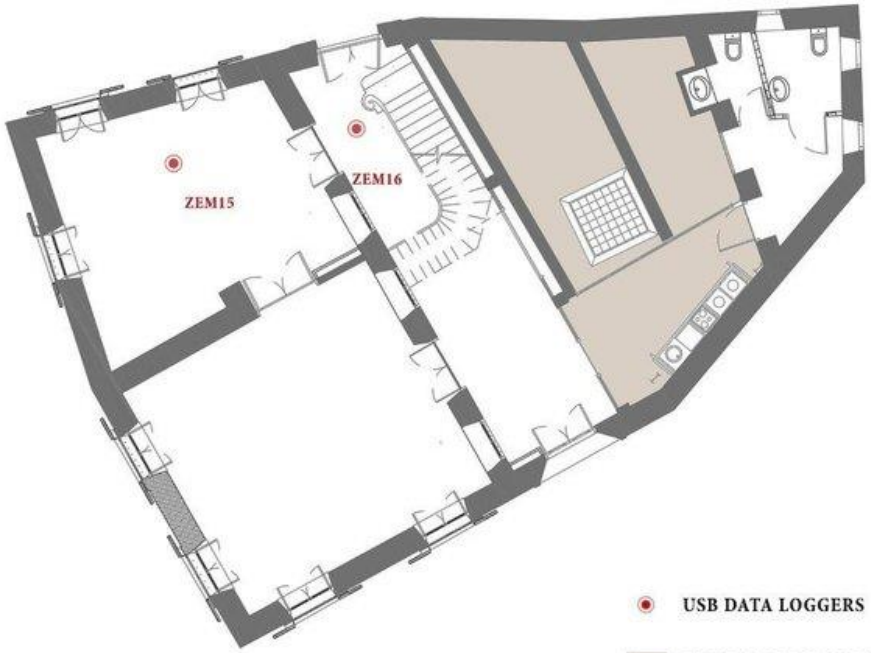
Case study III: Zemenides mansion



GROUND FLOOR PLAN

East elevation

West elevation

East loggia

West room

Inner courtyard

Staircase

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Council of the Technical Chamber of Cyprus

- An abandoned building in the old town of Nicosia, built in 1828, it was chosen in 1998 by the Council of the Technical Chamber of Cyprus to host their offices.
- The task was to restore a half ruined building, restore its bearing capacity, trying at the same time to minimize interventions so that historical identity and traditional character is not lost.
- Study and works were monitored by Nicosia Municipality, the Preservation Department, and the Antiquities Department and by the Chamber's monitoring committee.
- Study started 1998, works commenced in 1999 and by 2001 Cyprus Technical Chamber moved to the new offices.
- The building is approximately 600 sq.m, and is made of stone built walls and adobe walls, wooden floors and roofs. Small additions were built for connecting the two parts and the two levels of the building. These were made of light steel frames, wood and glass. This presentation concerns the structural design and supervision of the project.

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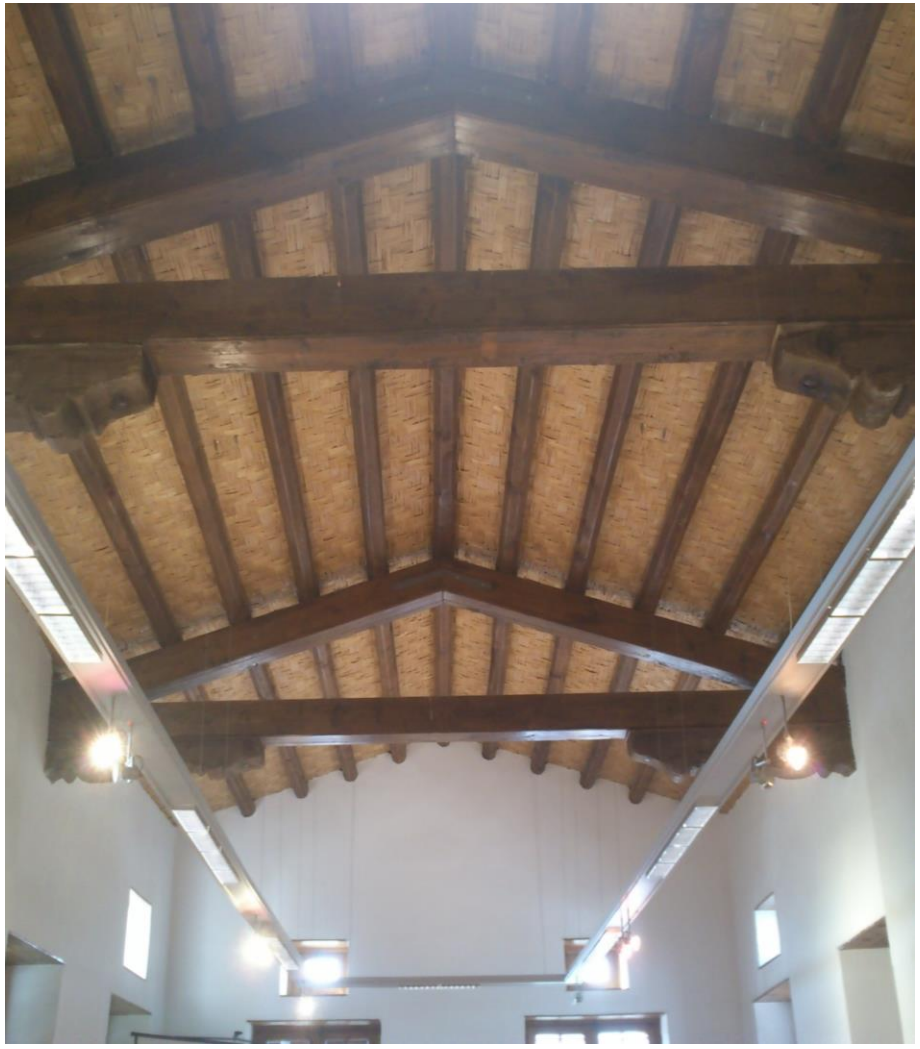

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When conserving a historic building some of the questions arising are:

- How much of the old should be preserved?
- Which uses are desirable for historic buildings?
- Which is more important--the projection of the historic building itself or its new use?
- Will the historic building be adapted to the new use or will the new use be adapted to the building?

It is not a coincidence that almost all conventions and international charters concerning architectural heritage give special consideration of and emphasis on the **new uses which should be compatible with the cultural significance of the buildings and involve minimal alteration** to their fabric (Venice Charter, Burras Charter).

Alterations for the **adaptation of new uses can be accepted if they have minimal impact on the cultural value and need minor changes to their structure, layout and form.**

The change in function of existing buildings is a practice that has been observed over time on a large scale.

- Many buildings have been adapted to different uses throughout their previous history (Famagusta Gate, Old Power Station).
- In some cases, their functions commenced and remained diachronically either institutional or public and they were never converted into private houses.
- They were products of a whole socio-economic system and they have been conserved as such.
- Therefore, the public character of these buildings has been preserved.

This is in accordance with the principles of the ICOMOS Charter of 1999 stating that traditional and historic buildings embrace not only the physical form, fabric and spaces, but also the ways in which they were used and understood and the traditions and the intangible association, which were attached to them.

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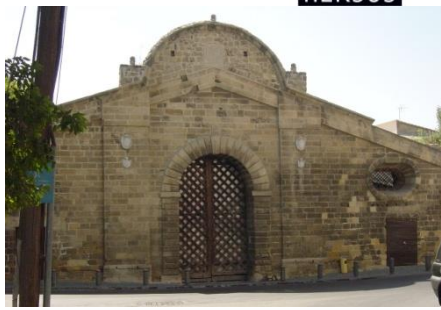

In most cases of reusing heritage buildings their shell that accommodates the new use is preserved intact.

The **Famagusta Gate** is a characteristic example of an absolutely intact conservation both of the shell and of the interior lay-out.

- This is due to the great age value, historical importance and uniqueness of the building which prohibited even a minimal alteration to its shell.
- This attitude towards the shell conservation was related to the various values of these buildings (architectural, historical, etc) as well as the new functions they were meant to serve.

Some interventions on the shell can be observed in the examples of the **Leventis Museum** and the **Nursery School**.

- In these cases the rehabilitation programs incorporated the erection of new structures mainly of glass, metal and other contemporary materials attached to the historic buildings.
- Functional reasons and the later period of construction of these buildings led to these interesting solutions with contemporary additions that are in harmony with the shell of the historic buildings.

In all the examples the initial structure and typology of the buildings can be easily recognized although in some of the buildings in certain places some internal features and partitions were either abolished or modified (Leventis Museum).

- The existing typology and available spaces could not meet the new use, thus some internal alterations had to take place for functional reasons.
- These alterations led to a greater projection of the new use, i.e. the new use did not subdue itself to the building but was projected over the historic importance of the existing structure.
- Thus in these cases the use value of the monument surpasses that of the historic and archaeological value.

With regard to the design of new interventions either in the interior or exterior of the buildings, modern contemporary constructions which expressed their time were preferred in all cases. Most of these interventions made use of glass and metal leading to modern, light and easily reversible solutions. The glass transparency enhanced a better projection of the old building.

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CONCLUSIONS

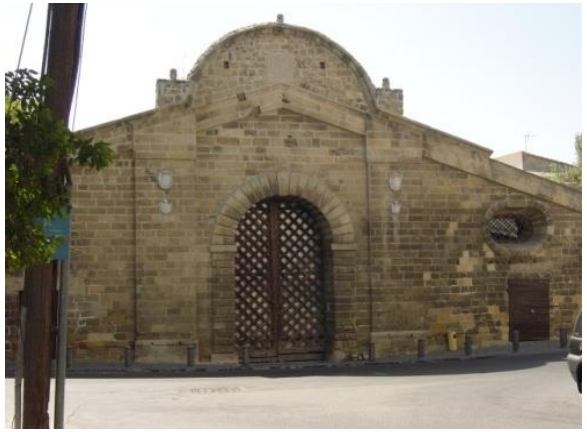
It is important to reuse and revive an existing building but this has to be done with respect to its architectural, aesthetic and historical value.

The building should be functional, but the new use has to be embodied in harmony with the existing fabric.

Virtually all rehabilitation projects involve a degree of alteration and change in the life of the buildings, which may range from conservative preservation to total reconfiguration.

Most buildings are characterized by variations, continuations and discontinuations in their life – additions, changes in use and functions. Despite these changes, their symbolic identity is very often preserved.

The rehabilitation of existing buildings and their integration into the life of a city, with all the positive social consequences, is almost always desirable and helps towards the sustainable development of the architectural heritage.



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