

ARCH 1610-225: Introduction to Historic Building Conservation  
 Final Project B: Modern Heritage Property Assessment

Assessment by (Name)	Danya Al-Khalaf
Property Name in English	Dasman Complex
Property Name in Arabic	مجمع دسمان

General Information	
Date of Evaluation	26 September 2020
Location of Property, Coordinates	Kuwait City, Sharq, 29°23'00.9"N 47°59'22.7"E
Property Owner	National Real Estate Co.
Current Use of Property	Offices in the 10 story building , commercial shops, restaurent and coffee shops in the ground floor.
Historical Information	
Building Age	1975-1979
Building Style	Regional architecture.
Architectural Details	Windows are based on narrow vertical strips white travertine clad elements. Commercial sections are punctuated by large windows.
Building materials and construction methods	Sandstone façade and white travertine clad elements on the corner walls. The façade is enterupted by concrete staircases at the side of the building. External wall cladding is Brown sandstone.
Architect	KEO with Ghazi Al Sultan
Cultural History	
Historical events or personalities that are related to this building (if found)	Ghazi sultan played a major role in the architecture of kuwait modern architecture. He was influencial in bringing architectes like I.M. Pei, Georges Candillis, Sesaki and others. He began the water front project called the green Island. His architecture served in meeting social needs for Kuwait at that time. The building section is defined by the regulatory capacity enforced before the first revision of the Second Master in 1997 (Fabri)

<b>Architectural or Design styles related to this building</b>	The building has an L shaped footprint that opens to a fountain lowered from the street level which provides the primary access to the office space.
<b>Archeology (if found)</b>	
<b>State of artifacts</b>	
<b>Date of artifacts</b>	
<b>Urban and Architectural Context</b>	
<b>Significance of property</b>	it being located in Sharq kuwait city gives it high significance. the building today not only functions to occupy office spaces but it also serves as small social hob.
<b>Effect of property on surrounding environment</b>	In terms of skyline, the building adds a layer of the past next to the contemporary high rise glass towers. The traditional materiality used for the building is crucial for the image of Kuwait City.
<b>Landscape</b>	The building is mainly surrounded by streets and other high rise buildings. it is easily accessible for pedestrians as the building has a spacious lower courtyard space which allows more room for pedestrians and encourages the usage of outdoor public spaces. Commercial floors are provided with different contexts, typologies and accesses.
<b>Heritage Property Integrity</b>	
<b>Intactness of attributes</b> (Form and design - Materials and substance - Use and function - Traditions, techniques and management systems - Location and setting - Language and other forms of Intangible Heritage - Spirit and feeling)	The condition of the building is fairly good Condensing units with wires for AC attached to the exterior wall of the building. The building material is not even, some areas such as the stairs are dirted. The front outdoor parking space is disorganized and bumpy. Some blocks on the façades have cracks. Exterior exposed stair cases have cracks. Large sticker/poster on lower stair case. Trash is accumulated around stair case Water fountain is empty.
<b>Unsuitable additions to the property</b>	Large sticker/poster on lower stair case.



**IMAGES:**

Add all images in a separate file with captions.

**REFERENCES:**

Al-khattab, O. (2001). In search of the local image of a city.

<https://global.ctbuh.org/resources/papers/download/1193-in-search-for-a-local-image-in-the-arab-city-the-case-of-kuwait-city.pdf>

Fabbri, R., Saragoca, S., & Camacho, R. (2016). Modern Architecture Kuwait 1949-1984 (1st ed.)

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Sultan, G. A. (n.d.). 1978 ghazi sultan designing for new needs in kuwait.

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