

CONSERVATION SURVEY

MAX-LIEBLING-HOUSE

29, IDELSON STREET, TEL AVIV



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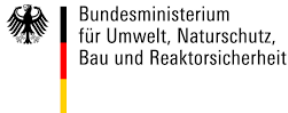
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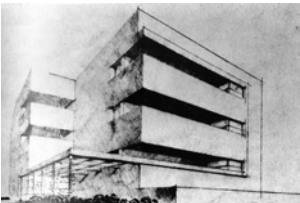


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Conservation Survey
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Preparer and Partners

Preface

The following research of the Max Liebling House was made possible through the **“Keeping it Modern”** Architectural grant of the Getty Foundation. It was received in 2014 setting the Liebling House as one of the first buildings of the Modern movement to receive this prestigious grant. The grant has declared the Max Liebling house to be a building of outstanding architectural significance, along with other iconic structures of the 20th century such as the Sydney Opera House, the Charles and Ray Eames House, Le Corbusier’s Apartment and Studio and the Robie House by Frank Lloyd Wright.

The Max Liebling House’s significance stems not only from the fact that it can serve as a prime example for the adaptation of the modern movement to local conditions. It has also been chosen to house the “White City Heritage Center”, which will function as the hub for all matters concerning the conservation of Tel Aviv’s declared UNESCO world heritage site. The Center will house numerous activities and serve as a one stop shop. It will provide information for tourists setting out for tours around the city. It will accommodate a research lab dealing with issues of conservation of buildings of the modern movement, house a gallery for periodical exhibitions regarding heritage and city planning and an information center for professionals in the field of conservation. Last but not least, it will serve homeowners of heritage building, aiding them through the process of conservation and management of their assets.

In-depth research and documentation of any listed building – termed “Documentation file” - is an integral part of the standard procedure in the conservation process in Tel Aviv-Yafo. It necessitates establishing the building’s physical substance, its cultural significance and its intangible values, to establish a basic understanding of the building prior to the beginning of any physical renovation. This Documentation file is based on common research performed in Tel Aviv as part of the planning procedure described above (done by local Architect Tal Eyal), and a Documentation file completed by the German architect Winfried Brenne according to the German procedure.

This cooperation has already produced an extraordinary result, presenting additional chapters that have never been documented in Israel before, such as an energetic evaluation, a building schedule mapping out all elements of the interior walls of the building and also an in-depth analysis categorizing all building elements according to their original building layers according to years. This research will help us formulating a design strategy for the building in the process of renovation.

The research has served not only the understanding of the physical significance of the building but it has also led to an in depth view of the intangible narrative connected to it. During the 1930s, when immigrants from Europe fled to the Levant, they brought with them a new modern knowledge of building houses but also the actual building materials themselves. These were found to be implemented in the Max Liebling building, serving as a live historical document of the past.

The import of building materials during these times was enhanced through “heskem haavara” (translated: “transfer agreement”), an agreement which was signed back then between the Nazi government and the Zionist movement allowing the import of Jewish assets in form of machinery and building materials into former Palestine. This agreement was of extreme importance since money in form of currency was almost impossible to get out of Germany, the agreement accelerated and tremendously enlarged the amount of immigrants coming to mandatory Palestine and most probably led to saving their lives.

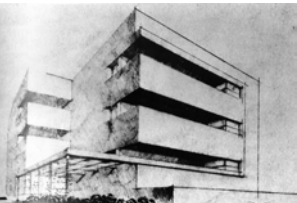
Through the process of research we have found original documents describing the stories of the planers and inhabitants, revealing that the building and the area were a typical synergy of the “fifth immigration wave”. European upper class community with professions such as physicians and artists were living in the modernist minimalist buildings of the White City, without however leaving behind their European tradition and heavy wooden ornamented “Biedermeier” style furniture. This sophisticated classical culture of the inhabitants and the pure modernist building style on one hand and the adaptation to the Levant and its climate on the other hand, creates a unique synergy manifested in the walls of the Max Liebling building. We will make an effort to conserve not only the Max Liebling building itself but also its intangible part, using story telling methods such as audio tours which will reveal the genius loci.

Turning a once private building into a public space is not an easy task. It raises questions about how to best preserve parts of the original layout of hitherto introverted apartments while still converting them into an accessible visitors’ center and exhibition space. It creates the need to clearly define where the unique character and the genius loci need to remain visible also at later stages, and depends on a coherent strategy defining which spaces can tolerate change and which must stay in their original physical shape in order to preserve the building integrity.

We deeply appreciate the meaningful input of architect Winfried Brenne, an expert in conservation of building from the Modern movement who contributed immensely to our knowledge and efforts and helped us to better understand novel aspects in the conservation of buildings of the International Style also referred to as the local “BAUHAUS” style in Tel Aviv.

I would like to thank the Getty Foundation, which through their generous funding enabled us to create this important document, which will serve as a basis for the establishment of the future White City Heritage Center. It will set an example for best practice building books, paving the way to involve international experts from the field of conservation of the modern movement to take part in the renovation and management of the White City and keeping it intact.

Arch. Sharon Golan Yaron
Program Director of the White City Heritage Center



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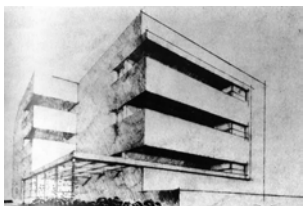
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Fig. 1 North facade, Max Liebling House, 2015



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1.0 INTRODUCTION

1.0 Introduction

1.1 Backgrounds

The Max Liebling House, a residential building that was constructed in 1937, stands in one of the oldest city districts of Tel Aviv. It is planned to use this building as skills and resources centre with a focus on architecture and building conservation, as well as a venue for a variety of social and cultural activities. Responsibility for supporting this facility will be held jointly by the Municipality of Tel Aviv-Yafo and the German federal government. The conservation survey documentation of the building, which is presented here, represents the first step toward its change of use and serves to demonstrate an appropriate and viable approach to dealing with the architecture of Modernism in the UNESCO World Heritage site, the White City of Tel Aviv.

From the 1920s to the 1940s, Tel Aviv underwent rapid expansion. The continual influx of immigrants from Europe created an urgent need for housing and for planned urban development. The city’s senior municipal engineer, Jakob Shiffman, took up this challenge. In 1933, he remarked upon an increasingly modern understanding of architecture in the city:

“The modern tendencies manifest in Central Europe buildings appeal to the Palestine architect of today and greatly influence his choice of style. A pioneer population has no time for architectural niceties or for the excessive decoration of a more leisured generation. A rationalism, at times admitted harsh, is evident in the planning of buildings and in their architectural treatment devoid.”¹

An autonomous form of modernist architecture developed: one that was adapted to the local conditions and climate of Tel Aviv. This marked the end of the search for a formal vocabulary in Tel Aviv’s formative period, during which new buildings had been characterized by the eclectic colonial architecture of the British Mandate government, local traditions from the time of the Ottoman Empire, and architectural styles from the immigrants’ countries of origin.

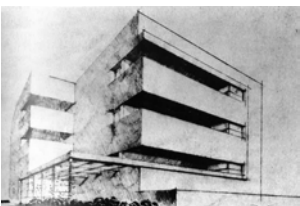
The Max Liebling House is located in a historically significant metropolitan area of Tel Aviv, now known as the Bialik quarter. In close proximity to it are the house of Israel’s national poet, Hayyim Bialik (after whom the street was later named), the former City Hall, and the museum of work by the Israeli artist Reuven Rubin. The population of the district was at first characterized by a peculiar mixture of intellectuals and artists, and a number of houses designed in different styles in this neighborhood bear witness to the lively early days of the city. Situated on Idelson Street, the Max Liebling House replaced an earlier building in an eclectic style. It was designed in 1936-37 by the architect Dov Karmi and the engineer Zvi Barak, who carried out various projects in partnership under the company name “Madben” in Tel Aviv during the 1930s, mostly residential buildings. Dov Karmi is usually referred to as the architect of the house, but the historical documents mostly bear the signatures of both partners and in some cases – probably for technical reasons – only that of Barak.

The building displays a number of features that are typical of the modernist architecture of Tel Aviv: The free-standing structure is aligned on the plot in such a way as to take advantage of the sea breeze coming from the west. The arrangement of the windows and the layout of the floor plan promote the flow of air so as to cool and ventilate the living rooms. The balconies function as a second zone in front of the actual building envelope, shading the living spaces behind them while providing an interface between the private and the public spheres. The white plaster facade reflects sunlight; it dispenses with ornament and its composition emphasizes functionality, thus testifying to the Modernist aesthetic of the designers. The labor-saving devices of the kitchens, bathrooms, and balconies, as well as up-to-date technical equipment, also demonstrate their commitment to a functionally and economically well thought-out design. One of Modernism’s central tenets, that design should aim to improve living conditions, is thus implemented convincingly.

¹ Shiffman, Jacob: The Building Industry in Tel Aviv. In: Palestine & Middle East Economic Magazine nos. 7-8, 1933



Fig. 2 South facade, Max Liebling House, 29 Idelson Street, 2015



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Fig. 3 View over Tel Aviv from the rooftop of the Max Liebling House, 2015

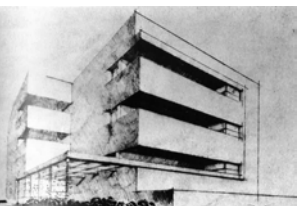
1.2 Nature and Objectives of the Survey

The present documentation comprises a survey, analysis and evaluation of the existing substance. Its initial objective is to describe the original architectural design in detail and to gain an understanding of the reasoning behind it. This provides a sound basis for drawing up a conservation assessment and action plan for safeguarding the building. The action plan, in turn, will serve as a guideline for future planning, use and construction proposals. A range of specialist reports have been commissioned so that relevant information on the construction and its structural condition, the original surfaces and materials, and the energy aspects and climatic principles of the architecture and the garden design can be brought together and considered as a whole. The result is an interdisciplinary collection of building-related data that allows both a macro and a micro perspective to be taken.

The production of the documentation by an interdisciplinary German-Israeli team also represents an important step towards long-term German-Israeli cooperation in the field of historic building conservation. This partnership is one of the main concerns of the newly established building conservation center that will have its quarters in the Max Liebling House. The present report therefore not only has the documentary character of an expert assessment, but also forms the cornerstone of an exchange of specialist knowledge and methods between the two countries.

1.3 Methodology

The individual stages of work, from the analysis of the building’s history and urban planning to the survey drawings and photographic record, as well as the creation of the room schedule, feed into each other and incorporate the findings presented in the expert assessments. The results of these measures are presented in the last two chapters: 9. Multi-layer Chronological Analysis, and 10. Conservation Action Plan. The fundamental information on individual topics has been collected by the project partners from Israel and Germany and is evaluated in the various chapters. The approach taken in each of these chapters has been closely coordinated with the Department of Building Conservation of the City of Tel Aviv-Yafo. To begin with, an urban design analysis and historical building documentation place the building in the historical context of the city’s urban and architectural development and provide insight into the particular situation on the eve of the founding of the State of Israel, characterized by sustained immigration to the British Mandate territory. Information on the owner, the architects and the residents illustrate this cultural background and make clear how closely the act of building was interwoven with the political and social situation at the time. This background knowledge is essential to a proper understanding of the findings and consequently to the resulting conservation assessment. The survey of the existing building is organized in two forms: the building element catalog, which describes the building in terms of its main components and analyzes their conceptual and functional principles; and the room schedule, which documents the building in detailed tabular and photographic form. In the building element catalog, the results of multiple inspections of the building are presented in a systematic way. Each of the house’s original architectural and service components is described and the underlying design ideas are explained. The building element typology derived from this demonstrates the design’s versatile approach to aesthetic and functional requirements. Layout and design aspects such as the floor plans of the apartments and the climatic adaptation of the facades are considered; the building element catalog also includes spatial entities such as balconies and the staircase as well as individual building components such as windows, doors, and built-in furniture. The building element



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Fig. 4 View on the front garden, 2015



Fig. 5 Steel column on the southern balcony, 2015

catalog is illustrated with pictorial material and detail drawings at a scale of 1:20. The goal is to identify and define types as a means of documenting the original architectural design thoroughly and representing it in an easily comprehensible form. Assigning code numbers to the building elements in this way also allows the findings to be incorporated clearly and systematically in the room schedule.

The room schedule is a key tool for obtaining a complete record of the building. The survey inside the building was conducted floor-by-floor, room-by-room. The results were used to create a modular, systematic, concise and succinct description of each component, room or area, with reference to the building element typology of Chapter 3. The room schedule also includes relevant information from the specialists' reports, for instance the material and color. This section of the survey bundles and locates all of the various findings and analysis results specifically for each component.

Chapters 5-8 contain the results of the expert assessments. The underlying studies are presented in the appendices for practical reasons, as is the measured survey. The color restoration survey aims to determine the original color scheme and identify the types of wood used in the building.

Chapter 6 deals with the structural calculations and analysis, describes the damage and defects in the building, and evaluates the findings in a summary. It concludes with a compilation of viable measures for the lasting protection of the existing fabric.

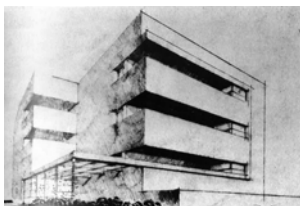
The interior climate analysis and the energy analysis of the original architectural design are discussed in Chapter 7. This study comprises a survey of the existing fabric in climatic respects with a calculation of heat transfer through the building envelope and an evaluation of the energy balance. These are complemented by an analysis of the built elements of the original design that have an effect on the indoor climate. This provides a basis for determining the potential for passive control of the building climate, for example through natural ventilation or pas-

sive solar gain. A thermodynamic model allows climatic simulations to be undertaken using the energy standards applicable in Israel as a basis for evaluation.

Chapter 8 addresses the garden facilities and the entrances to the plot where the Max Liebling House stands. Here too, a condition survey and an analysis of the original design have been carried out. In terms of their landscaping, the buildings of the White City of Tel Aviv demonstrate specific local characteristics in the selection of materials and plants. This background is also taken into account in the assessment of the findings.

In Chapter 9, the relations of the various structural alterations to the original substance are presented in a multi-layer chronological analysis. In order to ascertain when each particular alteration was made to the building, the results obtained from the various investigations have been collated and combined. To this end, the findings of the condition survey have been compared with those of the architectural and historical background study, which makes use of filed documents and plans from the construction and operational phases. Reference has also been made to any findings in the expert assessments that allow statements to be made about the different chronological layers as well as the construction and operational phases. The alterations made to the building since its construction are shown in general plans. This gives nuanced conservation assessments of the existing fabric, which differ depending on its state of preservation in various places.

The conservation action plan in Chapter 10 outlines the basic elements of a concept resulting from the in-depth analysis of the existing building, taking into account the recommendations made in the expert reports and the conservation assessment from the multi-layer chronological analysis. The goal of these recommendations is to safeguard the original fabric, especially, for the long term and to reinstate the original architectural design in a way that takes into account the conditions needed for the building to be used today. A central plank of the action plan is the identification of the key measures needed to preserve and secure the original built substance, to



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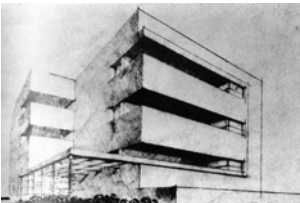
Fig. 7 Original staircase, 2015

free it from subsequent modifications, to repair and restore – or where appropriate, reconstruct - it in areas of importance to the building’s status as a historic monument. Also covered are further in-depth or supplementary investigations that have not yet been carried out, but are essential to establish a basis for planning a possible new use. The catalog offers an evaluation of particular measures in terms of their conservation value and the urgency of their implementation, focusing primarily on the needs of the load-bearing structure and the built fabric.

This catalog will need to be updated in parallel with the progress of any planning for a new use of the building. This can mean that further intervention becomes necessary, or that changes in the functional requirements make certain proposed measures either superfluous or applicable only to a limited extent. Apart from this, the time frame for completion and the degree of permanence of each step should be taken into account. In the case of a new use, a phased, area-by-area approach (to be carried out over a longer period) may also be suitable. In this context, the reversibility of any measure that affects the original built fabric should also be checked.



Fig. 6 Original tiles, found in the exterior laundry closet on balcony 02.K, 2015



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1.0 INTRODUCTION

2.0 Architectural and Urban Background History

2.1 The Modern Architecture of Tel Aviv in the 1930s
Tel Aviv was founded in 1909, as a Jewish suburb of Jaffa. It was considered to be the first urban development in Palestine to be laid out on the principles of the garden city. In 1921, the suburb was granted a city charter by the British mandate administration, combined with the right to levy municipal taxes on building plots, buildings, and commercial properties.

In the same year, the mandate authority enacted the country's first urban planning law, the Palestine Town Planning Ordinance, which formulated a set of general regulations for the structural development of towns in Palestine. From then on, any proposal for a new development area in Tel Aviv had to be accompanied by a development plan, which had to be submitted to the Town Planning Commission for approval.

Owing to the incorporation of adjacent Jewish neighborhoods (1922) and the influx of immigrants during the fourth Aliyah (1924-1931), the population of Tel Aviv had grown to 34,200 by 1925. In the previous year, an area bounded in the north by the Auja (now Yarkon) river and in the East by the road to the Arab village of Salama (now Ibn Gabirol Street) was designated as a planning unit by the British authorities. Patrick Geddes, a Scottish town planner, was commissioned to draw up a master plan. His Jaffa and Tel Aviv Town Planning Report, presented at the end of 1925, proposed developing Tel Aviv into a port city on the Mediterranean Sea with 100,000 inhabitants. The „Geddes plan“ was adopted in 1926 by Tel Aviv city council and approved, after several amendments, by the Town Planning Commission. This formed the basis of the subsequent development of the city. Its legacy includes, in particular, the northward expansion of the city along the coast, the hierarchical road network, and the location of the main public squares. The political and cultural upheavals of the 1930s, however, prevented the implementation of a garden city development along the lines proposed by Geddes.

About 250,000 Jews emigrated from Central Europe to Palestine during the wave of immigration of the fifth Aliyah (1932-1939), about a quarter of them from Germany. In these years, Tel Aviv experienced an unprecedented

construction boom. The influx of capital led to new construction projects being undertaken, which transformed the Tel Aviv of the 1920s, with its rather eclectic architecture, into a modern city on the Mediterranean Sea.

This development was made possible by the Ha'avarah agreement, a transfer agreement concluded between the Jewish Agency, the Zionist Federation of Germany, and the German Ministry of Economic Affairs in 1933, with the aim of facilitating the emigration of affluent German Jews to Palestine and at the same time promoting German exports despite the Israeli trade boycott of Nazi Germany. The importation of goods in this way, especially of building materials of all kinds, formed the basis of countless construction projects; many different materials produced in Germany can be found, even today, in buildings dating from the 1930s in Tel Aviv.

Among the emigrants were many Jewish architects, most of whom had completed their studies at German or international schools of art and architecture such as the Bauhaus, or had trained under Modernist architects such as Le Corbusier, Walter Gropius, Ludwig Mies van der Rohe, and Erich Mendelsohn. They took the formal vocabulary of architectural Modernism and adapted it to the regional practices and climatic conditions prevailing in Palestine. At the forefront of this development was the architects' association Chug (Hebrew for „Circle“), founded in 1934, whose initiators included the Bauhaus graduate Arie Sharon, Joseph Neufeld, Ze'ev Rechter and Carl Rubin, as well as Dov Karmi, who designed the Max Liebling House.

Their mouthpiece was Habinyan Bamisrah Hakarov (Building in the Middle East, 1934-1938), the first Hebrew-language architectural magazine in Palestine. It examined current issues of local urban planning, presented new construction projects, and documented architectural competitions. The December issue of 1935 (No. 5/6) was expressly dedicated to the structural development of Tel Aviv.

The Palestine & Middle East Economic Magazine had published a special issue on building in 1933, which surveyed new developments in the construction sector and

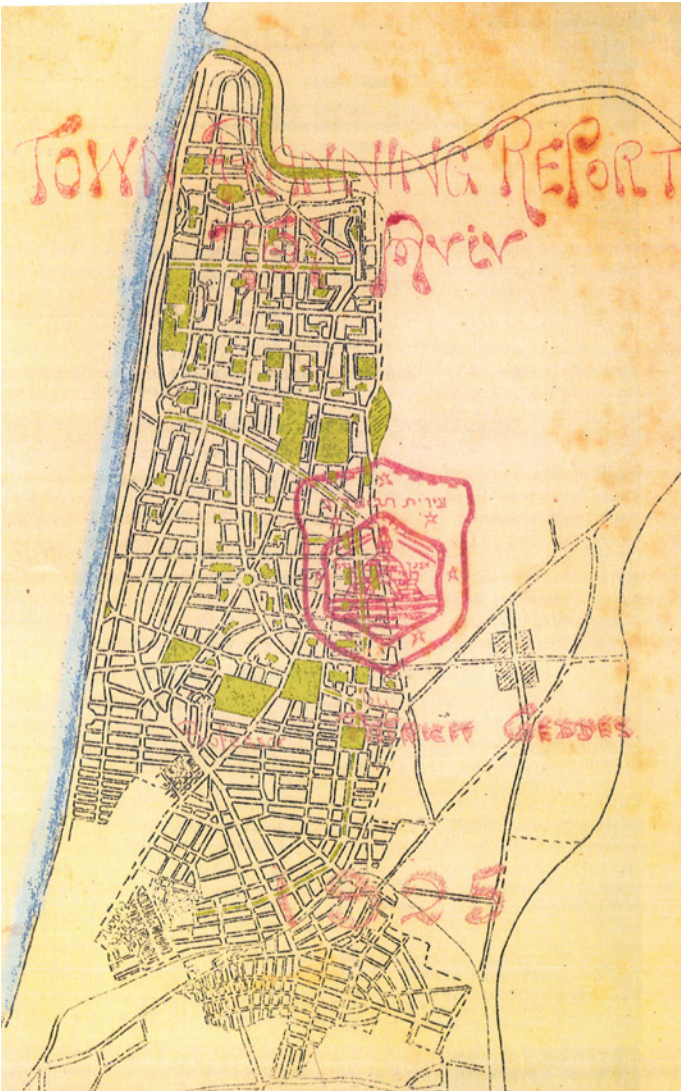


Fig. 8 Town Planning Report by Sir Patrick Geddes, Garden City concept for Tel Aviv, published in 1925 (book cover)



Fig. 9 Jewish settlers taking part at the auction of the first lots on the future site of Tel Aviv, 1909

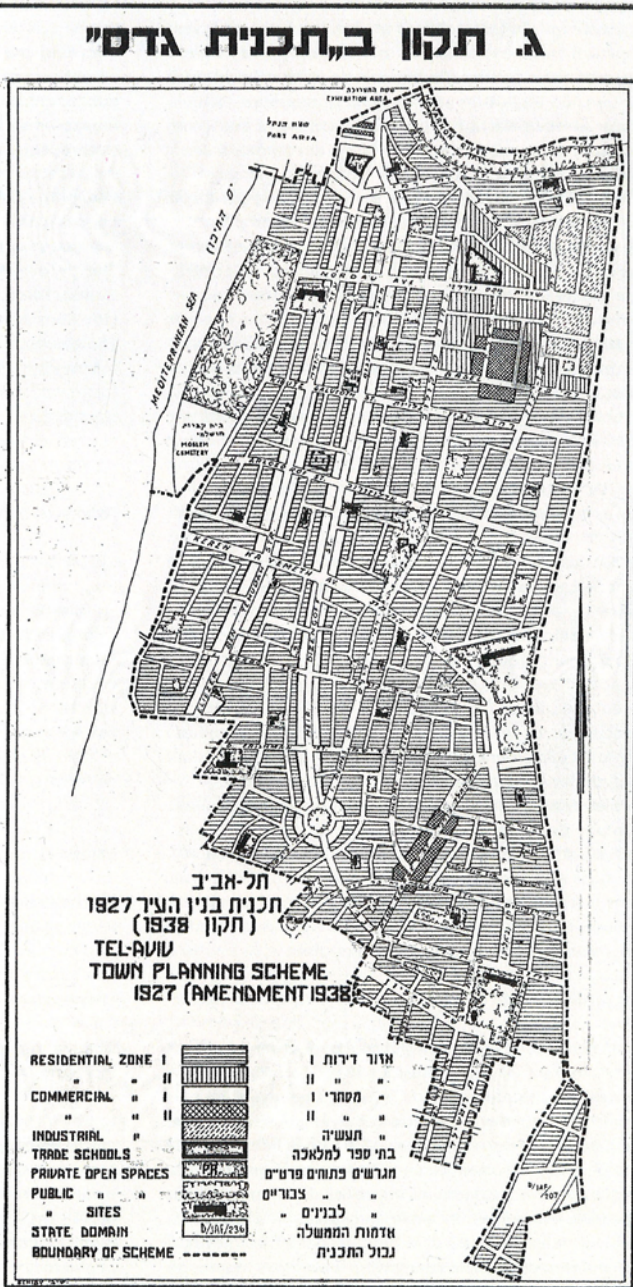
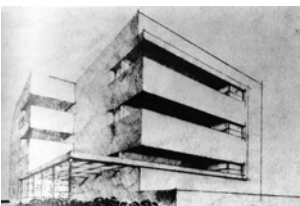


Fig. 10 Amendment of the General plan of Tel Aviv, final version of 1938 based on the Geddes Report



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2.0	ARCHITECTURAL HISTORY BACKGROUND AND URBAN ARRANGEMENT
2.1	The Modern Architecture of Tel Aviv in the 1930s



Fig. 11 Aerial view of Dizengoff Square in Tel Aviv, 1939

documented some of the newly created Modernist buildings for the first time. Jacob Shiffman, the senior municipal engineer of Tel Aviv, contributed several articles to the magazine on aspects of urban development and the construction industry in Tel Aviv. Discussing the new architectural trends, he wrote:

„Of recent years however, the style of buildings has undergone a marked change for the better and although it is too early to speak of a Palestinian architecture, it is clear that the new builder is freeing himself from the fetters of a hampering and alien tradition. The modern tendencies manifest in Central European buildings appeal to the Palestine architect of today and greatly influence his choice of style. A pioneer population has no time for architectural niceties or for the excessive decoration of a more leisured generation.”¹

A variety of Modernist currents shaped the architectural development of Tel Aviv in the 1930s, loosely grouped under the term “International Style”. The typical characteristics of the International Style in its Tel Aviv manifestation, which can be traced back to, among other things, Le Corbusier’s Five Points of Architecture, are accessible flat roofs and raising the building on pilotis (pillars), which provides shaded areas, natural ventilation and continuous planted courtyards below the building. The first building on pilotis was the Engel House (1934) on Rothschild Boulevard, built to a design by Ze’ev Rechter. Ribbon windows, characterized in European Modernism by large glazed openings, found their equivalent in horizontal balconies in Tel Aviv, in some cases rounded and extended around the corner. Windows are usually reduced in size in response to the intense sunlight and are fitted with projecting shading panels. In addition to the cuboid character of the buildings, there is also a variety of nautical architectural elements; rounded bay windows, expressive staircases and „dynamic” corner solutions are reminiscent of Erich Mendelsohn’s buildings in Europe.

¹ Palestine & Middle East Economic Magazine, nos. 7/8 1933, p. 287

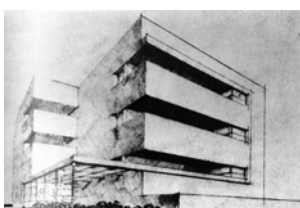
2.2 Urban Development of the Neighborhood of Idelson Street

At the beginning of the 1920s new extension areas have been opened up, among them the territory on the highest hill of Tel Aviv, the so called Bezalel Hill on the eastern side of Allenby road, the City’s main traffic arteria. When this land was purchased prior to World War I, it consisted of sand dunes and a few vineyards. In 1936, the Hebrew writer, researcher, editor and Zionist activist Alter Druyanov (1870-1938) published *Sefer Tel Aviv*² (“The Book on Tel Aviv”) as a chronicle of the foundation and of Tel Aviv providing profound information about the City’s history up to the mid-1930s. The book contains a documentation of the rapid development of the urban structure, the streets and land purchase in several maps.

The lot of the building on 29 Idelson Street is part of a parcel of land purchased in 1923 by two developers named Barsky and Zimriya. This parcel, named Neighborhood No. 43 according to the neighborhoods map based on the book *Sefer Tel Aviv*, had an area of 38,283 m² and was divided into 79 lots whose average size was 387 m², leaving roughly 7,656 m² for roads and public amenities. Before construction work began, the land consisted of sand dunes and uncultivated vineyards. Idelson Street was marked out between 1922 and 1923, but buildings along it remained sparse until 1930. The street’s steep westward slope obliged buildings to be constructed on platforms, making it necessary to level the ground on each and every lot.

“The direction in which Jaffa expanded was supplied by nature, most of which was to the north and a bit to the south. The fertile land to the east was occupied by the high-priced orchards, leaving only the desolate sand dunes or the dunes covered with meager vineyards for construction. The redemption of the groves for construction purposes had not made sufficient progress in the silver jubilee year to cause a visible change in the elongated shape of the city’s territory. That shape, in and of itself, necessitates control over the grid in the network of our streets and roads. Furthermore, the inclines of the land protrusions divert the traffic in the direction of the meridians. In its widest section, our city lacks a convenient and

² Druyanov, Alter: *Sefer Tel-Aviv*. Tel Aviv, 1936



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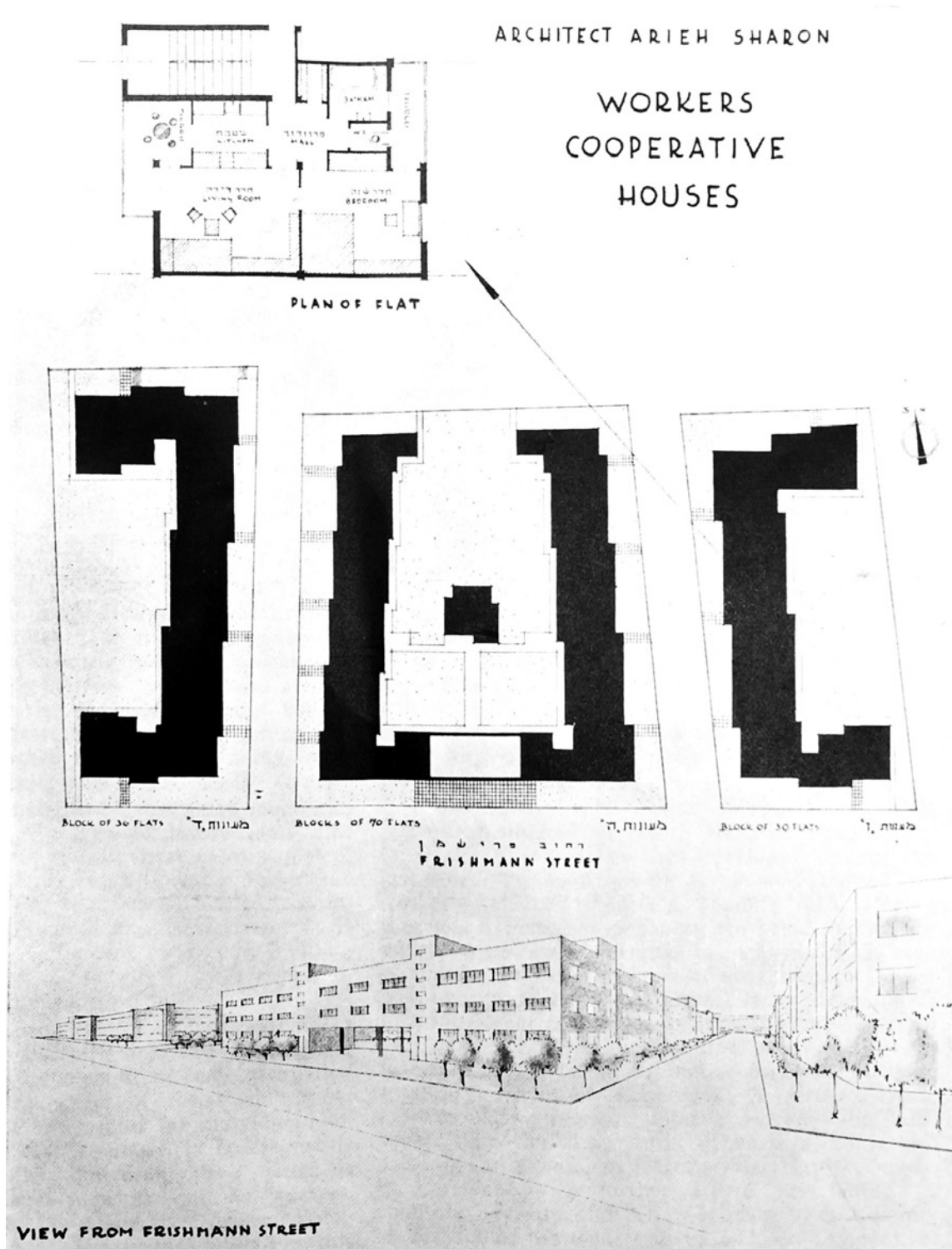


Fig. 12 Project of the former Bauhaus student Arie Sharon for a worker's housing complex in Frishman Street, Tel Aviv, built in 1934

The total figure for urban building since 1924 is L.P. 15,310,000. The building movement was particularly intense in Tel-Aviv in 1925.

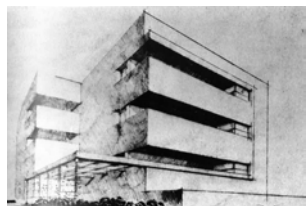
TABLE IV
Building Movement in Tel-Aviv

Year	No. of Rooms	No. of Shops	Area of Building
			sq. m.
1923	933	117	33,506
1924	2,246	260	91,133
1925	6,348	552	236,669
1926	1,249	135	53,962
1927	247	53	12,719
1928	541	10	23,612
1929	635	106	28,710
1930	806	152	43,692
1931	1,566	139	65,795
1932	3,550	175	128,079
1933 (7 months)	4,980	146	166,537

Fig. 13 Development of the building movement in Tel Aviv between 1923 and 1933



Fig. 14 Residential Building, Engel House on Rothschild Boulevard by the architect Zeev Rechter, built in 1934



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Fig. 15 Aerial view of the Barsky-Zimriya parcel, 1937; 1: Max-Liebling House on Idelson Street 29; 2: Beit Ha'ir ("Town Hall", today used as a cultural center); 3: The house of the Israeli national poet Hayyim Nahman Bialik (today Bialik Museum)

direct link with the sea. Allenby Street cuts diagonally through old orchards and is not one street, except in name. That is because another street starts at Bet B'November Square, which belongs to a different street system. Geula Street and Yona Hanavi Street cannot fulfill the role of lower Allenby Street. Because their gradient is less conducive, linking Geula Street or Yona Hanavi Street with Mercas Baalei Melacha or HaAvoda Street runs into the obstacle of an upward and downward slope. And it's even more difficult to create a street that is an extension of Rashi Street or HaHashmona'im: there, Bialik Hill is an impediment. Not only is it difficult to pave the road there, but it's even harder to create a facade of buildings that need to be elevated. All you have to do is descend once from the Municipality upgrade, from Bialik Street to Zvi Bruk Street, to grasp the difficulty. The half circle of Devorah HaNevia Street-Idelson Street together encircles the 12-meter contour."³

Until the end of the 1920's, Tel Aviv was built neighborhood by neighborhood, commensurate with the pace of land purchase and private land development, with each development being designed independently of the others. Apart from a few neighborhoods with strong identities, most of the new areas simply became part of the city as such. The Barsky-Zimriya parcel did not have any communal identity and was not considered a neighborhood, which underscores the fact that it did not develop according to an overall plan. In 1925, Prof. Patrick Geddes (1854-1932), a Scottish biologist, sociologist and pioneer town planner, was commissioned to prepare a master plan for Tel Aviv. The Geddes Report, which was published in 1925 he proposed a town planning conception based on the ideas of the Garden City creating a mixture of built structure and green spaces. His plan also documented what had been built up to then, but did not prook of Tel Aviv", Neighborhood No. 43 is bordered by

³ Druyanov, Alter: Sefer Tel-Aviv, Volume 1, Tel Aviv, 1936, pp. 297-298

Trumpeldor Street to the north and Bialik Street to the east and to the south. Along its western boundary, it adjoins the land owned by Amin Natif, including Hess Street. Bialik Street developed along three old neighborhoods. Its southern section is situated on land that formed part of central Tel Aviv. Construction there began in 1922. The northern section of the street is situated on land that was purchased by the Geula Company in 1921, and construction there also began in 1922. The part of Bialik Square (western section) adjacent to Idelson Street was purchased by Barsky-Zimriya in 1923, and construction began there the same year.

Idelson Street is adjacent to the Bialik area (which for the most part was built on land owned by the Geula-Bezalel Company). This contains buildings of historical, cultural and municipal importance, which give the complex a unique character. It boasts architectural treasures that were designed between the 1920's and the 1940's by the leading architects of the time and are a showcase for the best Israeli architecture of that period.

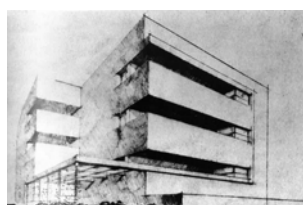
The area is part of the White City, which was declared a World Heritage Site by UNESCO (marked "Zone C" on the declaration map).

"The Bialik Commune"

The "Bialik Commune" settled on top of the then desolate hill in 1922. They were members of the Hashomer HaTzair⁵ movement and were among the first to come to the country with the Third Aliyah (third wave of Zionist immigration). They set up a small tent camp and adopted a communal lifestyle. Both men and women worked in construction and laid roads. The group remained intact until 1924, after the immigration of Hayyim Nahman Bialik (1873-1934), Israel's national poet, who would

⁴ The Geula Company for Land Redemption by Private Capital" was founded in Warsaw in 1904 in order to facilitate the land purchase for Jews.

⁵ Hashomer Hatzair: Socialist-Zionist, secular Jewish youth movement founded in 1913 in Galicia, Austria-Hungary. It was also the name of the group's political party in the Yishuv in the pre-1948 British Mandate of Palestine (see Hashomer Hatzair Workers Party of Palestine). From: https://en.wikipedia.org/wiki/Hashomer_Hatzair, January 2016



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Fig. 16 Map of the land owners, parcel No. 43 (Bialik area) owned by Barsky-Zimriya, map appended to "The Book of Tel Aviv" by A. Druyanov, 1936



Fig. 17 Boundaries of the City of Tel Aviv in 1924, map appended to "The Book of Tel Aviv" by A. Druyanov, 1936

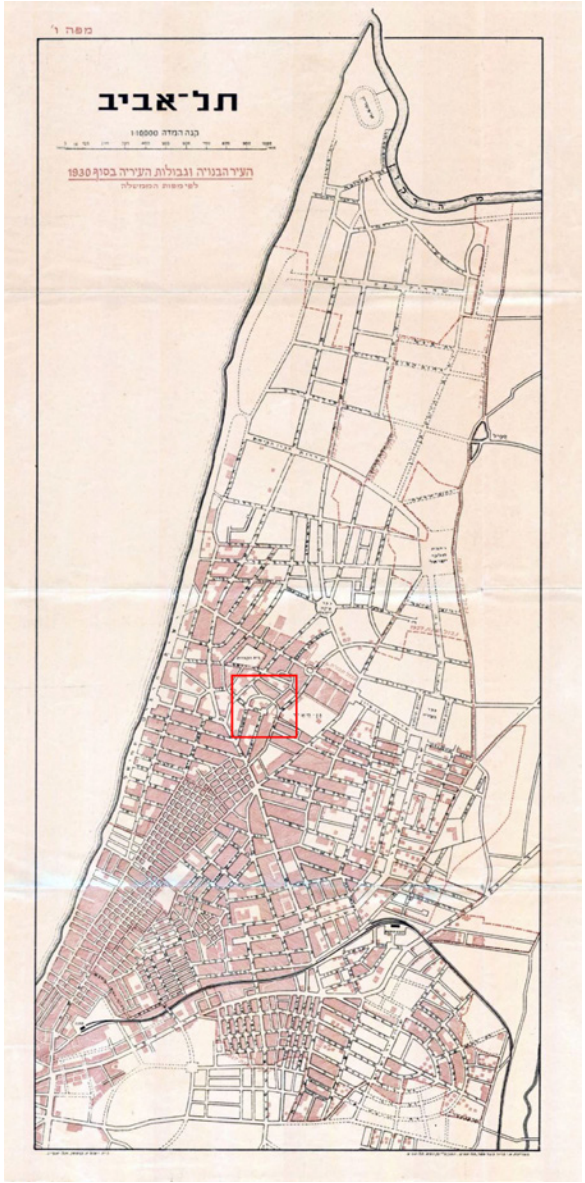
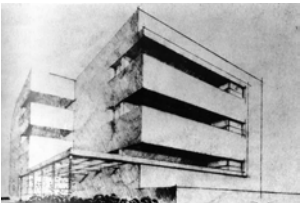


Fig. 18 Boundaries of the City of Tel Aviv in 1930, map appended to "The Book of Tel Aviv" by A. Druyanov, 1936



Fig. 19 Map of the UNESCO World Heritage nomination for "The White City of Tel Aviv", showing the boundaries of the nominated area, 2002



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Fig. 20 Aerial view of Allenby street (a main street of Tel Aviv running north-west to south-east), upper right: the round Bialik Square and Idelson Street, 1949



Fig. 21 Aerial view of Bialik Square and Idelson Street, 1949



Fig. 22 View from the roof of the Max Liebling House to the east: neighboring building in eclectic style, 2015



Fig. 23 Bialik Square with former town hall today, view from Bialik Street, 2015

have been able to join them for singing and dancing in the evenings.

Most of the homes built in the 1920's were designed as single-story villas in eclectic styles. The construction of the Bialik House was completed in 1925, and that same year the Tel Aviv Municipality leased the adjacent Skora Hotel and established its offices there. The newly opened City Hall and the Bialik House, coupled with the fact that the street was situated on a watershed characterized by good climatic conditions, led to soaring demand for houses on Bialik Street and in the vicinity. Within just a few years, Bialik Street became an upscale location where artists, authors and, primarily, renowned physicians took up residence. Apart from the house at 19 Bialik Street, all those imposing houses were later torn down and two- and three-story buildings were erected in their place, most of which were in the International Style.

Israel's national poet, Hayyim Nahman Bialik, built his home at 22 Bialik Street. Designed in an oriental, "Land of Israel" style, it soon became a cultural center for all Jews living in the area. It is now a museum. In 1997, the Felicia Blumental Music Center was built nearby on 26 Bialik Street. The home of Arie Shenkar, one of Israel's economic pioneers, had once stood at this address. The classically designed former City Hall of Tel Aviv stands proudly and prominently on a circular plaza, at 27 Bialik Street. It was an institution of national stature and now serves as the Beit Ha'Ir Museum. The home formerly owned by Shlomo Yafe, one of the people behind the Levant Fair⁶, is located on the corner of 28 Bialik Street and 31 Idelson Street. It was designed in the International Style and now houses a private museum dealing with Bauhaus architecture. The painter Reuven Rubin (1893-1974) lived and worked in the International Style villa located half-way along Bialik Street at No. 14. It now houses the Rubin Museum. An Oriental-style house was built at 30 Idelson Street for Dr. Theodor Zlocisti (1874-1943) – a physician, poet and Zionist activist who had been among the leaders of the Blau-Weiss (Blue and White)

⁶ Levant Fair: International trade fair held in Tel Aviv from in the early 1920s until 1936

movement⁷.

An elegant villa once stood at 27 Idelson Street (later demolished), which was built for Eliezer Hoofein, the deputy manager of Anglo-Palestine Bank. It is evident that the area surrounding this Tel Aviv square, situated on a hill, attracted much of the political, economic, cultural and social elite of the first Hebrew city, who commissioned the best architects of the day.

Idelson Street

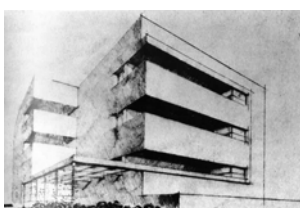
The street is named after Abraham Idelson (1865-1921), a Zionist leader and journalist who grew up in a traditional Jewish family in Lithuania and studied at a Moscow university.

In 1887, he joined the Bnei Zion Association, a humanitarian foundation that aimed to fulfill the needs of Jews worldwide. Idelson later joined the Bnei Moshe Association, a secret organization of Zionist men founded by Ahad Ha'am, which sought to prepare Jews spiritually and ethically for settling in the Land of Israel. Idelson was a member of the central committee of the Mefize HaHaskalah Society, which operated in Eastern Europe and promoted general science education and the dissemination of scientific knowledge among Jews. In 1904, he was appointed editor of the Zionist newspaper Rassvet (The Dawn), and in 1905 became chief editor of the monthly Evreisk aia Zhizn, which was the leading Zionist periodical published in Russian. He also served on the editorial boards of other newspapers, and in 1918 was one of the founders of the Haaretz newspaper.

The street was named after Idelson from the outset. Judging from an aerial photograph taken in 1924, the street's borders were only marked out along the stretch between Bialik Street and Hess Street.

According to Map No. 5 prepared by Druyanov, Idelson Street was paved between 1924 and 1925, although construction along it was still sparse. The plan in effect at the time meant it to extend as far as Ben Yehuda Street, crossing Hess Street and Pinsker Street.

⁷ Blau Weiss Movement: One of the first Zionist youth movements, established in Germany in 1912



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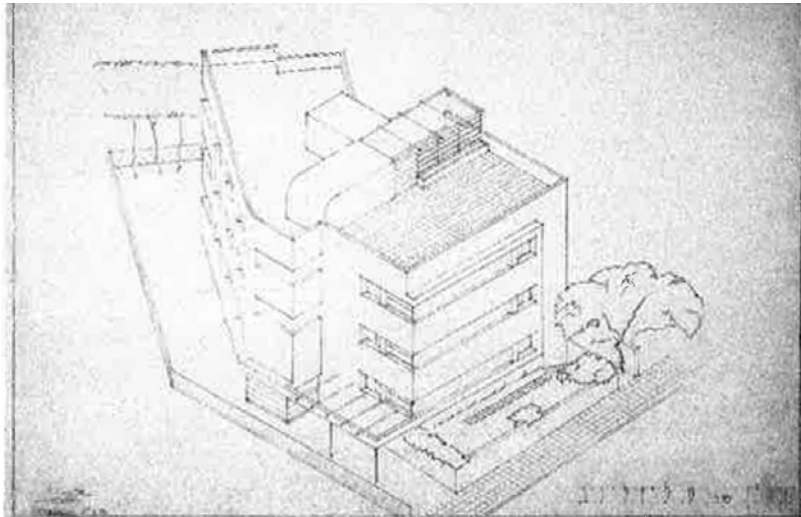


Fig. 25 Max Liebling House, design sketch of Dov Karmi, isometric, 1934 (?)

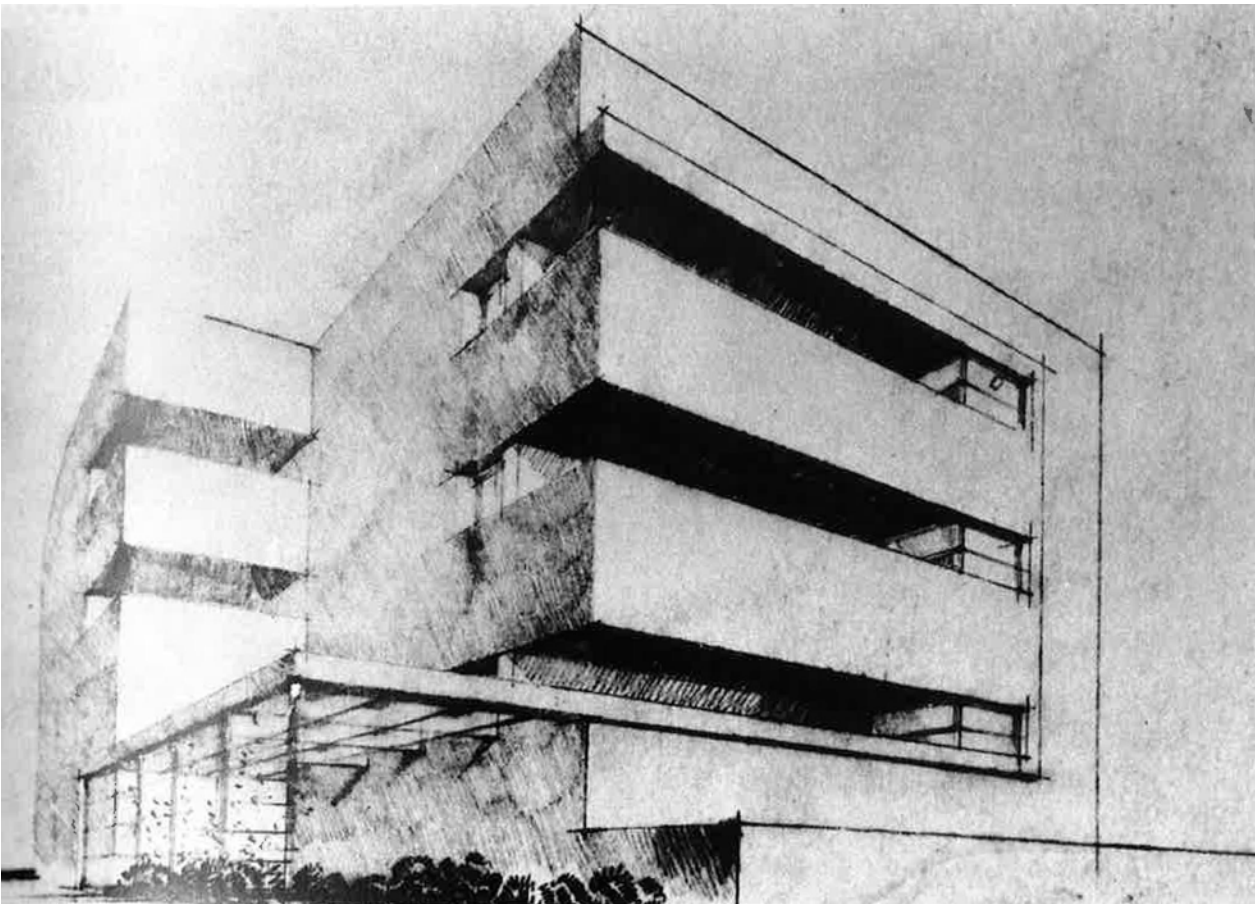


Fig. 24 Max Liebling House, design sketch of Dov Karmi, perspective, probably 1934-36

2.3 The Building

2.3.1 History of the Building

The Max Liebling House is a three-story residence that has a partial basement. It was designed in the spirit of the Modern Movement by Dov Karmi, architect, and Zvi Barak, engineer, at the beginning of 1936. In March 1937, the building was issued a Certificate of Construction Completion by the Technical Department of the Municipal Corporation of Tel Aviv. Historical documents in the building file of the municipal archive indicate that a residence in an eclectic style (the so-called “Segal House” named after its owner Ruben Segal) stood on the lot prior to 1936. That residence, apparently a two-story structure, was torn down in order to erect the new building for Max Liebling Ltd. Upon the completion of construction work, the Liebling family moved into the third floor and let the other apartments in the building to tenants. A survey on the building’s state dating from 1964 documents a proposal to tear down the entryway pergola owing to its hazardous condition. It is not known whether the pergola was torn down or restored.

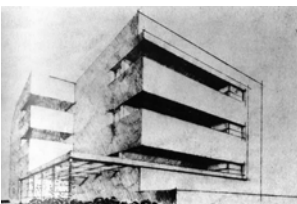
In accordance with the last will of Max Liebling’s wife, Tony, the ownership of the building was transferred to the municipality of Tel Aviv in 1963. From then on, the apartments were partly used as offices by municipal enterprises. During that period, several modifications in the interior structure were carried out. Some floor and wall coverings, as well as some doors and windows, were replaced. The state of the original substance deteriorated as a result of lack of maintenance.

In 1990, the two nieces of Max Liebling who lived on the third floor moved out into a retirement residence. The costs of this accommodation were borne by the Tel Aviv municipality in reciprocation for the generous donation of the building by the Liebling family. Since 1995, the first floor apartments have been used as a child day care center. This made it necessary to carry out various alterations to the sanitary facilities, doors, technical services and equipment. The building underwent extensive renovation in 1997-1999 and some of its original elements were reconstructed, including the exterior render, the wooden roller shutters with an iron scissor-like mechanism, the steel railings of the utility balconies and parts

of the exterior terrazzo copings on the loggias. As part of these measures, the patio was rearranged and the entrance to the basement was renovated. The garden design was adjusted to the needs of the child day care center. A small playground, paths and a garden gate were installed.

In 2008, some of the rooms on the basement floor were reinforced in order to establish a protection room due to the regulations for the use of the child day care center.

More information about the building’s owner and the tenants is provided in sub-sections 2.5 and 2.6.



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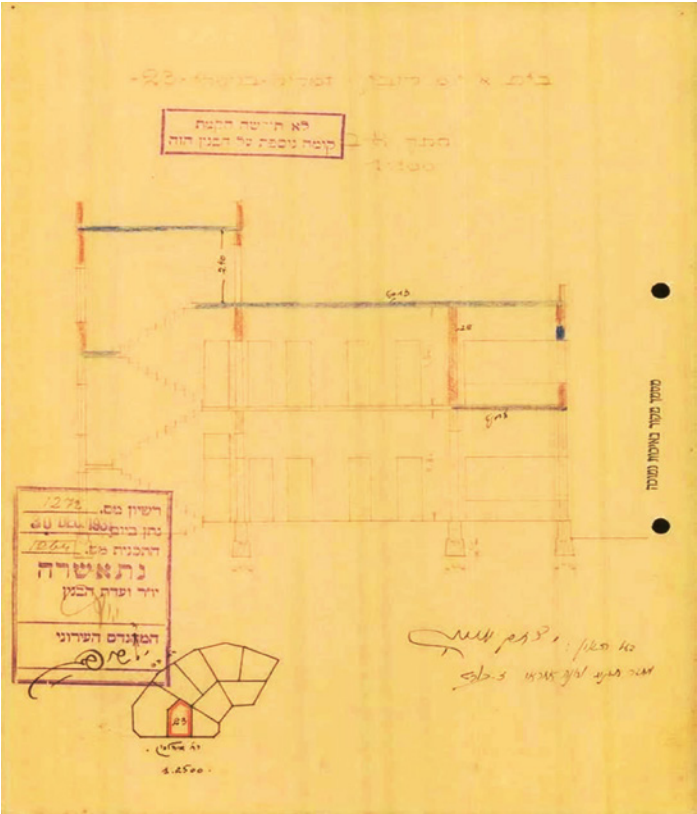


Fig. 26 Section plan for adding a story to the previous building, 1931

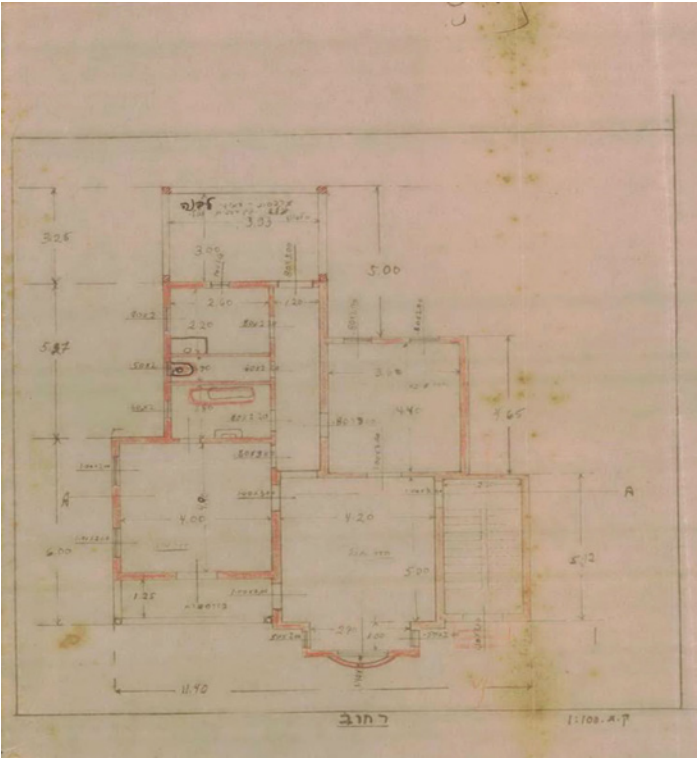


Fig. 27 Floor plan of the previous building ("Segal House"), built in 1924

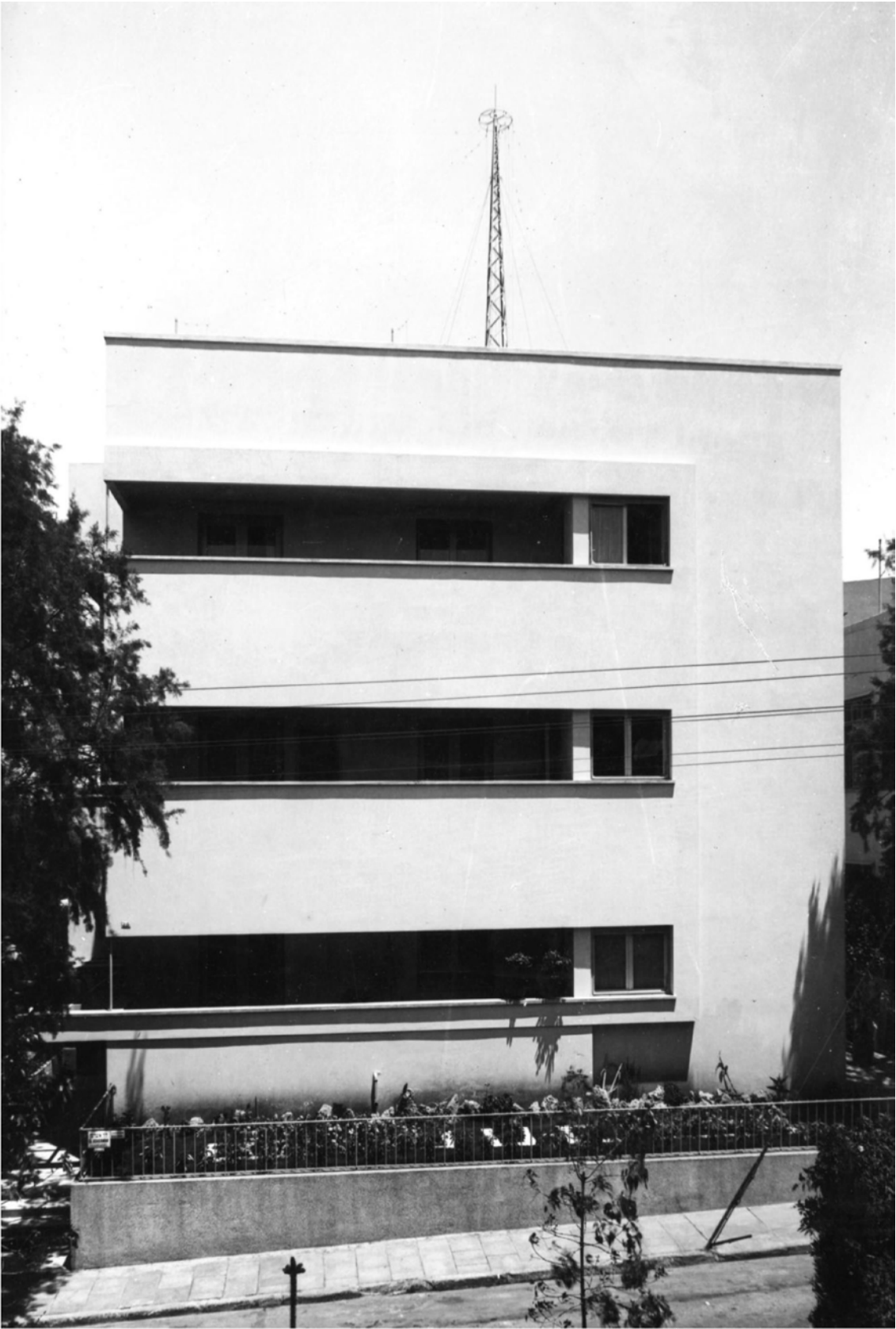


Fig. 28 Main facade of the Max Liebling House, viewed from across Idelson Street, probably 1940s



Fig. 29 Max Liebling House, main entrance with the wooden pergola, undated, probably 1940s

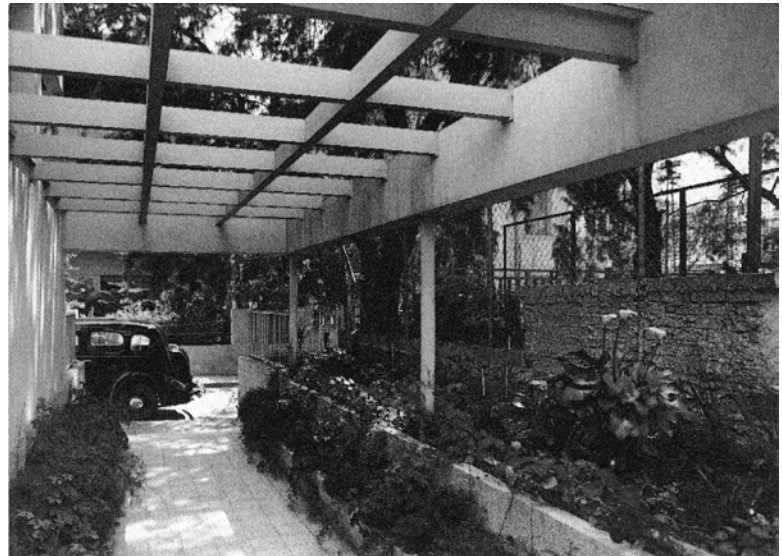
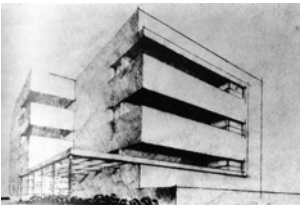


Fig. 30 Main entrance to the Max Liebling House, undated, around 1940



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Fig. 31 The Max Liebling House before the renovation work at the end of the 1990s, view from the southwest



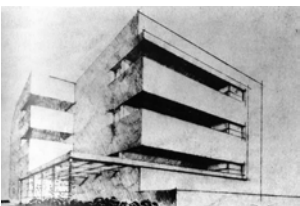
Fig. 33 Renovation work on the balconies of the east facade at the end of the 1990s



Fig. 32 The Max Liebling House before the renovation work at the end of the 1990s, south elevation with enclosed balconies



Fig. 34 Main entrance before the renovation work at the end of the 1990s



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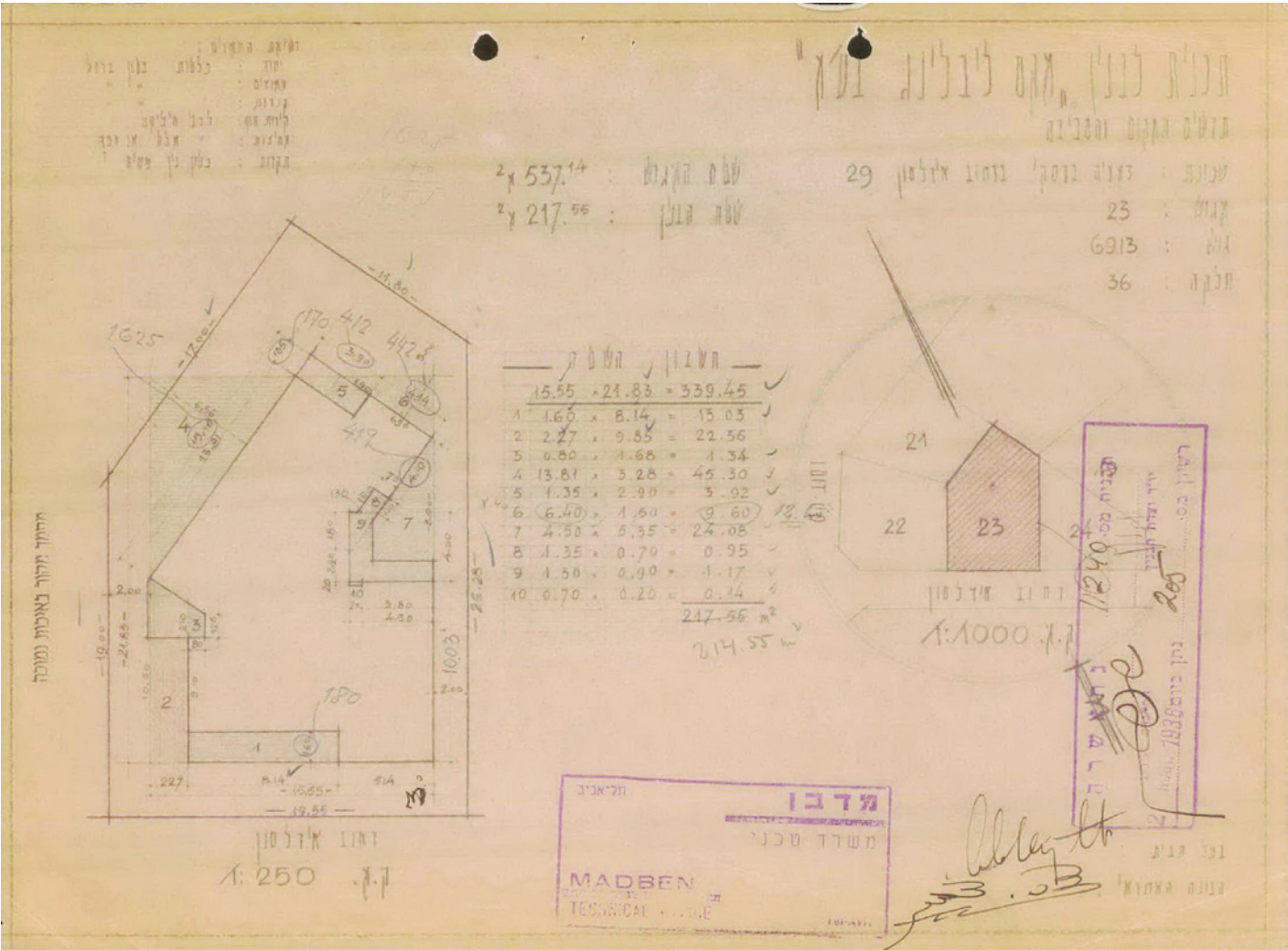


Fig. 35 Site plan of the Max Liebling House with area calculations, 1936

2.3.2 Brief Description of the Building

A brief description of the building, including its appearance, design and functional concept is provided here. For further information about the building’s elements in detail, please see chapters 3 and 4.

Topography

Idelson Street is situated on terrain that slopes downwards from Bialik Square. The desire to build on a level lot led to a design solution that was prevalent on this street: banking up the ground to form a raised terrace. The lot of the Max Liebling House is accessed from the lower end of its street frontage, up broad steps to grade level and the building’s entrance. The ground floor apartments are raised in turn above the entrance level and are reached up one flight of the main stairs. Placing the building higher and raising the ground floor improved the privacy of the front apartment, while the outside steps, together with a pergola and a foyer, gave the main entrance a more imposing character.

Lot

The configuration of the lot, the front of which is parallel to the street and the back of which runs at an angle to it, influenced the shape of the building’s footprint. To make optimal use of this irregular site, the building was conceived as two main volumes (front and rear) with a third, much smaller volume (stairwell) as hinge to connect them. The building contains six apartments in total: three in each volume, with two on each floor. A partial basement, excavated towards the rear, is used for building services and maintenance. The grade level is landscaped as a garden on all sides of the building.

Exterior, massing and facades

As noted above, in order to make good use of the irregular site, the building was massed as two main blocks (front and rear) of three stories each, with the stairwell as a hinge connecting them. The front volume, almost square on plan, is situated parallel to the street. The central part of the street facade is picked out as a rectangle in shallow relief, creating an overall frame and a counterpoint to the three deeply recessed balconies whose horizontal emphasis determines its character. They notionally continue around the building to the rear volume,

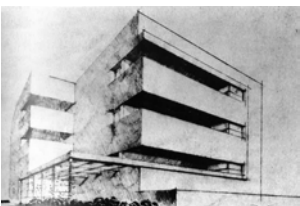
where the same sculptural effect has been achieved by carving out the balconies or loggias from the volume and opening up the corner. Another Modernist characteristic is the rounded north-eastern corner of the rear volume. This motif also appears in the interior.

Both the front and rear volumes have a flat roof delicately marked by a thin terrazzo coping on the roof parapet. The historical isometric drawing shows a stairwell volume that goes up to the roof with an exit covered by a pergola opening onto the tiled roof terrace at the front. It appears that the stairwell and pergola in question were not built.

Three additional elements link the building’s two main volumes: the entryway pergola, rear-facing utility balconies, and the building’s garden. The entryway pergola connects the two blocks using a concrete ring beam that wraps around the corner from the front block and stairwell to the rear block. On the inner angle, the two blocks are connected formally and functionally on each floor by a continuous utility balcony that is accessible from both apartments.

The facades are covered with smooth-finished render. During repair work in the 1990s, the original plaster was renewed and painted in a warm white. Owing to the regional climate, the building envelope does not make use of ribbon windows. Instead, rectangular casement windows are fitted in different formats and sizes, depending on exposure to the sun. Different types of solar protection are used, depending on the function of the rooms behind them. The apartment rooms on the publicly visible sides of the building are shaded by wooden roller shutters, the openings onto the utility balconies by two-leaf hinged shutters with slats.

The building is surrounded by a narrow garden. A fence mounted on a rendered masonry base runs along the boundary with Idelson Street. Whereas the main entryway is completely open, access to the side entrance is controlled by a gate. In front of the main facade and along the entryway to the main entrance in the south-west, the garden was originally designed as a rock garden planted with succulents. Now several shrubs and



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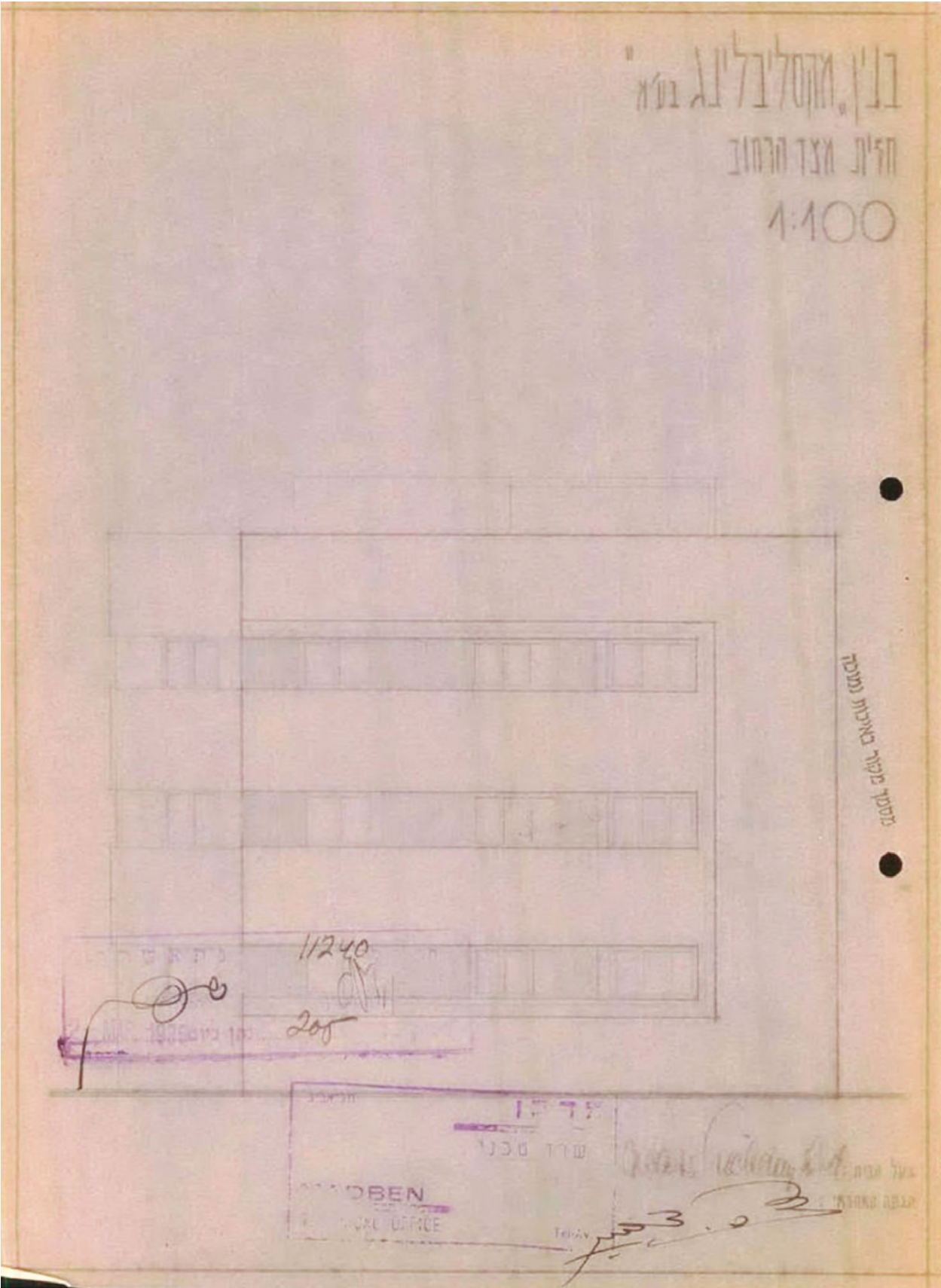


Fig. 36 South elevation, 1936

trees of considerable size can be found in both parts of the garden. The rear part of the outdoor space was redesigned in the 1990s in order to rearrange access to the basement and to make the use of the northern and western parts as an outdoor area for the child day care center. Some orange trees - presumably original - remain at the rear.

Main entrance, foyer and stairwell

It was not common for buildings in Tel Aviv to have the entryway enhanced by a pergola, much less so a pergola made of wood. One other known example is the Workers Housing Cooperative H, designed by Arie Sharon. In that case, the pergola was made of wood alone and it marked the entryway in a minor way. The building's foyer is reached along a pathway of decorative concrete tiles, flanked by built-in rendered planter boxes and the wooden pergola. The pergola fills a number of functions: it provides shelter from the blazing Israeli sun and supports plants that provide shade and thus lower the heat index. It announces the semi-public character of the main entrance to the building and enhances the front facade's horizontal emphasis. The concrete beam, which continues the base line of the facade's central relief panel, defines the corner and completes the rectangular outline of the building footprint. The gap between this and the building is spanned by a grid of wooden beams that contribute to the interplay of light and shadow and provide a point of interest for the "fifth facade", i.e. when the occupants look down from their apartments to the ground below.

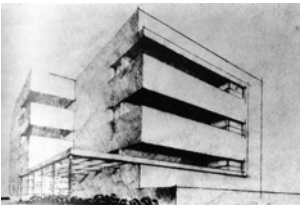
The pergola motif is echoed by the square grid of glazing bars that unite the wood-framed front door with the large area of glazing that wraps around the corner of the foyer. The foyer and stairwell have beige terrazzo flooring, cast terrazzo stairs, yellowish ceramic tiles, and various wooden fittings: mailboxes, banisters, the apartments' front doors, and a high-level dado rail above the wall tiles. A fish/aquatic plant pond embellished with tile fragments is built into the foyer. This provides a visual focus and a notional link to nature, while the generously glazed walls allow exterior and interior space to merge. All the stairwell fittings are meticulously crafted and finished in high quality materials. Higher up, the stairwell receives

daylight from large windows in the loggias which are shaded from direct sunlight throughout the day. These are made of decorative glass and their sliding leaves can be opened to allow the stairwell to cool naturally.

Apartment Design

The building consists of six apartments with two on each floor – one facing the front and one facing the rear. Each apartment has three rooms, a bathroom, a lavatory and a kitchen with a pantry, linked by corridors.

All the rooms have terrazzo tile flooring. The walls of the rooms are plastered with a smooth finish. The kitchen walls are covered with white ceramic tiles. In the bathrooms, the wall tiles are green. The apartments are relatively spacious, with rooms of about 3.6 by 4.0 meters. The ceiling heights are about 3.10 meters. Both apartment types were originally equipped with practical and elaborate built-in furniture - not only in the kitchens, but also in the corridors and rooms. The living rooms and bathrooms have radiators fed by a central heating plant located in the basement. The building's design includes two different functional types of balcony or loggia: those that are part of the living space and those connected to the service area (pantries/kitchens. The front-facing apartments each have an elongated balcony on the street facade. These provided additional outdoor living space with a degree of privacy due to the parapet and by being recessed rather than projecting. The ceilings of these balconies are lowered in order to conceal the mechanism of the roller shutters and, possibly, to prevent hot air being trapped behind the outer beam. In both types of apartment, only one room has no direct access to a balcony. The pantries of both apartments open onto a single elongated utility balcony, thereby enabling direct contact between the respective occupants at the back of the building. All the windows of the sanitary rooms open onto these balconies, which are equipped with a sink and faucet. These well-made fittings testify to the care taken with the functional aspects of the design. The apartments' practical use has been taken into account as well as their adaptation to the local climate in order to make the living space for the occupants as convenient and comfortable as possible. A central requirement of the modernist credo is thus fulfilled.



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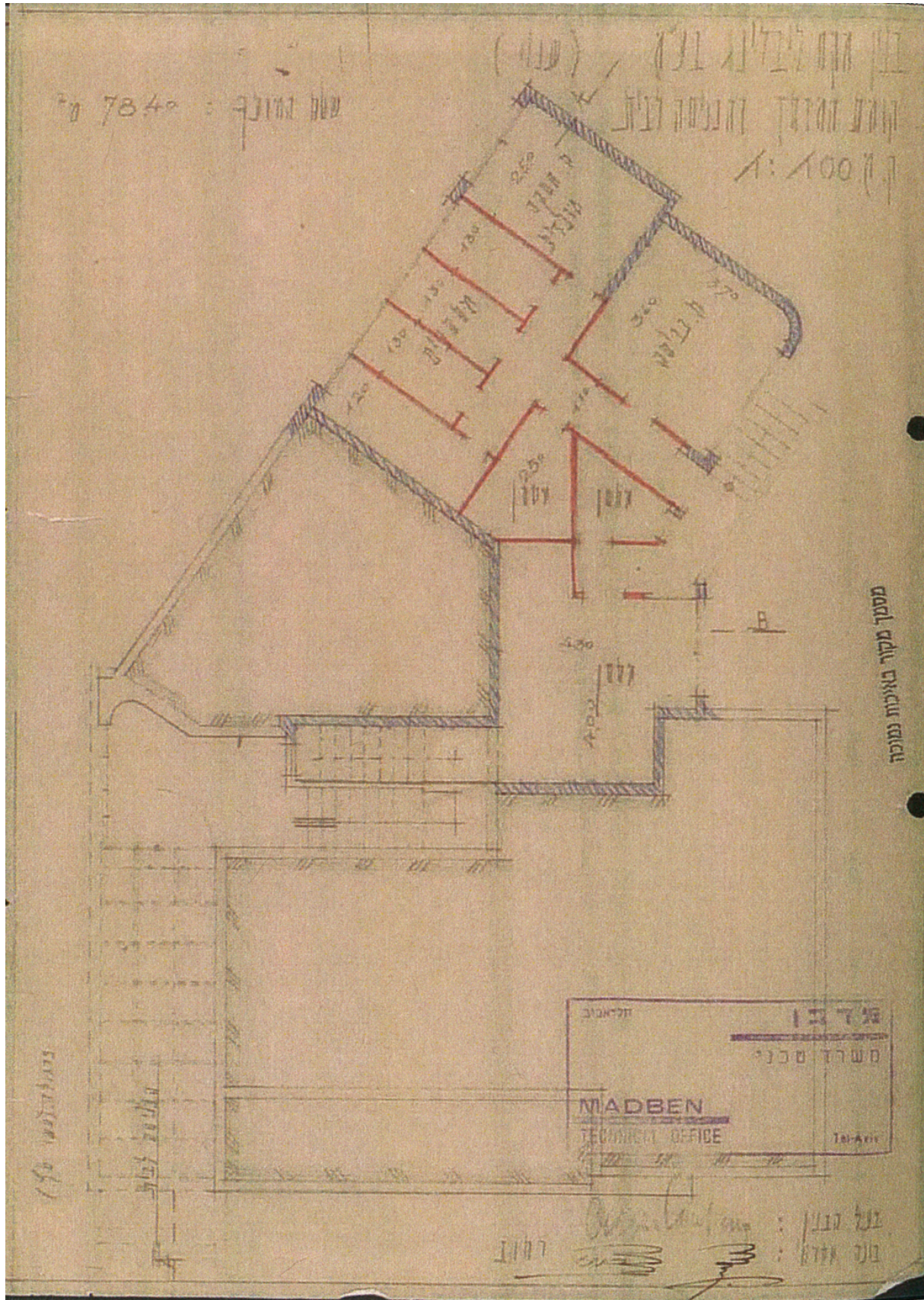


Fig. 37 Basement, floor plan, 1936

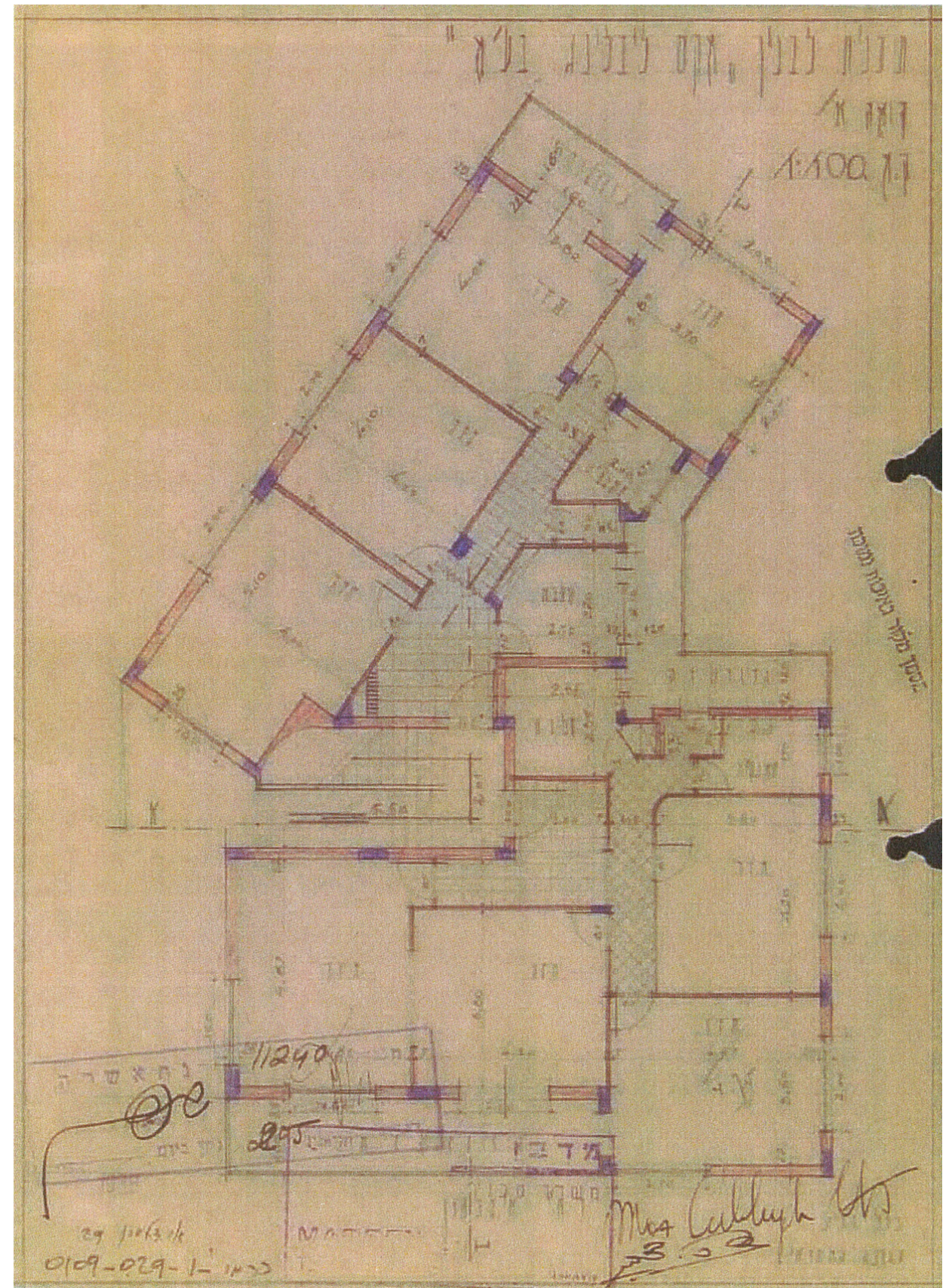
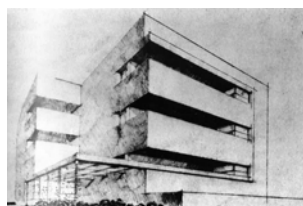


Fig. 38 First floor plan, 1936



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CONTENT

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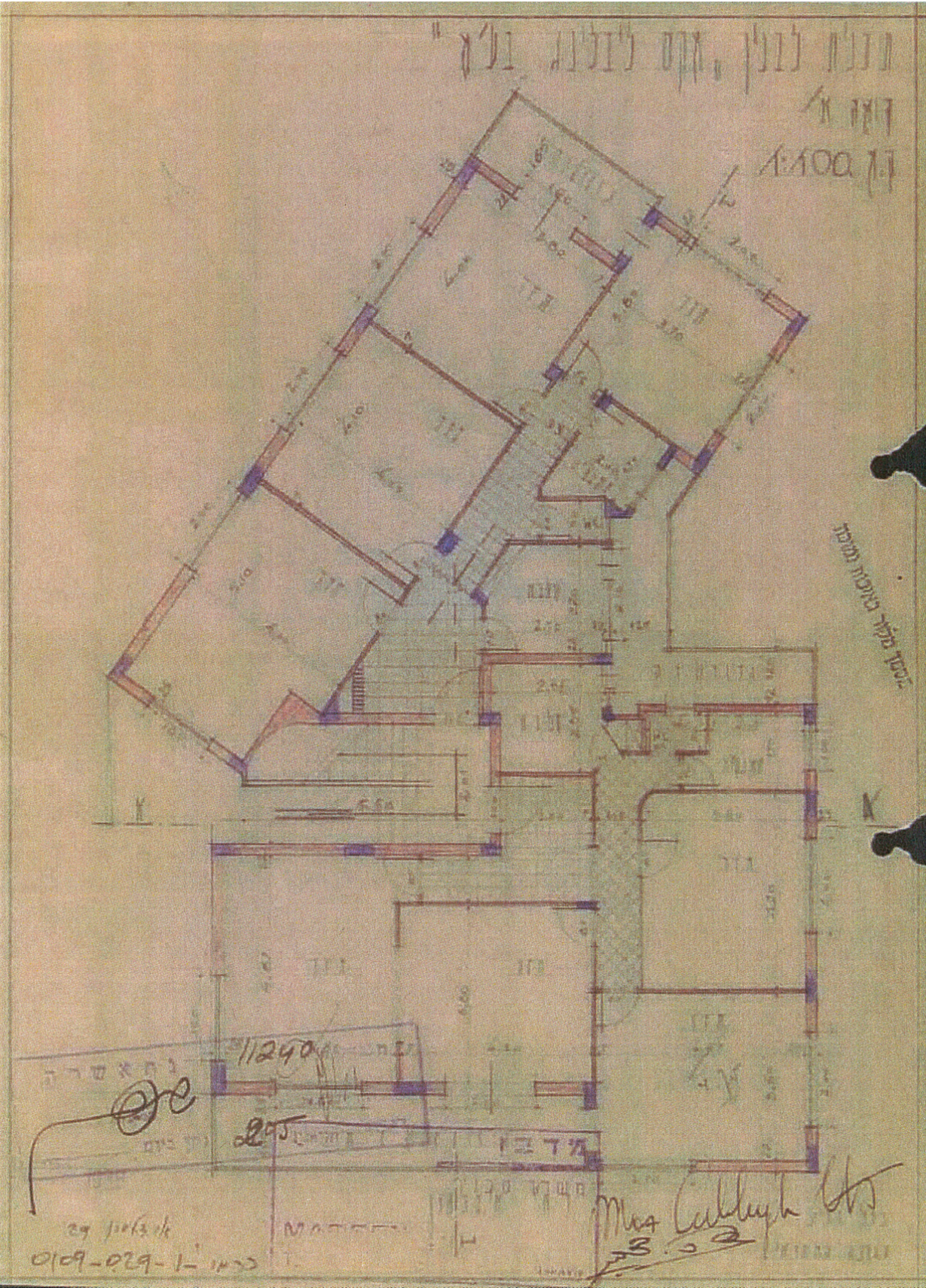


Fig. 39 Second floor plan, 1936

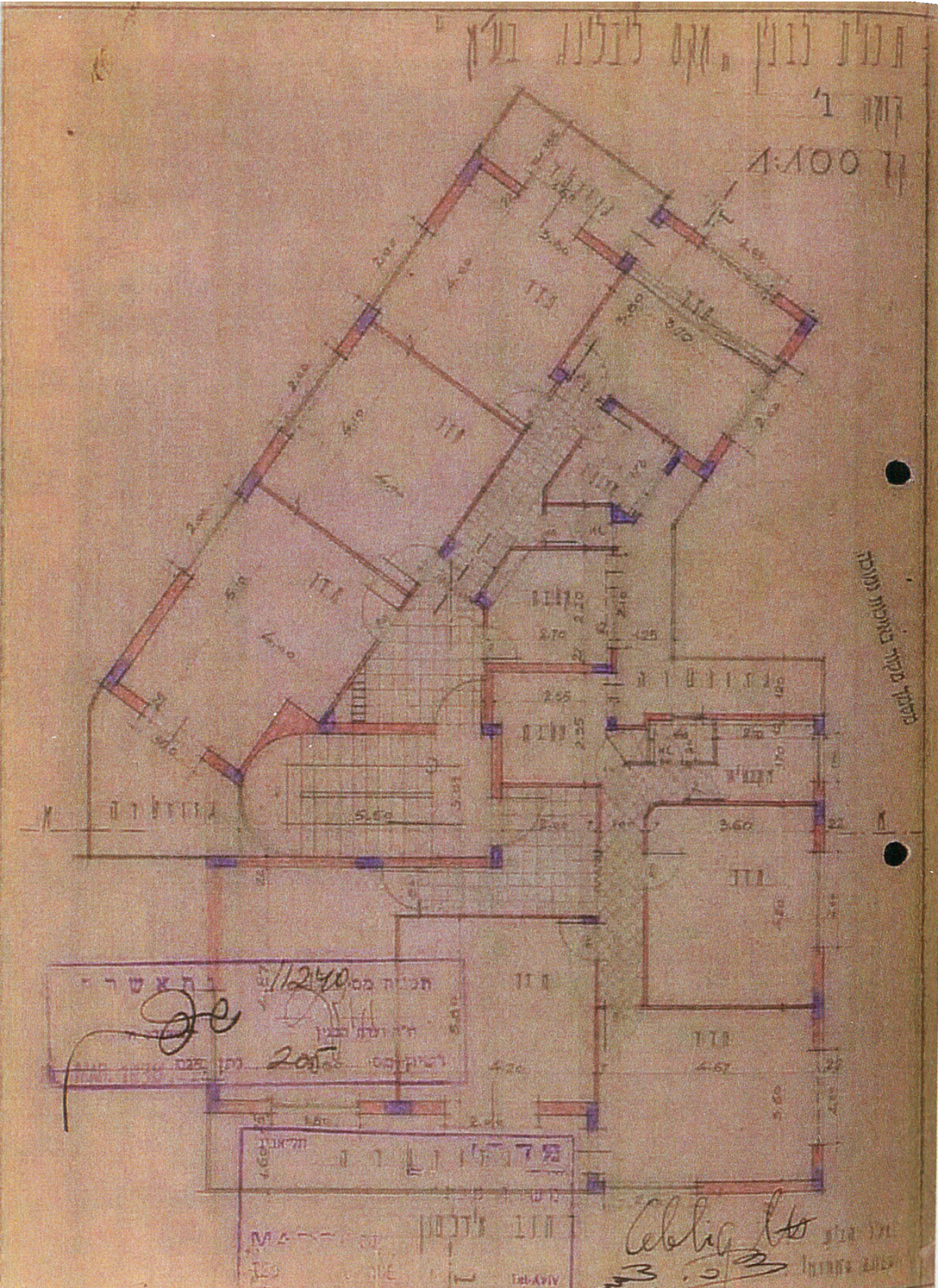
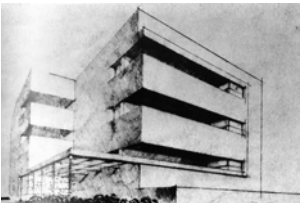


Fig. 40 Third floor plan, 1936



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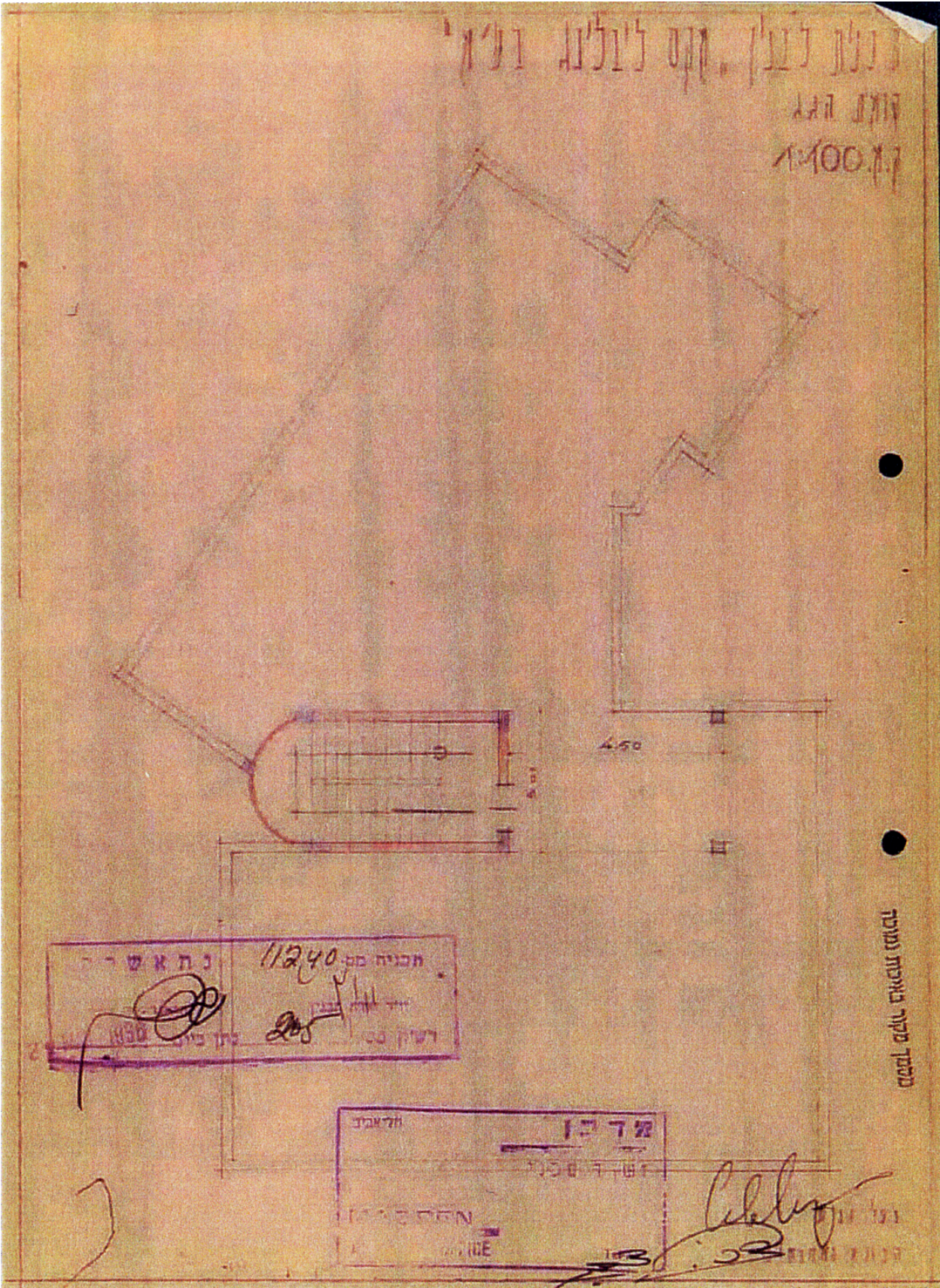


Fig. 41 Roof plan, 1936

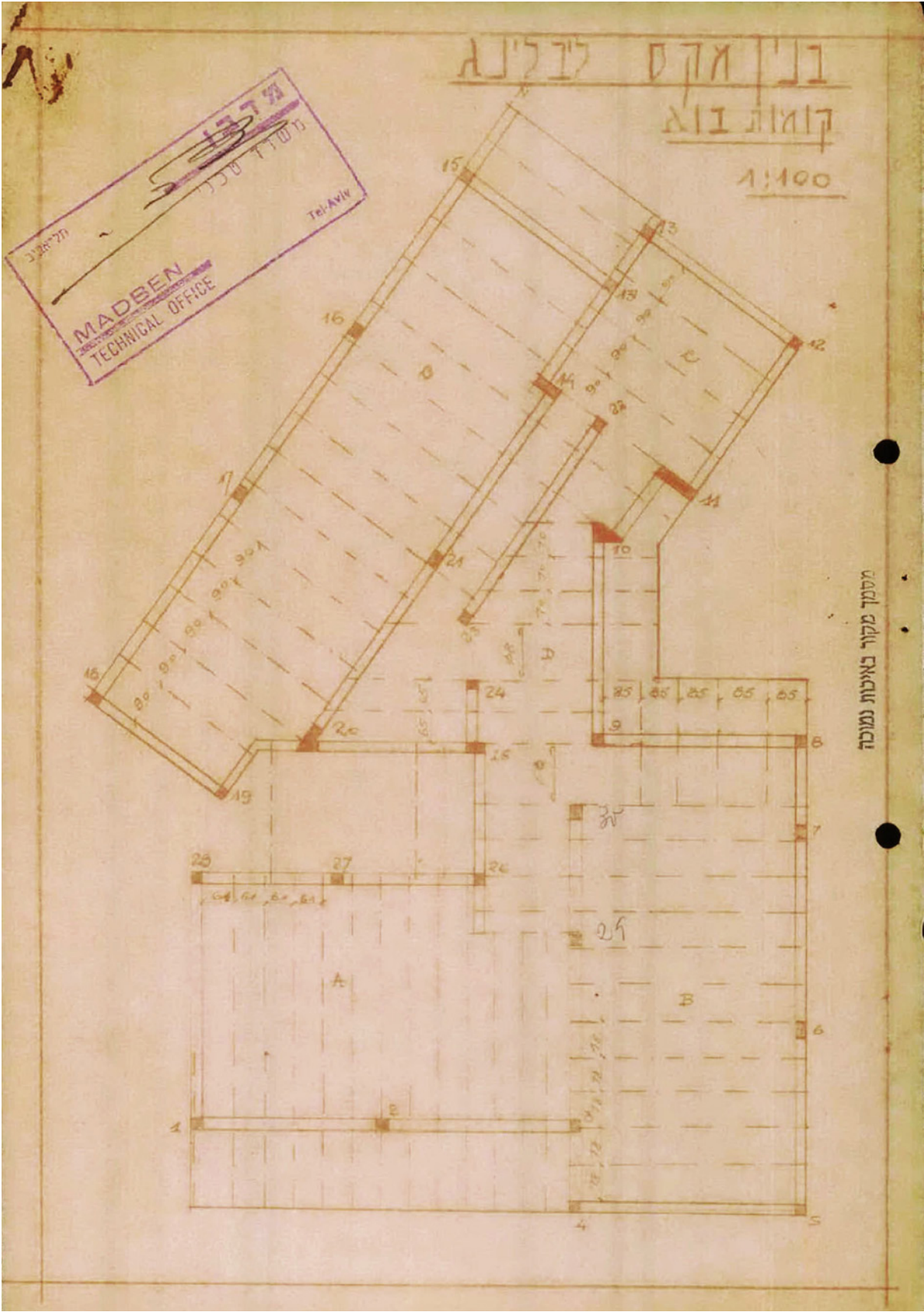
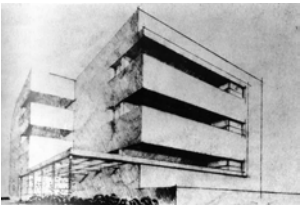
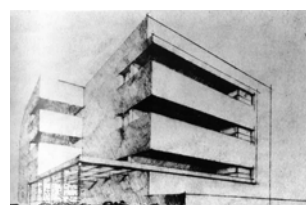
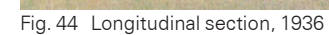
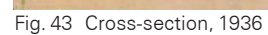


Fig. 42 Diagram of the load bearing structure of the second and third floor, 1936



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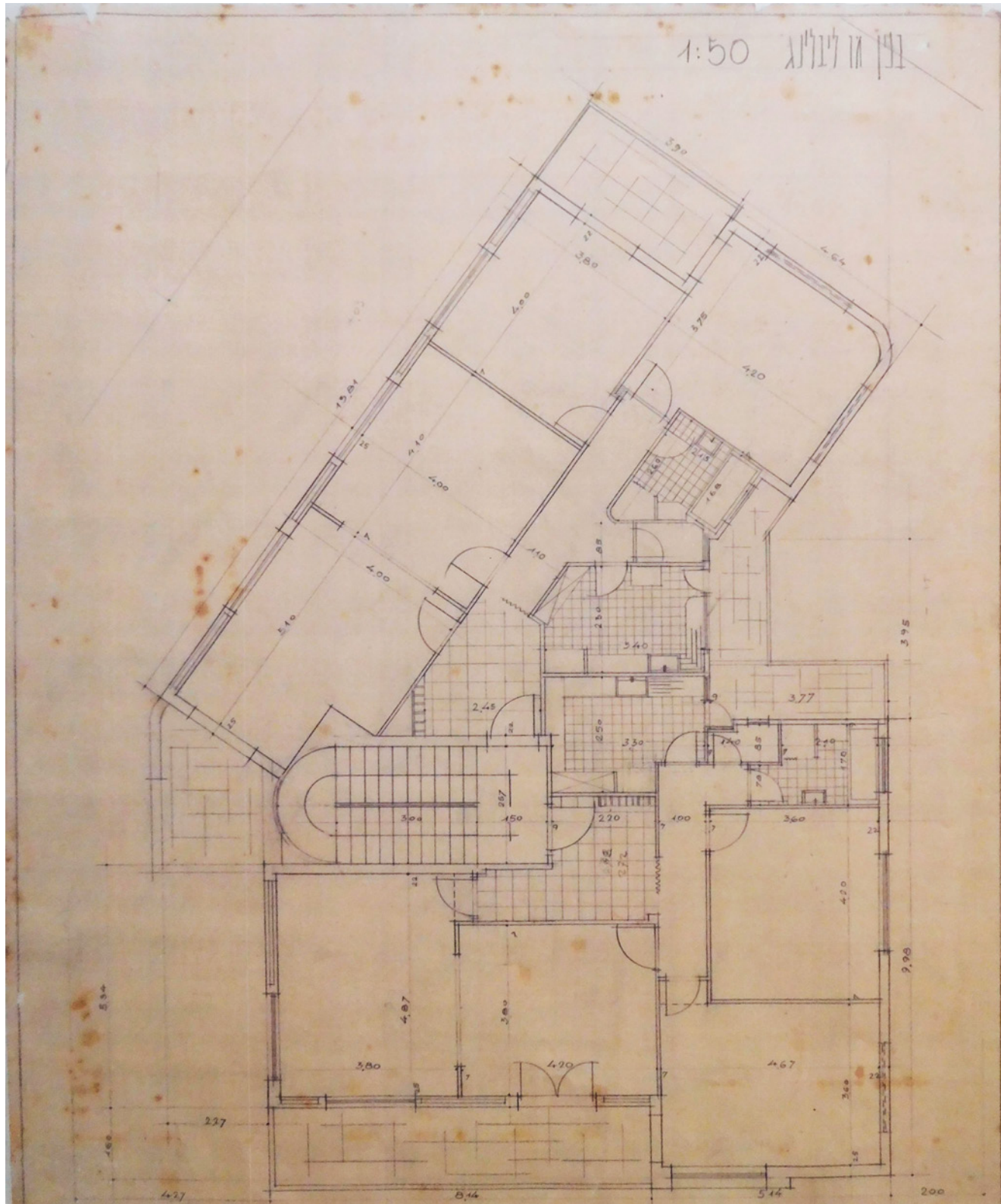


Fig. 45 First floor plan, undated (probably 1936/37)

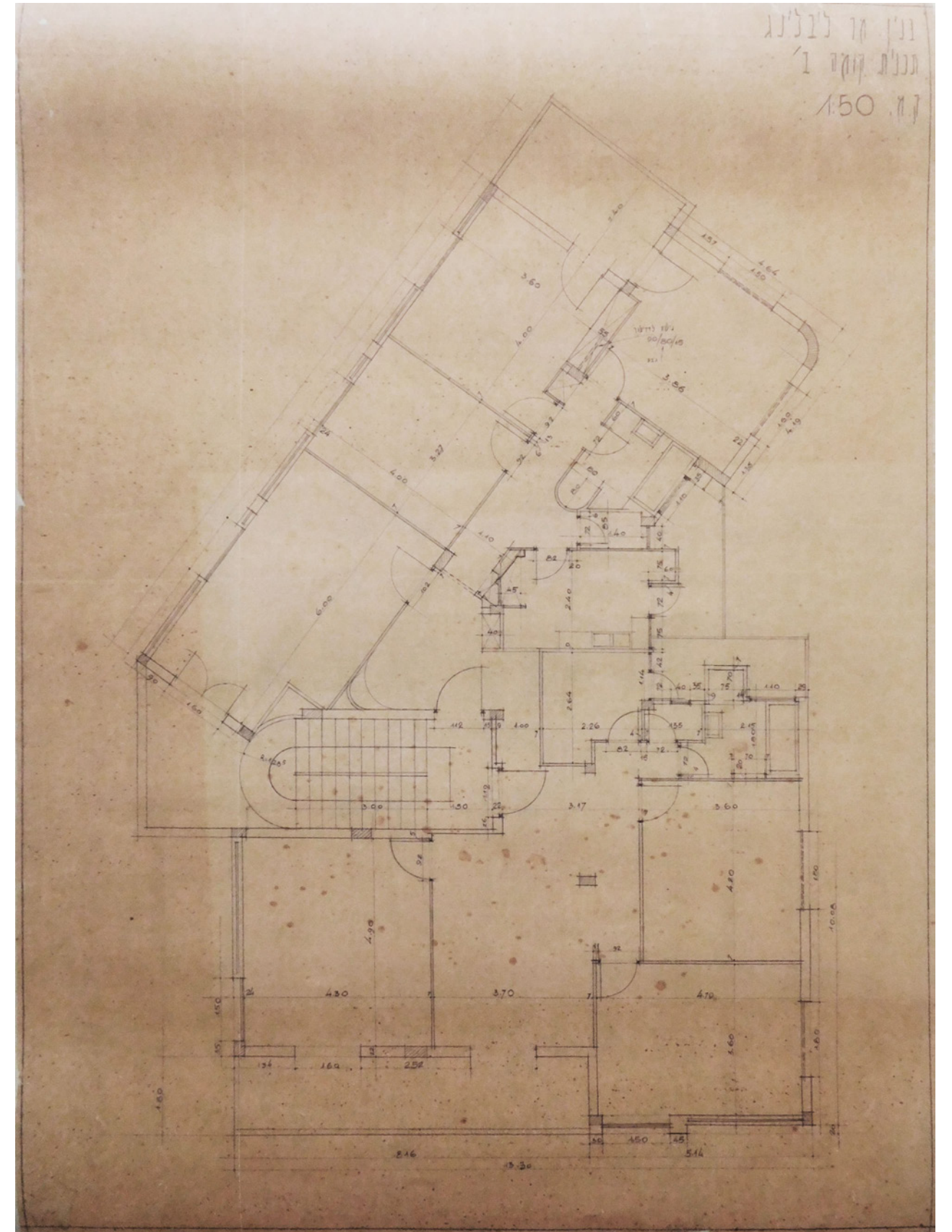
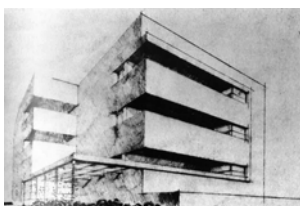


Fig. 46 Second floor plan, undated (probably 1936/37)



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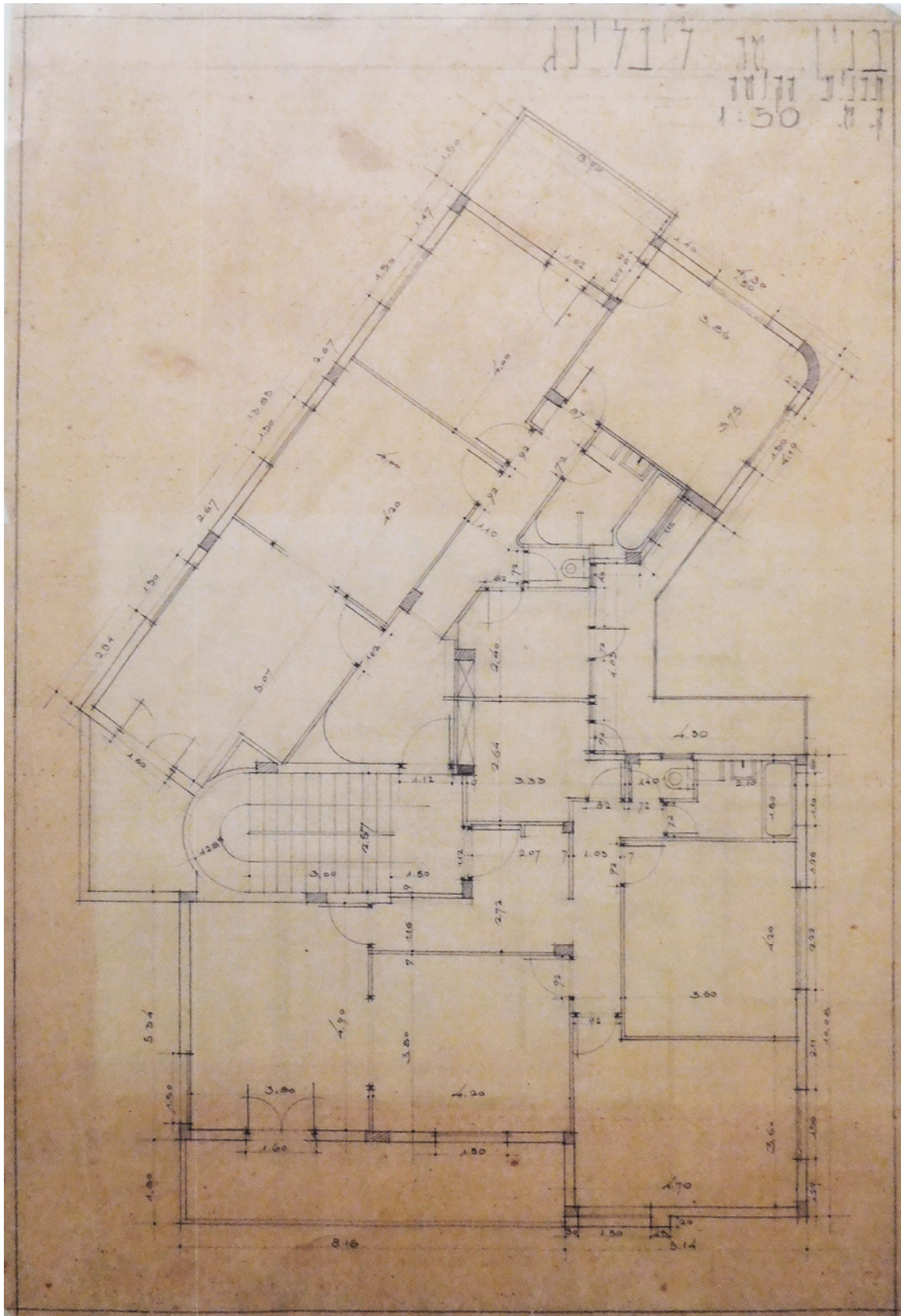


Fig. 47 Third floor plan, undated (probably 1936/37)

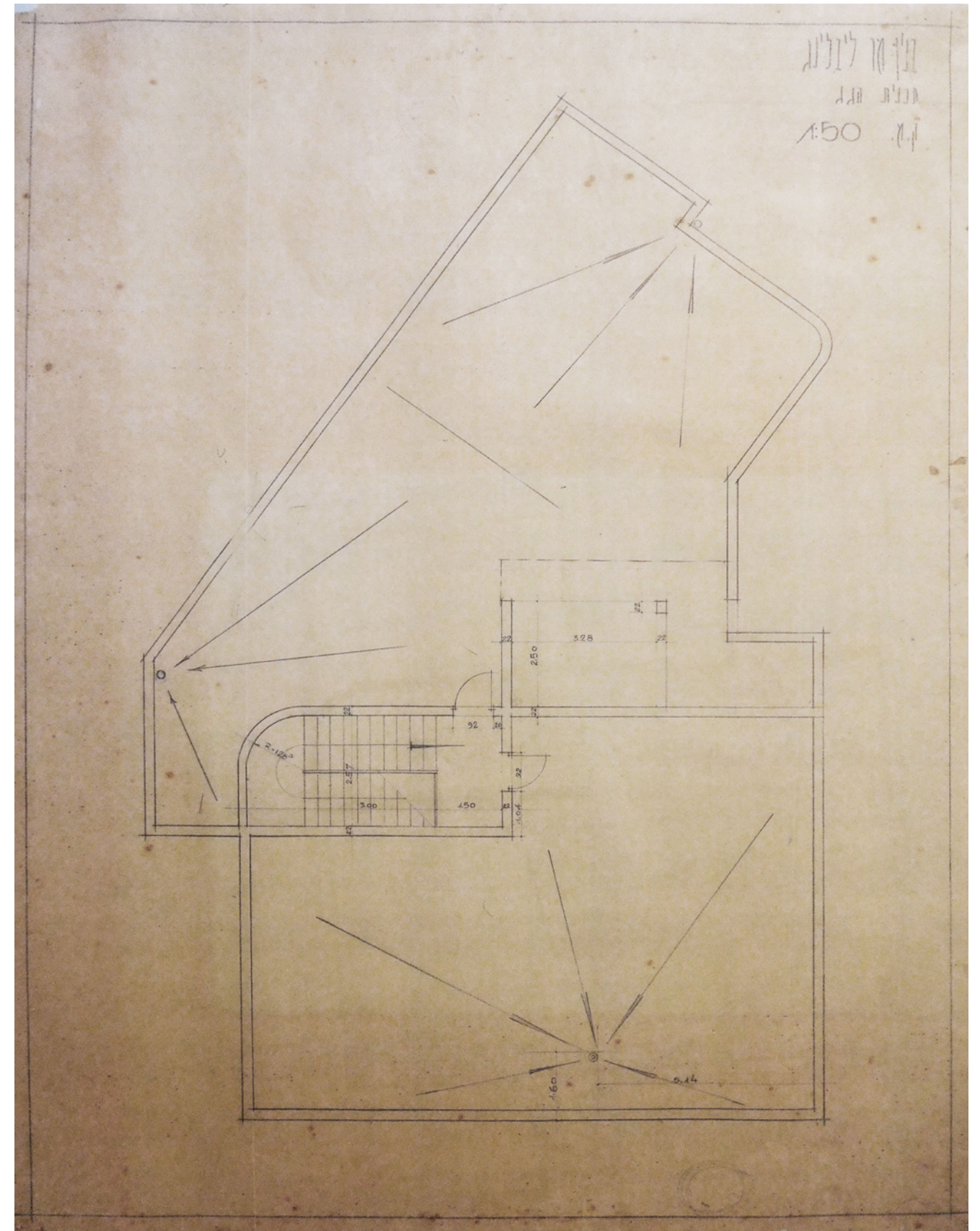
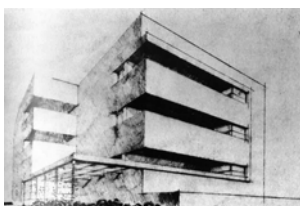


Fig. 48 Roof plan, undated (probably 1936/37)



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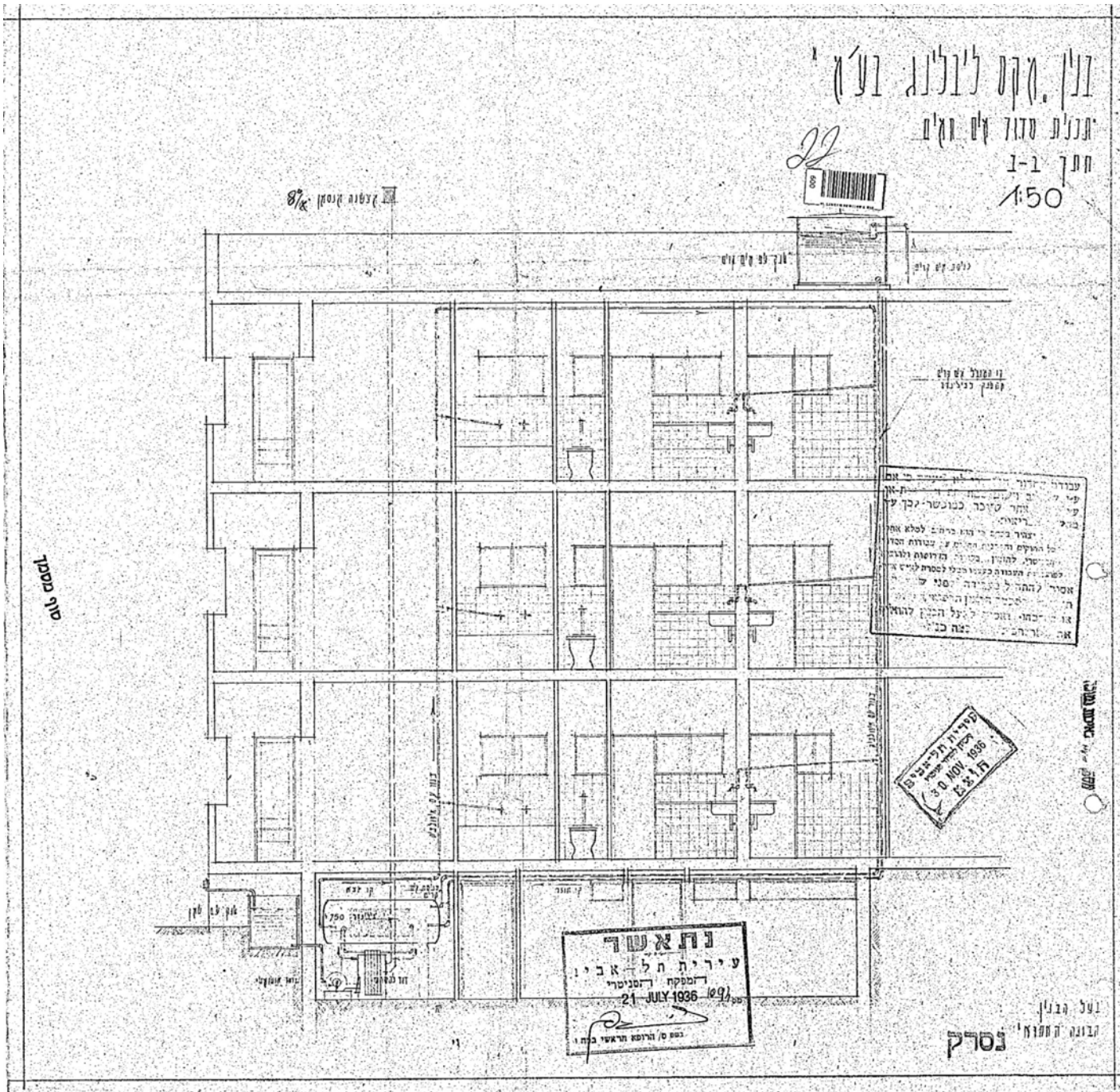


Fig. 49 Section showing the sanitary facilities and the central heating in the basement, 1936

The building itself has been adapted to the Mediterranean climate using a number of design elements: pale colors have been used on the facades so as to absorb less sunlight and radiant heat; roller shutters with a scissor mechanism make it possible to open the windows even when the shutters are closed; recessed balconies prevent direct sunlight from entering the interior. The vegetation in the garden, the pergola plants in the entryway and the fish/aquatic plant pond in the foyer provide natural shade and cooling. The windows in the stairwell are sheltered from direct sunlight and have sliding leaves that can be opened so that air can circulate. Ventilation in all the rooms of the house was effected by several ventilation openings in the exterior and interior structure of the building, such as a ventilation slot in the wall of the rear-facing utility balcony, ventilation cupboards in the pantries, and openable top-lights in some of the interior walls. Detailed information from the climatic evaluation of the building is given in Chapter 7/appendix C.

Basement and Roof

The basement was intended to contain a laundry room, boiler room and storage area. The first of these was unusual as the laundry room was usually located on the roof, where wet clothes could be aired to dry. In the end, the laundry room was put on the roof. The original blueprints included a pergola adjacent to the stair up onto the roof. In a revised plan that was submitted, this structure still appears, but without any defined use. The top of the staircase divides the roof into two areas, which can be reached by separate doors, but which are not immediately connected to each other.

Materials and construction

The building has a loadbearing structure of columns and beams, while the walls are non-load-bearing. The floor/ceiling structure consists of ribbing filled with concrete blocks. The long, recessed balconies cut out of the building's volume demonstrate that the openings in the walls can be placed independently of the structural frame. The construction details are of high quality and meticulously designed. Most of them are still in good condition, even though the building was in a state of neglect for many years. For more information about the construction and

failures, see Chapter 6. The building materials are of a high standard: wood, decorative glass, wall tiles, and flooring. Some of the materials, such as the wall tiles, came from Germany under the Transfer Agreement made with the Nazi regime, which enabled Jews immigrating to Palestine to export goods from Germany and thereby salvage some of their assets.

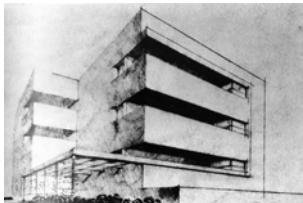
For an overview of the original materials and products used in the building, see chapter 3.14.

2.3.3 Urban and Architectural Value

The Max Liebling House, located on Idelson Street near to Bialik Square and Bialik Street, lies in an area that contains many buildings of considerable architectural and historical value. Some of them are now used for public purposes. The latter include Bialik House, the Rubin Museum, and the former City Hall. This accumulation of buildings gives the area a rare quality and conveys the architectural essence of Tel Aviv's early days in its different styles. The Max Liebling House is part of an urban fabric that is protected under conservation laws. Set in a garden, the building is characterized by superior design and lies within the area designated by UNESCO as Tel Aviv's White City (Zone C). This designation lends greater validity to the municipal conservation plan, as well as international recognition of the area's global standing.

The building was designed in the spirit of the Modern Movement and demonstrates sophisticated volumetric composition. Its quality derives from a first-rate design, which is evident in various ways: the response to the irregular shape of the lot; the use of the existing topography in the approach to the building from the street; the relationship between the public and private spaces; the arrangement of the volumes; the voids cut out of the volumes; the street facade and its use of the golden ratio; the correlation between the footprint and the section; the communal areas; the construction details; the climatic adaptation and the building materials.

The use of light and shadow in the composition of the facades is perhaps the most significant element, creating an appearance that is constantly changing throughout the day by a number of means. The setting of the two



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Fig. 50 Building at Dizengoff Square built in 1934 by architect Genia Averbouch, 2015



Fig. 51 Kruskal House on Idelson Street 25/Hess Street 21 built in 1931 by architect Richard Kaufmann, 2015

main volumes of the building at an angle and the voids cut out in the volumes for balconies are the two most obvious of these. Slightly projecting terrazzo copings produce linear shading: a line that extends to connect windows and balconies. Shadows are cast by the grid of wooden pergola beams and creepers on the entryway to the building. The grid of glazing bars on the front door and the foyer window likewise cast shadows on the smooth flooring and pale plastering of the foyer. The effect of the recessed balconies and the foyer glazing, in shadow during the day, is reversed when they are illuminated at night. All the aforementioned features lend the facades a horizontal emphasis and enhance the dynamic variation in the building's appearance at different times of the day and the year.

The first use of a recessed balcony cut into a volume as an interpretation of the European ribbon window in Tel Aviv is usually attributed to Dov Karmi because it was believed that he started designing this building in the early 1930's (cf. Nitza Metzger Szmuk, *Dwelling on the Dunes*, p. 53). That information relies, however, on oral accounts and no documentation has been found to confirm them. The assumption is weakened by the fact that, in December 1931, a permit was issued to add a floor to the single-story Segal House, which previously stood on this lot. Yet recessed balconies cut into the building volume had been used by the architect Richard Kaufmann (1887-1958) in his design for the Kruskal House (25 Idelson/25 Hess), which had already been built in 1931. A number of buildings constructed in Tel Aviv in 1933 show much the same feature (e.g. 108 Dizengoff - P. Hutt, 60 Yehuda Halevi/51 Mazeh - Y. Heller, and 68 Hayarkon - Z. Rechter). Recessed balconies were also incorporated in the design of Dizengoff Square and the buildings surrounding it by Genia Averbouch (1909-1977). Emphasizing recessed balconies to lend rhythm to the front facade is a feature in Karmi's design of the building at 10 Dizengoff Street. This is devoid of ornamentation and is carefully composed. The proportions of the main facade use the golden ratio and the perfection of the street facade is evident. The public and private spheres of the building and the relationship between them are defined by a number of design features:

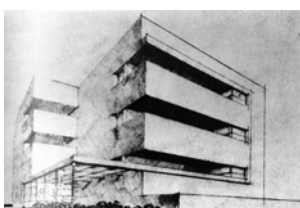
- Raised relief framing the windows and recessed balconies on the front facade
This was done for aesthetic reasons, apparently to lend the facade a larger, more urban scale, accentuate the rectangular building volume, and add to the interplay of light and shadow. A similar facade is to be found at 10 Dizengoff Street, which was designed by the architect in the same year.

- Recessed balconies cut into the volume
The creation of recessed balconies within the building volume as unenclosed parts of the apartments provides outdoor space for the use of the occupants in a shaded and relatively private area with something of a living room character.

- Entrance steps and pergola
The steps at the entrance to the building and the pergola are architectural elements that create an intermediate space between the public (street) and private zones. This entryway pergola is almost unique as an architectural feature in Tel Aviv. A minor example also exists at Arie Sharon's Workers Housing Cooperative H on Nordau Boulevard. A related way of creating a shaded intermediate zone, using pilotis to open up part of the ground floor, became common in buildings in Tel Aviv at a somewhat later date.

- The garden
The garden that surrounds the building on all sides fulfills a dual function. In front of the building, the garden is higher than the street level and constitutes an intermediate zone. The area at the rear of the building once served as the private garden of the tenants.

Taken all together, these features lend the building a reserved, minimalist quality. The Max Liebling House is among the buildings designated for conservation with stringent restrictions in the Tel Aviv conservation master plan.



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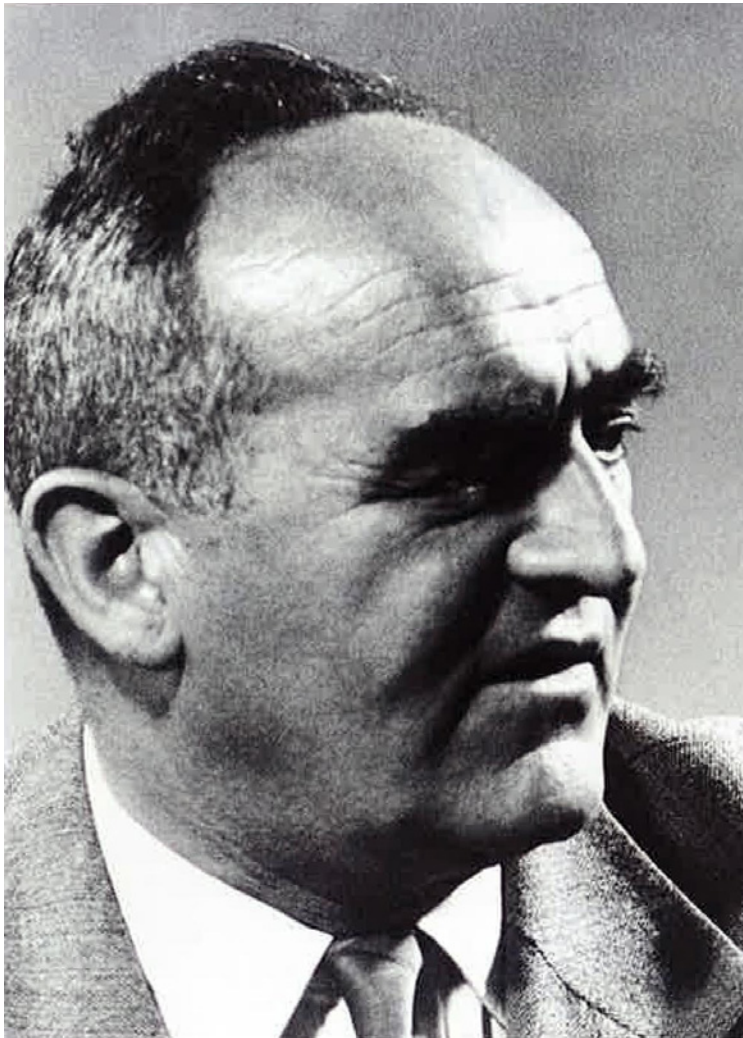


Fig. 52 Dov Karmi (1905-1962)

2.4 The Architect

Dov Karmi (b. 1905 Odessa, d. 1962 Tel Aviv) immigrated to Palestine with his parents in 1921. From the 1930s onwards, he was one of Israel's leading architects. His buildings, which numbered around two hundred and included cultural facilities, public buildings, apartment buildings and private houses in Tel Aviv, were held up as an example and earned him nationwide recognition. His fundamental importance in the development of architecture in Israel has been emphasized in all the relevant publications (see chapter 12.0 Literature).

Education

Karmi studied first at the Bezalel School of Arts and Crafts (founded in 1906) in Jerusalem. From 1925 to 1929, he studied at the College of Engineering and Applied Arts of the University of Ghent. At the time, Henry van de Velde was Professor of Architecture and Applied Arts at the university (1925-1936).

Henry van de Velde (1863-1957) is considered a driving force of Modernism. Shortly after the turn of the century, he became the head of Grand-Ducal Saxonian School of Arts and Crafts in Weimar, from which the Bauhaus emerged in 1919. In 1925, he received a professorship in architecture at the University of Ghent in Belgium. In the following year, he was appointed Director of the newly founded Institut Supérieur des Arts Décoratifs (ISAD) in Brussels, an art college along the lines of the Bauhaus, which he headed until 1936 and which looks after his bequest of drawings today. Teaching there focused mainly on building construction and the development of technological solutions. Van de Velde, who espoused a moderate brand of modernism, propagated a concept of rational design (*conception de la construction rationnelle*). He backed up the axiom of strict functionalism in architecture with quotations from the writings of Schopen-

hauer and Semper⁸. In 1928, Karmi acquired his first experience of practice, on a school project in Ghent. Other Israeli architects completed their training in Belgium, among them Genia Averbuch, who gained her architectural diploma at the Royal Academy of Arts of Brussels in 1930. After graduating in 1929, Karmi returned to Jerusalem, where he worked in Meir Rubin's architecture practice for two years. In 1932, he moved to Tel Aviv and founded the architecture practice „Madben“ jointly with E. Faitelsohn and M. Meyohas; the partnership is known to have existed until 1936. From 1936-1943, Karmi worked together with Zvi Barak. In addition to the design of the Max Liebling House, the Karmi-Barak duo produced the „House of Mr. Z.“ in Gordon Street, Tel Aviv for „Madben“⁹.

In 1934 Karmi, together with Arie Sharon, Ze'ev Rechter, Joseph Neufeld and others, was a founder-member of the Chug (Circle) architects' group in Tel Aviv, which turned against the eclecticism that was prevalent in the city's architecture and fought for a fresh start in design along Modernist lines, taking into account the local conditions and climate of the country. Between 1934 and 1938, Chug published the first architectural magazine in Hebrew, *Habinyan Bamisrah Hakarov* (Building in the Middle East), in which the architects presented their projects, gave significant impetus to architectural and social discourse about a new design vocabulary, and sought to influence public opinion¹⁰.

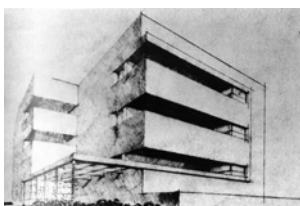
After the State of Israel was founded, Karmi worked in cooperation with a variety of partners. From 1955-56, he worked with his son Ram Karmi (1931-2013), who had studied architecture in London and Zvi Meltzer, in partnership as Karmi-Meltzer-Karmi. His daughter Ada Karmi-Melamede (b. 1936) is likewise a prominent Israeli architect.

From 1955 on, Ram Karmi joined his father's firm and

⁸ Lecture manuscripts relating to his work at the University of Ghent are kept at the Institut de la Cambre in Brussels, see: Stamm, Günther: Studien zur Architektur und Architekturtheorie Henry van de Veldes, doctoral thesis, Göttingen 1969.

⁹ See: *Habinyan* 9/10 (November 1936), p. 9. All other buildings by Karmi-Barak in Tel Aviv were probably produced by „Madben“.

¹⁰ See: Sonder, Ines: „‘Habinyan Bamisrah Hakarov’ – Der Bau im Nahen Osten: Die erste hebräische Architekturzeitschrift im Lande Israel (1934–1938)“, in: DAVID. Jüdische Kulturzeitschrift, Year 23, issue No. 90 (September 2011), pp. 8–9.



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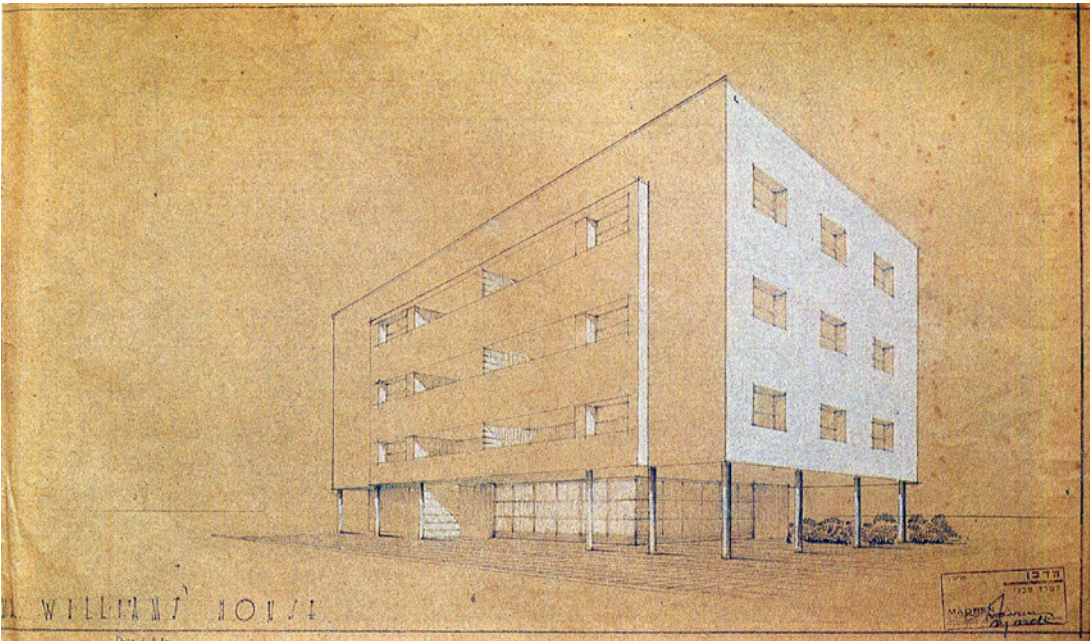


Fig. 53 Perspective drawing of the House of the Tali Society, 10 Dizengoff Street, built in 1936, with a “Madben” stamp



Fig. 54 House of the Tali Society, 10 Dizengoff Street by Dov Karmi, the building has a facade projection like the Max Liebling House. The balconies, originally recessed, have been subsequently closed, photo 1991

started his career as one of the most influential architects in Israel. In collaboration with his father he designed the El Al building in the years between 1956 and 1962. This office building on Yehuda Street marks a turning point in the architecture of the city. It can be considered as the first building in Tel Aviv introducing brutalist style as a further development of the local modernist traditions. Dov Karmi died shortly before the El Al building was unveiled in 1962.

Awards:

In 1957, Dov Karmi became the first architect to be awarded the Israel Prize, on the basis of his contribution to the development of residential architecture in Tel Aviv and for the Weizmann Auditorium on the Givat Ram campus of the Hebrew University of Jerusalem. In the same year, he received the Rokach Prize for his International Merchant Bank (Bank Sadar Huz) building on Rothschild Boulevard in Tel Aviv.

Exhibitions:

In 2010, the first retrospective of Dov Karmi’s work was held by the Tel Aviv Museum of Art in the Helena Rubinstein Pavilion for Contemporary Art.

Documented Buildings:

Unless otherwise stated, the buildings are located in Tel Aviv. The dates given for some of the buildings differ, depending on the source.

1933

- 22 Dizengoff St. – apartment building
- 28 Dizengoff St. – apartment building for employees of the Anglo-Palestine Bank
- 11 Chen Boulevard
- 57 Balfour St. – Zharsky House
- Hirschfeld House, Rishon Lezion

1934

- 15 Bograshov St. – Berman House
- 33 Mazeh St.
- 9 Gordon St. – Zlotopolsky House
- Bartenura St. – Abrasha Simkin House, Petah Tikva

1935

- 34 Hanevi'im – Karmi–Barak House
- 5 Elkushi St. – Karmi–Barak House
- 5 Tarzat St. – Rosenblum House

1936

- 10 Dizengoff St. – Tali House
- 29 Idelson St. – Max Liebling House
- 126 Achad Ha'am St. – Hirschlowitz House

1937

- 4 Yehalal St. – Rosenblum House
- 6 Wiesel St. – Rosenblum House
- 79 Ben Gurion Boulevard
- 2–24 Hubermann St.
- 44 Yfat St. – Armenian School, Jaffa

1938

- 11 Chen Boulevard – Barak & Meyuhas House
- 57 Balfour St. – Gorodinsky House
- 1 Marmorek St. – Wieser House
- 24 Hanevi'im St. – Pelossof House
- 4 Adam Hacohen St.
- 18 Adam Hacohen St.

1939

- 1 Rosenbaum St.
- 2 Rosenbaum St. – Mazor House
- 28 Arnon St. – Rahel House
- 10 Adam Hacohen St10 Wiesel St. – Haimovitz House
- 1940
- 16 Wiesel St. – Hermann House

1944

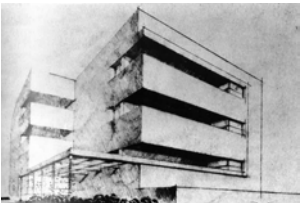
- 18 Adam Hacohen St. – Tira House

1945

- 14 MacDonald St. – Moshe-Michael Bejarano, Ramat Gan

1946

- 34 Chen Boulevard – Gobsaieff House
- 76 Arlozorov St. – Residence Hava
- Tel Aviv Cultural Center (with Ze'ev Rechter)



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Fig. 55 Building of the Israeli airline El Al in Tel Aviv designed by Dov and Ram Karmi together with Zvi Metzger, built in 1956-62, photo 1960s

1947

70 Ben Gurion Boulevard – Gutwurz House
1 Chen Boulevard – Kirschenbaum House
(with Ze’ev Rechter)
43 Ben Yehuda St. – Akman House
125 Rothschild Boulevard

1948

4 Shapira St. – Batiment Société Minda
121 Rothschild Boulevard – Fromchenko House
125 Rothschild Boulevard – Matalon House
4 Graetz St. – Névé Graetz
Huberman St., “Chocolate Houses” residential buildings
(with Arie Sharon)

1949

74 Ben Gurion Boulevard – Gutwurz House
111 Allenby Road – Passage Allenby
8 Yossef Eliyahu – Bromeyer House
91–93 Arlozoroff St., office building for Histadrut (1st
prize in competition)

1940s

Chen Boulevard – Finkelstein House

1953

18 Levi Yitzhak St. – Karmi House
24A Chissin St.
52 Ibn Gabirol St. – Lappelman House
50 Ibn Gabirol St. – Orloff House
13 Ben Gurion Boulevard – Villa Zacks

1954

3 Rosenbaum St. – Ornstein House
1 Graetz St. – Lautmann House

1955

Helena Rubinstein Pavilion for Contemporary Art (with
Ze’ev Rechter and Yaakov Rechter)

1958

33 Ben Gurion Boulevard – Bar Shira House
Alterations to the Habima Theater

1959

5 Zlocisti St. – Elgaziz House
Residential building in Tel Aviv (with Zvi Meltzer and Ram
Karmi)

1960

Modifications to Yosseph Klarwein’s design for the
Knesset building.

1950s – 1960s (selection)

Allenby St. 111 – Solel Boneh Arcade (with Arie Sharon),
demolished in 2009.

1953–57

Extension of the Frederic R. Mann Auditorium (with
Ze’ev and Yaakov Rechter)

1954–58

Administration building and George S. Wise Senate
Building of the Hebrew University of Jerusalem, Givat
Ram campus (with Zvi Meltzer and Ram Karmi)

1955–66

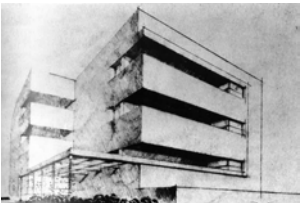
Knesset building in Jerusalem (after Yosseph Klarwein)

1956–62

El-Al office building in Ben Yehuda Street (with Ram
Karmi)

1960–62

Be’eri Street, (with Arie Sharon and Benjamin Idelson)
David Hamelech Boulevard – Rabbinical Court
Kaplan Street – Writers House
Nachmani Hall
Cameri Theater (now: Beit Lessin Theater)
ORT Singalovski High School
Dizengoff Street, Hod Shopping Center
Office building, Ramat Aviv
Research building, Technion, Israel Institute of
Technology, Haifa



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Fig. 56 Max Liebling’s wife Tony, probably in the 1940s

2.5 The Owner and His Family

Max Liebling

Born: February (March) 10, 1881 in Podvolochysk, Ukraine
Died: September 1, 1942 in Tel Aviv
Married: Tony Liebling, née Rubin (see below)
Lived in Switzerland from 1902 to 1925
Date of immigration to Palestine: not known

Joel Liebling (brother)

Born: 1878 in Russia
Died: August 1949 in Israel
Daughter: Rosa Liebling (1905 Poland – 1998 Israel),
Aliyah: 1934

Jakob Liebling (brother)

Daughter: Sabina Liebling
Born: January 4, 1908
Died: May 21, 1999

Tony Liebling, née Rubin

Born: February 6, 1887 in Volochysk, Ukraine
Died: August 26, 1963 in Tel Aviv
1st marriage: Julius Sundberg (1916 in Tarnopol),
1 daughter (b. 1917)
2nd marriage: Max Liebling (1920 in Tarnopol)

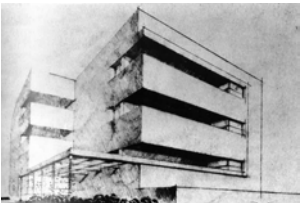
Max, the son of Eisig and Rivka (née Heller) Liebling, was born in Podvolochisk, Galicia in 1881. In 1920, he got married in Tarnopol, Poland to Tony Rubin, the daughter of Israel and Rivka (née Chasen) Rubin, who was born in Russia on November 6, 1887. Following their marriage, they moved to Switzerland where Max Liebling worked in commerce and real estate. They remained there until 1925, when they immigrated to Palestine and founded Max Liebling Ltd. Max Liebling died on September 1, 1942 and was buried in Nachlat Yitzhak cemetery. Tony passed away on August 26, 1963 and was also buried in Nachlat Yitzhak cemetery, next to her husband. She bequeathed all her personal belongings and jewelry to Sarah Ruff (1895-1967), a cousin from Haifa, and to her nieces, Rosa and Dr. Sabina Liebling, who after her death lived in the third-floor apartment until 1990. In her last will and testament, she donated the building to the Tel

Aviv municipality for charitable purposes.

In the text of the testament, Tony Liebling declares that she is the majority shareholder of Max Liebling Ltd., residing at 29 Idelson Street, and appoints Mordechai Gefen, Sarah Ruff and Attorney Haas as executors of her estate. The house is to be donated to the Tel Aviv Municipality after the tenants leave and should serve as an orphanage, residential facility for children, old age home, dorm for needy students, or museum. A sign stating that Max and Tony Liebling have donated the building is to be mounted above the front entrance. Donations are also made to various institutions, including The Great Synagogue in Tel Aviv, whereas her jewelry, personal belongings, and furniture are distributed among her the female members of her family. Anything remaining after that is bequeathed to a charitable residential facility. Tony Liebling requests the executors to stay in her apartment until all the provisions of the will have been carried out, after which Max Liebling Ltd. is to be liquidated and removed from the register of registered companies. At the end of the document, the Municipality was asked to confirm its willingness to receive the aforementioned property subject to the terms stipulated in her testament. Tony also asks her niece, Dr. Sabina Liebling, to assist her cousin, Sarah Ruff. The will was signed on June 17, 1962 and the order of probate was issued by the District Court.

Because Max Liebling Ltd. was removed from the Registrar of Companies’ files immediately upon execution of the will, it has not been possible to obtain details about the company. It turns out that there was a further property registered in the name of the company, so it may be assumed that the company’s purpose included holding properties.

In an interview given on May 25, 2015, Sarah Ruff’s twin children – Dvora Kaminer and Meir Ruff, then both ninety years old – provided some details of “Aunt Tonka”, as they called Tony Liebling, which they remembered from their childhood. According to them, Tony Liebling was a cultivated person who attended cultural events, concerts and social gatherings. She spoke German and Russian and with the children she spoke Hebrew. Two elegant, solid wood buffets stood in her apartment,



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2.5 The Owner and His Family

OPERATIONAL PHASES OF THE BUILDING - OVERVIEW						
TIMELINE (MM/DD/YYYY)	GROUND FLOOR NORTH	GROUND FLOOR SOUTH	1ST FLOOR NORTH	1ST FLOOR SOUTH	2ND FLOOR NORTH	2ND FLOOR SOUTH
1924-1928 (?)	Preceding building, owner: Reuven Segal					
1928 (?) - 1935	Transfer of ownership of the preceding building, new owner: Yitzhak Rubin					
12/28/1935	Transfer of ownership to Max Liebling Ltd. and demolition of the preceding building					
01/10/1936 – 11/30/1937	Construction of the Max Liebling House					
1937	Ludwig Ferdinand (1897-1954) and Lotte Meyer (1882-1964)	Dr. Samuel Breu	Joseph (1889-1968) and Malka Asherman (1897-1965) with 3 children	Max (1881-1942) and Tony Liebling (1887-1963)	Eugen (1881-1960) and Lucie Scheuer (1889-1978)	
09/01/1942		Eliezer Victor		Max Liebling dies		
1948-?						
09/19/1954	Ludwig Meyer dies	?			Eugen Scheuer dies	
06/30/1960	Lotte Meyer dies					
1963	?			Sarah Ruff (1895-1967)		
08/26/1963				Tony Liebling dies		
1964						
1966		Vacation of the apartment				
1967	Transfer of ownership to the municipality				Sarah Ruff dies	
1971					Sabina Liebling (1908-1999),	Lucie Scheuer moves out
1967? - 1990	Community organizations				Rosa Liebling (1905-1998)	
1990 - today	Child day care center		Community organizations			

containing crystal and silver tableware. The dining room table was large and had carved legs. Tony was a housewife who would set the table and serve dinner herself, conforming to all the accepted protocol.

Tony’s niece, Dr. Sabina Liebling, was an ophthalmologist. She studied in Germany until she was deported by the Nazis, and later completed her studies in Switzerland. In Israel, she headed the Ophthalmology Department at Hadassah Hospital. Dr. Efraim Sinai, who founded the Ophthalmology Department, mentions her in his book Bimlo HaAyin:

“She first came to my department as an assistant, without any clinical experience or knowledge of the language. Within a short time she adjusted. She had good credentials, as well as good eyes and a gentle and confident hand. In the latter years she bore the burden of the department, and after my retirement was appointed head of the department.”

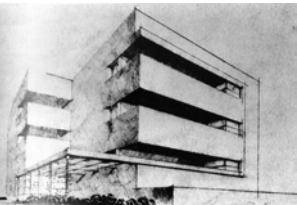
This information was received from Sarah Ruff’s children, Dvora Kaminer and Meir Ruff, who described their aunt’s home in an interview conducted on May 25, 2015.

2.6 The Building’s Tenants

The Max Liebling House was built as a residence for the Liebling family as the single owner renting the apartments in the so-called “key-money” system: The tenant buys the right to rent the apartment for his or her lifetime and subsequently pays a low rent. A key money tenant not only buys the exclusive right to rent a certain property, but can also sell this key money right, which appreciates in the course of time. This way of protecting tenants is a legacy of the British Mandate and derives from the 1930s, when there was an extreme housing shortage caused by rapidly increasing immigration. Even after the founding of the State of Israel, renting a key money apartment remained common practice in many cities in Israel, especially Tel Aviv.

The building was an upscale residence and was home to three prominent physicians emigrating from Middle Europe. On the first floor were Professor Ludwig and Lotte Meyer, who ran a private clinic in their home. On the second floor were Professor Yosef (Gustav) and Malka Asherman, who occupied the entire second floor where Dr. Asherman also had a private clinic. On the third floor, the southern apartment facing the street was occupied by the Scheuer family (Lucie and Eugen Scheuer and their children). The Liebling family lived in the northern apartment at the rear. This was later occupied for a short period by Tony Liebling’s cousin Sarah Ruff and subsequently by Tony’s nieces, Dr. Sabina Liebling and Rosa Liebling.

The occupants of the Max Liebling House represented at that time a certain group of well-educated immigrants in Israel mainly coming from Germany. The German Jews felt superior to most of the Jews that emigrated from Eastern Europe. The Jews from Eastern Europe, for their part, mocked the Germans and called them “thickheaded Jews” or “yekke” - a word that probably derived from the German word for ‘jacket’ referring to the fact that the well-educated German Jews never put off their jackets even in the hot climate of Israel.



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Fig. 57 Obituary notice of Ludwig Ferdinand Meyer, 1954



Fig. 58 Ludwig Ferdinand Meyer and his wife Lotte, tenants in the northern apartment on the ground floor, in their parlor (room 00.L)

The Meyer Family

Prof. Dr. Ludwig Ferdinand Meyer
 Born: May 23, 1879 in Wiesbaden
 Died: September 19, 1954 in Tel Aviv
 Wife: Lotte Meyer, neé Hertz (1882-1964)

Ludwig Ferdinand Meyer was an internationally renowned pediatrician. After studying medicine in Munich, Berlin and Bonn, he gained his doctorate at the University of Bonn in 1902. He then worked as an assistant to Professor Otto Heubner at the Charité in Berlin and Professor Adalbert Czerny in Breslau, both seen as founding figures of modern pediatrics. From 1905 to 1914, he assisted at the Berlin municipal orphanage and children's refuge, which he headed from 1918 onwards. Meyer specialized in the nutrition of infants and developed a protein formula based on milk for the treatment of metabolic disorders. In 1913 he gained his post-doctoral qualification to teach pediatrics at the University of Berlin, becoming a full professor in 1921. In 1933, he was a professor at the Kaiser und Kaiserin Friedrich Children's Hospital, but was forced to resign by the Nazis in May 1934.

After immigrating to Palestine, he worked in the Pediatric Department at Bikur Cholim hospital in Jerusalem, then joined Hadassah hospital in Tel Aviv. He made a significant contribution to the training of Israeli pediatricians. One of his most important research successes concerned the treatment of toxicoses in infants. He was honored for his scientific achievements at the 1947 International Pediatric Congress in New York. The opening of the 6th Pediatric Congress in Israel, in 1949, was dedicated to Meyer's 70th birthday. In 1953, he was made an honorary member of the German Pediatrics Society. Ludwig F. Meyer's publications counted among the standard works in pediatrics in his day.

Ludwig Meyer and his wife Lotte lived in the first floor apartment. The following overview of their background and daily life is given by courtesy of Michael Offer, the grandson of Ludwig and Lotte Meyer.

Ludwig and Lotte Meyer immigrated to Palestine in

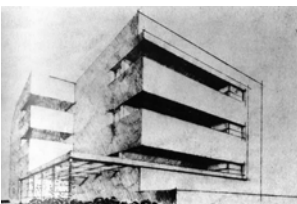
1936, under the British Mandate. Ludwig and Lotte, a conservative, middle-class couple who had moved to Tel Aviv from Berlin, found it difficult to acclimatize to the Middle East. Lotte never learned the Hebrew language and Ludwig was not proficient in it. Ludwig and Lotte's grandchildren would visit them in Tel Aviv every summer, where they would relax, go swimming in the sea, sunbathe, eat well and spend time in their grandparents' apartment on 29 Idelson Street. To them, the house was like a palace. The entryway was very elegant and had a doorman named Mr. Victor, who looked after the building's maintenance. The tenants got together on one evening a week at Mrs. Liebling's home to play bridge.

Ludwig's and Lotte's home conformed to the middle-class etiquette of the Jews who had come from Berlin. Professor Meyer worked at the hospital in the morning, and in his private clinic at home in the afternoon. He was a respected resident of Tel Aviv, known to all the important people living in the city.

The Asherman Family

Prof. Dr. Joseph G. Asherman
 Born: 1889 in Prague
 Died: 1968 in Tel Aviv
 Married: Malka, née Wilner (1897-1965)
 Children: 3 children (daughter Nina – also Yoram and Yovel, who both died in childhood)

Professor Asherman was a pioneer of gynecological research in the country; he was regarded as the most eminent gynecologist in Israel and even the entire Middle East. He was born in Czechoslovakia, studied medicine in Prague, and emigrated to what was then Palestine in 1920. He initially worked as a physician in Yavne'el, the Jezreel Valley, and the Galilee. He was later appointed head of Obstetrics and Gynecology Services in Tel Aviv and a Professor of Medicine at the Hebrew University of Jerusalem. He also founded the Israel Society of Obstetrics and Gynecology and served as its head for decades. Professor Asherman's research regarding the negative effects of abortion on female fertility made him famous worldwide. Asherman's Syndrome, a condition characterized by intrauterine adhesions that can cause fertility



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Fig. 59 Members of the Scheuer family, view of Idelson Street. On the left: part of the fence and the gate to the side entrance on the east side of the building, 1940s



Fig. 60 Scheuer family, tenants on the third floor, on the southern balcony, 1940s



Fig. 61 Members of the Scheuer family on the southern balcony, third floor, 1940s

problems, is named after him.

His patients included Queen Farah Diba Pahlavi, the wife of the Shah of Iran. She came to Professor Asherman's home on 29 Idelson Street to undergo fertility treatment. The courses of treatment were successful and the Imperial State of Iran eagerly awaited the birth of an heir to the throne.

Professor Yosef and Malka Asherman and their daughter Nina occupied both of the second floor apartments, where the professor also had his private clinic. The apartment facing Idelson Street served as the clinic and the rear one was the family's residence, which was replete with mementos and plants. Malka Asherman, née Wilner, had been born in the Neve Tzedek neighborhood. A member of the second class to graduate from Herzlyia Gymnasium, she was active in public affairs, also organizing language classes at the Zionist Women's Club and classes dealing with Bible and other subjects at the Freemasons Society. Malka managed the household and clinic in a strict and efficient manner and assisted her husband in many ways. She passed away in 1965 and Joseph Asherman died three years after her in 1968.

The Scheuer Family

Eugen Scheuer
Born March 7, 1881 in Saarbrücken
Died: August 30, 1960 in Tel Aviv
Wife: Lucie Scheuer, née Weil
Born: June 28, 1889 in Tübingen
Died: July 23, 1978 in Tel Aviv
Children: Ruth Scheuer (married: Spangenthal), Hannah Hanna Scheuer

The following information was provided by the Scheuers' grandchildren, Margalit Gabbay and Rafi Spiro, in the course of an interview given by them on May 18, 2015.

The Scheuer family lived in the front apartment on the third floor. Lucie and Eugen Scheuer immigrated to Israel from Germany in 1936 with their three grown children – Ruth, Hanna and Herbert. They were a wealthy family, having sold all their property in Germany. In Germany,

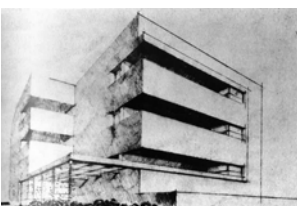
Eugen had been engaged in the flour trade, whereas in Israel he earned a living as a moneylender for a short time. Lucie was a housewife and never learned Hebrew. They lived in the apartment under a key money agreement from 1938 to 1971 and were the last tenants to move out of the building before it was converted into offices for the Municipality, as stipulated in Tony Liebling's will. The apartment was elegantly furnished with furniture that the Scheuers had brought from Germany, including a grand piano, a large dining room table that seated six people, a big bookcase, a radio, a smoking stand, a round kitchen table, lamps made of marble, a desk, and household articles manufactured in Bavaria. The stairs indoors were covered with carpet in a shade of brown. There was a well-tended garden in front of the building, as well as a small, round fish pond in the foyer. According to the Scheuers' grandchildren, their grandmother told them that it was a fish pond, although they cannot recall any fish actually being in the pond.

The flat roof was a communal area used by the building's occupants to do their laundry. It had a large tub and clothes lines where all the tenants would wash their clothes and hang them out to dry.

In the period following World War II, the Scheuers rented out one room in their apartment to a subtenant named Dubinsky. This arrangement complied with the government's directive to provide accommodation for single refugees in large apartments that were occupied only by two people.

On one side of the building, there were stairs that led down to the bomb shelter in the basement. These stairs could be reached from the utility balcony attached to Professor Meyer's first-floor apartment. During Israel's War of independence, Tel Aviv was in fact shelled by the Egyptians and the Scheuers used those stairs to get to the bomb shelter.

Hanna Scheuer later owned a photography studio named Photo Prisma in Jerusalem, which is the source of the photographs of her family sitting on the front balcony.



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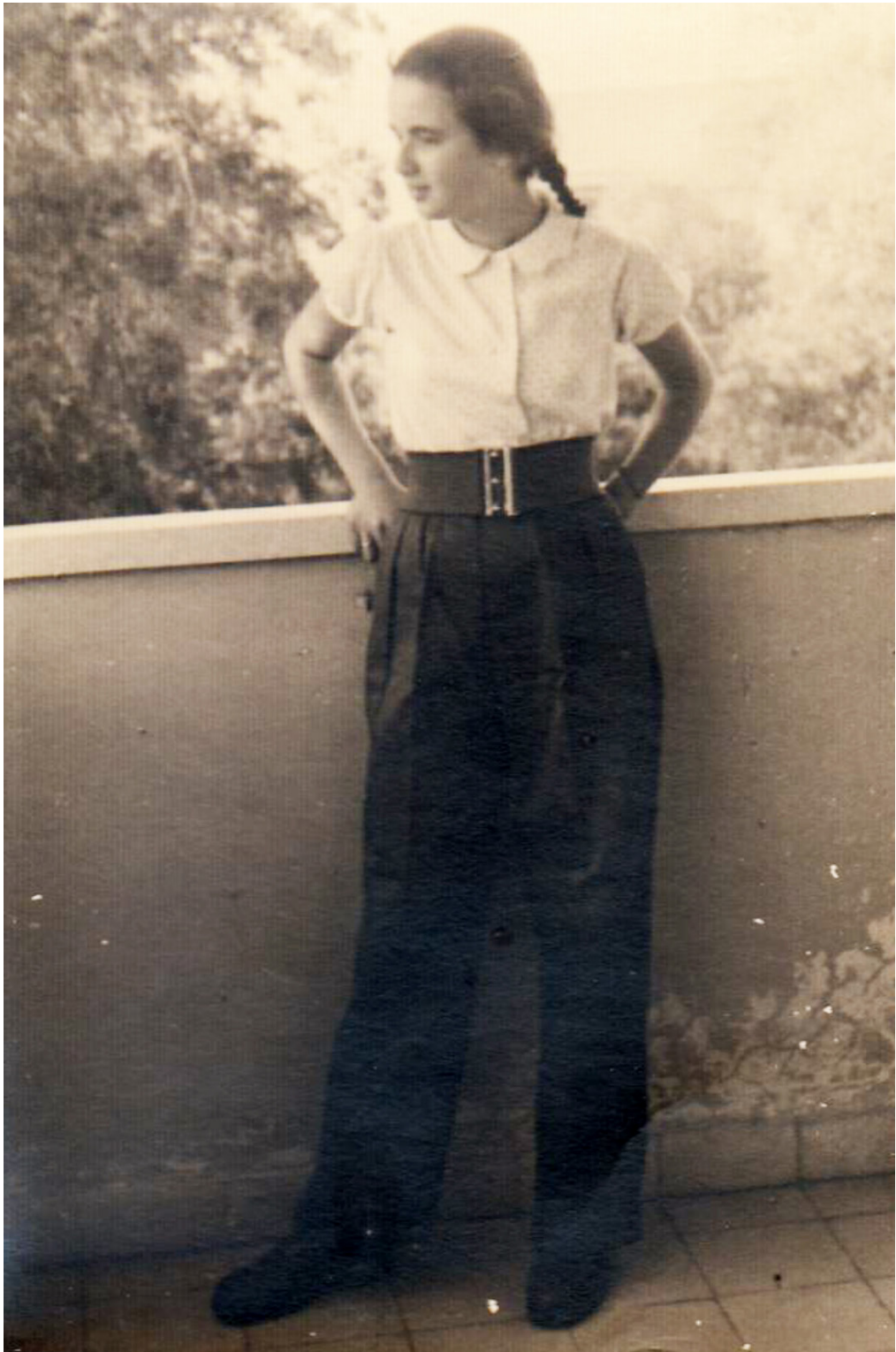
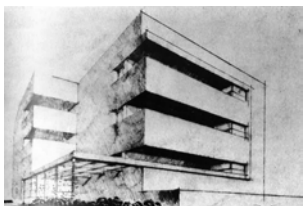


Fig. 62 Member of the Scheuer family on the southern balcony, 3rd floor, 1940s - 1950s



Fig. 63 Southern balcony on the 3rd floor, view to the east, 1940s - 1950s



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Fig. 64 Southern balcony on the 3rd floor, view to the southwest, 1940s - 1950s

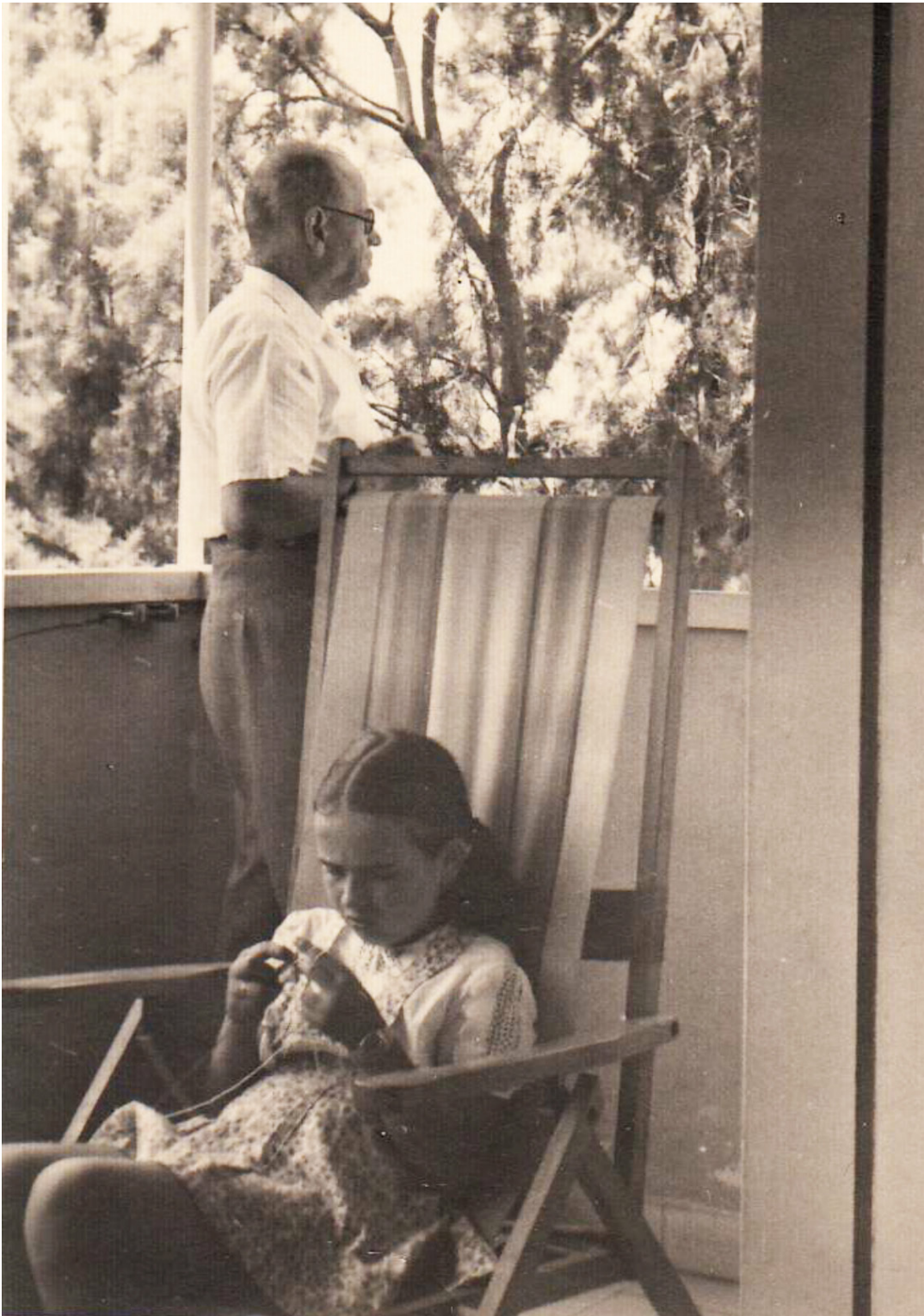
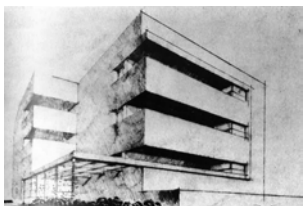


Fig. 65 Southern balcony on the 3rd floor, view to the southwest, 1940s - 1950s



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3.0 Macro Catalog of Building Elements

3.1 Introduction

This chapter addresses the design of the building, the spatial layout, and the materials used. It considers individual building components separately and describes their main characteristics with reference to the time of origin and interim changes, presenting this information in the form of detail drawings and overview plans. It also aims to achieve a meaningful systematic classification of the components into types. Firstly, this allows the underlying architectural and technical considerations to be recognized and understood; secondly, assigning a code to each type makes it easier to represent the existing built fabric room-by-room in the room schedule (Chapter 4). The schedule is thus able to reference the various component types that are described in detail and placed in the overall context of the building in this chapter.

Changes of occupant, ownership and use have resulted in a variety of alterations being made to the floor plans, design and furnishing of the apartments over the years. These are addressed in broad terms. The room schedule is a suitable tool for the detailed consideration of such transformations.

A brief chronology of interventions and alterations to the building is given in Section 2.3 and evaluated in Chapter 9.

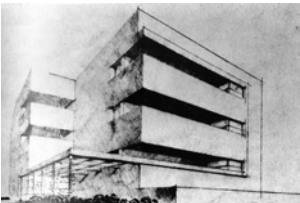
The results of the color investigation are analyzed in detail in Chapter 5 / Appendix A.

The construction of the building and the extent of damage and deterioration are discussed in the Conservation Engineering Survey in Chapter 6 / Appendix B.

The design of the garden and the exterior structures are considered in a separate study in Chapter 7 /Appendix D.



Fig. 66 Max Liebling House, view from Idelson Street, 2015



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CONTENT
3.0 MACRO CATALOGUE OF BUILDING ELEMENTS

3.2 Floor Plans and Sections

The basis for studying the floor layouts comprises the drawings and planning documents from the time of construction and the period of use, which have been considered in the light of the recent findings, and a detailed analysis of the existing fabric on site. It should be noted that several versions of plans from the time of construction exist, which contain different design proposals in some areas. It is not always possible to say with certainty which of these versions was ultimately carried out.

The building has a partial basement. The basement consists of three large rooms as well as a toilet room with vestibule and is accessible from the east of the courtyard. Two of the basement rooms were reinforced for use as air raid shelters after completion of the building; they have two emergency exits through windows on the west side of the building.

The plan layout is largely identical on all three residential floors. The distinctive corner and cranked footprint of the building is derived from the shape of the lot. The structure consists of a reinforced concrete frame with masonry walls made of silicate bricks /coarse sand blocks. All of the main interior and exterior walls are built beneath a beam (maximum depth 35 cm) that adjoins the ceiling structure above. The interior walls consist of coarse sand blocks and have a thickness of either 6 cm or 12 cm; they are plastered on both faces and mostly painted white. The kitchen and bathroom walls are tiled in some areas.

A precast concrete beam-and-block construction with a topping of cast in-place concrete has been used for the floors and roof slab. These beams measure 5 x 11 cm in cross-section and are laid with gaps of 40 cm between them. The dimensions of the concrete blocks spanning between them are 40 x 24.5 x 13 cm (l x w x h). As part of alterations to create air raid shelters, the ceilings above Rooms C and D in the basement were reinforced with steel beams and sheet steel. The sole plate in the basement and in the areas of the first floor (raised ground floor) without a basement consists of reinforced concrete and, according to the plans from the time of construction, rests on spot footings. In almost every interior

space and on the balconies, the subfloor is covered with beige-colored, fine-grain terrazzo tiles in 20 x 20 cm format and about 1 cm thick, set in thick bed mortar, with base tiles of the same material in 20 x 10 cm format. In most parts of the first and second floors, a new layer of floor covering (tiles, parquet, or laminate) has been laid on top of the terrazzo. It can be assumed that the original flooring is largely preserved underneath them. On the third floor, the flooring has largely been left unchanged. The original flooring that is currently visible has been patched in a few places with new terrazzo tiles in the same format, but often with a different grain size and color. Some areas exhibit the usual types of age-related wear and tear such as scratches in the surface, abrasion near doors, and cracks.

The original design creates two types of apartment, one of each per floor, whose living rooms face the road either to the south and east (type 1) or to the north and west (type 2). Both types of apartment are very similar in terms of the type, size and design of their rooms, whereas the floor layout and the furnishings differ. Both types are four-room apartments with a kitchen, bathroom, and separate toilet, as well as access to two or three balconies. The two apartments on the second floor have been combined as one, with the entrance of the northern apartment (type 2) being blocked up with glass bricks and the kitchen of the southern apartment (type 1) losing some space in order to create a connecting corridor. It is not known with certainty when these alterations to the floor layout were made; in former times, the whole floor was used by Professor Asherman and his family, partly as their home and partly as his medical practice.

The first floor is raised above the entrance level, so both apartments possess loggias. The ancillary rooms of both apartment types face the backyard and open onto a shared balcony facing east, which was originally used as a utility area (e.g. for laundry and storage). All of the balconies are partly recessed in the form of loggias, thus providing more shade for the rooms behind them (see Section 3.3). The design of the window openings varies as part of a reasoned concept for controlling the interior climate naturally by means of shading and cross-ventila-

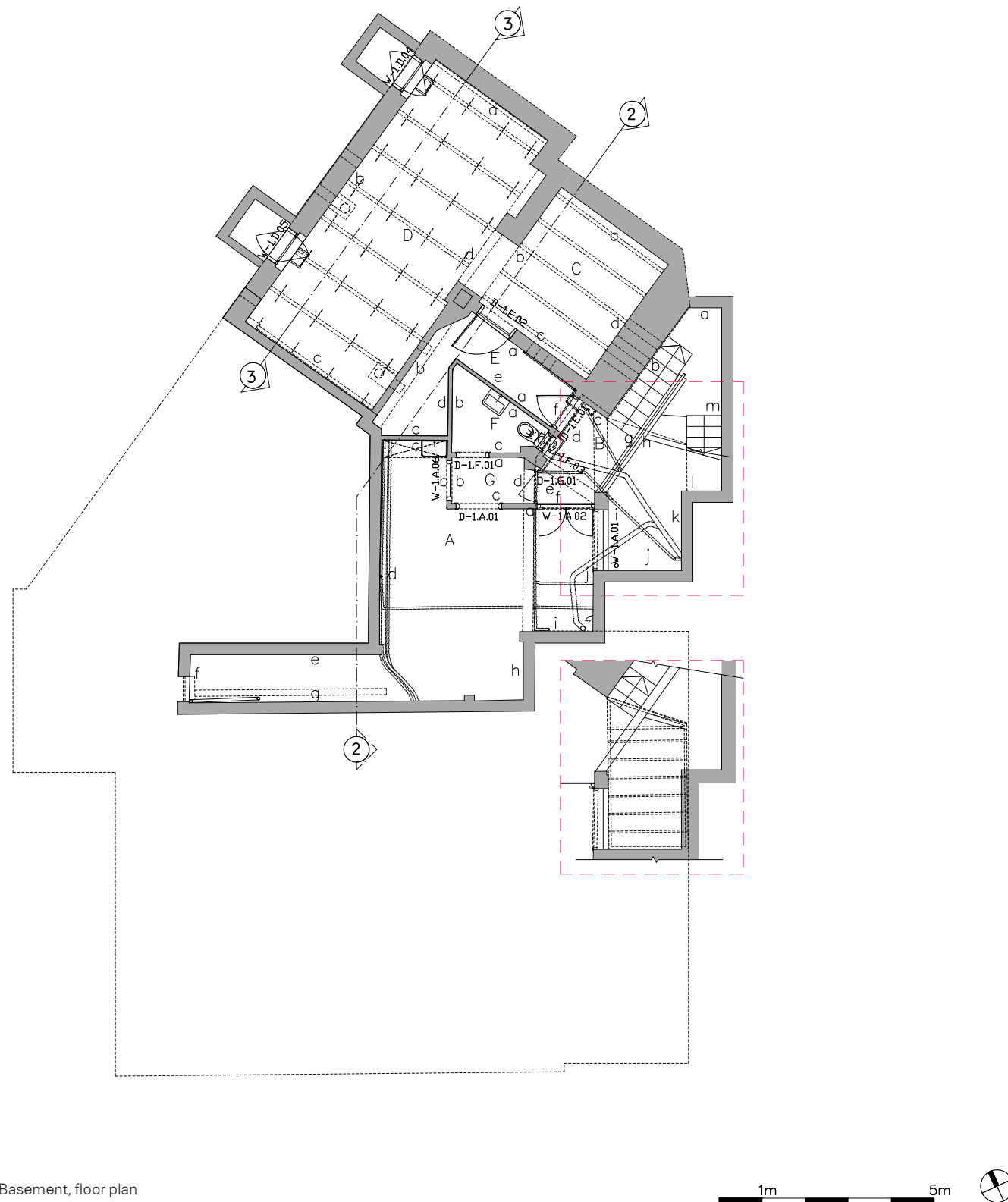
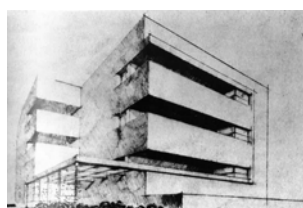


Fig. 67 Basement, floor plan



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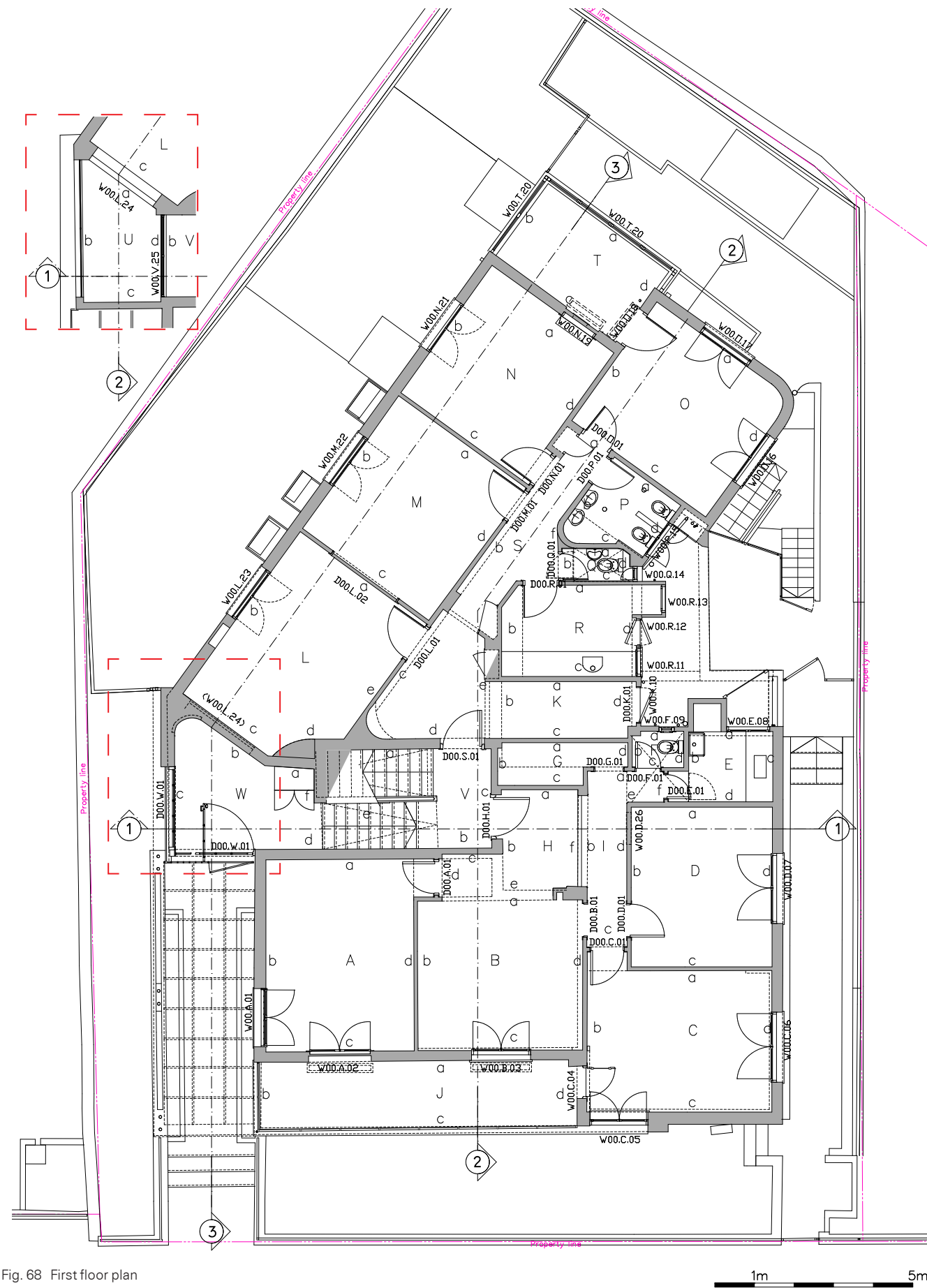


Fig. 68 First floor plan

tion. Every window in the ancillary rooms has the original folding slat shutters; the living rooms have roller shutters with a fold-out function, which are stored in shutter boxes built into the outer wall (see Section 3.8). Most of the original wood interior doors (some of them glazed) have survived, despite various alterations (see Section 3.9).

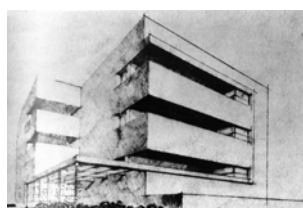
Entrance and Staircase

The entrance to the building is set back from the building line at the southwest corner of the building, near the staircase. It is reached from the sidewalk at this point along a path with three steps going up, a fence on both sides, and a wooden pergola with flanking planter boxes. This arrangement basically corresponds to the original design, even though a number of repairs have been made in the meantime. The entrance foyer forms a corner space glazed on the south and west sides, which leads to the staircase to its east. The wood and glass construction is characterized by a relatively small, almost square grid of glazing bars. The panes of glass, which are probably original, are beveled at the edges. The front door is designed as a wide, hinged door. One corner of the foyer is occupied by a solid circular basin, which originally contained water but is now used as a planter. The walls of the foyer and the entire staircase are faced with marbled beige stoneware tiles in 15 x 15 cm format, from floor level up to a dark varnished wood rail. The flooring in the foyer is the same as that in the apartments: beige, fine-grained terrazzo tiles. The staircase continues the use of this material on the steps and the flooring of the landings, here in the form of cast-in-place terrazzo. Alongside the first flight of stairs, which runs up to the entrance doors of the first floor (raised ground floor) apartments, a wood mailbox unit with four mailboxes is built into the wall. Its front panels can be opened to access the space behind it under the second flight of stairs, which houses the distribution box and is used for storage. The dark-varnished wood fixture dates from the time of construction. Around the stairwell runs a solid stringer with terrazzo covering, on top of which wood railings are fixed. These frame two upper and two lower, larger panels per flight, the former left open and the latter filled with wire glass. The frame ends flush against the soffit of the flight of stairs above in each

case, which means that the wood handrail does not continue around the landing. The two landings at the western end are lit by quite large windows, which have two fixed panes of wire glass in the lower half and two sliding panes of ribbed glass, which can be opened, in the upper half. The panes of all these windows have survived from the time of construction. The staircase leads up to the roof level, where it is enclosed by a superstructure. This extends to include an adjoining room and a wall that divides the roof space in two. The two halves are accessible from the staircase through two different doors. The original design envisaged the roof being used for drying laundry. The staircase has a flat roof that projects to the north.

Apartment type 1

Apartment type 1 has three rooms with a balcony and is generally oriented to the south. From the landing, the visitor goes straight ahead through the apartment door and into a spacious entrance hall, from which three short corridors lead to the other rooms. On the third floor, the entrance hall also contains a large fitted cabinet. On the first and third floors, Rooms A and C each open onto the southern loggia, while on the second floor, this can be reached from Rooms A and B. In a plan dating from 1936, what are presumably double-leaf doors are shown between Rooms A and B on each floor. On the third floor only, it can be seen that a door opening between these two rooms has subsequently been blocked up. According to the above, there should be a connection between Room B and Corridor I on every floor. This does exist on the first floor, but on the second floor it does not – and it is not possible to ascertain whether it ever did; on the third floor, it has obviously been blocked up later, as is evident from the replacement of the flooring at the stretch of wall concerned. A striking feature of the interior design is the open layout of Entrance Hall H and Room B, which is probably due to their use for a medical practice. These zones were presumably used as a waiting room and reception area. On the first and third floors, there is a half-height original masonry wall at this point with a coping of beige terrazzo, containing a radiator recess facing Room B. The situation on the second floor is different: the entrance area between Rooms B and I remains open. On the third floor, aluminum-frame glazing

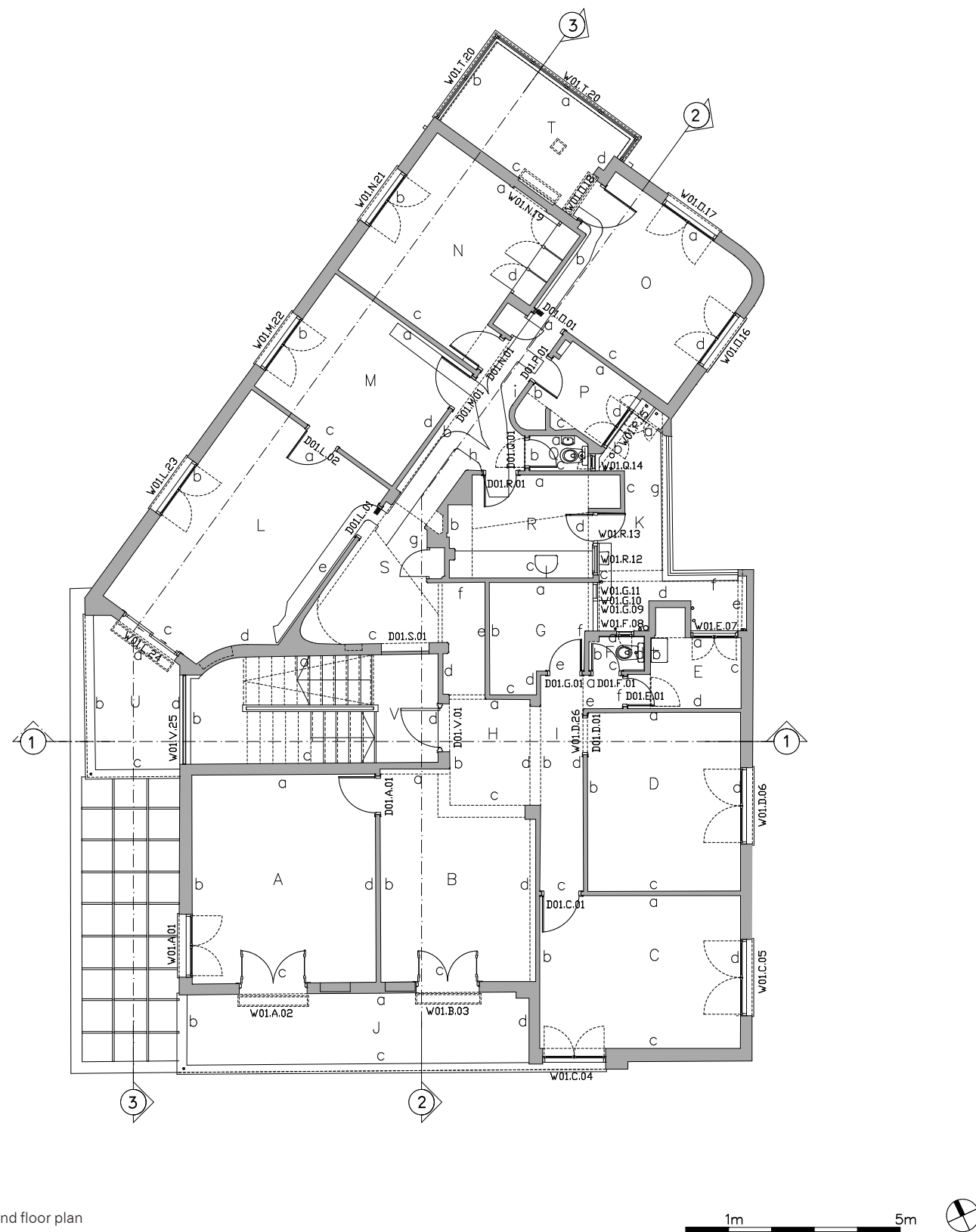


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3.2 Floor Plans and Sections



has been fitted on top of the half-height wall at the edge of Room B. Three rooms are oriented toward the south; the fourth room of the apartment faces east. The openings on the apartment's north and south sides facilitate cross-ventilation; the east-facing room, which lies somewhat apart from this flow of air, can be cross-ventilated via an overhead sliding borrowed light in the interior wall to the corridor.

The bathroom is situated to the northeast and adjoined to the west by the toilet and kitchen. From the latter, a door opens onto the utility balcony. On the third floor, much of the original kitchen fixtures are still intact, consisting of a countertop with base cabinets, a ceramic double sink, a large built-in floor-to-ceiling cabinet, and a shelving unit. On the second floor, there is only a small utility room here instead of a kitchen, as a result of the merging of the two apartments. The bathroom in apartment type 1, as originally installed, had a compact layout comprising an enameled bathtub, a tiled shower built into an alcove in the outer wall, and a ceramic washbasin. It has one peculiar feature: the hatches in the exterior wall above the bathtub, which open onto the utility balcony. They allowed dirty clothes to be put directly into the laundry closets situated on the outside of the building. These could be taken out from the balcony at a later time for washing. The walls and the shower alcove are covered with tiles of 15 x 15 cm format in green or white. Every bathroom was equipped with a radiator, but only on the first floor can one of them still be found, which is probably original. On the second and third floors, the bathrooms have remained largely in their original state. On the first floor, the sanitary installations have been completely renewed.

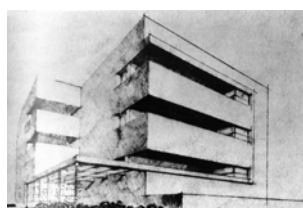
Apartment type 2

Apartment type 2 is set at an angle to apartment type 1 in plan and is entered from the side of the stair landing. The door opens into a splayed entrance hall with a corridor, which together give access to all of the rooms. The two living rooms in the southwest, L and M, are connected by a door opening. This was blocked up at a later date on the first floor. Doors in the south wall of Room L open onto a loggia with a trapezoidal outline in plan. At the first floor level, this area is inaccessible owing to a lack of

clearance (the building's entrance foyer is only half a floor lower). In the side wall of the loggia there is, somewhat unusually, a large window that lets daylight into the staircase. There was originally a loggia in the northwest corner of the building too, but this was subsequently enclosed on all floors by installing strip windows. This enclosed balcony is reached from the northeast corner of Room O and was originally also accessible from Room N on every floor. The latter door opening has since been blocked up on the first and second floors.

On its east side, Corridor S gives access to the bathroom, toilet and a kitchen, although the uses of these rooms have changed in some cases. The original fixtures, including a bathtub and a washbasin, no longer exist on any of the floors. Originally, a shower was installed in a rounded alcove created by partly walling off a corner of the room. In some cases, the tiling and faucet sets still remain. An outside laundry closet filled through hatches in the wall – as in apartment type 1 – can still be found in the bathroom on every floor. Only on the third floor does part of the original kitchen fixtures survive, in the form of a large kitchen cabinet built into the wall. On the two other floors, the kitchen fixtures have been removed or replaced. In the outer wall is a tiled alcove with a small ventilation opening that indicates it was probably used as a pantry. On the third floor, the original tiling of this alcove is intact, with metal rails which indicate that sliding doors were used to close off the shelving behind them. On the first and second floors, this alcove still exists, but the original surfaces have not survived. It is worth noting that the corridor and the two northern Rooms N and O are equipped with a variety of built-in cabinets. Similar in principle to apartment type 1, there is a spacious cabinet in the acute angle of the entrance hall for use as a wardrobe. The designs and locations of the built-in furniture vary from floor to floor (see Section 3.12).

Fig. 69 Second floor plan



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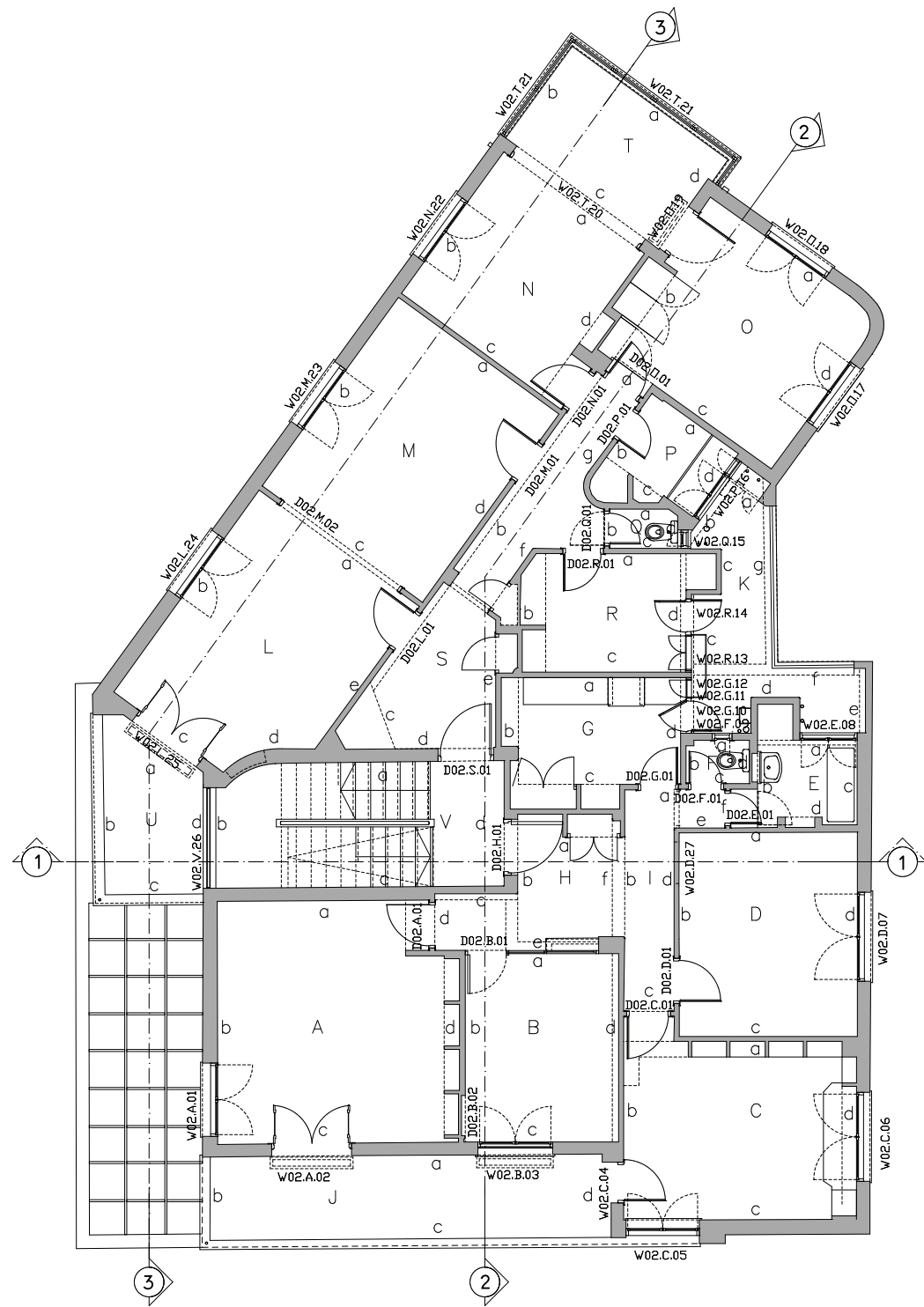


Fig. 70 Third floor plan

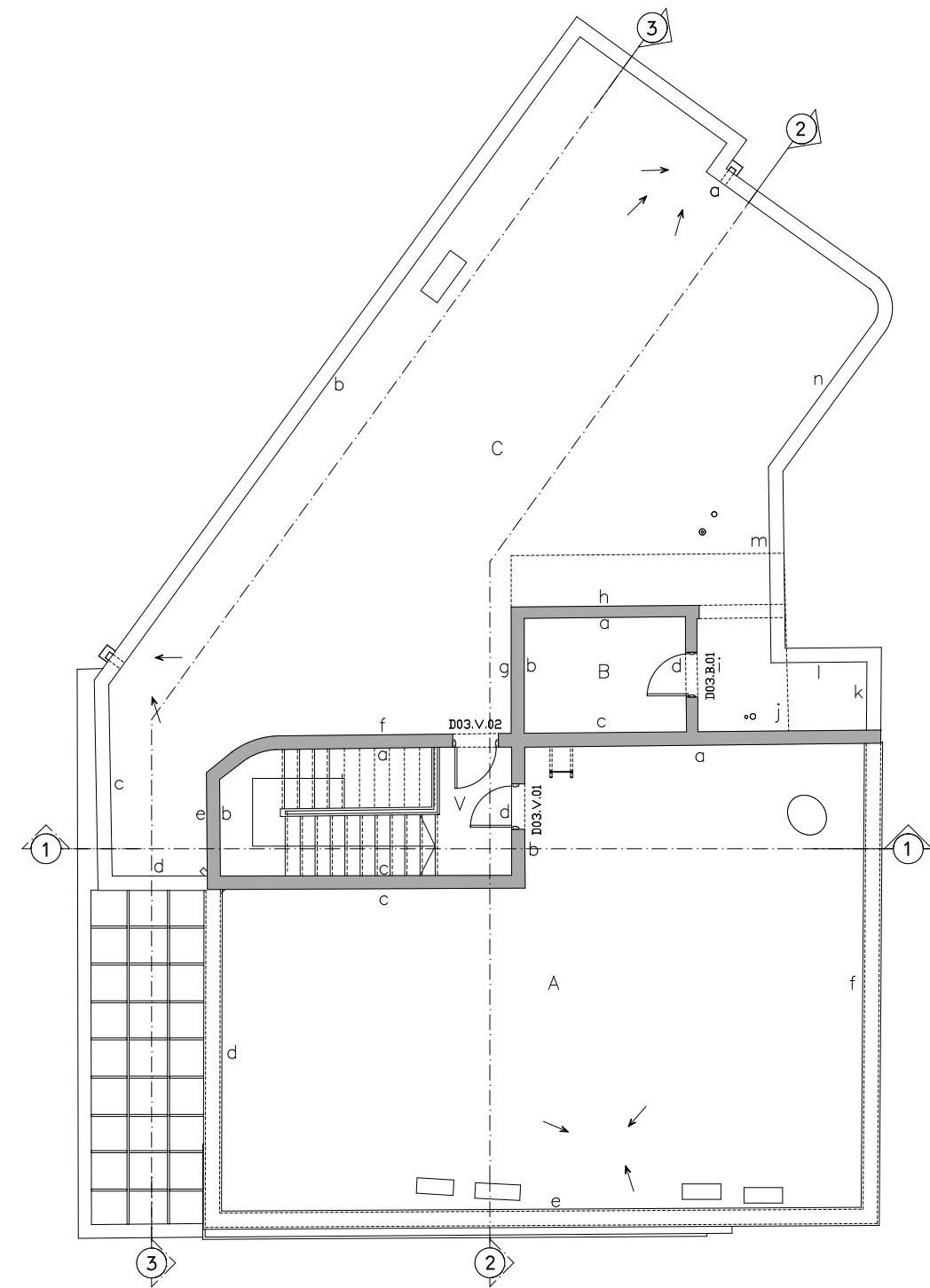
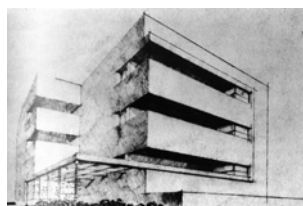


Fig. 71 Roof plan



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3.2 Floor Plans and Sections

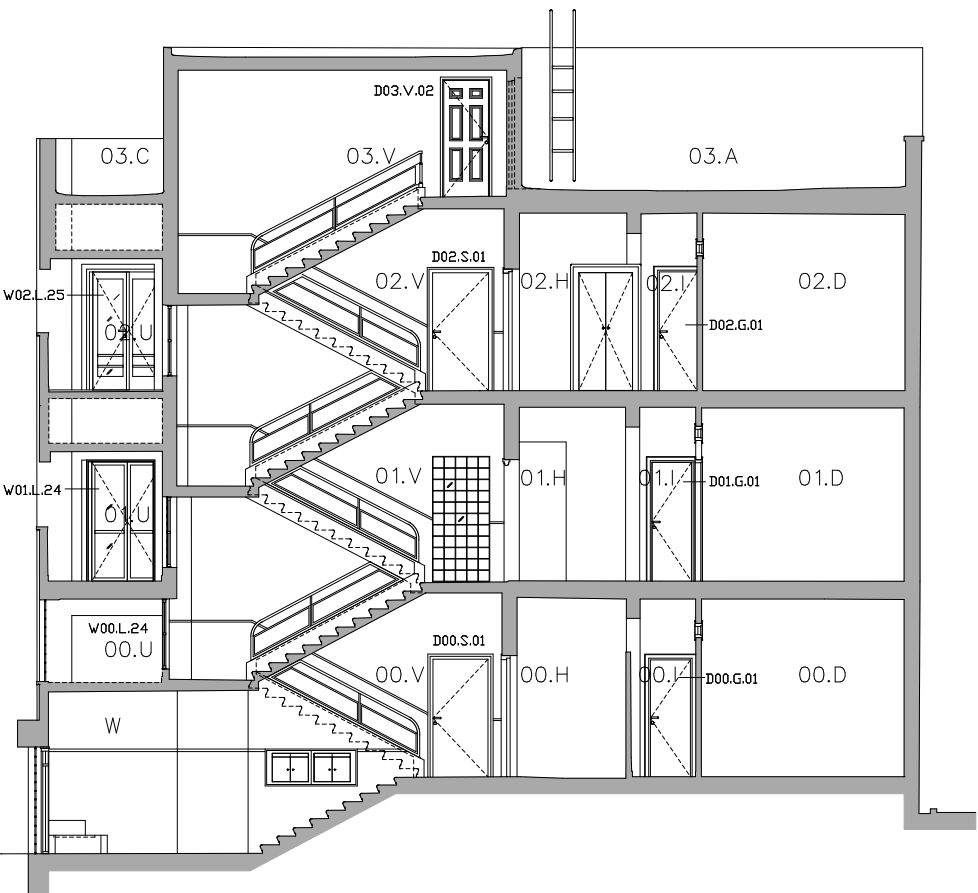


Fig. 72 Section 1-1

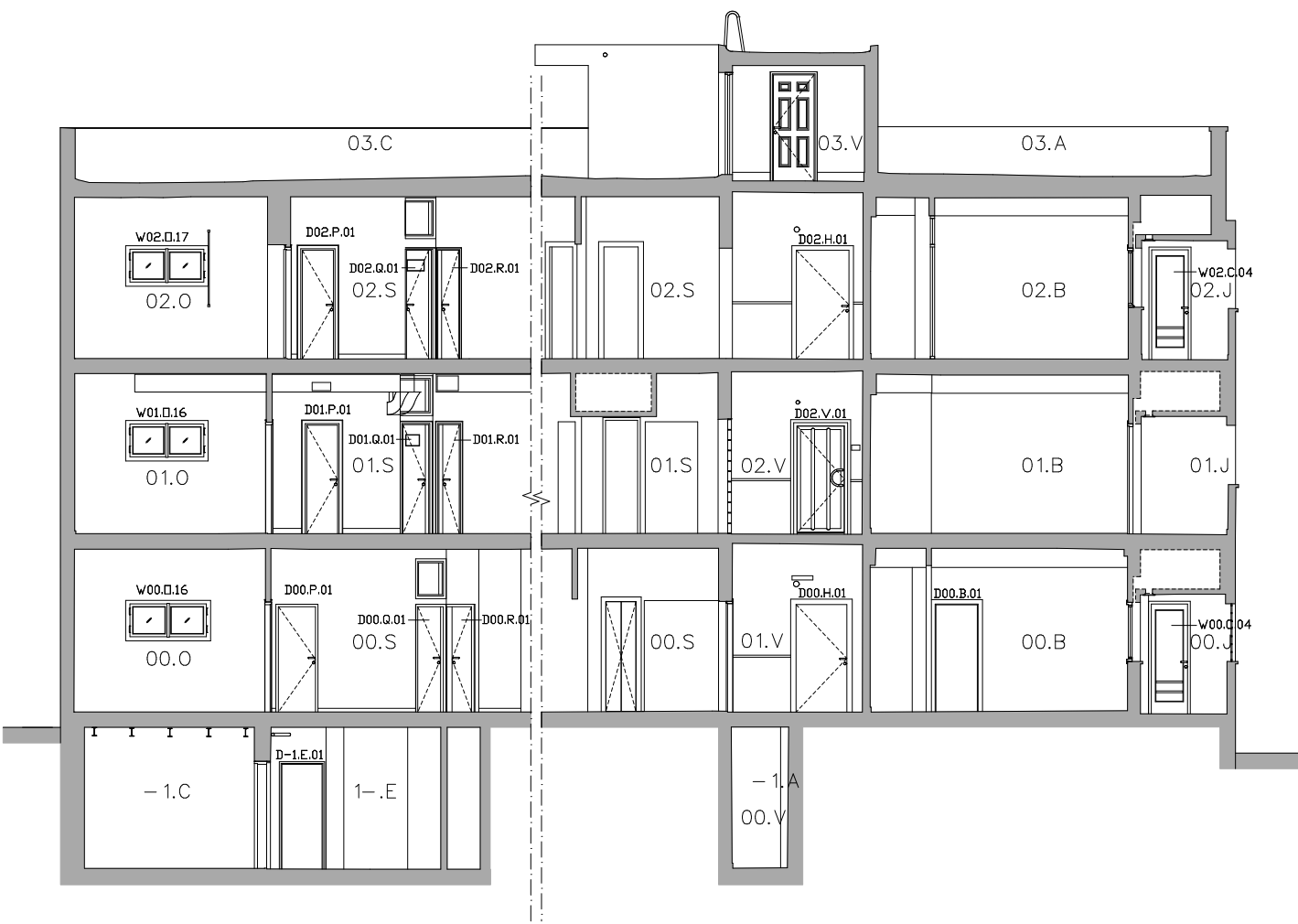
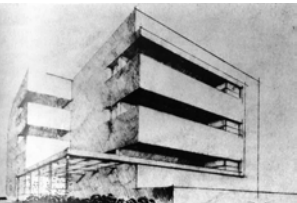


Fig. 73 Section 2-2



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3.2 Floor Plans and Sections

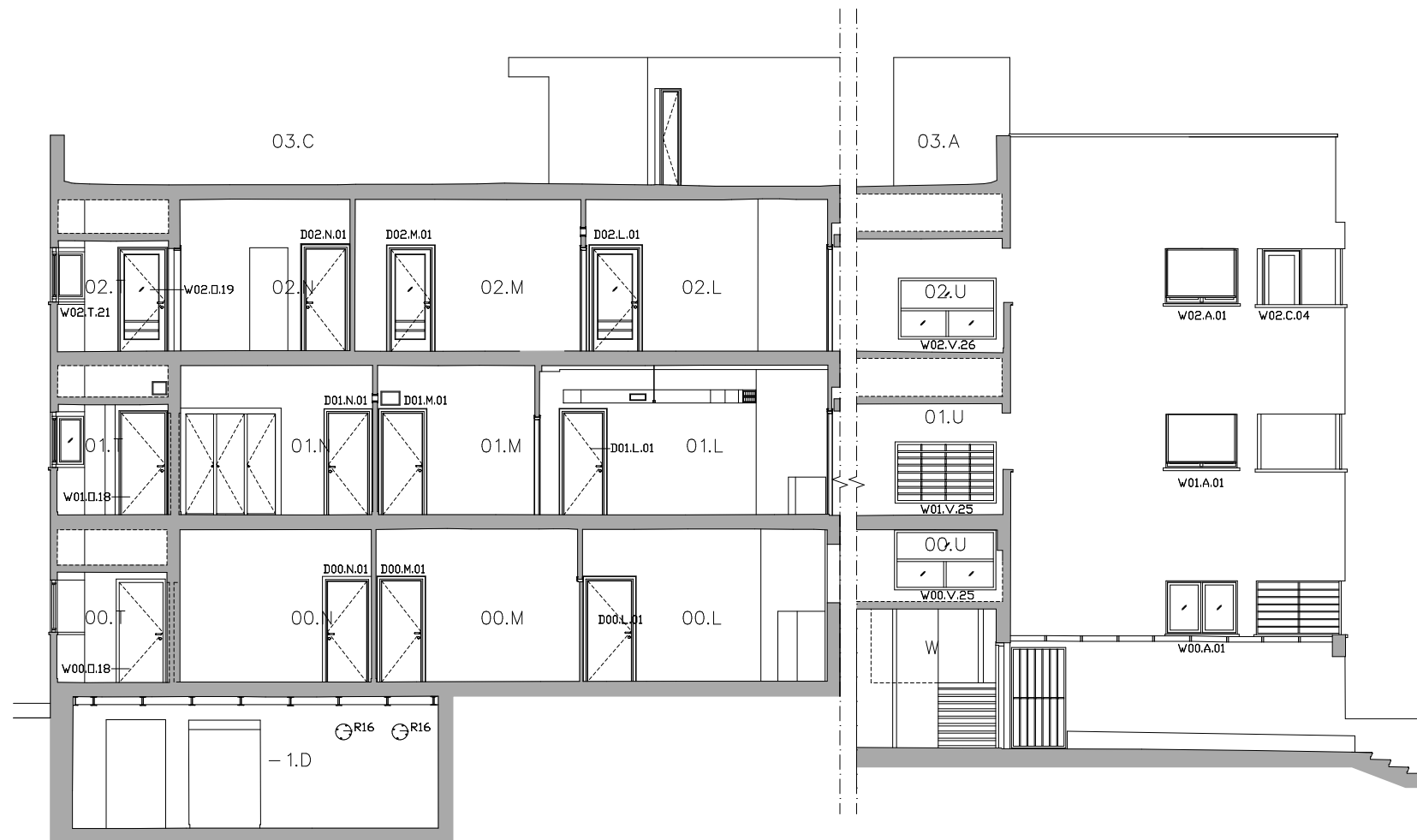


Fig. 74 Section 3-3

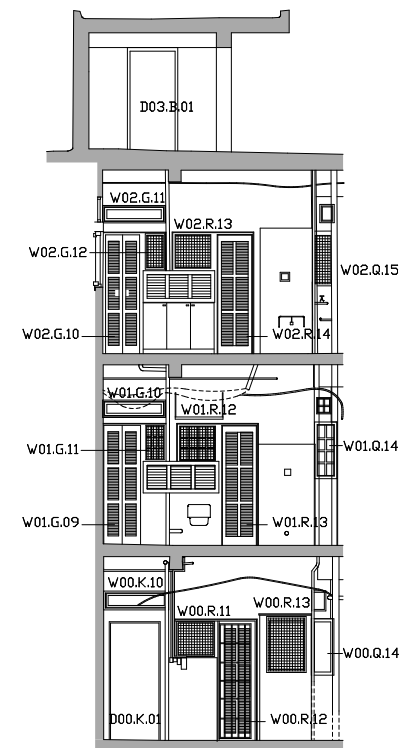
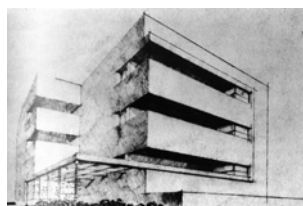


Fig. 75 East elevation/partial section, utility balconies



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3.2 Floor Plans and Sections

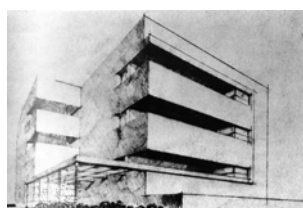
3.3 Facades

The cranked footprint of the building in response to the shape of the lot opened the way for a nuanced, sculptural facade composition, which expresses the functional and climate concepts of the building and the Modernist ethos of architect. The first distinction to be made is between the prestigious public facades of the building and the barely visible facades facing the backyard, where the emphasis is less on appearance than on functionality. The underlying features of the facade design result from the choice of a rectangular geometry, with smoothly rendered surfaces to emphasize the impression of a solid form. This outline is interrupted by two main, related elements: the exterior wall openings and the balconies. Relatively deep loggia-like balconies are placed in front of the main wall openings of the living rooms as protection against solar radiation. On the south side of the building toward the street, especially, this creates a strong contrast between light and shade and generates a horizontal division of the facade. It is also an intentionally Modernist attribute, as a counterpart to the strip window of the Central European 'New Building' movement. The windows and balcony doors in the areas thus shaded are treated, however, as openings in a wall and kept to a moderate size, so as to provide the occupants' with adequate daylight while not letting in large amounts of hot air and solar radiation. This design solution is developed into a leitmotiv for the exterior of the building. Many of the building's outer corners thus feature balconies, which not only represent an outdoor extension of habitable space and help to temper the indoor climate, but also lend a strongly sculptural character to the building. The entire balcony zone along the southern side is framed by subtly offsetting the facade plane. The contours of the balconies, which appear like incisions in the volume, extend to include the adjacent window opening, thus strengthening the horizontal emphasis of the south facade. The projecting offset continues around the entrance zone in the form of the solid perimeter beam of the pergola, which is rendered like the facade, and encompasses the west facade. The windows on the eastern and northeastern faces are not protected from solar radiation by a balcony or adjacent building, so they have a smaller – and markedly horizontal – format. On the western face, however, there are larger window openings in a regular format for the living rooms of the north-

ern apartments. Some windows and the first floor balconies are protected from intrusion by steel grilles. The northeast corner of the building is rounded and thus represents a typical Modernist motif; this form is reflected in the interior. The east-facing facades on the small inner courtyard are dominated by the utility balconies, whose various functional zones are associated with the rooms behind them. Thus the wood laundry closets of both apartment types, the shower alcove of type 1, and the common pantry of both types are expressed on the outer wall. The wooden slat shutters of the windows and the grilles of white-painted steel bands attached to the kitchen and bathroom windows contribute similarly to the dense interplay of textures on the three courtyard facades. Whereas the parapet at roof level is of solid masonry, the balconies of the floors below have gray-coated steel railings mounted on a terrazzo-covered curb; these are divided horizontally with a lower panel of wire glass. Although the fixtures on the balconies mostly date from the time of construction, the railings have since been renewed. The window sills and parapet coping of beige terrazzo, the wooden roller shutter boxes above the windows, and the steel railings and grilles contribute a restrained note of color to the facades, which are otherwise dominated by the warm-toned white of the rendered surfaces.



Fig. 76 Main entrance of the Max Liebling House, view from Idelson Street, 2015



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3.3 Facades

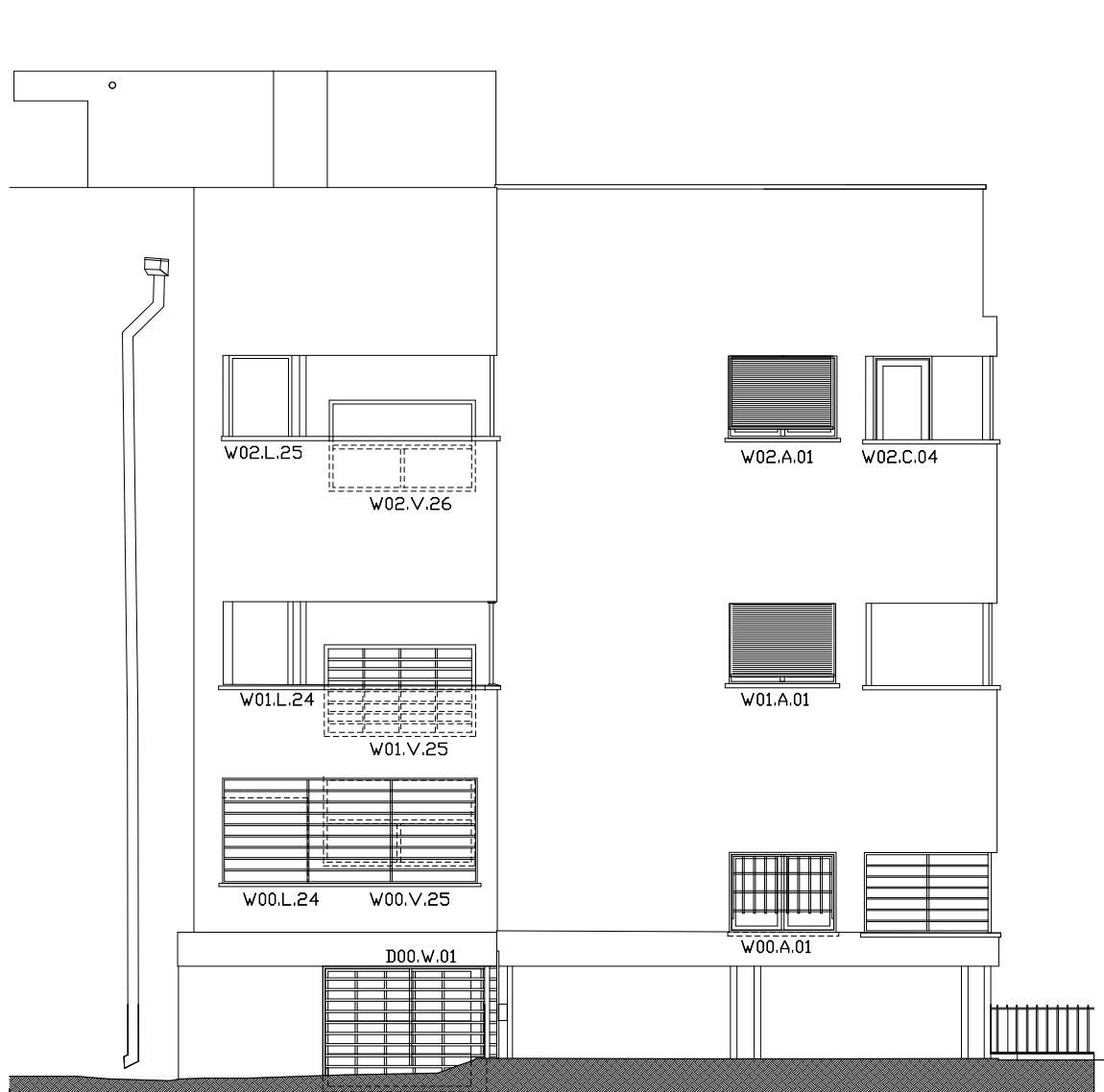


Fig. 77 Southwest elevation, 1:100

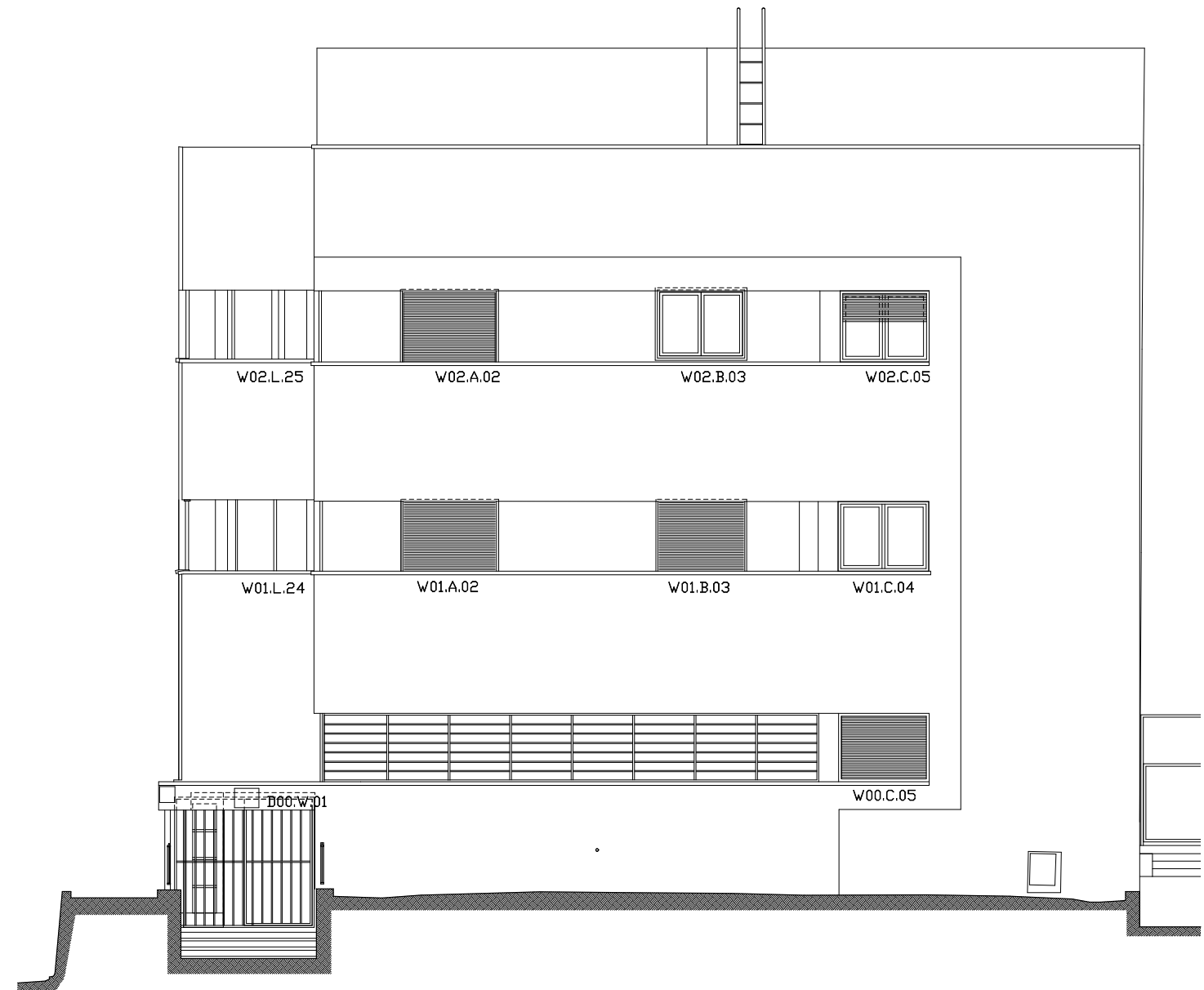
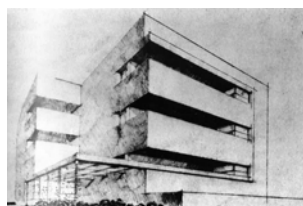


Fig. 78 South elevation, 1:100



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3.3 Facades

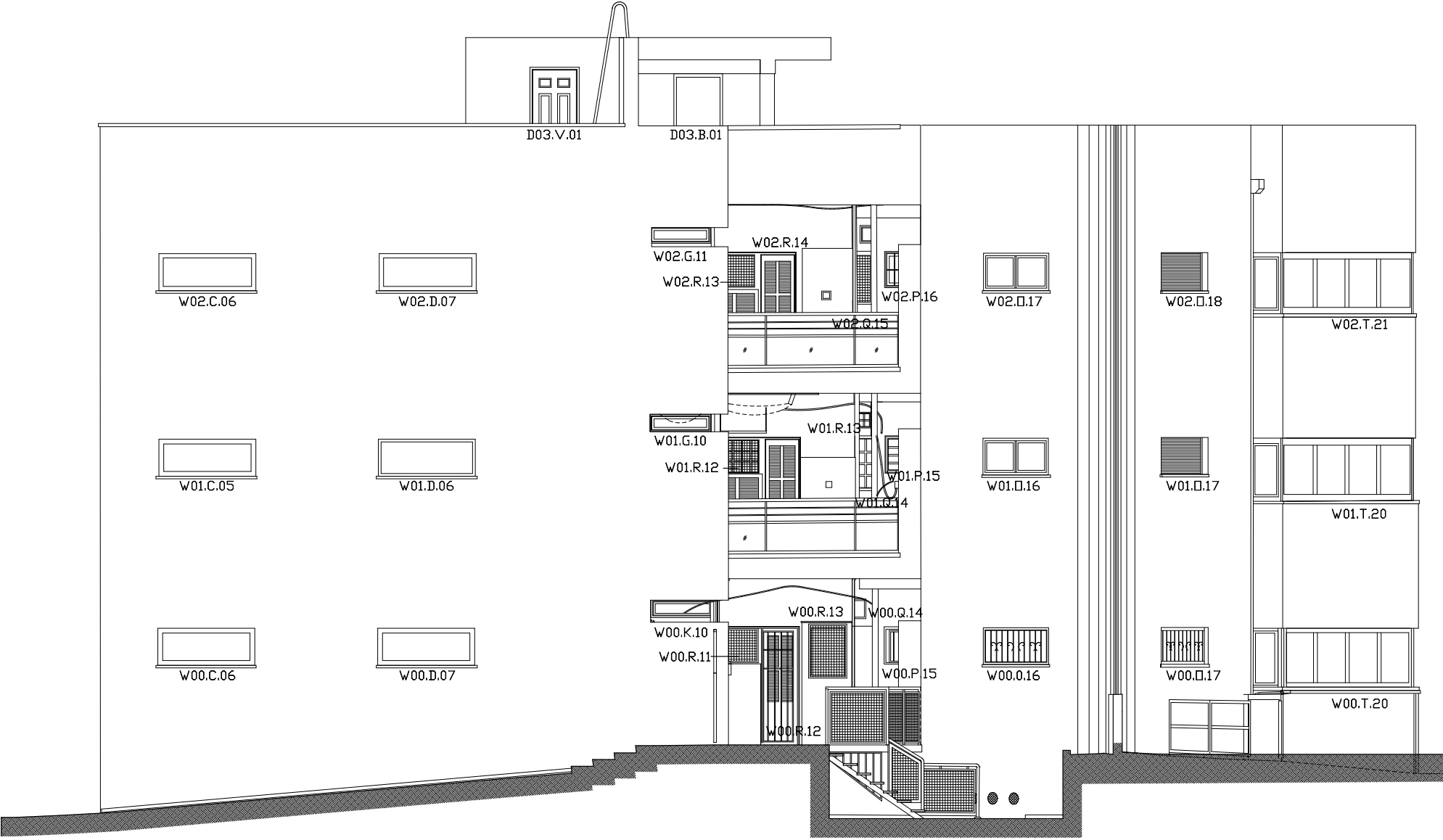


Fig. 79 East elevation, 1:100

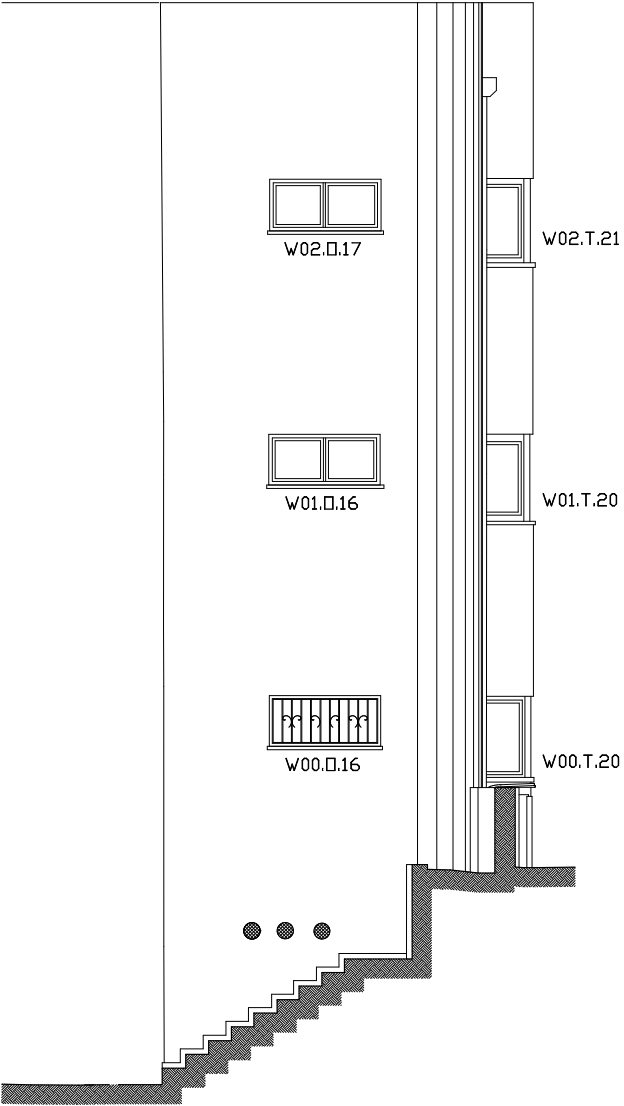
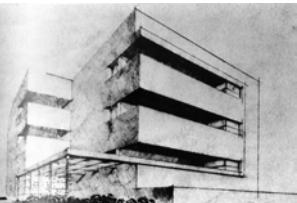


Fig. 80 Northeast elevation, 1:100



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3.3 Facades

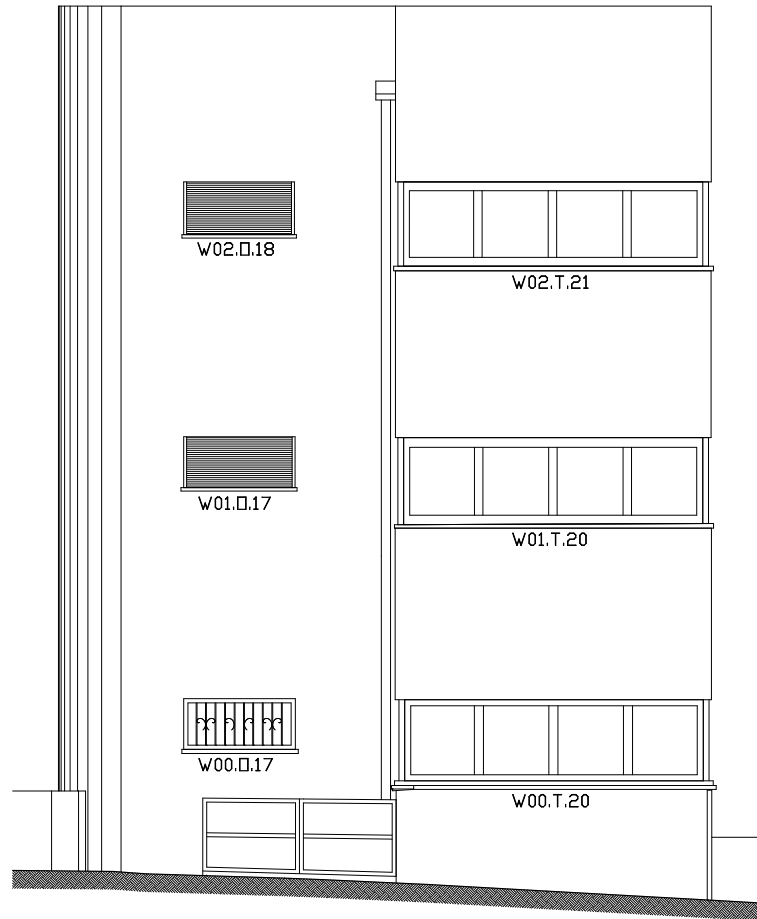
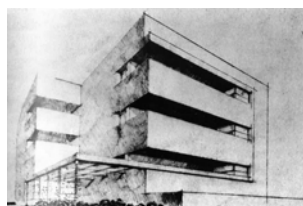


Fig. 81 North elevation, 1:100



Fig. 82 West elevation, 1:100



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3.3 Facades

3.4 Balconies

The building has four types of balcony, which differ in their arrangement. Whereas balcony types B.1, B.3 and B.4 are each attached to living rooms and are conceived as habitable spaces, balcony type B.2 is assigned the function of an open-air service area for the building and is designed accordingly.

Balcony type B.1 on the south side of the building runs in front of Rooms A and B. It's the building's largest balcony type. It has the same type of floor covering – yellow-beige terrazzo tiles in 15 x 15 cm format – that is used inside the building. Each balcony has two floor drains. The balcony is contained along the front and at the end by a solid parapet topped with coping stones of pale beige terrazzo, which were largely renewed in the 1990s in a way that retained the original appearance. The line of the coping continues as far as the south-facing window of Room C with a profile matching that of the exterior window sills. A gray-painted steel column is mounted on this coping at the corner of the balcony. The ceiling of the loggia-like balcony is suspended and the void above it is closed at the front by a rendered fascia that is integral with the balcony (or rooftop) parapet above. Inspection openings with wood hatches for access to the roller mechanism are let into the ceiling above each of the balcony doors.

Balcony type B.2 consists of an outdoor gangway with an L-shape in plan. The outer walls of the building along the balcony are frequently interrupted by the various projections of the shower alcoves and the pantries, as well as the laundry closets and a series of window and door openings. This appearance largely reflects the original design, which designated this balcony as a utility area. Wall panels separated by a narrow horizontal gap at the eastern end of the balcony provide shade and a reasonable degree of privacy in this zone; situated above head-height, these horizontal gaps also facilitate the flow of air and visually echo the 'toothed' effect created at other corners of the building by the loggia-like inset balconies. Balcony type B.2 dispenses with the suspended ceiling and solid parapet in favor of a functional arrangement of storage volumes and work surfaces. Various downpipes and technical lines run without casings along the outer wall of the building; there is also an original enameled

utility sink. The floor is covered with terrazzo tiles from the time of construction, of the type originally laid throughout the building. The edge of the balcony is formed by a low base of terrazzo tiles, onto which gray-painted steel railings have been fixed at a later date.

Balcony types B.3 and B.4 were designed similarly to type B.1 in the construction drawings, but their basic shape differs because of their location. Balcony B.3 is located at the northwest corner of the building and was originally reached from Rooms N and O, but access from Room N is now only possible on the third floor. Its floor, parapet and ceiling are essentially the same as those of type B.1, but the type B.3 balconies on all floors were enclosed by glazing at some time after their construction. The original solid parapet, including the coping, has survived in every instance. On every level, the balcony flooring no longer has its original appearance, since a covering of parquet or tiles has been glued to it. It is therefore not possible to make statements about the balcony drainage. It may be assumed that the original flooring of terrazzo tiles still exists underneath. Above the two access doors (walled up in some cases) are the original inspection openings for the roller shutters, like those of balcony type B.1.

Balcony type B.4 is similar, in essence, to the main balcony type B.1. The balconies on the second and third floors are accessible from Room L through a double balcony door and have a trapezoidal outline in plan. At the first floor level, the presence of the building's entrance foyer below this area leaves insufficient headroom for it to be accessible, so instead of a balcony door, only a horizontally pivoting window is fitted in Room L. The room is secured by a solid steel grille mounted externally. These balconies have largely retained their original appearance on every floor. This balcony type, too, has a parapet with a terrazzo coping along two sides. A slender, gray-painted steel column is mounted at the corner. An inspection opening in the suspended ceiling above the balcony door allows access to the ceiling void and the roller shutter mechanism for maintenance.

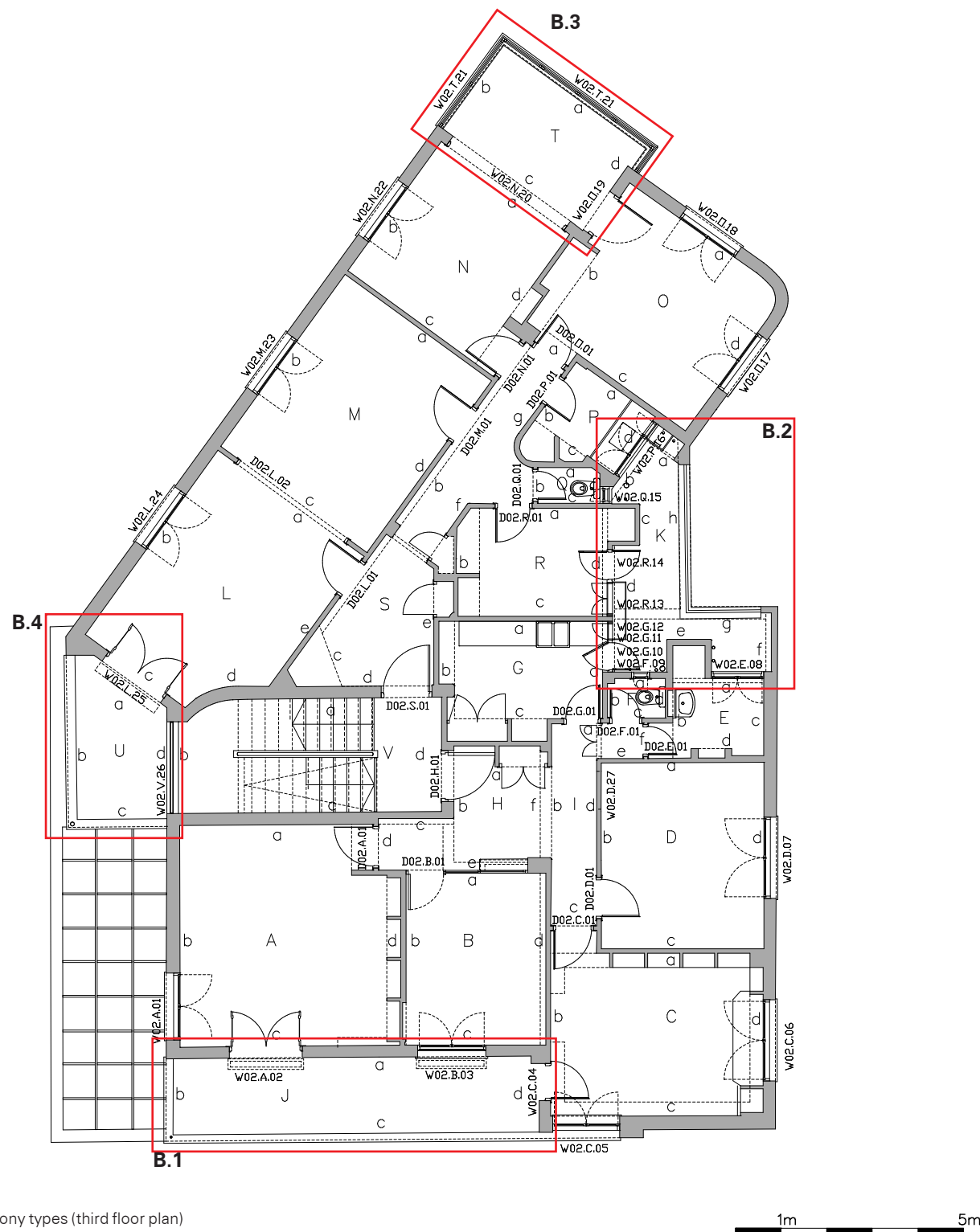
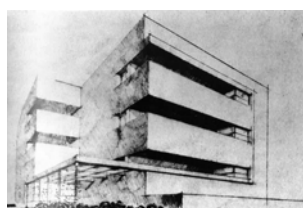


Fig. 83 Balcony types (third floor plan)



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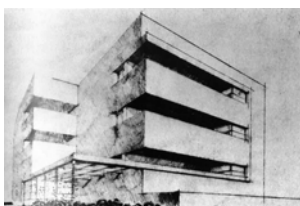
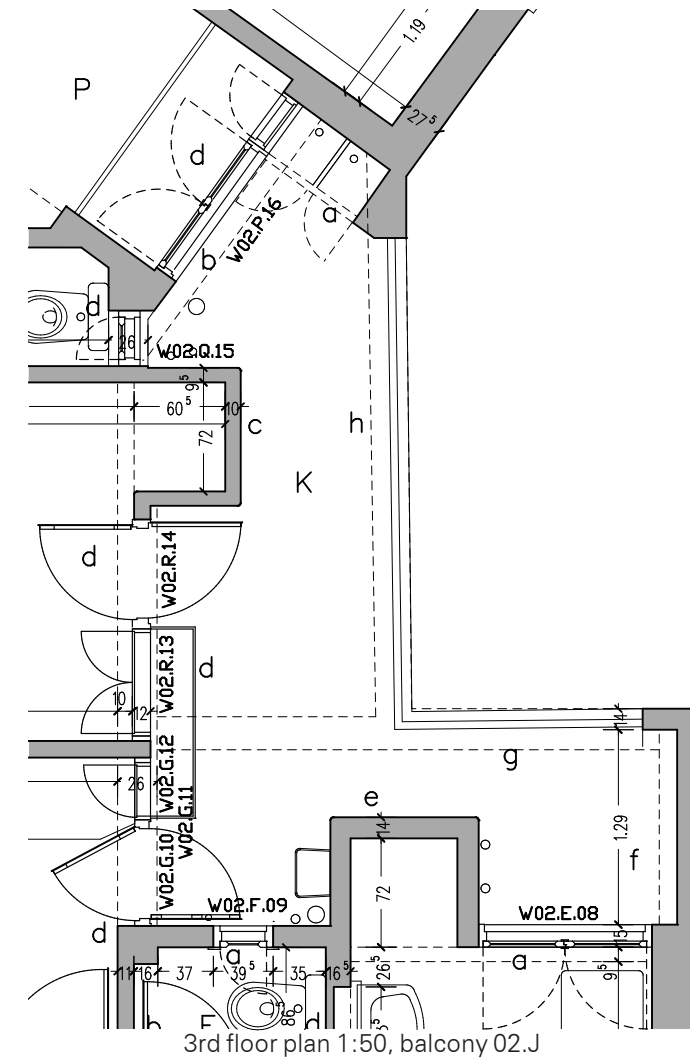
3.4 Balconies



Fig. 86 Utility balcony 02.J on the east facade (type B.2), 2015



Fig. 87 Utility balcony 02.J on the east facade, view from the roof, 2015



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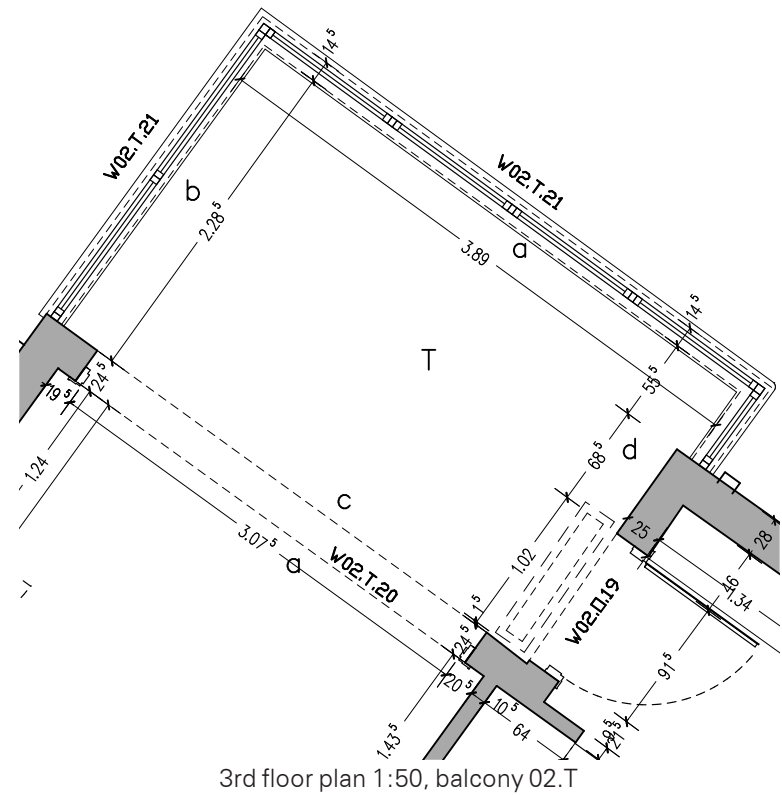
3.4 Balconies



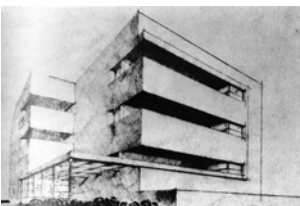
Fig. 88 Northern balcony (type B.3), subsequently enclosed with windows, 2015



Fig. 89 Northern balcony used as a room. Remains of a presumably original wooden roller shutter at the former balcony door, 2015



3rd floor plan 1:50, balcony 02.T



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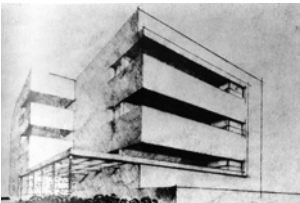
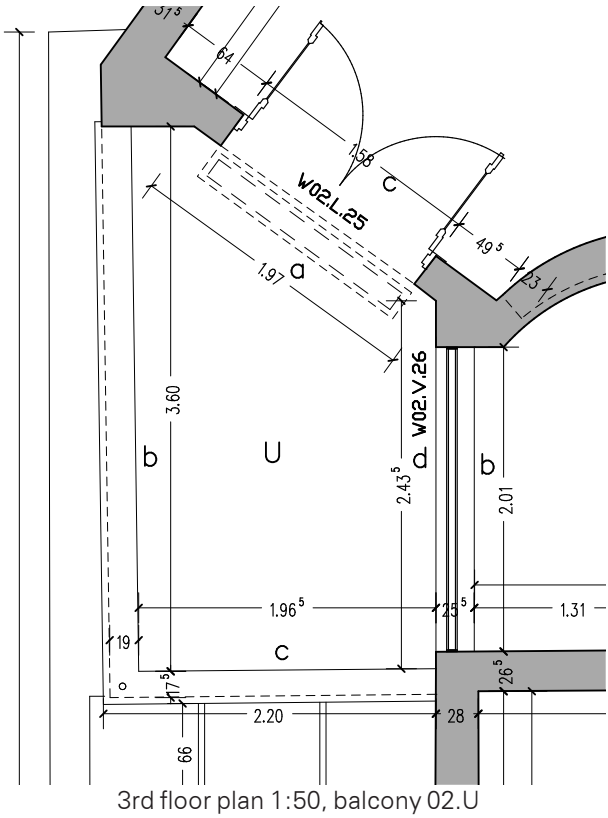
CONTENT
3.4 Balconies



Fig. 90 Western balconies (type B.4), the ground floor balcony 00.U has only 1.46m headroom, 2015



Fig. 91 Staircase window adjoining balcony 02.U, 2015



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3.4 Balconies

3.5 Building Entrances



Fig. 92 Main entrance with planters and the pergola, 2015



Fig. 93 Stairs to the basement in the backyard, 2015



Fig. 94 Entrance hall with an original fountain reused as a planter, 2015



Fig. 95 Fountain, reused as a planter, original design, 2015

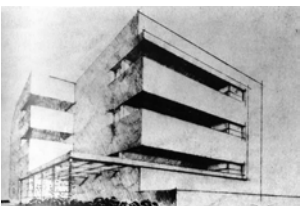
The main entrance of the building is located slightly back from the building line, at the southwest corner of the staircase. It is reached from the sidewalk of Idelson Street along a path with a three steps and a surface of square cement tiles in 20 x 20 cm format with decorative relief patterns. Along the sidewalk and on both sides of the steps, this path is lined by a solid retaining wall with a simple steel picket fence mounted on it. Planter boxes line the path on both sides from the top of the steps to the entrance of the building. The planters and the retaining wall both consist of a concrete core, covered with a coat of cement render with medium-grain aggregate in earth colors. Slender, gray-painted steel columns, arranged in pairs, support the pergola's perimeter beam, which is made of rendered reinforced concrete. The trellis roof of the pergola is a square grid of wood beams, stained brown. These are supported directly by the perimeter beam on one side and the outer wall of the building on the other. In essence, the present arrangement corresponds to the original design. A variety of repairs have been made over the years. The surfacing in front of the steps has been replaced with new tiles made of the same material, but with a different decorative pattern. The single columns that originally supported the reinforced concrete pergola beam have been replaced with pairs of steel columns.

The building is entered at a corner through a foyer that has exterior glazing along its south and west sides and leads to the staircase to its east. The foyer has an irregular floor plan with a rounded corner to the north in which a circular fountain basin with a centrally arranged nozzle and clad with irregular fragments of tiles is located. This is now used as a planter, but according to recollections by contemporaries, it once served as a fishpond.

The walls of the foyer – and of the entire staircase – are faced with beige marbled stoneware tiles manufactured by Villeroy & Boch in 15 x 15 cm format, topped with a dark varnished wood dado rail. This is taken higher in the foyer, reaching a height of approx. 1.83 m, just below the upper edge of the wooden glazing frame. The glazing bars are laid out in a pattern of relatively small squares. The original glass panes have beveled edges. The door is a broad unit on a pivot hinge and is designed to appear

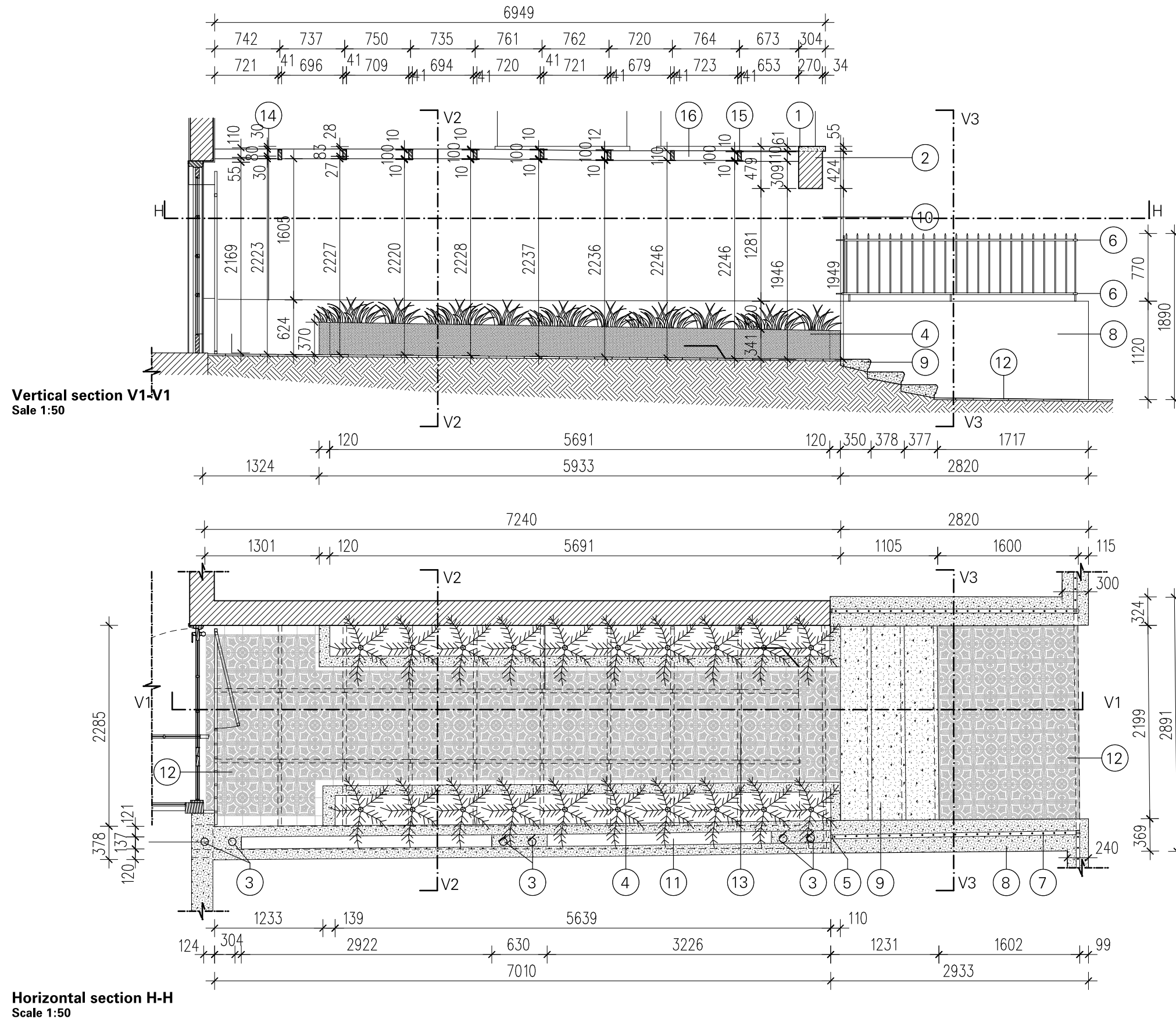
like a rotating section of the glazing. The flooring in the foyer consists of the same material as in the apartments: beige-colored, fine-grained terrazzo tiles. This material is also present in the staircase, used for the steps and the cast-in-place screed of the landings. Beside the first flight of stairs, which also leads up to the entrance doors of the first floor (raised ground floor) apartments, there is a built-in wall unit of dark varnished wood containing four mailboxes. Its front panel can be opened completely in order to access a void behind it, under the second flight of stairs, which serves as a storage space. The staircase has essentially retained its original appearance.

The outside entrance to the basement is located on the east side of the building and is accessible from the backyard. From the street, a side gate and path on the eastern side lead through the garden to it, and from the northern apartment it can be reached through a door. An outdoor staircase with two flights leads down to the basement. On a plinth between these flights there stands a steel structure supporting a platform that is accessible from the backyard. This platform can be closed off with a steel mesh gate and is used as a storage space. The retaining walls of the staircase are of masonry, rendered white, with woven wire mesh panels fitted for safety around the stairwell. The structure was built entirely in the late 1990s. There are two entrances to the basement in the eastern outer wall of the building, which allow respective access to the southern part of the basement (now disused) and the northern part with the air raid shelters.



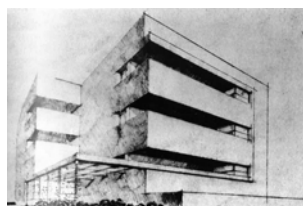
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CONTENT
3.5 Entrances



- ① Terrazzo coping, not original
- ② Reinforced concrete beam, smooth finish render
- ③ Column, dia. = 85 mm
- ④ Planter, walled, coarse finish render
- ⑤ Fence post
- ⑥ Top chord/bottom chord
- ⑦ Fence picket
- ⑧ Retaining wall, coarse finish render
- ⑨ Steps, white terrazzo, original
- ⑩ Wall, smooth finish render, painted white
- ⑪ Planting strip blocked out of parapet
- ⑫ Ornamental tiles, in the lower part in front of the steps not original
- ⑬ Ornamental tiles, in the upper part in front of the entrance original
- ⑭ Base zone, coarse finish render
- ⑮ Cross-bar of pergola, wood
- ⑯ Longitudinal bar of pergola, wood

Main Entrance of the Building

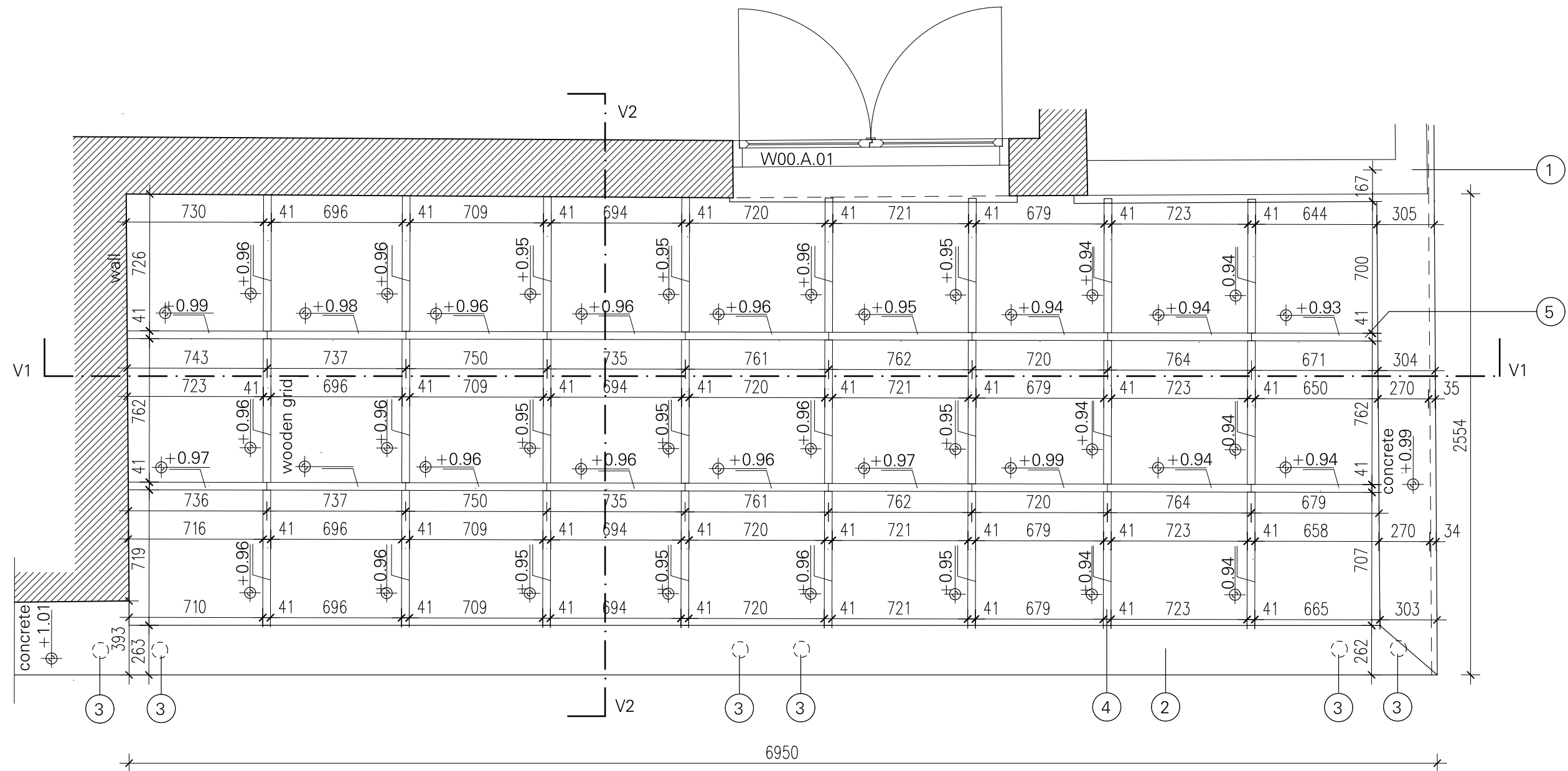


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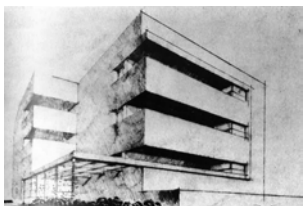
3.5 Entrances



Plan view from above pergola
Scale 1:25

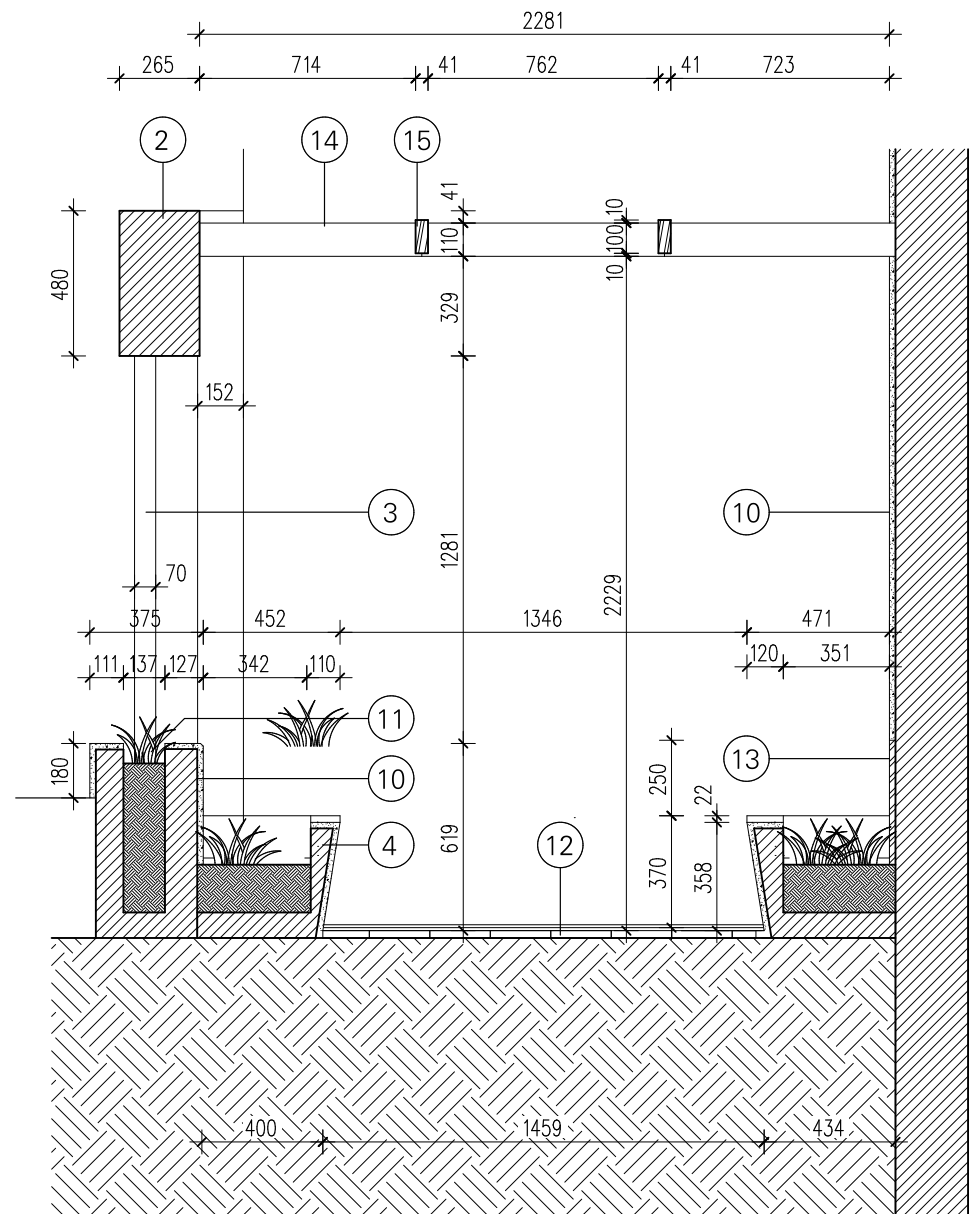
- 1 Balcony parapet
- 2 Reinforced concrete beam, smooth finish render
- 3 Column, dia. = 85 mm
- 4 Cross-bar of pergola, wood
- 5 Longitudinal bar of pergola, wood

Main Entrance of the Building
South side, plan view of pergola

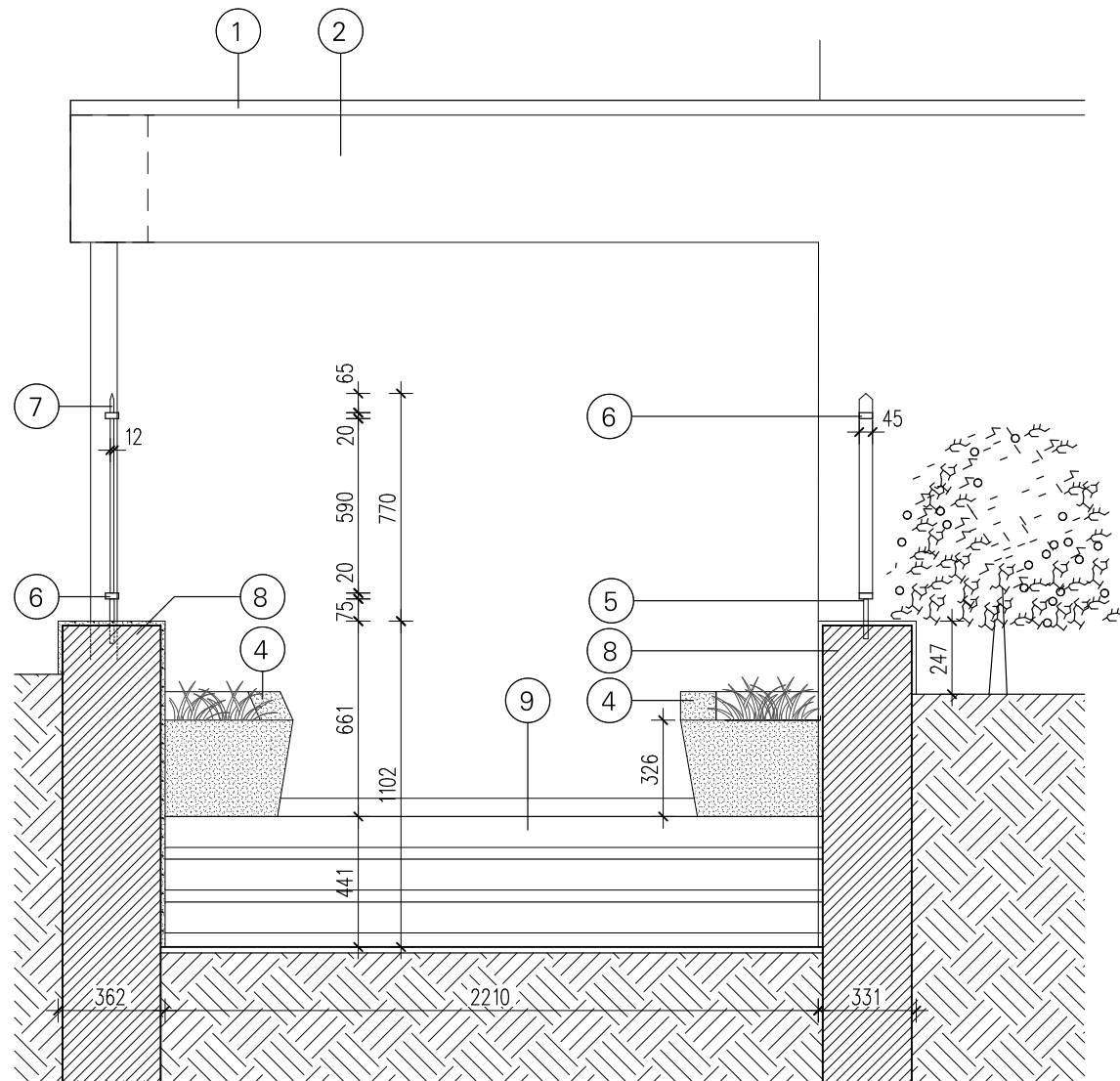


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3.5 Entrances



Vertical section V2-V2
Scale 1:25

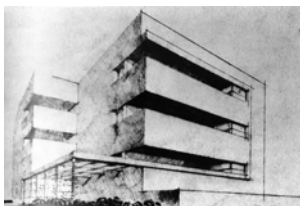


Vertical section V3-V3
Scale 1:25

- ① Terrazzo coping, not original
- ② Reinforced concrete beam, smooth finish render
- ③ Column, dia. = 85 mm, not original
- ④ Planter, walled, coarse finish render
- ⑤ Fence post
- ⑥ Top chord/bottom chord
- ⑦ Fence picket
- ⑧ Retaining wall, coarse finish render
- ⑨ Steps, white terrazzo , original
- ⑩ Wall, smooth finish render, painted white
- ⑪ Planting strip blocked out of parapet
- ⑫ Ornamental tiles, not original
- ⑬ Base zone, coarse finish render
- ⑭ Cross-bar of pergola, wood
- ⑮ Longitudinal bar of pergola, wood

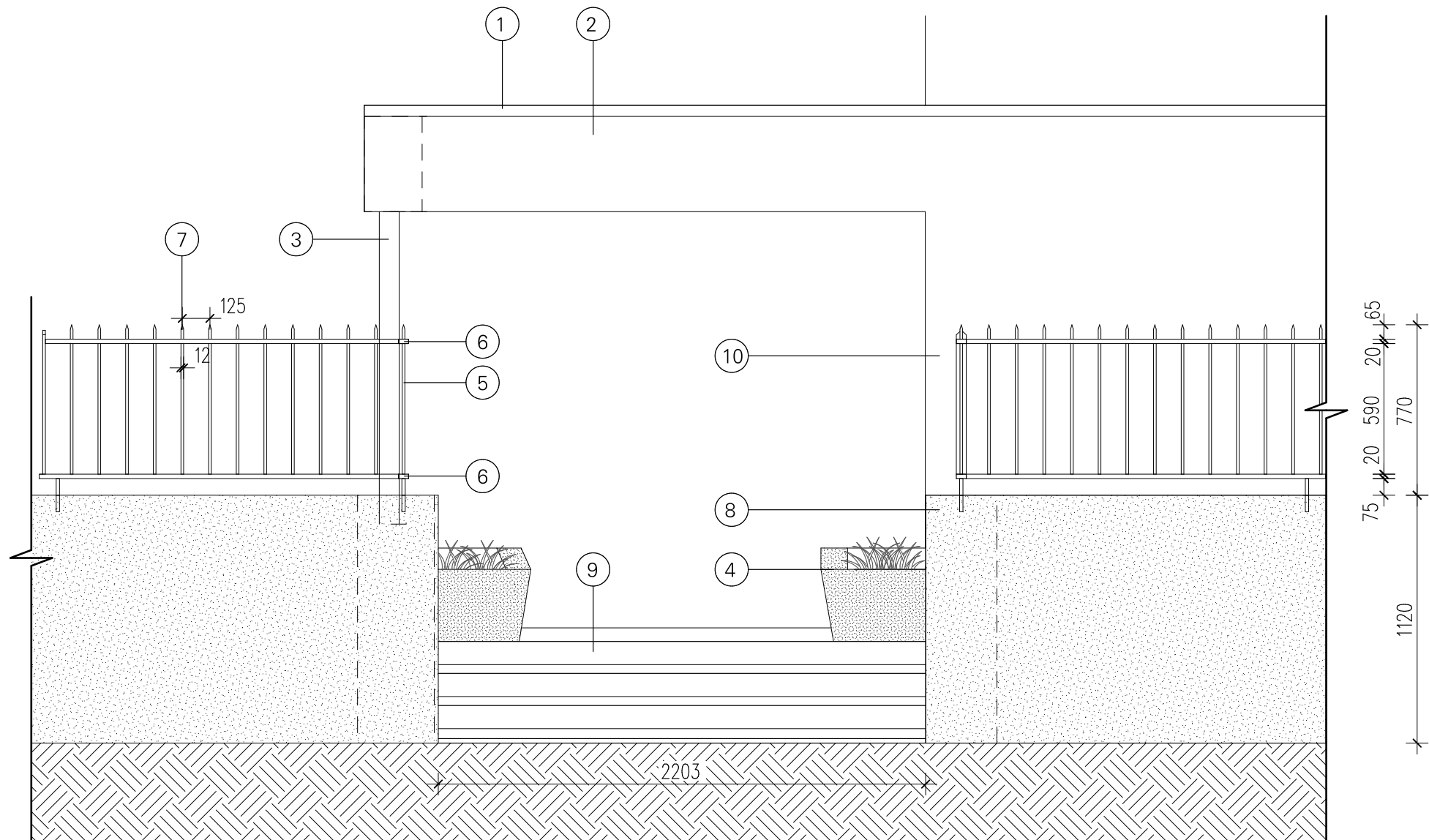
Main Entrance of the Building

South side, sections



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3.5 Entrances

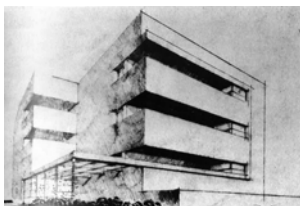


- ① Terrazzo coping, not original
- ② Reinforced concrete beam, smooth finish render
- ③ Column, dia. = 85 mm, not original
- ④ Planter, walled, coarse finish render
- ⑤ Fence post
- ⑥ Top chord/bottom chord
- ⑦ Fence picket
- ⑧ Retaining wall, coarse finish render
- ⑨ Steps, white terrazzo, original
- ⑩ Wall, smooth finish render, painted white
- ⑪ Planting strip blocked out of parapet
- ⑫ Ornamental tiles, not original
- ⑬ Base zone, coarse finish render
- ⑭ Cross-bar of pergola, wood
- ⑮ Longitudinal bar of pergola, wood

Elevation
Scale 1:25

Main Entrance of the Building

South side, elevation



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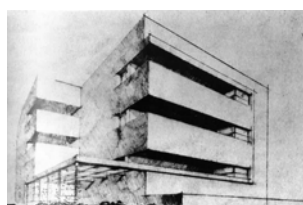
CONTENT
3.5 Entrances



-
- Technical drawing of a wall section. The drawing shows a grid with a diagonal line. Dimensions are indicated: 150 (vertical) and 150 (horizontal). Callouts 6, 7, and 8 point to specific features: 6 points to a dashed rectangular area at the bottom, 7 points to the diagonal line, and 8 points to the top horizontal boundary.

D.1.1

Main entrance door
Room W, ground floor



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3.5 Entrances

3.6 Staircases

The staircase opens off the entrance foyer (see Section 3.5) from where it leads up to the first floor (raised ground floor) and the two floors above, ending at the roof level, which it opens onto from an enclosed penthouse. The staircase is located in the western zone of the angle between the southern and the northern parts of the building. On the landings at its eastern end are the entrances (to the east and north respectively) of each pair of apartments; the two half-landings in the west between the first and third floors receive daylight from large windows with sliding panes (see Section 3.8). Openings of this type are also present in the glazing of the foyer area, with the aim of ensuring that the staircase is ventilated and cooled from the entrance level right up to the landing between second and third floors.

The staircase is a solid structure with two flights per floor. The surfaces consist of yellowish-beige, fine-grain terrazzo. Each step is undercut in cross section, with the upper part of the riser rising obliquely and the nosing of the tread being rounded. Two brackets made of brass are attached next to the joint between riser and tread, for fastening a stair rod to hold a carpet. The landings are surfaced with two butt-jointed slabs of the same material. The overall result is a homogeneous appearance, which harmonizes well with the 20 x 20 cm terrazzo tiles that are laid in the entrance area. The stair surfacing has survived intact part from occasional cracks in the steps and light wear and tear. The railing is mounted on the stringers via a solid base that is clad in terrazzo. It consists of a wood frame divided once horizontally and vertically, whose lower fields are filled with wire glass. The walls are faced with yellowish-beige marbled stoneware tiles up to a height of about 1.20 m, where they are bordered by a dark-varnished wood dado rail. This wall facing continues in the entrance area (see Section 3.5). The wall above the tiling and the ceilings are finished with plaster and painted white.

The walls of the staircase remain in their original state. Only the apartment entrance doors on the first and third floors have been replaced, as have the exit doors onto the roof.



Fig. 96 Entrance hall and staircase, 2015



Fig. 98 Stair landing with a window adjoining balcony 02.U, 2015

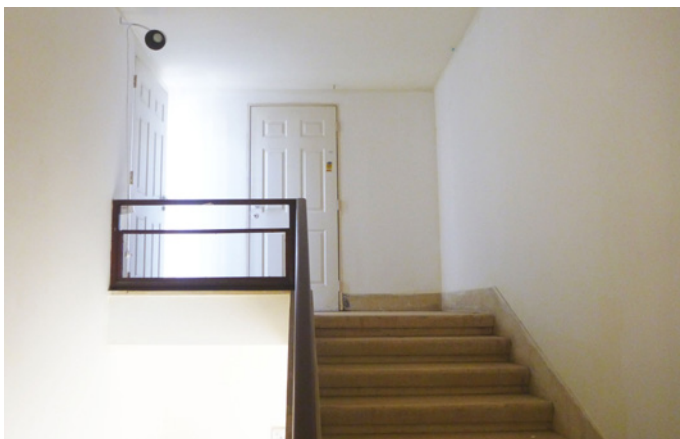


Fig. 97 Staircase leading up to the roof, 2015

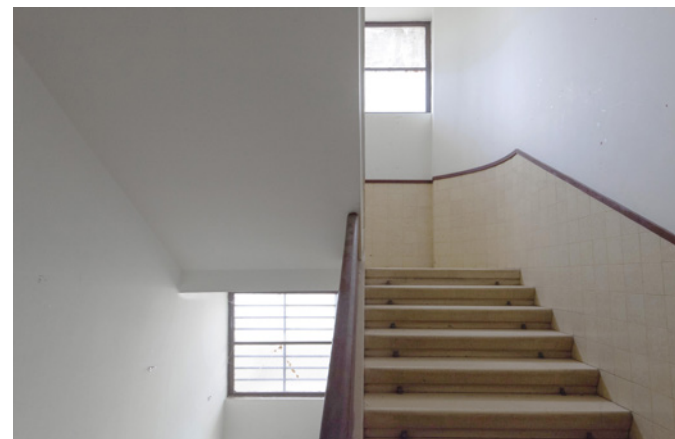
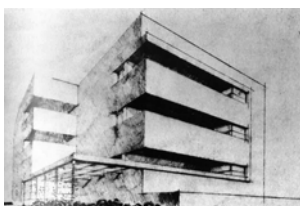


Fig. 99 Original wall design and windows in the staircase, 2015

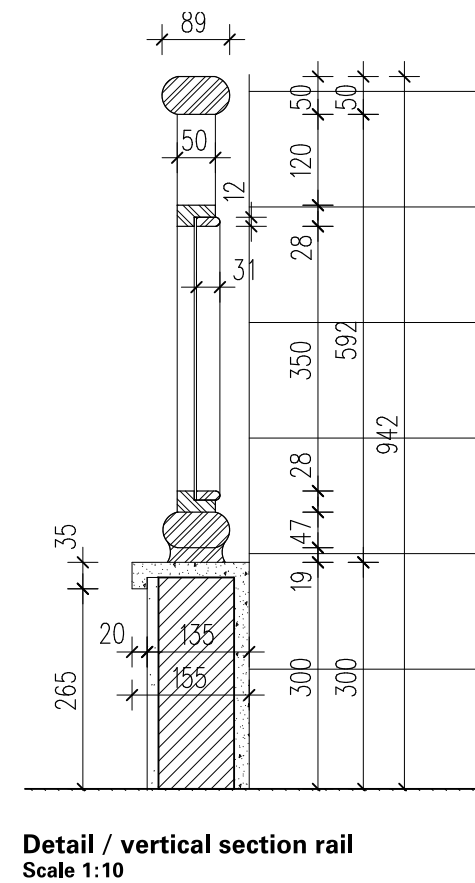
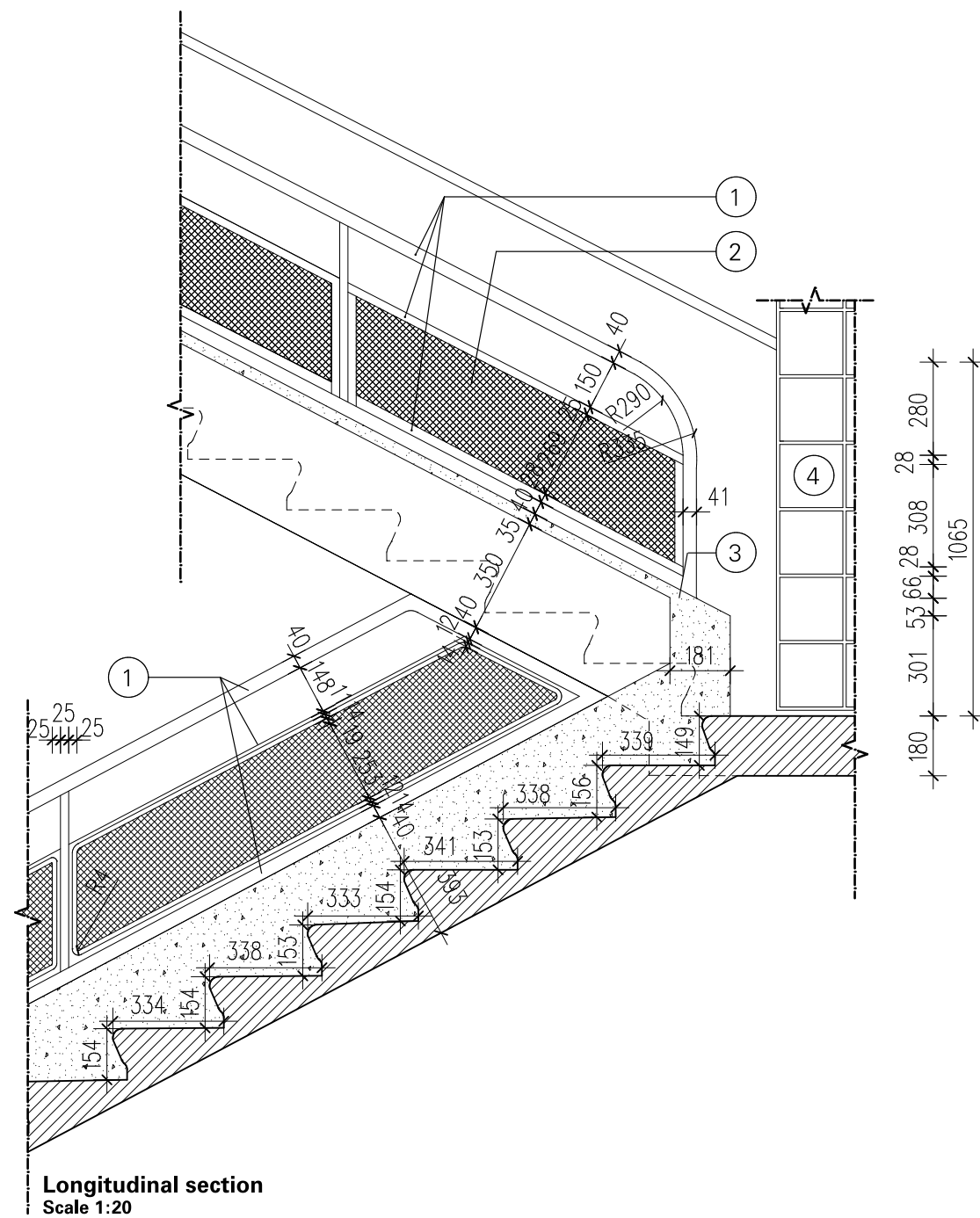


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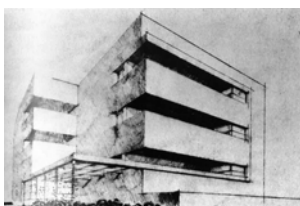
3.6 Staircase



- ① Railing construction, wood, dark-varnished
- ② Wire glass
- ③ Railing base of yellowish-beige terrazzo
- ④ Apartment entrance doorway subsequently blocked up with glass bricks (only 2nd floor)

Stairs

Room 01.V



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3.6 Staircase

3.7 Roof Zone



Fig. 100 Roof, on the right: laundry room, 2015



Fig. 102 Roof of the laundry room, 2015



Fig. 101 Roof, exterior wall of the staircase, 2015



Fig. 103 Roof drainage, 2015

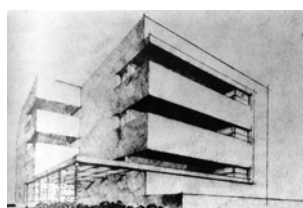
The building's roof is reached via two doors in the stair penthouse. The flat roof, all of which is accessible, consists of two almost equally large areas, to the south and the north. They are separated by the stair penthouse itself, an adjoining storage room situated in the middle of the roof, and a wall that extends eastward from the latter. The storage room is accessible only from the northern half of the roof, where its own solid, rendered roof cantilevers out to the north and east.

The building's roof is contained on all sides by a solid, rendered parapet. On the southern half of the roof, this is capped with yellowish-beige terrazzo coping stones, which project slightly beyond the parapet on both sides. This coping has somewhat larger dimensions than the balconies on the floors below. As a feature of the public facade facing the street, however, it matches them otherwise. On the northern half of the roof, no coping is to be found on the parapet, which is covered with render instead.

The roof itself is surfaced with bituminous sheeting. The southern half is drained through an inlet connected to a downpipe that, on the stories below, is to be found in the northeast corner of the south balcony. The northern half of the roof is drained via two spouts that penetrate the base of the parapet in the north and west. The rainwater from each of these enters an exposed downpipe that is mounted on the respective facade. It is worth noting that the two separate halves of the roof surface are connected via a pipe at the base of the parapets at the southwest corner of the stair penthouse. This acts as an emergency overflow for water to flow from the southern to the northern half, where it can be discharged through the spout on the west side. The roofs of the stair penthouse and the storage room are also connected. These surfaces are drained through a hole in the low parapet of the storage room. On its north side, a large area of render has become discolored black owing to the lack of a spout that projects adequately from the wall.

Several remnants of technical installations (frames for mounting air-conditioning units and television antennas) can be found on the parapets of this roof; in addition, galvanized steel rods are attached along its southern

side, which may once have supported a temporary awning for shade.



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3.7 Roof Zone

Fig. 104 Roof plan, 1:100

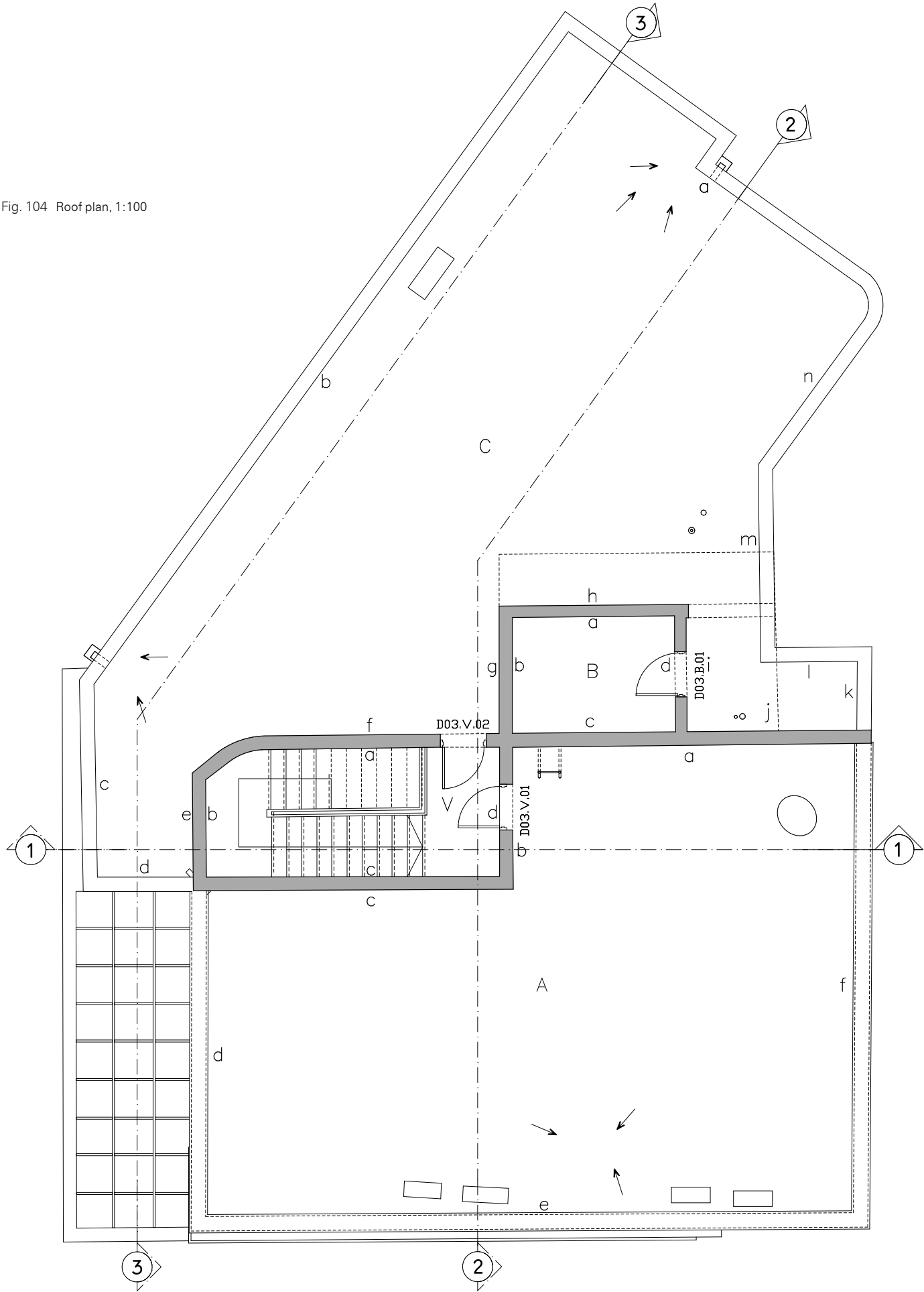
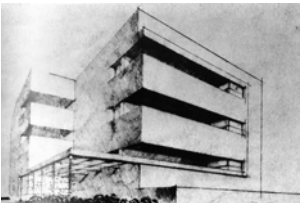
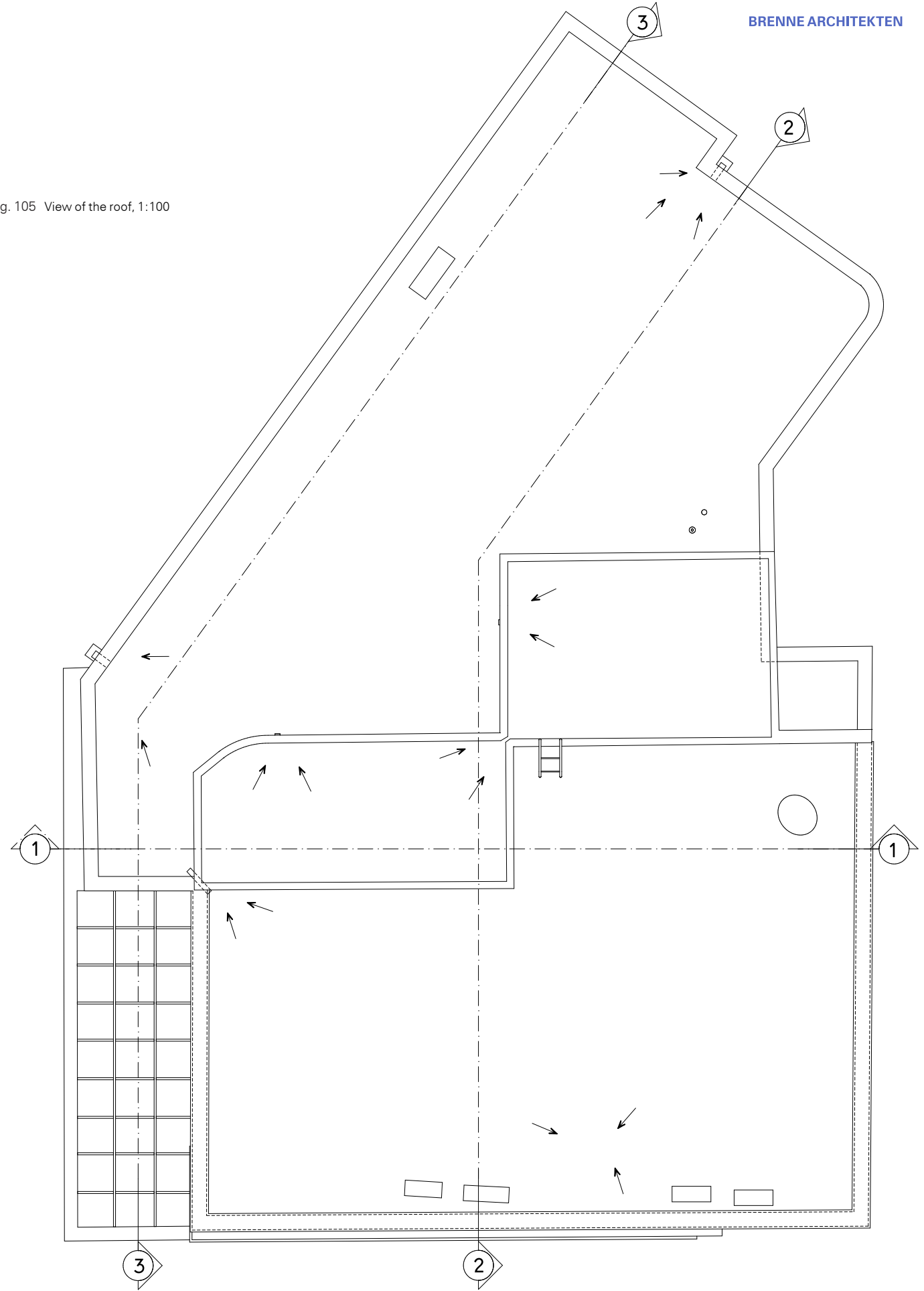


Fig. 105 View of the roof, 1:100



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CONTENT
3.7 Roof Zone

3.8 Windows and Balcony Doors



Fig. 106 Repaired roller shutter belt, upper part probably original, 2015



Fig. 108 Windows, roller shutters not original, east facade, 2015



Fig. 107 Bathroom window combined with laundry hatches below, 2015



Fig. 109 Staircase window, upper part with two sliding sashes, 2015

The windows of the house at 29 Idelson Street differ significantly in accordance with their specific climatic and functional requirements. Most of the windows from the time of construction have survived, although coatings and colors have changed in the course of use and some of the hardware has been replaced. Some of the original windows have been replaced, mostly by aluminum-frame windows.

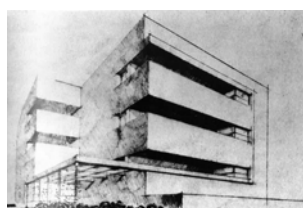
The original windows and balcony doors all have simple solid-wood frames, interior-mounted. The living rooms are fitted with double casement windows in four different formats, while single-casement windows are used in the ancillary rooms. In the kitchens and bathrooms, there are window constructions that are fitted with a hatch into cabinets outside on the balcony. The window and hatch are combined in a single frame. In the kitchens of the southern apartments on the second and third floors, and at the backyard entrance, there is a pivot window above the doors, which serves as an air vent. The balcony doors of the building are generously dimensioned framed glass doors. The glazing of each door leaf is divided by simple profiled horizontal wood glazing bars into one large upper pane and two small lower ones. In the living rooms, double-leaf doors as well as single-leaf doors are fitted. This was presumably also the case at Balcony T on the north side of the building, which was subsequently enclosed with strip windows. The doorway onto this balcony on the third floor is a special case, as this was probably closed by a four-leaf door unit (see 3.9 Doors). The kitchen doors onto the eastern balcony, on all floors, are additionally fitted with a grille made of steel strips. On the first floor, the lower part of the kitchen door in Room 00.R is additionally covered with a wood panel.

The original balcony doors and windows feature a simply styled wood casing that is trimmed with a half-round molding and has a width of either 7 cm or 10 cm, depending on the total size of the opening, and a relief of 1 cm from the plaster surface. No interior window sills were installed, except on the south side of Room C on all floors. Here the outline of the room is modified by the offset in the facade, which serves to emphasize the horizontal motif of the balcony. In effect, the window is located in an alcove, across which a window sill of

yellowish-beige terrazzo has been installed.

The original window hardware consists of simple, elegant handles made of so-called “new silver” (copper-nickel-zinc alloy, also known as “nickel silver”) from the German manufacturer Wilhelm Engstfeld, Heiligenhaus AG “Wehag” (see also Section 3.14). The majority of the door handles on the balcony doors has been replaced, mostly with hardware of light metal alloy with a silvery finish. Attached to the wood hatches that open into the outdoor cabinets are round knobs consisting of slightly concave metal discs with a diameter of 5 cm, which are probably also made of nickel silver or brass and probably date from the time of construction. The same type of furniture knob is to be found on the original kitchen cabinets. The hinges on the original windows and doors are likewise those from the time of construction. The leaves of the balcony doors are all hung on rising butt hinges, so that they close automatically.

Roller shutters are installed on the windows and balcony doors of the living rooms; the lower section of the guide rail for the shutter curtain can be extended outward. The roller shutter mechanism is housed in a hollow section of wall above the window. It may be assumed that the original roller barrel and the operating assembly for the roller shutter tape have survived; the tape itself and the shutter curtain have been replaced. The windows and balcony doors onto the utility balconies on the east side of the building have the original wood folding shutters with fixed slats, sliding bolts, and handles. A grille made of solid steel rods or strips, or in some cases woven wire mesh, is attached on the outside of every window onto the eastern balconies. These components, most of them painted white, have been replaced in some cases.



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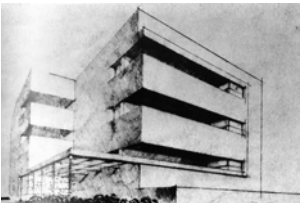
3.8 Windows and balcony doors



Fig. 110 Balcony door with roller shutters, 02.U, 2015



Fig. 111 Window handle, nickel silver, probably produced by the German producer „wehag“ (Wilhelm Engstfeld Heiligenhaus AG), 2015



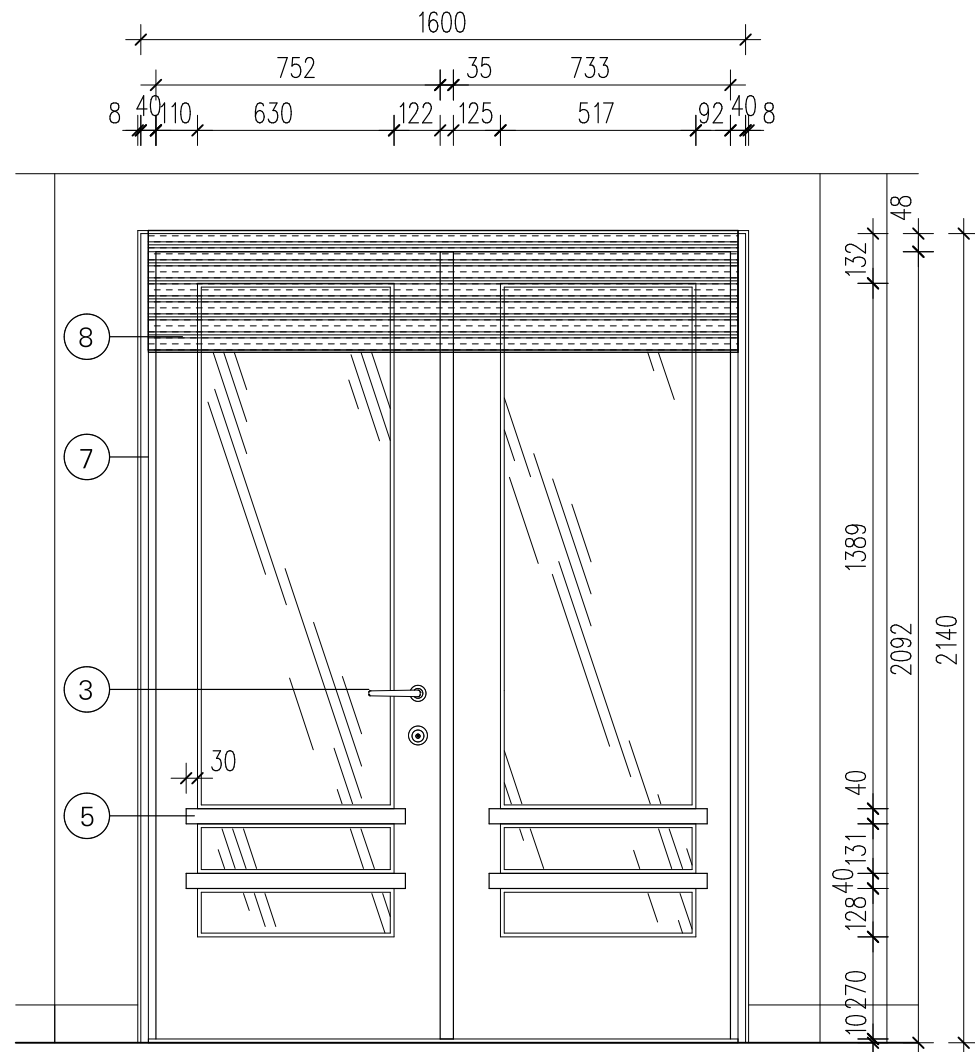
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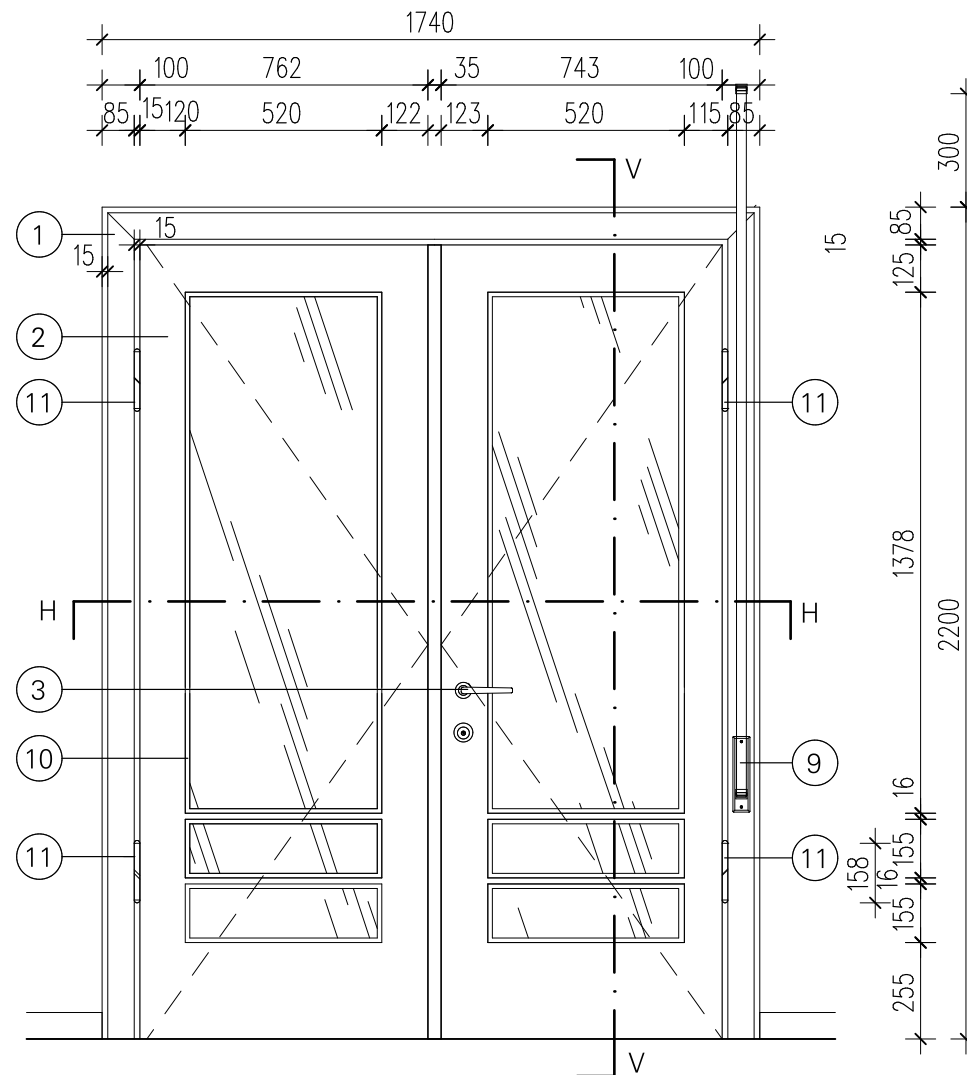
3.8 WINDOW TYPES					
TYPE NO.	DESCRIPTION	WAY OF OPENING	SIZE [CM]	MATERIAL FRAME	OCCURRENCE
TYPE NO. 01 - ORIGINAL BALCONY DOORS					
W.1.1	Double-leaf balcony door, living room	Side-hung	approx. 158x209	Wood	A, 02.L
W.1.2	Single-leaf balcony door, living room	Side-hung	approx. 82x209	Wood	00.C, (00.N) 02.C, 02.O
W.1.3	Single-leaf balcony door, kitchen	Side-hung	approx. 70x209	Wood	01.G, 02.G, R
TYPE NO. 02 - ORIGINAL DOUBLE-SASH WINDOWS					
W.2.1	2 sashes, living room	Casement	approx. 148x113	Wood	A, C, M, L
W.2.2	2 sashes, living/bedroom	Casement	approx. 179x67	Wood	C, D
W.2.3	2 sashes + laundry hatch below, bathroom	Casement, laundry hatch below	approx. 110x99	Wood	E
W.2.4	2 sashes + laundry hatch bathroom	Casement, laundry hatch next to it	approx. 149x68	Wood	P
W.2.5	2 sashes, living/bedroom	Casement	approx. 148x67	Wood	O, N
W.2.6	2 sashes, living room, opening boarded up	Casement	approx. 120x130	Wood	-1.A
W.2.7	Interior window, 2 sliding panes	Sliding	approx. 93x26	Wood	00.D, 02.D
W.2.8	Sliding window, 2 opening sashes above, fixed glazing below, staircase	Sliding	approx. 209x125	Wood	V
W.2.9	Sliding window, 2 opening sashes, basement	Sliding	approx. 90x70	Wood	-1.A
TYPE NO. 03 - ORIGINAL SINGLE-SASH WINDOWS					
W.3.1	WC window, single-sash	Casement	approx. 40x100	Wood	F, Q
W.3.2	Kitchen ventilation, pivot	1 pivoting sash	approx. 112x35	Wood	00.K, 01.G, 02.G
W.3.3	Kitchen window + 1 hatch	Casement, 1 laundry hatch below	approx. 43x122	Wood	01.G, 02.G
W.3.4	Kitchen window (+ 2 hatches)	Casement, 2 hatches below	approx. 74x122	Wood	01.R, 02.R
W.3.5	Kitchen, ground floor	Casement	approx. 70x99	Wood	00.R
W.3.6	Pivot window	1 pivoting sash	approx. 201x105.5	Wood	00.L
TYPE NO. 04 - NEW/REPLACED WINDOWS AND BALCONY DOORS					
W.4.1	Original opening, new window	/	/	/	-1.D, 00.R
W.4.2	Balcony glazing, originally no windows	/	/	/	T
W.4.3	New balcony door, new frame	/	/	/	-1.D, 01.L
W.4.4	New window/balcony door, original frame	/	/	/	00.N, 01.B
W.4.5	Original frame, sliding folding door, no door leaves	/	/	/	02.M/L, 02.N/T

CONTENT

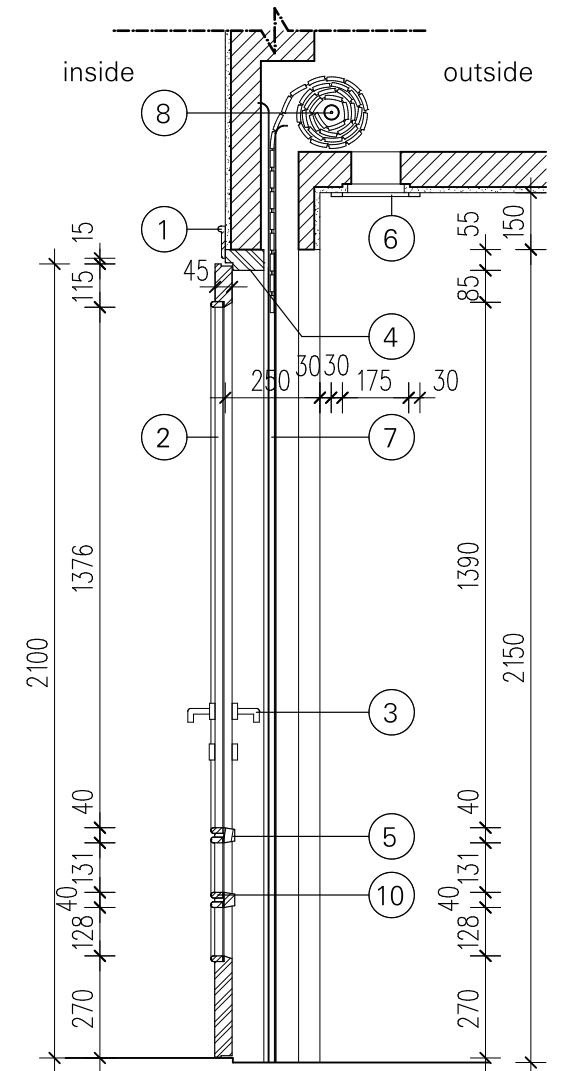
3.8 Windows and balcony doors



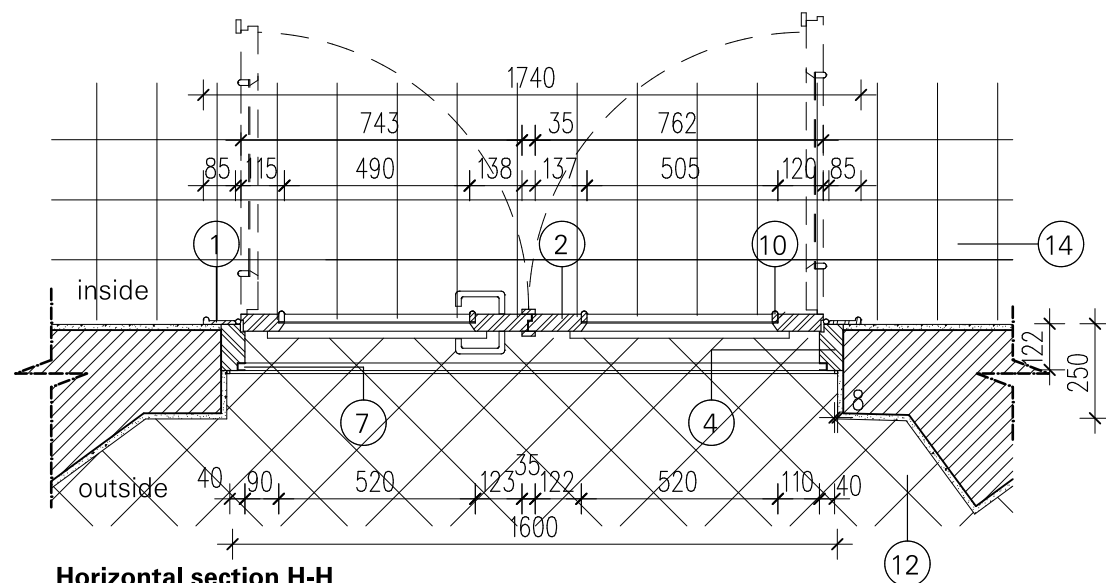
Exterior elevation
Scale 1:20



Interior elevation
Scale 1:20



Vertical section V-V
Scale 1:20

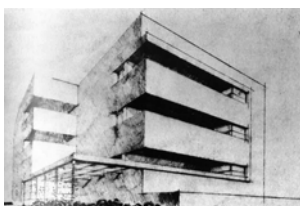


Horizontal section H-H
Scale 1:20

- | | | |
|--|---|--|
| ① Casing with half-round edge trim, wood | ⑥ Cover of inspection opening for shutter box, original, wood | ⑪ Rising butt hinge, original |
| ② Frame door with 3 glass panes, wood (white spruce), drawn sheet glass, clear, original | ⑦ Guide rail for roller shutters, U-channel, galvanized steel | ⑫ Floor tiles, terrazzo, yellowish beige, 20 x 20 x 1 cm |
| ③ Door handle, not original | ⑧ Roller shutter: operating mechanism original, curtain, not original | |
| ④ Butt frame door, wood (white spruce) | ⑨ Built-in container, original, cover steel sheet, roller shutter tape not original | |
| ⑤ Door glazing bars, exterior: trapezoidal rectangular section 30 x 40 mm, wood | ⑩ Glazing bar, with rounded edges, wood, 10 x 10 mm | |

W.1.1

Double-leaf balcony door
Rooms A + L
Window shown W02.L.25

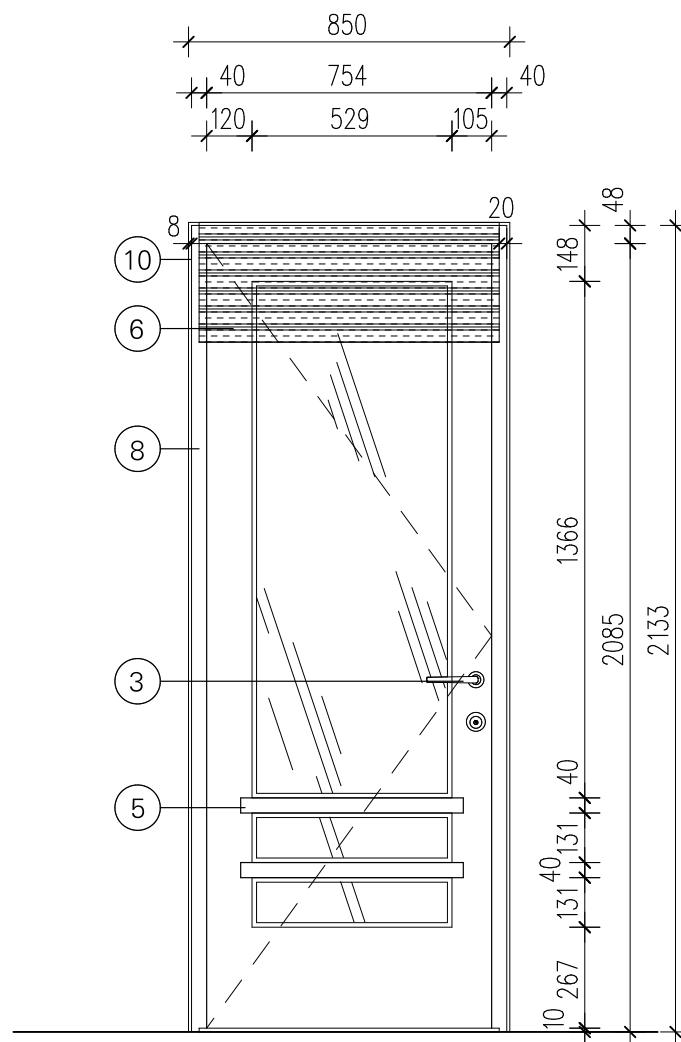


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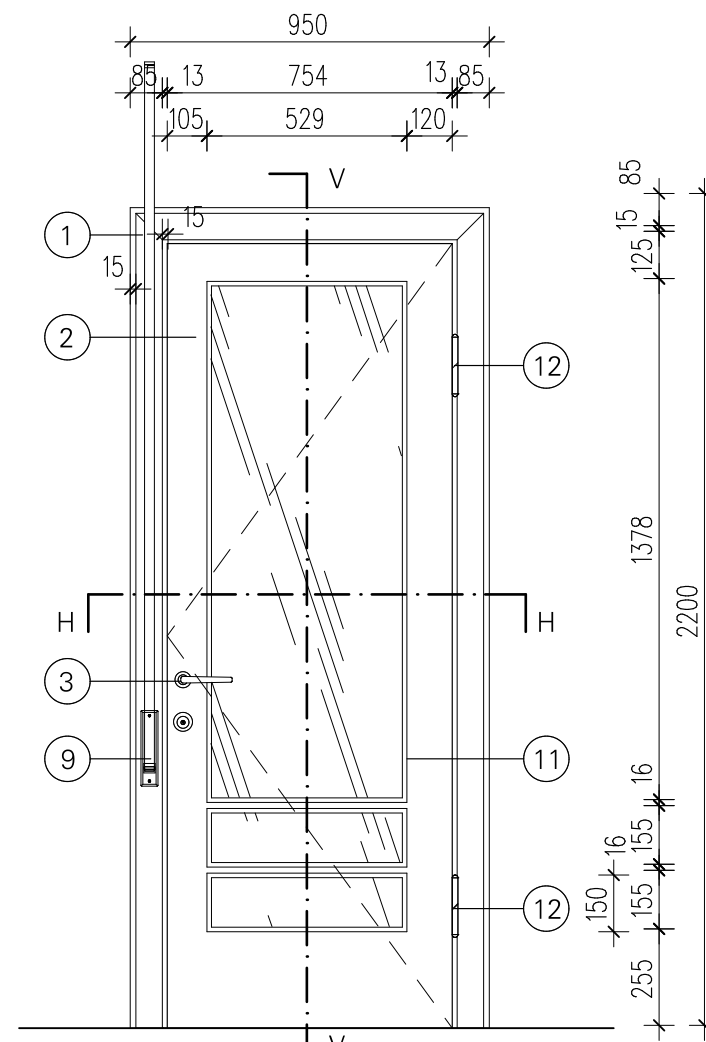
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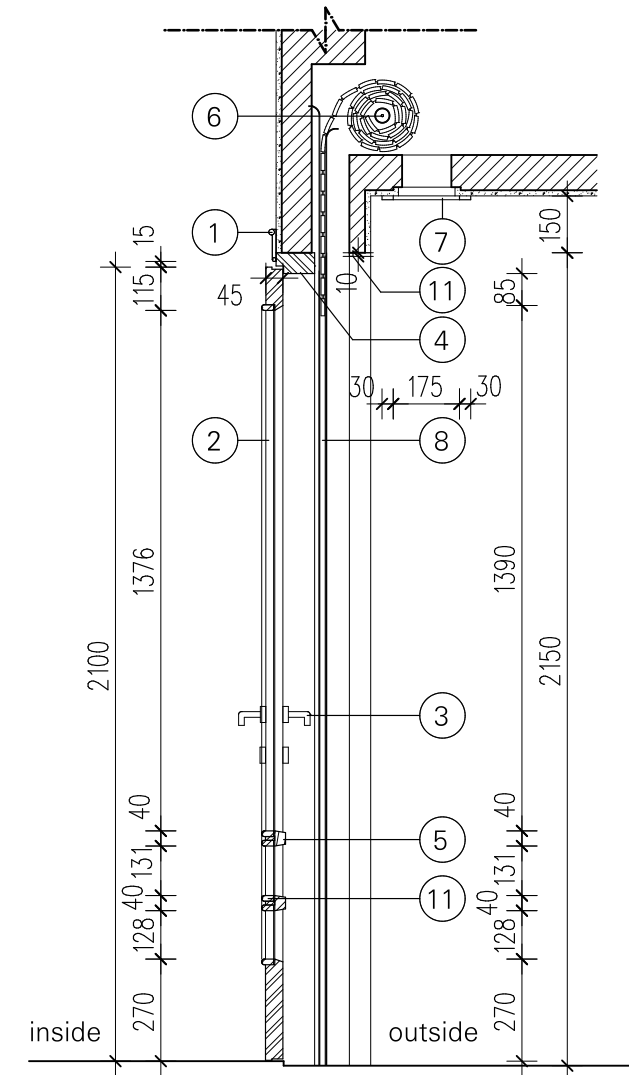
3.8 Windows and balcony doors



Exterior elevation
Scale 1:20

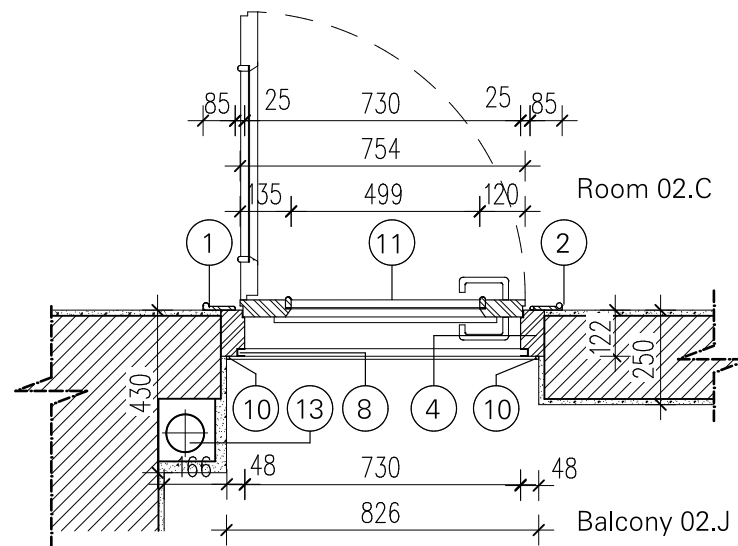


Interior elevation
Scale 1:20



Vertical section V-V
Scale 1:20

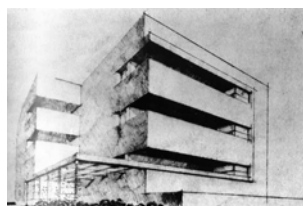
- ① Casing with half-round edge trim, wood (white spruce)
- ② Wooden frame door with 3 glass panes, drawn sheet glass, clear, original
- ③ Door handle, not original
- ④ Butt frame door, wood (white spruce)
- ⑤ Door glazing bars, exterior: trapezoidal rectangular section 30 x 40 mm, wood
- ⑥ Roller shutter: operating mechanism original, curtain not original
- ⑦ Cover of inspection opening for shutter box, original, wood
- ⑧ Guide rail for roller shutters, U-channel, galvanized steel
- ⑨ Built-in container, original, cover steel sheet, roller shutter tape not original
- ⑩ Cover strip
- ⑪ Glazing bar with rounded edges, wood, 10 x 10 mm
- ⑫ Rising butt hinge, original
- ⑬ Cased wall-mounted drainpipe



Horizontal section H-H
Scale 1:20

W.1.2

Single-leaf balcony door
Rooms C + O
Window shown W02.C.04

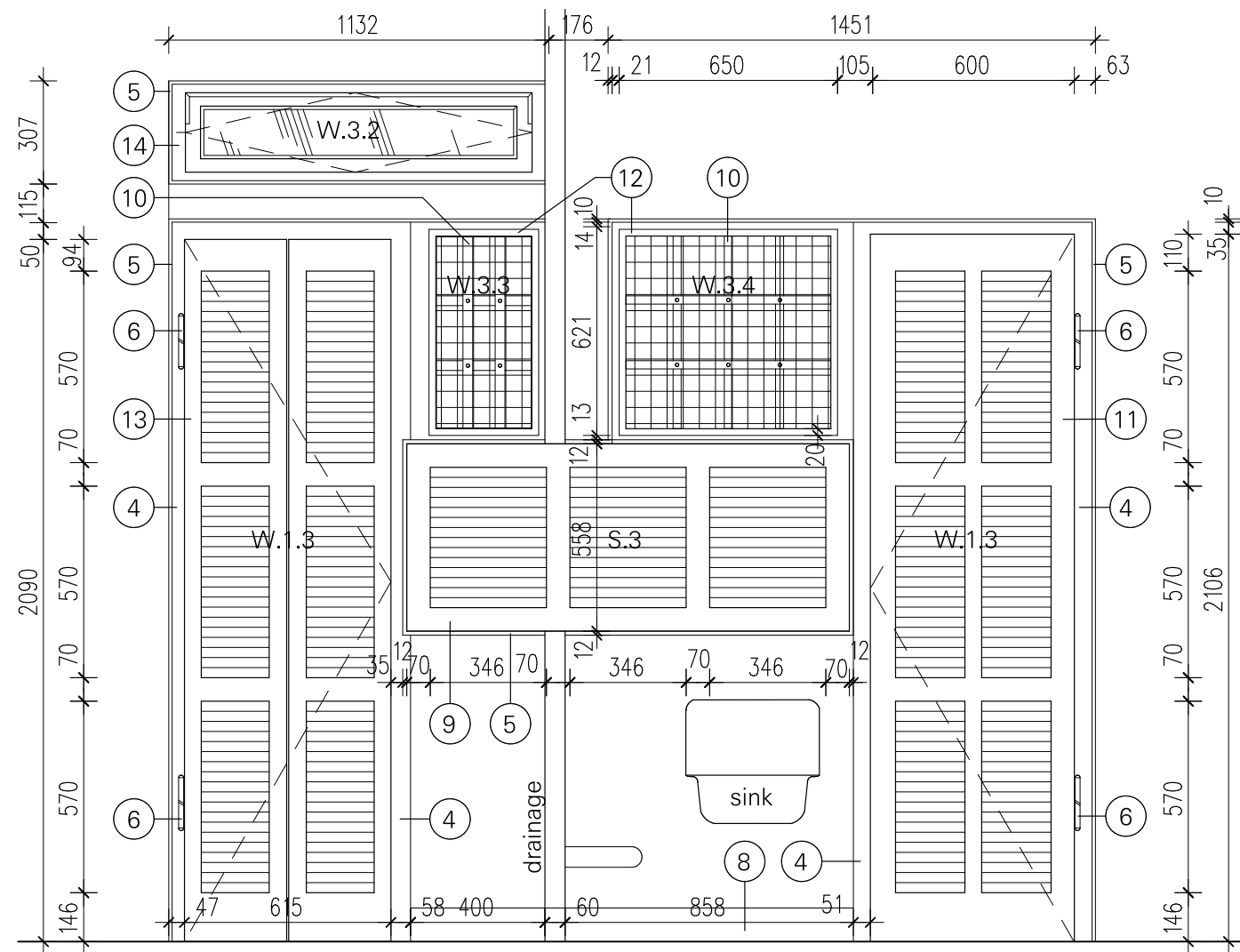


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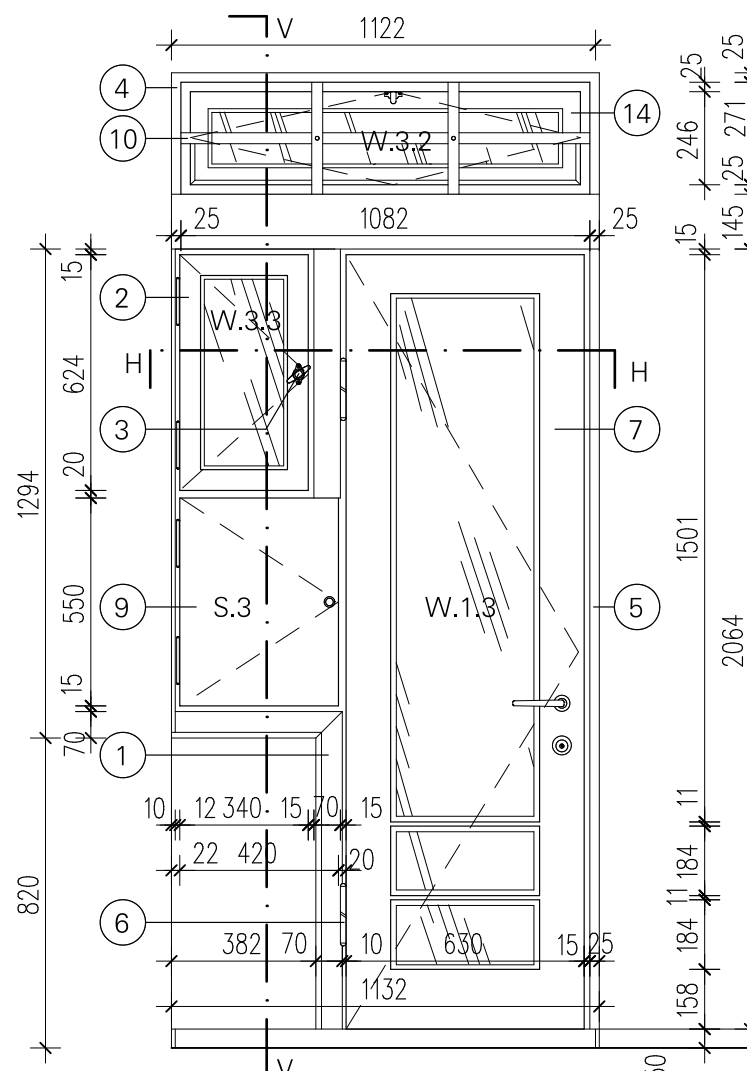
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3.8 Windows and balcony doors

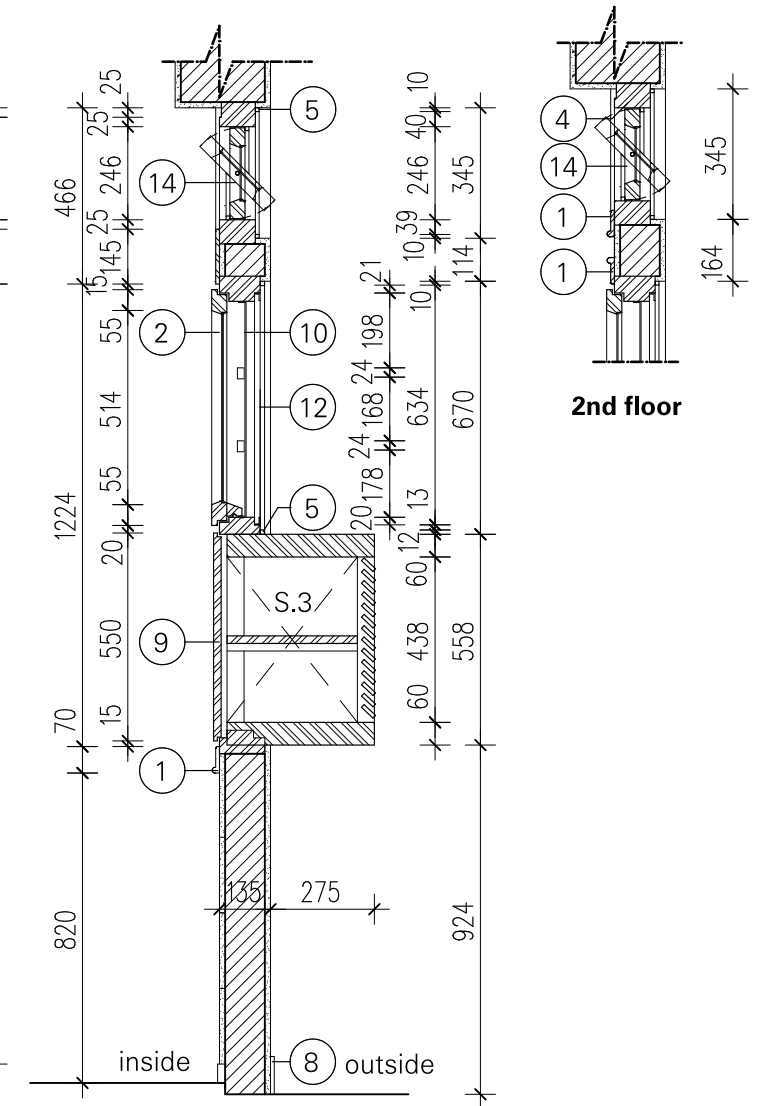


Exterior elevation, 1st floor
Scale 1:20

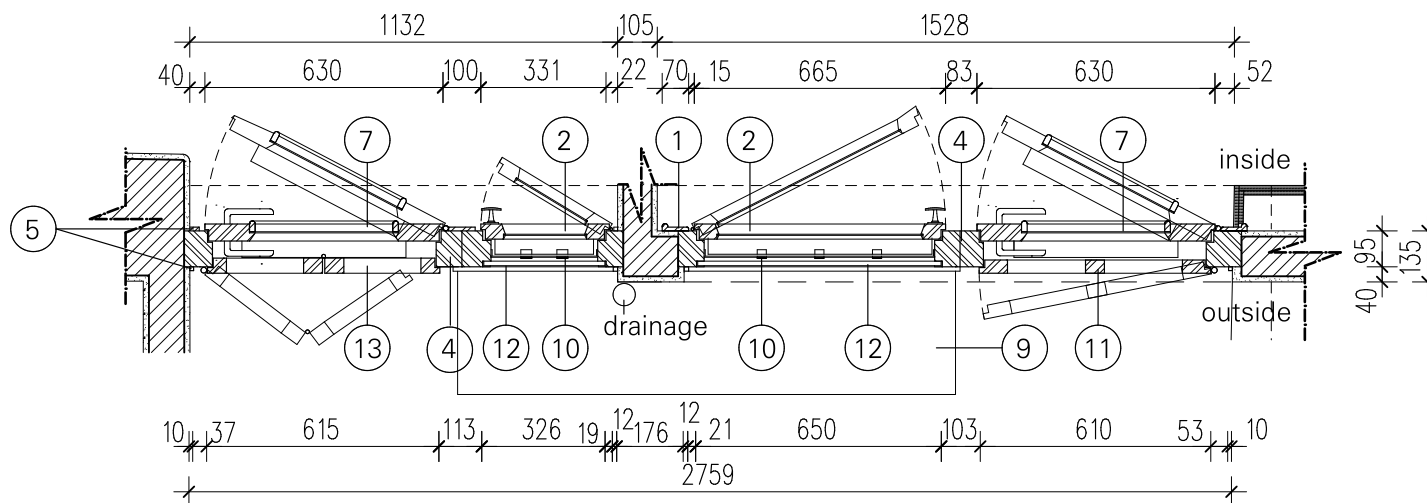


Interior elevation room G, 1st floor
Scale 1:20

Vertical section V-V (W.3.2/ W.3.3), 1st floor
Scale 1:20



2nd floor

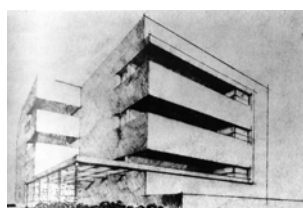


Horizontal section H-H, 1st floor
Scale 1:20

- | | | |
|--|--|--|
| ① Casing with half-round edge trim | ⑦ Wooden frame door with 3 glass panes, clear glass, original | ⑫ Exterior-mounted steel frame with woven wire mesh |
| ② Side-hung casement, clear glass | ⑧ Base tiles 10 cm, terrazzo | ⑬ Folding shutters with louvers, 3 panels, slats 30 x 7 mm, wood, espagnolette bolt inside |
| ③ Oval knob (original) brass, surface finish nickel silver (stamped "NICKSIL" on shaft of handle), prob. manufacturer Wehag, espagnolette bolt | ⑨ Ventilated outdoor cabinet, wood, original, slats 30 x 7 mm, Side-hung door, knob not original Wooden shelves on battens | ⑭ Pivoting sash, clear glass, beveled glazing bars, locking latch with eyelet inside |
| ④ Block frame window / butt frame door, wood, painted | ⑩ Window grille, flat steel, probably original, attached to window frame | |
| ⑤ Cover strip | ⑪ Louver door with 6 panels, slats 30 x 7 mm, espagnolette bolt inside | |
| ⑥ Rising butt hinge, original | | |

W.1.3/ W.3.2/ W.3.3/ W.3.4/ S.3

**Balcony door and window,
Kitchen G, Balcony K,
shown here: 3rd floor**

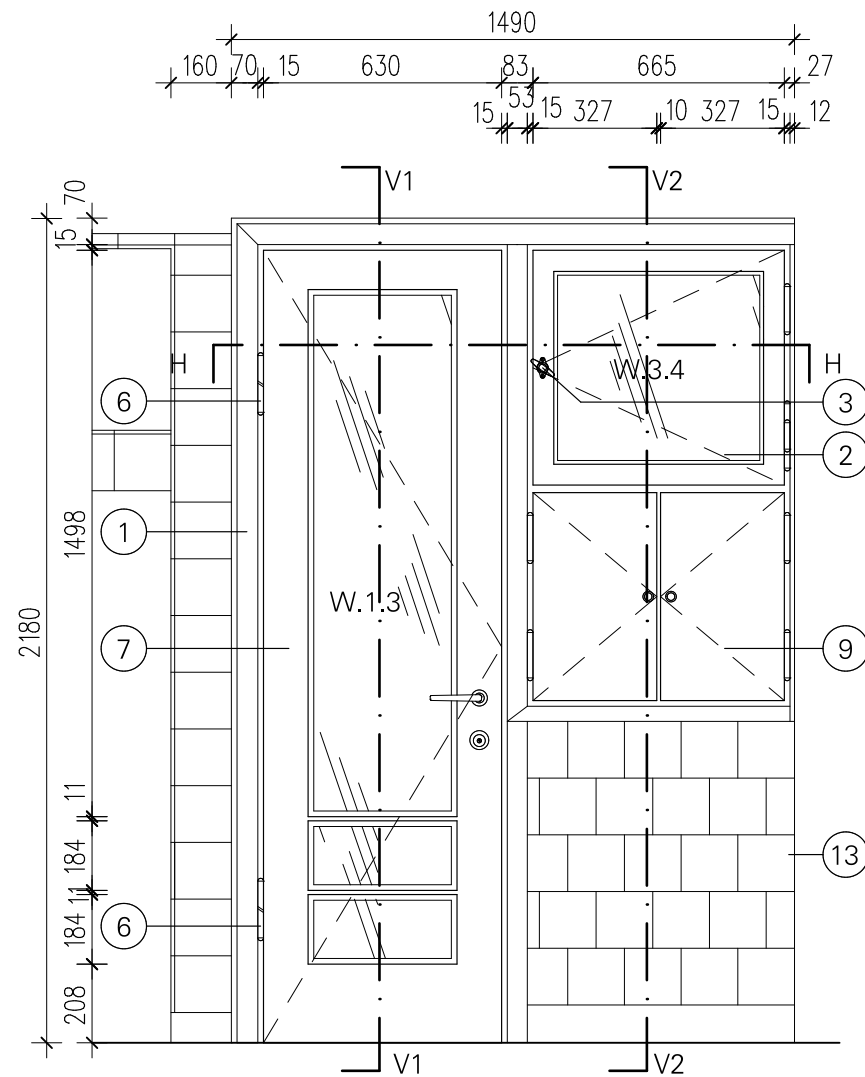


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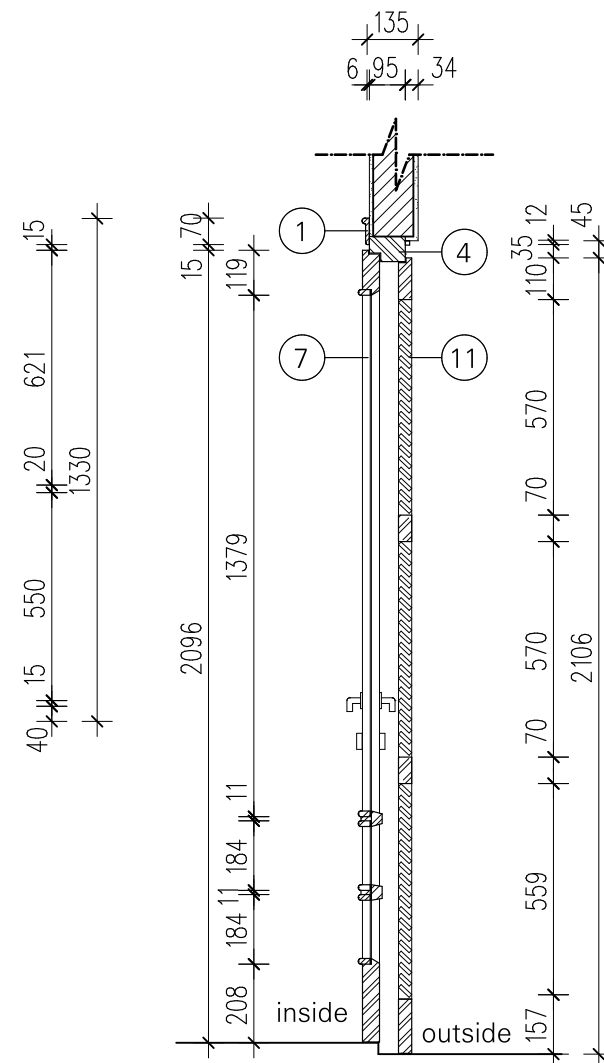
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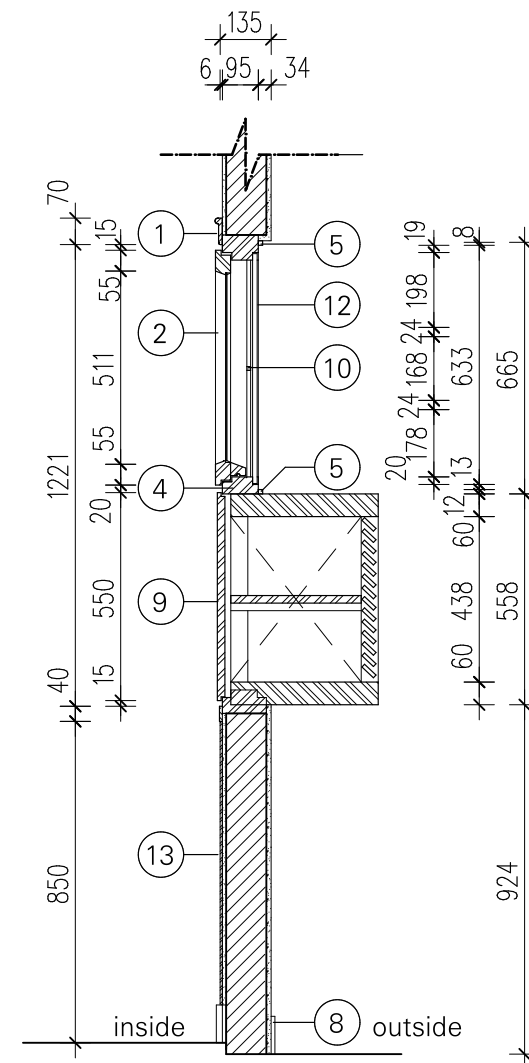
3.8 Windows and balcony doors



Interior elevation room R, 2nd floor
Scale 1:20

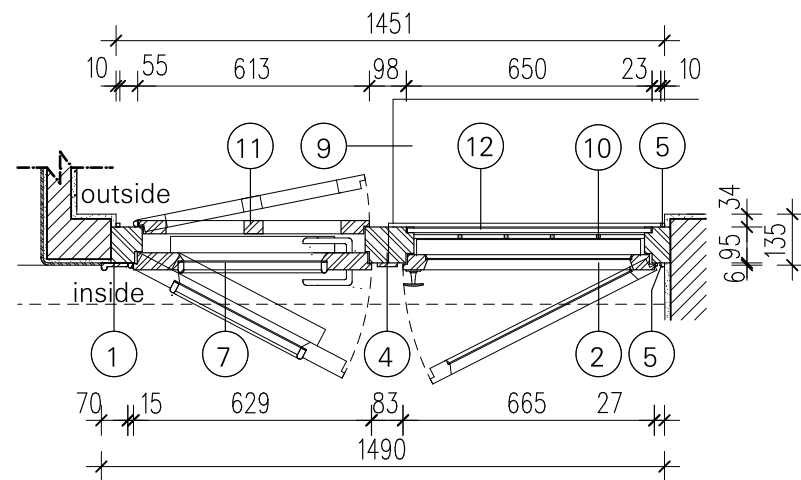


Vertical section V1-V1 (W.1.3)
Scale 1:20



Vertical section V2-V2 (W.3.4), 2nd floor
Scale 1:20

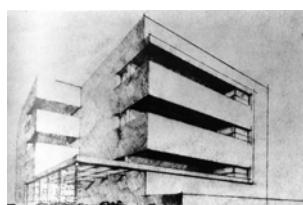
- ① Casing with half-round edge trim
- ② Side-hung casement, clear glass
- ③ Oval knob (original) brass, surface finish nickel silve (stamped "NICKSIL" on shaft of handle), presumably manufactured by Wehag, espagnolette bolt
- ④ Block frame window / butt frame door, wood
- ⑤ Cover strip
- ⑥ Rising butt hinge, original
- ⑦ Wooden frame door with 3 glass panes, clear glass, original
- ⑧ Base tiles 10 cm, terrazzo
- ⑨ Ventilated outdoor cabinet, wood, original, slats 30 x 7 mm, side-hung door, knob not original, wooden shelves on battens
- ⑩ Window grille, steel struts fixed to the window fran
- ⑪ Louver door with 6 panels, slats 30 x 7 mm, espagnolette bolt inside
- ⑫ Exterior-mounted steel frame with woven wire mesh, not original
- ⑬ Original tiles, 15 x 15 cm



Horizontal section H-H, 2nd floor
Scale 1:20

W.1.3/ W.3.4/ S2

Balcony door and window
Kitchen R,
shown here: 2nd floor

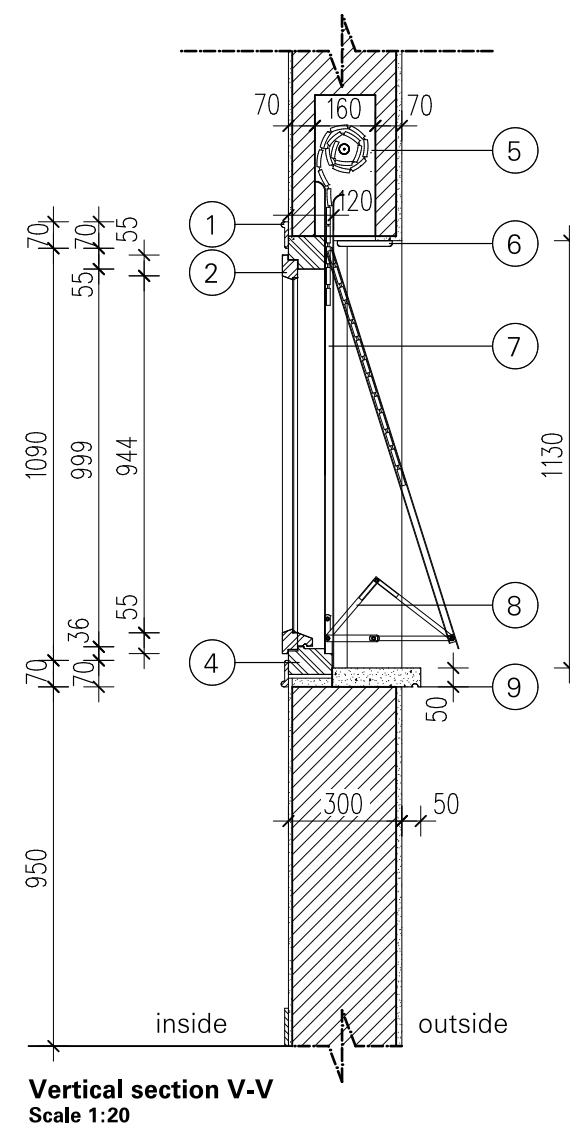
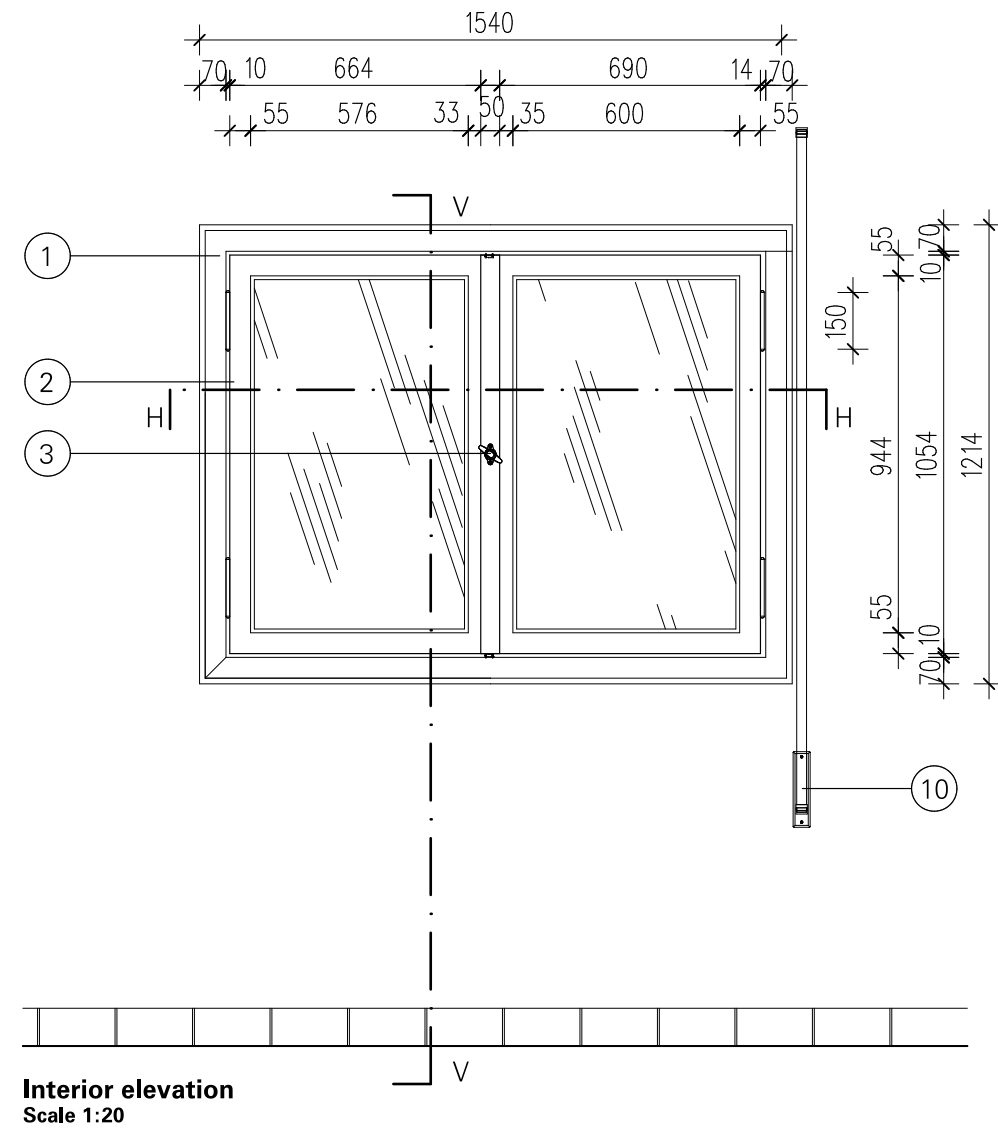


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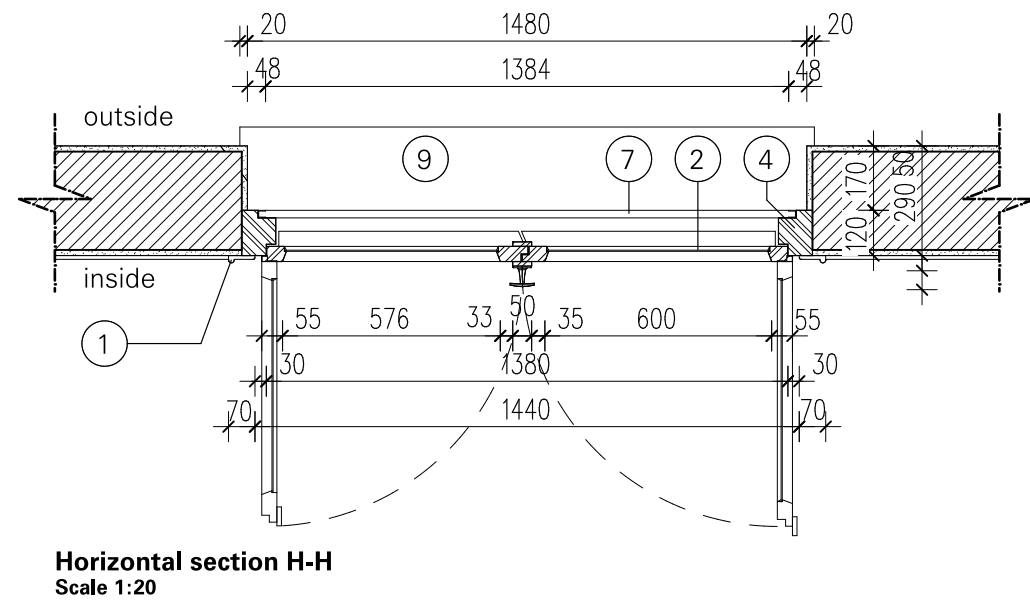
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3.8 Windows and balcony doors

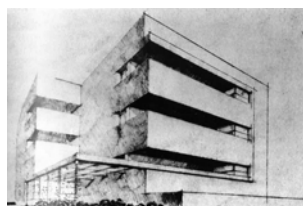


- ① Casing with half-round edge trim
- ② Side-hung casement, clear glass
- ③ Oval knob (original) brass, surface finish nickel silver (stamped "NICKSIL" on shaft of handle) presumably manufactured by the German producer Wehag, espagnolette bolt
- ④ Block frame window, wood
- ⑤ Roller shutter: curtain, not original
- ⑥ Cover of inspection opening for shutter box, original, wood, painted white
- ⑦ Guide rail for roller shutter, U-channel, galvanized steel
- ⑧ Folding stay for roller shutter, galvanized steel
- ⑨ Exterior window sill, terrazzo yellowish-beige, original, with drip groove
- ⑩ Built-in container, original, cover steel sheet, roller shutter tape not original



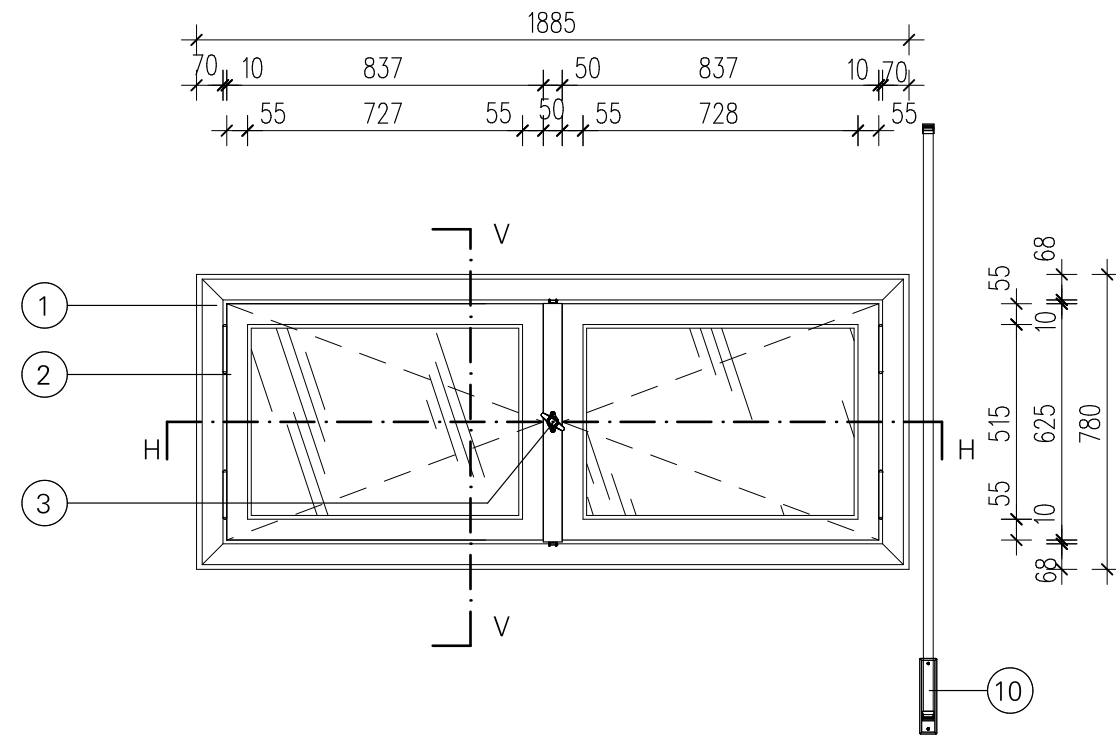
W.2.1.1

Double-sash casement window
Rooms A, M + L
Window shown W02.A.01

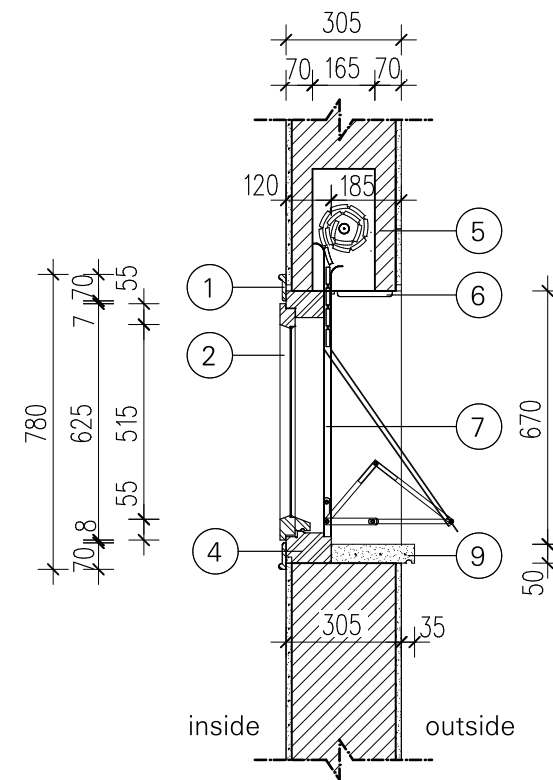


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3.8 Windows and balcony doors

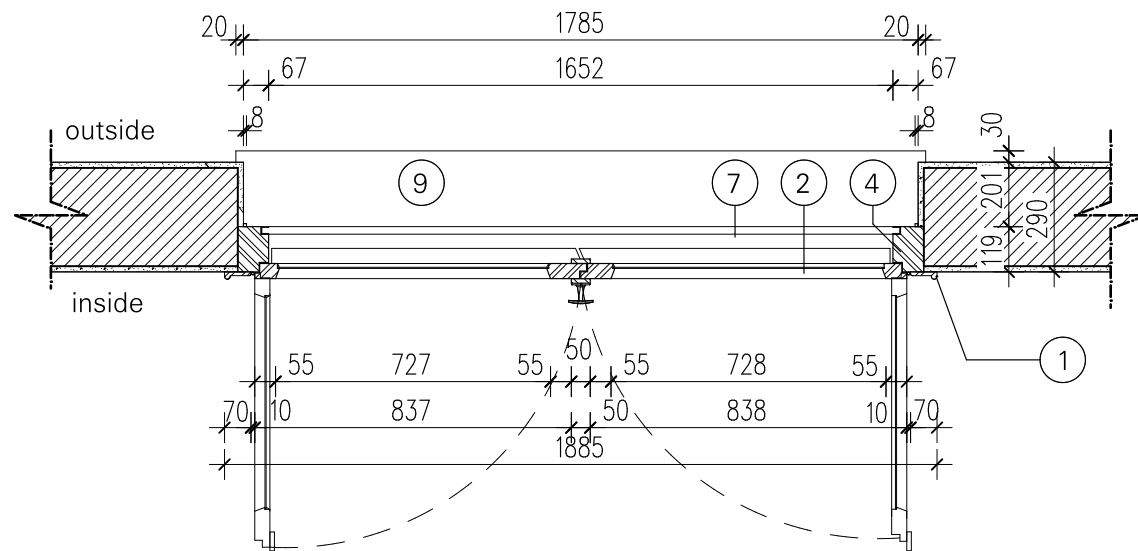


Interior elevation
scale 1:20



Vertical section V-V
Scale 1:20

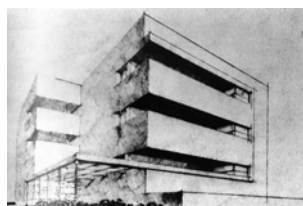
- ① Casing with half-round edge trim
- ② Side-hung casement, clear glass
- ③ Oval knob (original) brass, surface finish nickel silver (stamped "NICKSIL" on shaft of handle), presumably manufactured by the German producer Wehag, espagnolette bolt
- ④ Block frame window, wood
- ⑤ Roller shutter: curtain, not original
- ⑥ Cover of inspection opening for shutter box, original, wood, painted white
- ⑦ Guide rail for roller shutters, U-channel, galvanized steel
- ⑧ Folding stay mechanism for roller shutter, galvanized steel galvanized steel
- ⑨ Exterior window sill, yellowish terrazzo, partly original, with drip groove
- ⑩ Built-in container, original, cover steel sheet, roller shutter tape not original



Horizontal section H-H
Scale 1:20

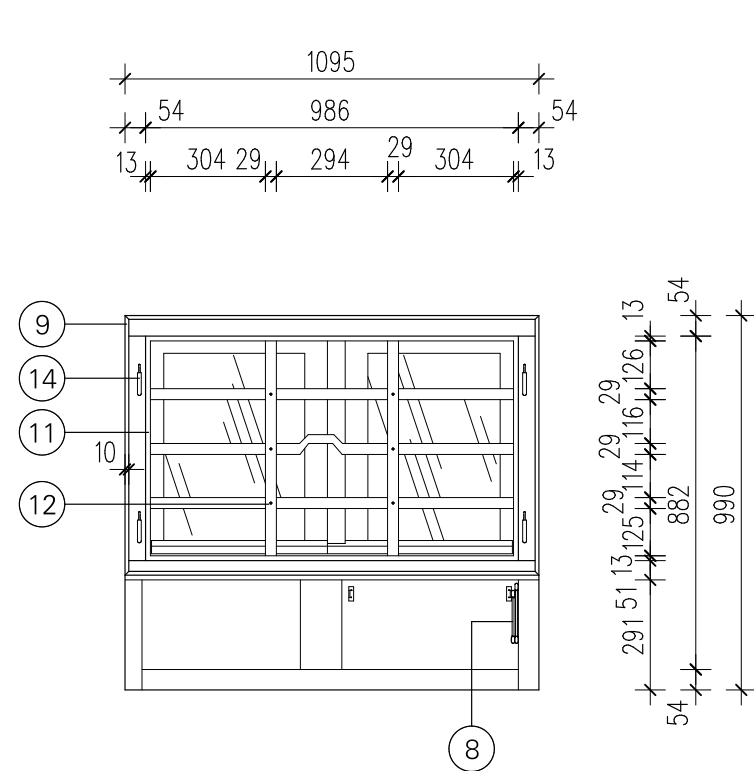
W.2.2

Double-sash casement window
Rooms C + D
Window shown W02.D.07

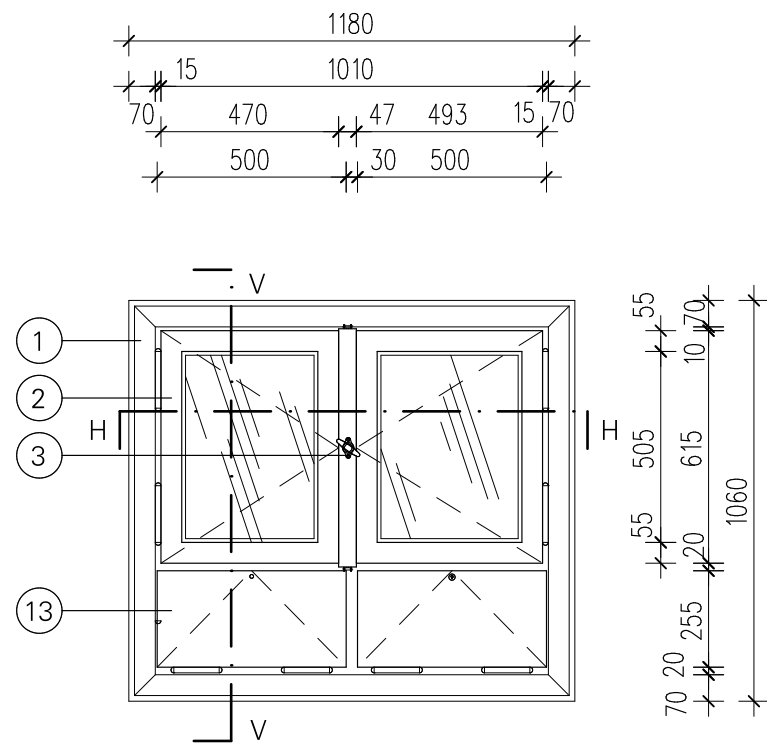


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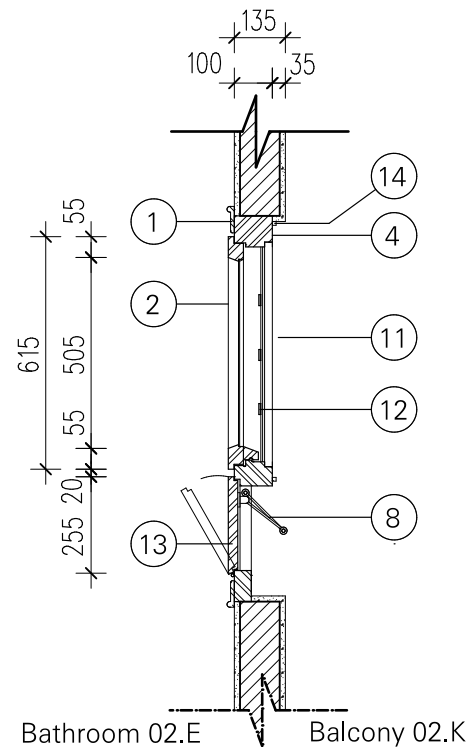
CONTENT
3.8 Windows and balcony doors



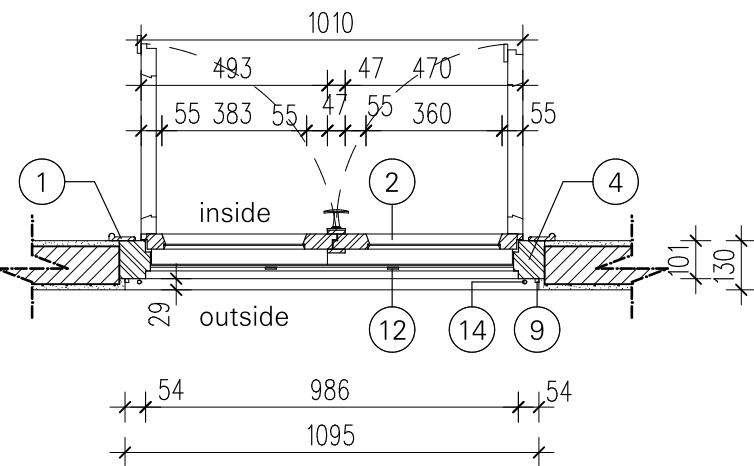
Exterior elevation
Scale 1:20



Interior elevation
Scale 1:20



Vertical section V-V
Scale 1:20

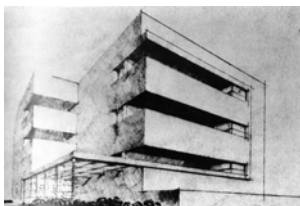


Horizontal section H-H
Scale 1:20

- ① Casing with half-round edge trim
- ② Side-hung casement, textured glass
- ③ Oval knob (original) brass, surface finish nickel silver (stamped "NICKSIL" on shaft of handle) presumably manufactured by the German producer Wehag, espagnolette bolt
- ④ Block frame window, wood
- ⑧ Stay for wooden panel
- ⑨ Cover strip, square section 10 x 10 mm
- ⑪ Casing of window reveal with fixed lugs for grille
- ⑫ Window grille, probably original, flat steel, painted, attached to steel lugs in the window frame
- ⑬ Laundry hatch, wood, opening inward, rounded edges and handle (not original)
- ⑭ Hinge spigots on both sides of window for former original shutters

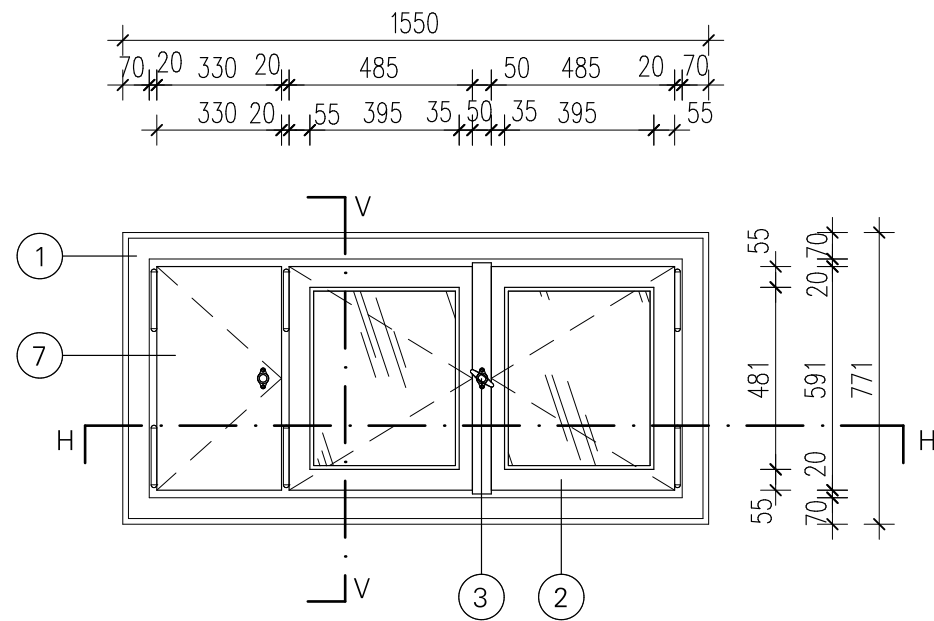
W.2.3

Double-sash casement window, laundry hatches
Room E
Window shown W02.E.08

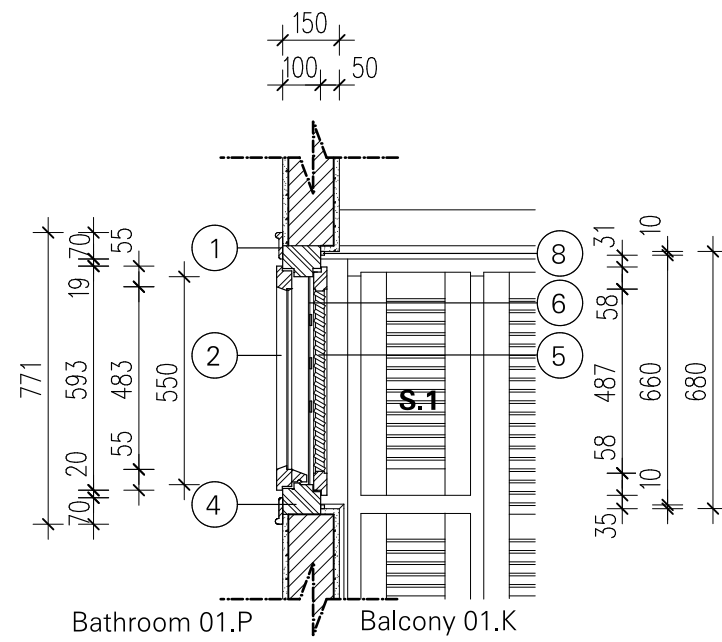


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3.8 Windows and balcony doors

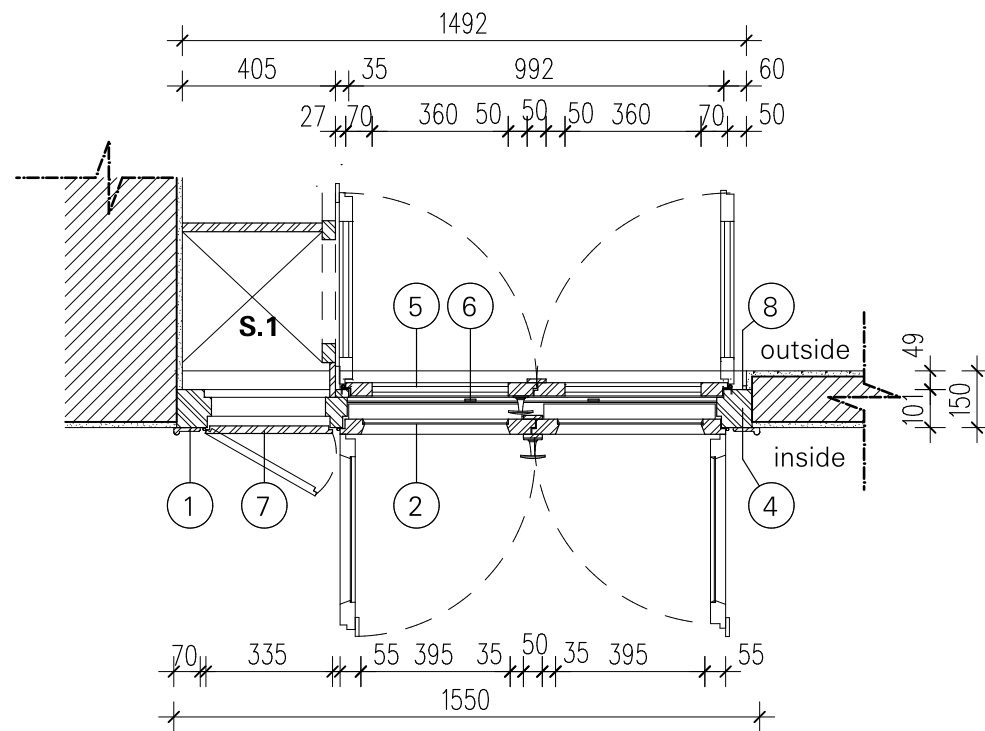


Interior elevation
scale 1:20



Vertical section V-V
Scale 1:20

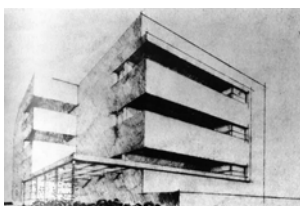
- ① Casing with half-round edge trim
- ② Side-hung casement, textured glass
- ③ Oval knob (original) brass, surface finish nickel silver (stamped "NICKSIL" on shaft of handle), presumably manufactured by the German producer Wehag, espagnolette bolt
- ④ Block frame window, wood
- ⑤ Exterior folding shutters, wooden frame with louver panels
- ⑥ Window grille, probably original, flat steel, painted, attached to steel lugs in the window frame
- ⑦ Laundry hatch, wood, opening inward, rounded edges and handle (not original)
- ⑧ Cover strip, square section 12 x 12 mm



Horizontal section H-H
Scale 1:20

W.2.4

Double-sash casement window, laundry hatch
Room P
Window shown W01.P.15

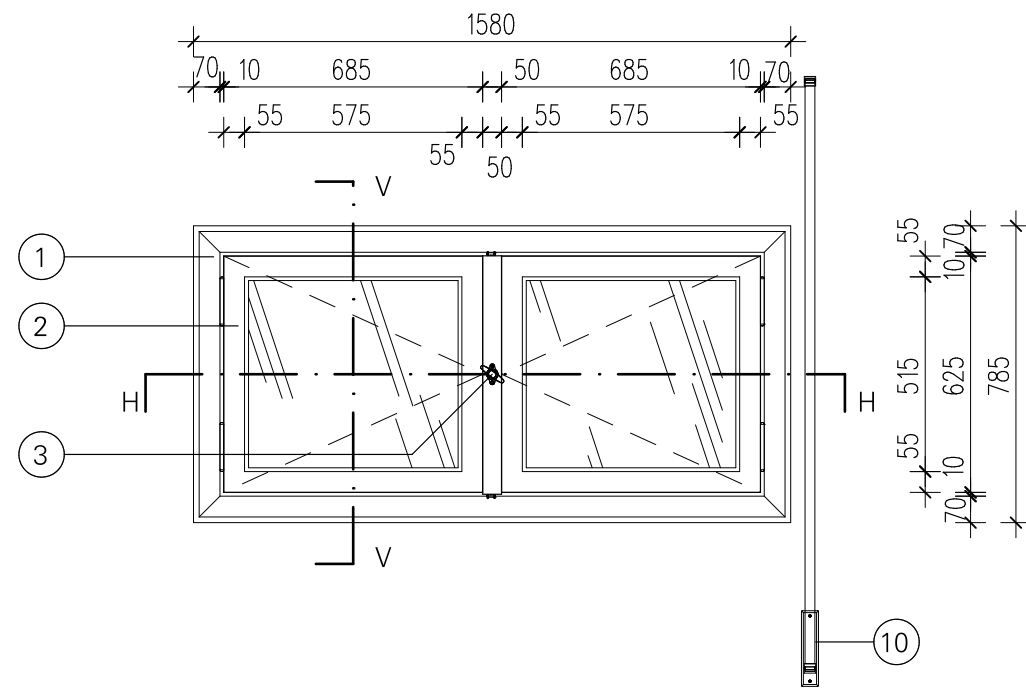


PROJECT

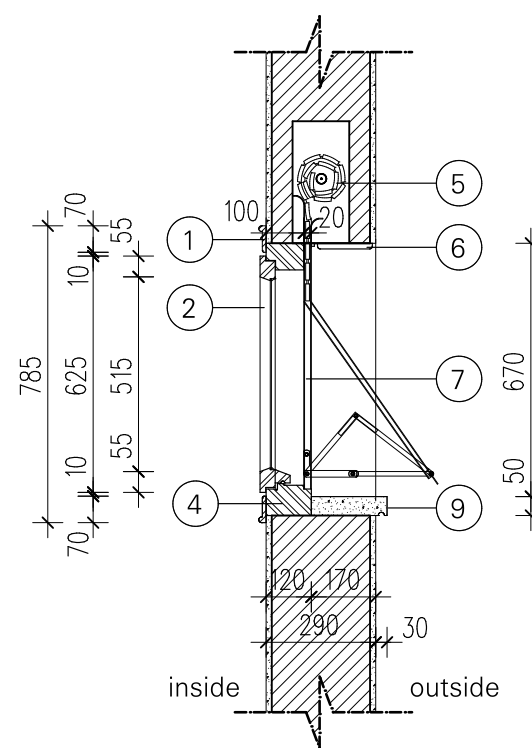
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CONTENT

3.8 Windows and balcony doors



interior elevation
Scale 1:20

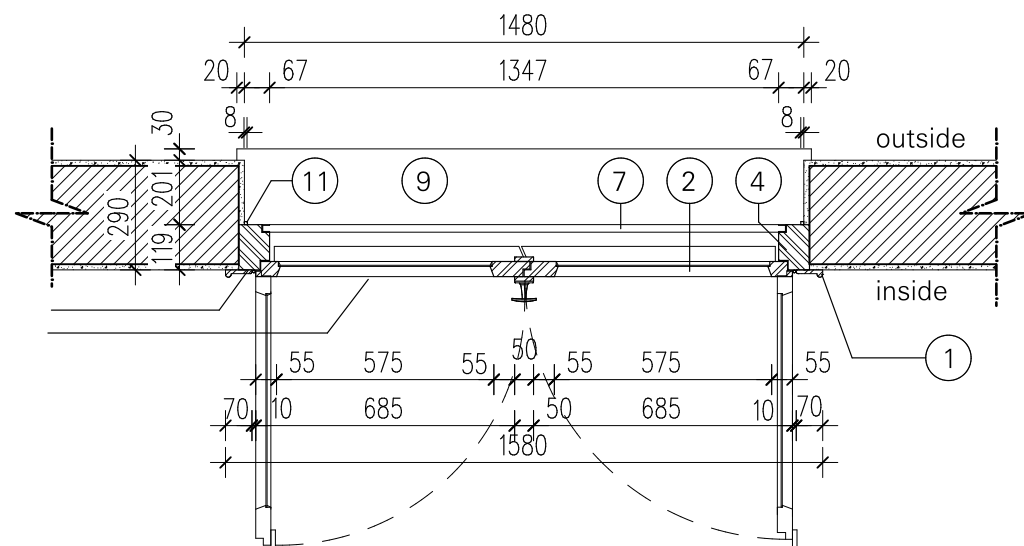


Vertical section V-V
Scale 1:20

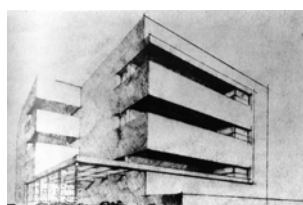
- ① Casing with half-round edge trim
- ② Side-hung casement, clear glass
- ③ Oval knob (original) brass, surface finish nickel silver (stamped "NICKSIL" on shaft of handle), presumably manufactured by the German producer Wehag, espagnolette bolt
- ④ Block frame window, wood
- ⑤ Roller shutter: curtain, not original
- ⑥ Cover of inspection opening for shutter box, original, wood, painted white
- ⑦ Guide rail for roller shutters, U-channel, galvanized steel
- ⑧ Folding stay mechanism for roller shutter, galvanized steel
- ⑨ Exterior window sill, yellowish terrazzo, original, with drip groove
- ⑩ Built-in container, original, cover steel sheet, roller shutter tape not original
- ⑪ Half-round cover strip

W.2.5

Double-sash casement window
Rooms O + N
Window shown W02.O.17



Horizontal section H-H
Scale 1:20

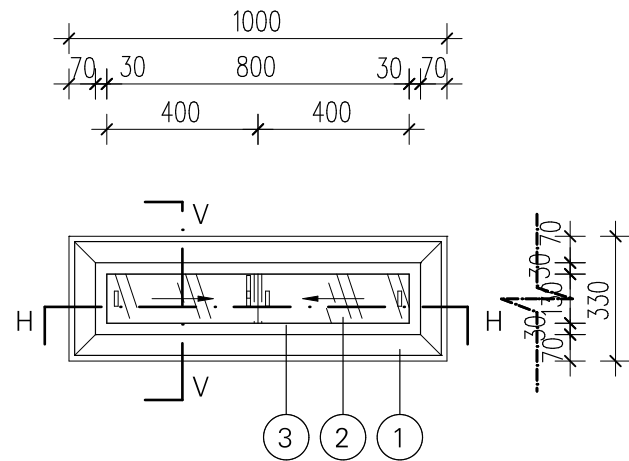


PROJECT

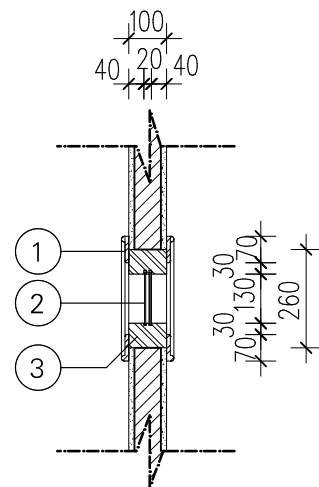
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CONTENT

3.8 Windows and balcony doors

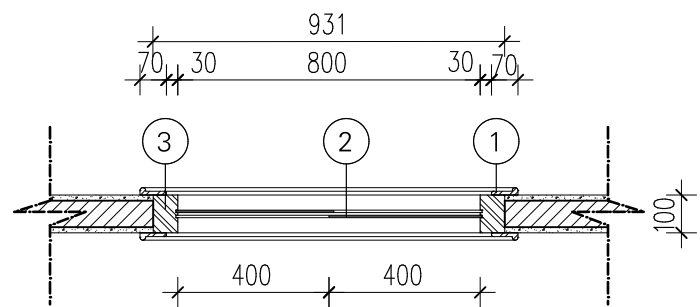


Elevation
Scale 1:20



Vertical section V-V
Scale 1:20

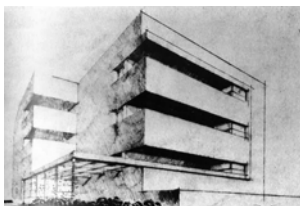
- ① Casing with half-round edge trim, painted
- ② Sliding window, 2 opening panes, clear glass
- ③ Block frame, wood, painted



Horizontal section H-H
Scale 1:20

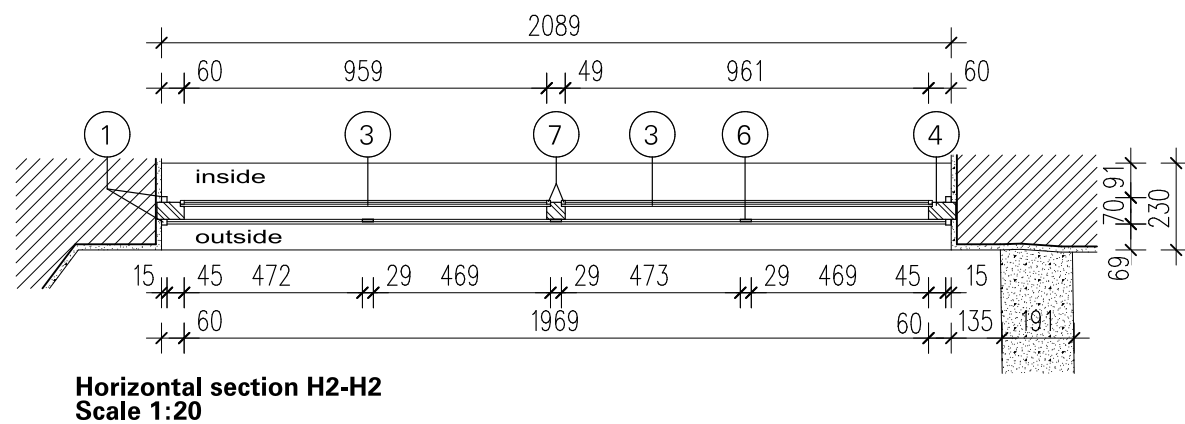
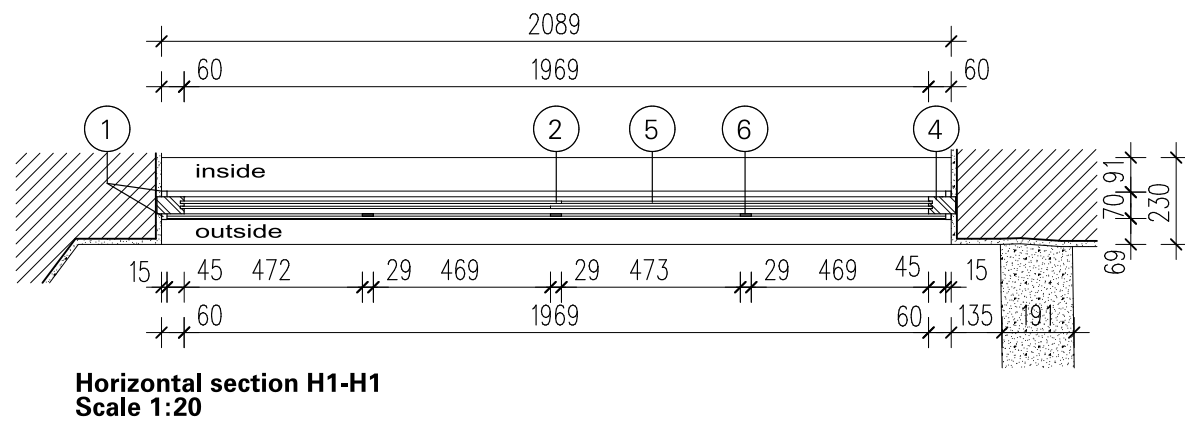
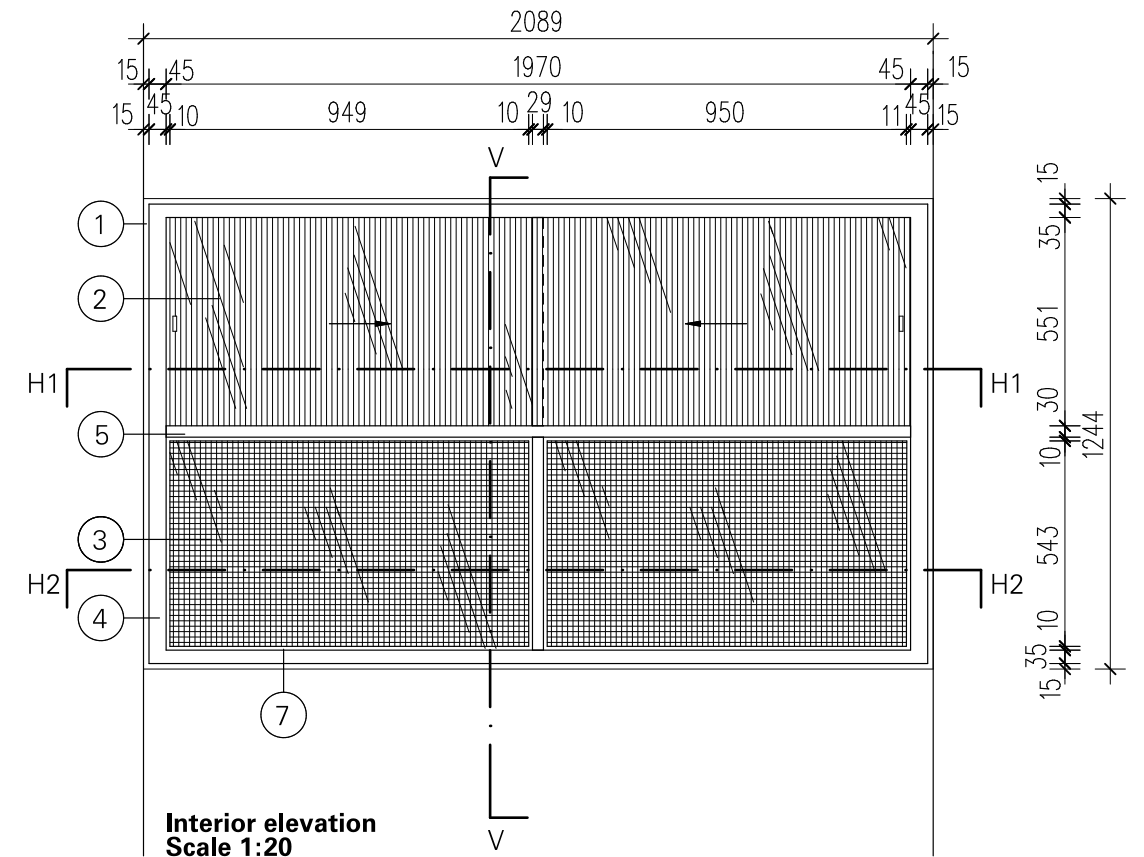
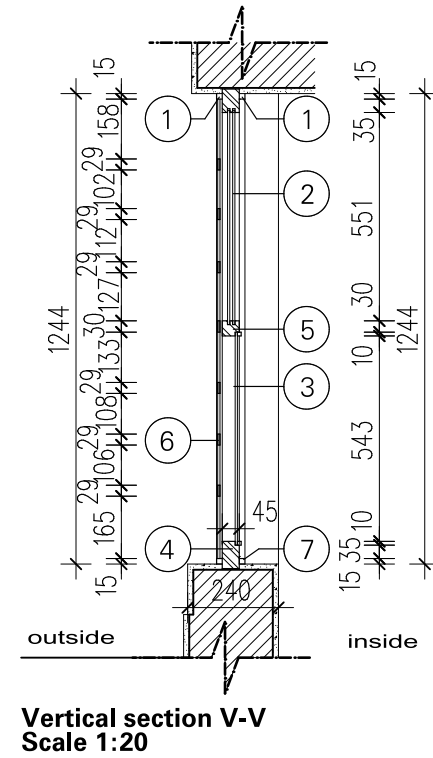
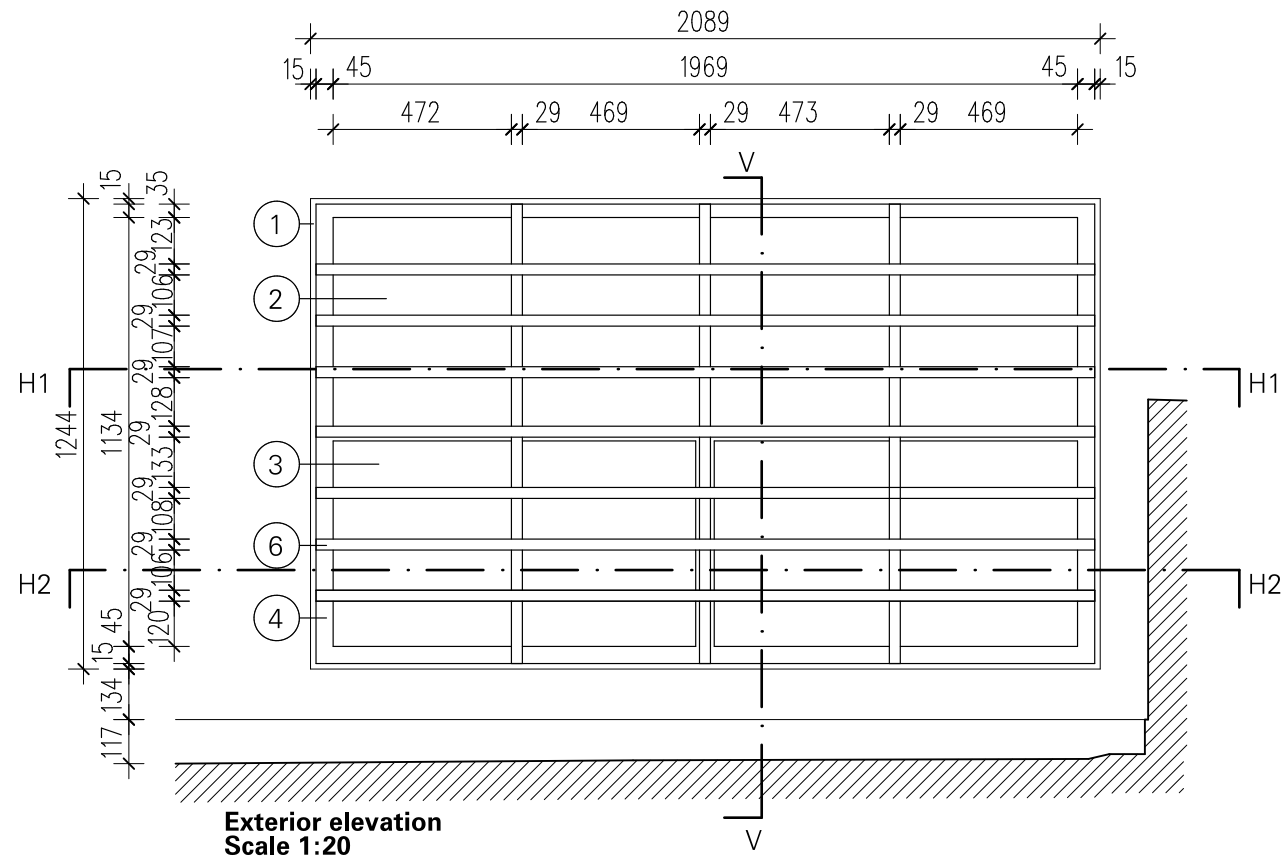
W.2.7

Double-sash sliding window, interior
Room D
Window shown W02.D.27



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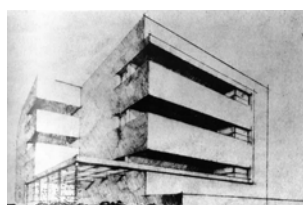
CONTENT
3.8 Windows and balcony doors



- ① Cover strip, square section 15 x 15 mm
- ② Sliding window, corrugated glass, approx. 7 grooves/cm, original
- ③ Fixed glazing, wire glass, original, mesh spacing 7mm
- ④ Block frame window with transom, wood, painted
- ⑤ Transom moulding with grooves for sliding panels
- ⑥ Window grille, flat steel, original, screwed onto wooden frame
- ⑦ Glazing bar, square section 10 x 10 mm

W.2.8

**Double-opening sliding window,
lower sash fixed glazing
Room V
Window shown W01.V.25**

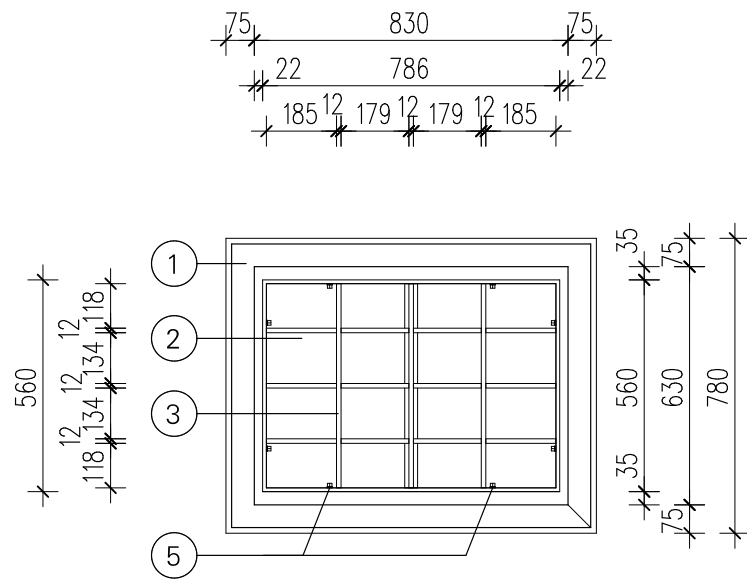


PROJECT

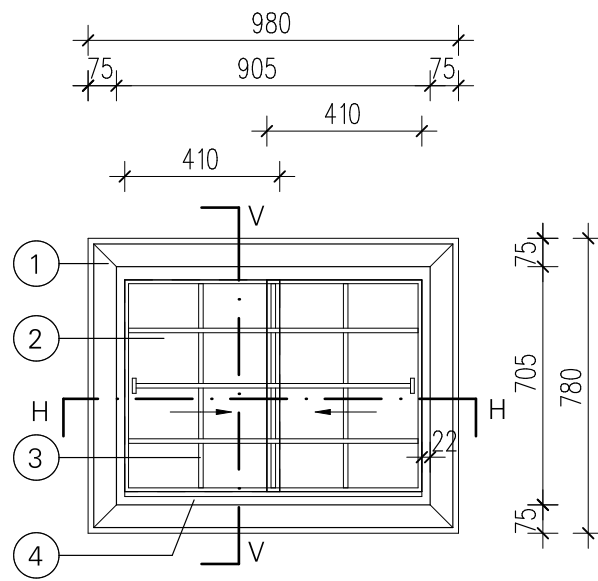
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CONTENT

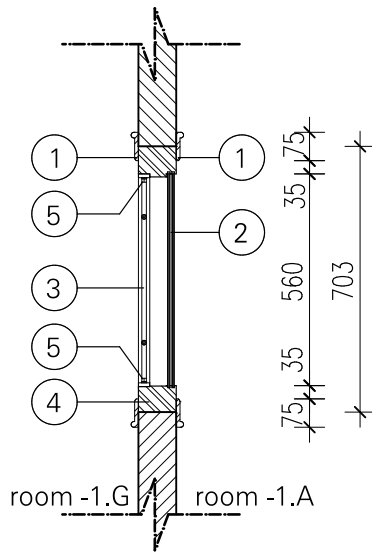
3.8 Windows and balcony doors



Elevation room G
Scale 1:20

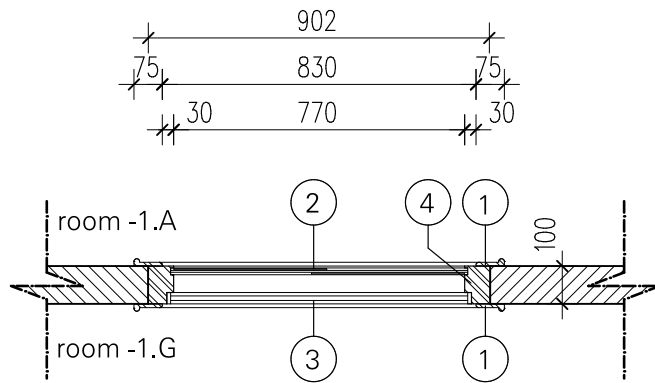


Elevation room A
Scale 1:20



Vertical section V1-V1
Scale 1:20

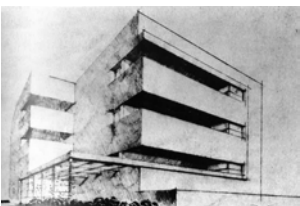
- ① Casing with half-round edge trim
- ② Sliding window, original, 2 opening panes, clear glass
- ③ Window grille, square section bar, steel, painted not original
- ④ Block frame window, wood
- ⑤ Fastenings for former original grille



Horizontal section H-H
Scale 1:20

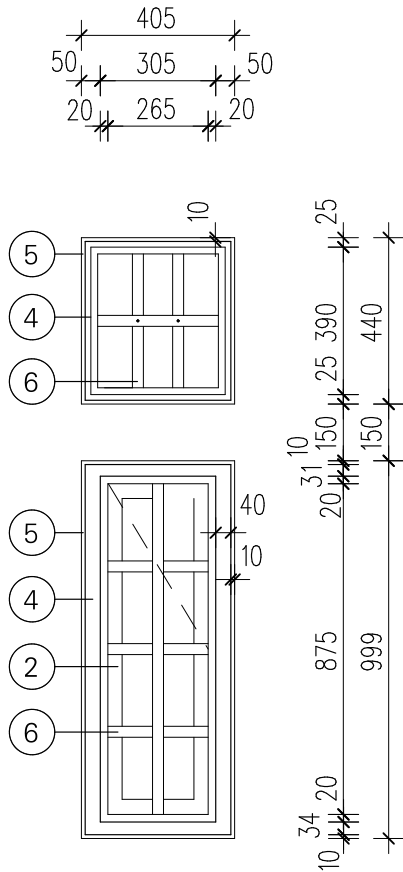
W.2.9

Double-opening sliding window, interior
Basement -1A/G
Window shown W-1.A.06

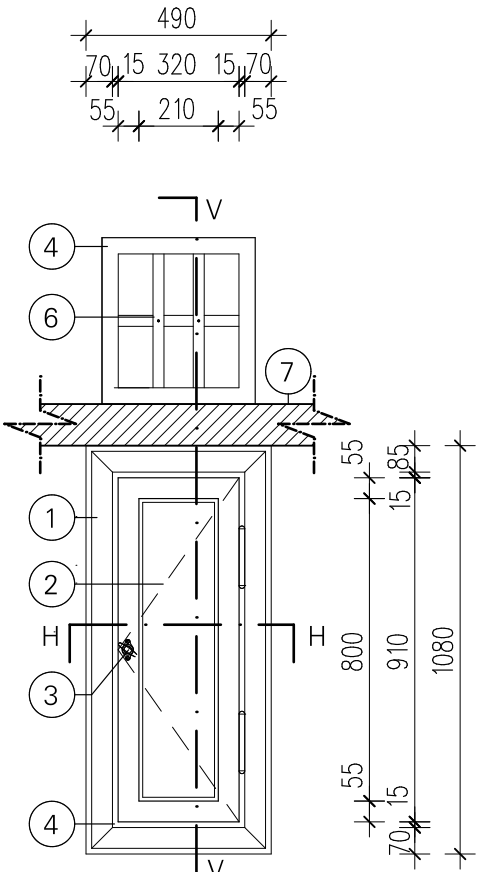


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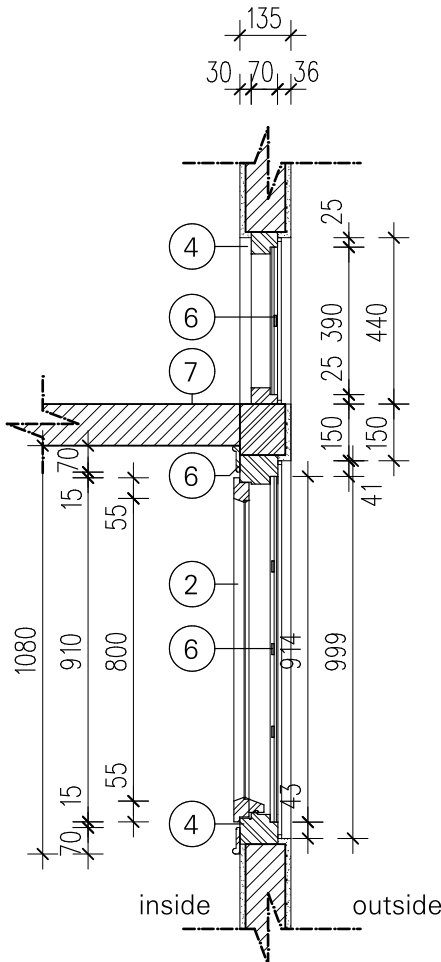
CONTENT
3.8 Windows and balcony doors



Exterior elevation
Scale 1:20

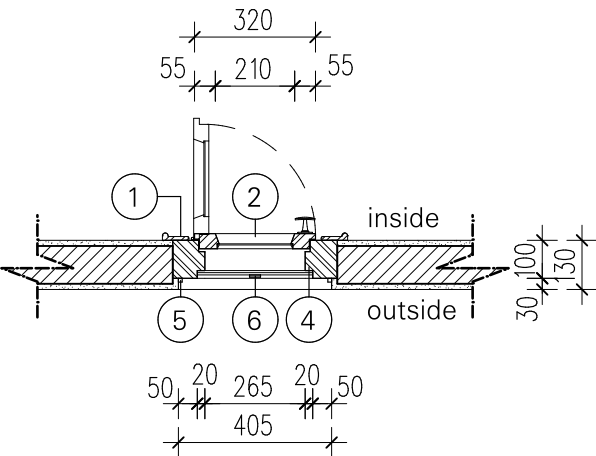


Interior elevation
Scale 1:20



Vertical section V-V
Scale 1:20

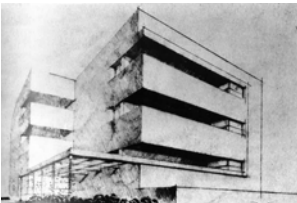
- ① Casing with half-round edge trim
- ② Side-hung casement, textured glass
- ③ Oval knob (original) brass, surface finish nickel silver (stamped "NICKSIL" on shaft of handle), presumably manufactured by the German producer Wehag, espagnolette bolt
- ④ Ventilation opening of the storage space in the ceiling void block frame window without sash, wood, painted
- ⑤ Edge trim 10x10 mm
- ⑥ Window grille, flat steel, probably originally attached to steel lugs in the window frame
- ⑦ Intermediate ceiling, probably reinforced concrete



Horizontal section H-H
Scale 1:20

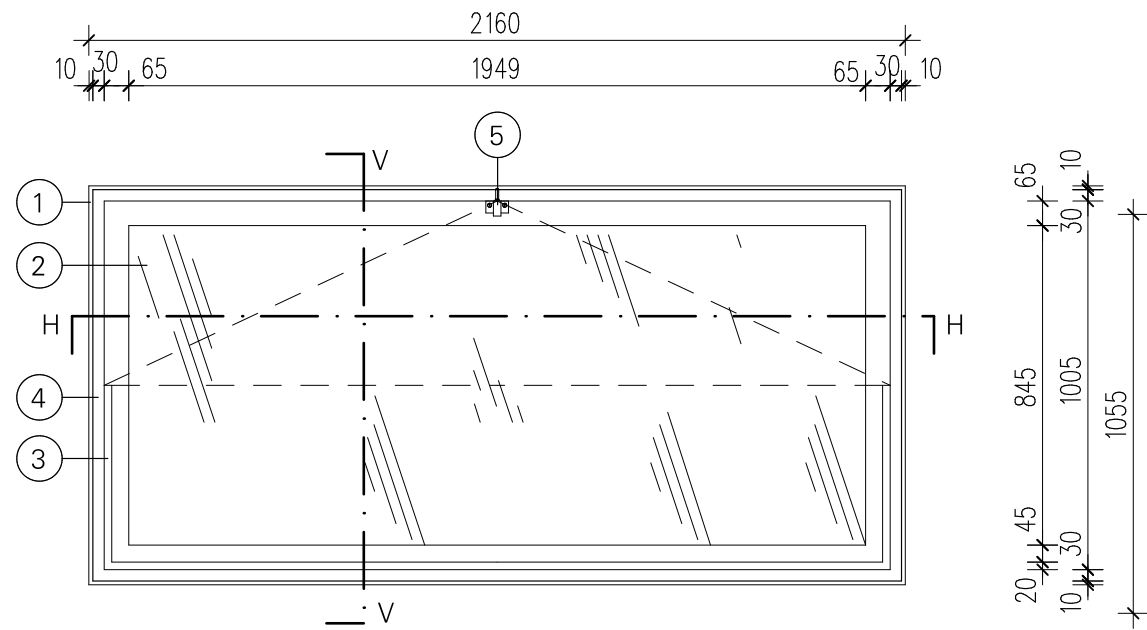
W.3.1

Single-sash toilet window and vent opening
Rooms F + Q
Window shown W01.F.08

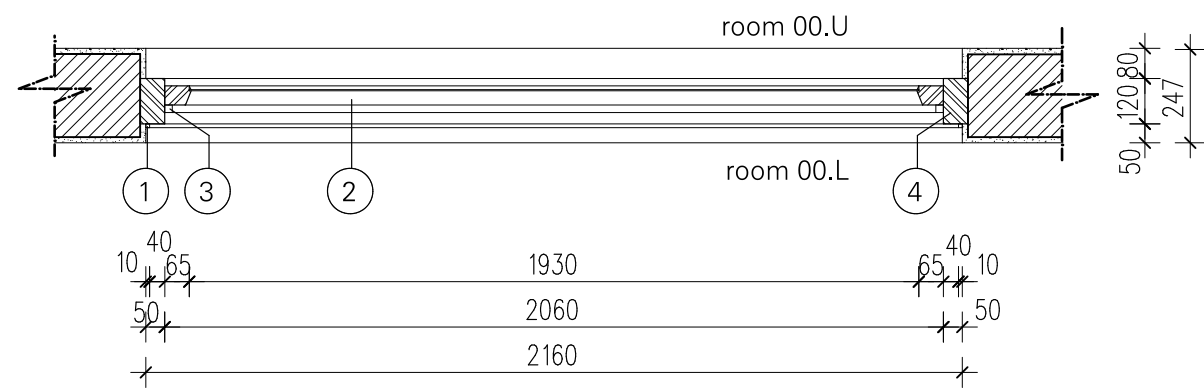


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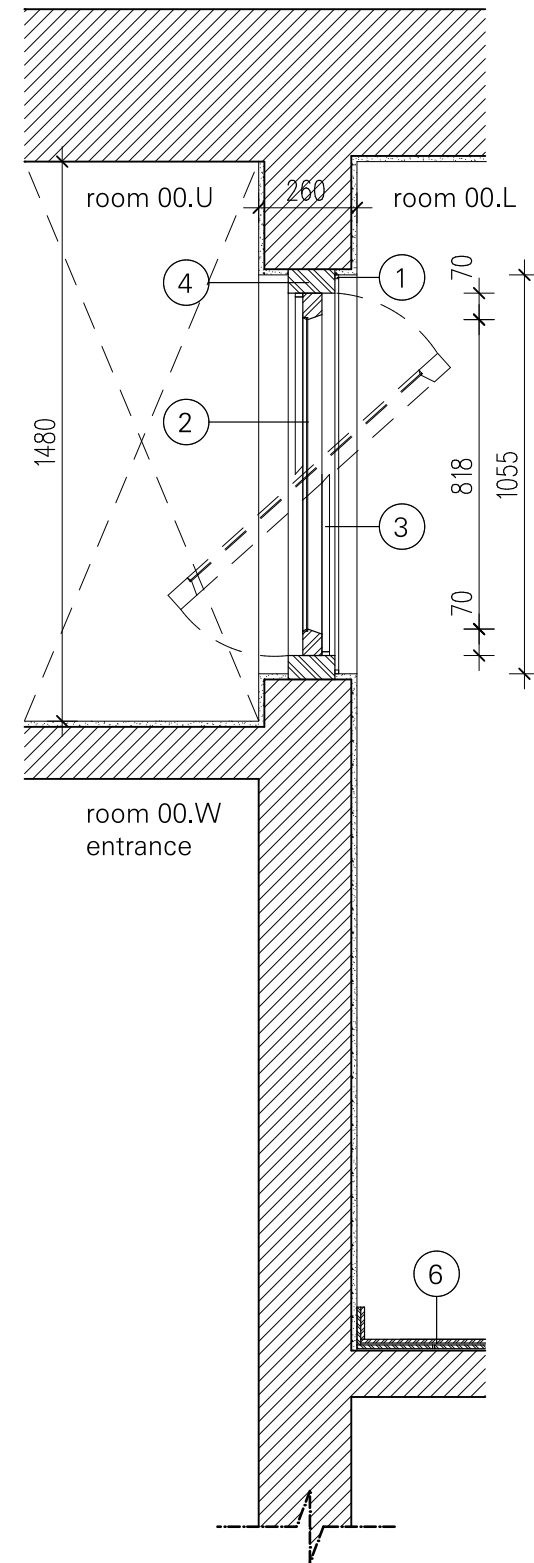
CONTENT
3.8 Windows and balcony doors



Interior elevation, room L
Scale 1:20



Horizontal section H-H
Scale 1:20

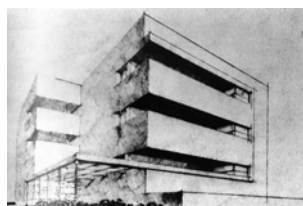


Vertical section V-V
Scale 1:20

- ① Edge trim, square section 10 x 10 mm
- ② Pivoting sash
- ③ Rebate strip to arrest sash in the open position, 20 x 20 mm
- ④ Block frame window, wood
- ⑤ Snap closure with loop for attaching a pull cord or equivalent
- ⑥ Flooring: new ceramic floor tiles laid on top of the original floor covering and baseboard. Original floor covering of terrazzo floor tiles, yellowish beige, 20 x 20 x 1 cm and base tiles 20 x 10 x 1 cm

W.3.6

Pivoting sash window
Room L
Window shown W00.L.24



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3.8 Windows and balcony doors

3.9 Doors

All of the original doors in the building are constructed of wood. Special importance is attached to the building's front door, which is integrated in the exterior glazing around the corner of the foyer. The glazing bars are of dark varnished wood and hold square panes of glass that are beveled at the edges. The door turns on a pivot hinge, which is fixed in the floor and to the upper part of the frame. The door thus appears to be a moving section of the glazing, which on this side ends flush with the floor. Outdoors, a grille of galvanized steel bars has subsequently been installed in front of the foyer glazing, with a hinged gate in front of the entrance door.

In some parts of the building, the apartment entrance doors have either been replaced (first and second floors) or blocked up (second floor, north apartment), but the original doors are still in place on the third floor. The latter are wide, single-leaf wood doors with a solid, flush door leaf finished in dark varnished wood. Whereas the door handles and locks have been replaced in the meantime and supplemented with additional bolts and security chains, the hinges and the remarkable rotating peep-holes date from the time of construction.

The original exterior doors from the staircase to the roof surface no longer exist, having been replaced by wood doors clad with painted steel sheeting. The door of the former laundry room, made of laminated engineered wood, is also of a more recent date. The original interior doors of the building are uniform in their appearance. Most of these doors have survived. With a few exceptions, hardly any new door openings have been made nor have existing openings been significantly changed. Even when door leaves have been replaced or removed, the existing original door frame has usually been retained. The frames of the doors and the windows are uniform in their appearance. The casing of the window frames is trimmed with a half-round molding at the edge. Its width is 10 cm. All the door leaves are rebated and overlap the frame when closed. Almost all of the doors are still hung on the original rising butt hinges, which allow them to close automatically. The original door furniture has been retained only on a few doors in the building. This includes door handles of nickel silver (see Section 3.8 Windows) manufactured by Wehag. These simply designed slender handles were originally com-

bined with simple circular handle rosettes and key rosettes. Some of the handles were replaced during the 1960s or 1970s with handles made of light metal alloy or, later, plastic.

In essence, three interior door types from the time of construction can be distinguished. The living rooms and ancillary rooms have framed glass doors with glazing that consists of three lights. The lower two lights are located in the lower third of it; the lights are separated by narrow horizontal glazing bars with glazing beads that form part of their profile. They were probably glazed with finely patterned textured glass for visual privacy, but in their present state, some of the doors have clear glass. For private rooms or bedrooms, solid door leaves were installed, which have no particular aesthetic design features. The doors to the sanitary and kitchen rooms have a 50 x 20 cm vision panel inserted in the door leaf at head height. The original door schedule can be deduced almost completely from those remaining on all floors together. In some doorways, the doors have been removed and not replaced; in others, new hinged doors or sliding doors have been mounted – sometimes without removing or replacing the original door frame. In many cases, an original door still exists in the same room on a different floor, from which conclusions to be drawn about the design. There are doorways, however, where it is not possible to make a statement about the exact design. For example, the doorways in Rooms L and M on the first floor and third floor have been altered. On the second floor, the door at this position has survived largely in its original state as a framed glass door, but this is barely applicable to the situation on the other floors: On the first floor, a double-leaf door was probably installed; on the third floor, there is a very wide opening with an original frame, indicating a four-part hinged door – a situation that occurs again at the transition from Room N to the northern balcony (see Section 3.8). It is not possible to ascertain the design of the door leaves. It is highly likely that they contained glazing.



Fig. 112 Original main entrance door, 2015



Fig. 114 Original interior door, room 02.A (third floor), 2015



Fig. 113 Design for a door handle by the German manufacturer Wehag, 1939

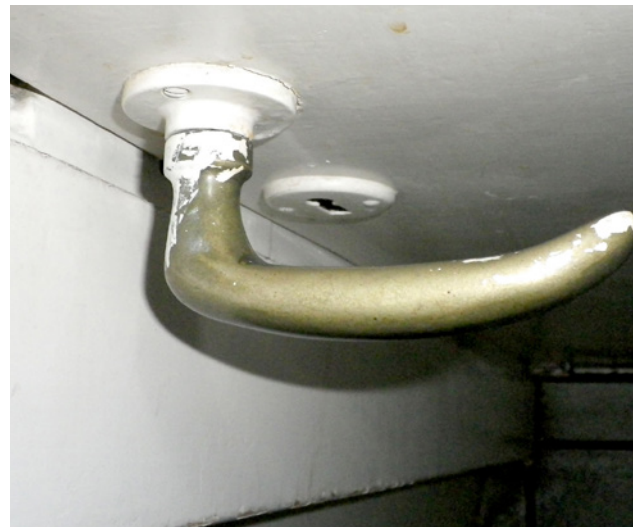
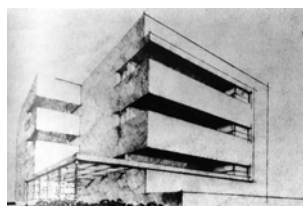


Fig. 115 Original door handle, second floor, 2015



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3.9 Doors

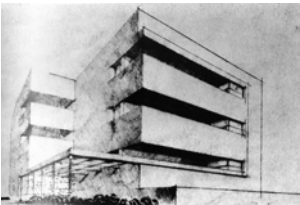


Fig. 116 Wall opening formerly closed by a folding door, third floor, 2015



Fig. 117 Main entrance door, 2015

3.9 DOOR TYPES			
TYPE NO.	DESCRIPTION	MATERIALS	OCCURRENCE (ROOM NO.)
TYPE NO. 01 - ORIGINAL SINGLE-LEAF DOORS			
D.1.1	Main entrance door, wooden frame with glass panels; single-leaf hinged door	Frame: white spruce, natural coating, brown; beveled glass	W
D.1.2	Entrance doors to the apartments; wooden frame, wooden leaf; movable peephole	Frame and leaf: oak; steel hardware	02.H, 02.S
D.1.3	Door to the living rooms; single leaf with a wooden frame, 3 panes of glass	Frame and leaf frame: white spruce painted, textured glass, rising butt steel hinges, nickel-silver handles	00.A, 02.A, 01.C, L, 02.L, M
D.1.4	Door between living rooms 01L + M; single leaf with a wooden frame, 2 panes of glass	Frame and leaf frame: white spruce painted, textured glass, rising butt steel hinges, nickel-silver handles	01.L
D.1.5	Door to bedroom, single-leaf, wood	Frame and leaf: white spruce, painted, rising butt steel hinges, nickel-silver handles	00.C, D, N, O 01.C, D, 02.C, D, N, O
D.1.6	Door to the kitchen and sanitary facilities, 1 wooden leaf with a glass pane (50 x20cm)	Frame and leaf: white spruce painted, rising butt steel hinges, nickel-silver handles	00.E, F, 01.E, F, G, P, Q, R, 02.E, F, G, P, Q, R
TYPE NO. 02 - ORIGINAL DOUBLE-LEAF DOORS			
D.2.1	Door opening with original frame, leaf missing	Frame: white spruce, painted	-1.A, 00.B, G; 01.D, L; 02.L, P
D.2.2	Door opening with original frame and a new leaf	Frame: white spruce, painted	00.H, K, P, Q, R; 01.A, L, M, N, O
D.2.3	Original opening, new frame, new leaf	/	-1.E, G; 00.S; 01.H; 02.B
D.2.4	New door opening	/	02.B

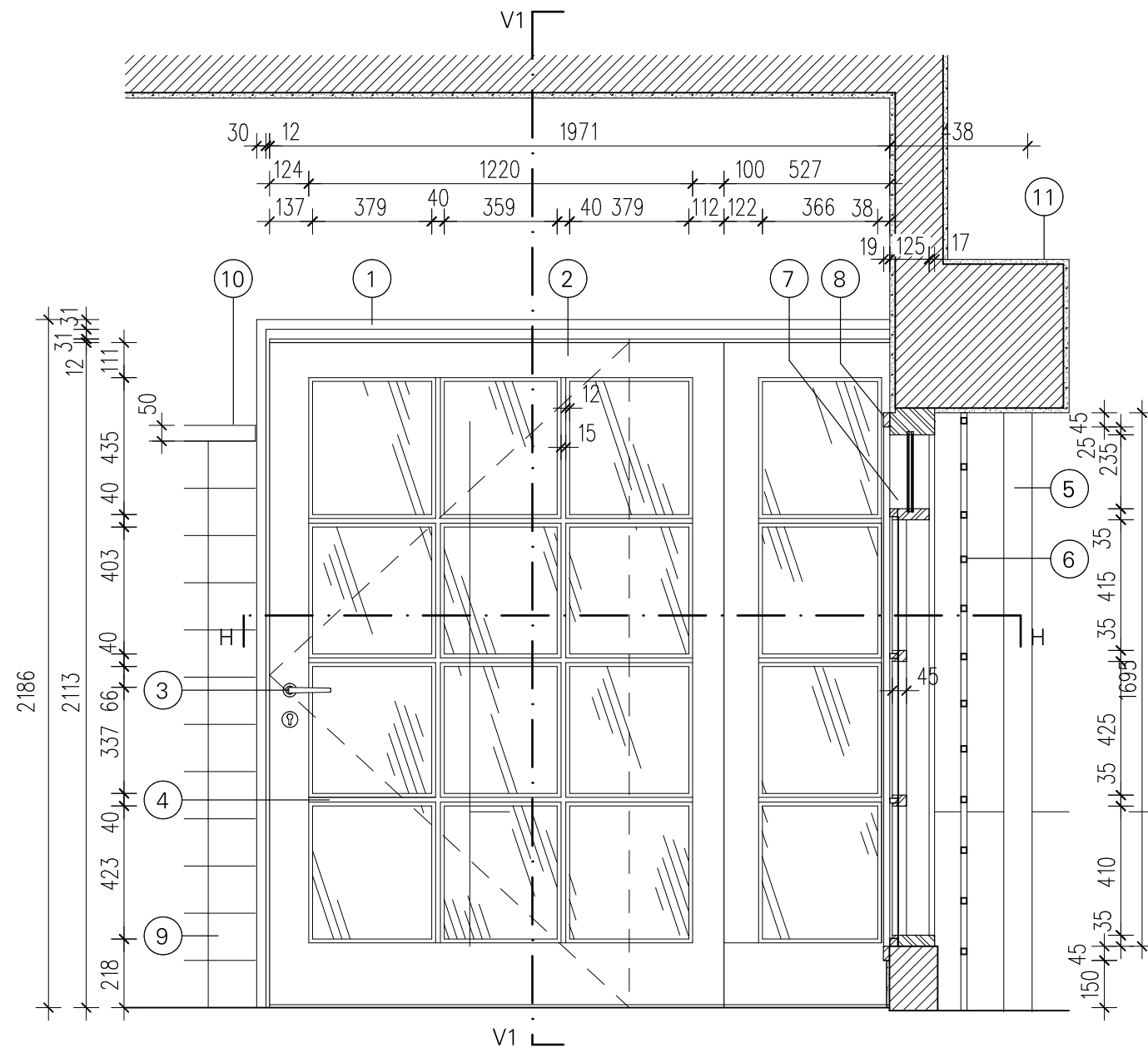




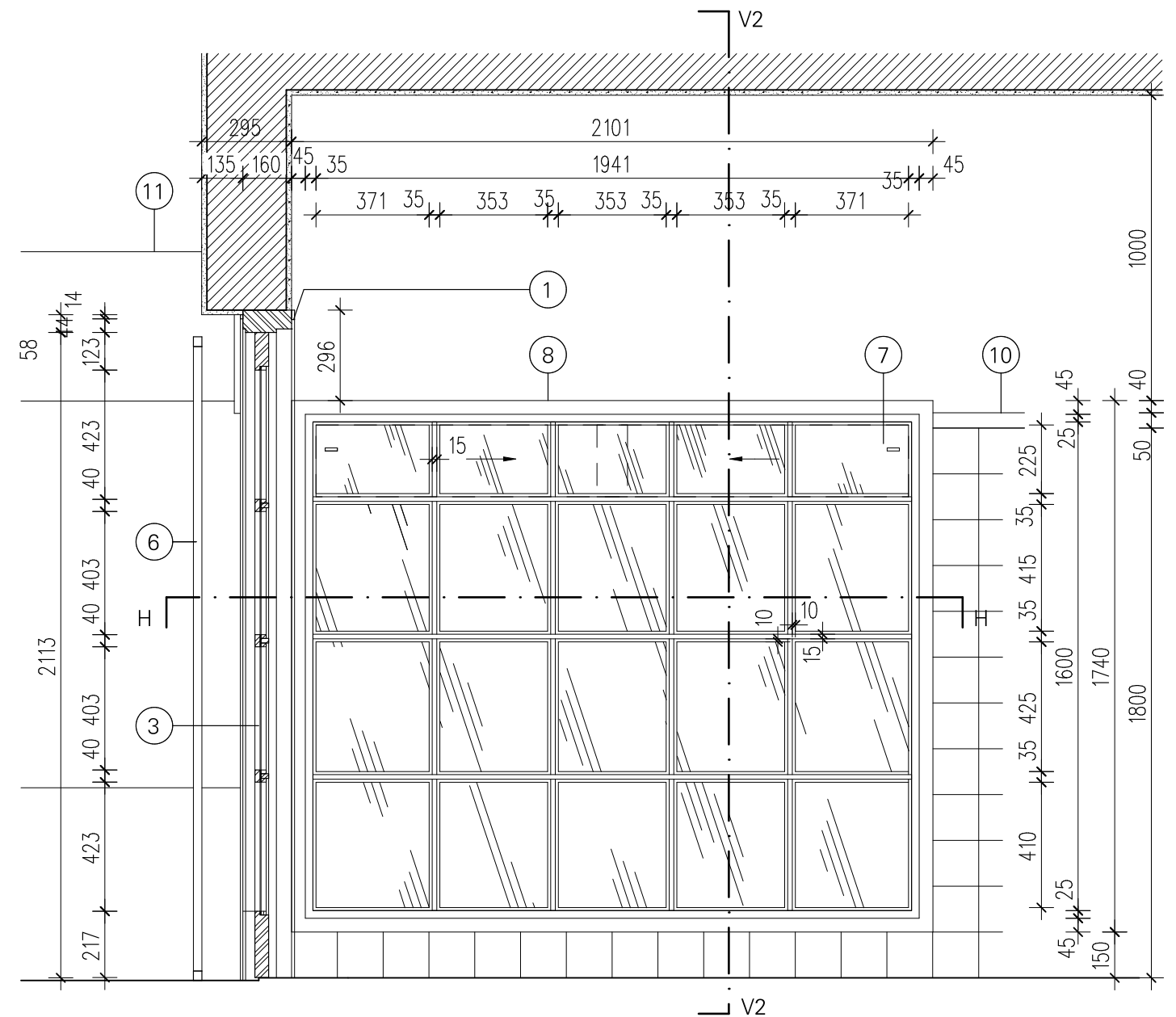
- Main entrance door**
Room W, ground floor



3.9 Doors



Interior elevation door / vertical section V2-V2
Scale 1:20

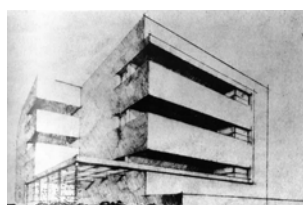


Interior elevation glazing / vertical section V1-V1
Scale 1:20

- | | | | |
|---|--|--|---|
| ① Butt frame, wood (white spruce), dark-varnished | ④ Glazing bars
Wood (white spruce), dark-varnished | ⑦ Ventilation opening, sliding glass panes, original | ⑩ Wooden moulding, white spruce, dark-varnished as dado rail above tiling |
| ② Fixed glass pane, clear glass with beveled edges, not original | ⑤ Steel column, round tube, dia. = 9 cm, not original | ⑧ Glazing frame, wood (white spruce) dark-varnished | ⑪ Facade projection as extension of the pergola beam |
| ③ Turning door knob with round rose and round escutcheon plate, chrome-plated, not original | ⑥ Steel mesh, galvanized, not original, square section, 20x20 mm | ⑨ Wall tiling, h = approx. 1.80 m tiles, stoneware, size 15 x 15 cm, yellow marbled, Villeroy & Boch | |

D.1.1

**Main Entrance
Room W, Ground Floor**

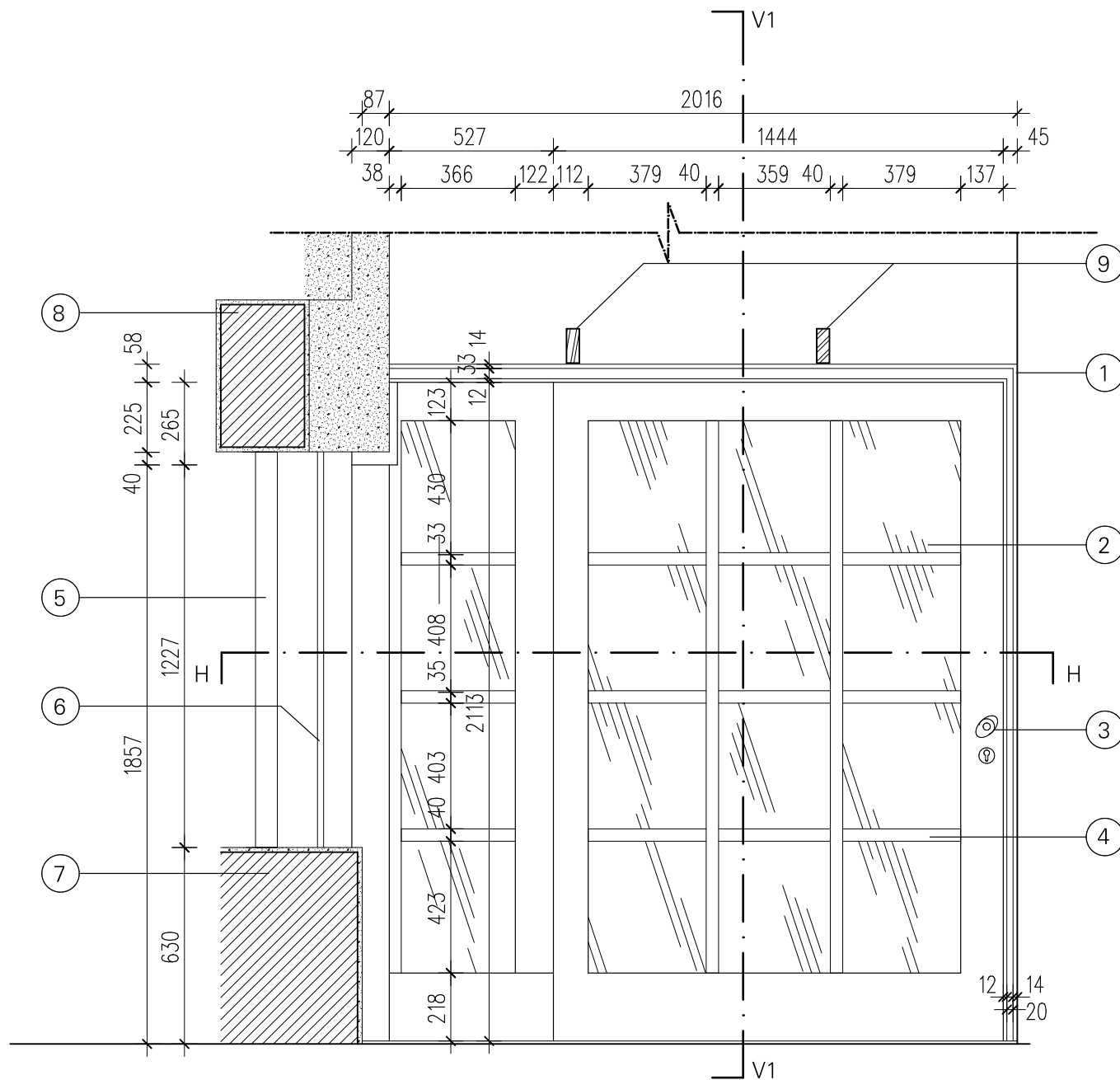


PROJECT

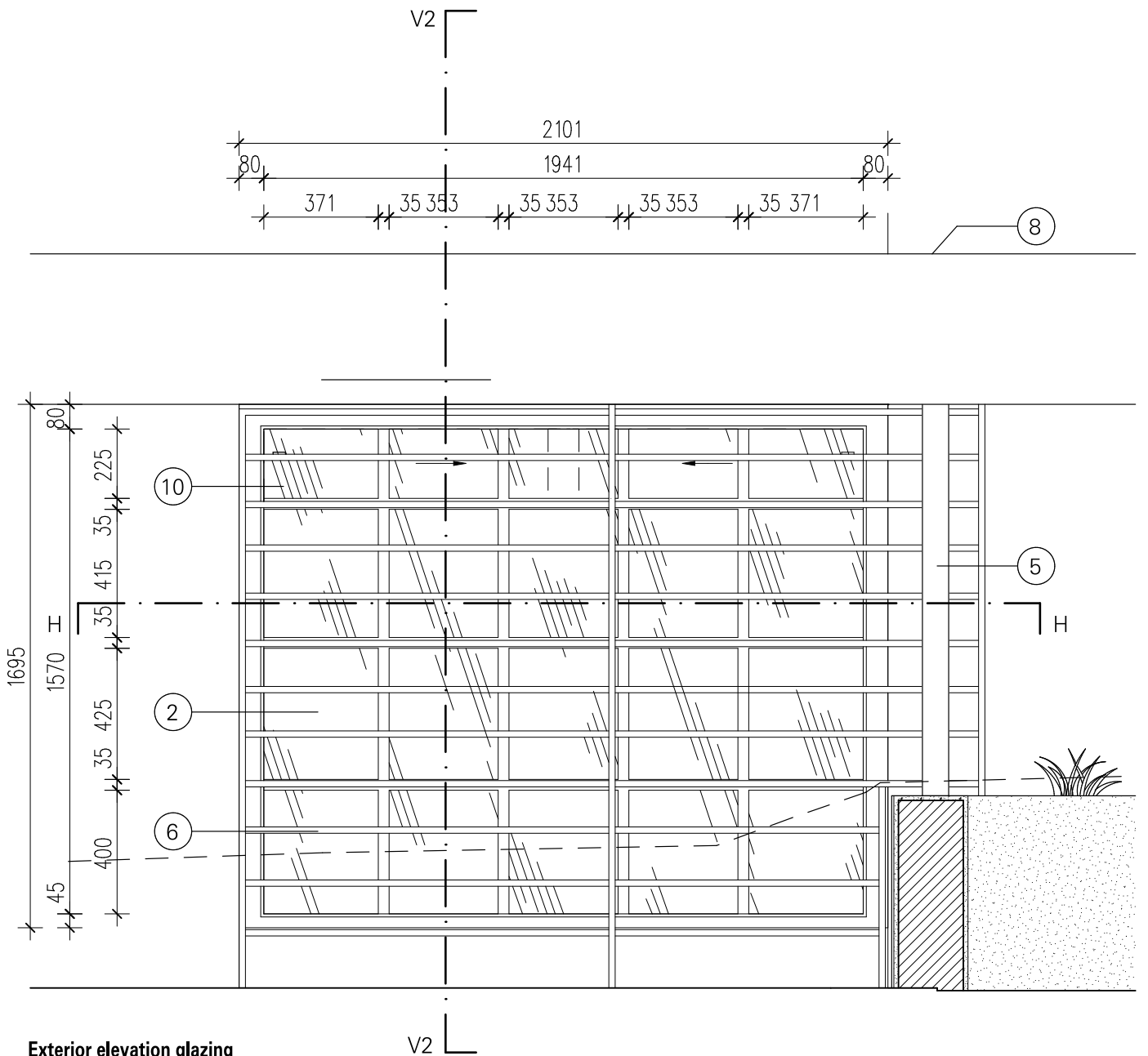
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3.9 Doors



Exterior elevation door
Scale 1:20

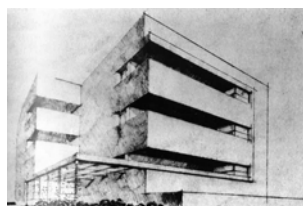


Exterior elevation glazing
Scale 1:20

- | | | | |
|---|---|--|---|
| ① Butt frame, wood (white spruce)
dark-varnished | ④ Glazing bars
Wood (white spruce), dark-varnished | ⑦ Planter box, reinforced concrete
original, render coat renewed | ⑩ Ventilation opening, sliding
glass panes, original |
| ② Fixed pane, clear glass with
beveled edges | ⑤ Steel column, round tube,
dia. = 9 cm, not original | ⑧ Facade projection as extension
of the pergola beam | |
| ③ Turning door knob with round rose
and round escutcheon plate,
chrome-plated, not original | ⑥ Steel mesh, galvanized, not
original, square section, 20x20 mm | ⑨ Pergola frame, wooden grid
Douglas fir, brown varnished
reconstructed acc. to historical model | |

D.1.1

Main Entrance
Room W, Ground Floor

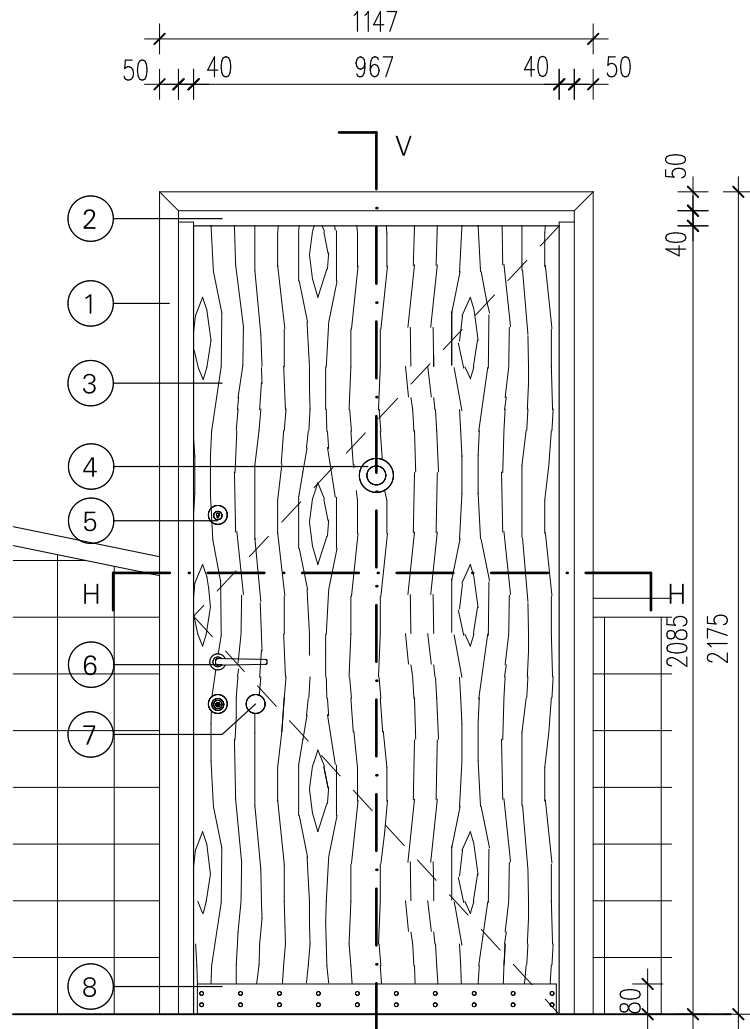


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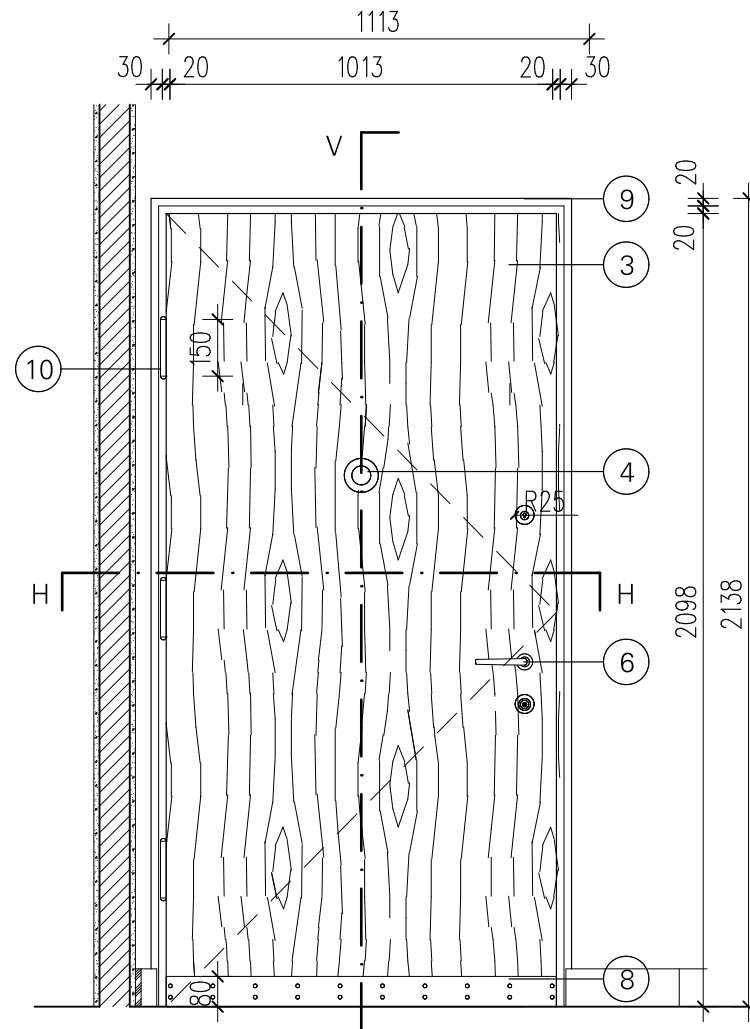
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CONTENT

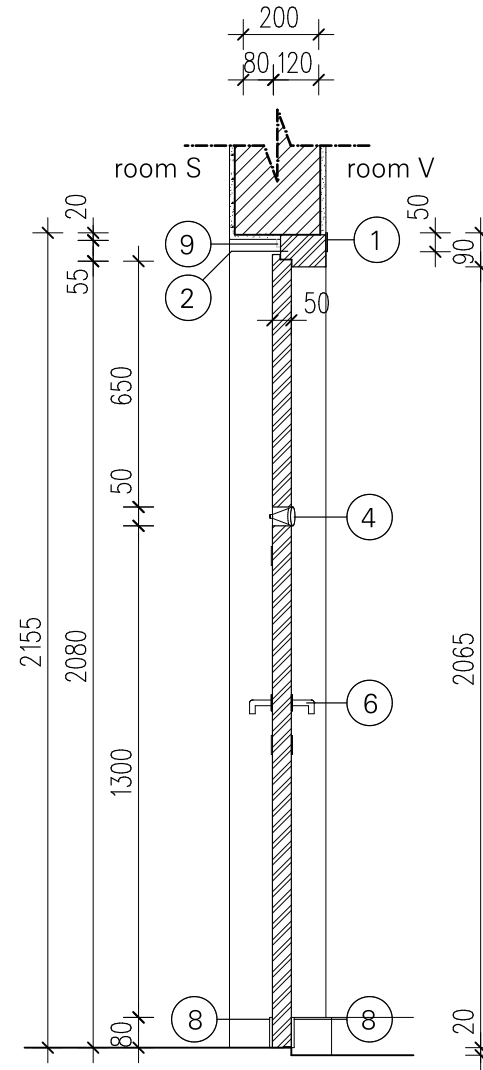
3.9 Doors



Elevation room V
Scale 1:20

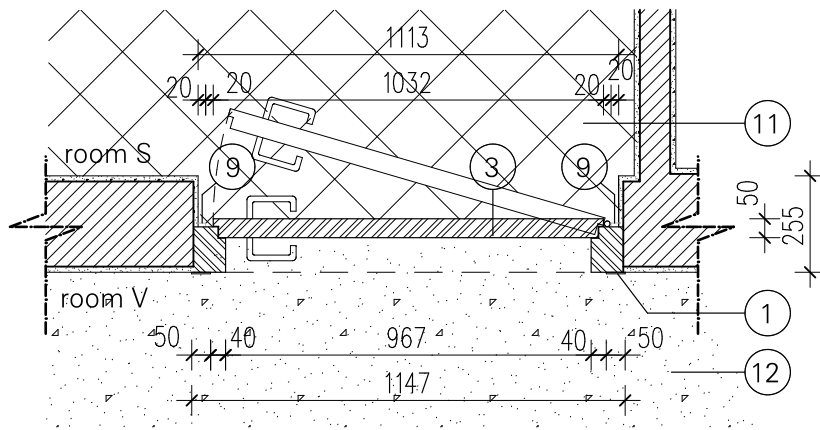


Elevation room S
Scale 1:20



Vertical section V1-V1
Scale 1:20

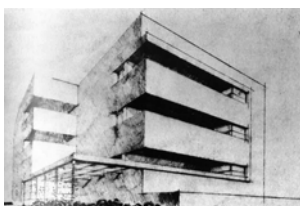
- ① Exterior casing, oak dark-varnished, mitred at corners
- ② Butt frame, oak, dark-varnished, inswing
- ③ Solid door leaf, oak, dark-varnished, rabbeted
- ④ Peephole, presumably nickel silver, outer diameter 75 mm, visible screw fixing on the interior, movable lens mounted on swivel bearing
- ⑤ Upper deadlock, cylinder, not original
- ⑥ Door handle, plastic, not original
- ⑦ Escutcheon, original, presumably nickel silver, screw-fixed subsequently next to actual keyhole, outer dia. 45 mm
- ⑧ Kick plate, original, probably zinc sheet, fixed with round head screws across full width of door leaf, H = 80 mm
- ⑨ Interior lining, oak, dark-varnished
- ⑩ Mortise hinge, original, probably steel or brass, with barrel ring
- ⑪ Apartment floor, terrazzo floor tiles, 20 x 20 cm, yellowish, straight-lay (grid), original
- ⑫ Staircase floor, cast terrazzo, yellowish, original



Horizontal section H-H
Scale 1:20

D.1.2

Apartment Entrance Door
Room 02.H + 02.S
Door shown D02.S.01

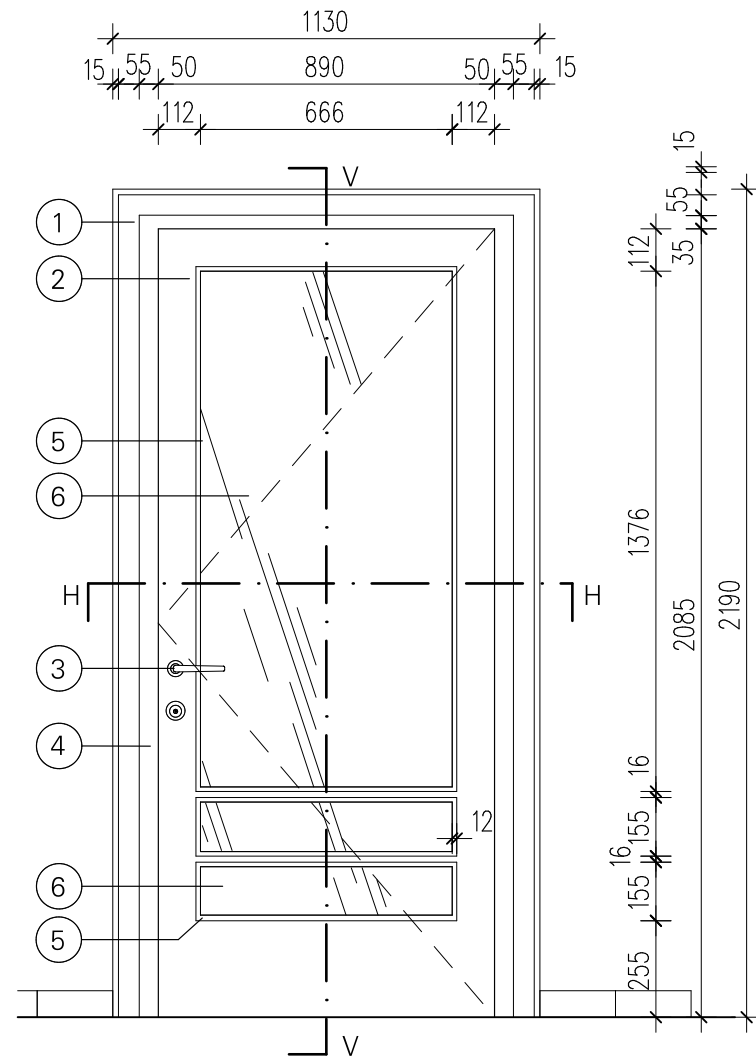


PROJECT

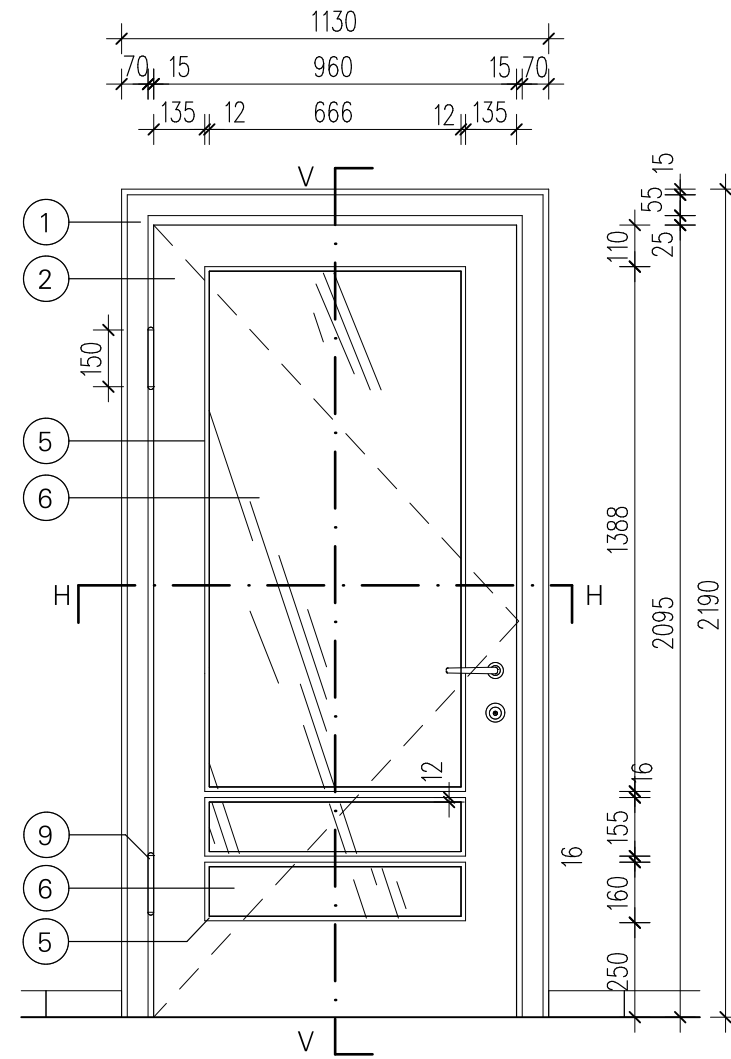
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CONTENT

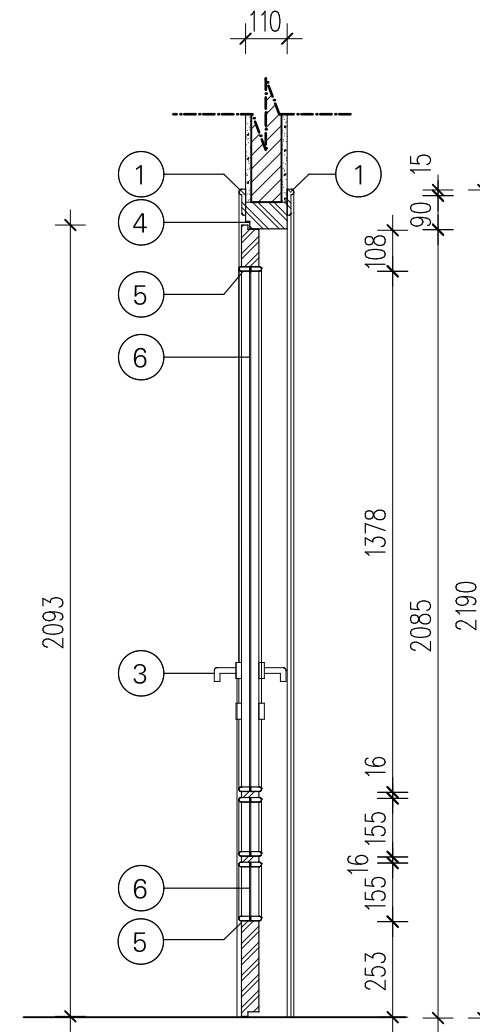
3.9 Doors



Elevation room S
Scale 1:20

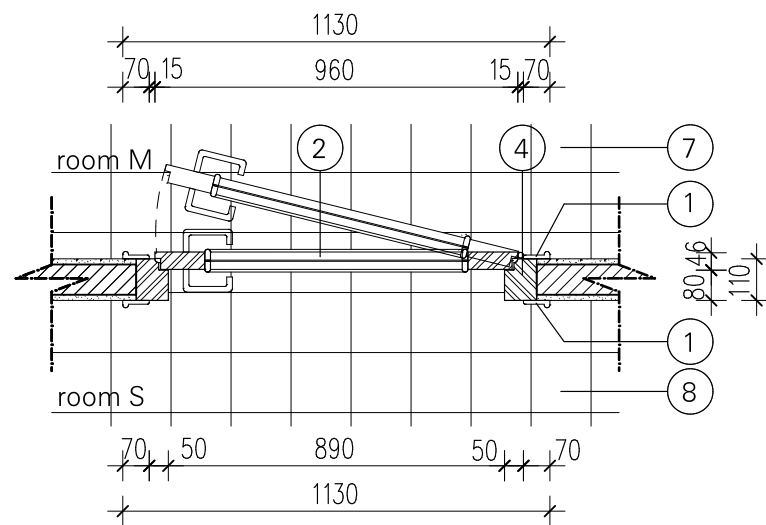


Elevation room M
Scale 1:20



Vertical section V-V
Scale 1:20

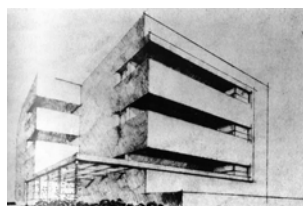
- ① Casing with half-round edge trim, wood (white spruce) painted gray
- ② Frame door with 3 glass panes, wood (white spruce), painted white
- ③ Door handle with round rose and round escutcheon, plastic, not original
- ④ Butt frame door, wood, painted white
- ⑤ Glazing bar, wood painted white, W = 12 mm
- ⑥ Obscure glass pane, textured glass, original
- ⑦ Apartment floor, terrazzo floor tiles, 20 x 20 cm, yellowish, straight-lay (grid), original
- ⑧ Guide rail for roller shutters, U-channel, galvanized steel
- ⑨ Rising butt hinge, presumably steel, painted white/grey, original



Horizontal section H-H
Scale 1:20

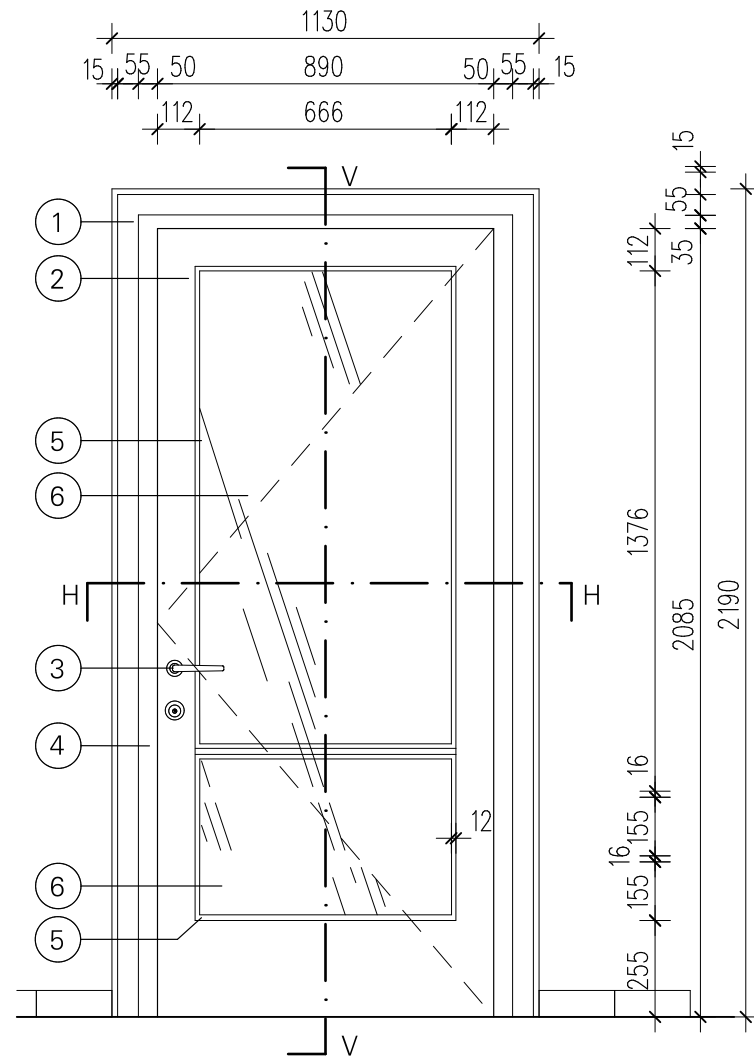
D.1.3

**Single-leaf door,
Rooms A, L, M
Door shown D02.M.01**

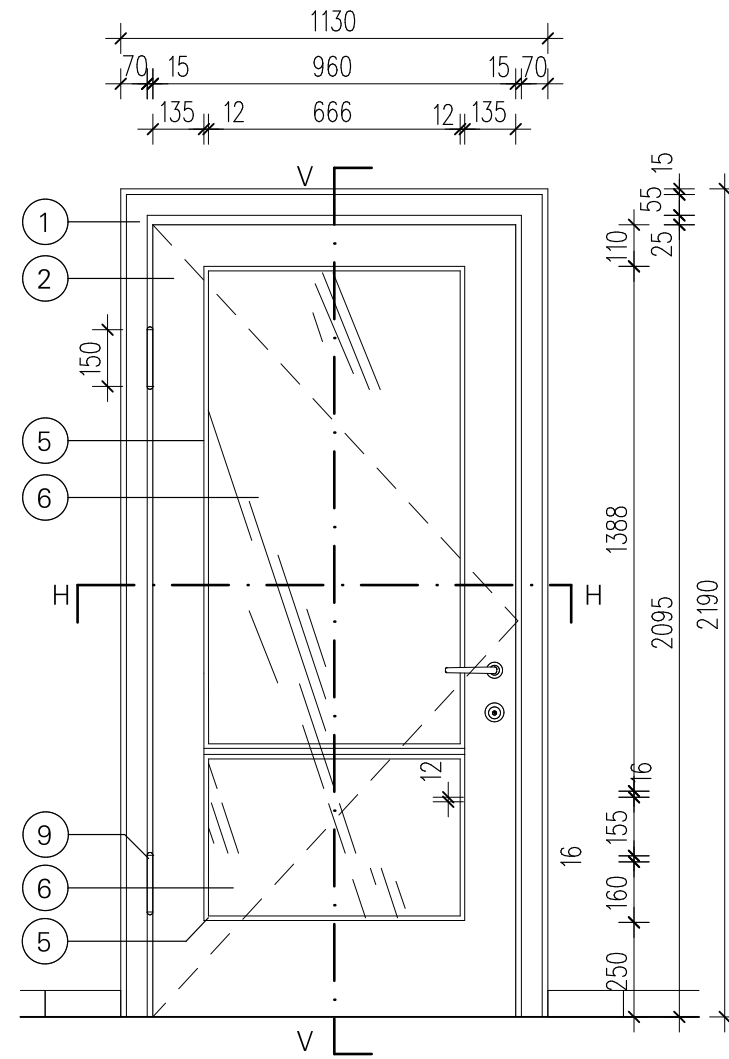


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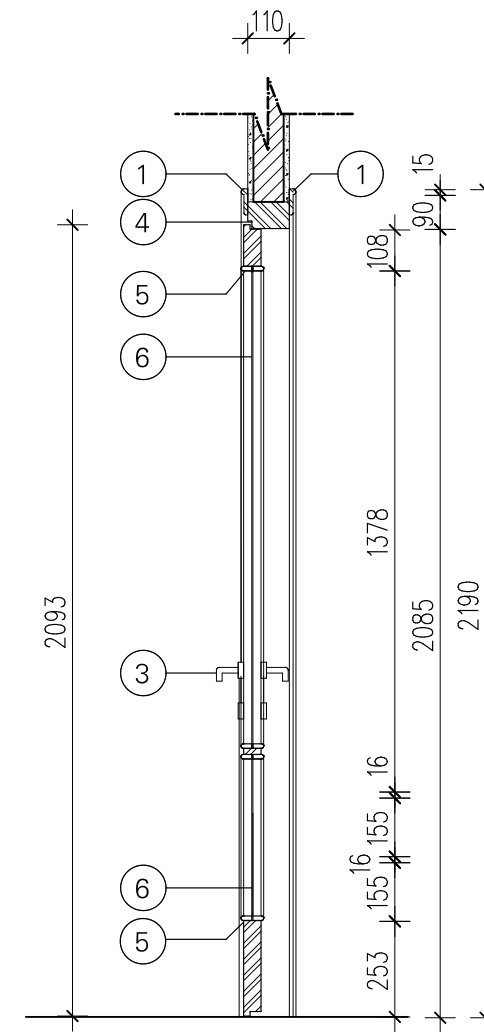
CONTENT
3.9 Doors



Elevation room S
Scale 1:20

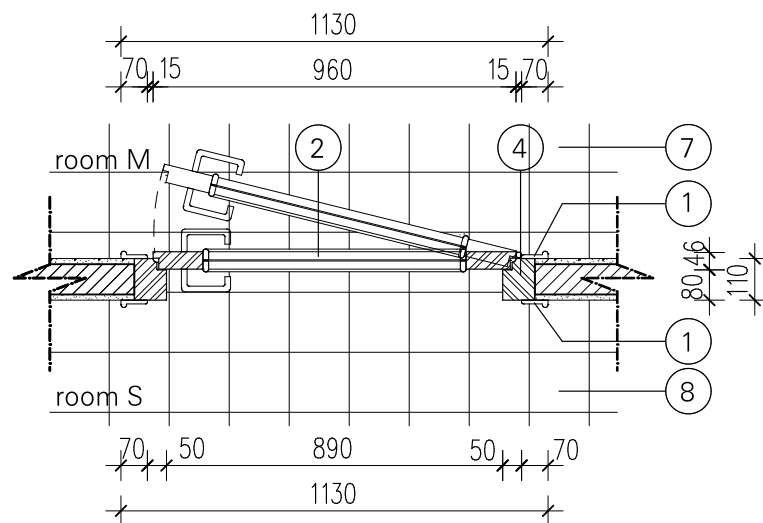


Elevation room M
Scale 1:20



Vertical section V-V
Scale 1:20

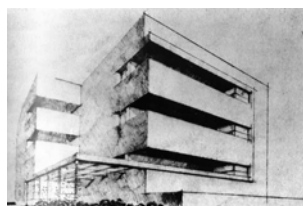
- ① Casing with half-round edge trim, wood (white spruce) painted gray
- ② Frame door with 2 glass panes, wood (white spruce), painted white
- ③ Door handle with round rose and round escutcheon, plastic, not original
- ④ Butt frame door, wood, painted white
- ⑤ Glazing bar, wood painted white, W = 12 mm
- ⑥ Obscure glass pane, textured glass, original
- ⑦ Apartment floor, terrazzo floor tiles, 20 x 20 cm, yellowish, straight-lay (grid), original
- ⑧ Guide rail for roller shutters, U-channel, galvanized steel
- ⑨ Rising butt hinge, steel, painted white/grey, original



Horizontal section H-H
Scale 1:20

D.1.4

**Single-leaf door,
living room 01.M
Door shown D01.M.02**

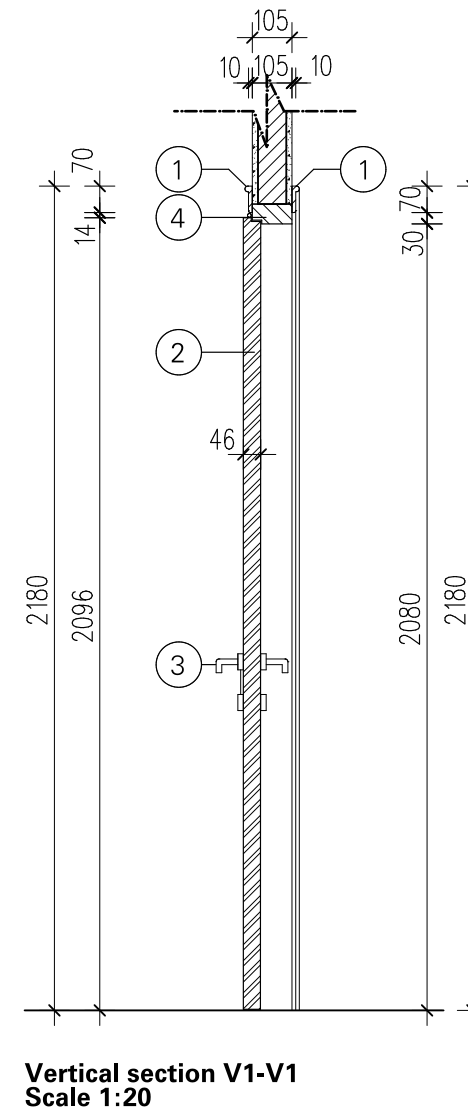
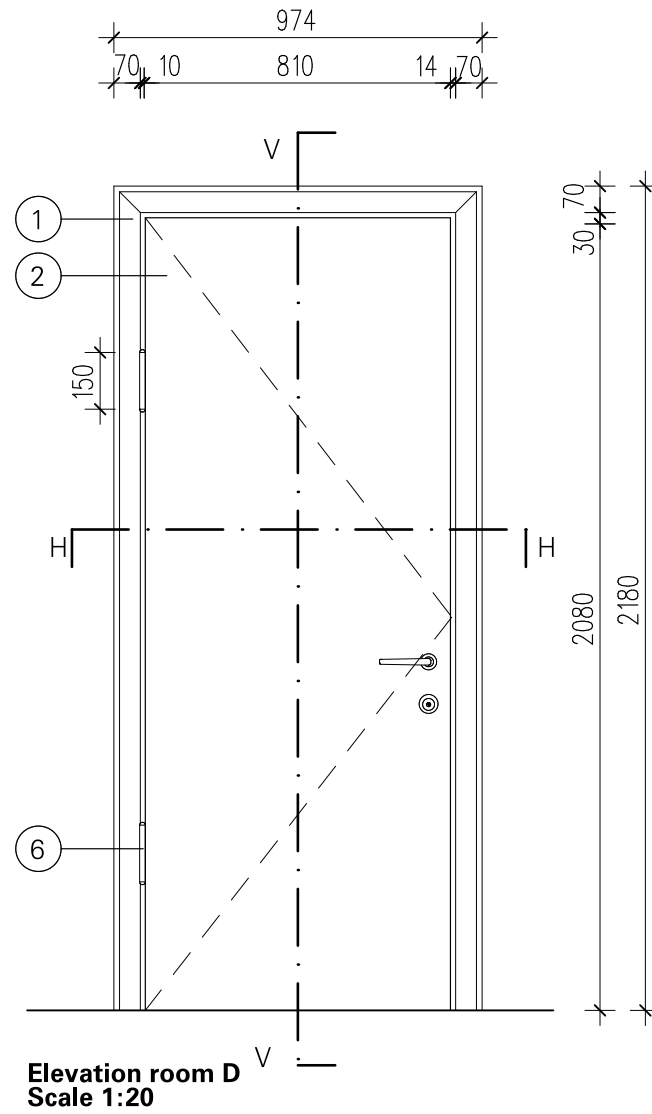
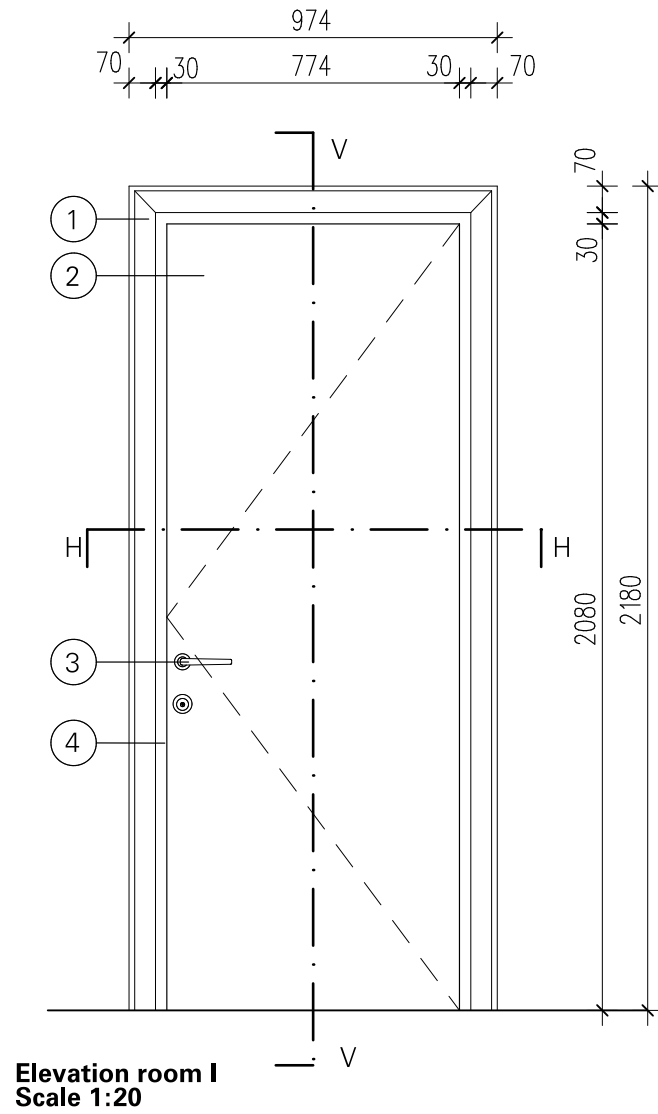


PROJECT

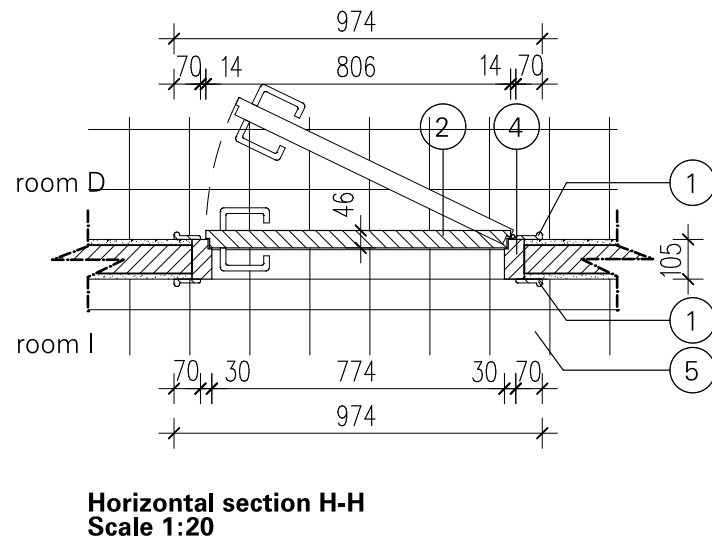
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CONTENT

3.9 Doors

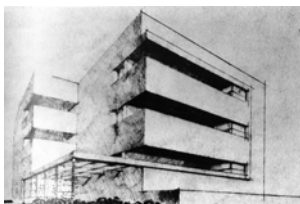


- ① Casing with half-round edge trim, wood (white spruce) painted gray
- ② Solid door leaf, wood (white spruce), painted gray, original
- ③ Door handle with round rose and round escutcheon, light metal alloy, not original
- ④ Butt frame door, wood, painted white
- ⑤ Apartment floor, terrazzo floor tiles, 20 x 20 cm yellowish, straight-lay (grid), original
- ⑥ Rising butt hinge, steel, painted white/grey, original



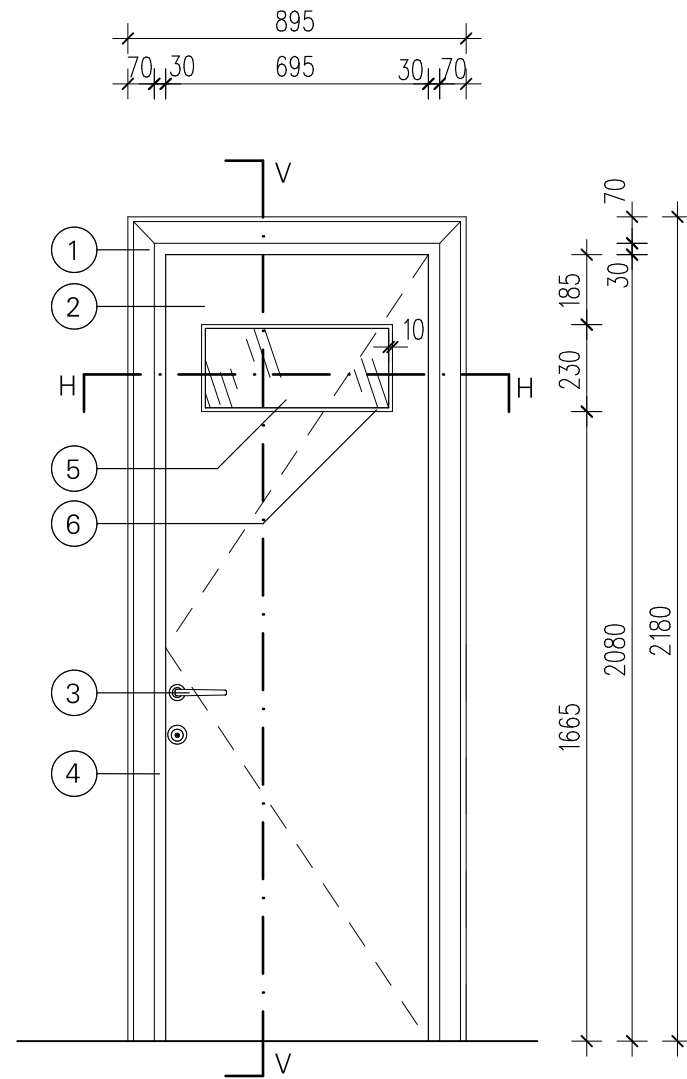
D.1.5

Single-leaf door, living/bedroom
Rooms B, D, N, O
Door shown D02.D.01

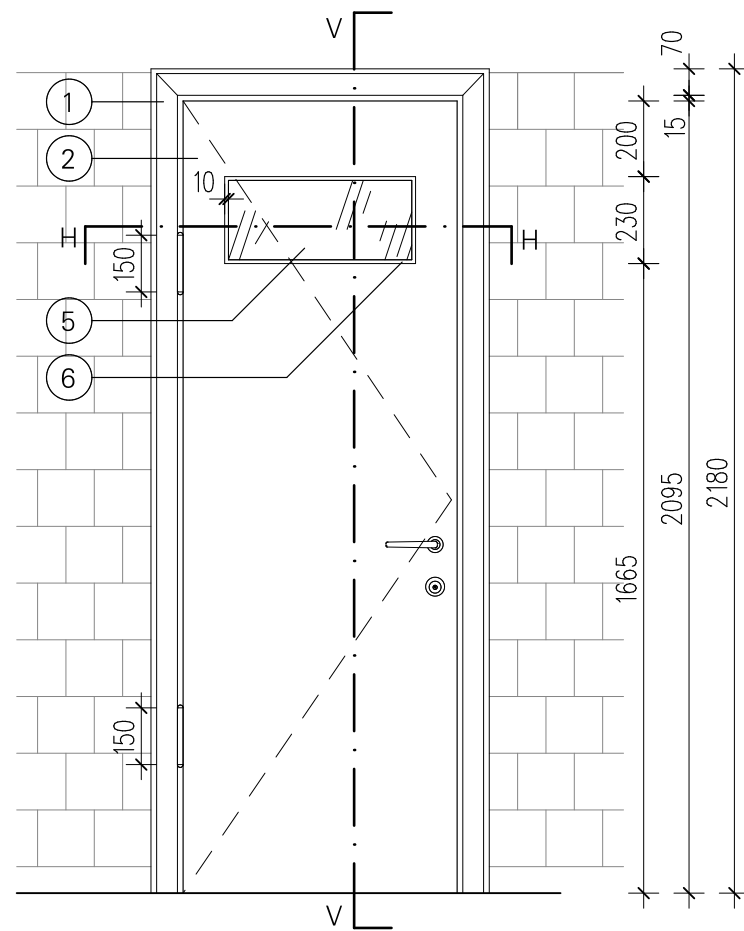


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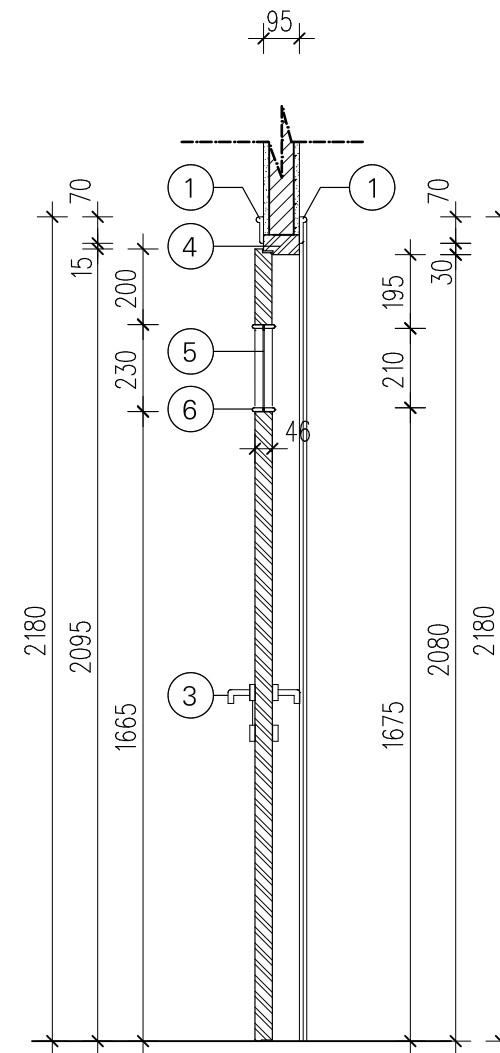
CONTENT
3.9 Doors



Elevation room S
Scale 1:20

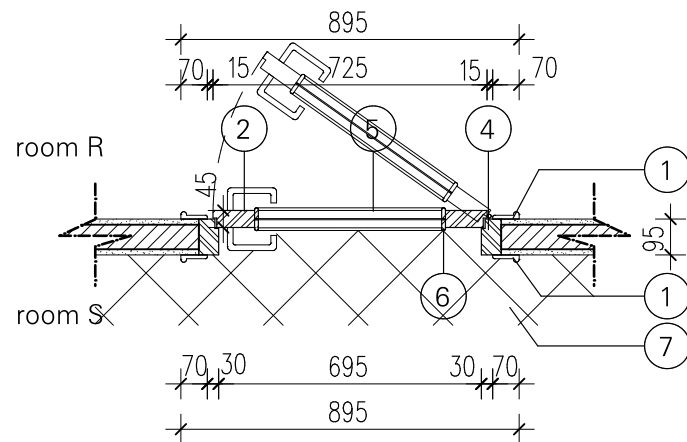


Elevation room R
Scale 1:20



Vertical section V1-V1
Scale 1:20

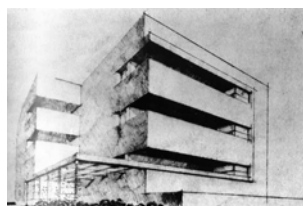
- ① Casing with half-round edge trim, wood (white spruce) painted gray
- ② Solid door leaf, wood (white spruce), painted white, with glass pane 50 x 20 cm, original
- ③ Door handle with round rose and round escutcheon, original, nickel silver, presumably manufactured by Wehag
- ④ Butt frame door, wood, painted white
- ⑤ Glazing bar, wood painted white, W = 12 mm
- ⑥ Obscure glass pane, textured glass, original
- ⑦ Apartment floor, terrazzo floor tiles, 20 x 20 cm, yellowish, straight-lay (grid), original



Horizontal section H-H
Scale 1:20

D.1.6

Single-leaf door, kitchen and bathroom
Rooms E, F, G, P, Q, R
Door shown D02.R.01



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CONTENT

3.9 Doors

3.10 Floor Coverings

The a path coming from the sidewalk of Idelson Street has a surface of square cement tiles in 20 x 20 cm format with decorative relief patterns which are very common in Tel Aviv until today. Three original steps made of white terrazzo lead to the upper part of the path in front of the entrance door. Here the cement tiles are still original while the tiles in front of the steps were replaced with similar material. Only their ornamental relief differs.

In the apartments on all floors, the original flooring in the living rooms and on the balconies consisted of terrazzo tiles of 20 x 20 cm format (1 cm thick) and base tiles of the same material with a height of 10 cm. The floor tiles are all laid in a cross-joint pattern. No movement joints were detected in the larger areas of original tiling. At external corners in the rooms or at columns especially, it is noticeable that the original base tiles have both been cut to a 45° bevel at the joint. In some rooms this surface remains visible, especially on the third floor, but on the first and second floors a further covering was laid on top of it at a later date. These include parquet, laminate (floating wood tiles), ceramic tiles, and vinyl sheeting. The raised position of the floor surface, together with individual de-

fects in the covering, indicate that the original terrazzo floor and base tiles are mostly still present underneath. The original terrazzo surfaces show signs of wear and tear, in particular abrasion near doors, minor chipping or cracks, and stained areas. In a few places, tiles with a coarser grain (Rooms 02.B and 02.I) have been used later to patch up the floor where structural alterations have been made to stretches of wall.

In all the basement rooms, ceramic tile flooring has been laid on top of the original surface, which presumably consisted of terrazzo tiles. The original flooring of terrazzo tiles is still visible in the building’s entrance foyer. Their yellowish-beige color is continued on the staircase, in the solid steps and landings. The latter are produced as two areas with a narrow joint along the central axis of the stairs. The base of the railing around the stairwell also features terrazzo, which clads the inner side and top of the solid stringer. The grain size and color of the terrazzo here are identical to those of the tiles. Base tiles like those in the residential areas have, however, been dispensed with.

3.10 FLOOR COVERINGS, TYPES			
TYPE NO.	DESCRIPTION	COLORS	OCCURRENCE
TYPE NO. 01 - ORIGINAL FLOORING			
F.1.1	Terrazzo tiles 20x20cm, base tiles h=10cm	Yellowish beige	00.J, U, 01.K, J, U, 02.A, B, D, E, G-M, S, U
F.1.2	Terrazzo floor and steps staircase	Yellowish beige	V
F.1.3	Cement tile flooring 20x20cm	White	Outside main entrance, inside mailbox closet
F.1.4	Exterior terrazzo steps	White	Outside main entrance
TYPE NO. 02 - NEW FLOORING			
F.2.1	New flooring, probably original material beneath	Various	00.A-I + K-T, 01.A-I + L-T, 02.C, F, N-R, T
F.2.2	New flooring, no original material beneath	Various	01.F
F.2.2	New flooring, no original material beneath, replaced in keeping with historical model		Outside main entrance; outside side entrance



Fig. 118 Original ornamental cement tiles on the exterior entrance floor, 2016



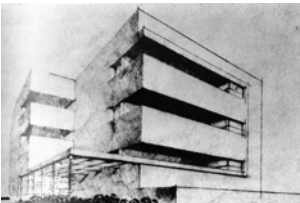
Fig. 119 White terrazzo steps on the entrance path. On the right side: cement replacement tiles; on the left side: original tiles, 2016



Fig. 120 Original tiles on the floor, connection between base tile and door frame, 2015



Fig. 121 Original terrazzo floor in the staircase, metal fixing for a carpet, 2015



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CONTENT
3.10 Floors

3.11 Interior walls



Fig. 122 White tiles with rounded edges on the wall of the kitchen, 2015



Fig. 124 White and green tiles in the bathroom 02.E, original radiator recess, 2015



Fig. 123 Round corner, plastered wall with terrazzo base tiles in room 02.L, original radiator recess, 2015



Fig. 125 Silicate bricks, sampling in room 02.C, 2015

The interior walls of the building are of a composite construction, owing to the reinforced concrete structural frame. The load-bearing structure is recognizable at places in the corridors where width of the beam at ceiling level is greater than the thickness of the wall below it. Occasional external corners in the apartment corridors are recognizable as load-bearing columns. The surviving original structure displays design features in the northern apartment type, especially. The northeast corner of the outer wall of Room O is curved through a quarter circle in plan, which is also visible on the exterior. Even though this is not a public side of the building, this feature can be interpreted as an affirmation of a modern architectural vocabulary on the part of the designer. Rounded corners are also to be found in interior spaces, such as the corridor leading to the toilet. In Room L, the stretch of wall bordering the staircase follows a shallow curve. Earlier floor plans contain several variants of the staircase with a semicircular western end, which may have been abandoned because this created an awkward junction with the southwest balcony. The situation in Room L, with its rounded wall at the corresponding position along the staircase, remains as testimony to this design concept. At this point there is a recess for a radiator, with a shelf. Such heating recesses also exist in Room B on the first and third floors. Further locations for radiators can be identified in Bathrooms E and P, here too in a purpose-made wall recess.

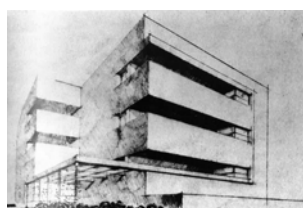
A special feature is the variety of built-in wall cabinets made of wood, which are described in Section 3.12, Built-in Furniture, Fixtures.

The interior walls of the living rooms and basement rooms are all smoothly plastered and (at the time of the survey) painted in various shades of white. Although the surfaces have evidently been filled and smoothed to varying extents in some of the living rooms, it may be assumed that the original plasterwork remains largely undamaged.

In the original bathrooms and kitchens on the second and third floors, as well as the toilet in the basement, large areas of wall tiling from the time of construction still remain, in part. Other parts were painted over or dis-

appeared behind built-in furniture when the use of a room changed. The material used is identifiable as stoneware tiles manufactured by Villeroy & Boch, in the colors cream-white, and turquoise. In the bathrooms, they have been laid in a straight lay (grid) pattern, but in the kitchens running bond (brick bond) has been used. Tiles with rounded edges have been used along the outer edges of the wall alcoves provided for the installation of kitchen furniture. These details testify to painstaking, high-quality design and workmanship.

The walls of the staircase are lined up to a height of about 1.20 m with pale-yellow marbled stoneware tiles (for further information about the tiles, see Section 3.14). This tiling is topped with a wood dado rail, which is visibly mounted with round head screws. It continues down to the surface of the landings or steps without base tiling at the junction. The wall tiling ends on the curved wall of the upper western landing of the staircase. On the top landing, at the level of the roof, the wall-floor junction is covered by a base of terrazzo tiles, analogous to the base of the stairwell railing.



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3.11 Interior Walls

3.12 TYPES OF BUILT-IN FIXTURES		
TYPE NO.	DESCRIPTION	OCCURRENCE
S.1	Laundry closet, balcony	01.E, P; 02.E, P
S.2	Bathroom cabinet	02.E, (01.E)
S.3	Food cabinet	01.G, R; 02.G, R
S.4	Cabinet recess	01.R
S.5	Kitchen cabinet	02.G, R
S.6	Wardrobe closet	02.H, S
S.7	Shelf in radiator recess	00.L
S.8	Wardrobe closet	01.N, 02.O
S.9	Cabinet, living room	02.N
S.10	Various corridor cabinets	00.S, 01.S, 02.S
S.11	Storage in ceiling void	00.E/F, Q; 01.E/F, Q; 02.E/F, Q
S.12	Mailboxes	W

3.12 Built-in Furniture, Fixtures

Both apartments are provided with built-in storage space in a variety of forms, which date from the time of construction and have survived intact to a large extent. It is noticeable that there is more furniture of this kind in the northern apartment than in the southern one. Similar built-ins are to be found in both parts of the building, however, especially in the ancillary rooms. In Bathrooms E and P, there are wood hatches through which dirty laundry can be put out directly onto the northeastern utility balcony. The wooden constructions have a simple, uniform appearance and are combined with the window beside or above them, respectively. In Bathroom P, the hatch opens into an outside laundry closet in a vertical format, which can be accessed from the balcony via a double-leaf slatted door. The cabinet comprises two vertical compartments with shelves that can be set at different heights. It is no longer possible to tell whether such a cabinet existed for Bathroom E as well.

The lower compartment is ventilated by an opening of approx. 14 x 14 cm, covered with insect mesh. No evidence that this compartment could be closed has been found. On the second floor, the tiles have been removed completely and the upper compartment has been walled off. On the first floor, the alcove in the outer wall has no upper compartment at all; instead there is a single case-ment window with an exterior grille across the entire width of the alcove at the rear. In this case, the alcove was probably not originally constructed as a closable cabinet. The original tile flooring has also not been kept here.

The interior furnishing of the kitchen on the third floor still partly exists in its original form, whereas on the first and second floors hardly any traces of the original furnishing can be found. Cream-white stoneware tiles by Villeroy & Boch in 15 x 15 cm format have been used to line the interior walls of the kitchen and are also to be found on masonry supporting walls and partition walls. Here too, they are laid in a running bond pattern and the edge tiles have rounded edges. Components such as wall-mounted plumbing fixtures and porcelain soap dishes have been integrated with the tiling. The kitchen in Room 02.G is fitted with a long countertop with ceramic sinks along the north wall, a built-in shelving unit at the west end and a deeper cabinet/shelving unit installed in a recess in the south wall. Above a partial masonry plinth in the countertop area are base cabinet units and the original double sink manufactured by Tvyfyord, a British company. On both sides of the sink are the remains of a (presumably original) countertop made of natural stone, probably limestone. The base cabinets were not installed at the time of construction, which also applies to the shelving unit built into the recess in the west wall. The kitchen cabinet on the south side, however, is original and has survived fundamentally intact apart from a few details: it has been repainted and the knobs and locks have been replaced. A partly freestanding wall divides the cabinet recess intended into two volumes of different sizes. The upper part of both volumes is occupied by a shelving unit with sliding doors, which rests on this wall. The sliding doors are in a good state of preservation and consist of the original corrugated glass with shallow recessed grips ground into the glass. Below

A similar principle is applied in the adjacent kitchens of both apartments on the second and third floors: A hatch in each kitchen opens into the single wooden cabinet mounted on the outer wall, the use of which is shared between both apartments. This wooden construction is combined with the windows next to it, as is the case with the bathrooms. As the cabinet is meant for storing food, it is enclosed with wooden slats so as to allow ventilation and cooling.

On every floor, the kitchen of the northern apartment also possesses an alcove in the outer wall (visible as a projection on the balcony side) for another built-in storage unit, which was probably used as a pantry. This only survives on the third floor, in an incomplete but hardly altered state: The alcove is divided into a large lower compartment and a small upper one. The kitchen tiling consists of cream-white stoneware tiles by Villeroy & Boch in 15 x 15 cm format laid in a running bond; this lines the walls of the kitchen and every side of the alcove. The tiles used in the alcove along the front edges of the shelf separating the compartments and along the side connection near the door have quarter-round edges. In the upper compartment, there are channels made of brass, designed to serve as the top and bottom guide rails for sliding doors.



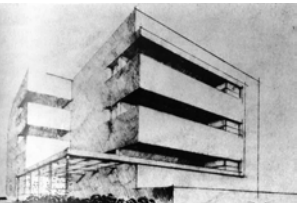
Fig. 126 Built-in cabinet on the balcony 01.K partly used for laundry reached from the bathroom 01.P through a hatch (type S.1), 2015



Fig. 128 Hatch in Bathroom 01.P connected with the built-in cupboard on balcony 01.K (type S.1), 2015



Fig. 127 Small bathroom cabinet, originally with sliding glass panels (type S.2), 2015



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3.12 Built-In Furniture and Equipment



Fig. 129 Wall-mounted food storage cabinet with a hatch in kitchen 02.G (type S.3), 2015



Fig. 130 Cabinet recess in kitchen 02.R (type S.4), 2015



Fig. 131 Largely original built-in furniture in kitchen 02.G (type S.5), 2015

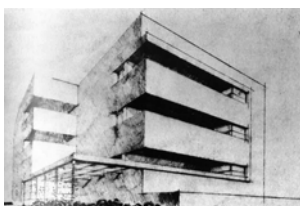


Fig. 132 Built-in kitchen cabinet in room 02.R (type S.5), 2015

this, the left-hand recess is empty of furniture, but on the right there is a cabinet unit consisting of three drawers and two compartments with double doors. Below this cabinet, the right-hand recess has a solid plinth, which is lined and faced along the front with white wall tiles. The kitchen in Room 02.R was probably installed along much the same lines, but the countertop area along its southern wall no longer exists. Some parts of the cabinet in the western wall recess are likewise missing. The recess is divided into two volumes by a tiled wall. The left-hand part probably contained a simple shelving unit with removable shelves. The only remains of this are the wall-mounted channels on the sides of the recess, which supported the shelves. The right-hand part of the wall recess is occupied by a kitchen sideboard, which consists of a floor cabinet with doors, a counter flanked on both sides by drawers, and shelving above, designed with sliding doors. The two hinged doors of the base cabinet and one original knob still exist, but above that the storage scoops (probably made of glass or ceramics) are all missing, as are the sliding doors, which presumably consisted (as in Kitchen 02.G) of corrugated glass.

On the third floor, the entrance hall in both apartments contains wardrobe closets. In the southern apartment, a solid cabinet with two doors stands ahead on the left as one enters the hall through the apartment door. Approximately 2.20 m high, its side walls and ceiling are solid and the walls are plastered on every face. The cabinet is lined, inside and outside, with terrazzo base tiles 10 cm high, like those found on the interior walls. The floor inside the cabinet is laid with the same terrazzo tiles as the hallway, slightly higher than outside so as to form a stop rebate for the simple hinged doors. These are mounted in a wood butt frame with casing trim, which corresponds in design and dimensions to those of the room doors. Each of the two doors has a sheet metal knob, which were probably attached at a later date. The doors are lockable, possessing a furniture lock with a sliding bolt. Instead of an escutcheon plate, a minimized key-hole trim is fitted. Inside the cabinet there are white-painted, removable wood shelves, but these do not date from the time of construction, apart from the top one, which was intended for hats. Fixed to each of the side walls is a mount of thin brass sheet for holding a

clothes rail. In the northern apartment, the built-in closet occupies the endmost corner of the hall, on the left after entering the apartment. In contrast to the southern apartment, the closet here is not a freestanding cabinet, but is built into a floor-to-ceiling wall that closes off the acute angle, giving the hall a five-sided floor plan. The interior of the closet is plastered and its floor lies about 10 cm above that of the hall, level with the top of the surrounding base, which also continues along the front. Both consist of the usual beige terrazzo tiles, which are painted white inside the closet. The back wall of the closet is entirely filled by a wood shelving unit with four shelves, which can be set at different heights using a connector system. An original clothes rail of brass is mounted in the front third of the interior. The closet is closed by a hinged door with a vertical panel on each side. The door leaf is smooth and has three vents in the lower third, which are covered by perforated circular discs of sheet metal. The casing of the wood butt frame matches the appearance of the interior doors (see Section 3.11). The door is lockable, being fitted with a furniture lock. In Room 02.O, a very well-preserved, spacious cabinet is fitted along the partition wall to Room 02.N; this is designed both for clothes and for files or papers as well as other items. The cabinet is divided into three compartments with slender-framed glass doors. These are fitted out in a variety of ways, including shelves and drawers, a clothes rail and a lockable concealed compartment. Parts of the cabinet's interior are lined with white tiles. A similar built-in cabinet exists in Room 01.N, but this is slightly smaller and simpler in appearance. The three compartments are closed with wood doors. As with the other built-in furniture, the floors here are laid with terrazzo floor and base tiles. In addition, the hallways of the northern apartments contain some simple fitted cabinets with movable shelves and simple wood doors. Another feature to be noted is the creation of storage space above sanitary zones E and F, as well as Q, which are largely identical on all of the residential floors. Here, false ceilings have been inserted to create crawl spaces above them, which are reached through a wood hatch from Room E or Corridor S respectively. These storage spaces possess a small, barred window in the outer wall, which allows ventilation.



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CONTENT

3.12 Built-In Furniture and Equipment



Fig. 133 Original built-in wardrobe closet in room 02.H (type S.6), 2015



Fig. 135 Original built-in wardrobe closet in room 02.S (type S.6), 2015



Fig. 137 Huge original built-in cupboard in room 02.O, cabinet on the left, wardrobe with tiles on the inner walls; on the right, glazed doors (type S.8), 2015



Fig. 134 Shelf in a wall recess in room 00.L (type S.7), 2015



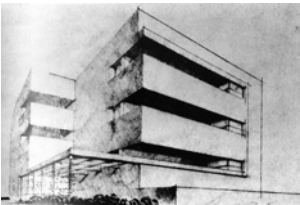
Fig. 136 Original built-in cabinet, room 01.N (type S.8), 2015



Fig. 138 Original built-in cabinet in room 02.N, new shelves added in the lower part (type S.9), 2015

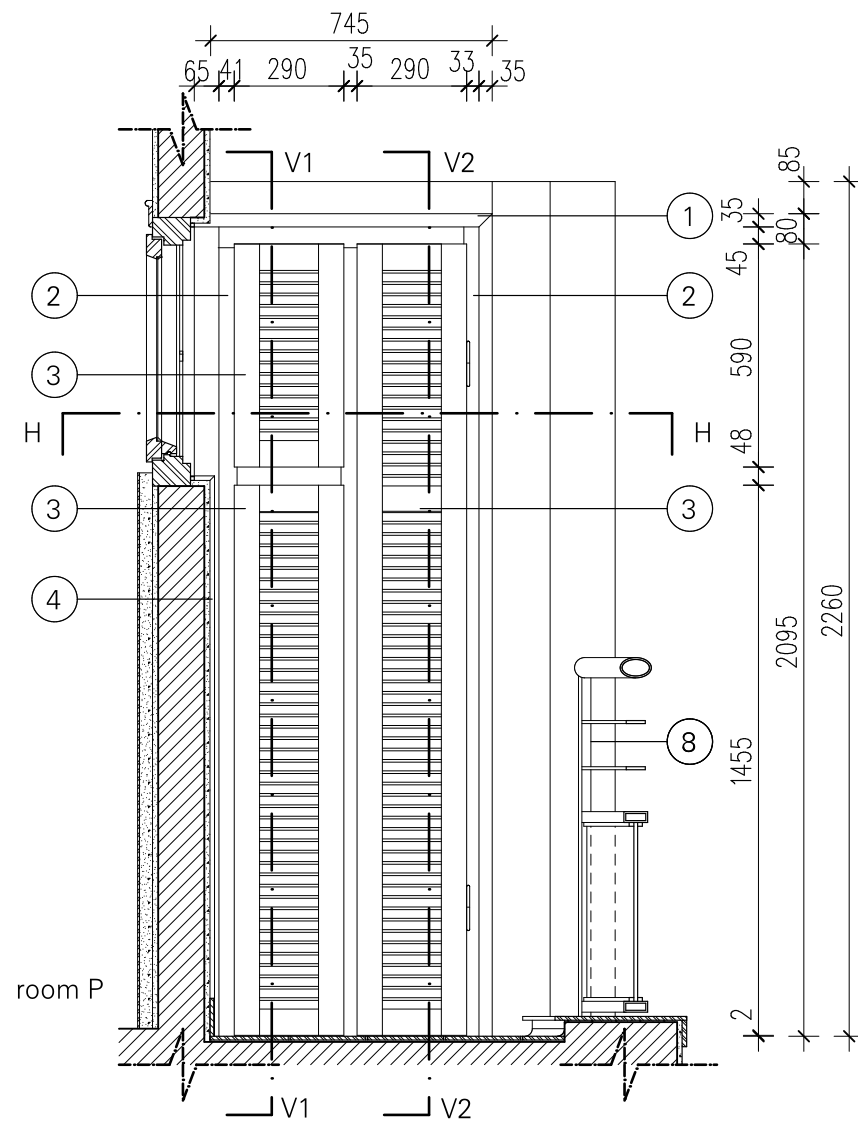


Fig. 139 Original built-in mailboxes with a storage space behind, entrance hall (type S.11), 2015

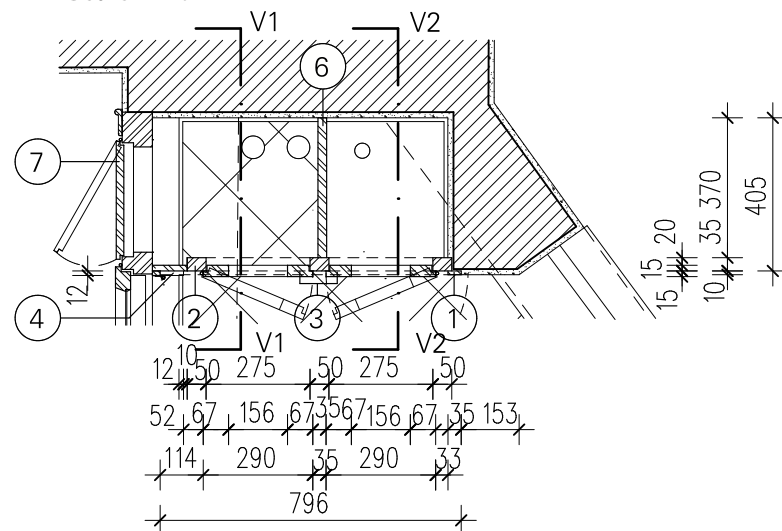


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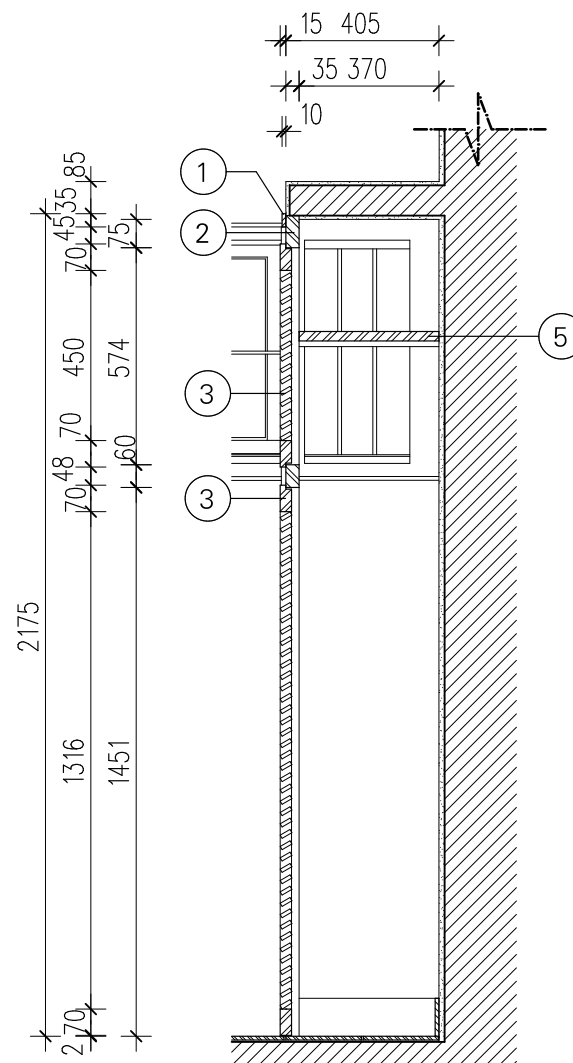
CONTENT
3.12 Built-In Furniture and Equipment



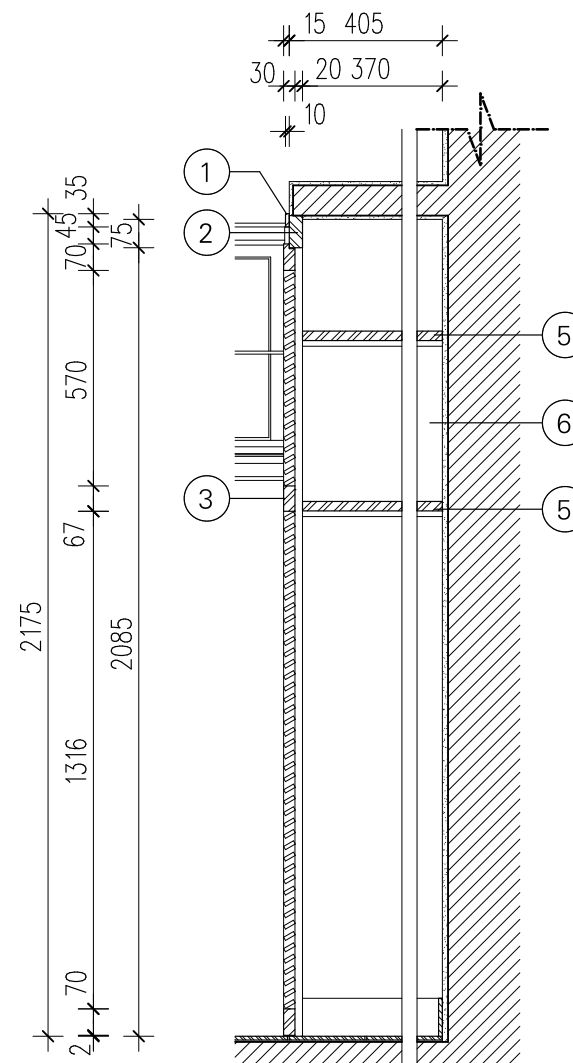
Elevation
Scale 1:20



Horizontal section H-H
Scale 1:20



Vertical section V1-V1
Scale 1:20

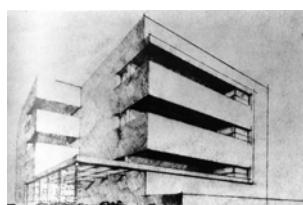


Vertical section V2-V2
Scale 1:20

- ① Fascia board 10 x 35 mm, wood, painted white
- ② Built-in frame, wood, painted white
- ③ Folding shutters with louver panels, slats 30 x 7 mm, wood, painted white
- ④ Cover strip 12 x 12 mm, wood, painted white
- ⑤ Wooden shelf on battens
- ⑥ Partition, wood, painted white
- ⑦ Laundry hatch, wood, opening inward, rounded edges and handle (not original)
- ⑧ Balcony railings, steel with wire glass panels, not original

S.1

Laundry closet balcony
Room 02.P Wall d and 02.K Wall a

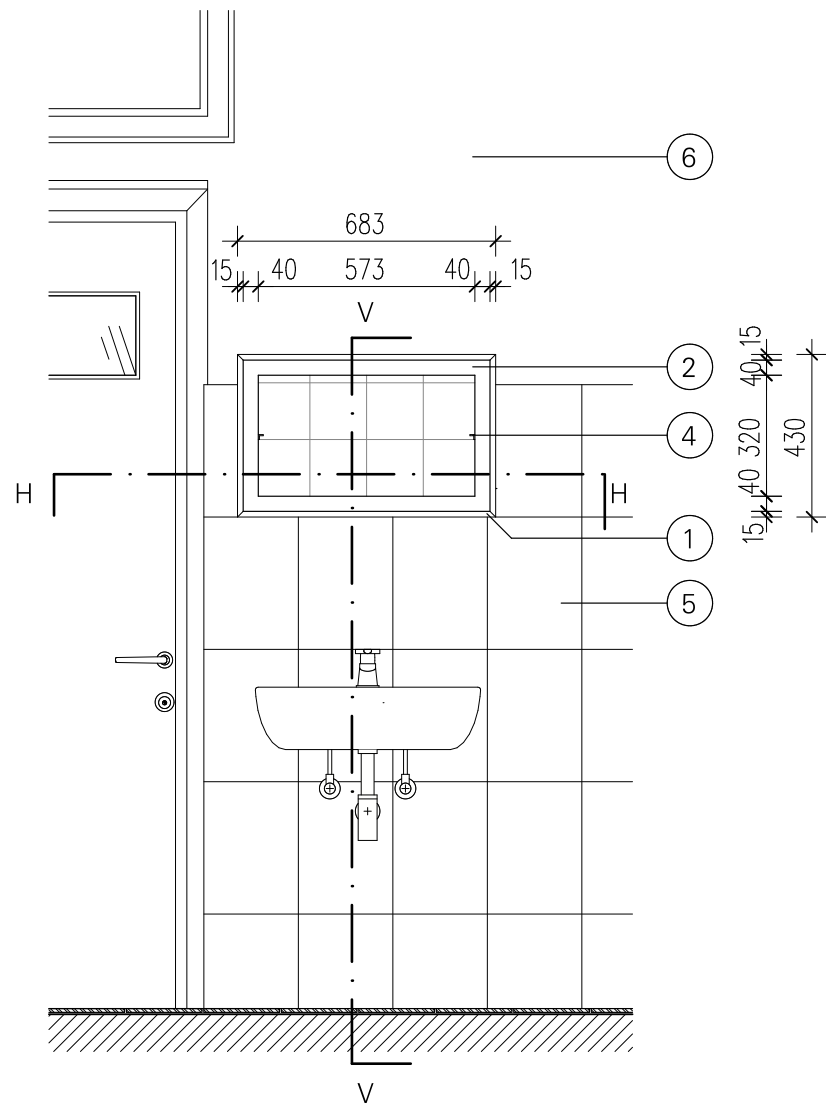


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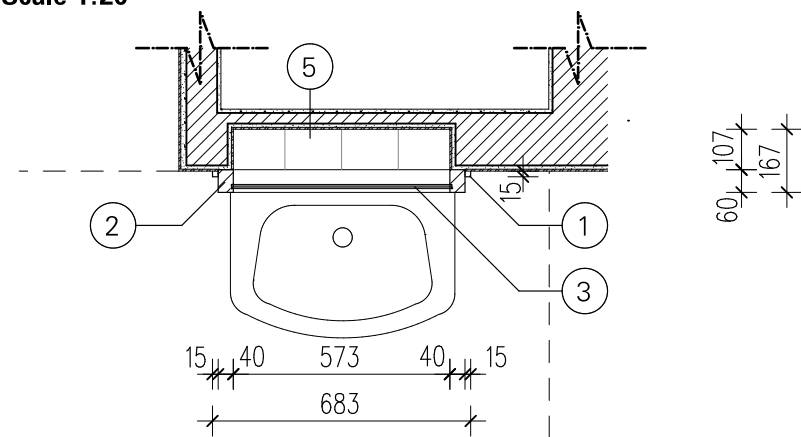
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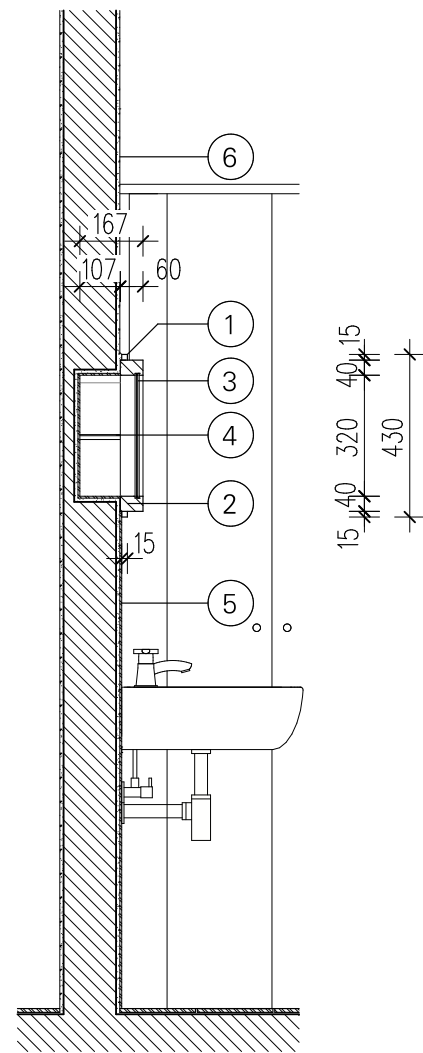
3.12 Built-In Furniture and Equipment



Elevation
Scale 1:20



Horizontal section H-H
Scale 1:20

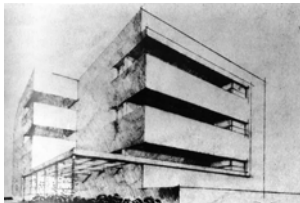


Vertical section V1-V1
Scale 1:20

- ① Cover strip, square section 15 x 15 mm, wood, painted white
- ② Block frame 40x60 mm, wood, painted white
- ③ 2 grooves for sliding panels, panels missing
- ④ Metal angle for shelves, painted white
- ⑤ Tiles, not original
- ⑥ Plaster

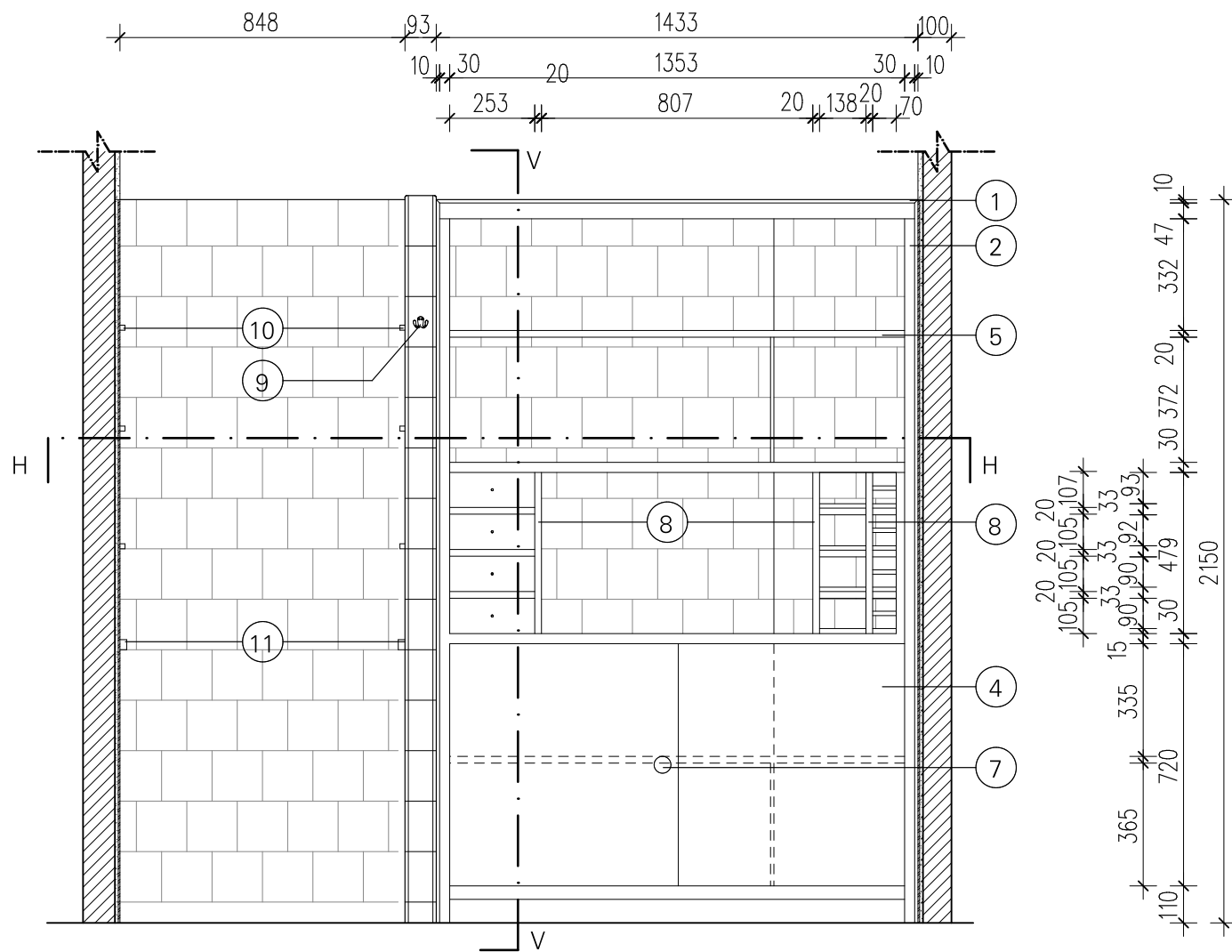
S.2

Built-in bathroom cabinet
Room 02.E Wall b

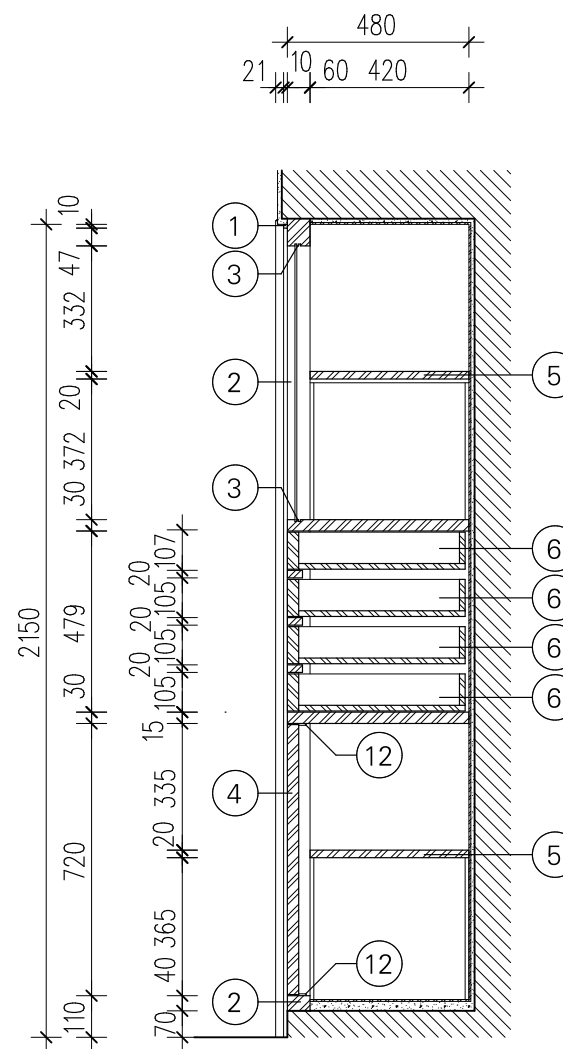


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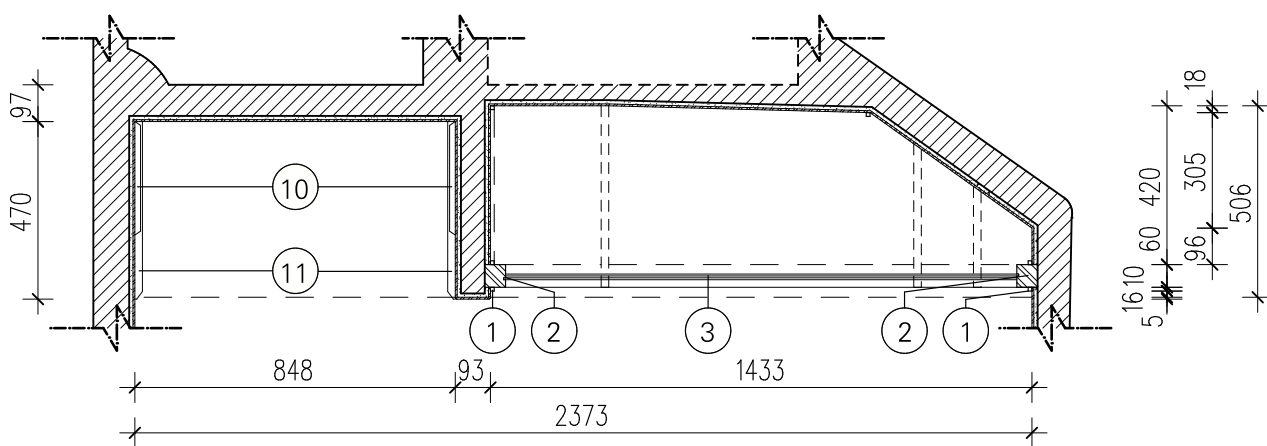


Elevation
Scale 1:20



Vertical section V-V
Scale 1:20

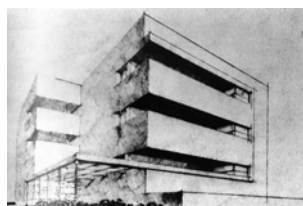
- ① Cover strip, 10 x 10 mm, wood, painted
- ② Built-in frame, wood, painted (pale grey, turquoise, beige)
- ③ Grooves for sliding panels, panels missing
- ④ Side-hung door, wood, painted, flush-closing, piano hinge
- ⑤ Wooden shelves on battens
- ⑥ Drawer, wood, painted (pale grey, purple, beige)
- ⑦ Cabinet knob, round, thin brass sheet Ø 50 mm, original
- ⑧ Partition 20 mm, wood, painted
- ⑨ Hook, white, subsequently painted turquoise
- ⑩ Wood battens for shelves, painted turquoise, originally probably unpainted
- ⑪ Wood battens for shelves, unpainted



Horizontal section H-H
Scale 1:20

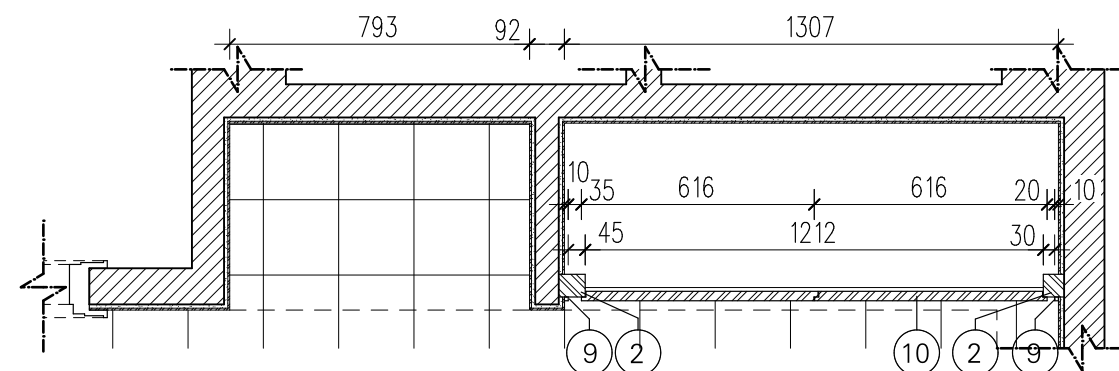
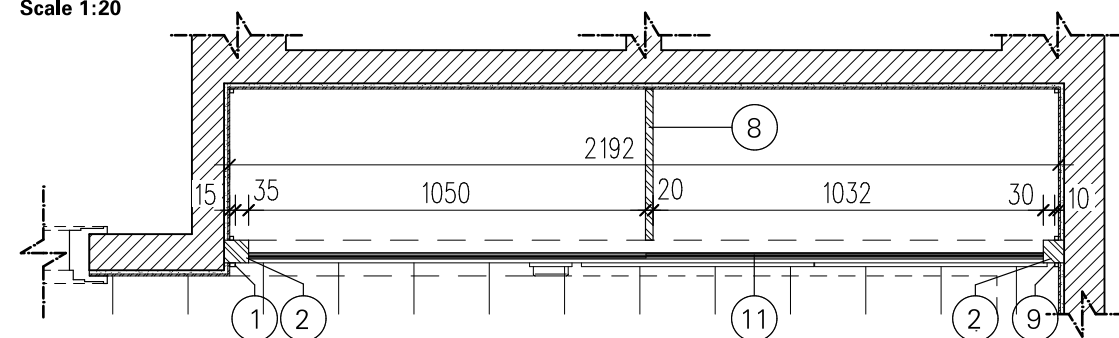
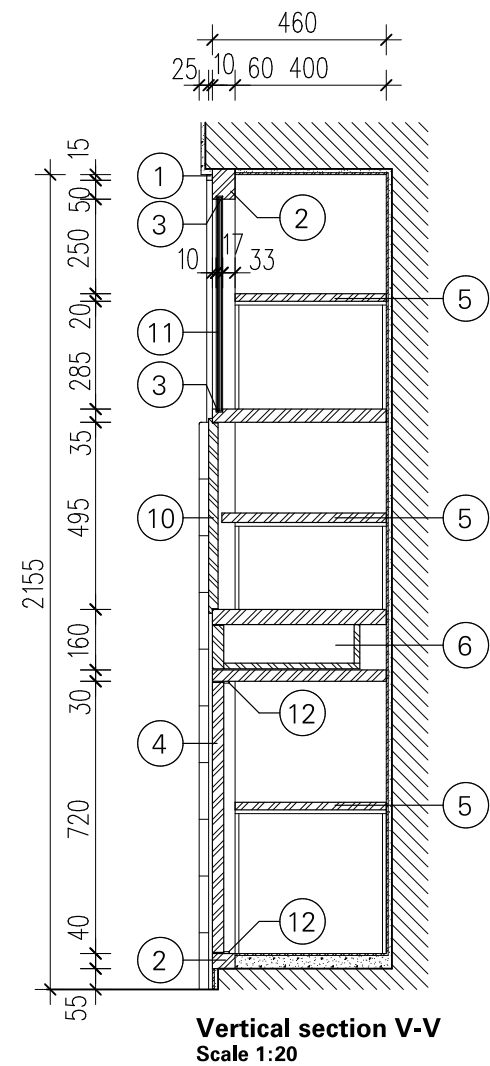
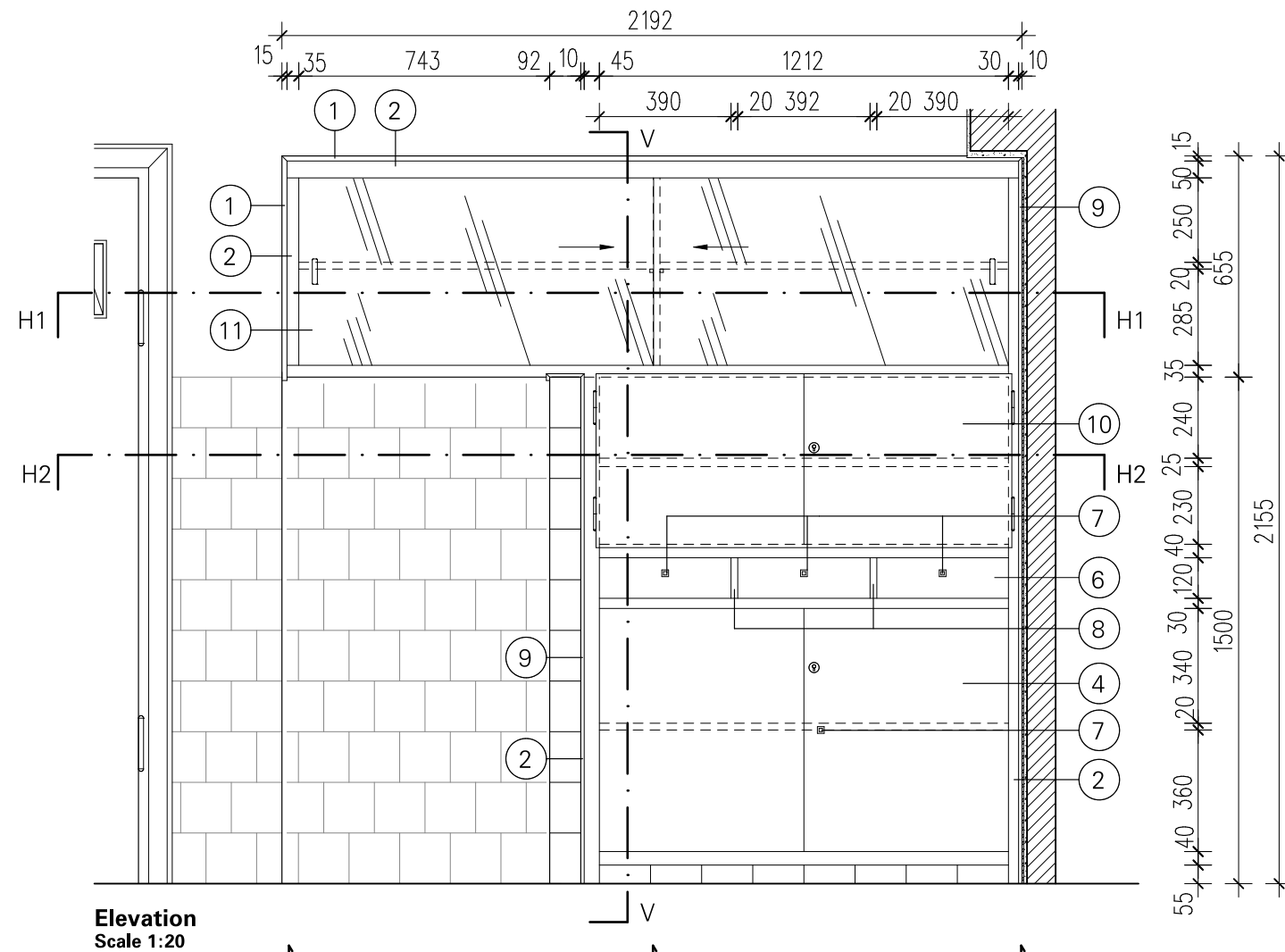
S.5.1

Built-in kitchen cabinet
Room 02.R, Wall b



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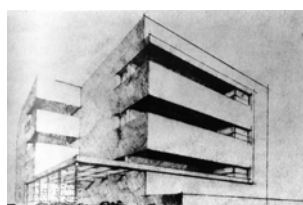
CONTENT
3.12 Built-In Furniture and Equipment



- ① Cover strip, 15 x 15 mm, wood, painted
- ② Built-in frame, wood, painted
- ③ Grooves for sliding panels
- ④ Side-hinged door, flush-closing, wood, painted, piano hinge
- ⑤ Wooden shelf on battens
- ⑥ Drawer, wood, painted
- ⑦ Cabinet knob, square, metal, not original
- ⑧ Partition, 20 mm, wood, painted
- ⑨ Cover strip, 10 x 10 mm, wood, painted
- ⑩ Side-hung door, rabbeted, wood, painted, hinge
- ⑪ Sliding panels, milk glass, vertical corrugations, rounded corners, recessed grip
- ⑫ Door stop

S.5.2

Built-in kitchen cabinet
Room 02.G, Wall c

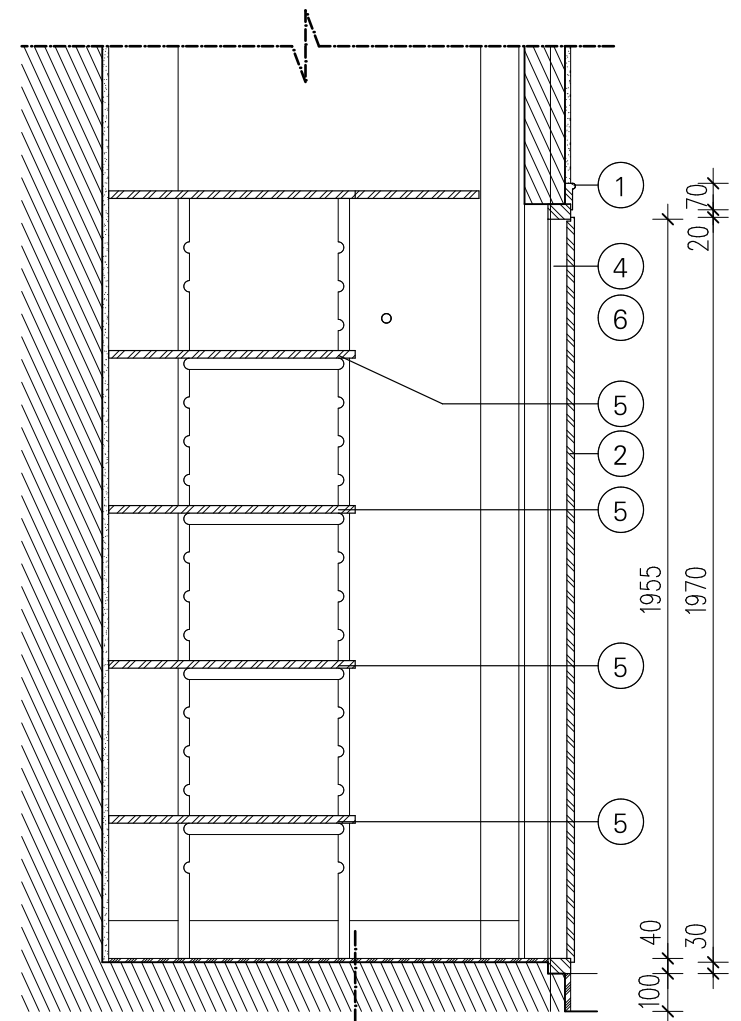
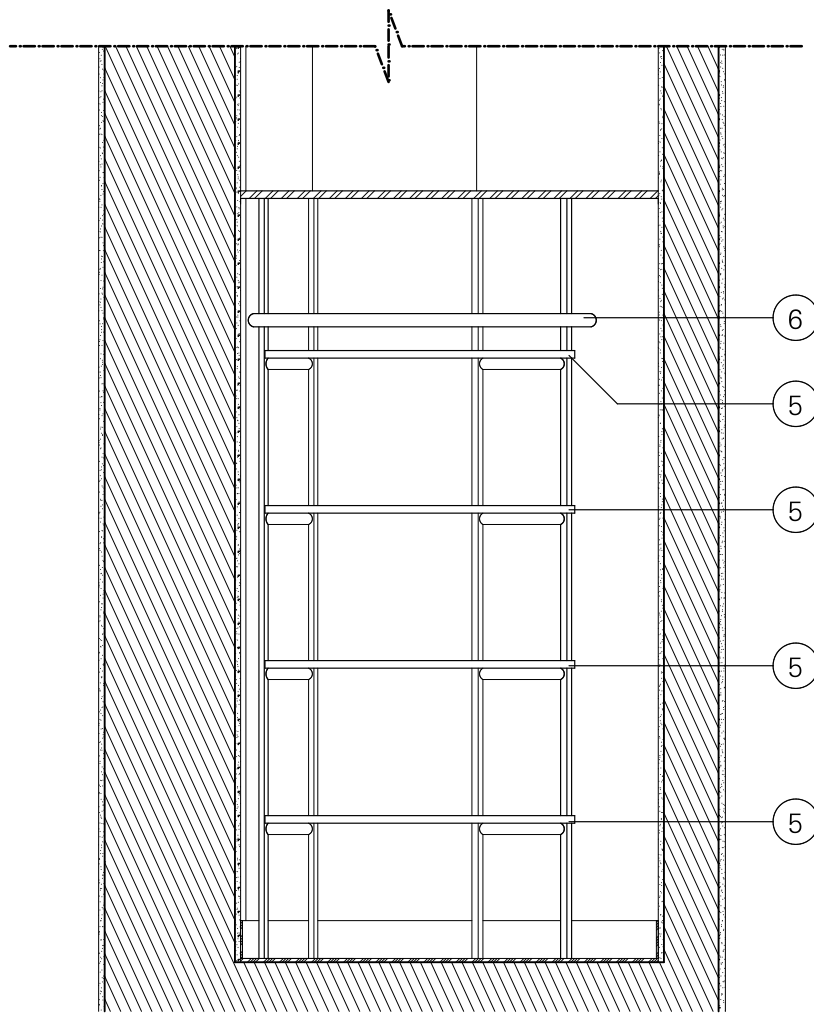
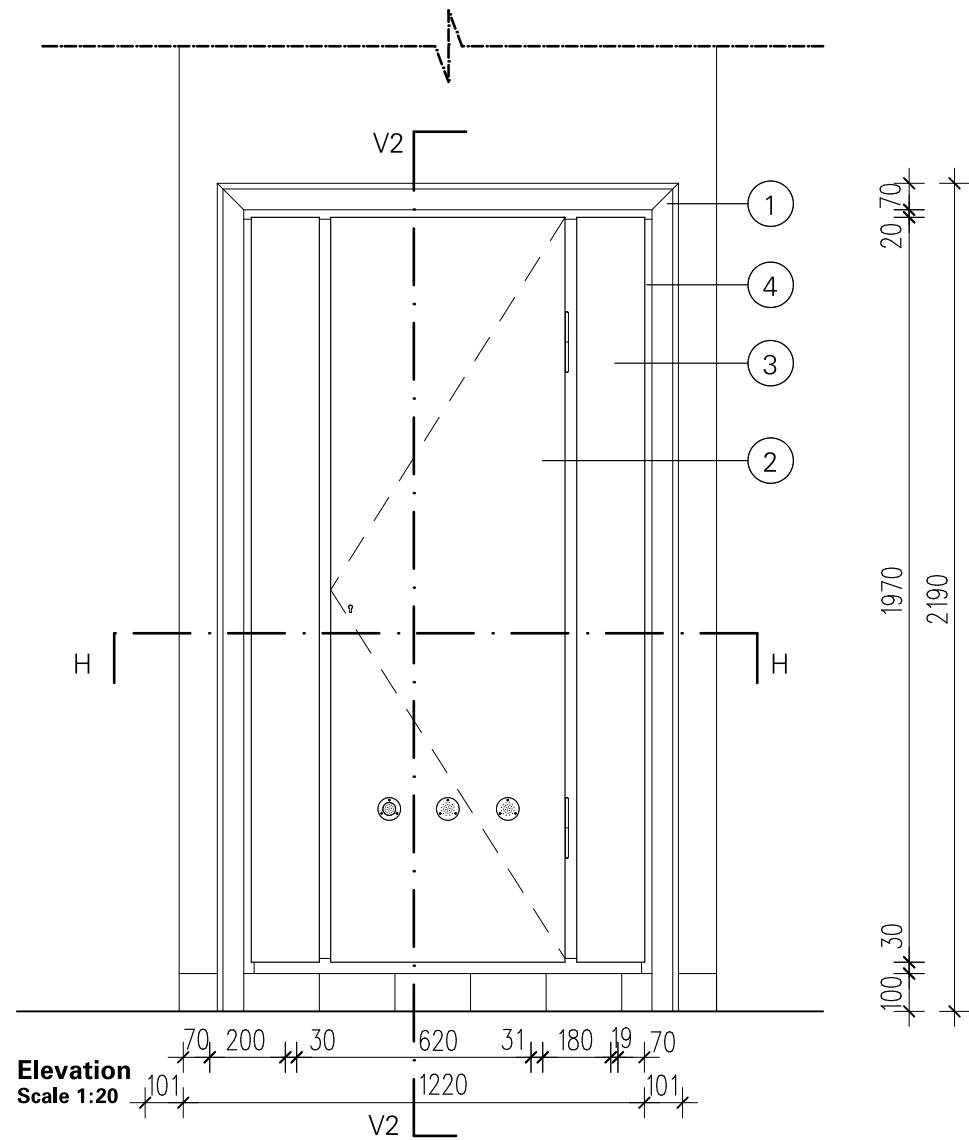


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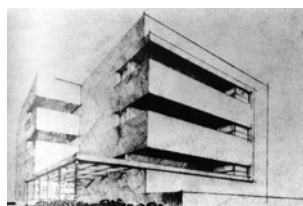
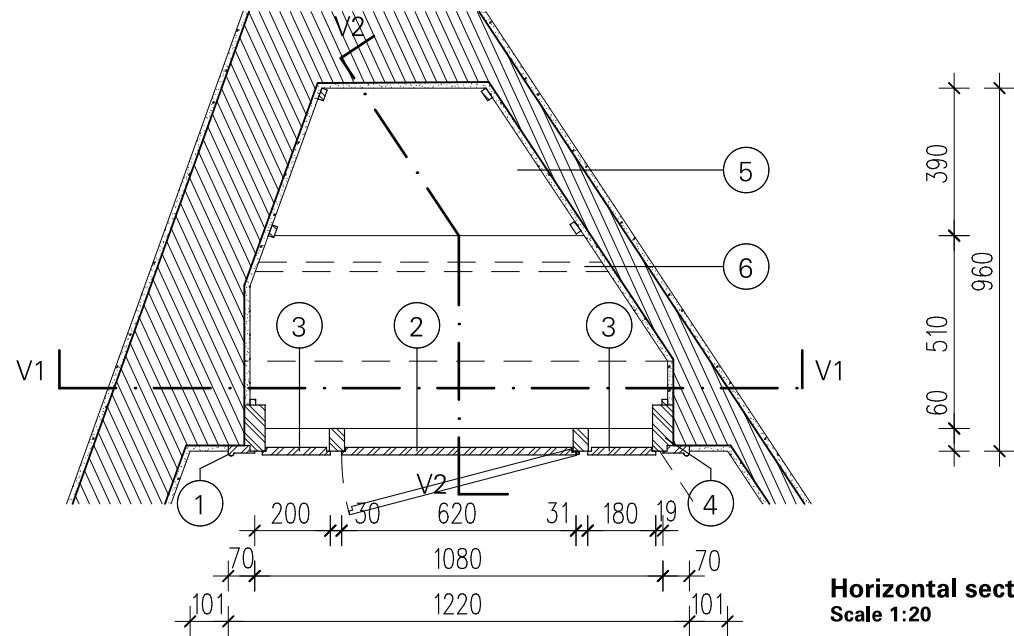
3.12 Built-In Furniture and Equipment



- ① Casing with half-round edge trim
- ② Side-hung door, wood, painted, with 3 ventilation openings, no knob, keyhole with insert
- ③ Fixed side panel, wood, painted
- ④ Built-in frame, wood, painted
- ⑤ Wooden shelves on battens
- ⑥ Clothes rail, original

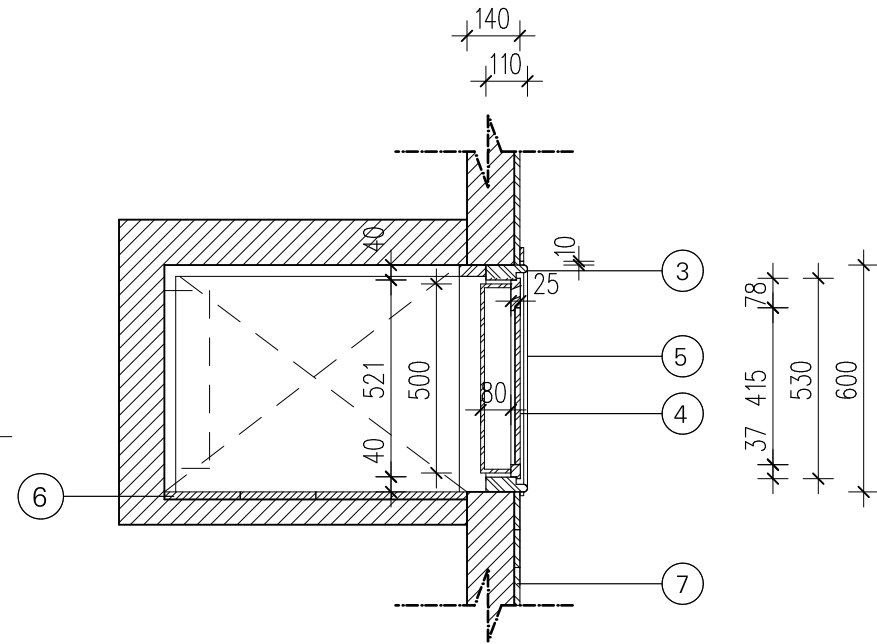
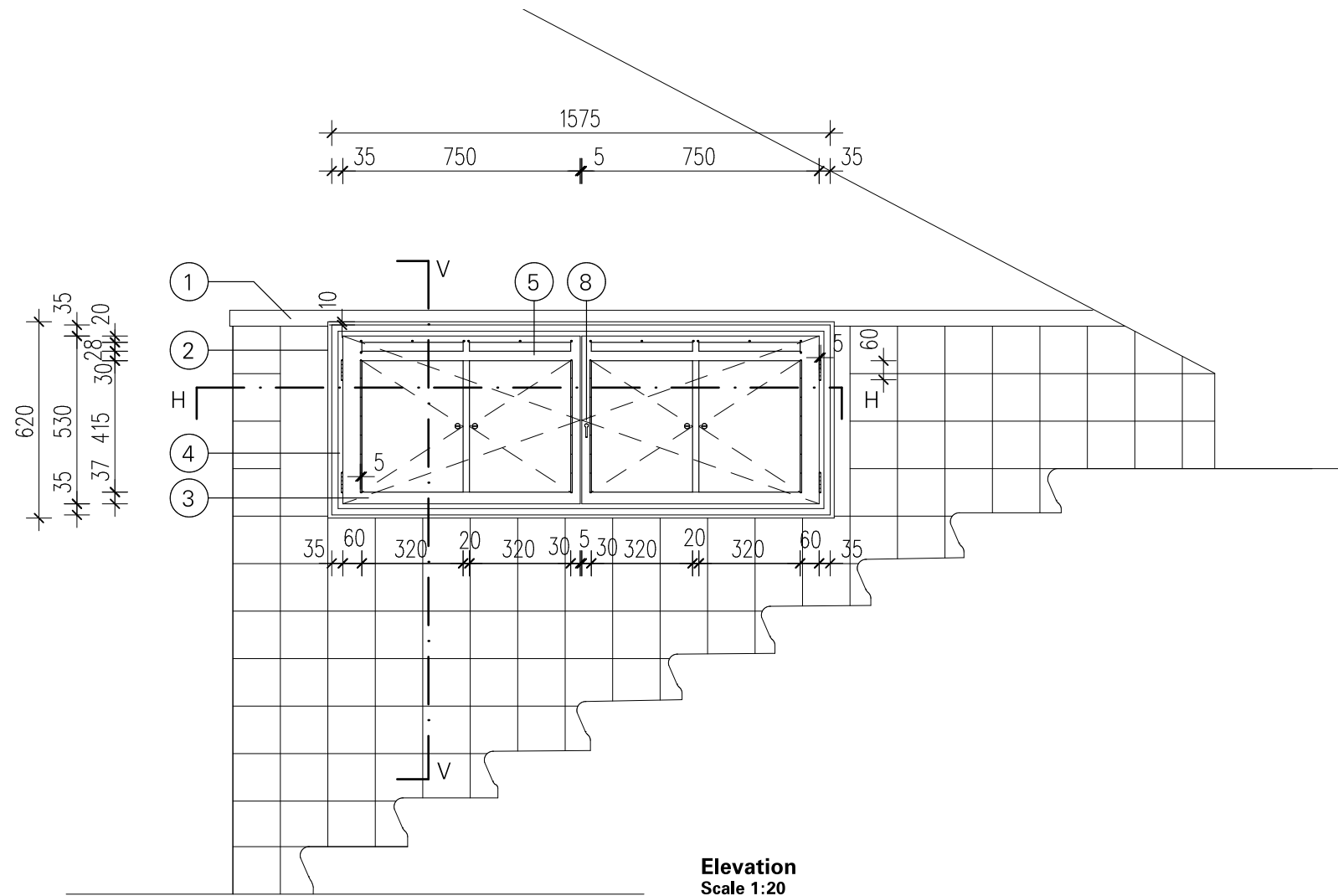
S.6

Wardrobe closet
Room 02.S Wall c

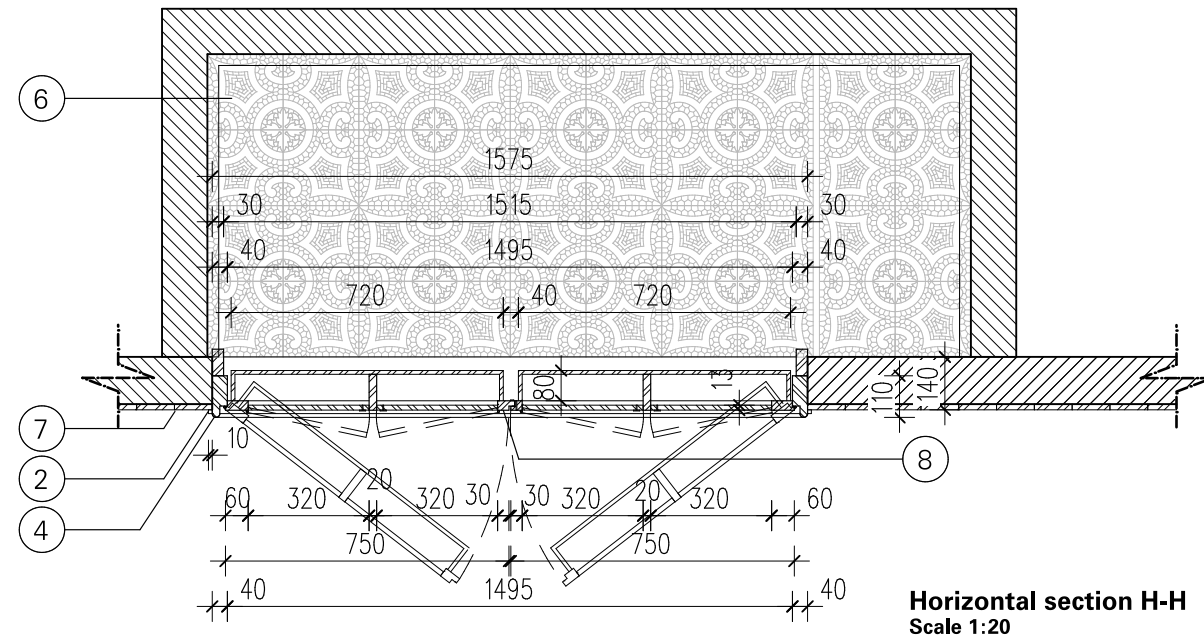


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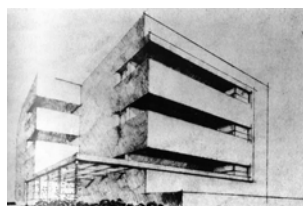


- ① Wooden moulding, white spruce, dark-varnished, as dado rail above tiling
- ② Half-round edge trim of the built-in frame, wood, dark-varnished
- ③ Built-in frame of the mailbox cabinet, wood, dark-varnished
- ④ Mailboxes with side-hung fronts, piano hinges, letter slots (cover flaps missing)
- ⑤ 2 hinged opening panels, each with 2 integrated mailboxes, wood, dark-varnished, piano hinges
- ⑥ Floor inside the cabinet covered with ornamental cement tiles, 20 x 20 cm
- ⑦ Wall tiles, Villeroy & Boch, 15 x 15 cm, yellow marbled, original
- ⑧ Provision for deadlock, lock missing



S.11

Mailboxes
Room V



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CONTENT
3.12 Built-In Furniture and Equipment

3.13 Building Services

As of the date of the inspection, most of the original electrical, plumbing, and heating services lines still exist throughout the building. The building was originally equipped with a central heating system, which was accommodated in the southern part of the basement. The location of a central heating system is shown in cross-section drawings dating from the time of construction. This was probably an oil-powered boiler, which provided heating for selected rooms of the building. In Bathrooms E and P, as well as Living Rooms B and L, the locations of some radiators can be ascertained from the remains of the pipe installations. In every case, a recess was made for the radiator in the wall. A radiator, presumably original, can be found in Room 00.E on the first floor. The central heating plant was probably also responsible for supplying the building with hot water. This is indicated by the lack of local water heaters in the kitchens and bathrooms.

Within the building, the water supply and wastewater pipes dating from the time of construction are largely concealed. In the bathrooms on the upper two floors, the showers still have their original fixtures (shower heads, separate hot and cold water faucets with rotary handles, and a shower switch labeled “shower”). Other wall-mounted water outlets can be found in the kitchens at the sink (here with newer fixtures) and in the bathrooms low down on the wall (here probably a toilet connection). Also noteworthy are details such as the ceramic soap dishes set into the wall, which have been kept in some kitchens and bathrooms (in the shower alcove and on the wall beside the bathtub).

Water supply and wastewater pipes, as well as rainwater downpipes from the roof and vent pipes, are left exposed at the balconies of apartment type 2 (01.K, 02.K) and the backyard facade at first (raised ground) floor level, being only partly hidden by the fixed exterior cabinets. According to the plans, these balconies had enameled utility sinks with water connections mounted on the outer wall, one for each apartment. The second and third floor balconies each have one surviving example. The rainwater downpipes are largely intact and are made of cast iron. The locations of the floor drains on the balconies have not changed, but the drain on the second floor

balcony has been partially closed up or is unused and its grating is missing. On balconies 02.J, 02.K and 01.K, the original grating is still in place; probably made of brass, this is square and measures 11.5 x 11.5 cm.

A highly corroded bracket for a gas cylinder is to be found on Balcony 02.J. A copper pipe leads from this installation to a connection point in Kitchen 02.R. This equipment apparently served to supply the kitchen stove with gas and was probably not installed at the time of construction. The connection fitting on the kitchen wall, at least, is of a more recent date.

The original electrical wiring is routed in the walls throughout the building and has largely been retained. The receptacles and the majority of cover plates of the flush-mounted electrical outlets and light switches, made of white plastic, also date from the time of construction. The technical equipment in the rooms has been upgraded on a large scale in the course of its use, with surface-mounted installations in the form of cable channels, power and data outlets, and air conditioning. Fuses and doorbells have apparently been replaced almost entirely, but one small – probably original – cabinet remains in the wall of a hallway (Room 01.S), which may originally have housed the distribution box or telephone equipment of this apartment. In the space behind the mailboxes under the stairs there is a black Bakelite distribution box – probably original – for an electricity mains cable running through there. Also in the storage space are two ceramic lighting fixtures and round, obscure glass shades, which were probably once part of the original staircase lighting. Porcelain lighting fixtures belonging to the original lighting are also to be found on Balconies 01.K and 02.K.



Fig. 140 Original sink on the balcony 02.K, 2015



Fig. 143 Grating for a drainage inlet on the balcony 02.J, 2015

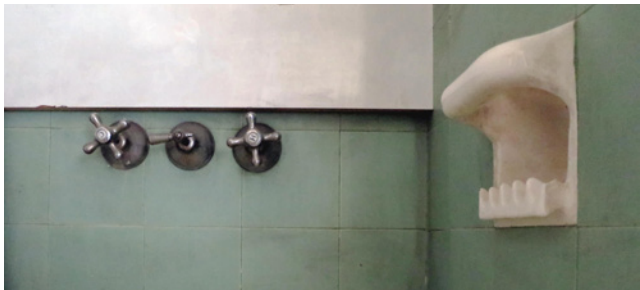


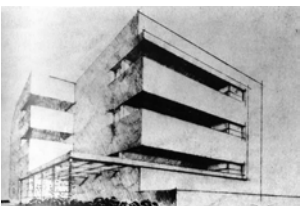
Fig. 142 Sanitary fixtures in the shower, room 01.E, original ceramic soap dish and shower valve, 2015



Fig. 141 Built-in electrical installations (maybe former fuse box), room 01.S, dating unclear, 2015



Fig. 144 Original sockets and electrical installations, 2015



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CONTENT
3.13 Technical services

3.14 Materials and Colors

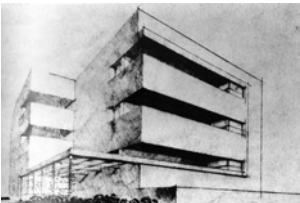
3.14.1 Original colors existing in the building

COLOR NO.	1 2 3 4	COLOR SPECIFICATION CODE (FRESCO/MUNSELL/NCS) MEDIUM NOTE	COLOR SAMPLE*
C.1.1	1 2 3 4	Light brown/beige 169-1; 5Y8/2; S1010-Y30R Plaster Interior rooms	
C.1.2	1 2 3 4	Light ochre/Cream 099-2; 2.5Y8/4; S0505-Y20R Plaster Rooms 02.L + M	
C.1.3	1 2 3 4	Yellow ochre 169-3; 5YR6/2; S3020-Y20R Plaster Staircase	
C.1.4	1 2 3 4	Reddish/apricot 176-2; 5YR8/2; S1005-Y50R Plaster Balconies	
C.1.5	1 2 3 4	Light brown/beige up to 1.5 m, ochre above up to 1.5 m: 169-1; 5Y8/2; S1010-Y30R, above: 166-2; 5Y8/4; S1010-Y10R Plaster Corridor 02.S	
C.1.6	1 2 3 4	Cream 167-2; 5YR8/4; S1010-Y20R Wood Doors, windows, furniture	

*Exemplary presentation

3.14.2 Original materials existing in the building

MATERIAL NO.	1 2 3	MATERIAL, COLOR PRODUCER NOTES	PHOTO
M1	1 2 3	Paviors 20x20x30 cm with repeating quartered pattern in bas-relief (circle with floral surround), cement, pale color Traditional, locally manufactured Remaining only above the steps on the path in front of the main entrance, and inside the mailbox closet; flooring renewed in places with similar paviors, having a formal pattern within a circular motif	
M2	1 2 3	Stair tread, terrazzo, white, medium pale grain / /	
M3	1 2 3	Terrazzo, yellowish beige, medium pale grain / Window sills, parapet copings; as M4 and M6	
M4	1 2 3	Paviors 20x20x1cm and base tiles 20 x 10 x 1 cm, terrazzo, yellowish beige, medium pale grain Manufactured locally Narrow joints, no expansion joints	










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3.14 Materials and colors

MATERIAL NO.	1 2 3	MATERIAL, COLOR PRODUCER NOTES	PHOTO
M5	1 2 3	Cast-in-place terrazzo flooring, yellowish beige, medium pale grain / Staircase; as M3 and M4	
M6	1 2 3	Reinforced concrete, paint coats / Paint coat not original	(no photo)
M7	1 2 3	Solid masonry, plaster finish coat, paint coats / Paint coat not original	(no photo)
M8	1 2 3	Wall tiles 15 x 15 x 0.6 cm stoneware, yellow marbled Villeroy & Boch, manufactured in Germany Staircase and foyer; on water basin as mosaic of fragments	
M9	1 2 3	Wall tiles, 15 x 15 x 0.6 cm stoneware, cream-white, corner tiles with rounded edges Villeroy & Boch, manufactured in Germany Kitchen: laid in running bond pattern; bathroom: straight-lay (grid pattern)	

MATERIAL NO.	1 2 3	MATERIAL, COLOR PRODUCER NOTES	PHOTO
M10	1 2 3	Wall tiles, 15 x 15 x 0.6 cm stoneware, turquoise/green Villeroy & Boch, manufactured in Germany Bathroom: straight-lay (grid pattern)	
M11	1 2 3	Oak, dark-stained or varnished / Apartment entrance doors on 3rd floor, staircase railings; stain applied on several occasions, originally probably in a paler shade	
M12	1 2 3	White spruce, dark-stained / Entrance area glazing, dado rail above tiling, mailbox unit; stain applied on several occasions, originally probably in a paler shade	
M13	1 2 3	White spruce, colored paint coats / Interior doors, windows, balcony doors, door frames, some kitchen fixtures; paint coats not original, original color C.1.5 frame of door D02.M.02 made of pine wood	
M14	1 2 3	Wood, type of wood not ascertained, colored paint coats, 2 3 Remains of an original blind, W02.O.19	(no photo)


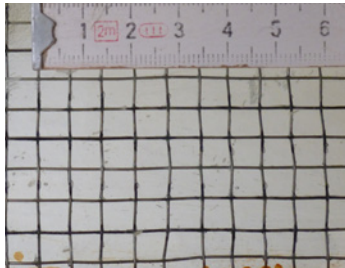
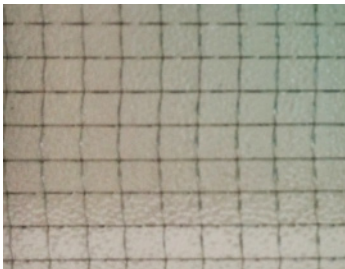
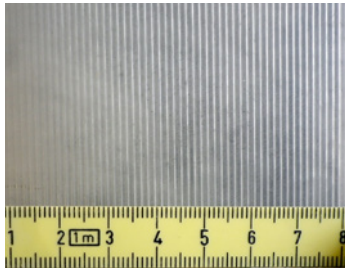







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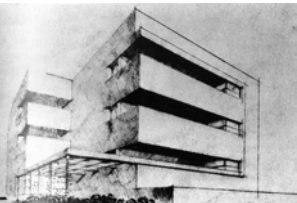
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3.14 Materials and colors

MATERIAL NO.	1 2 3	MATERIAL, COLOR PRODUCER NOTES	PHOTO
M15	1 2 3	Crystal glass, beveled / Door and glazing of main entrance	
M16	1 2 3	Wire glass, 7x7 mm grid mesh / Glass panels of stair railings and fixed glazing of staircase window	
M17	1 2 3	Textured wire glass, 10x10 mm grid mesh / Glazing W00.R.12	
M18	1 2 3	Obscure glass, textured, vertical pattern, 7 grooves/cm, t = 4 mm / Sliding window of staircase, kitchen cabinet 02.G	
M19	1 2 3	Textured glass, droplet pattern / Glazing of interior doors	

MATERIAL NO.	1 2 3	MATERIAL, COLOR PRODUCER NOTES	PHOTO
M20	1 2 3	Drawn sheet glass, clear / Glazing of windows and balcony doors	(no photo)
M21	1 2 3	Nickel-silver Window and door handles, probably from German manufacturer Wehag (Wilhelm Ernstfeld, Heiligenhaus); faucets presumably from a British manufacturer Door and window hardware, faucets in kitchen/bathroom	
M22	1 2 3	Exposed steel with brass barrel ring / Hinges of apartment entrance doors D02.H.01 and D02.S.01; painted over several times with clear varnish	
M23	1 2 3	Painted steel / Hinges of windows, interior doors and balcony doors; window grilles; fasteners	
M24	1 2 3	Zinc sheet / Kick plate of apartment entrance doors D02.H.01 and D02.S.01	






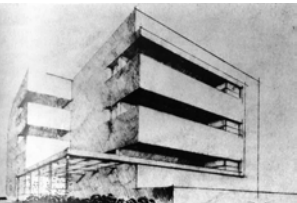
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Conservation Survey
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CONTENT

3.14 Materials and colors

MATERIAL NO.	1 2 3	MATERIAL, COLOR PRODUCER NOTES	PHOTO
M25	1 2 3	Brass / Covers of floor drainage inlets on balconies; guide rails for sliding panels in kitchen cabinets; clothes rails; probably cabinet knobs	
M26	1 2 3	Plastic (melamine resin) / Covers of electrical sockets and light switches	
M27	1 2 3	Plastic (Bakelite), black / Electrical distribution board behind mailbox cabinet 00.W	(no photo)
M28	1 2 3	Natural stone, probably shell limestone Probably Central Europe Remains of a countertop in Kitchen 02.G	

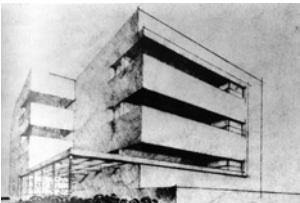


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CONTENT

3.14 Materials and colors



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CONTENT
3.0 MACRO CATALOGUE OF BUILDING ELEMENTS

4.0 Schedule of Rooms

4.1 Introduction

The room schedule is a key tool for obtaining a complete record of the building. The survey inside the building was conducted floor-by-floor, room-by-room. Several inspection visits were made, in the course of which – to start with – handwritten notes and sketches were produced, complemented by photographs of details. Additionally, the room schedule includes relevant information from the expert assessments – for example, about materials and colors. This information forms the basis on which the typology of building elements in the macro catalog (see Chapter 3) is drawn up. The room and building schedule thus bundles and specifically locates all of the various findings and analytical results concerning individual components of the building.

The room schedule provides a description of the existing built fabric in as much detail as possible, as far as this was accessible. In order to avoid repetitions of information and lengthy, indigestible, descriptive texts, reference is made in each case to a specific type of building component, material and color, all of which are described on an exemplary basis in the macro catalog. The room schedule should therefore always be referred to in conjunction with the building component catalog.

The rooms are systematically surveyed, beginning with the basement and ending with the roof and staircase. Each level and each room is dealt with in an anticlockwise sequence. An excerpt from the floor plan, showing the room concerned with codes that uniquely identify each room, wall, window, and door, assists orientation.

Despite intensive inspection of the building, it was not possible to examine every area to the same depth and to a consistent degree of detail. Some rooms were accessible only to a limited extent, or were still in use. Furthermore, in the course of the on-site inspections, it became clear that there was a need for further, deeper analysis of the built fabric in order to make assured statements on matters such as materials or dating. In particular, the basement was only partially accessible and the first floor (raised ground floor) could not be documented to the same extent as the upper floors, because it was being used as a child day care center at the time of the inspection.

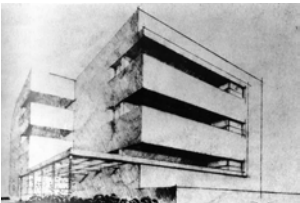
As a result, substantiated findings on the color scheme are partly lacking in these areas. Reference is therefore often made to the upper floors when attempting to date built components and ascertain their original state. Because the building’s design concept provided for a relatively consistent layout and appearance on all floors, it is generally possible to draw reliable conclusions in this way and to give a coherent picture of the original state of the house.

By using the room schedule as a means of documentation, an overview of the current state of the building can be gained at the same time as recording the individual alterations and structural changes that have been undertaken in the time since it was built. The results of this are essential to the two subsequent stages of work, which are dealt with in Chapter 9, Multi-layer Chronological Analysis, and Chapter 10, Conservation Action Plan: the investigation and conservation-related assessment of the construction and operational phases and – developing from this – the preparation of the basic framework of an action plan.

Renewed	=	Building element that has been repaired or replaced; similar to the original
Replaced	=	Building element that has been replaced; design differs to the original
Original	=	1937
W.1.1	=	Type no., for detailed description see Chapter 3
(C1.1)	=	[in brackets] assumption, information could not be verified



Fig. 145 Main entrance, view from above, 2015

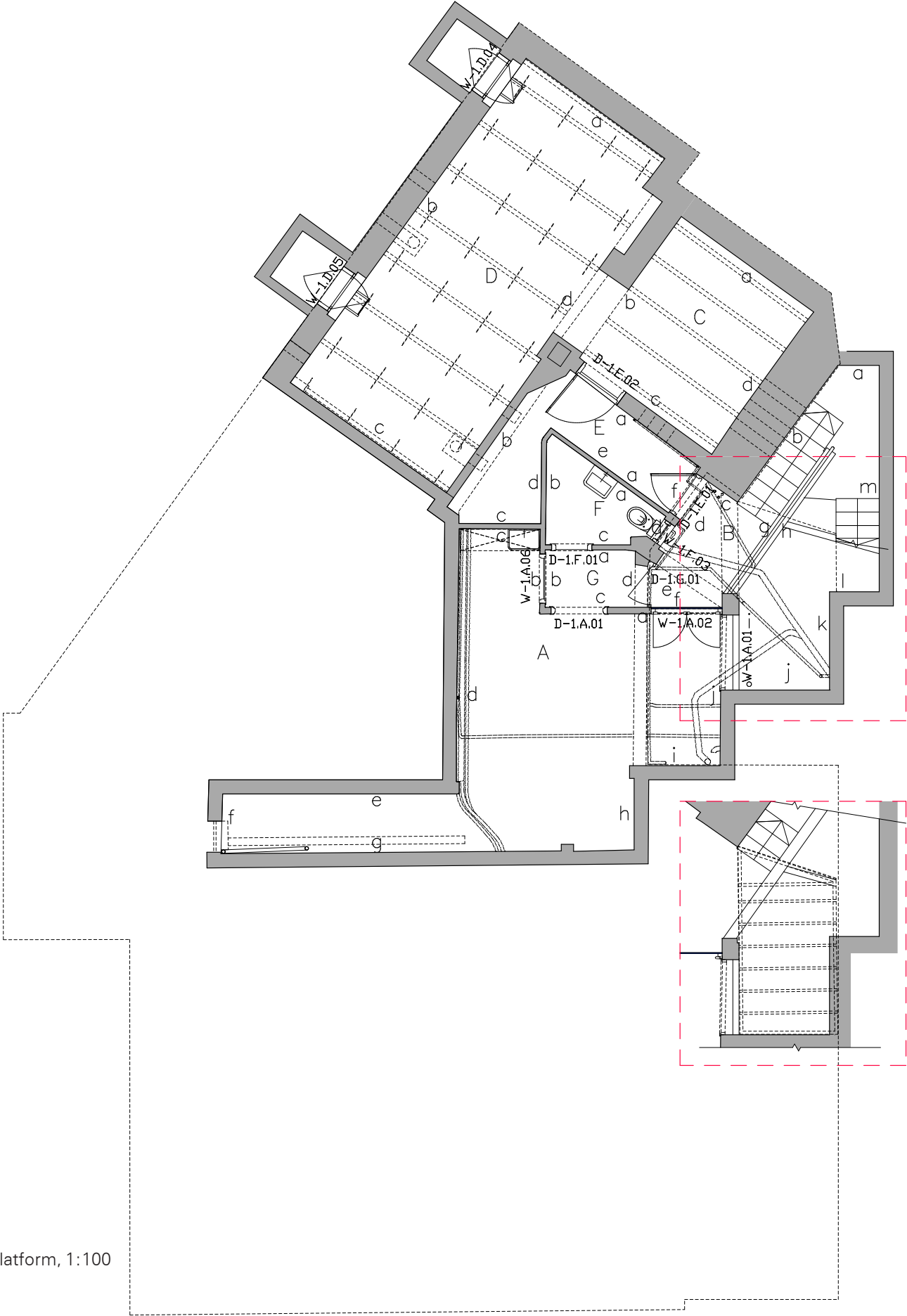


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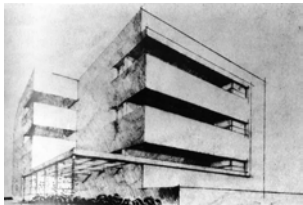
CONTENT

4.0	SCHEDULE OF ROOMS
4.1	Introduction

4.2 Basement

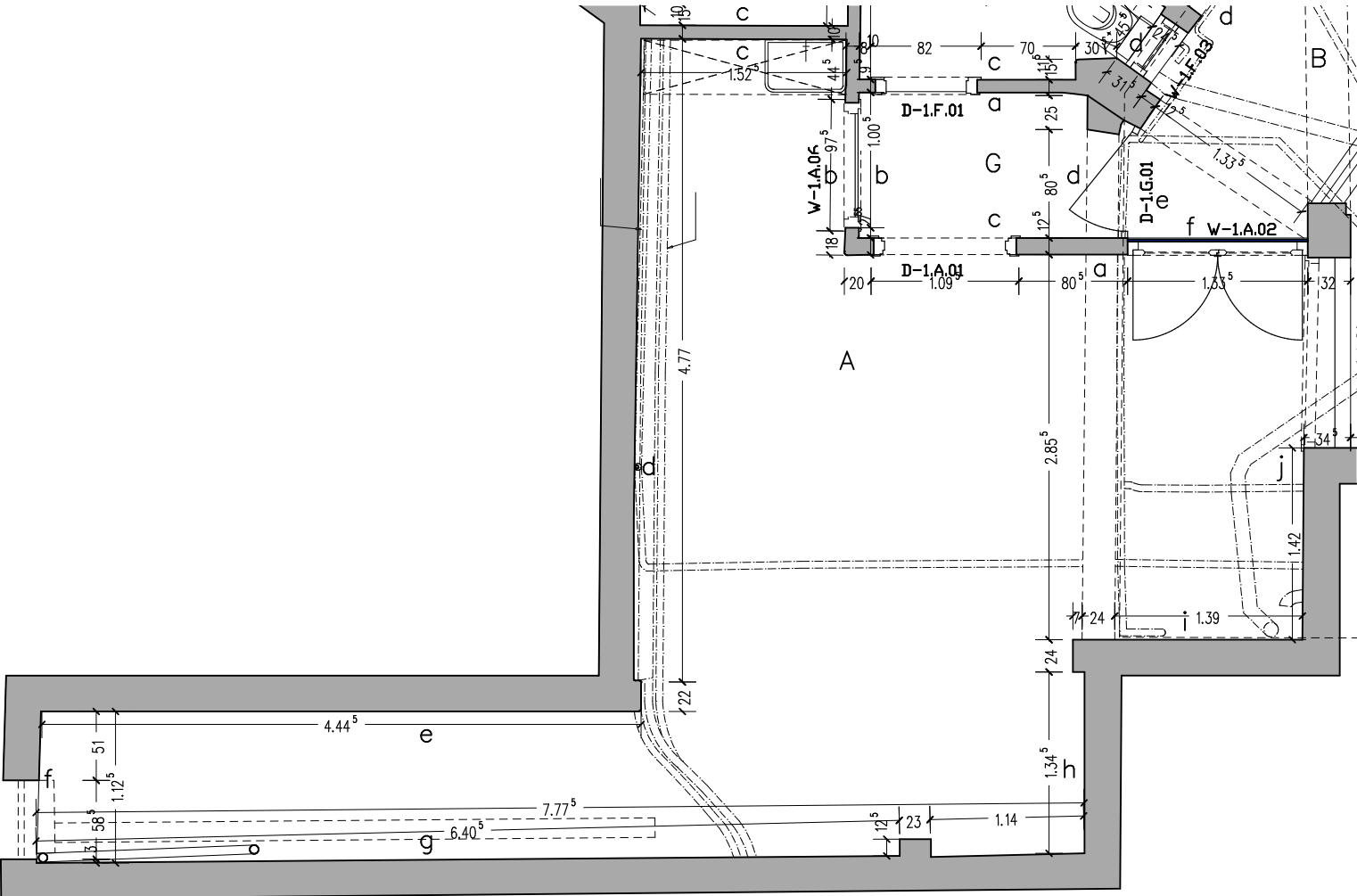


Basement, floor plan with a storage space on the intermediate platform, 1:100



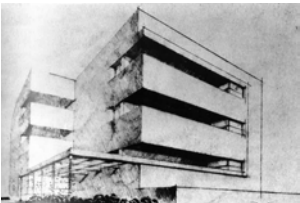
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CONTENT
4.2 SCHEDULE OF ROOMS
Basement



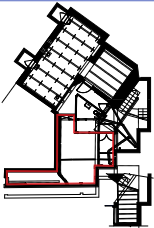
Basement, floor plan 1:50, room -1.A

DATE		FLOOR		FUNCTION	ROOM
04/30/2015		Basement		Utility room	-1.A
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Ceramic floor and base tiles, beige	Probably original terrazzo floor and base tiles beneath, condition unknown	1960s-1990s	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Painted concrete wall, flush-mounted socket and light switches	Paint renewed, moisture damage; socket and light switch to the right of the door original	1937	M6
W-1.A.02	W.2.9	Double-sash casement window; metal grille formerly mounted outside	One sash missing, glass of the other sash broken; window opening boarded up with a zinc sheet from the outside	1937	M13, (probably C.1.6); grille: M23
D-1.A.01	D.2.1	Door opening	Door leaf missing, frame original	1937	M13, (probably C.1.6)
b		Painted concrete wall and original wall tiling with soap dish above the sink	Subsequently painted white	1937	M6; tiles: M9
W-1.A.03	W.2.8	Double-sash sliding window, glass leaves; grille of round iron bars on the side of -1.G		1937	M13, (probably C.1.6); grille: M23
c		Painted concrete wall and wall tiling	Subsequently painted white; plaster cracked and damaged	1937	M6, tiles: M9
c		Original ceramic sink on a metal bracket; faucets	Surface damage to the sink, original faucets extant but turning handles missing; paint on the bracket and pipes probably original	1937	Sink: white; bracket and pipes: M23, (turquoise); faucets: M21 or M25
c		Built-in cupboard above the sink, formerly provided with sliding glass panels	Probably original, sliding panels and shelf missing; color not verifiable	1937	M13, (probably C.1.6), turquoise
d		Painted concrete wall and original wall tiling; sanitary installation pipes; flush-mounted socket	Paint renewed	Wall and socket 1937	M6
e		Painted concrete wall	Paint renewed	1937	M6
f		Painted concrete wall; wall opening for the house connection line; metal grille	Wall opening probably original	1937	M6; grille: M23
g		Painted concrete wall	Paint renewed	1937	M6
h		Painted concrete wall	Paint renewed	1937	M6
i		Painted concrete wall	Paint renewed	1937	M6
j		Painted concrete wall	Paint renewed	1937	M6
W-1.A.01	W.2.9	Double-sash casement window; walled up	Frame partly damaged; 1 sash missing	1937	M13, (probably C.1.6)
CEILING					
		Concrete ceiling; waste water pipes; fluorescent lighting; remains of an original lighting fixture	Partly corroded reinforcement visible; several areas of moisture damage; waste water pipes probably original	1937	Concrete, white



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CONTENT
4.2 SCHEDULE OF ROOMS
Basement





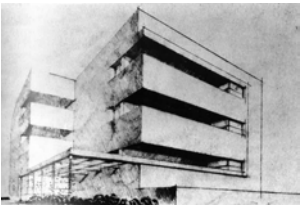
Room -1.A; _MG_3621.jpg; photo: Aviad Bar Ness, 2015



Room -1.A; _MG_3624.jpg; photo: Aviad Bar Ness, 2015

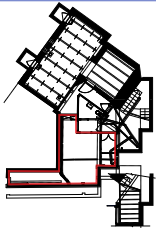


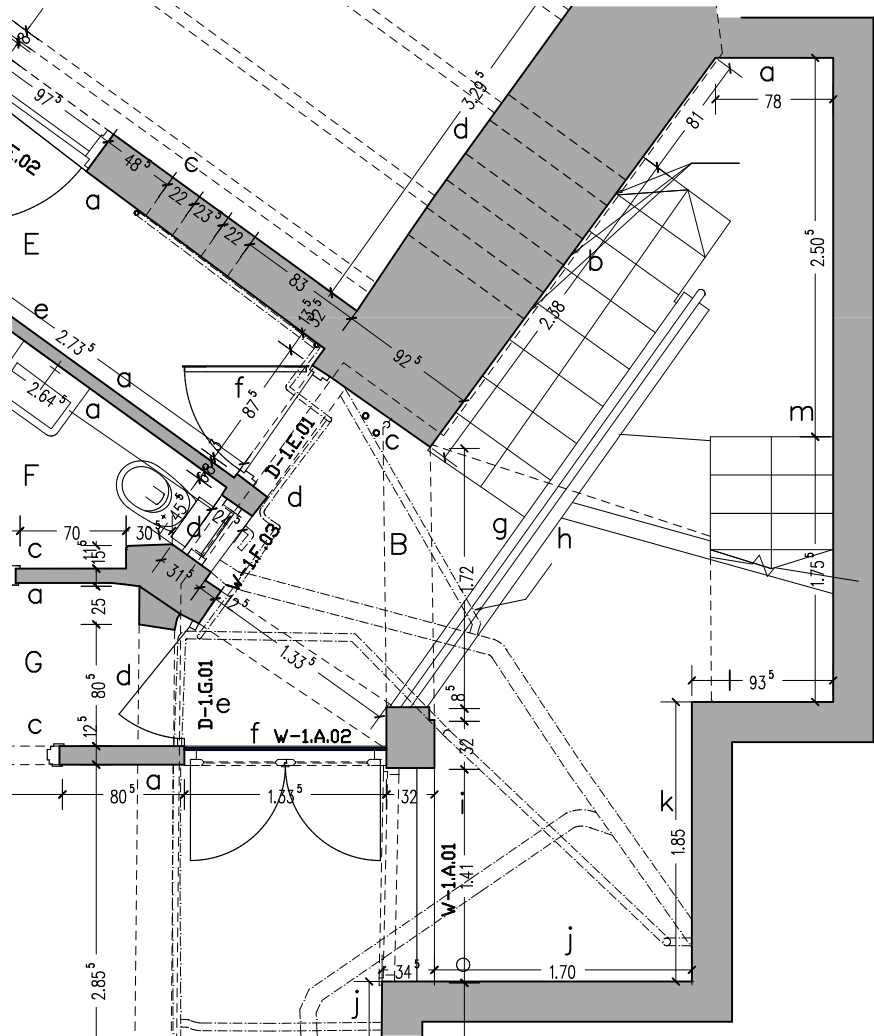
Room -1.A; _MG_3620.jpg; photo: Aviad Bar Ness, 2015



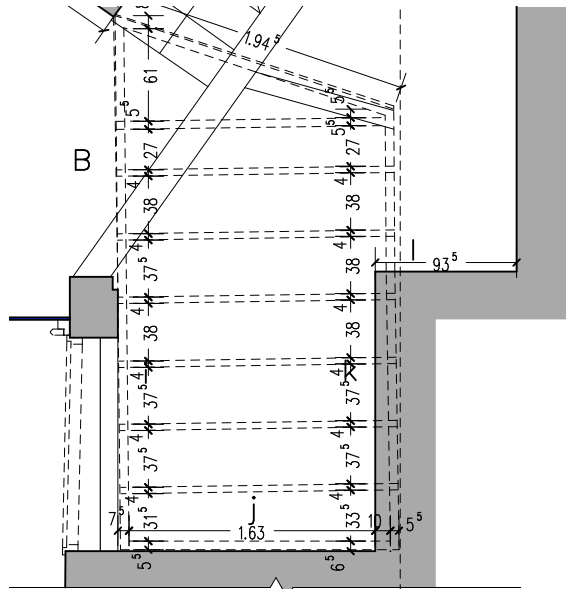
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4.2 SCHEDULE OF ROOMS
Basement



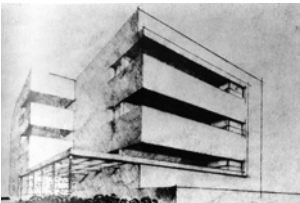


Basement, floor plan 1:50, room -1.B



Basement, storage space on the intermediate platform, floor plan 1:50

DATE		FLOOR		FUNCTION	ROOM
04/30/2015		Basement		Entrance	-1.B
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Ceramic floor and base tiles, beige; floor drainage inlet		1990s	
WALLS AND BUILT-IN ELEMENTS					
a		Rendered exterior shaft wall of the exterior staircase with a planter	Renewed render, moisture damage	Wall 1937; plaster 1990s	M7
b		Rendered exterior wall; three round wall openings for the ventilation of the air raid shelter, wire mesh covering	Renewed render, openings probably subsequent	Wall 1937; plaster 1990s	M7
c		Rendered exterior wall	Renewed render	Wall 1937; plaster 1990s	M7
d		Rendered exterior wall	Renewed render	Wall 1937; plaster 1990s	M7
D-1.E.01	D.2.3	External solid door	Replaced	1990s	
W-1.F.03	W.3.1	Single-sash casement window; vertical iron bars and wire mesh on the outside	Paint partly peeling off	1937	M13, (probably C.1.6); grille: M23
e		Rendered exterior wall	Renewed render	Wall 1937; plaster 1990s	M7
D-1.G.01	D.2.3	External door	Replaced; door leaf damaged, door is open		
f		Rendered exterior wall	Renewed render	Wall 1937; plaster 1990s	M7
W-1.A.02	W.2.9	Double-sash casement window; metal grille formerly mounted outside	Window opening subsequently boarded up with a zinc sheet from the outside	1937; zinc sheet later	M13, (probably C.1.6)
g		Shaft wall of the exterior staircase, steel railing with galvanized woven wire mesh	New	1960s-1990s	M7
h		Steel railing with galvanized woven wire mesh	New	1990s	
i		Inaccessible		1990s	M7
W-1.A.01	W.2.9	Double-sash casement window; walled up	Frame partly damaged; 1 sash is missing	1937; walling later	M13, (probably C.1.6)
j		Inaccessible		1990s	M7
k		Inaccessible		1990s	M7
l		Shaft wall of the exterior staircase	New	1990s	M7
m		Shaft wall of the exterior staircase	New	1990s	M7
CEILING					
		Rendered exterior ceiling construction	Renewed render	Ceiling 1937; plaster 1990s	Concrete, cream white

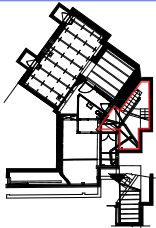


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CONTENT

4.2 SCHEDULE OF ROOMS
Basement





Room -1.B; _MG_3636.jpg; photo: Aviad Bar Ness, 2015



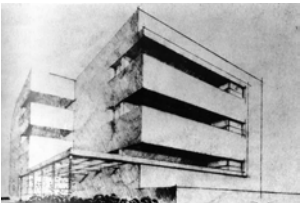
Room -1.B; platform2016-02-03 WB_034 MLH-AU.JPG;
photo: Brenne Architekten 2016



Room -1.B; _MG_3635.jpg; photo: Aviad Bar Ness, 2015

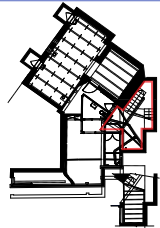


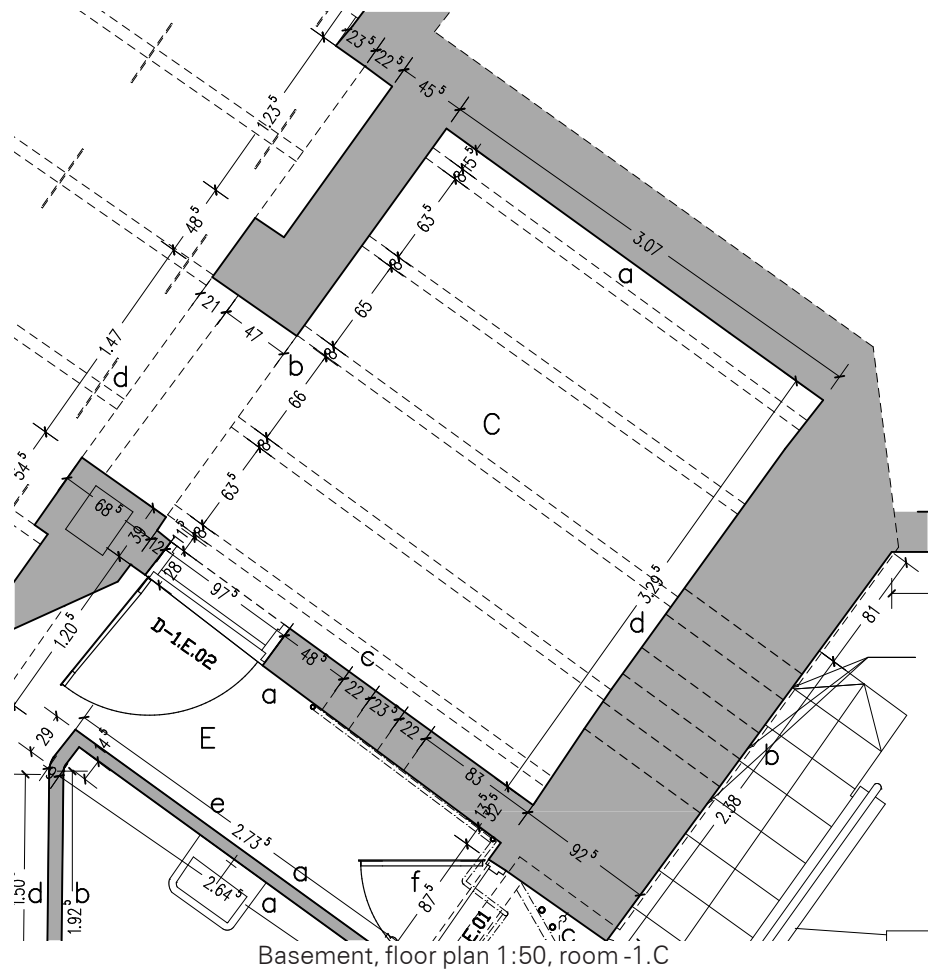
Room -1.B; _MG_3633.jpg; photo: Aviad Bar Ness, 2015



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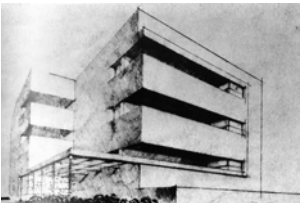




DATE		FLOOR		FUNCTION	ROOM
04/30/2015		Basement		Protection room	-1.C
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Ceramic floor and base tiles, beige		Probably 2008	
WALLS AND BUILT-IN ELEMENTS					
a		Concrete wall strengthening the original construction		Wall 1937; supplementary wall 2008	
b		Concrete wall strengthening the original construction		Wall 1937; supplementary wall 2008	
c		Concrete wall strengthening the original construction, two round ventilation openings		Wall 1937; supplementary wall 2008	
D-1.E.02	D.2.3	Solid protective door	New	2008	
d		Concrete wall strengthening the original construction		Wall 1937; supplementary wall 2008	
CEILING					
		Concrete ceiling of the air raid shelter construction strengthened with painted I-beams		Ceiling 1937; supplementary beams 2008	Concrete

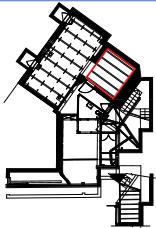


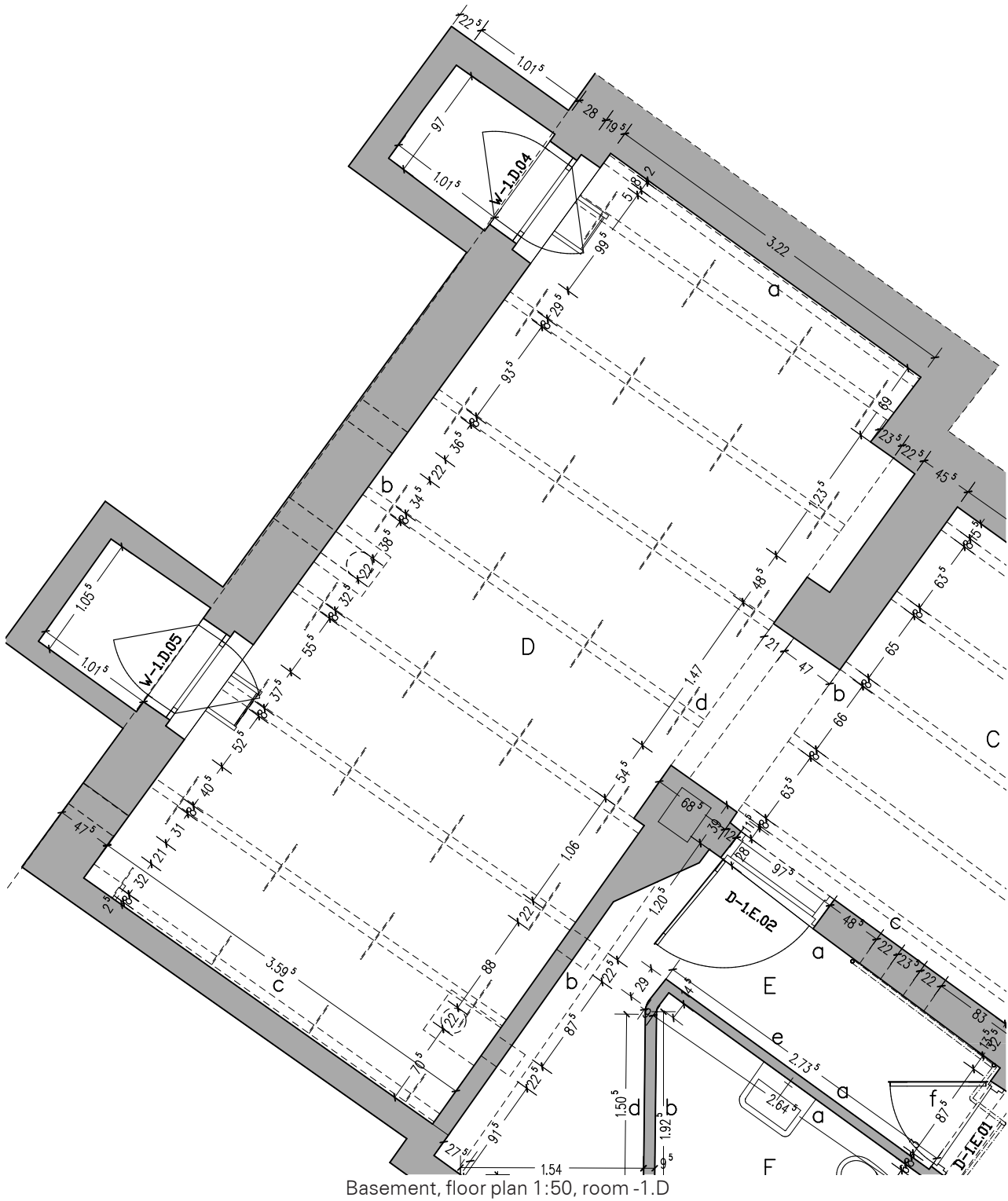
Room -1.C; _MG_3619.jpg; photo: Aviad Bar Ness, 2015



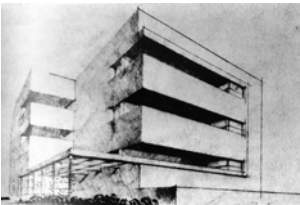
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4.2 SCHEDULE OF ROOMS
Basement



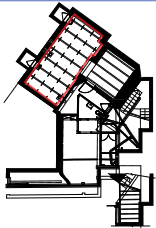


DATE		FLOOR		FUNCTION	ROOM
04/30/2015		Basement		Protection room	-1.D
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Ceramic floor and base tiles, beige		2008	
WALLS AND BUILT-IN ELEMENTS					
a		Concrete wall strengthening the original construction; wall-mounted fluorescent lighting		Wall 1937; supplementary wall 2008	
b		Concrete wall strengthening the original construction; two round ventilation openings covered by a metal sheet; ventilation unit		Wall 1937; supplementary wall 2008	
W-1.D.04		Window with an exterior window shaft, emergency exit of the air raid shelter	New	2008	
W-1.D.05		Window with an exterior window shaft, emergency exit of the protection room	New	2008	
c		Concrete wall strengthening the original construction; wall-mounted fluorescent lighting and air-conditioning unit		Wall 1937; supplementary wall and technical installations 2008	
d		Concrete wall; round ventilation opening covered by a metal sheet; ventilation unit		Wall 1937; supplementary wall and technical installations 2008	
CEILING					
		Concrete ceiling of the air-raid shelter construction reinforced by I-beams and steel plates painted pale gray	Supplementary beams new	Ceiling 1937; supplementary beams 2008	Concrete



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Room -1.D; _MG_3617.jpg; photo: Aviad Bar Ness, 2015



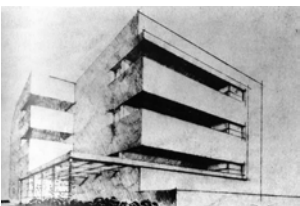
Room -1.D; _MG_3615.jpg; photo: Aviad Bar Ness, 2015



Room -1.D; _MG_3616.jpg; photo: Aviad Bar Ness, 2015

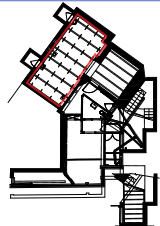


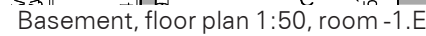
Room -1.D; _MG_3618.jpg; photo: Aviad Bar Ness, 2015



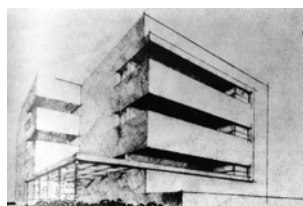
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Basement





CEILING					
		Concrete ceiling	Paint renewed	1937; lighting 1990s	Concrete, white



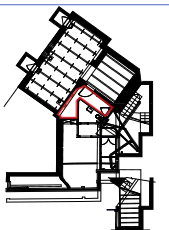
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4.2 SCHEDULE OF ROOMS

Basement





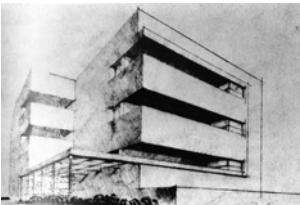
Room -1.E; _MG_3639.jpg; photo: Aviad Bar Ness, 2015



Room -1.E; _MG_3638.jpg; photo: Aviad Bar Ness, 2015

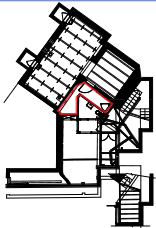


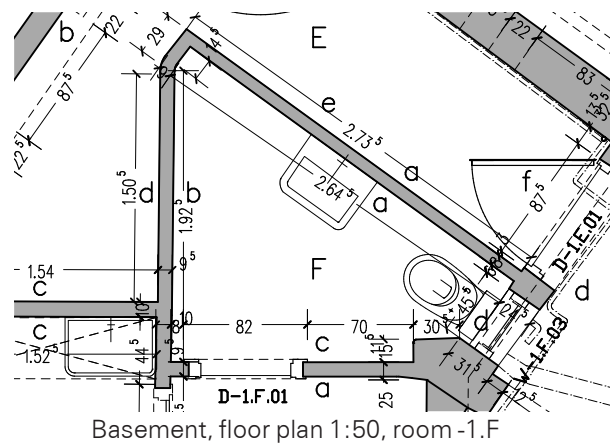
Room -1.E; 2016-02-03 WB_018 MLH-KG_b earb.JPG; photo: Brenne Architekten, 2015



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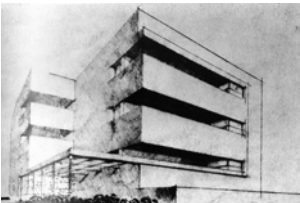




DATE		FLOOR		FUNCTION	ROOM
04/30/2015		Basement		WC	-1.F
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Ceramic floor and base tiles, gray	Probably original terrazzo floor and base tiles beneath, condition unknown	1960s-1990s	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Concrete wall, wall tiling made of terrazzo tiles on walls a and b up to approx. 60cm; original wall-mounted ceramic sink with trap and two faucets, one line of beige terrazzo tiles above the sink	Paint renewed, partly peeling off; remains of former mounts; sink: scratched surface; one faucet missing, turning handle of the other one is missing, probably not original	1937; faucets later	M6; wall tiling: M4
b		Concrete wall; wall tiling made of terrazzo tiles on walls a and b, height approx. 60cm from finished floor level	Paint partly peeling off, remains of former mounts	1937	M6
c		Concrete wall	Paint renewed	1937	M6
D-1.F.01	D.2.1	Door opening	Door leaf missing, frame original	1937	M13, (probably C.1.6)
d		Concrete wall	Paint renewed	1937	M6
W-1.F.03	W.3.1	Single-sash casement window; vertical iron bars and wire mesh on the outside	Original glass and handles; iron elements corroded	1937	M13; grille: M23; glass: M20
CEILING					
		Concrete ceiling	Paint renewed	1937	Concrete/white

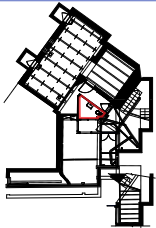


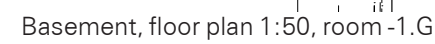
Room -1.F; _MG_3628.jpg; photo: Aviad Bar Ness, 2015



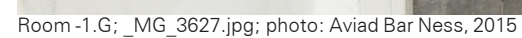
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4.2 SCHEDULE OF ROOMS
Basement





DATE		FLOOR		FUNCTION	ROOM
04/30/2015		Basement		Corridor	-1.G
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Ceramic floor and base tiles, gray	Probably original terrazzo floor and base tiles beneath, condition unknown	1960s-1990s	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Concrete wall	Paint renewed, partly peeling off; remains of former mounts	1937	M6
a	D.2.1	Door opening	Door leaf missing, frame original	1937	M13, (probably C.1.6)
b		Concrete wall	Paint renewed	1937	M6
W-1.A.03	W.2.8	Double-sash sliding window, glass leaves on the outside (room A); grille of round iron bars on the inside		1937	M13; grille: M23
c		Concrete wall	Paint renewed	1937	M6
D-1.A.01	D.2.1	Door opening	Door leaf missing, frame original	1937	M13, (probably C.1.6)
d		Concrete wall; flush-mounted socket		Wall and socket 1937	M6; socket: M26
D-1.G.01	D.2.3	Soild external door	Door leaf damaged; door is open	1960s-1990s	
CEILING					
		Concrete ceiling	Paint renewed, partial deterioration due to moisture	1937	Concrete, white

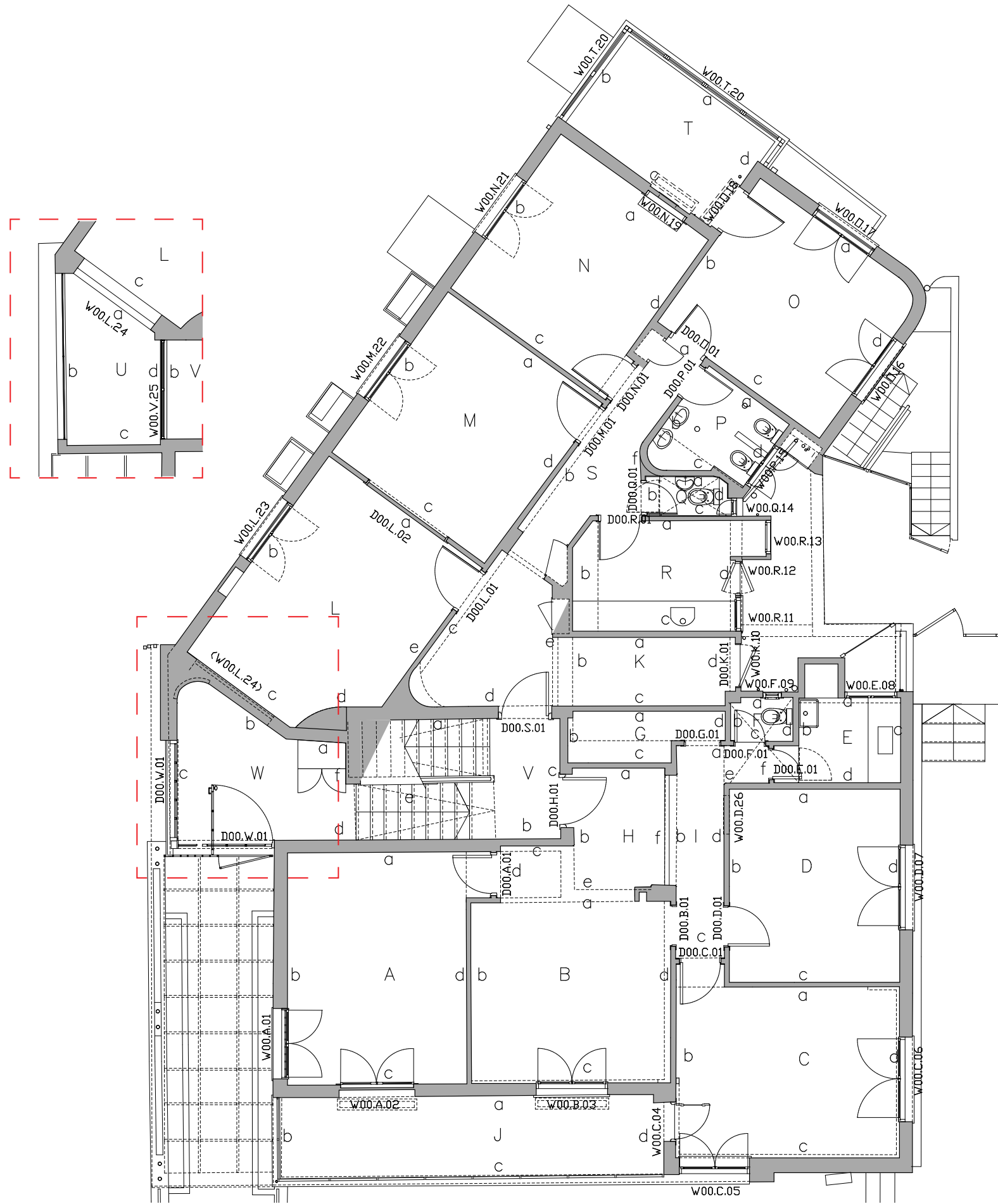


4.2 SCHEDULE OF ROOMS

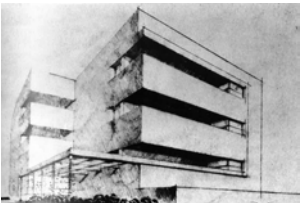
Basement



4.3 Ground Floor

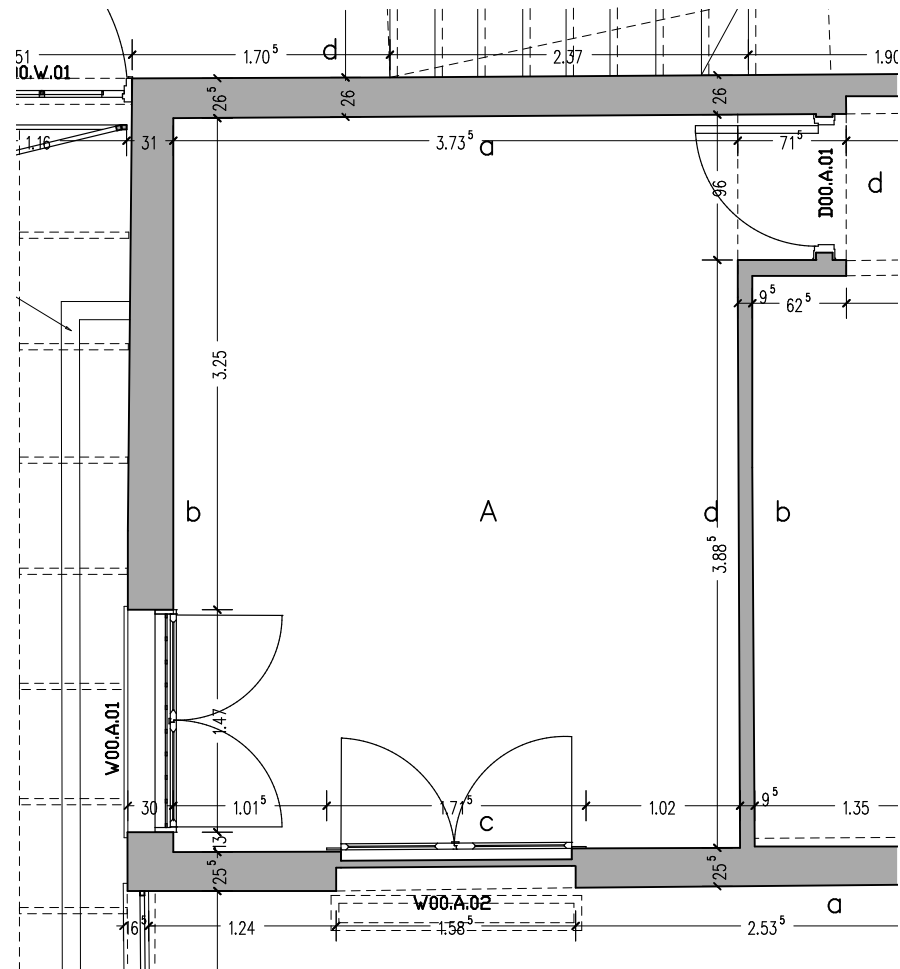


Ground floor plan 1:100



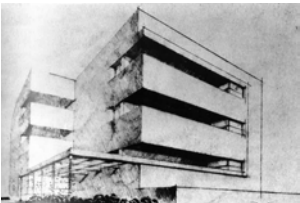
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CONTENT
4.3 SCHEDULE OF ROOMS
Ground Floor



Ground floor plan 1:50, room 00.A

DATE		FLOOR		FUNCTION	ROOM
04/30/2015		Ground Floor		Room	00.A
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Laminate flooring, gray, with plastic baseboard, black	Original terrazzo floor and base tiles beneath, condition unknown	1990s or later	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Presumably concrete wall; open wiring	Surface renewed	Wall and plaster 1937	M7, (probably C.1.1)
b		Plastered exterior wall; open wiring	Surface renewed	Wall and plaster 1937	M7, (probably C.1.1)
W00.A.01	W.2.1	Double-sash casement window	Paint renewed, paint partly peeling off; original handles; roller shutter belt missing	1937	M13, (probably C.1.6); glass: M20; handles: M21
c		Plastered exterior wall; open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (probably C.1.1)
W00.A.02	W.1.1	Double-leaf balcony door; three panes of clear glass	Paint renewed; original handles	1937	M13, (probably C.1.6); handles: M21
d		Plastered interior wall; wall-mounted air-conditioning unit and open wiring	Surface renewed	Wall and plaster 1937; technical installations 1960s-1990s	M7, (probably C.1.1)
D00.A.01	D.1.3	Single-leaf door with a wooden frame; three panes of textured glass	Paint renewed, handles partly original	1937	M13, (probably C.1.6); glass: M19; handles: M21
CEILING					
		Suspended grid ceiling with integrated louvered luminaire	Original beam-and-block ceiling above	1937; suspended ceiling 1990s	Concrete, plaster

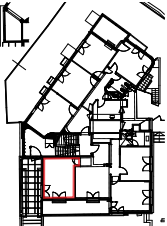


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CONTENT

4.3 SCHEDULE OF ROOMS
Ground Floor





Room 00.A; _MG_3559.jpg; photo: Aviad Bar Ness, 2015



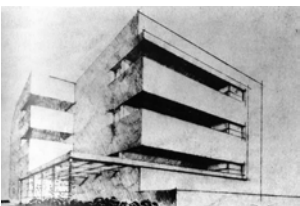
Room 00.A; _MG_3561.jpg; photo: Aviad Bar Ness, 2015



Room 00.A; _MG_3558.jpg; photo: Aviad Bar Ness, 2015

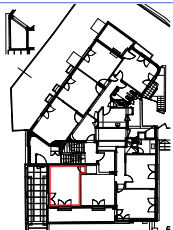


Room 00.A; _MG_3560.jpg; photo: Aviad Bar Ness, 2015



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CONTENT
4.3 SCHEDULE OF ROOMS
Ground Floor





CEILING					
		Beam-and-block ceiling, plaster; suspended lowered luminaire	Surface renewed	1937; luminaires 1990s or later	Concrete, plaster



4.3 SCHEDULE OF ROOMS

Ground Floor

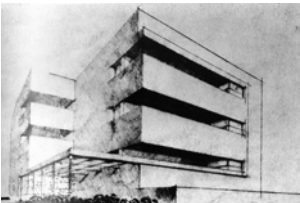




Room 00.B; _MG_3538.jpg; photo: Aviad Bar Ness, 2015

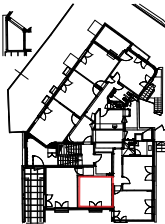


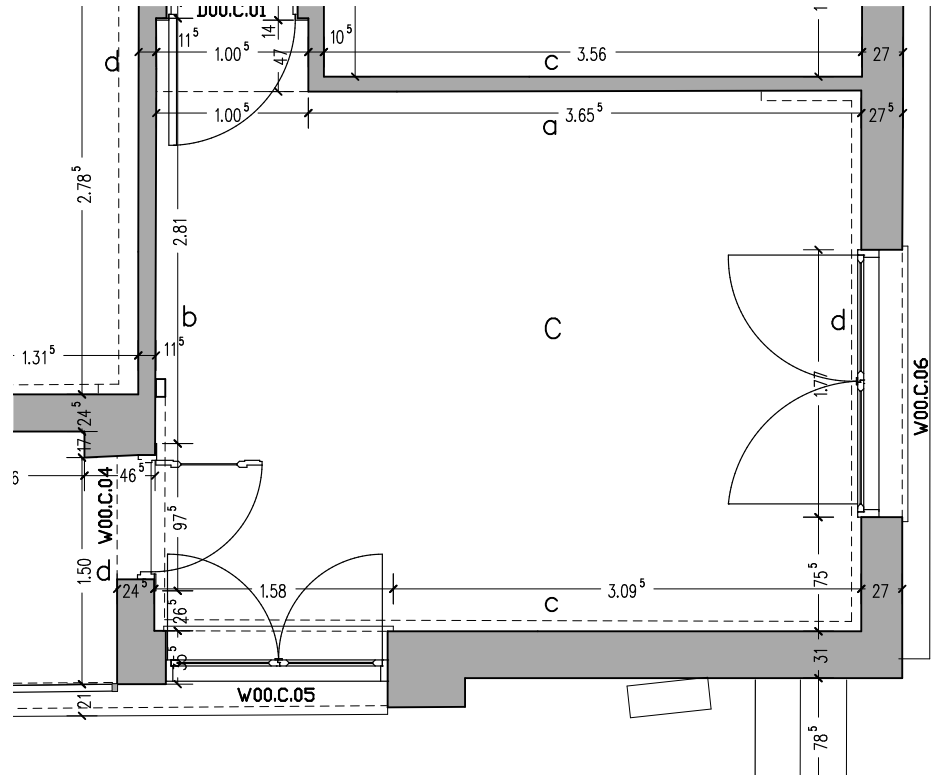
Room 00.B; _MG_3539.jpg; photo: Aviad Bar Ness, 2015



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CONTENT
4.3 SCHEDULE OF ROOMS
Ground Floor





DATE		FLOOR		FUNCTION	ROOM
04/30/2015		Ground Floor		Room	00.C
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Laminate flooring, gray, with plastic baseboard, black	Original terrazzo floor and base tiles beneath, condition unknown	1990s or later	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall; wall-mounted air-conditioning unit and open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (probably C.1.1)
D00.C.01	D.1.5	Single-leaf solid door	Paint and handles renewed	1937; handles 1960s-1970s	M13, (probably C.1.6)
b		Interior, partly exterior wall, plastered; open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (probably C.1.1)
W00.C.04	W.1.2	Single-leaf balcony door; three panes of clear glass; grille mounted on the inside	Grille probably original; original handles painted white; paint renewed	1937	M13, (probably C.1.6); glass: M20; handles: M21; grille: M23
c		Exterior wall; window recess; open wiring and wall-mounted air-conditioning unit	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (probably C.1.1)
W00.C.06	W.2.1	Double-sash casement window; terrazzo window sill on the inside	Paint renewed, paint partly peeling off; handles and sill original	1937	M13, (probably C.1.6); glass: M20; handles: M21; sill: M3
d		Plastered interior wall; open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (probably C.1.1)
W00.C.06	D.2.2	Double-sash casement window	Paint renewed, partly peeling of the paint; original handles	1937	M13, (probably C.1.6); glass: M20; handles: M21
CEILING					
		Beam-and-block ceiling, plaster; suspended louvered luminaire	Surface renewed	1937; luminaires 1990s	Concrete, plaster

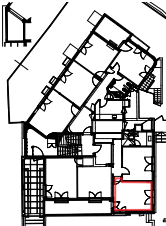


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CONTENT

4.3 SCHEDULE OF ROOMS
Ground Floor





Room 00.C; _MG_3536.jpg; photo: Aviad Bar Ness, 2015



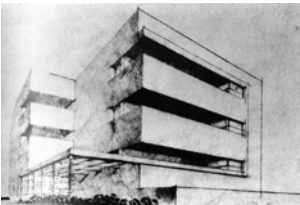
Room 00.C; _MG_3534.jpg; photo: Aviad Bar Ness, 2015



Room 00.C; _MG_3535.jpg; photo: Aviad Bar Ness, 2015

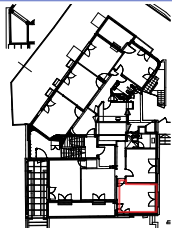


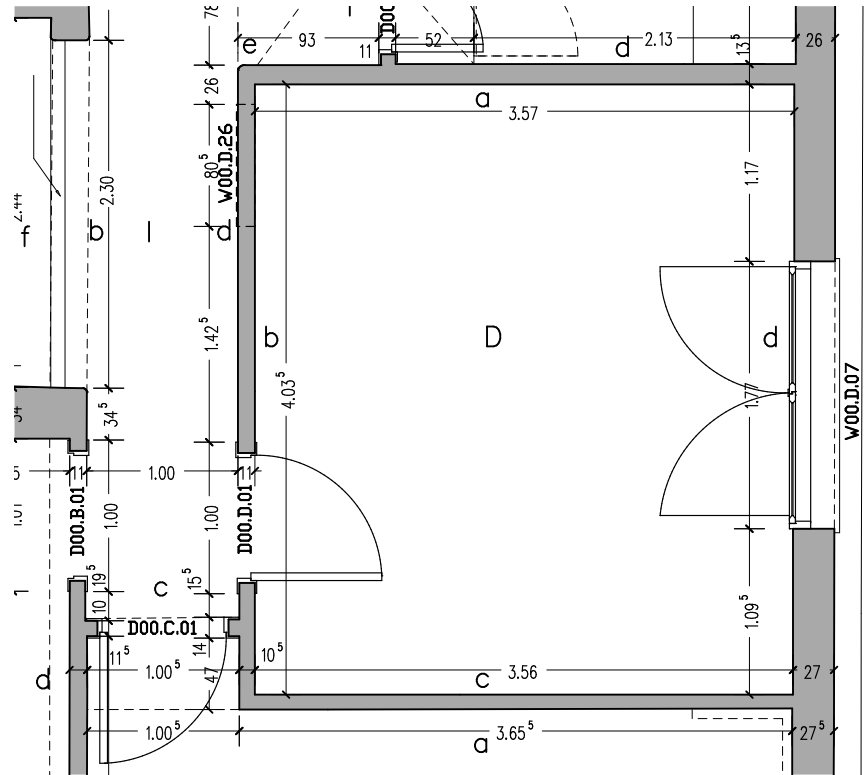
Room 00.C; _MG_3537.jpg; photo: Aviad Bar Ness, 2015



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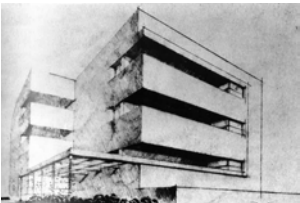
CONTENT
4.3 SCHEDULE OF ROOMS
Ground Floor





Ground floor plan 1:50, room 00.D

DATE		FLOOR		FUNCTION	ROOM
04/30/2015		Ground Floor		Room	00.D
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Laminate flooring, gray, with plastic baseboard, black	Original terrazzo floor and base tiles beneath, condition unknown	1990s	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall; open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (probably C.1.1)
b		Plastered interior wall	Surface renewed	Wall and plaster 1937	M7, (probably C.1.1)
W00.D.26	W.2.6	Double-sash interior sliding window	Paint renewed	1937	M13, (probably C.1.6); glass: M20
D00.D.01	D.1.5	Single-leaf solid door	Paint and handles renewed	1937; handles 1960s-1970s	M13, (probably C.1.6)
c		Plastered interior wall; wall-mounted air-conditioning unit	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (probably C.1.1)
d		Plastered interior wall; open wiring	Surface renewed	Wall and plaster 1937; wiring 1960 s-1990s	M7, (probably C.1.1)
W00.D.07	D.2.2	Double-sash casement window	Paint renewed, partly peeling off; original handles	1937	M13, (probably C.1.6); glass: M20; handles: M21
CEILING					
		Beam-and-block ceiling, plaster; suspended louvered luminaire	Surface renewed	1937; luminaires 1990s	Concrete, plaster

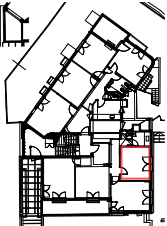


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CONTENT

4.3 SCHEDULE OF ROOMS
Ground Floor





Room 00.D; _MG_3544.jpg; photo: Aviad Bar Ness, 2015



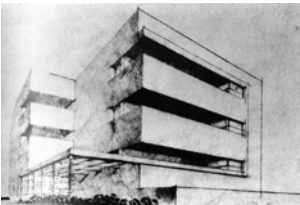
Room 00.D; _MG_3546.jpg; photo: Aviad Bar Ness, 2015



Room 00.D; _MG_3545.jpg; photo: Aviad Bar Ness, 2015

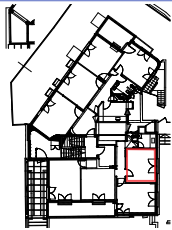


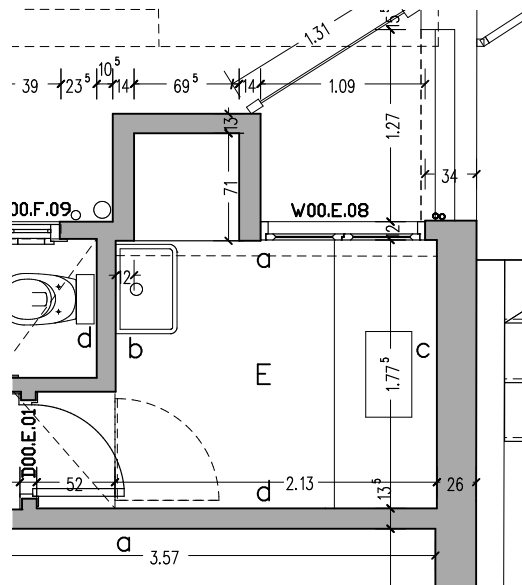
Room 00.D; _MG_3543.jpg; photo: Aviad Bar Ness, 2015



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CONTENT
4.3 SCHEDULE OF ROOMS
Ground Floor





DATE		FLOOR		FUNCTION	ROOM
04/30/2015		Ground Floor		Former bathroom	00.E
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Laminate flooring, gray, with plastic baseboard, black	Original terrazzo floor and base tiles beneath, condition unknown	1990s or later	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Plastered exterior wall; alcove on the left (former shower) with gypsum board shelves inserted; wall tiling on the right	Paint and tiles renewed	Wall and plaster 1937; tiles and shelves 1990s or later	M7, (probably C.1.1)
W00.E.09	D.2.3	Double-sash window (no laundry hatch door below it, in contrast to 01.E and 02.E) with an exterior grille plus wire mesh	Paint renewed	1937	M13, (probably C.1.6); glass: M19; handles: M21; steel: M23
b		Plastered interior wall	Surface renewed	Wall and plaster 1937	M7, (probably C.1.1)
Storage space	S.11	Single-leaf solid hatch with a knob leading to a storage space in the ceiling void	Paint renewed	1937	M13, (probably C.1.6); knob: M22
D00.E.01	D.1.6	Single-leaf solid door with a small glass pane	Paint renewed; handles painted	1937	M13, (probably C.1.6); glass: M19; handles: M21
c		Plastered interior wall with remains of an original radiator recess and a wall tiling (cf. 02.E); radiator and heating pipes wall-mounted air-conditioning unit, open wiring and telecom/IT devices	Original wall tiling and radiator subsequently painted; new tiling of the original wall tiling on the left side	Wall, plaster, tiles, radiator 1937; technical installations 1960s-1990s or later	M7, (probably C.1.1); tiles: M10?
d		Plastered interior wall with a built-in kitchen consisting of a sink unit, a wall unit and a wall tiling; surface-mounted telecom/IT device	Surface renewed; built-in kitchen, wall tiling, electrical installations new	Wall and plaster 1937; technical installations 1960s-1990s or later	M7, (probably C.1.1)
CEILING					
		Beam-and-block ceiling, plaster; suspended lowered luminaire	Surface renewed	1937; luminaires 1990s	Concrete, plaster

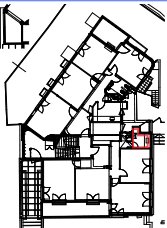


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CONTENT

4.3 SCHEDULE OF ROOMS
Ground Floor

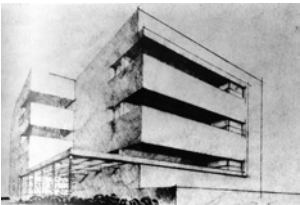




Room 00.E; _MG_3548.jpg; photo: Aviad Bar Ness, 2015

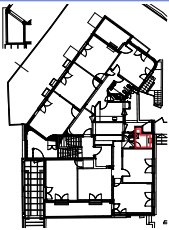


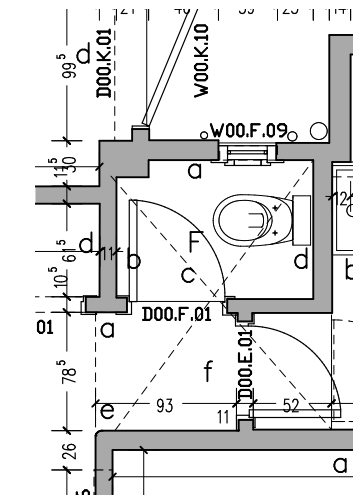
Room 00.E; _MG_3549.jpg; photo: Aviad Bar Ness, 2015



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CONTENT
4.3 SCHEDULE OF ROOMS
Ground Floor



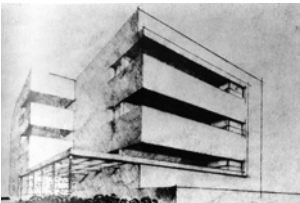


Ground floor plan 1:50, room 00.F



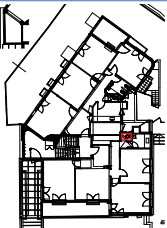
Room 00.F; _MG_3550.jpg; photo: Aviad Bar Ness, 2015

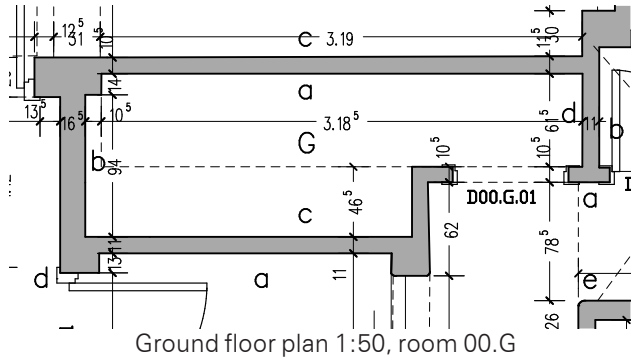
DATE		FLOOR		FUNCTION	ROOM
04/30/2015		Ground Floor		WC	00.F
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Laminate flooring, gray, with plastic baseboard, black	Original terrazzo floor and base tiles beneath, condition unknown	1990s or later	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall; wall tiling up to approx. 1.65m; open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (probably C.1.1)
b		Plastered interior wall; wall tiling up to approx. 1.65m	Surface renewed	Wall and plaster 1937	M7, (probably C.1.1)
W00.D.25	W.2.6	Double-sash interior sliding window	Paint renewed	1937	M13, (probably C.1.6); glass: M20
D00.D.01	D.1.5	Single-leaf solid door	Paint and handles renewed	1937; handles 1960s-1970s	M13, (probably C.1.6);
c		Plastered interior wall; wall tiling up to approx. 1.65m; wall-mounted air-conditioning unit	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (probably C.1.1)
d		Plastered interior wall; wall tiling up to approx. 1.65m; open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (probably C.1.1)
W00.D.07	D.2.2	Double-sash casement window	Paint renewed, partly peeling off; original handles	1937	M13, (probably C.1.6); glass: M20; handles: M21
CEILING					
		Beam-and-block ceiling, plaster; suspended louvered luminaire	Surface renewed	1937; luminaires 1990s	Concrete, plaster



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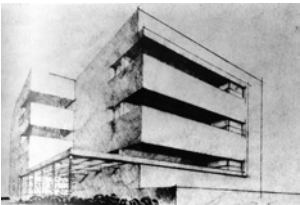
CONTENT
4.3 SCHEDULE OF ROOMS
Ground Floor





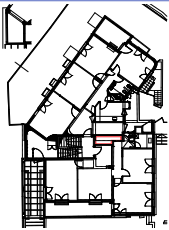
Room 00.G; _MG_3551.jpg; photo: Aviad Bar Ness, 2015

DATE		FLOOR		FUNCTION	ROOM
04/30/2015		Ground Floor		Room	00.G
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Laminate flooring, gray, with plastic baseboard, black	Original terrazzo floor and base tiles beneath, condition unknown	1990s	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall	Surface renewed	Wall and plaster 1937	M7, (probably C.1.1)
b		Plastered interior wall, recess with wall tiling	Surface renewed, wall tiling new	Wall and plaster 1937; tiles 1990s or later	M7, (probably C.1.1)
c		Plastered interior wall, recess with wall tiling; wall-mounted louvered luminaire	Surface renewed, wall tiling new	Wall and plaster 1937; tiles and technical installations 1960s-1990s or later	M7, (probably C.1.1)
D00.G.01	D.2.1	Door opening with original frame	Paint renewed; leaf missing	1937	M13, (probably C.1.6)
d		Plastered interior wall	Surface renewed	Wall and plaster 1937	M7, (probably C.1.1)
CEILING					
		Beam-and-block ceiling, plaster	Surface renewed	1937	Concrete, plaster



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CONTENT
4.3 SCHEDULE OF ROOMS
Ground Floor





		Beam-and-block ceiling, plaster	Surface renewed	1937	Concrete, plaster
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4.3 SCHEDULE OF ROOMS

Ground Floor





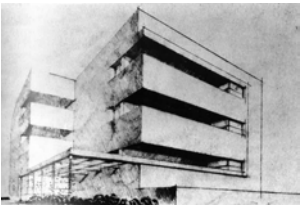
Room 00.H; _MG_3541.jpg; photo: Aviad Bar Ness, 2015



Room 00.H; _MG_3540.jpg; photo: Aviad Bar Ness, 2015



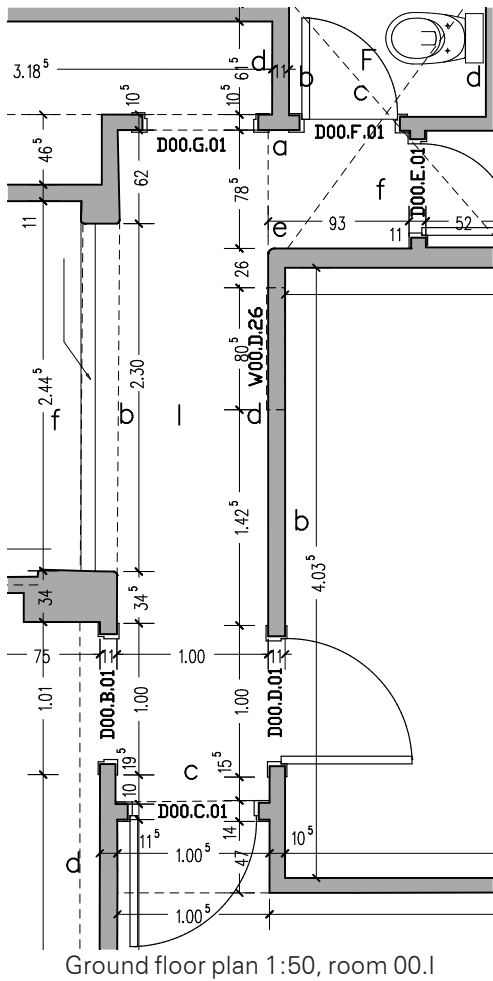
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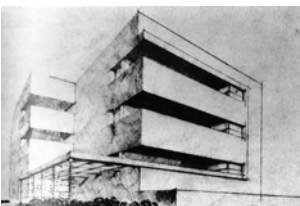
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CONTENT
4.3 SCHEDULE OF ROOMS
Ground Floor





DATE		FLOOR		FUNCTION	ROOM
04/30/2015		Ground Floor		Corridor	00.I
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Laminate flooring; beige terrazzo base tiles, in some parts black plastic baseboard added	Original terrazzo floor and base tiles beneath, condition unknown	1990s or later, base tiles 1937	M4
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall	Surface renewed	Wall and plaster 1937	M7, (probably C.1.1)
D00.F.01	D.1.6	Single-leaf solid door with a small glass pane	Paint renewed; original handles painted	1937	M13, (probably C.1.6); glass: M19; handles: M21
D00.G.01	D.2.1	Door opening with original frame	Paint renewed; door leaf missing	1937	M13, (probably C.1.6)
b		Plastered interior wall that stops short of the ceiling, adjoining room 00.H, running between two concrete columns; wall-mounted electrical distribution box	Surface renewed; wall possibly inserted subsequently; electrical installation renewed	1937, (wall adjoining room H 1937), technical installation 1960s-1990s	M7, (probably C.1.1)
D00.B.01	D.2.1	Door opening with original frame	Door leaf missing, paint renewed	1937	M13, (probably C.1.6)
c		Plastered interior wall, open wiring	Surface renewed	Wall and plaster 1937	M7, (probably C.1.1)
D00.C.01	D.1.5	Single-leaf solid door	Paint and handles renewed	1937; handles 1960s-1970s	M13, (probably C.1.6)
d		Plastered interior wall	Surface renewed	Wall and plaster 1937	M7, (probably C.1.1)
D00.D.01	D.1.5	Single-leaf solid door	Paint and handles renewed	1937; handles 1960s-1970s	M13, (probably C.1.6)
W00.D.26	W.2.6	Double-sash interior sliding window	Paint renewed	1937	M13, (probably C.1.6); glass: M20
e		Plastered interior wall	Surface renewed	Wall and plaster 1937	M7, (probably C.1.1)
f		Plastered interior wall	Surface renewed	Wall and plaster 1937	M7, (probably C.1.1)
D00.E.01	D.1.6	Single-leaf solid door with a small glass pane	Paint renewed; handles painted	1937	M13, (probably C.1.6); glass: M19; handles: M21
CEILING					
		Beam-and-block ceiling, plaster; fluorescent lighting	Surface renewed	1937; luminaires 1990s	Concrete, plaster

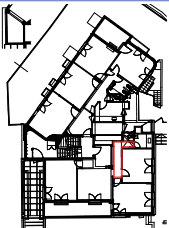


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4.3 SCHEDULE OF ROOMS
Ground Floor





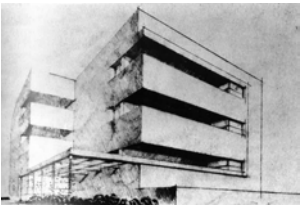
Room 00.I; _MG_3552.jpg; photo: Aviad Bar Ness, 2015



Room 00.I; _MG_3553.jpg; photo: Aviad Bar Ness, 2015

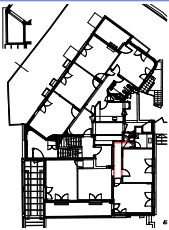


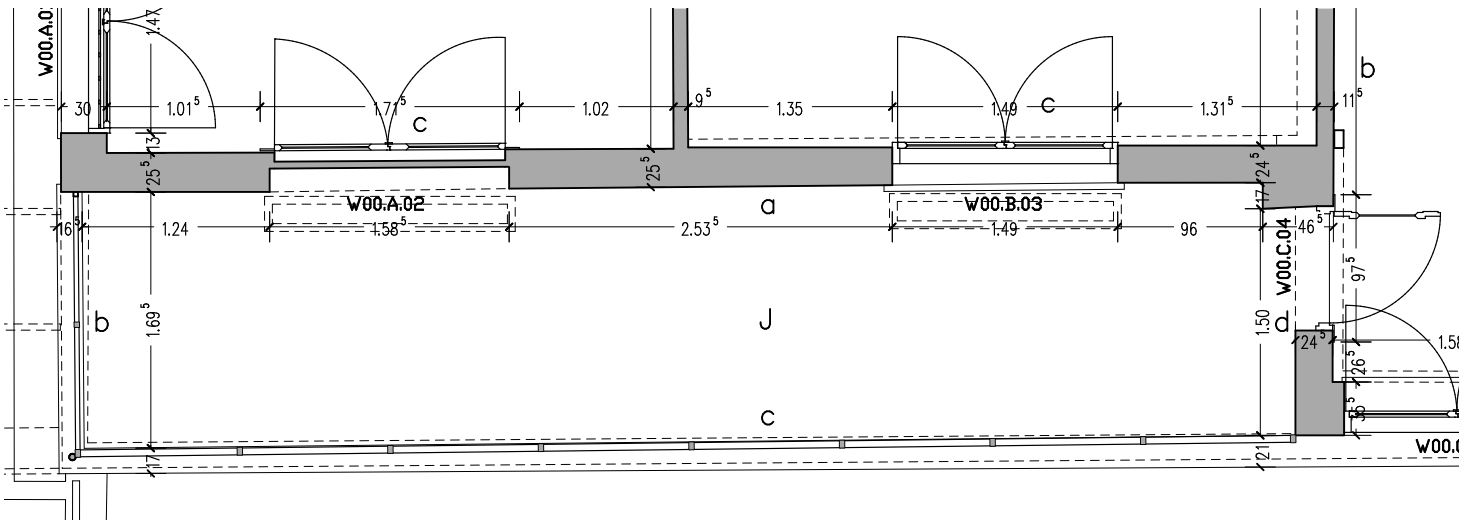
Room 00.I; _MG_3554.jpg; photo: Aviad Bar Ness, 2015



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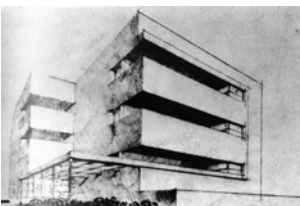
CONTENT
4.3 SCHEDULE OF ROOMS
Ground Floor





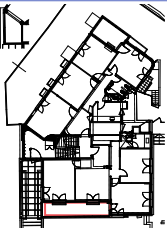
Ground floor plan 1:50, room 00.J

DATE		FLOOR		FUNCTION	ROOM
04/30/2015		Ground Floor		Balcony (B.1)	00.J
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Laminate flooring, gray, with plastic baseboard, black	Original terrazzo floor and base tiles beneath, condition unknown	1990s or later	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Rendered exterior wall, cased wall-mounted drainpipe, located in the corner with wall d	Paint renewed	Wall and plaster 1937; paint 1990s	M7, (probably C.1.4)
W00.B.03	W.2.1	Double-sash casement window; window sill painted white	Paint renewed, partly peeling off; original handles	1937	M13, (probably C.1.6); glass: M20; handles: M21
W00.A.02	W.1.1	Double-leaf balcony door; three panes of clear glass	Paint renewed, partly peeling off; original handles	1937	M13, (probably C.1.6); handles: M21
b		Rendered exterior parapet; terrazzo coping with a water drip; round steel column mounted on the coping in the corner of the balcony with a sleeve socket at the base; galvanized steel grille (divided by a vertical bar into two parts with six horizontal bars each) mounted between the parapet and the upper fascia	Paint and terrazzo coping renewed broadly similar to the original materials; paint peeling off, cracks in the plaster at the connection to the coping; column probably original	Wall, plaster and column 1937; paint, coping and grille 1990s	Railing: M7, (probably C.1.4); column: M23 (original color white)
c		Rendered exterior parapet with a terrazzo coping; metal grille (eight vertical compartments with six horizontal bars each) mounted between the balcony parapet and the upper fascia	Paint and terrazzo coping renewed broadly similar to the original materials	Wall and plaster 1937; paint, coping and grille 1990s	Railing: M7, (probably C.1.4)
d		Rendered exterior wall	Paint renewed	Wall and plaster 1937	M7, (probably C.1.4)
W00.C.04	W.1.2	Single-leaf balcony door; three panes of clear glass; metal grille mounted on the inside	Metal grille probably original; original handles painted white; paint renewed	1937	M13, (probably C.1.6); glass: M20; handles: M21; grille: M23
CEILING					
		Plastered dropped ceiling, hatches with removable wooden covers for accessing the shutter boxes above the windows and balcony doors; two circular ceiling luminaires	Paint of the wooden covers renewed	ceiling 1937; paint and luminaires 1990s	Concrete, plaster; M13, (probably C.1.6)



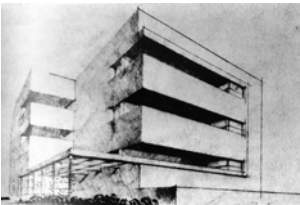
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CONTENT
4.3 SCHEDULE OF ROOMS
Ground Floor



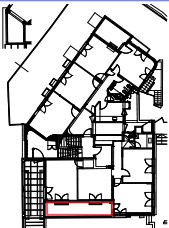


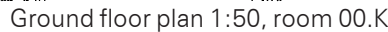
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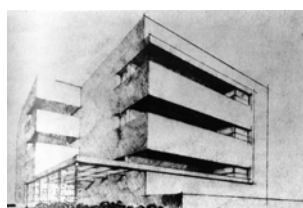
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CONTENT
4.3 SCHEDULE OF ROOMS
Ground Floor





DATE		FLOOR		FUNCTION	ROOM
04/30/2015		Ground Floor		Corridor	00.K
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Ceramic floor and base tiles, beige	Original terrazzo floor and base tiles beneath, condition unknown	1990s or later	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall; open wiring and wall-mounted distribution box	Surface renewed	Wall and plaster 1937; technical installations 1990s	M7, (probably C.1.1)
b		Plastered interior wall, wall-mounted fluorescent lighting, open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (probably C.1.1)
c		Plastered interior wall, open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (probably C.1.1)
d		Plastered interior wall, wall-mounted emergency exit lighting	Surface renewed; emergency light new	Wall and plaster 1937; technical installations 1960s-1990s or later	M7, (probably C.1.1)
D00.K.01	W.2.3	Single-leaf exterior emergency exit door with a push bar	Replaced	1990s or later	
W00.K.10	W.3.2	Horizontal pivot window	Paint renewed	1937	M13, (probably C.1.6); glass: M20; handles; M21?
CEILING					
		Beam-and-block ceiling, plaster; fluorescent lighting	Surface renewed	1937; luminaires 1990s	Concrete, plaster



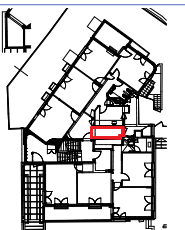
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CONTENT

4.3 SCHEDULE OF ROOMS

Ground Floor





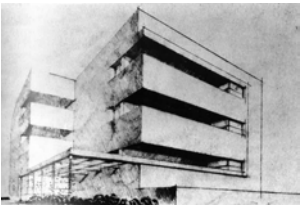
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Room 00.K; _MG_3609.jpg; photo: Aviad Bar Ness, 2015

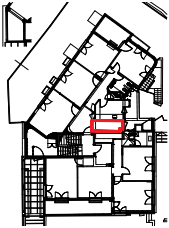


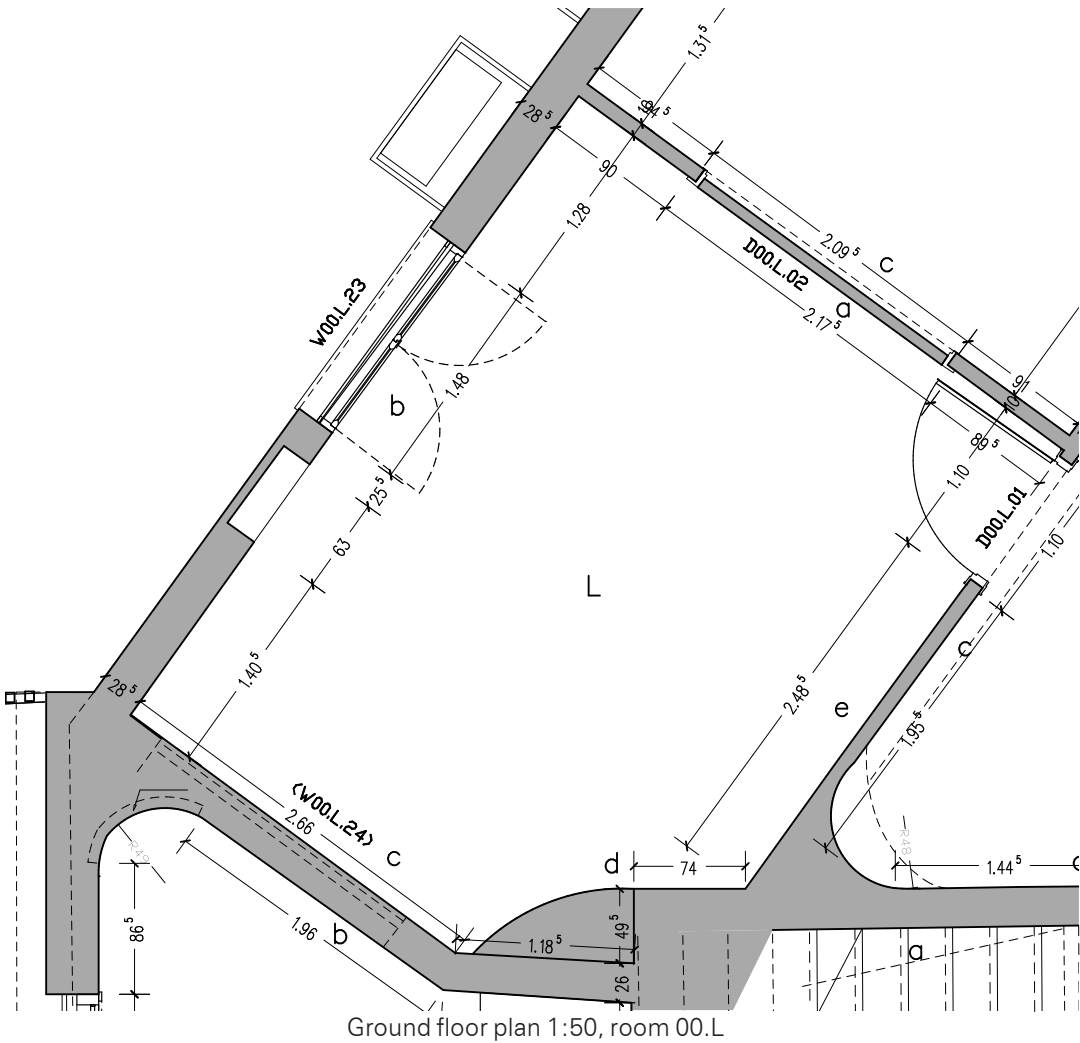
Room 00.K; _MG_3608.jpg; photo: Aviad Bar Ness, 2015



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CONTENT
4.3 SCHEDULE OF ROOMS
Ground Floor





DATE		FLOOR		FUNCTION	ROOM
04/30/2015		Ground Floor		Former parlor	00.L
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Ceramic floor and base tiles, beige	Original terrazzo floor and base tiles beneath, condition unknown	1990s or later	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall; open wiring	Surface renewed	Wall and plaster 1937	M7, (probably C.1.1)
D00.L.02	D.2.1	Door opening with original frame, probably for a two-leaf door; doorway now boarded up with dry-wall	Door leaves missing, paint renewed	1937; drywall construction 1990s	M13, (probably C.1.6)
b		Plastered exterior wall; small recess on the left; open wiring and air-conditioning unit	Surface renewed	Wall and plaster 1937; technical installations 1990s	M7, (probably C.1.1)
W00.L.23	W.2.1	Double-sash casement window	Paint renewed, original handles painted white	1937	M13, (probably C.1.6); glass: M20; handles: M21
c		Plastered interior wall, upper part adjoining balcony 00.U	Surface renewed	Wall and plaster 1937	M7, (probably C.1.1)
W00.L.24	W.3.6	Pivot window; originally glazed, now filled with a panel	Interior paint renewed, exterior paint peeling off; original glass replaced with a panel	1937; panel later	M13, (probably C.1.6)
d		Rounded interior wall, plastered; open wiring; former radiator wall recess contains a built-in shelf	Surface renewed; wall recess cf. 01.L, 02.L	Wall and plaster 1937	M7, (probably C.1.1)
e		Plastered interior wall; flush-mounted socket and light switch, open wiring	Surface renewed	Wall and plaster 1937; socket and light switch and wiring 1990s	M7, (probably C.1.1)
D00.L.01	D.1.3	Single-leaf door in a wooden frame; three panes of textured glass, covered with plywood on both sides	Paint and handles renewed; plywood added subsequently	1937; handles and panel 1960s-1990s	M13, (probably C.1.6)
CEILING					
		Beam-and-block ceiling, plaster; fluorescent lighting	Surface renewed	1937; luminaires 1990s	Concrete, plaster

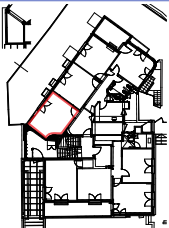


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CONTENT

4.3 SCHEDULE OF ROOMS
Ground Floor





Room 00.L; _MG_3566.jpg; photo: Aviad Bar Ness, 2015



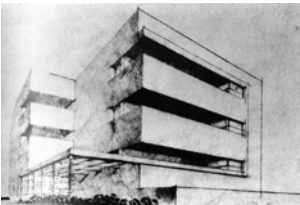
Room 00.L; _MG_3565.jpg; photo: Aviad Bar Ness, 2015



Room 00.L; _MG_3564.jpg; photo: Aviad Bar Ness, 2015

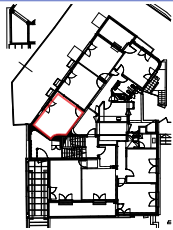


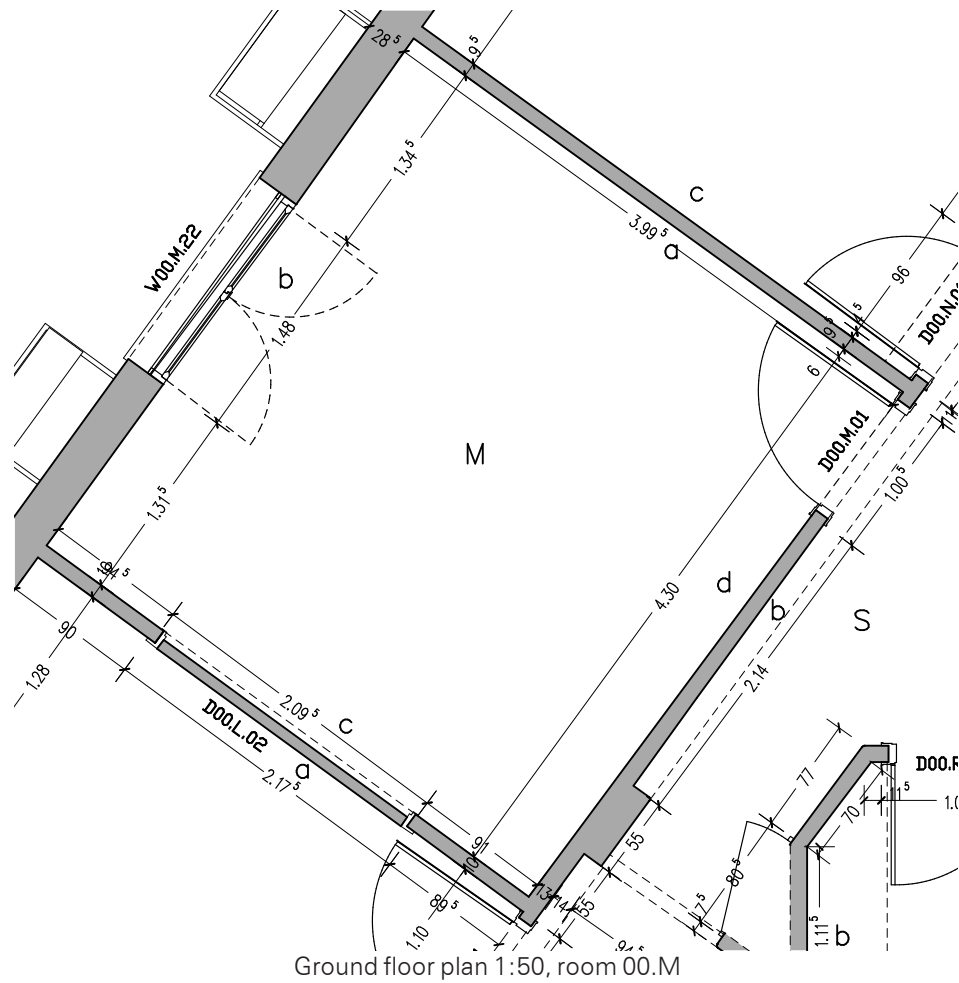
Room 00.L; _MG_3570.jpg; photo: Aviad Bar Ness, 2015



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CONTENT
4.3 SCHEDULE OF ROOMS
Ground Floor





DATE		FLOOR		FUNCTION	ROOM
04/30/2015		Ground Floor		Room	00.M
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Ceramic floor and base tiles, beige	Original terrazzo floor and base tiles beneath, condition unknown	1990s or later	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall; open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (probably C.1.1)
b		Plastered exterior wall; wall-mounted air-conditioning unit and open wiring	Surface renewed	Wall and plaster 1937; technical installations 1990s	M7, (probably C.1.1)
W00.M.22	W.2.1	Double-sash casement window	Paint renewed; original handles painted white	1937	M13, (probably C.1.6); glass: M20; handles: M21
c		Plastered interior wall; recess with a doorway boarded up with drywall	Surface renewed; door opening subsequently boarded up	Wall and plaster 1937; drywall construction 1990s	M7, (probably C.1.1)
D00.L.02	D.2.1	Door opening with original frame; doorway boarded up	Originally probably two door leaves, missing; paint renewed	1937	M13, (probably C.1.6)
d		Plastered interior wall; open wiring	Surface renewed	Wall and plaster 1937; wiring 1990s	M7, (probably C.1.1)
D00.M.01	D.1.3	Single-leaf door with a wooden frame; three panes of textured glass; covered with plywood on both sides	Paint and handles renewed, plywood sheet added subsequently	1937; handles and panel 1960s-1990s	M13, (probably C.1.6)
CEILING					
		Beam-and-block ceiling, plaster; fluorescent lighting	Surface renewed	1937; luminaires 1990s	Concrete, plaster



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CONTENT
4.3 SCHEDULE OF ROOMS
Ground Floor





Room 00.M; _MG_3574.jpg; photo: Aviad Bar Ness, 2015



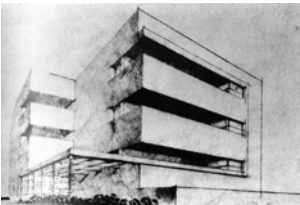
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Room 00.M; _MG_3573.jpg; photo: Aviad Bar Ness, 2015

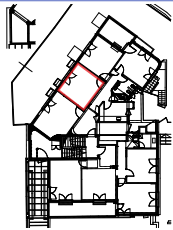


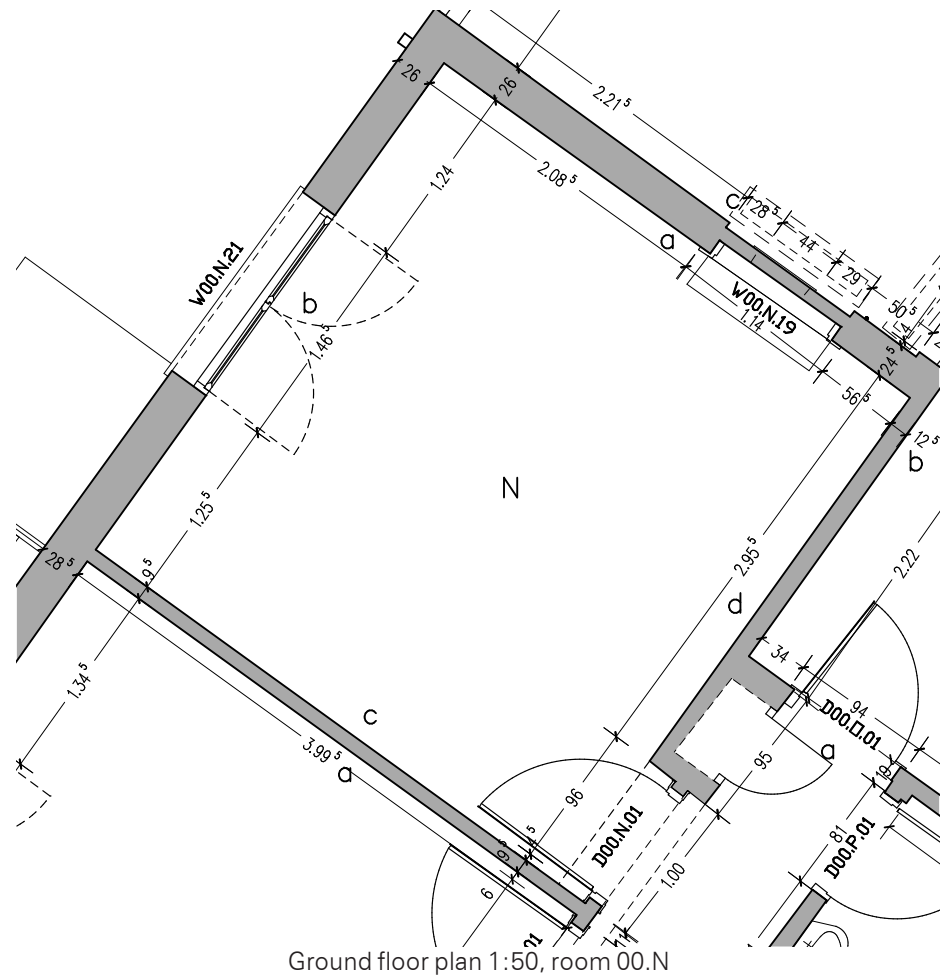
Room 00.M; _MG_3579.jpg; photo: Aviad Bar Ness, 2015



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CONTENT
4.3 SCHEDULE OF ROOMS
Ground Floor





DATE		FLOOR		FUNCTION	ROOM
04/30/2015		Ground Floor		Room	00.N
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Ceramic floor and base tiles, beige	Original terrazzo floor and base tiles beneath, condition unknown	1990s or later	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall; recess with a doorway boarded up with drywall; wall-mounted air-conditioning unit and open wiring	Surface renewed; doorway boarded up subsequently	Wall and plaster 1937; drywall construction and technical installations 1990s or later	M7, (probably C.1.1)
W00.N.19	W.2.1	Door opening of a former balcony door (type W.1.2); doorway blocked up	Original frame, leaves missing, paint renewed	1937	M13, (probably C.1.6)
b		Plastered exterior wall	Surface renewed	Wall and plaster 1937	M7, (probably C.1.1)
W00.N.21	W.2.5	Double-sash casement window	Paint renewed, original handles painted white	1937	M13, (probably C.1.6); glass: M20; handles: M21
c		Plastered interior wall	Surface renewed	Wall and plaster 1937	M7, (probably C.1.1)
d		Plastered interior wall; open wiring	Surface renewed	Wall and plaster 1937	M7, (probably C.1.1)
D00.N.01	D.1.5	Single-leaf solid door	Paint and handles renewed	1937; handles probably 1990s	M13, (probably C.1.6)
CEILING					
		Beam-and-block ceiling, plaster; fluorescent lighting	Surface renewed	1937; luminaires 1990s	Concrete, plaster



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CONTENT
4.3 SCHEDULE OF ROOMS
Ground Floor





Room 00.N; _MG_3586.jpg; photo: Aviad Bar Ness, 2015



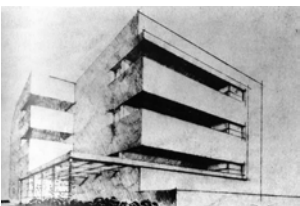
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Room 00.N; _MG_3592.jpg; photo: Aviad Bar Ness, 2015

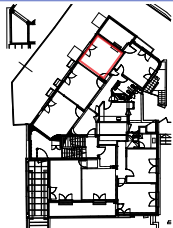


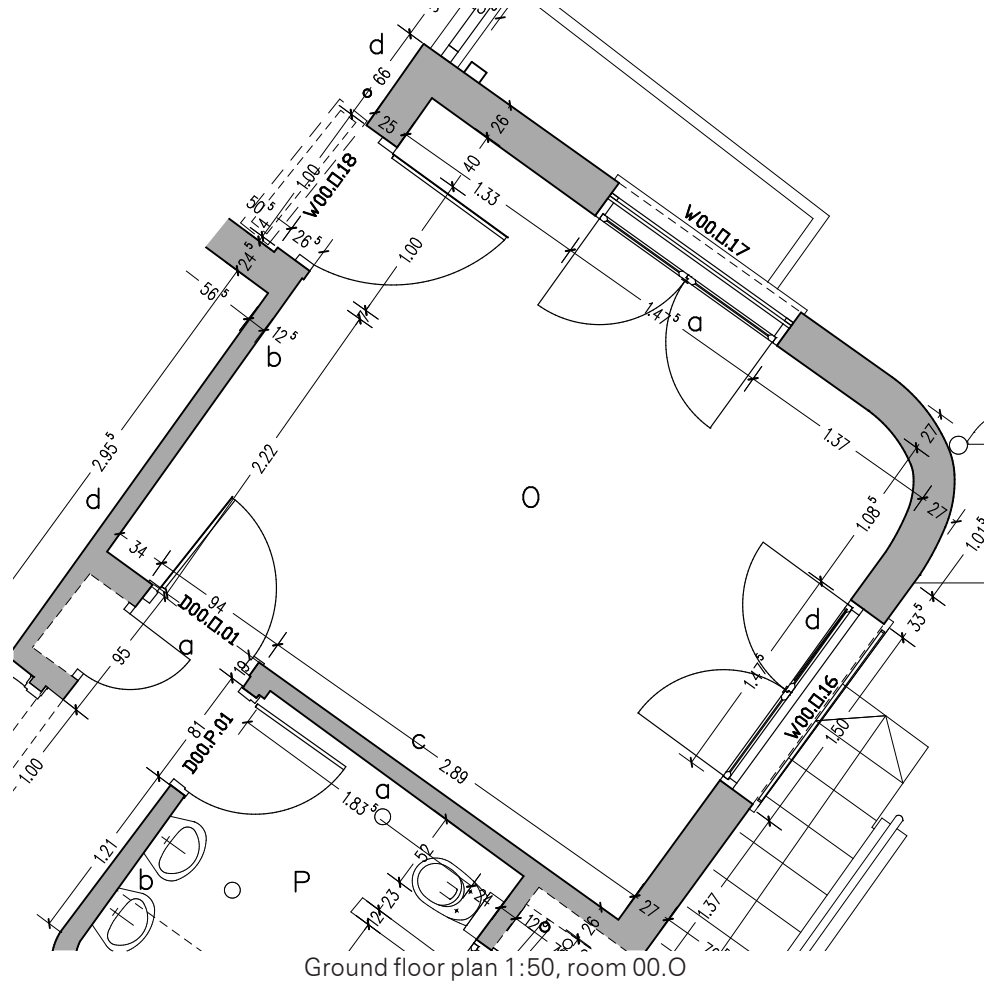
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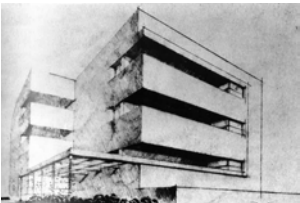
CONTENT
4.3 SCHEDULE OF ROOMS
Ground Floor





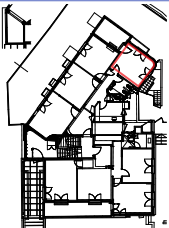
Ground floor plan 1:50, room 00.0

DATE		FLOOR		FUNCTION	ROOM
04/30/2015		Ground Floor		Room	00.O
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Ceramic floor and base tiles, beige	Original terrazzo floor and base tiles beneath, condition unknown	1990s or later	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Plastered exterior wall with a rounded corner on the left side; wall-mounted air-conditioning unit and open wiring, cable bushing	Surface renewed	Wall and plaster 1937; electrical installations 1990s or later	M7, (probably C.1.1)
W00.O.17	W.2.5	Double-sash casement window; original handles; exterior metal grille (10 vertical bars)	Paint renewed, handles painted white	1937	M13, (probably C.1.6); glass: M20; handles: M21; grille: M23
b		Plastered exterior wall, open wiring	Surface renewed	Wall and plaster 1937	M7, (probably C.1.1)
W00.O.18	W.1.2	Single-leaf balcony door with a wooden frame; three glass panes, covered with plywood on both sides	Handles and paint renewed; plywood sheets added subsequently; no roller shutter	1937; handles and panel probably 1990s	M13, (probably C.1.6); glass: (M20); grille: M23
c		Plastered interior wall, open wiring	Surface renewed	Wall and plaster 1937	M7, (probably C.1.1)
D00.N.01	D.1.5	Single-leaf solid door	Paint and handles renewed	1937; handles probably 1990s	M13, (probably C.1.6)
d		Plastered interior wall; open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (probably C.1.1)
W00.O.16	W.2.5	Double-sash casement window; exterior metal grille (10 vertical bars)	Paint renewed; original handles painted white; no roller shutter	1937	M13, (probably C.1.6); glass: M20; handles: M21; grille: M23
CEILING					
		Beam-and-block ceiling, plaster; fluorescent lighting	Surface renewed	1937; luminaires 1990s	Concrete, plaster



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Ground Floor





Room 00.O; _MG_3581.jpg; photo: Aviad Bar Ness, 2015



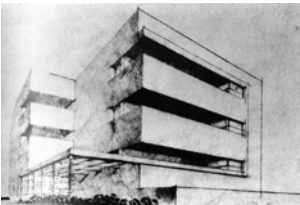
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Room 00.O; _MG_3584.jpg; photo: Aviad Bar Ness, 2015

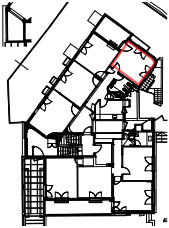


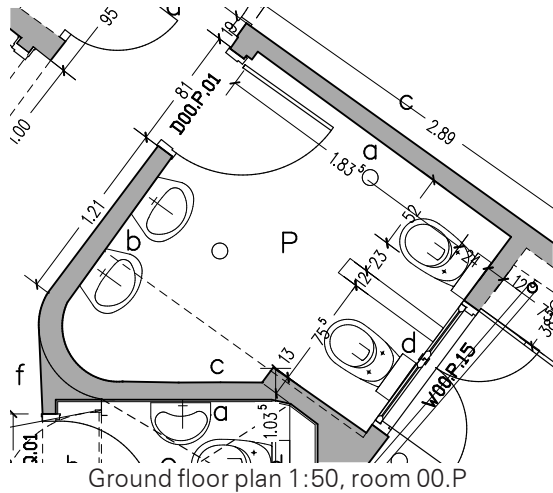
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CONTENT
4.3 SCHEDULE OF ROOMS
Ground Floor





DATE		FLOOR		FUNCTION	ROOM
04/30/2015		Ground Floor		Bathroom	00.P
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Ceramic floor and base tiles, beige	Original terrazzo floor and base tiles beneath, condition unknown	1990s or later	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall, wall tiling up to approx. 2.10m	Surface renewed; wall tiling new	Wall and plaster 1937; tiling 1990s or later	M7, (probably C.1.1)
b		Plastered interior wall, wall tiling up to approx. 2.10m; two wall-mounted ceramic sinks	Surface renewed; wall tiling and sinks new	Wall and plaster 1937; tiling and sinks 1990s or later	M7, (probably C.1.1)
D00.P01	W.2.3	Single-leaf door with a wooden frame; one pane of textured glass		1990s or later	
c		Plastered interior wall with a rounded alcove (former shower), wall tiling up to approx. 2.10m	Surface renewed	Wall and plaster 1937	M7, (probably C.1.1)
d		Plastered interior wall, wall tiling up to approx. 2.10m; two toilets with wall-mounted cisterns, child-size; tiled half-height partition between the toilets	Surface renewed; wall tiling, toilets and partition new	Wall and plaster 1937; sanitary equipment 1990s or later	M7, (probably C.1.1)
W00.P.15	W.4.4	Double-sash aluminum sliding window built in an original window frame; original wooden laundry hatch on the left side; wooden exterior shutters with slats; exterior metal grille (7 vertical bars)	Sliding window renewed; original type W.2.4, window leaves missing; paint of frame and hatch renewed, hatch knob and grille original, painted white	1937; aluminum window 1990s or later	M13, (probably C.1.6); grille: M23
CEILING					
		Beam-and-block ceiling, plaster; fluorescent lighting	Surface renewed	1937; luminaires 1990s	Concrete, plaster

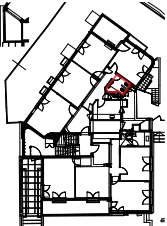


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4.3 SCHEDULE OF ROOMS
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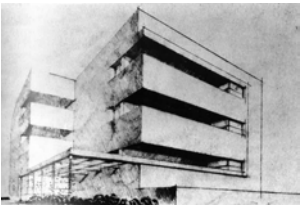
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Room 00.P; _MG_3598.jpg; photo: Aviad Bar Ness, 2015

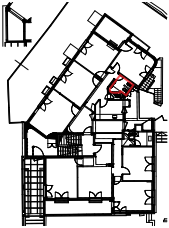


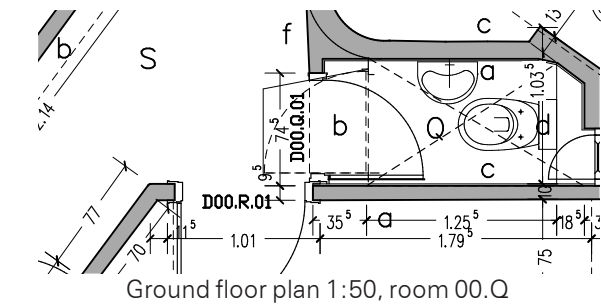
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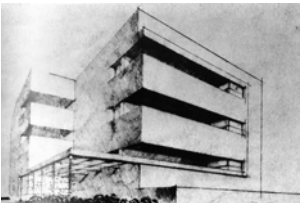
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4.3 SCHEDULE OF ROOMS
Ground Floor





Room 00.Q; _MG_3599.jpg; photo: Aviad Bar Ness, 2015

DATE		FLOOR		FUNCTION	ROOM
04/30/2015		Ground Floor		WC	00.Q
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Ceramic floor and base tiles, beige	Original terrazzo floor and base tiles beneath, condition unknown	1990s or later	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall, wall tiling up to approx. 1.80m; wall-mounted ceramic sink; wall-mounted circular luminaire	Surface renewed; wall tiling and sink new	Wall and plaster 1937; tiles, sink and luminaire 1990s or later	M7, (probably C.1.1)
b		Plastered interior wall, wall tiling up to approx. 1.80m	Surface renewed; wall tiling new	Wall and plaster 1937; tiles 1990s or later	M7, (probably C.1.1)
D00.Q.01	W.2.3	Single-leaf door with a wooden frame; one pane of textured glass		1990s or later	M13, (probably C.1.6)
c		Plastered interior wall, wall tiling up to approx. 1.80m	Surface renewed; wall tiling new	Wall and plaster 1937; tiles 1990s or later	M7, (probably C.1.1)
d		Plastered interior wall, wall tiling up to approx. 1.80m; toilet with concealed wall-mounted cistern; tiled installation wall	Surface renewed; wall tiling, toilet and installation wall new	Wall and plaster 1937; sanitary equipment 1990s or later	M7, (probably C.1.1)
W00.P.15	W.3.1	Single-sash casement window with an exterior iron bar and woven wire mesh		1937	M13, (probably C.1.6); glass: M19; handle: M21; grille: M23
CEILING					
		Beam-and-block ceiling, plaster	Surface renewed	1937	Concrete, plaster

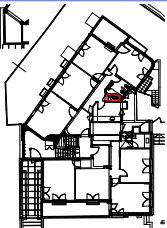


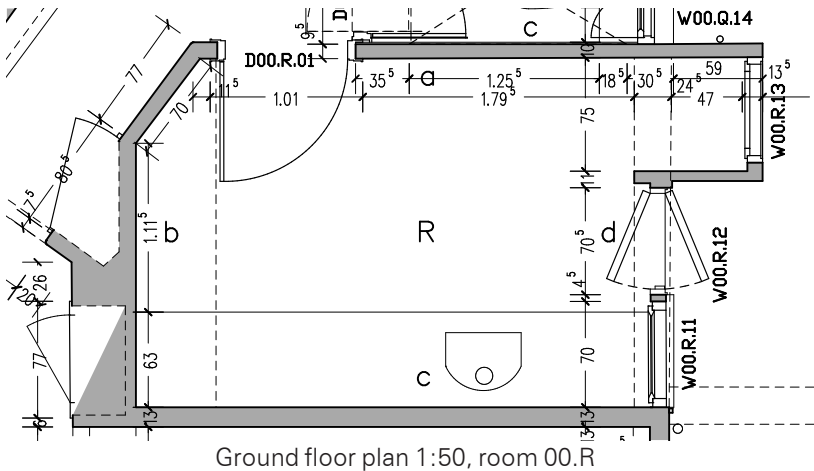
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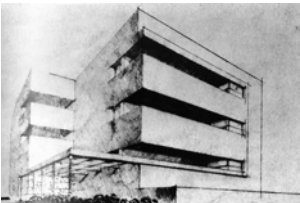
CONTENT

4.3 SCHEDULE OF ROOMS
Ground Floor





DATE		FLOOR		FUNCTION	ROOM
04/30/2015		Ground Floor		Kitchen	00.R
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Ceramic floor and base tiles, beige	Original terrazzo floor and base tiles beneath, condition unknown	1990s or later	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall, wall tiling up to approx. 1.60m; flush-mounted sockets and light switch	Surface renewed; wall tiling renewed, original wall-tiling beneath	Wall and plaster 1937; tiling and installations 1990s or later	M7, (probably C.1.1)
D00.R.01	W.2.3	Single-leaf solid door with a wooden frame		1990s or later	M13, (probably C.1.6)
b		Plastered interior wall, partly oblique recess for original built-in kitchen furniture, wall tiling up to approx. 1.60m; exposed water pipes	Surface renewed; wall tiling renewed, original wall-tiling beneath (cf. 02.R)	Wall and plaster 1937; water lines later; tiling 1990s or later	M7, (probably C.1.1)
c		Plastered interior wall with a sink unit and wall tiling up to approx. 1.60m, open wiring	Surface renewed; wall tiling renewed, original wall-tiling beneath; tiled sink unit and installations new	Wall and plaster 1937; tiling, sink unit and installations 1990s or later	M7, (probably C.1.1)
d		Plastered exterior wall with an alcove on the left side, wall tiling up to approx. 1.60m	Surface renewed; wall tiling renewed, original wall-tiling beneath	Wall and plaster 1937; tiling 1990s or later	M7, (probably C.1.1)
W00.R.11	W.4.1	Double-sash aluminum ventilation window with glazed horizontal slats fitted in an original window opening (W.3.4); exterior metal grille (5 vertical bars) and woven wire mesh	New window in an original opening, grille and wire mesh probably original	opening and grille 1937; window 1990s	grille: M23
W00.R.12	W.1.3	Single-leaf balcony door; three panes of wire glass, lower part covered with a plywood sheet, exterior grille (one vertical and two horizontal flat bars); wooden exterior shutters with slats	Paint and handles renewed; plywood sheet added subsequently	1937	M13, (probably C.1.6); glass: M17; grille: M23
CEILING					
		Beam-and-block ceiling, plaster	Surface renewed	1937	Concrete, plaster



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CONTENT

4.3 SCHEDULE OF ROOMS
Ground Floor





Room 00.R; _MG_3601.jpg; photo: Aviad Bar Ness, 2015



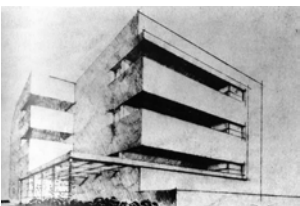
Room 00.R; _MG_3604.jpg; photo: Aviad Bar Ness, 2015



Room 00.R; _MG_3603.jpg; photo: Aviad Bar Ness, 2015

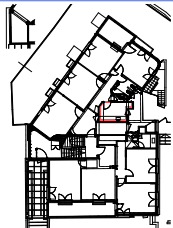


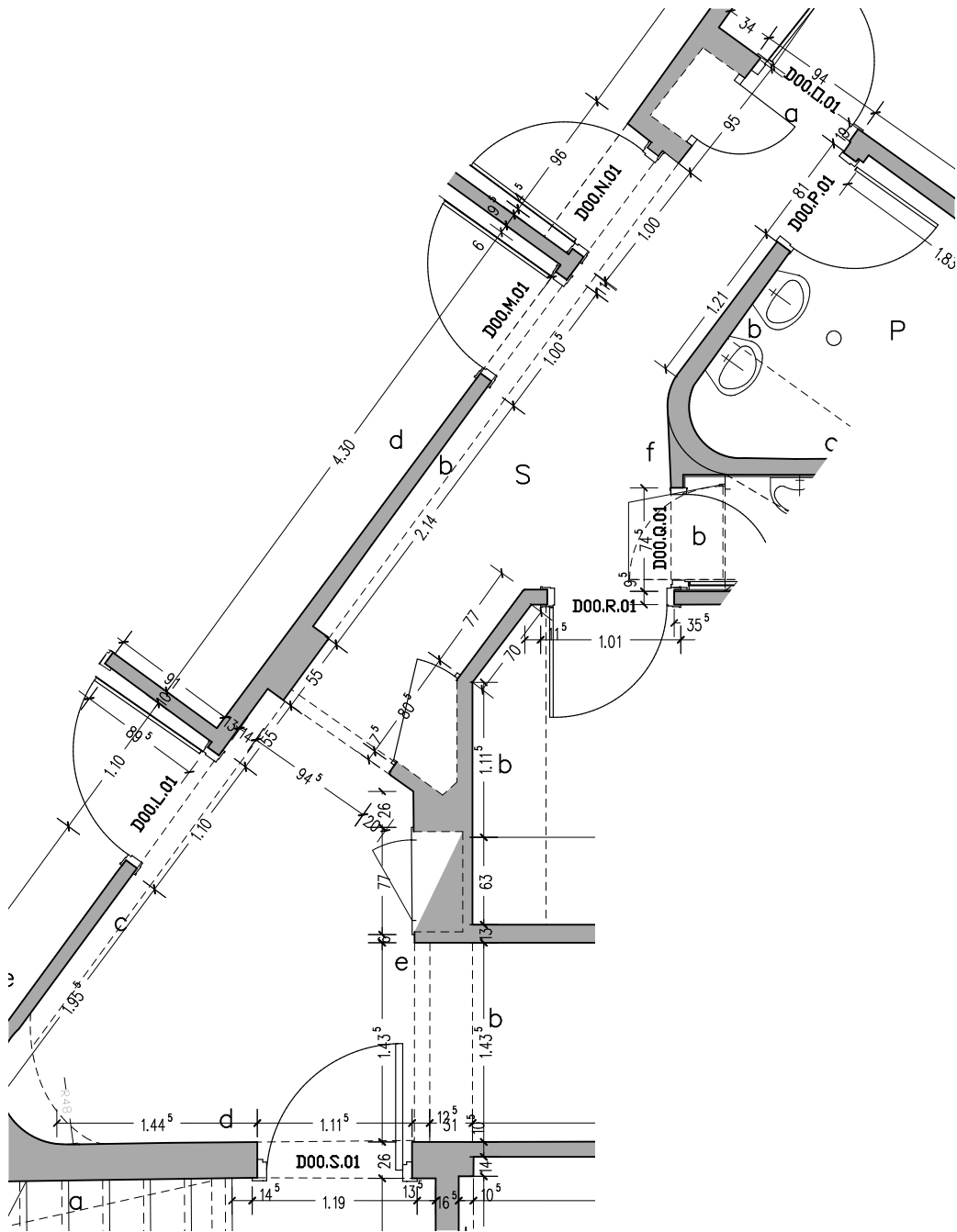
Room 00.R; _MG_3600.jpg; photo: Aviad Bar Ness, 2015



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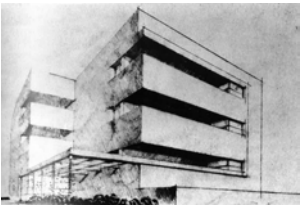
CONTENT
4.3 SCHEDULE OF ROOMS
Ground Floor





Ground floor plan 1:50, room 00.S

DATE		FLOOR		FUNCTION	ROOM
04/30/2015		Ground Floor		Corridor	00.S
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Ceramic floor and base tiles, beige	Original terrazzo floor and base tiles beneath, condition unknown	1990s or later	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall	Surface renewed	1937	M7, (probably C.1.1)
D00.N.01	D.1.5	Single-leaf solid door	Paint and handles renewed	1937; handles probably 1990s	M13, (probably C.1.6)
b		Plastered interior wall; thickness of block wall is less than that of adjoining concrete columns and beam; open wiring	Surface renewed	Wall and plaster 1937	M7, (probably C.1.1)
Closet	S.10	Single-leaf closet adjacent to room 00.N, shelves	Paint renewed	1937	Wood: M13, (probably C.1.6)
D00.N.01	D.1.5	Single-leaf solid door	Paint and handles renewed	1937; handles probably 1990s	M13, (probably C.1.6)
D00.M.01	D.1.3	Single-leaf door with a wooden frame; three panes of textured glass; covered with plywood on both sides	Paint and handles renewed, plywood sheet added subsequently	1937; handles and panel probably 1990s	M13, (probably C.1.6)
c		Plastered interior wall; block wall is thinner than the concrete beam above it, rounded corner to wall d; open wiring	Surface renewed	Wall and plaster 1937	M7, (probably C.1.1)
D00.L.01	D.1.3	Single-leaf door with a wooden frame; three panes of textured glass, covered with plywood on both sides	Paint and handles renewed, plywood sheet added subsequently	1937; handles and panel probably 1990s	M13, (probably C.1.6)
d		Plastered interior wall; wall-mounted emergency exit lighting and red metal fire cabinet	Surface renewed	Wall and plaster 1937; fire cabinet 1990s or later	M7, (probably C.1.1)
D00.S.01	D.2.3	Solid door at the entrance to the apartment	Renewed	1990s	
e		Plastered interior wall with a built-in cupboard	Surface renewed	Wall and plaster 1937	M7, (probably C.1.1)
Closet	S.10	Wooden single-leaf closet (cf. 01.S)	Paint renewed; not accessible	1937	M13, (probably C.1.6)
f		Plastered interior wall with a built-in cupboard; open wiring; entry phone	Surface door of the cupboard renewed	Wall and plaster 1937; technical installations 1990s or later	M7, (probably C.1.1)
Closet	S.10	Wooden single-leaf closet (cf. 01.S)	Paint renewed; not accessible	1937	M13, (probably C.1.6)
g		Plastered interior wall; open wiring	Surface renewed	Wall and plaster 1937	M7, (probably C.1.1)
D00.R.01	W.2.3	Single-leaf solid door with a wooden frame		1990s or later	M13, (probably C.1.6)



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CONTENT
4.3 SCHEDULE OF ROOMS
Ground Floor



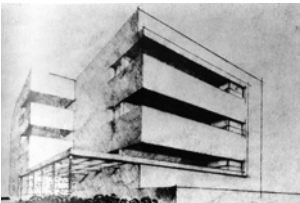
DATE		FLOOR		FUNCTION	ROOM
04/30/2015		Ground Floor		Corridor	00.S
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
h		Interior wall, lower part with door opening probably drywall construction; upper part with a rounded corner to wall i, plastered solid construction	Lower construction new, upper part original	Wall and plaster 1937; drywall construction 1990s or later	M7, (probably C.1.1)
Storage space	S.11	Single-leaf solid hatch cover of a storage space in the ceiling void	Paint renewed, knob missing	1937	M13, (probably C.1.6)
D00.Q.01	W.2.3	Single-leaf door with a wooden frame; one pane of textured glass		1990s or later	M13, (probably C.1.6)
i		Plastered interior wall, rounded corner to wall h; open wiring	Surface renewed	Wall and plaster 1937	M7, (probably C.1.1)
D00.P01	W.2.3	Single-leaf door with a wooden frame; one pane of textured glass		1990s or later	M13, (probably C.1.6)
CEILING					
		Beam-and-block ceiling, plaster; fluorescent lighting	Surface renewed	1937; luminaires 1990s	Concrete, plaster



Room 00.S; _MG_3610.jpg; photo: Aviad Bar Ness, 2015



Room 00.S; _MG_3612.jpg; photo: Aviad Bar Ness, 2015



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CONTENT

4.3 SCHEDULE OF ROOMS
Ground Floor





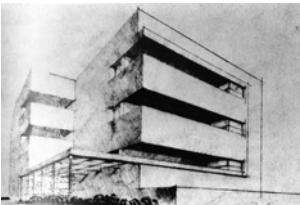
Room 00.S; _MG_3611.jpg; photo: Aviad Bar Ness, 2015



Room 00.S; _MG_3613.jpg; photo: Aviad Bar Ness, 2015

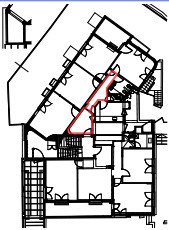


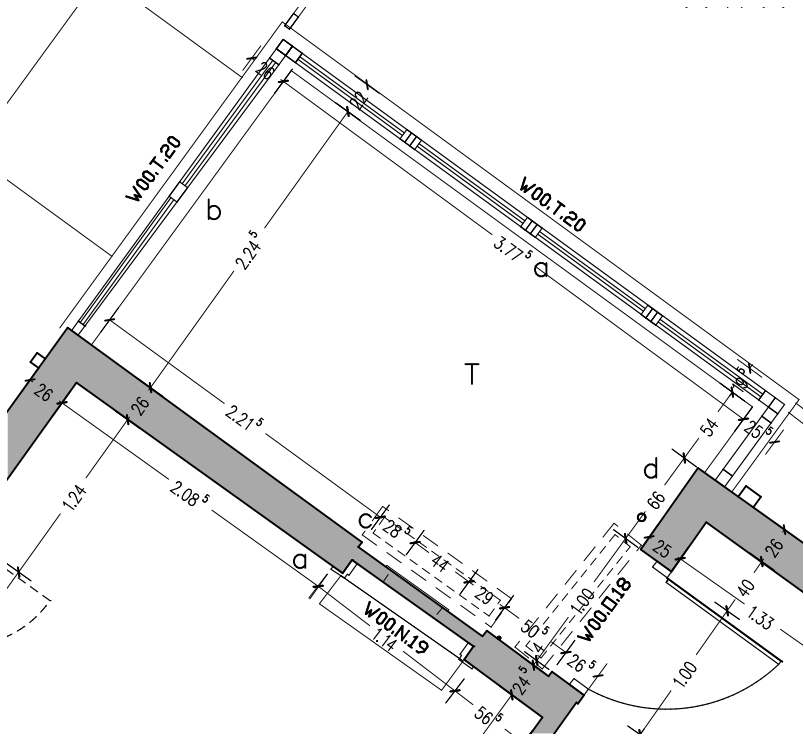
Room 00.S; _MG_3614.jpg; photo: Aviad Bar Ness, 2015



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CONTENT
4.3 SCHEDULE OF ROOMS
Ground Floor





DATE		FLOOR		FUNCTION	ROOM
04/30/2015		Ground Floor		Balcony (B.3)	00.T
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Ceramic floor and base tiles, beige	Original terrazzo floor and base tiles beneath, condition unknown	1990s or later	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Rendered exterior parapet with a terrazzo coping; glazing fitted between the parapet and the upper fascia	Surface renewed; original coping painted white; glazing new	Wall and plaster 1937; windows 1990s	Railing: M7, (probably C.1.1); coping: M6
b		Rendered exterior parapet with a terrazzo coping; glazing fitted between the parapet and the upper fascia	Surface renewed; original coping painted white; glazing new	Wall and plaster 1937; windows 1990s	Railing: M7, (probably C.1.1); coping: M6
W00.T.20	W.4.2	Balcony glazing, consisting of 7 single-leaf aluminum windows	new	1990s	
c		Rendered exterior wall; recess with a blocked-up doorway, plastic air-conditioning grille	Surface renewed	Wall and plaster 1937; drywall construction and technical installations 1990s or later	M7, (probably C.1.1)
W00.N.19	W.2.1	Door opening of a former balcony door (type W.1.2) boarded up with drywall	Leaves and frame missing	1937	
d		Rendered exterior parapet with a terrazzo coping; glazing fitted between the parapet and the upper fascia	Surface renewed; original coping painted white; glazing new	Wall and plaster 1937; windows 1990s	Railing: M7, (probably C.1.1); coping: M6
W00.O.18	W.1.2	Single-leaf balcony door with a wooden frame; three panes of textured glass, covered with plywood on both sides	Handles and paint renewed; plywood sheets added subsequently; no shutter	1937; handles and panel probably 1990s	M13, (probably C.1.6); glass: M20; grille: M23
CEILING					
		Plastered dropped ceiling; hatches with removable wooden covers to access the shutter boxes above balcony doors W00.T.19 and W00.T.20; fluorescent lighting	Plaster, paint of the wooden covers renewed	1937; luminaire 1990s	Concrete, plaster; covers: M13, (probably C.1.6)

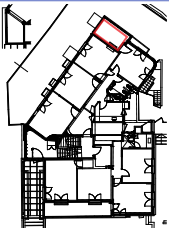


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CONTENT

4.3 SCHEDULE OF ROOMS
Ground Floor





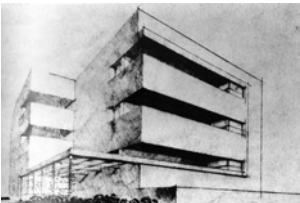
Room 00.T; _MG_3594.jpg; photo: Aviad Bar Ness, 2015



Room 00.T; _MG_3593.jpg; photo: Aviad Bar Ness, 2015

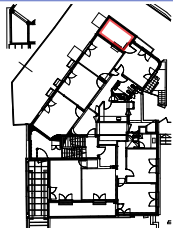


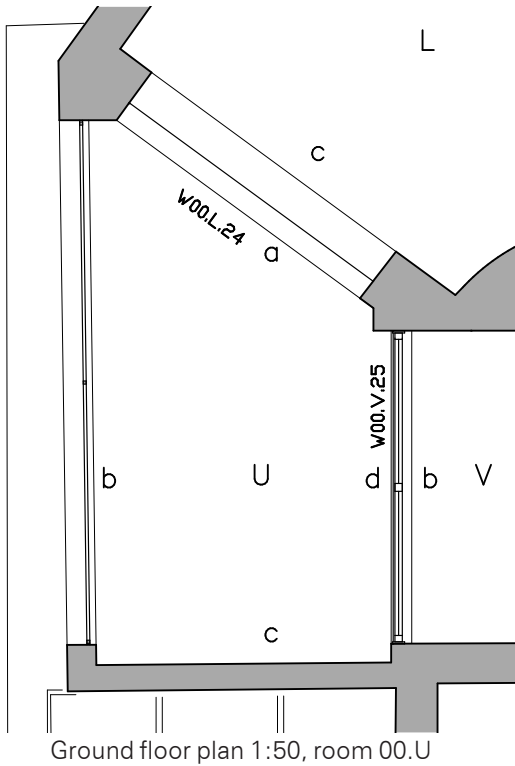
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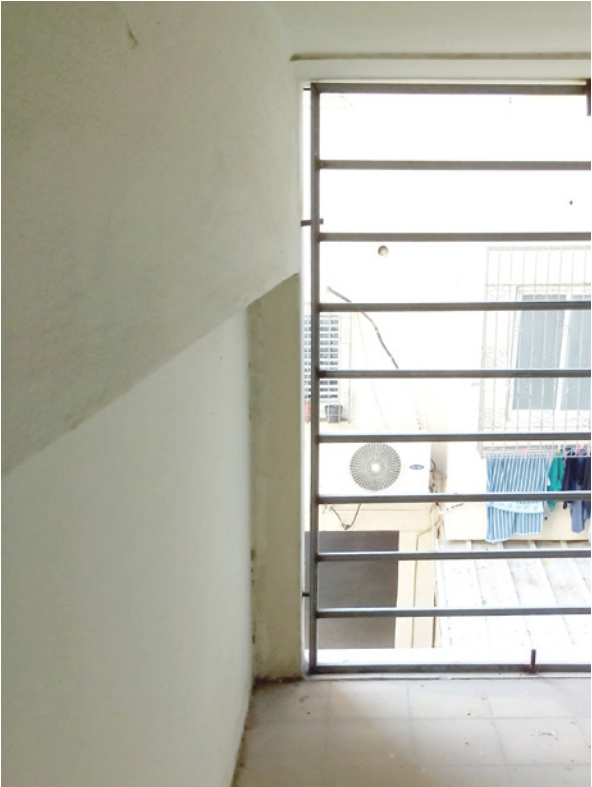
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CONTENT
4.3 SCHEDULE OF ROOMS
Ground Floor





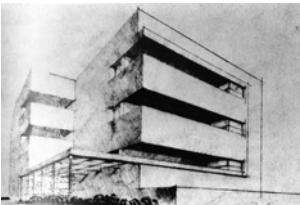
DATE		FLOOR		FUNCTION	ROOM
04/30/2015		Ground Floor		Balcony (B.4)	00.U
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.1.1	Original terrazzo floor tiles	Remains of paint	1937	M4
WALLS AND BUILT-IN ELEMENTS					
a		Rendered exterior wall	Render renewed	Wall and render 1937	M7, (probably C.1.4)
W00.L.24	W.3.6	Pivot window; originally glazed, now filled with a panel	Interior paint renewed, exterior paint peeling off	1937; panel later	M13, (probably C.1.6)
b		Galvanized steel grille (three vertical compartments with ten horizontal bars each) mounted between the balcony floor and the fascia above	New	1960s-1990s	
c		Rendered exterior wall, recess	Render renewed	Wall and render 1937	M7, (probably C.1.4)
d		Rendered exterior wall	Render renewed	Wall and render 1937	M7, (probably C.1.4)
W00.V.25	W.1.2	Three-part window with a wooden frame, one horizontal and one vertical sash bar; upper part: two sliding sashes; lower part: two panes of fixed glazing	Exterior paint partly peeling off	1937	Wood: M11; glass: M18 (sliding sashes), M16 (fixed glazing)
CEILING					
		Rendered exterior ceiling	Render renewed	Ceiling 1937; render 1990s	Concrete, render



Room 00.U; 2015-07-03 MLE_002 MLH-TRr.jpg; photo: Brenne Architekten, 2015

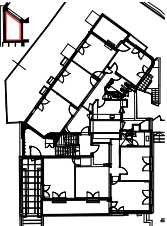


Room 00.U; 2015-07-03 MLE_004 MLH-TRr.jpg; photo: Brenne Architekten, 2015

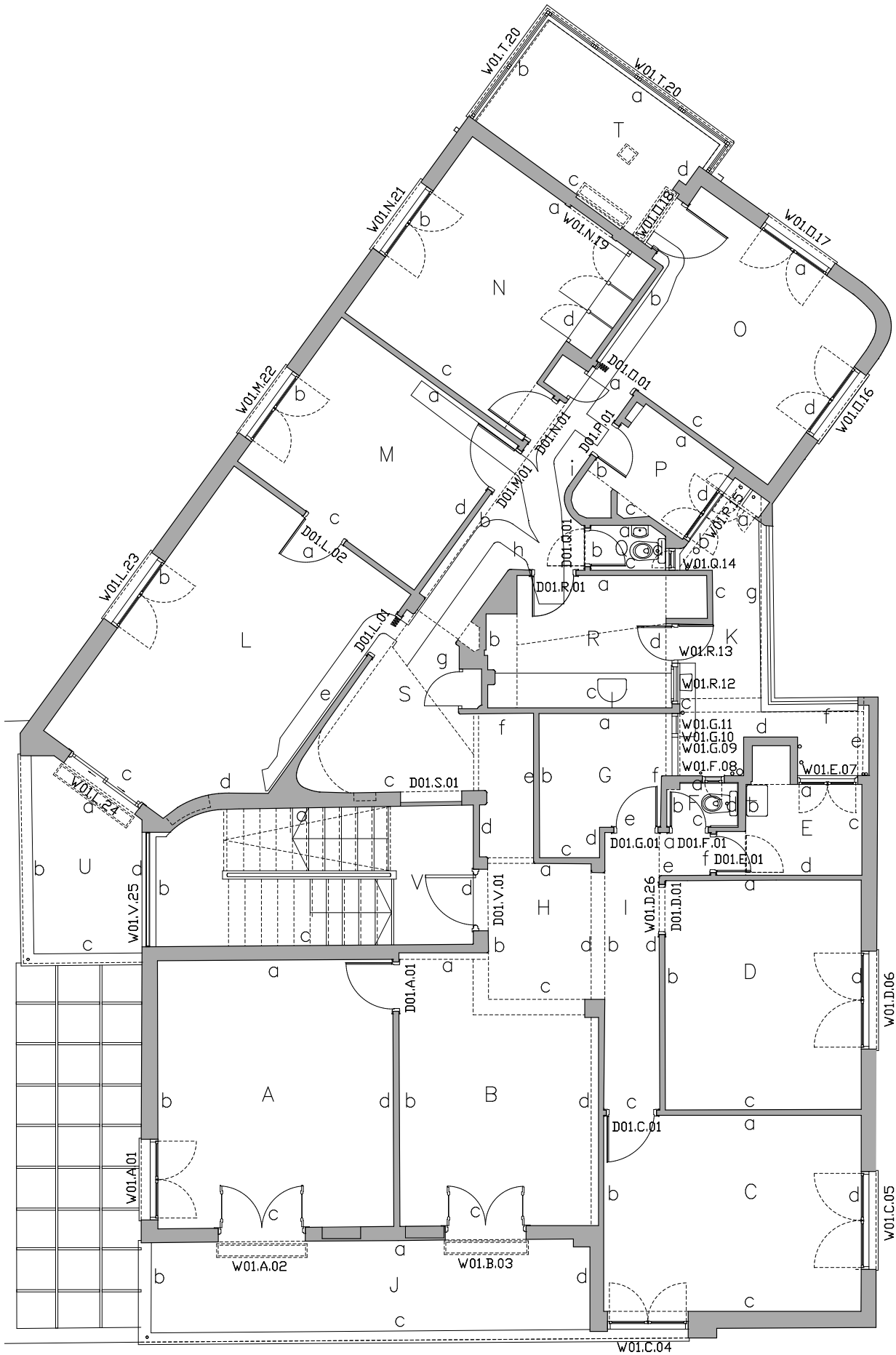


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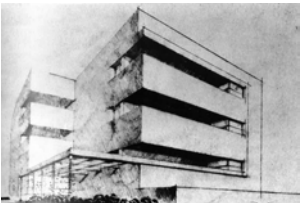
CONTENT
4.3 SCHEDULE OF ROOMS
Ground Floor



4.4 Second Floor

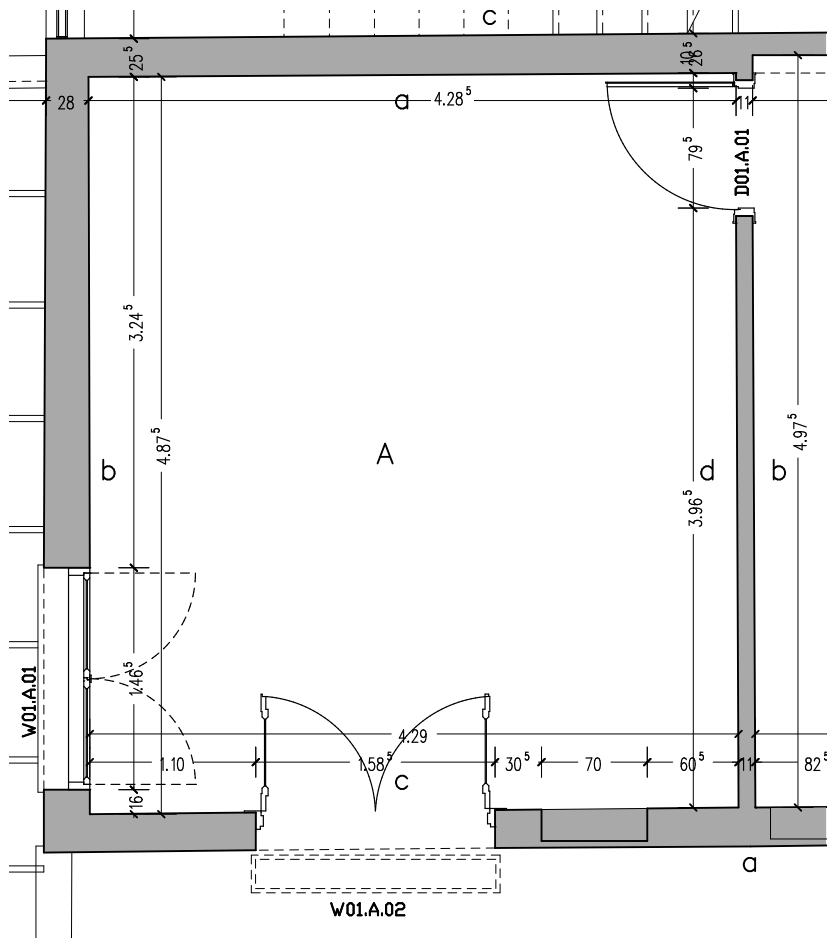


2nd floor plan 1:100



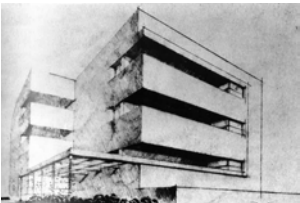
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CONTENT
4.4 SCHEDULE OF ROOMS
2nd Floor



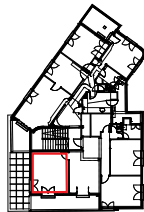
2nd floor plan 1:50, room 01.A

DATE		FLOOR		FUNCTION	ROOM
04/30/2015		2nd Floor		Room	01.A
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Wood block parquet and wooden baseboard	Original terrazzo floor and base tiles beneath, condition unknown	1990s	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Interior wall, presumably concrete	Surface renewed	Wall and plaster 1937	M7, (C.1.1)
b		Exterior wall; open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (C.1.1)
W01.A.01	W.2.1	Double-sash casement window	Paint renewed, partly peeling off; handles replaced; no roller shutter belt	1937; handles 1960s-1970s	Wood: M13, (C.1.6); glass: M20
c		Plastered exterior wall; recess with wooden shelving; core hole in the upper part of the wall; open wiring	Surface renewed; built-in cupboard new	Wall and plaster 1937; wiring 1960s-1990s	M7, (C.1.1)
W01.A.02	W.1.1	Double-leaf balcony door with a wooden frame; three panes of clear glass	Paint renewed and handles replaced; space in between door and shutter filled with insulating wool, roller shutter belt not original	1937; insulation probably 1990s	Wood: M13, (C.1.6); glass: M20
d		Plastered interior wall; wall-mounted air-conditioning unit and open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (C.1.1)
D01.A.01	D.2.2	Single-leaf solid door with a wooden frame	Frame and original, paint renewed	1937; leaf 1960s-1990s	Wood: M13, (C.1.6)
CEILING					
		Beam-and-block ceiling, plaster; suspended lowered luminaire	Surface renewed	1937; light 1960s-1990s	Concrete, plaster, (C.1.1)



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CONTENT
4.4 SCHEDULE OF ROOMS
2nd Floor





Room 01.A; _MG_3268.jpg; photo: Aviad Bar Ness, 2015



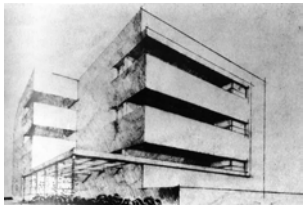
Room 01.A; _MG_3266.jpg; photo: Aviad Bar Ness, 2015



Room 01.A; _MG_3267.jpg; photo: Aviad Bar Ness, 2015

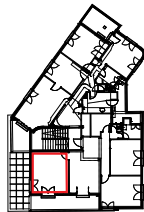


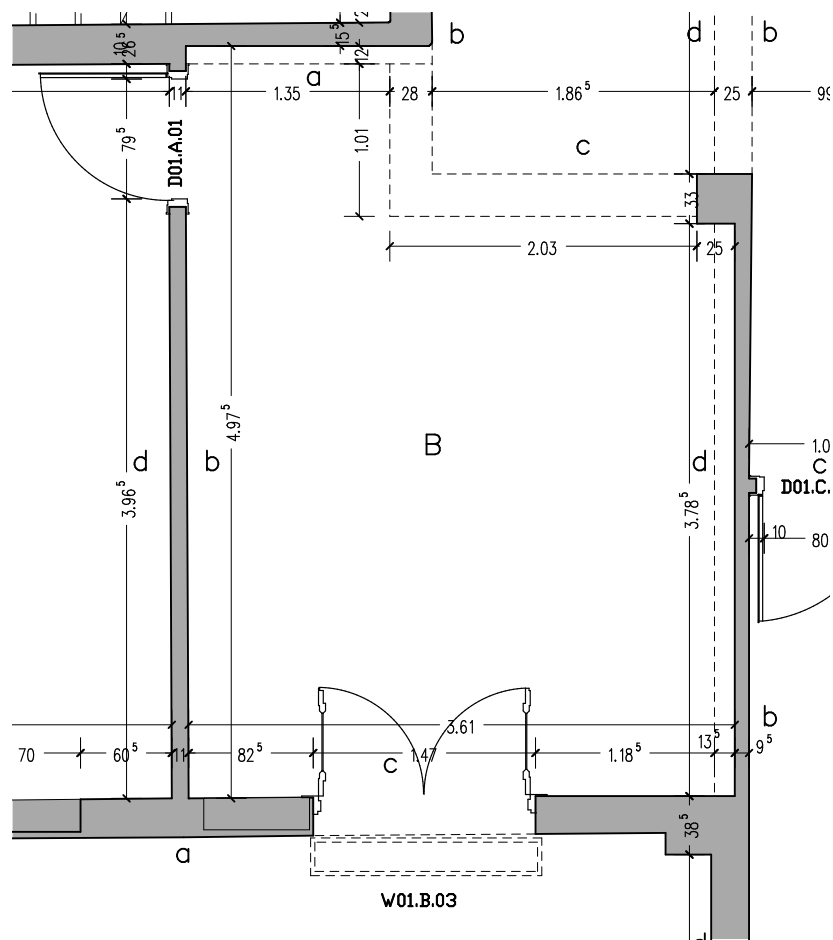
Room 01.A; _MG_3270.jpg; photo: Aviad Bar Ness, 2015



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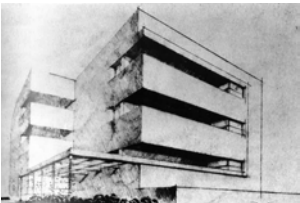
CONTENT
4.4 SCHEDULE OF ROOMS
2nd Floor





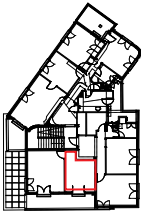
2nd floor plan 1:50, room 01.B

DATE		FLOOR		FUNCTION	ROOM
04/30/2015		2nd Floor		Room	01.B
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Ceramic floor and base tiles, gray	Original terrazzo floor and base tiles beneath, condition unknown	1990s	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall adjacent to the staircase, presumably concrete; open wiring; open space to the corridor room 01.H	Surface renewed; no remains of a dwarf wall with a radiator recess (cf. 00.B and 02.B)	Wall and plaster 1937; wiring 1960s-1990s	M7, (C.1.1)
b		Plastered interior wall; open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (C.1.1)
D01.A.01	D.2.2	Single-leaf solid door with a wooden frame	Frame and original, paint renewed	1937; leaf 1960s-1990s	Wood: M13, (C.1.6)
c		Plastered exterior wall; wall opening on the right side, approx. 70 x 50cm, walled up with light-weight concrete blocks flush with the facade; open wiring	Surface renewed, wall opening subsequently constructed	Wall and plaster 1937; wall opening and wiring 1960s-1990s	M7, (C.1.1)
W01.B.03	W.4.4	Double-leaf balcony door; two glass panels in each leaf; both upper panels can be opened independently	Frame original, door leaves new; no roller shutter belt	1937; 1990s	Wood: M13, (C.1.6)
d		Plastered interior wall; open wiring	Surface renewed; presumably original wall opening on the left side subsequently closed	Wall and plaster 1937; wiring 1960s-1990s	M7, (C.1.1)
CEILING					
		Beam-and-block ceiling with a cantilevered concrete edge beam forming a right-angle, plastered; suspended louvered luminaire	Surface renewed	1937; light 1960s-1990s	Concrete, plaster, (C.1.1)



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CONTENT
4.4 SCHEDULE OF ROOMS
2nd Floor





Room 01.B; _MG_3275.jpg; photo: Aviad Bar Ness, 2015



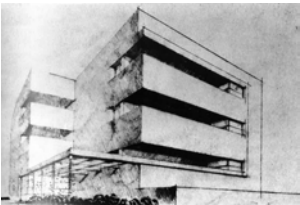
Room 01.B; _MG_3279.jpg; photo: Aviad Bar Ness, 2015



Room 01.B; _MG_3277.jpg; photo: Aviad Bar Ness, 2015

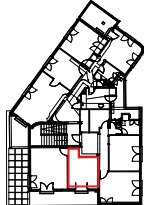


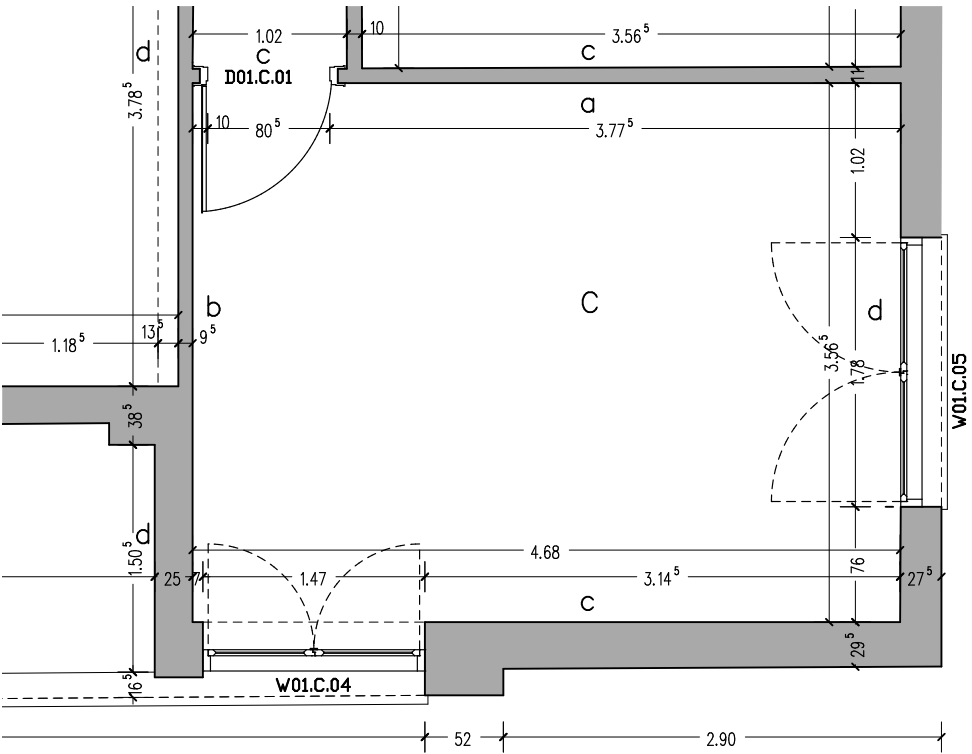
Room 01.B; _MG_3281.jpg; photo: Aviad Bar Ness, 2015



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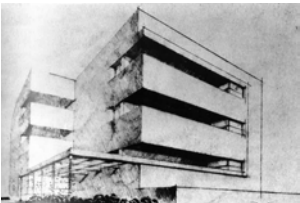
CONTENT
4.4 SCHEDULE OF ROOMS
2nd Floor





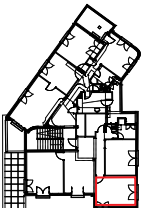
2nd floor plan 1:50, room 01.C

DATE		FLOOR		FUNCTION	ROOM
04/30/2015		2nd Floor		Room	01.C
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Wood block parquet and wooden baseboard	Original terrazzo floor and base tiles beneath, condition unknown	1990s	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall; open wiring; flush-mounted socket and light switch next to the door	Surface renewed	Wall, plaster, socket and light switch 1937; wiring 1960s-1990s	M7, (C.1.1); socket and light switch: M26
D01.C.01	D.1.3	Single-leaf door with a wooden frame; three panes of clear glass	Paint renewed and handles replaced	1937; handles 1960s-1970s	Wood: M13, (C.1.6); glass: M20
b		Interior, partly exterior wall, plastered; open wiring, cable bushing to the balcony	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (C.1.1)
c		Plastered exterior wall with a window alcove and terrazzo sill; flush-mounted socket; open wiring	Surface renewed	Wall, plaster and socket 1937; wiring 1990s	M7, (C.1.1); sill: M3; socket: M26
W01.C.04	W.2.1	Double-sash casement window; original terrazzo window sill	Paint renewed, peeling off on the outside; handles replaced; roller shutter belt not original	1937; handles 1960s-1970s	Wood: M13, (C.1.6); glass: M20; sill: M3
d		Plastered interior wall; open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (C.1.1)
W01.C.05	W.2.2	Double-sash casement window	Paint renewed and handles replaced, paint peeling off on the outside; no roller shutter belt	1937; handles 1960s-1970s	Wood: M13, (C.1.6); glass: M20;
CEILING					
		Beam-and-block ceiling, plaster; surface-mounted fluorescent light and suspended louvered luminaires	Surface renewed	1937; light 1960s-1990s	Concrete, plaster, (C.1.1)



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CONTENT
4.4 SCHEDULE OF ROOMS
2nd Floor





Room 01.C; _MG_3307.jpg; photo: Aviad Bar Ness, 2015



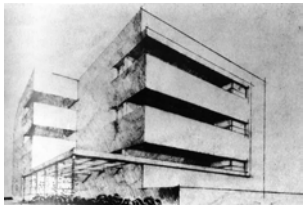
Room 01.C; _MG_3311.jpg; photo: Aviad Bar Ness, 2015



Room 01.C; _MG_3309.jpg; photo: Aviad Bar Ness, 2015

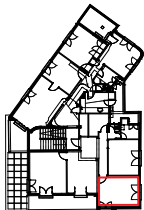


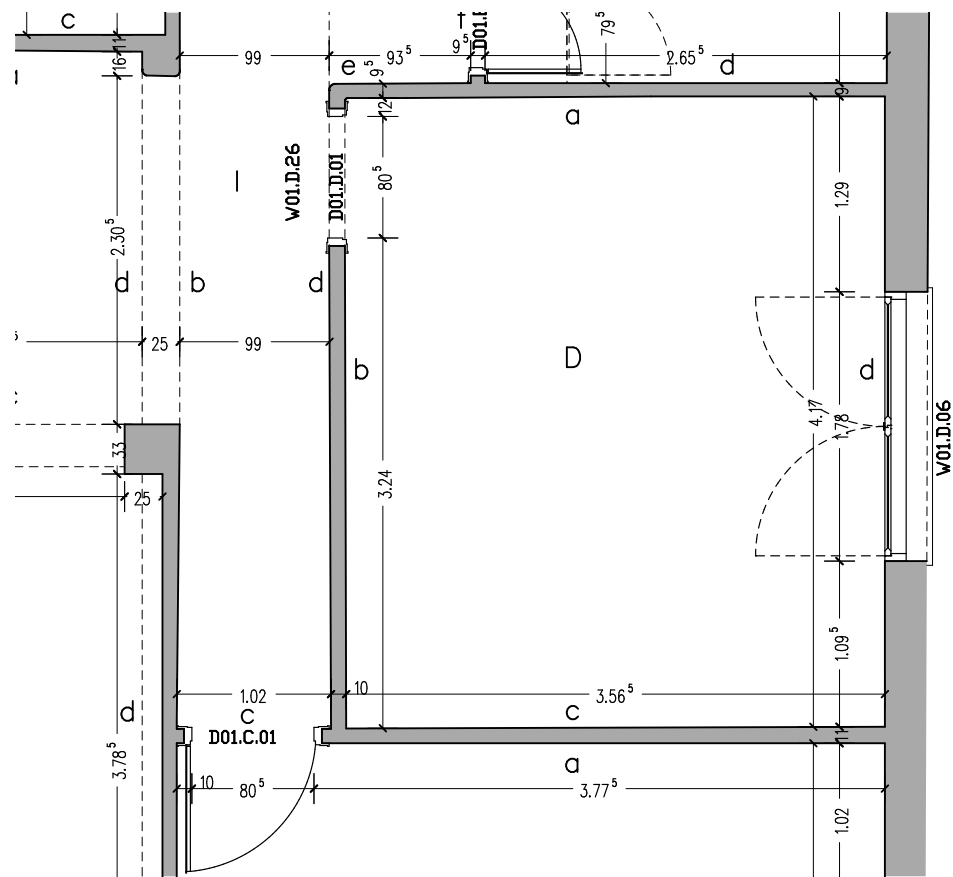
Room 01.C; _MG_3313.jpg; photo: Aviad Bar Ness, 2015



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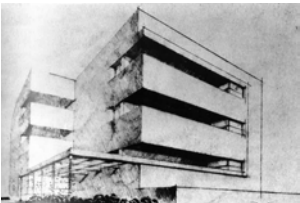
CONTENT
4.4 SCHEDULE OF ROOMS
2nd Floor





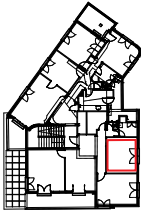
2nd floor plan 1:50, room 01.D

DATE		FLOOR		FUNCTION	ROOM
04/30/2015		2nd Floor		Room	01.D
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Ceramic floor and base tiles, gray	Original terrazzo floor and base tiles beneath, condition unknown	1990s	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall; open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (C.1.1)
b		Plastered interior wall; flush-mounted light switch next to the door; open wiring	Surface renewed	Wall and plaster and light switch 1937	M7, (C.1.1); light switch: M26
W01.D.26	W.2.7	Double-sash interior sliding window	Paint renewed	1937	Wood: M13, (C.1.6); glass: M20
D01.D.01	D.2.1	Door opening with original frame, leaf missing	Paint renewed	1937	Wood: M13, (C.1.6)
c		Plastered interior wall; open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (C.1.1)
d		Plastered interior wall; open wiring, flush-mounted socket	Surface renewed	Wall, plaster and socket 1937; wiring 1960s-1990s	M7, (C.1.1)
W01.D.06	W.2.2	Double-sash casement window	Paint renewed, partly peeling off on the outside; handles replaced; no roller shutter belt	1937; handles 1960s-1970s	Wood: M13, (C.1.6); glass: M20
CEILING					
		Beam-and-block ceiling, plaster; suspended louvered luminaire	Surface renewed	1937; light 1960s-1990s	Concrete, plaster, (C.1.1)



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CONTENT
4.4 SCHEDULE OF ROOMS
2nd Floor





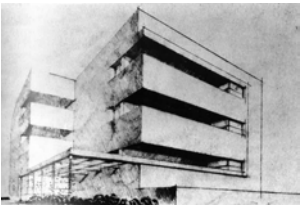
Room 01.D; _MG_3288.jpg; photo: Aviad Bar Ness, 2015



Room 01.D; _MG_3290.jpg; photo: Aviad Bar Ness, 2015

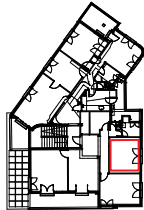


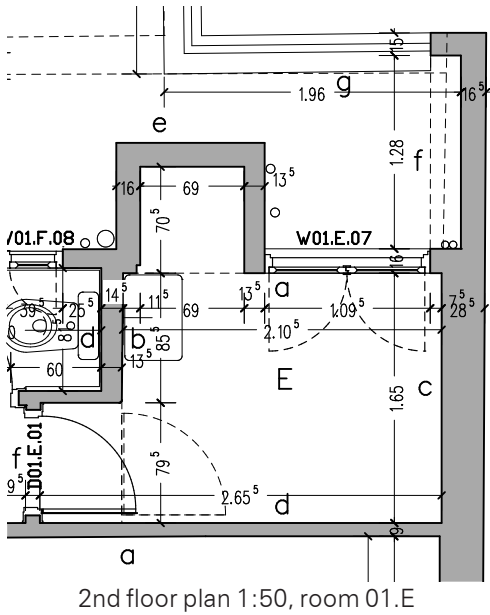
Room 01.D; _MG_3291.jpg; photo: Aviad Bar Ness, 2015



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CONTENT
4.4 SCHEDULE OF ROOMS
2nd Floor





DATE		FLOOR		FUNCTION	ROOM
04/30/2015		2nd Floor		Room	01.D
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	gray PVC floor coating with black plastic base-board	Original terrazzo floor tiles beneath, condition unknown	1960s-1990s	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Plastered exterior wall; alcove with wall tiling, soap dish and faucets, built-in shelves, open wiring and a core hole to the balcony in the former shower alcove; wall tiling up to 2.15m, painted white; faucets for a bathtub on the right side below the window	Wall tiling, soap dish and faucets original; fitted shelves, core hole, wiring and paint new	Wall, plaster, tiles, faucets 1937; shelves 1960s-1990s	M7, (C.1.1); tiles: M10; faucets: M21
W01.E.07	W.2.3	Double-sash window combined with two solid laundry hatch doors below and an exterior metal grille; left sash of window filled with a plywood sheet containing an electric ventilator	Handles original, grille probably original; paint renewed, ventilator new	1937; ventilator 1960s-1990s	Wood: M13, (C.1.6); glass: M19; handles: M21; grille: M23
b		Interior wall, wall tiling, upper part plastered; ceramic sink and faucets; open wiring	Original plaster and tiles subsequently painted; sink probably original	Wall, plaster and tiles: 1937; faucets 1960s-1990s	M7, (C.1.1); tiles: M10
Furniture	S.2	Wall recess for a former built-in cupboard, opening subsequently closed with a drywall construction	Wooden frame of the cupboard is missing	1937; opening closed in 1990s	
Storage space	S.11	Single-leaf solid hatch door with knob, giving access to storage space in the ceiling void	Paint renewed	1937	Wood: M13, (C.1.6); knob: M21
D01.E.01	D.1.6	Single-leaf solid door with a small glass pane	Paint renewed, handles original	1937	Wood: M13, (C.1.6); glass: M19; handles: M21
c		Interior wall, wall tiling, upper part plastered; surface-mounted server rack, cable conduits and sockets	No remains of an original radiator recess (cf. rooms 00.E and 02.E)	Wall, plaster and tiles 1937; wiring and equipment probably 1990s or later	M7, (C.1.1); tiles: M10
d		Interior wall, wall tiling, upper part plastered; open wiring and sockets	Original plaster and tiles subsequently painted	Wall, plaster and tiling 1937; wiring and equipment 1990s or later	M7, (C.1.1); tiles: M10
CEILING					
		Beam-and-block ceiling, plaster; suspended lowered luminaire	Surface renewed	1937; light 1960s-1990s	Concrete, plaster, (C.1.1)

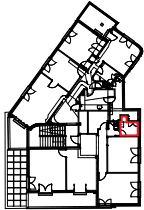


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4.4 SCHEDULE OF ROOMS
2nd Floor





Room 01.E; _MG_3295.jpg; photo: Aviad Bar Ness, 2015



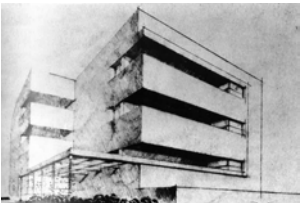
Room 01.E; 2015-02-12 WB_042 MLH-01.JPG;
photo: Brenne Architekten, 2015



Room 01.E; _MG_3297.jpg; photo: Aviad Bar Ness, 2015

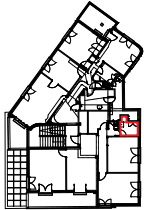


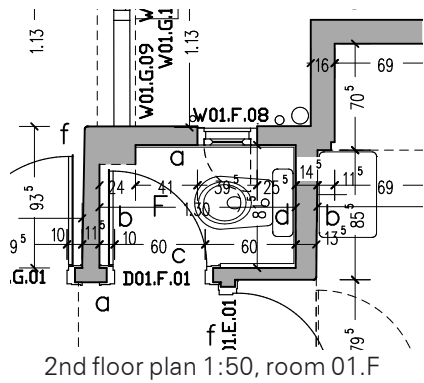
Room 01.E; _MG_3299.jpg; photo: Aviad Bar Ness, 2015



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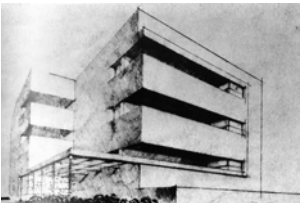
CONTENT
4.4 SCHEDULE OF ROOMS
2nd Floor





Room 01.F; _MG_3300.jpg; photo: Aviad Bar Ness, 2015

DATE		FLOOR		FUNCTION	ROOM
04/30/2015		2nd Floor		Room	01.F
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
		Ceramic floor and base tiles, gray	Original terrazzo floor and base tiles probably not preserved	1990s	
WALLS AND BUILT-IN ELEMENTS					
a		Plastered exterior wall, wall tiling up to approx. 1.65m	Surface renewed; new wall tiling, probably original wall tiling beneath	Wall and plaster 1937; tiles probably 1990s or later	M7, (C.1.1)
W01.F.08	W.3.1	Single-sash window with a metal grille	Paint renewed; grille probably original; handle missing	1937	Wood: M13, (C.1.6); glass: M19; grille: M23
b		Exterior wall; wall tiling	Surface renewed; new wall tiling, probably original wall tiling beneath	Wall and plaster 1937; tiles probably 1990s or later	M7, (C.1.1)
c		Exterior wall; wall tiling	Surface renewed; new wall tiling, probably original wall tiling beneath	Wall and plaster 1937; tiles probably 1990s or later	M7, (C.1.1)
D01.F.01	D.1.6	Single-leaf solid door with a small glass pane	Paint renewed and handles replaced	1937; handles 1960s-1970s	Wood: M13, (C.1.6); glass: M19
d		Plastered interior wall; wall tiling; toilet with wall-mounted cistern; wall-mounted luminaire	Surface renewed; new wall tiling, probably original wall tiling beneath; WC renewed	Wall and plaster 1937; tiles and equipment probably 1990s or later	M7, (C.1.1)
CEILING					
		Beam-and-block ceiling, plaster	Surface renewed	1937	Concrete, plaster, (C.1.1)

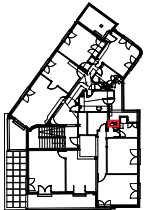


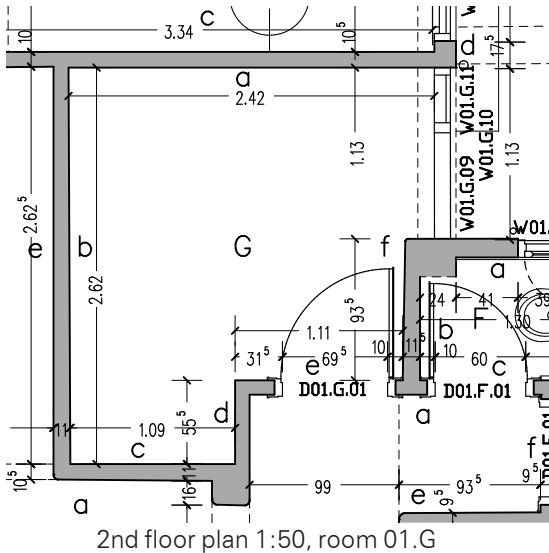
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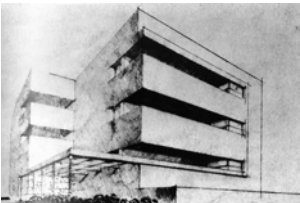
CONTENT

4.4 SCHEDULE OF ROOMS
2nd Floor





DATE		FLOOR		FUNCTION	ROOM
04/30/2015		2nd Floor		Kitchen	01.G
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Wood block parquet and wooden baseboard	Original beige terrazzo floor and base tiles beneath	1990s	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall, open wiring; remains of a water supply line (cf. 02.G) and a solid plinth on the right side	Surface renewed; solid plinth possibly part of a former kitchen equipment (cf. 02.G)	Wall and plaster 1937; wiring 1960s-1990s	M7, (C.1.1)
b		Plastered interior wall; open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (C.1.1)
c		Plastered interior wall; recess for a built-in shelf on the right side; open wiring; flush-mounted light switch	Surface renewed; some battens for supporting wooden shelves remain	Wall, plaster and light switch 1937; wiring 1960s-1990s	M7, (C.1.1); light switch: M26
D01.G.01	D.1.6	Single-leaf solid door with a small glass pane	Paint renewed; plastic handles, renewed	1937; handles 1960s-1970s	Wood: M13, (C.1.6); glass: M19
d		Partly exterior and interior wall, plastered	Surface renewed	Wall and plaster 1937	M7, (C.1.1)
W01.G.09	W.1.3	Single-leaf balcony door; three panes of clear glass; metal grille mounted on the inside; flat steel bolt crossing the door and the window W01.G.11; wooden exterior shutters with slats	Metal grille probably original; original handles painted white; paint renewed; horizontal bolt added subsequently	1937; bolt 1960s-1990s	Wood: M13, (C.1.6); glass: M20; handles: M21; grille: M23
W01.G.10	W.3.2	Ventilation window above the door, pivot sash	Paint renewed	1937	Wood: M13, (C.1.6); glass: M20
W01.G.11	W.3.3	Single-sash window combined with the hatch door to the exterior food cabinet; grille and wire mesh on the outside of the window; electric ventilator built into the hatch door; cable bushing; wooden exterior shutters with slats	Paint renewed; grille and mesh probably original; ventilator added subsequently	1937; technical installations 1960s-1990s	Wood: M13, (C.1.6); glass: M20; handles: M21; grille: M23
CEILING					
		Beam-and-block ceiling, plaster; surface-mounted fluorescent light	Surface renewed	1937; light 1960s-1990s	Concrete, plaster, (C.1.1)

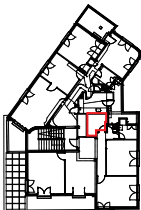


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4.4 SCHEDULE OF ROOMS
2nd Floor

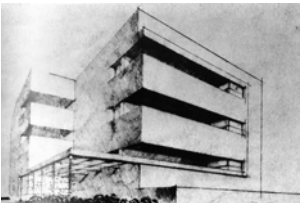




Room 01.G; _MG_3301.jpg; photo: Aviad Bar Ness, 2015

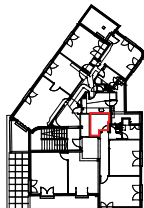


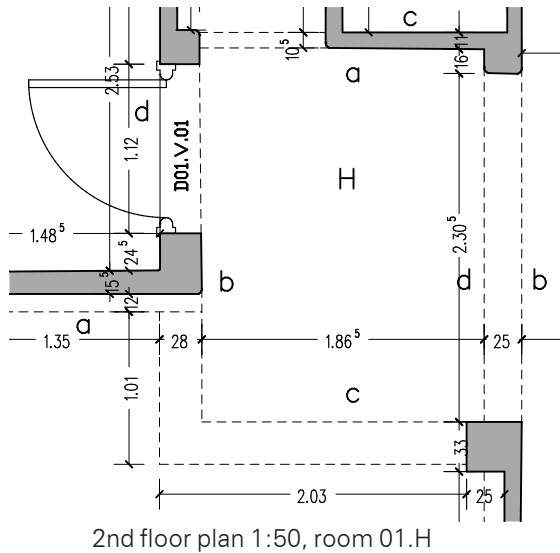
Room 01.G; _MG_3303.jpg; photo: Aviad Bar Ness, 2015



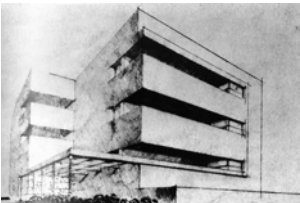
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CONTENT
4.4 SCHEDULE OF ROOMS
2nd Floor





DATE		FLOOR		FUNCTION	ROOM
04/30/2015		2nd Floor		Corridor	01.H
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Ceramic floor and base tiles, gray	Original terrazzo floor and base tiles beneath, condition unknown	1990s	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall, open wiring (sockets and cable conduits, doorbell), ventilation grille in fascia above the corridor leading to the northern apartment	Surface renewed	Wall and plaster 1937; technical equipment 1948-1990s	M7, (C.1.1)
b		Plastered interior wall; open wiring, flush-mounted light switch	Surface renewed	Wall, plaster and light switch 1937; wiring 1960s-1990s	M7, (C.1.1); light switch: M26
D01.H.01	D.2.3	Entrance door to the apartment; aluminum, glass	Renewed	1990s	
c		Plastered concrete column and beam	Surface renewed; no remains of a dwarf wall with a radiator recess (cf. 00.b and 02.B)	Wall and plaster 1937	M7, (C.1.1)
d		Plastered concrete columns and beam; open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (C.1.1)
CEILING					
		Beam-and-block ceiling, plaster; surface-mounted louvered luminaire	Surface renewed	1937; light 1960s-1990s	Concrete, plaster, (C.1.1)

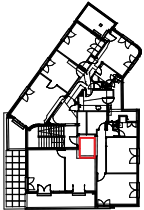


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4.4 SCHEDULE OF ROOMS
2nd Floor





Room 01.H; _MG_3281.jpg; photo: Aviad Bar Ness, 2015



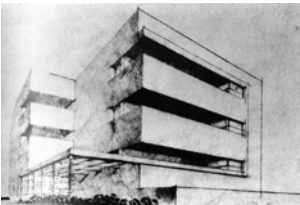
Room 01.H; _MG_3286.jpg; photo: Aviad Bar Ness, 2015



Room 01.H; _MG_3282.jpg; photo: Aviad Bar Ness, 2015

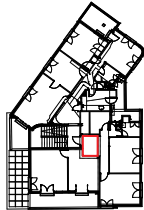


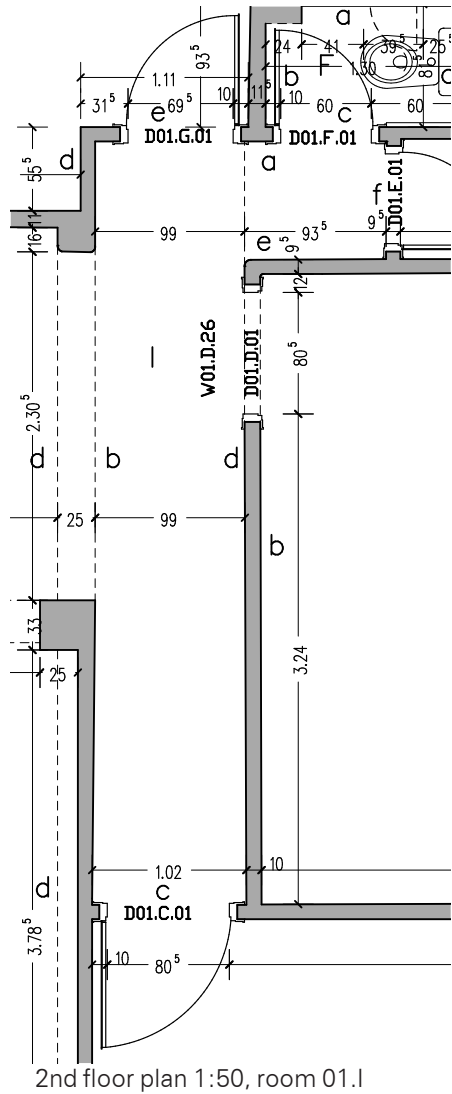
Room 01.H; _MG_3287.jpg; photo: Aviad Bar Ness, 2015



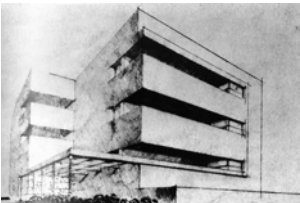
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CONTENT
4.4 SCHEDULE OF ROOMS
2nd Floor





DATE		FLOOR		FUNCTION	ROOM
04/30/2015		2nd Floor		Corridor	01.I
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Ceramic floor and base tiles, gray	Original terrazzo floor and base tiles beneath, condition unknown	1990s	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall, open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (C.1.1)
D01.F.01	D.1.6	Single-leaf solid door with a small glass pane	Paint renewed; light metal handles, re-placed	1937; handles 1960s-1970s	Wood: M13, (C.1.6); glass: M19
D01.G.01	D.1.6	Single-leaf solid door with a small glass pane	Paint renewed; plastic handles, re-placed	1937; handles 1960s-1970s	Wood: M13, (C.1.6); glass: M19
b		Plastered interior wall with a broad opening to room 01.H in between two concrete columns; wall-mounted electrical distribution box	Surface renewed, distribution box new	1937; wiring and distribution box 1960s-1990s	M7, (C.1.1)
c		Plastered interior wall, open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (C.1.1)
D01.C.01	D.1.3	Single-leaf door with a wooden frame; three panes of textured glass	Paint renewed and handles replaced	1937; handles 1960s-1970s	Wood: M13, (C.1.6); glass: M19
d		Plastered interior wall; open wiring; wall-mounted fluorescent light above door D01.D.01; flush-mounted light switch next to door D01.D.01	Surface renewed	Wall, plaster and light switch 1937; wiring 1960s-1990s	M7, (C.1.1); light switch: M26
W01.D.26	W.2.7	Double-sash interior sliding window	Paint renewed	1937	Wood: M13, (C.1.6); glass: M20
D01.D.01	D.2.1	Door opening with original frame, leaf missing	Paint renewed	1937	Wood: M13, (C.1.6)
e		Plastered interior wall; flush-mounted light switch next to door D01.E.01	Surface renewed	Wall, plaster and light switch 1937	M7, (C.1.1); light switch: M26
f		Plastered interior wall; open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (C.1.1)
D01.E.01	D.1.6	Single-leaf solid door with a small glass pane	Paint renewed, handles original	1937	Wood: M13, (C.1.6); glass: M19; handles: M21
CEILING					
		Beam-and-block ceiling, plaster; surface-mounted fluorescent lighting	Surface renewed	1937; light 1960s-1990s	Concrete, plaster, (C.1.1)

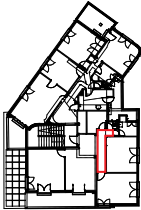


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4.4 SCHEDULE OF ROOMS
2nd Floor





Room 01.H; _MG_3282.jpg; photo: Aviad Bar Ness, 2015



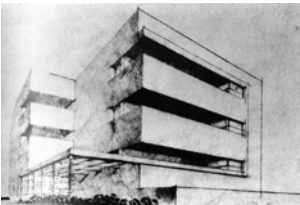
Room 01.H; _MG_3284.jpg; photo: Aviad Bar Ness, 2015



Room 01.H; _MG_3286.jpg; photo: Aviad Bar Ness, 2015

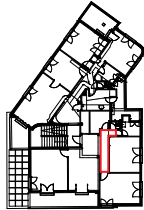


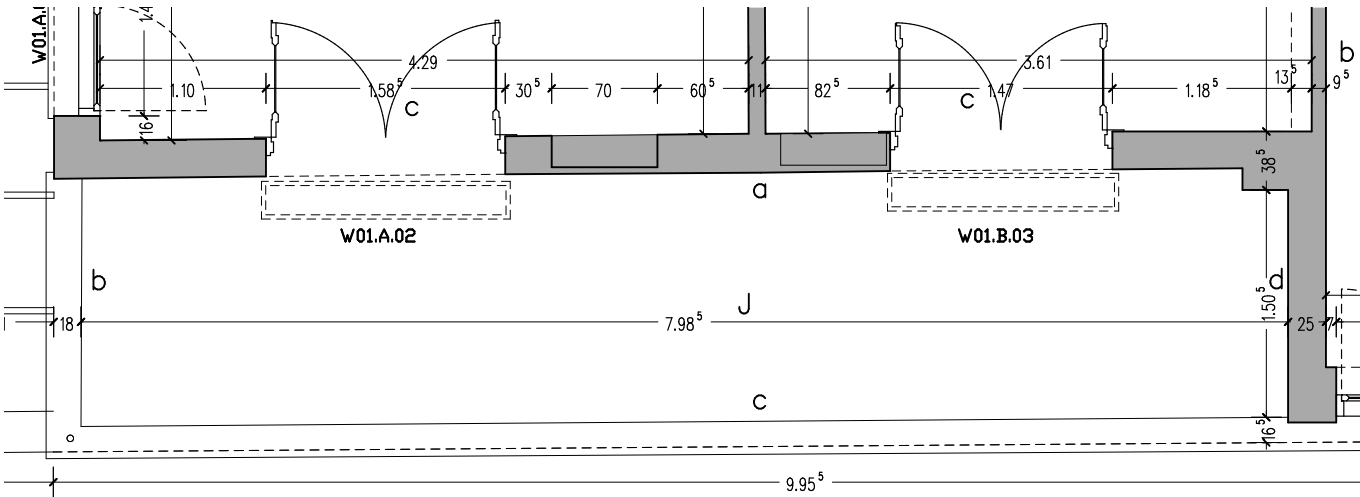
Room 01.H; _MG_3283.jpg; photo: Aviad Bar Ness, 2015



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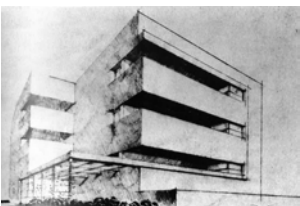
CONTENT
4.4 SCHEDULE OF ROOMS
2nd Floor





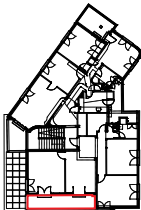
2nd floor plan 1:50, balcony 01.J

DATE		FLOOR		FUNCTION	ROOM
04/30/2015		2nd Floor		Balcony (B.1)	01.J
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.1.1; F.2.1	Partly terrazzo floor and and base tiles, partly covered with new ceramic tiling flooring and base tiles	Original beige terrazzo floor is preserved in the western part, original floor drain is filled with concrete	1937; 1990s	M4
WALLS AND BUILT-IN ELEMENTS					
a		Rendered exterior wall, cased wall-mounted drainpipe with a connecting pipe in the corner to wall d; flush-mounted light switch	Renewed render and paint; drain hole added subsequently	Wall, plaster, pipe and light switch 1937; paint 1990s	M7, (C.1.4); light switch: M26
W01.B.03	W.4.4	Double-leaf balcony door; two glass panel in each leaf; both upper panels can be opened independently	Frame original, door leaves renewed	1937; 1990s	Wood: M13, (C.1.6)
W01.A.02	W.1.1	Double-leaf balcony door; space in between door and shutter is filled with insulating wool	Paint renewed and handles replaced; space in between door and shutter filled with insulating wool, roller shutter belt not original	1937; insulation probably 1990s	Wood: M13, (C.1.6); glass: M20
b		Rendered exterior parapet; terrazzo coping with a water drip; round steel column mounted on the coping at the corner of the balcony, with a sleeve socket at its foot and its head	Paint and terrazzo coping renewed broadly similar to the original materials; paint peeling off, cracks in the render at the connection to the coping; column probably original	Wall, plaster and column 1937; paint and coping 1990s	Railing: M7, (C.1.4); column: M23 (original color probably white)
c		Rendered exterior parapet; terrazzo coping with a water drip	Paint and terrazzo coping renewed broadly similar to the original materials; paint peeling off, cracks in the render at the connection to the coping	Wall and plaster 1937; paint and coping 1990s	Railing: M7, (C.1.4)
d		Rendered exterior wall; cable bushing from the interior	Renewed render and paint; no remains of a balcony door (cf. 00.J and 02.J)	Wall and plaster 1937; paint and cable bushing 1990s	M7, (C.1.4)
CEILING					
		Plastered dropped ceiling; two openings with removable wooden covers for the shutter boxes above the windows and balcony doors; two circular ceiling lights	Paint renewed, plaster probably original	Ceiling, plaster and wooden covers 1937; paint and lights 1990s	M7, (C.1.4); wood: M13, (C.1.6)



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CONTENT
4.4 SCHEDULE OF ROOMS
2nd Floor





Room 01.J; _MG_3263.jpg; photo: Aviad Bar Ness, 2015



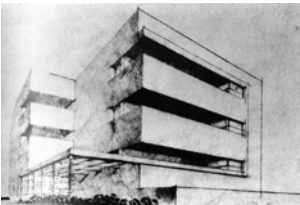
Room 01.J; _MG_3257.jpg; photo: Aviad Bar Ness, 2015



Room 01.J; _MG_3255.jpg; photo: Aviad Bar Ness, 2015

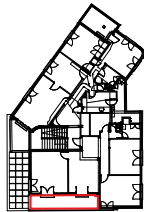


Room 01.J; _MG_3254.jpg; photo: Aviad Bar Ness, 2015



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CONTENT
4.4 SCHEDULE OF ROOMS
2nd Floor

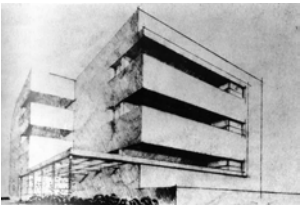




Room 01.J; _MG_3264.jpg; photo: Aviad Bar Ness, 2015

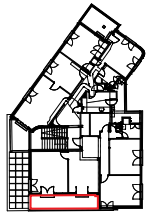


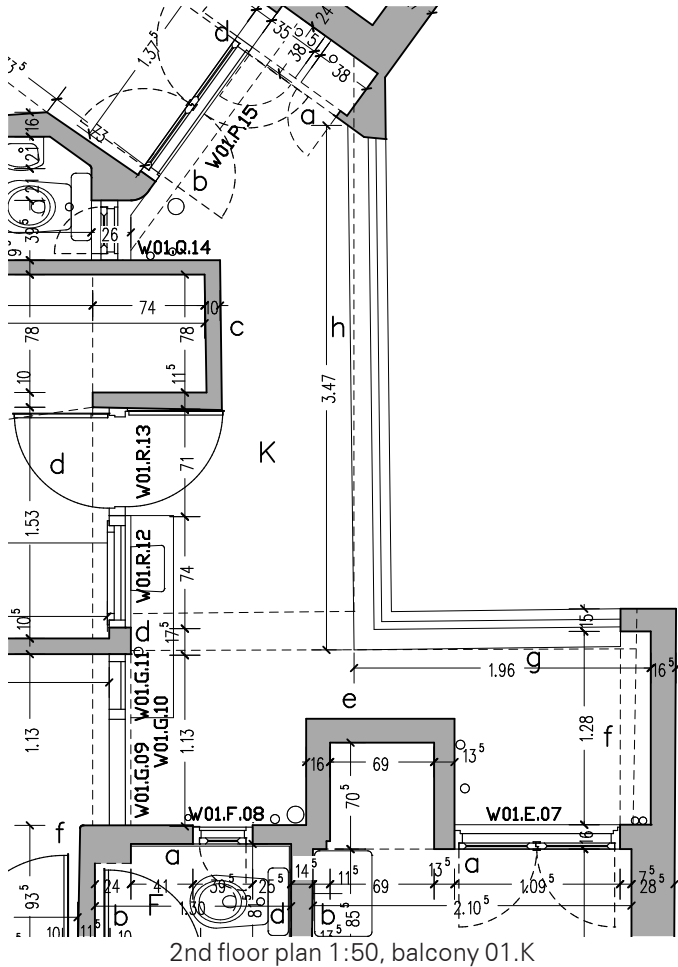
Room 01.J; Untitled_Panorama1.jpg; photo: Aviad Bar Ness, 2015



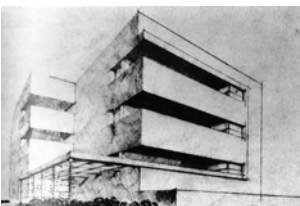
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CONTENT
4.4 SCHEDULE OF ROOMS
2nd Floor





DATE		FLOOR		FUNCTION	ROOM
04/30/2015		2nd Floor		Balcony (B.2)	01.K
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.1.1	Terrazzo floor and base tiles; balcony curb of terrazzo blocks	Original flooring partly damaged, loose tiles, scratched surface, cracks, discolorations; curb blocks replaced	1937; balcony edge 1990s	M4
WALLS AND BUILT-IN ELEMENTS					
a		Rendered exterior wall with a laundry closet in a solid housing; cast-iron roof drainpipes running vertically through the closet	Paint renewed	1937	M7, (C.1.4); wood: M13, (C.1.6)
Laundry cupboard	S.1	Laundry closet with a hatch door in window W01.P.15 of the adjacent bathroom 01.P; double doors with wooden frames and slats	Paint renewed; internal arrangement original	1937	Wood: M13, (C.1.6)
b		Rendered exterior wall; cast-iron drainage and water pipes running vertically in front of the facade; wall-mounted steel rack for an air-conditioning unit and two core holes through the upper part of the wall; several open installations for water and electricity	Paint renewed; wall-mounted installations, core holes and wiring new	Wall, plaster, drainage and water pipes 1937; paint, technical installations and wiring 1960s-1990s	M7, (C.1.4)
W01.P.15	W.2.4	Double-sash window with an exterior metal grille, combined with an adjacent laundry opening	Paint renewed and partly peeling off; original handles	1937	Wood: M13, (C.1.6); handles: M21
c		Rendered exterior wall, projection of the food cabinet of kitchen 01.R; wall-mounted wooden food cabinet; drainpipe running vertically in front of the facade connected to an enameled steel sink; wall-mounted steel rack for an air-conditioning unit; several open installations for water and electricity	Original food cabinet and sink partly damaged; paint renewed	Wall, plaster, wall-mounted cupboard, sink 1937; paint, technical installations and wiring 1960s-1990s	M7, (C.1.4)
W01.Q.14	W.3.1	Single-sash window with a metal grille	Paint renewed, partly peeling off; grille probably original; original handles	1937	Wood: M13, (C.1.6); glass: M19; handle: M21 steel: M23
W01.R.13	W.1.3	Single-leaf balcony door with three panes of clear glass, a wooden board fixed across the inside, a locking bolt, a grille mounted on the inside; wooden exterior shutters with slats	Paint renewed, partly peeling off; metal grille probably original; handles replaced; locking bolt added subsequently;	1937; added or renewed parts 1960s-1990s	Wood: M13, (C.1.6); glass: M20; grille: M23
W01.R.12	W.3.4	Single-sash window formerly combined with two hatch doors to the exterior food cabinet; hatchway boarded up with a tiled panel; grille and wire mesh on the outside of the window;	Paint renewed, partly peeling off; grille and mesh probably original	1937; closing of the hatchway probably 1990s or later	Wood: M13, (C.1.6); glass: M20; handles: M21; grille: M23
Food cabinet	S.3	Horizontal wooden food cabinet with two partitions, accessible through W01.R.12 and W01.G.11; one horizontal shelf; front covered with wooden slats	Paint renewed; some slats damaged or missing; access from W01.R.12 closed	1937	Wood: M13, (C.1.6)
W01.G.11	W.3.3	Single-sash window combined with a hatch door to the exterior food cabinet; grille and wire mesh on the outside of the window; electric ventilator built into the hatch door; cable bushing; wooden exterior shutters with slats	Paint renewed, partly peeling off; grille and mesh probably original; ventilator added subsequently	1937; electrical equipment 1960s-1990s	Wood: M13, (C.1.6); glass: M20; handles: M21; grille: M23
W01.G.10	W.3.2	Ventilation window above the door, pivot leaf	Paint renewed	1937	Wood: M13, (C.1.6); glass: M20; handles: M21
W01.G.09	W.1.3	Single-leaf balcony door; three panes of clear glass; metal grille mounted on the inside; flat steel metal bar crossing the door and the window W01.G.11; wooden exterior shutters with slats	Paint renewed, partly peeling off; metal grille probably original; original handles painted white; steel bar added subsequently	1937; steel bar 1960s-1990s	Wood: M13, (C.1.6); glass: M20; handles: M21; grille: M23

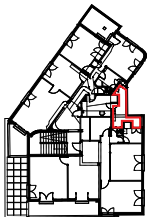


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CONTENT

4.4 SCHEDULE OF ROOMS
2nd Floor





Room 01.K; _MG_3330.jpg; photo: Aviad Bar Ness, 2015

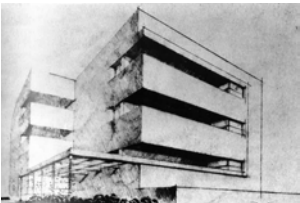
DATE		FLOOR		FUNCTION	ROOM
04/30/2015		2nd Floor		Balcony (B.2)	01.K
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
d		Rendered exterior wall, projecting volume of the shower alcove (bathroom 01.E); small square wall opening of the ceiling storage space above W01.F08; drainage and water pipes running vertically in front of the facade; open wiring; white ceramic wall-mounted lighting fixture above W01.F08	Paint renewed; no remains of a laundry closet in front of the laundry hatch doors of W01.E.07	Wall and plaster of the wall projection, drainpipes and lighting fixture 1937; plaster, paint, technical installations and wiring 1960s-1990s	M7, (C.1.4)
W01.F08	W.3.1	Single-sash window with a metal grille	Paint renewed; grille probably original; handle missing	1937	Wood: M13, (C.1.6); glass: M19; steel: M23
W01.E.07	W.2.3	Double-sash window combined with two laundry hatch doors below and an exterior metal grille; plywood sheet with a built-in electric ventilator instead of a glass panel in the left sash of the window	Paint renewed; handles original, grille probably original; ventilator new	1937; ventilator 1960s-1990s	Wood: M13, (C.1.6); glass: M19; handles: M21; grille: M23
e		Solid side wall of the balcony consisting of a wall with a recess, a horizontal slit and fascia; open wiring and a wall-mounted distribution box	Paint renewed; distribution box new	1937; 1990s	M7, (C.1.4)
f/g		Railing, steel construction with wire glass panels and a round handrail	Renewed in keeping with the historical pattern; glass panels partly removed	1990s	Steel, probably powder-coated; wire glass
CEILING					
		Beam-and-block ceiling, plaster; drainpipes from balcony 02.K; open wiring	Paint renewed; pipes partly original; partial discoloration and traces of moisture	1937; 1990s	M7, (C.1.4)



Room 01.K; 2015-11-09_MLE_020 MLH-01_bearb.jpg; photo: Brenne Architekten, 2015



Room 01.K; 2015-11-09_MLE_021 MLH-01_bearb.jpg; photo: Brenne Architekten, 2015

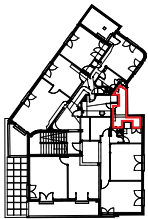


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4.4 SCHEDULE OF ROOMS
2nd Floor





Room 01.K; 2015-07-03 MLE_130 MLH-01_ShiftN.jpg; photo: Brenne Architekten, 2015



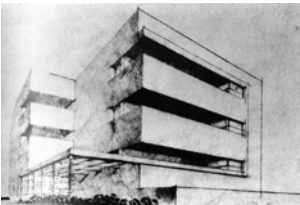
Room 01.K; 2015-07-03 MLE_117 MLH-01.JPG; photo: Brenne Architekten, 2015



Room 01.K; 2015-07-03 MLE_124 MLH-01.JPG; photo: Brenne Architekten, 2015

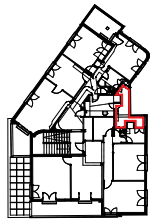


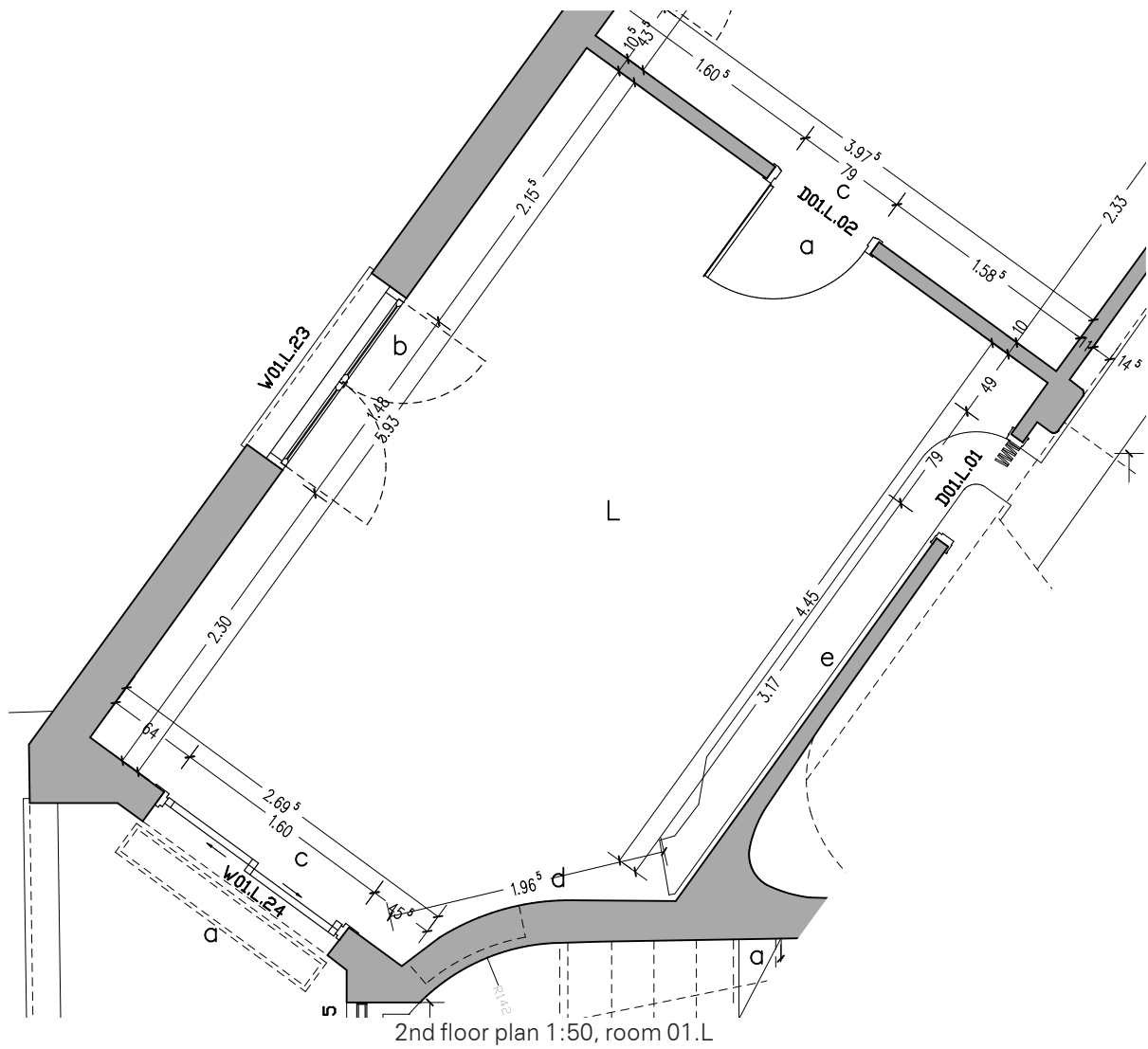
Room 01.K; 2015-07-03 MLE_119 MLH-01.JPG; photo: Brenne Architekten, 2015



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CONTENT
4.4 SCHEDULE OF ROOMS
2nd Floor





DATE	FLOOR		FUNCTION	ROOM	
04/30/2015	2nd Floor		Parlor	01.L	
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Wood block parquet and wooden baseboard	Original terrazzo floor and base tiles beneath, condition unknown	1990s	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall; open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (C.1.1)
D01.L.02	D.1.4	Single-leaf door with a wooden frame; two panes of textured glass	Paint renewed, handles replaced	1937; handles 1960s-1970s	Wood: M13, (C.1.6); glass: M19
b		Plastered exterior wall; open wiring; bakelite wall box for electrical installation	Surface renewed, some deterioration in the plaster above the window	Wall, plaster and wall box 1937; wiring 1960s-1990s	M7, (C.1.1); wall box: M27
W01.L.23	W.2.1	Double-sash casement window	Paint renewed, partly peeling off; original handles painted white; roller shutter belt not original	1937	Wood: M13, (C.1.6); glass: M20; handles: M21
c		Plastered exterior wall; open wiring; cable bushing	Surface renewed	Wall and plaster 1937	M7, (C.1.1)
W01.L.24	W.4.4	Glazed aluminum door with two sliding panes; wooden frame of the original door preserved	Paint of the original frame renewed; no roller shutter belt; original door probably type W.1.1 (cf. 02.L)	Frame 1937; door probably 1990s	Wood: M13, (C.1.6)
d		Rounded interior wall, probably concrete, plastered; open wiring; former radiator recess, remains of radiator mounts and thermostat valve	Surface renewed	Wall, plaster, remains of the radiator 1937; wiring 1960s-1990s	M7, (C.1.1)
e		Plastered interior wall; open wiring; wall-mounted ventilation duct	Surface renewed	Wall and plaster 1937; wiring and technical installation 1960s-1990s	M7, (C.1.1)
D01.L.01	D.2.2	Single-leaf door opening with wooden frame and plastic sliding folding door	Original door type probably D.1.3	Frame 1937; folding door probably 1960s-1990s	Wood: M13, (C.1.6)
CEILING					
		Beam-and-block ceiling, plaster; suspended lowered luminaires	Surface renewed	1937; light 1960s-1990s	Concrete, plaster, (C.1.1)

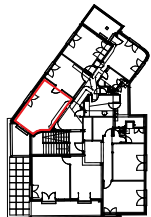


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4.4 SCHEDULE OF ROOMS
 2nd Floor





Room 01.L; _MG_3336.jpg; photo: Aviad Bar Ness, 2015



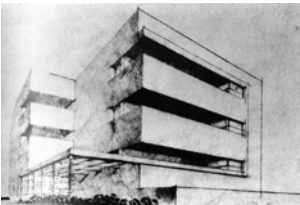
Room 01.L; _MG_3341.jpg; photo: Aviad Bar Ness, 2015



Room 01.L; _MG_3340.jpg; photo: Aviad Bar Ness, 2015

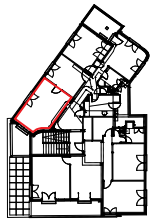


Room 01.L; _MG_3343.jpg; photo: Aviad Bar Ness, 2015



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4.4 SCHEDULE OF ROOMS
2nd Floor

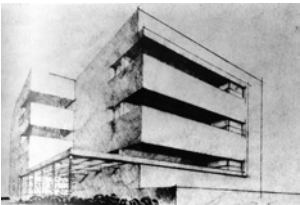




Room 01.L; _MG_3344.jpg; photo: Aviad Bar Ness, 2015

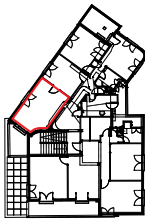


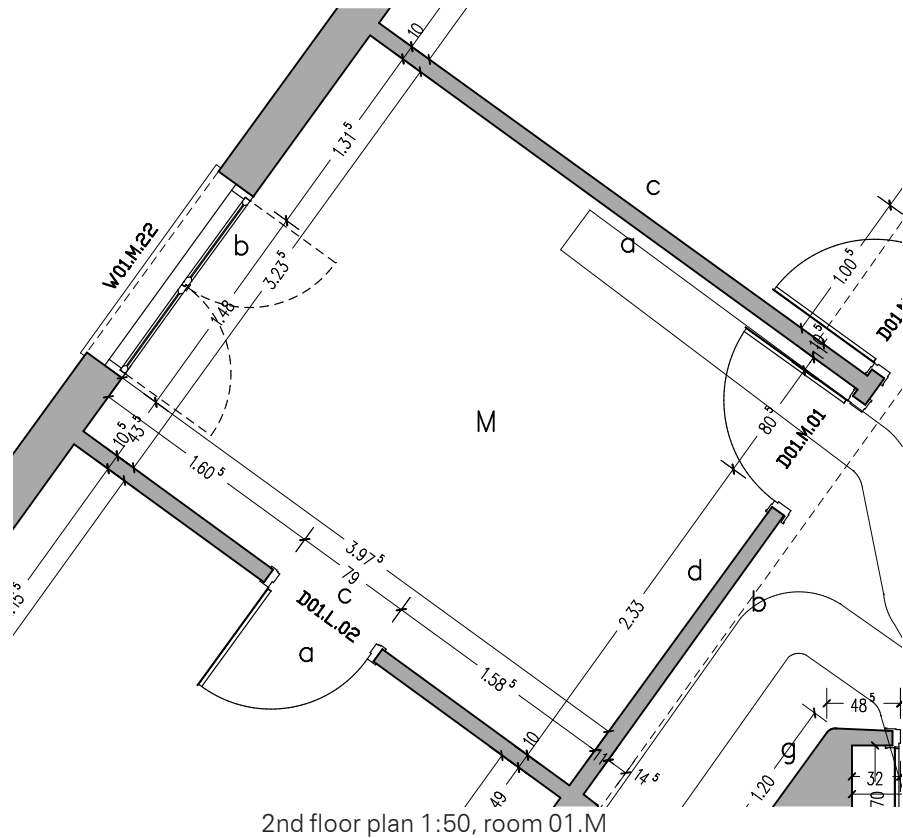
Room 01.L; P1050152.JPG; photo: Aviad Bar Ness, 2015



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4.4 SCHEDULE OF ROOMS
2nd Floor



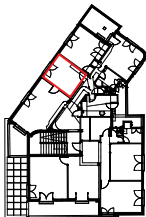


DATE		FLOOR		FUNCTION	ROOM
04/30/2015		2nd Floor		Room	01.M
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Wood block parquet and wooden baseboard	Original terrazzo floor and base tiles beneath, condition unknown	1990s	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall; open wiring; wall-mounted ventilation duct coming from wall d	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (C.1.1)
b		Plastered exterior wall; open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (C.1.1)
W01.M.22	W.2.1	Double-sash casement window	Paint renewed, original handles painted white; no roller shutter belt	1937	Wood: M13, (C.1.6); glass: M20; handles: M21
c		Plastered interior wall; open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (C.1.1)
D01.L.02	D.1.4	Single-leaf door with a wooden frame; two panes of textured glass	Paint renewed, handles replaced	1937; handles 1960s-1970s	Wood: M13, (C.1.6); glass: M19
d		Plastered interior wall, ventilation duct penetrating wall; flush-mounted socket and light switch	Surface renewed; ventilation duct and light switch new	Wall, plaster and socket 1937; light switch, ventilation duct 1960s-1990s	M7, (C.1.1); socket: M26
D01.M.01	D.1.5	Single-leaf solid door	Paint renewed and handles replaced	1937; handles 1960s-1970s	Wood: M13, (C.1.6)
CEILING					
		Beam-and-block ceiling, plaster; suspended lowered luminaire	Surface renewed	1937; light 1960s-1990s	Concrete, plaster, (C.1.1)



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4.4 SCHEDULE OF ROOMS
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Room 01.M; _MG_3347.jpg; photo: Aviad Bar Ness, 2015



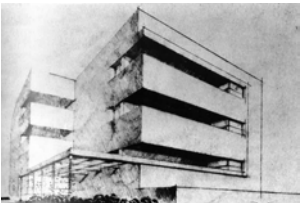
Room 01.M; _MG_3352.jpg; photo: Aviad Bar Ness, 2015



Room 01.M; _MG_3348.jpg; photo: Aviad Bar Ness, 2015

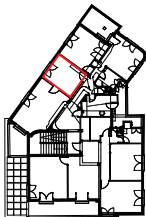


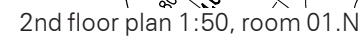
Room 01.M; _MG_3350.jpg; photo: Aviad Bar Ness, 2015



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4.4 SCHEDULE OF ROOMS
2nd Floor





4.4 SCHEDULE OF ROOMS

2nd Floor





Room 01.N; _MG_3355.jpg; photo: Aviad Bar Ness, 2015



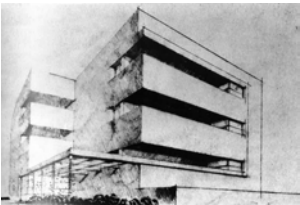
Room 01.N; _MG_3357.jpg; photo: Aviad Bar Ness, 2015



Room 01.N; _MG_3358.jpg; photo: Aviad Bar Ness, 2015

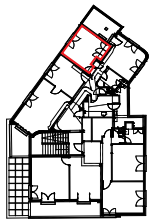


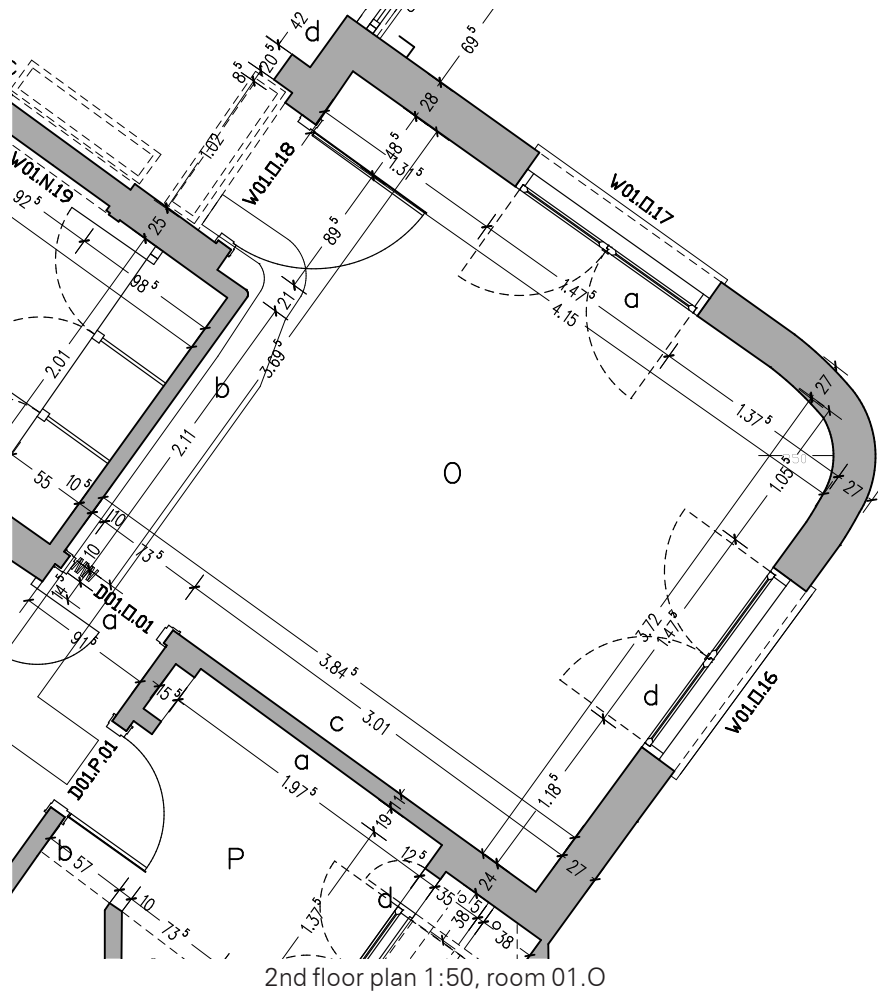
Room 01.N; _MG_3356.jpg; photo: Aviad Bar Ness, 2015



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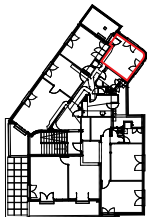


DATE		FLOOR		FUNCTION	ROOM
04/30/2015		2nd Floor		Room	01.O
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Wood block parquet and wooden baseboard	Original terrazzo floor and base tiles beneath, condition unknown	1990s	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Plastered exterior wall with a rounded corner on the left side; open wiring	Surface renewed, shutter belt boxes subsequently removed	Wall and plaster 1937; wiring 1960s-1990s	M7, (C.1.1)
W01.O.17	W.2.5	Double-sash casement window	Paint renewed, original handles painted white; no roller shutter belt, shutter defective	1937	Wood: M13, (C.1.6); glass: M20; handles: M21
b		Plastered interior wall; open wiring and ventilation duct running from room 01.S to 01.T	Surface renewed	Wall and plaster 1937; technical installation 1960s-1990s	M7, (C.1.1)
W01.O.18	W.4.4	Single-leaf solid door with a wooden frame	Original door type probably W.1.2; no roller shutter belt	Frame 1937; door leaf 1990s	Wood: M13, (C.1.6)
c		Plastered interior wall, ventilation duct penetrating the wall above the door and continuing into Room 01.T; flush-mounted light switch	Surface renewed	Wall and plaster 1937; light switch 1990s	M7, (C.1.1)
D01.O.01	D.2.2	Single-leaf door opening with wooden frame and plastic sliding folding door	Original door type probably D.1.5	Frame 1937; folding door probably 1960s-1990s	Wood: M13, (C.1.6)
d		Plastered interior wall; open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (C.1.1)
W01.O.16	W.2.5	Double-sash casement window	Paint renewed, original handles painted white; no roller shutter belt, shutter defective	1937	Wood: M13, (C.1.6); glass: M20; handles: M21
CEILING					
		Beam-and-block ceiling, plaster; surface-mounted fluorescent lighting	Surface renewed	1937; light 1960s-1990s	Concrete, plaster, (C.1.1)



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4.4 SCHEDULE OF ROOMS
2nd Floor

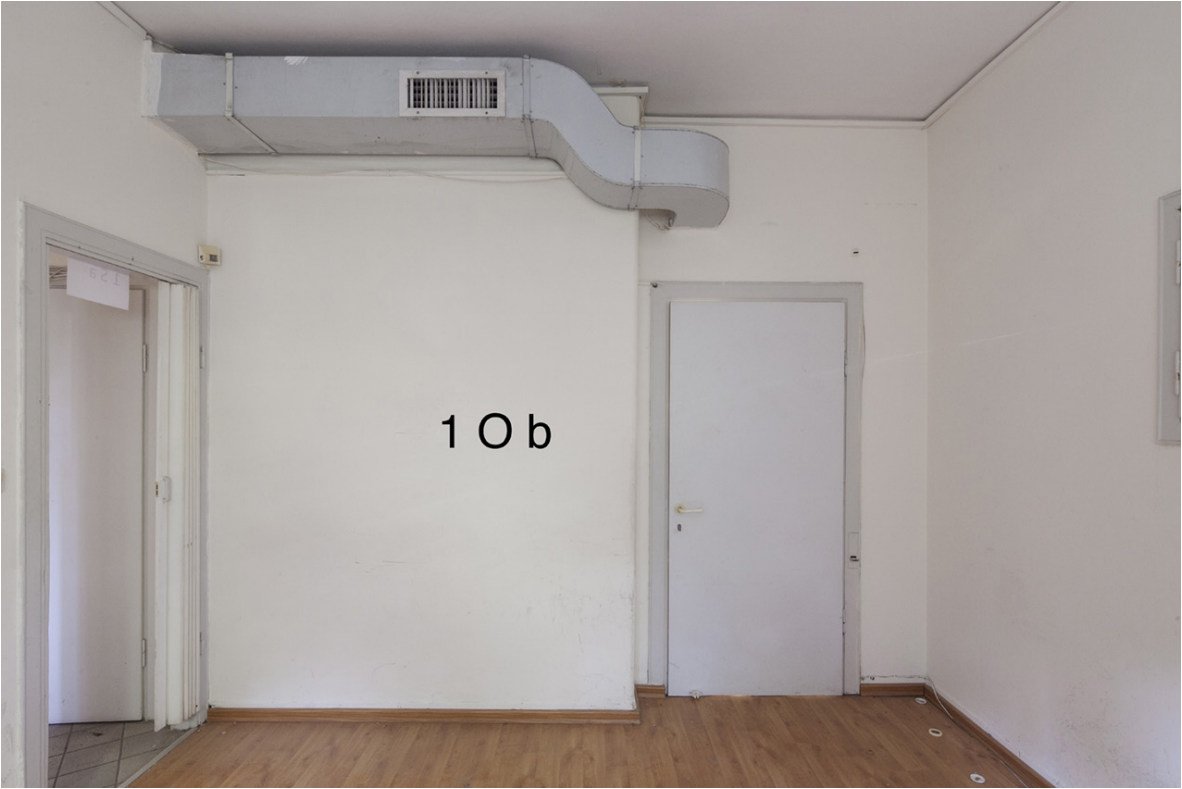




Room 01.O; _MG_3360.jpg; photo: Aviad Bar Ness, 2015



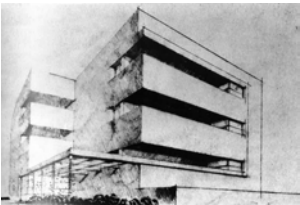
Room 01.O; _MG_3362.jpg; photo: Aviad Bar Ness, 2015



Room 01.O; _MG_3364.jpg; photo: Aviad Bar Ness, 2015

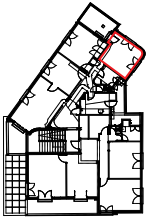


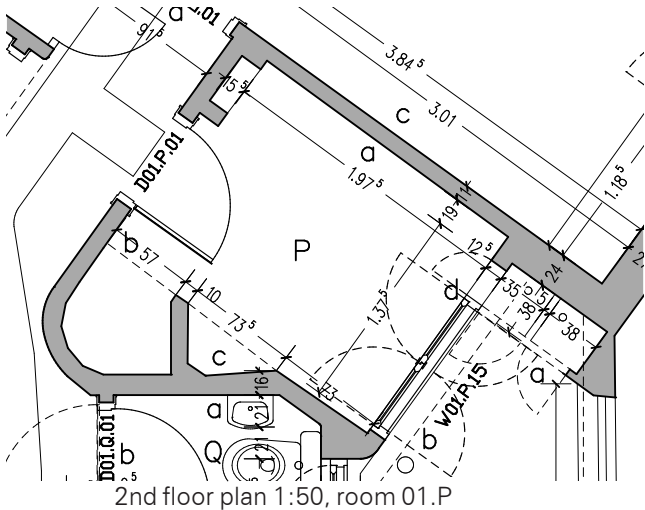
Room 01.O; _MG_3361.jpg; photo: Aviad Bar Ness, 2015



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CONTENT
4.4 SCHEDULE OF ROOMS
2nd Floor





DATE		FLOOR		FUNCTION	ROOM
04/30/2015		2nd Floor		Room	01.P
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	PVC-flooring with black plastic baseboard; terrazzo flooring in the shower alcove laid to falls	Original terrazzo floor and base tiles beneath, condition unknown	1990s	(M4); M5
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall, wall tiling up to approx. 1.35m on the right and 2.25m on the left side; open wiring	Paint renewed; wall tiling original, subsequently painted	Wall, plaster and wall tiling 1937	M7, (C.1.1)
b		Interior wall with a radiator recess with remains of a heating line on its right and a shower alcove with remains of faucets and a soap dish on its left; wall tiling up to approx. 2.40m, upper part plastered; open wiring, fuse box mounted in the radiator recess	Paint renewed; wall tiling, soap dish and remains of the faucets in the shower original; everything subsequently painted	Wall, plaster and wall-tiling 1937	M7, (C.1.1)
D01.P01	D.1.6	Single-leaf solid door with a small glass pane	Paint renewed and handles replaced	1937; handles 1960s-1970s	Wood: M13, (C.1.6); glass: M19
c		Plastered interior wall with a rounded shower alcove and a trapezoidal WC alcove; wall tiling up to approx. 2.25m in the alcoves and up to 1.50m on the left side; shower alcove converted into an open closet with shelves; open wiring	Wall tiling original, partly damaged; surface subsequently painted	Wall, plaster and wall tiling 1937; shelves later	M7, (C.1.1)
d		Plastered interior wall, wall tiling up to the window frame; two core holes through the wall above the window; open wiring	Wall tiling original, partly damaged; surface subsequently painted	Wall, plaster and wall tiling 1937	M7, (C.1.1)
W01.P15	W.2.4	Double-sash window combined with a laundry hatch and an exterior metal grille	Paint renewed and partly peeling off; original handles	1937	Wood: M13, (C.1.6); handles: M21
CEILING					
		Beam-and-block ceiling, plaster; suspended louvered luminaires	Surface renewed	1937; light 1960s-1990s	Concrete, plaster, (C.1.1)

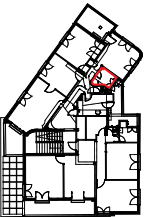


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CONTENT

4.4 SCHEDULE OF ROOMS
2nd Floor





Room 01.P; _MG_3373.jpg; photo: Aviad Bar Ness, 2015



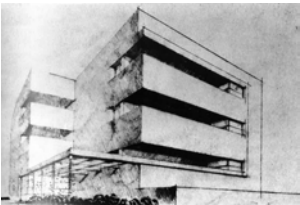
Room 01.P; 2015-11-09_MLE_015 MLH-01_bearb.jpg;
photo: Brenne Architekten, 2015



Room 01.P; _MG_3374.jpg; photo: Aviad Bar Ness, 2015

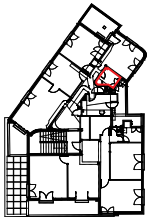


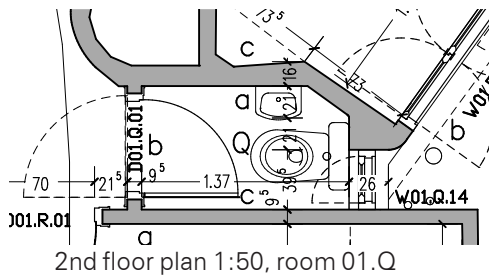
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photo: Brenne Architekten, 2015



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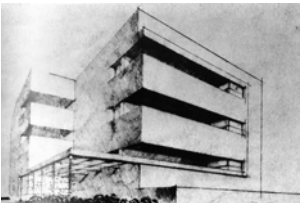
CONTENT
4.4 SCHEDULE OF ROOMS
2nd Floor





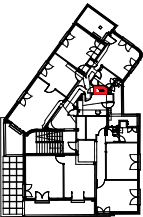
Room 01.Q; _MG_3323.jpg; photo: Aviad Bar Ness, 2015

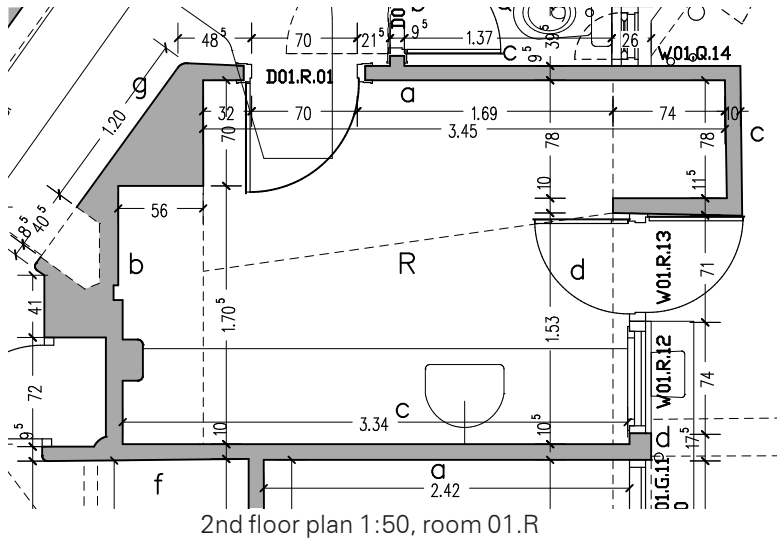
DATE		FLOOR		FUNCTION	ROOM
04/30/2015		2nd Floor		WC	01.Q
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
		Ceramic floor and base tiles, gray	Original terrazzo floor and base tiles beneath, condition unknown	1990s	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall, wall tiling up to approx. 1.65m; wall-mounted ceramic sink; remains of a wall-mounted lighting fixture	Surface renewed; wall tiling, light and sink new; probably original wall tiling beneath	Wall and plaster 1937; tiling, sink and light 1990s or later	M7, (C.1.1)
b		Plastered interior wall, wall tiling up to approx. 1.65m	Surface renewed; wall tiling new, probably original wall tiling beneath	Wall and plaster 1937; tiling 1990s or later	M7, (C.1.1)
D01.Q.01	D.1.6	Single-leaf solid door with a small glass pane	Paint renewed and handles replaced	1937; handles 1960s-1970s	Wood: M13, (C.1.6); glass: M19
c		Plastered interior wall, wall tiling up to approx. 1.65m	Surface renewed; wall tiling new, probably original wall tiling beneath	Wall and plaster 1937; tiling 1990s or later	M7, (C.1.1)
d		Exterior wall; wall tiling; toilet with wall-mounted cistern	Surface renewed; new wall tiling, probably original wall tiling beneath; WC renewed	Wall and plaster 1937; tiles and equipment probably 1990s or later	M7, (C.1.1)
W00.P.15	W.3.1	Single-sash window with a metal grille	Paint renewed; grille probably original; handle original, subsequently painted	1937	Wood: M13, (C.1.6); glass: M19; handle: M21; steel: M23
CEILING					
		Beam-and-block ceiling, plaster	Surface renewed	1937	Concrete, plaster, (C.1.1)



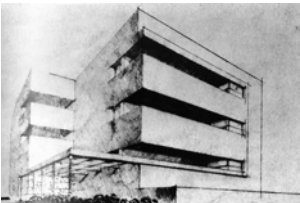
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CONTENT
4.4 SCHEDULE OF ROOMS
2nd Floor





DATE		FLOOR		FUNCTION	ROOM
04/30/2015		2nd Floor		Kitchen	01.R
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
		Ceramic floor and base tiles, gray	Original terrazzo floor and base tiles beneath, condition unknown	1990s	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall, wall tiling up to approx. 1.65m; wall-mounted ceramic sink; remains of a wall-mounted lighting fixture	Surface renewed; wall tiling, light and sink new; probably original wall tiling beneath	Wall and plaster 1937; tiling, sink and light 1990s or later	M7, (C.1.1)
b		Plastered interior wall, wall tiling up to approx. 1.65m	Surface renewed; wall tiling new, probably original wall tiling beneath	Wall and plaster 1937; tiling 1990s or later	M7, (C.1.1)
D01.Q.01	D.1.6	Single-leaf solid door with a small glass pane	Paint renewed and handles replaced	1937; handles 1960s-1970s	Wood: M13, (C.1.6); glass: M19
c		Plastered interior wall, wall tiling up to approx. 1.65m	Surface renewed; wall tiling new, probably original wall tiling beneath	Wall and plaster 1937; tiling 1990s or later	M7, (C.1.1)
d		Exterior wall; wall tiling; toilet with wall-mounted cistern	Surface renewed; new wall tiling, probably original wall tiling beneath; WC renewed	Wall and plaster 1937; tiles and equipment probably 1990s or later	M7, (C.1.1)
W00.P.15	W.3.1	Single-sash window with a metal grille	Paint renewed; grille probably original; handle original, subsequently painted	1937	Wood: M13, (C.1.6); glass: M19; handle: M21; steel: M23
CEILING					
		Beam-and-block ceiling, plaster	Surface renewed	1937	Concrete, plaster, (C.1.1)

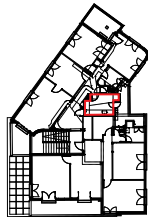


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4.4 SCHEDULE OF ROOMS
2nd Floor





Room 01.R; _MG_3327.jpg; photo: Aviad Bar Ness, 2015



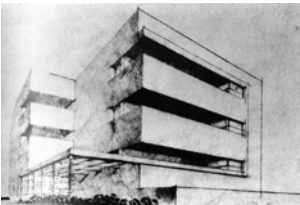
Room 01.R; _MG_3324.jpg; photo: Aviad Bar Ness, 2015



Room 01.R; _MG_3329.jpg; photo: Aviad Bar Ness, 2015

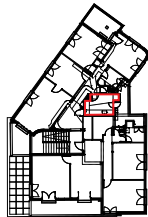


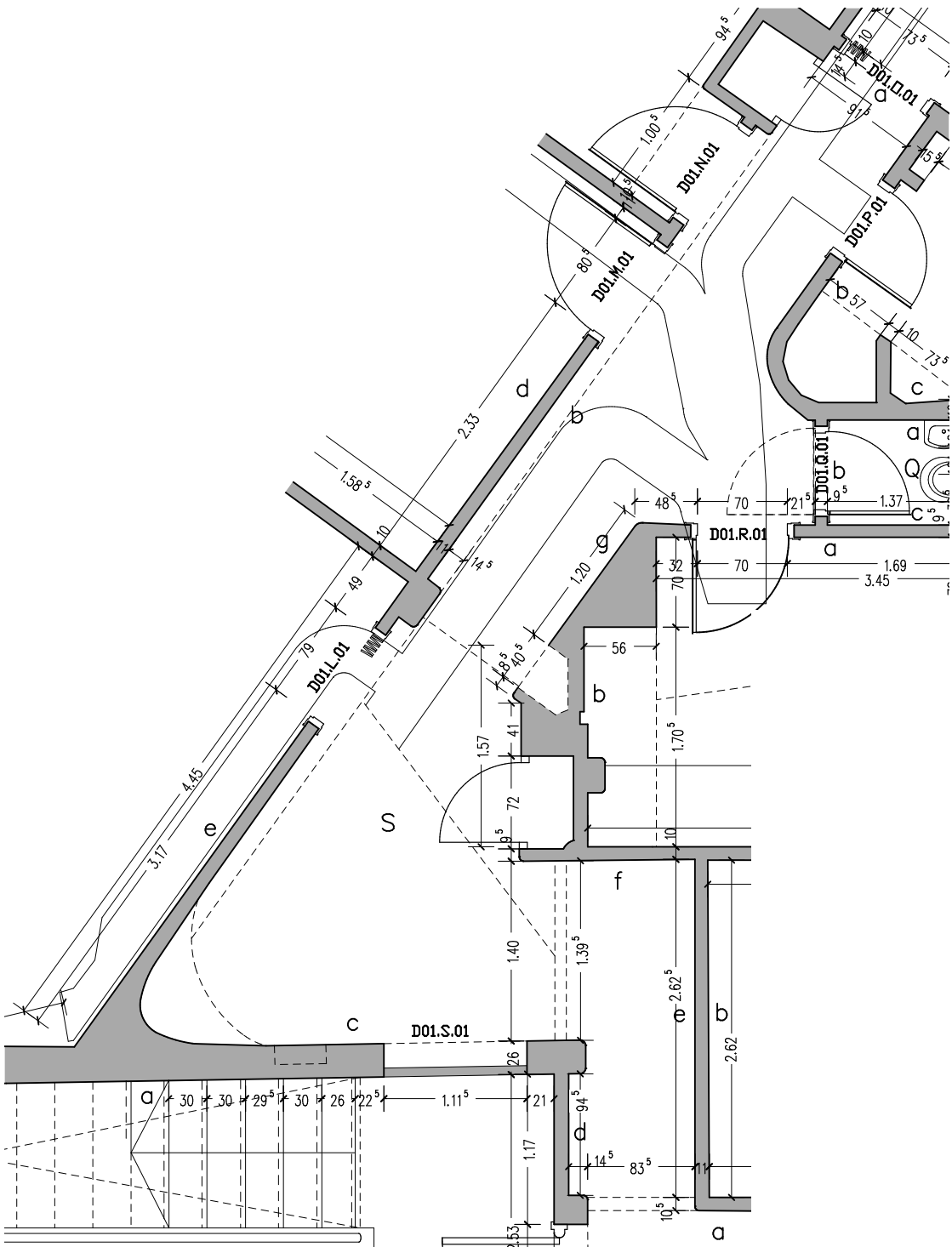
Room 01.R; _MG_3325.jpg; photo: Aviad Bar Ness, 2015



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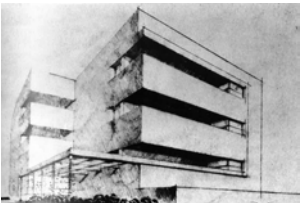
CONTENT
4.4 SCHEDULE OF ROOMS
2nd Floor





2nd floor plan 1:50, room 01.S

DATE		FLOOR		FUNCTION	ROOM
04/30/2015		2nd Floor		Corridor	01.S
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
		Ceramic floor and base tiles, gray;	Original terrazzo floor and base tiles beneath, condition unknown	1990s	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall, ventilation duct penetrating the wall above the door and continuing into Room 01.O	Surface renewed	Wall and plaster 1937; ventilation duct probably 1990s or later	M7, (C.1.1)
D01.O.01	D.2.2	Single-leaf door opening with wooden frame and plastic sliding folding door	Original door type probably D.1.4	Frame 1937; folding door 1960s-1990s	Wood: M13, (C.1.6)
b		Plastered interior wall; recess due to wall thickness being less than that of concrete columns and beam; wooden board to protect wall surface; flush-mounted light switch between D01.N.01 and D01.M.01; open wiring	Surface renewed; wall protection new	Wall, plaster and light switch 1937; wooden board and wiring 1960s-1990s	M7, (C.1.1); light switch: M26
Closet	S.10	Single-leaf closet adjacent to room 01.N, shelves	Paint renewed	1937	Wood: M13, (C.1.6)
D01.N.01	D.1.5	Single-leaf solid door with a vent opening and grille	Paint renewed and handles replaced; vent opening and grille added subsequently	1937; handles probably 1990s	Wood: M13, (C.1.6)
D01.M.01	D.1.5	Single-leaf solid door	Paint renewed and handles replaced	1937; handles 1960s-1970s	Wood: M13, (C.1.6)
D01.L.01	D.2.2	Single-leaf door opening with wooden frame and plastic sliding folding door	Original door type probably D.1.3	Frame 1937; folding door probably 1960s-1990s	Wood: M13, (C.1.6)
c		Plastered interior wall with a rounded corner to wall b; flush-mounted light switch; wooden board to protect wall surface; wall recess with wooden hatch for an electrical distribution box; open wiring	Surface renewed; wall protection, distribution box and glass bricks new; apartment entrance door presumably removed, original door type probably D.1.2	Wall, plaster and light switch 1937; wall protection, glass bricks, distribution box probably 1950s-1990s	M7, (C.1.1); light switch: M26
D01.S.01		Wall opening of the former apartment entrance blocked up with glass bricks (formerly type D.1.2)		Glass bricks probably 1950s-1990s	
d		Plastered interior wall; open wiring	Surface renewed	Wall and plaster 1937	M7, (C.1.1)
e		Plastered interior wall; flush-mounted light switch; open wiring	Surface renewed; light switch original	Wall, plaster and light switch 1937	M7, (C.1.1); light switch: M26
f		Plastered interior wall; open wiring	Surface renewed	Wall and plaster 1937	M7, (C.1.1)
g		Plastered interior wall with a wooden board to protect wall surface; open wiring	Surface renewed; wall protection new	Wall and plaster 1937	M7, (C.1.1)
Closet	S.10	Wooden single-leaf closet, shelves, mount for a clothes rail; vent hole in the door	Paint renewed; shelves added subsequently; originally only one upper shelf and a clothes rail	1937	Wood: M13, (C.1.6)
h		Plastered interior wall with a rounded corner to wall i; wooden board to protect wall surface; open wiring, door bell	Surface renewed; wall protection new	Wall and plaster 1937; wall protection 1960s-1990s	M7, (C.1.1)
Closet	S.10	Wooden single-leaf closet, fuse box	Paint and fuse box renewed	1937; 1990s	Wood: M13, (C.1.6)

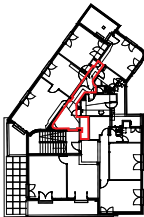


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4.4 SCHEDULE OF ROOMS
2nd Floor



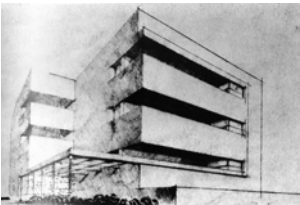


Room 01.S; _MG_3322.jpg; photo: Aviad Bar Ness, 2015

DATE		FLOOR		FUNCTION	ROOM
04/30/2015		2nd Floor		Corridor	01.S
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
D01.R.01	D.1.6	Single-leaf solid door with a small glass pane	Paint renewed and handles replaced	1937; handles probably 1990s	Wood: M13, (C.1.6); glass: M19
Storage space	S.11	Single-leaf solid hatch door of a storage space in the ceiling void	Paint renewed; knob original	1937	Wood: M13, (C.1.6); knob: probably M21
D01.Q.01	D.1.6	Single-leaf solid door with a small glass pane	Paint renewed and handles replaced	1937; handles 1960s-1970s	Wood: M13, (C.1.6); glass: M19
i		Plastered interior wall, rounded corner to wall h; open wiring	Surface renewed	Wall and plaster 1937	M7, (C.1.1)
D01.P.01	W.2.3	Single-leaf door with a wooden frame; one pane of textured glass		1990s or later	Wood/white
CEILING					
		Beam-and-block ceiling, plaster; suspended ventilation ducts partly covered by the dropped ceiling of gypsum board at walls c, d, e, f, g; suspended louvered luminaires	Paint of the solid ceiling renewed	1937; dropped ceiling, ventilation and lights 1960s-1990s	Concrete, plaster (C.1.1)



Room 01.S; _MG_3320.jpg; photo: Aviad Bar Ness, 2015

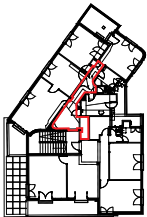


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4.4 SCHEDULE OF ROOMS
2nd Floor





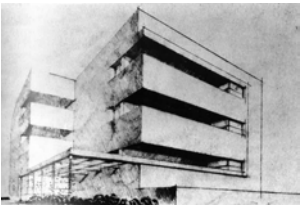
Room 01.S; _MG_3319.jpg; photo: Aviad Bar Ness, 2015



Room 01.S; _MG_3287.jpg; photo: Aviad Bar Ness, 2015

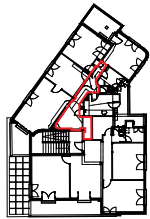


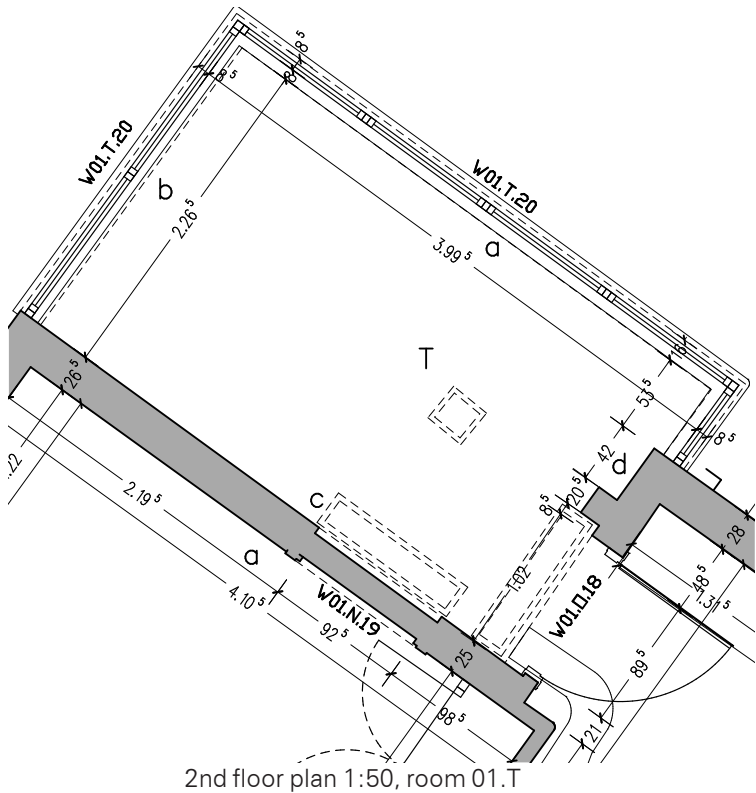
Room 01.S; _MG_3321.jpg; photo: Aviad Bar Ness, 2015



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CONTENT
4.4 SCHEDULE OF ROOMS
2nd Floor





DATE		FLOOR		FUNCTION	ROOM
04/30/2015		2nd Floor		Balcony (B.3)	01.T
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Wood block parquet and wooden baseboard	Original terrazzo floor and base tiles beneath, condition unknown	1990s or later	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Plastered exterior parapet with a terrazzo coping; glazing mounted between the balcony parapet and the upper fascia	Surface renewed; original coping painted white; glazing new	Wall, plaster and coping 1937; windows 1960s-1990s	Railing: M7, (C.1.1); coping: M6
b		Plastered exterior parapet with a terrazzo coping; glazing mounted between the balcony parapet and the upper fascia; cable bushing	Surface renewed; original coping painted white; glazing new	Wall, plaster and coping 1937; windows 1960s-1990s	Railing: M7, (C.1.1); coping: M6
W01.T.20	W.4.2	Balcony glazing, consisting of 7 single-sash aluminum windows adjoining one another	new	1960s-1990s	
c		Plastered exterior wall; wall recess with a boarded-up door opening; open wiring	Surface renewed	Wall and plaster 1937; drywall construction and wiring 1990s	M7, (C.1.1)
W01.N.19	W.2.1	Doorway of a former balcony door (type W.1.2) boarded up with drywall construction	Leaves and frame missing	1960s-1990s	
d		Plastered exterior parapet with a terrazzo coping; plastic windows mounted between the balcony parapet and the upper fascia; cased wall-mounted drainpipe with a connecting pipe	Surface renewed; original coping painted white; windows new	Wall, plaster and coping 1937; windows 1960s-1990s	Railing: M7, (C.1.1); coping: M6
W01.O.18	W.4.4	Single-leaf solid door with a wooden frame	Original door type probably W.1.2	Frame 1937; door leaf 1990s	Wood: M13, (C.1.6)
CEILING					
		Plastered dropped ceiling; opening with removable wooden covers for the shutter boxes above the balcony doors W01.N.19 and W01.O.18; two vent openings in the suspended ceiling; surface-mounted fluorescent lighting	Paint of the original wooden covers renewed; vent openings made subsequently	Ceiling 1937; light 1960s-1990s	M7, (C.1.1); wood: M13, (C.1.6)

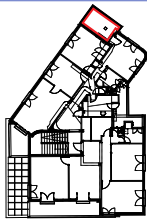


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4.4 SCHEDULE OF ROOMS
2nd Floor





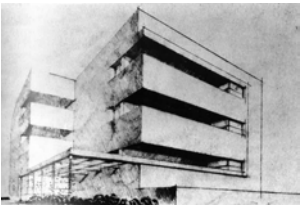
Room 01.T; _MG_3366.jpg; photo: Aviad Bar Ness, 2015



Room 01.T; _MG_3367.jpg; photo: Aviad Bar Ness, 2015

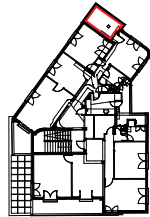


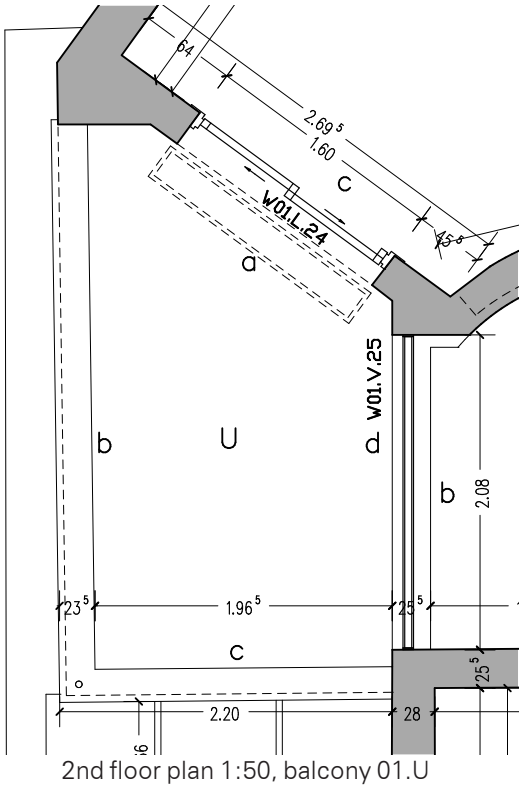
Room 01.T; _MG_3370.jpg; photo: Aviad Bar Ness, 2015



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CONTENT
4.4 SCHEDULE OF ROOMS
2nd Floor





DATE		FLOOR		FUNCTION	ROOM
04/30/2015		2nd Floor		Balcony (B.4)	01.U
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.1.1	Terrazzo floor and base tiles	Partly scratched surface, cracks, few base tiles missing	1937	M4
WALLS AND BUILT-IN ELEMENTS					
a		Rendered exterior wall	Surface renewed	Wall and render 1937	M7, (C.1.4)
W01.L.24	W.4.4	Aluminum sliding door onto balcony with two glazed sliding panels; wooden frame of the original door preserved	Paint of the original frame renewed; no roller shutter belt; original door probably type W.1.1 (cf. 02.L)	Frame 1937; door probably 1990s	Wood: M13, (C.1.6)
b		Rendered exterior parapet; terrazzo coping with a water drip; round steel column mounted on the coping in the corner of the balcony, with a sleeve socket at its foot and its head	Paint and terrazzo coping renewed broadly similar to the original materials; paint peeling off, cracks in the render at the connection to the coping; column probably original	Wall, render and column 1937; paint and coping 1990s	Railing: M7, (C.1.4); column: M23 (original color white);
c		Rendered exterior parapet with a terrazzo coping	Paint and terrazzo coping renewed broadly similar to the original materials; paint peeling off, cracks in the render at the connection to the coping	Wall and render, 1937; paint and coping 1990s	Railing: M7, (C.1.4)
d		Rendered exterior wall	Surface renewed	Wall and render 1937	M7, (C.1.4)
W01.V.25	W.1.2	Three-part window with a wooden frame, one horizontal and one vertical sash bar; upper part: two sliding sashes; lower part: two panes of fixed glazing; grille (3 vertical and 7 horizontal steel bars)	Exterior paint peeling off; crack in the wire glass; grille partly corroded	1937	Wood: M13, (C.1.6); glass M18 (sliding sashes), M16 (fixed glazing); grille: M23
CEILING					
		Rendered dropped ceiling; hatch with removable wooden cover for the shutter box above the balcony door	Surface renewed; paint of the original wooden covers renewed	1937	Concrete and render, (C.1.1); wood: M13, (C.1.6)

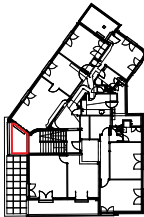


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4.4 SCHEDULE OF ROOMS
2nd Floor





Room 01.U; _MG_3375.jpg; photo: Aviad Bar Ness, 2015



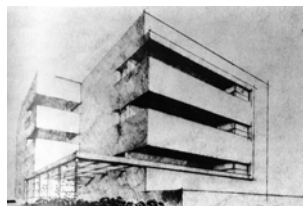
Room 01.U; 2016-02-02 WB_020 MLH-01.JPG;
photo: Brenne Architekten, 2015



Room 01.U; _MG_3379.jpg; photo: Aviad Bar Ness, 2015

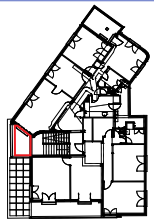


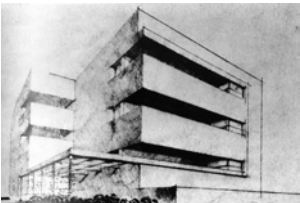
Room 01.U; 2015-07-03 MLE_200 MLH-01.JPG;
photo: Brenne Architekten, 2015



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4.4 SCHEDULE OF ROOMS
2nd Floor

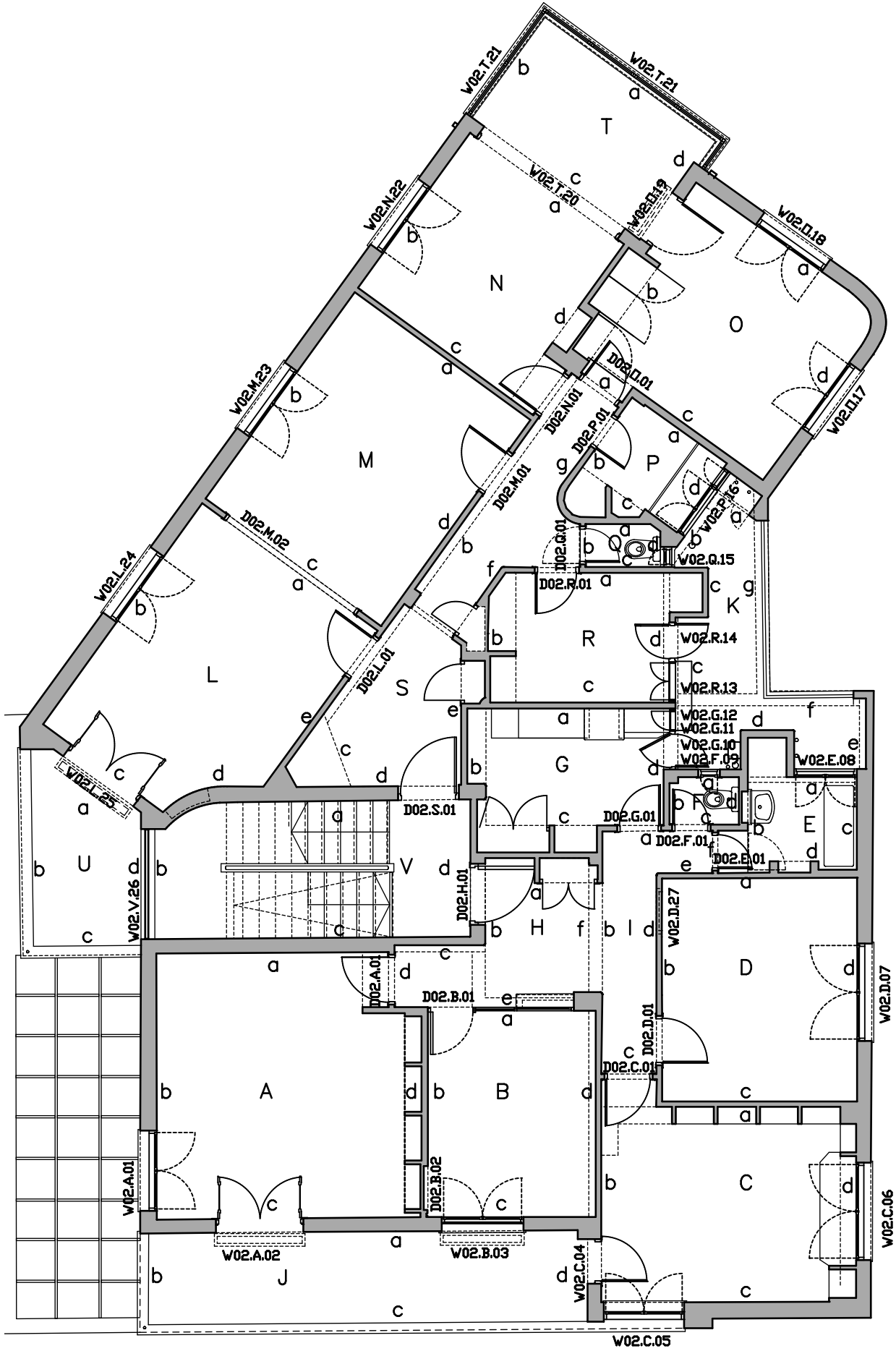




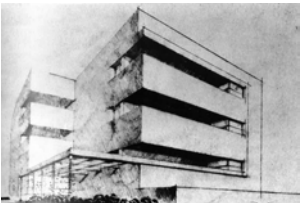
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4.0 SCHEDULE OF ROOMS

4.5 Third Floor

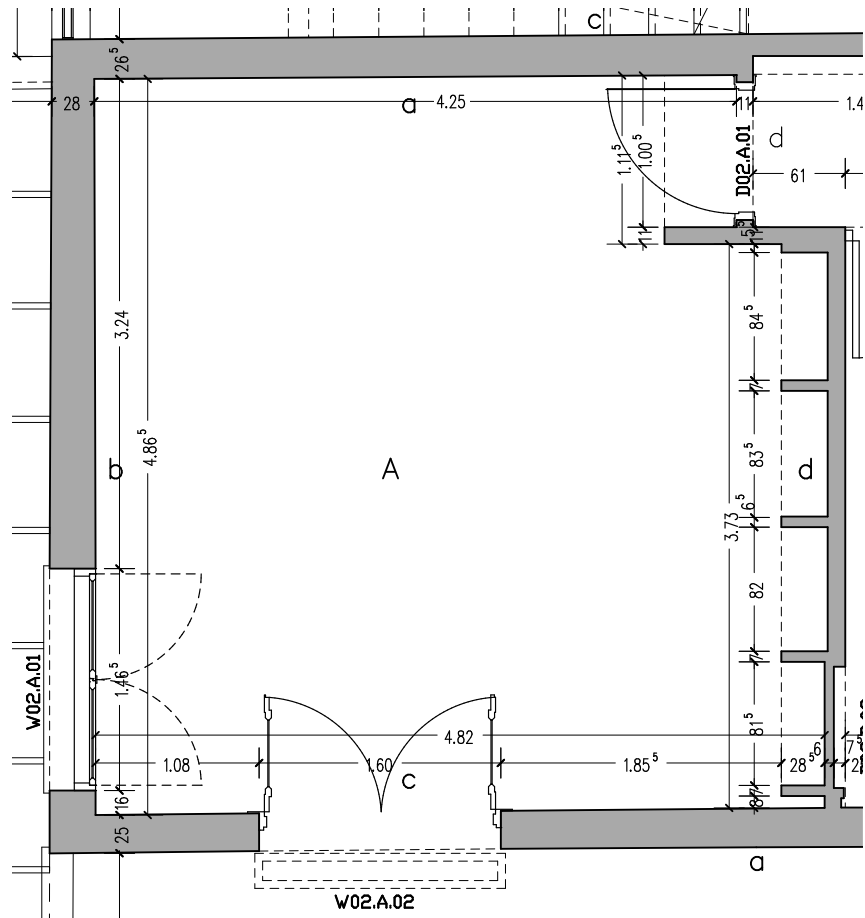


3rd floor plan 1:100



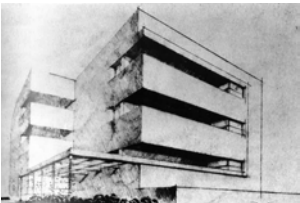
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CONTENT
4.5 SCHEDULE OF ROOMS
3rd floor



3rd floor plan 1:50, room 02.A

DATE		FLOOR		FUNCTION	ROOM
04/30/2015		3rd Floor		Room	02.A
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.1.1	Terrazzo floor and base tiles	Partly scratched surface, cracks, partly discolorations	1937	M4
WALLS AND BUILT-IN ELEMENTS					
a		Interior wall, presumably concrete	Surface renewed	Wall and plaster 1937	M7, (C.1.1)
b		Exterior wall; open wiring	Surface renewed; paint peeling off the wall due to moisture below the window	Wall and plaster 1937; wiring 1970s- 1990s	M7, (C.1.1)
W02.A.01	W.2.1	Double-sash casement window	Paint renewed, peeling off; original handles; roller shutter belt not original	1937	Wood: M13, (C.1.6); glass: M20; handle: M21
c		Plastered exterior wall; wall-mounted air-conditioning unit and open wiring	Surface renewed; efflorescence due to moisture in the corner to wall d	Wall and plaster 1937; wiring 1960s-1990s	M7, (C.1.1)
W02.A.02	W.1.1	Double-leaf balcony door with a wooden frame; three panes of clear glass	Paint renewed and handles replaced; roller shutter belt not original	1937; handles 1960s-1970s	Wood: M13, (C.1.6); glass: M20
d		Plastered interior wall with built-in shelving of dry-wall; base of the alcove faced with original terrazzo base tiles; door opening behind the shelving boarded up with a drywall construction	Shelving new, base tiles removed from the wall and fixed to the base of the alcove; former door opening probably not original	Wall and plaster 1937; shelving unit 1990s or later	M7, (C.1.1)
D02.B.02	D.2.4	Single-leaf door opening with a wooden frame and profiled casing, boarded up with a drywall construction	Door opening probably not original because the profile of the casing differs to that of all other doors in the building	later, dating unclear	
D02.A.01	D.1.3	Single-leaf door with a wooden frame; three panes of textured glass	Paint renewed and handles replaced	1937; handles 1960s-1970s	Wood: M13, (C.1.6); glass: M19
CEILING					
		Beam-and-block ceiling, plaster; surface-mounted fluorescent lighting	Surface renewed	1937; light 1960s-1990s	Concrete, plaster, (C.1.1)

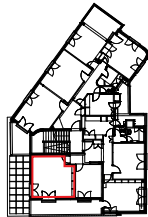


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CONTENT

4.5 SCHEDULE OF ROOMS
3rd floor





Room 02.A; _MG_3137.jpg; photo: Aviad Bar Ness, 2015



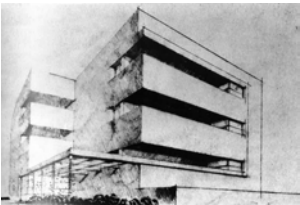
Room 02.A; 2015-02-12 WB_050 MLH-02_bearb.jpg; photo: Brenne Architekten, 2015



Room 02.A; _MG_3138.jpg; photo: Aviad Bar Ness, 2015

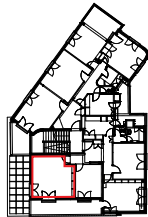


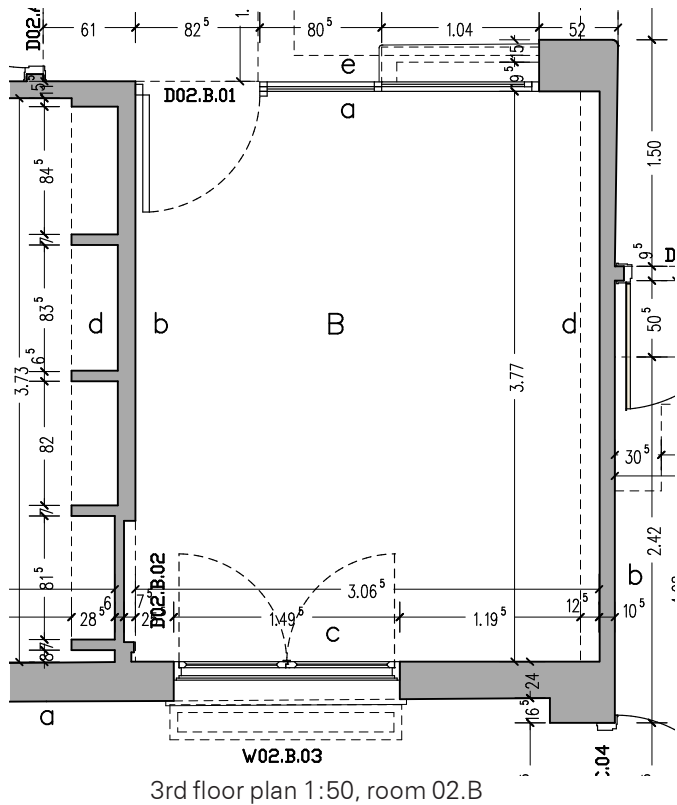
Room 02.A; _MG_3140.jpg; photo: Aviad Bar Ness, 2015



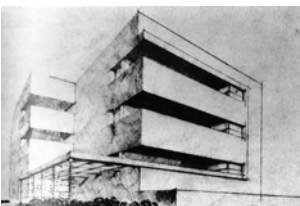
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CONTENT
4.5 SCHEDULE OF ROOMS
3rd floor





DATE		FLOOR		FUNCTION	ROOM
04/30/2015		3rd Floor		Room	02.B
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.1.1	Terrazzo floor and base tiles	Partly scratched surface, cracks; floor tiles partly replaced or supplemented with similar tiles at D02.B.01, base tiles partly replaced at D02.B.02 and in front of wall d	1937; 1960s-1990s	M4
WALLS AND BUILT-IN ELEMENTS					
a		Plastered concrete column and beam; glazed partition wall; solid dwarf wall with a terrazzo coping and a former radiator recess with remains of heating lines on the right side	Surface renewed; partition wall construction new; remains of the heating lines original	Wall, plaster and terrazzo coping 1937; glass partition wall 1960s-1990s	M7, (C.1.1); coping: M3
D02.B.01	D.2.3	Glass partition wall with a single-leaf door; aluminum frame	New	1960s-1990s	
b		Plastered interior wall; doorway closed with a drywall construction; wall-mounted air-conditioning unit and open wiring	Surface renewed; door opening probably not original	Wall and plaster 1937; closed door opening probably after 1937; wiring 1960s-1990s	M7, (C.1.1)
D02.B.02	D.2.4	Single-leaf door opening with a wooden frame and profiled casing, boarded up with a drywall construction	Door opening probably not original because the profile of the casing differs to that of all other doors in the building	later, dating unclear	
c		Plastered exterior wall; flush-mounted light switch; open wiring	Surface renewed	Wall, plaster and light switch 1937; wiring 1960s-1990s	M7, (C.1.1); light switch: M26
W02.B.03	W.4.4	Double-sash aluminum sliding window, clear glass built in an existing wooden frame construction	Frame original, new window; roller shutter belt not original	1937; 1960s-1990s	Wood: M13, (C.1.6)
d		Plastered interior wall; open wiring; flush-mounted socket	Surface renewed; presumably original wall opening on the left side subsequently closed (cf. renewed base tiles and position of the original flush-mounted socket)	Wall, plaster and socket 1937; wiring 1960s-1990s	M7, (C.1.1); socket: M26
CEILING					
		Beam-and-block ceiling, plaster; surface-mounted fluorescent lighting	Surface renewed	1937; light 1960s-1990s	Concrete, plaster, (C.1.1)

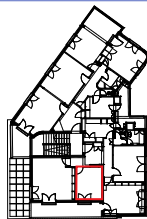


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CONTENT

4.5 SCHEDULE OF ROOMS
3rd floor





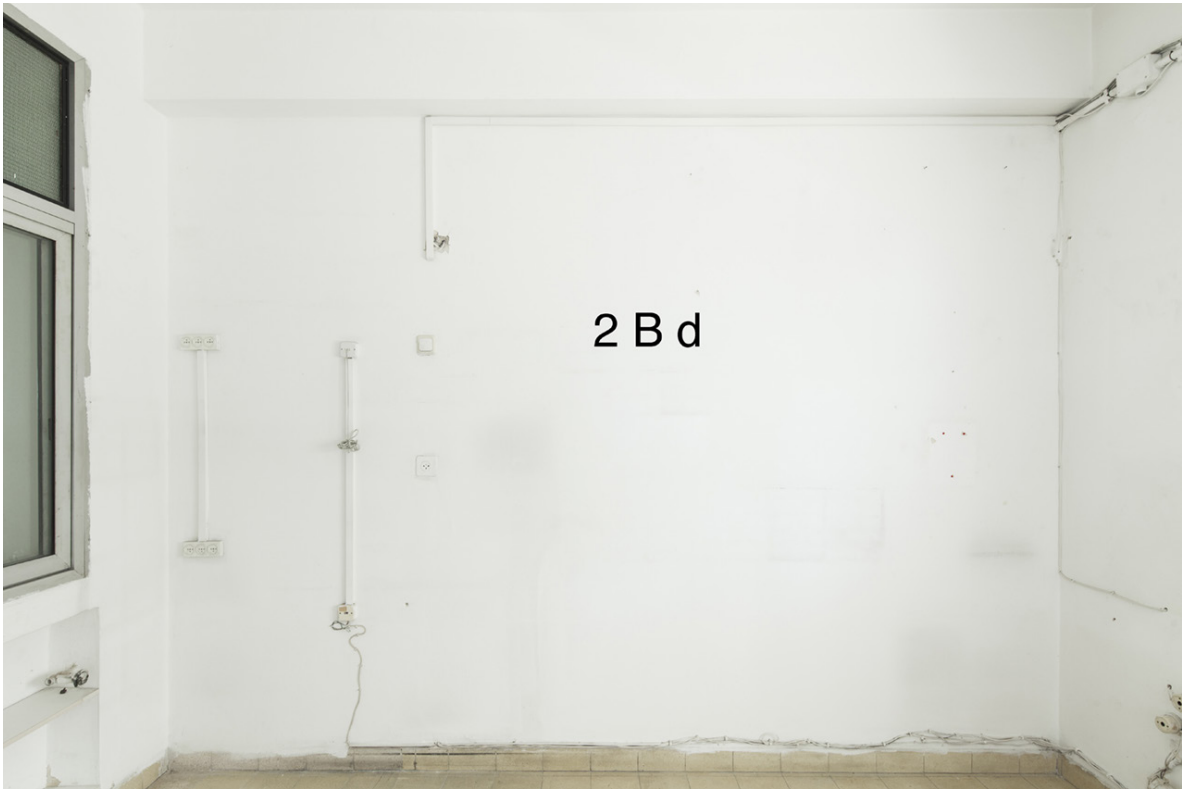
Room 02.B; _MG_3131.jpg; photo: Aviad Bar Ness, 2015



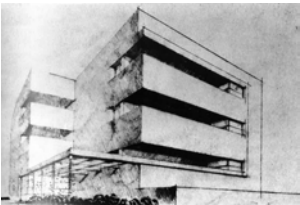
Room 02.B; _MG_3127.jpg; photo: Aviad Bar Ness, 2015



Room 02.B; _MG_3128.jpg; photo: Aviad Bar Ness, 2015

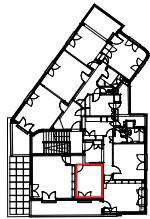


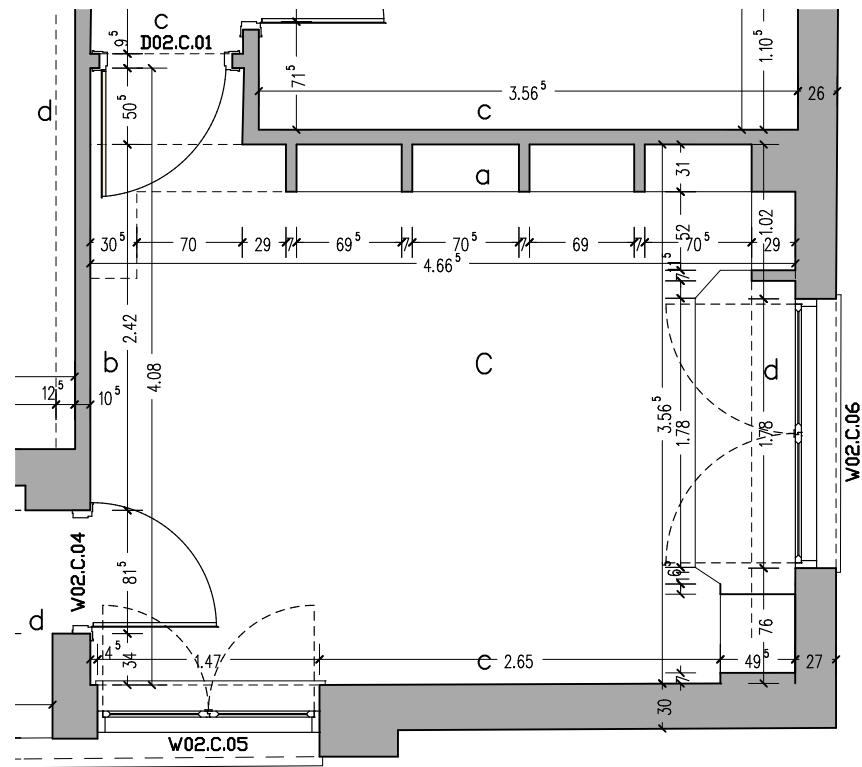
Room 02.B; _MG_3129.jpg; photo: Aviad Bar Ness, 2015



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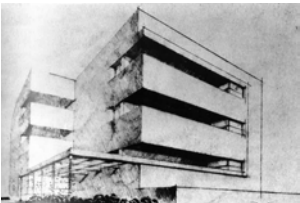
CONTENT
4.5 SCHEDULE OF ROOMS
3rd floor





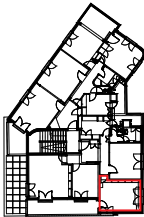
3rd floor plan 1:50, room 02.C

DATE		FLOOR		FUNCTION	ROOM
04/30/2015		3rd Floor		Room	02.C
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Wood block parquet and wooden baseboard	Original terrazzo floor and base tiles beneath, condition unknown	1990s	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall with a built-in shelving, dry-wall construction; open wiring	Surface renewed; shelving new	Wall and plaster 1937; shelf construction 1990s or later	M7, (C.1.1)
D02.C.01	D.1.5	Single-leaf solid door	Paint renewed and handles replaced	1937; handles 1960s-1970s	Wood: M13, (C.1.6)
b		Interior, partly exterior wall, plastered; wall-mounted air-conditioning unit and open wiring, partly covered with dry lining	Surface renewed	Wall and plaster 1937; technical installation 1990s or later	M7, (C.1.1)
W02.C.04	W.1.2	Single-leaf balcony door; three panes of clear glass	Paint renewed; roller shutter belt not original	1937; handles 1960s-1970s	Wood: M13, (C.1.6); glass: M20
c		Plastered exterior wall; window recess with a terrazzo sill; open wiring	Surface renewed	Wall and plaster 1937; wiring 1990s or later	M7, (C.1.1); sill: M3
W02.C.05	W.2.1	Double-sash casement window; original terrazzo window sill	Paint renewed, peeling off on the outside; handles replaced; roller shutter belt not original	1937; handles 1960s-1970s	Wood: M13, (C.1.6); glass: M20; sill: M3
d		Plastered interior wall with a built-in drywall construction; open wiring	Surface renewed; shelf new	Wall and plaster 1937; shelf construction 1990s or later	M7, (C.1.1)
W02.C.06	D.2.2	Double-sash casement window	Paint renewed peeling off on the outside; handles original; roller shutter belt not original	1937	Wood: M13, (C.1.6); glass: M20
CEILING					
		Beam-and-block ceiling, plaster; cornice coving along all sides with recessed halide downlights	Surface renewed	1937; light and drywall construction 1990s or later	Concrete, plaster, (C.1.1)



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CONTENT
4.5 SCHEDULE OF ROOMS
3rd floor





Room 02.C; _MG_3109.jpg; photo: Aviad Bar Ness, 2015



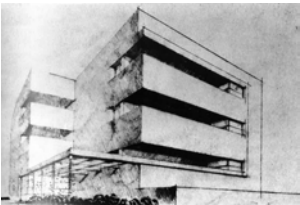
Room 02.C; _MG_3106.jpg; photo: Aviad Bar Ness, 2015



Room 02.C; _MG_3107.jpg; photo: Aviad Bar Ness, 2015

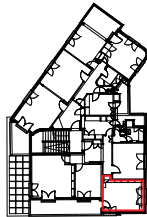


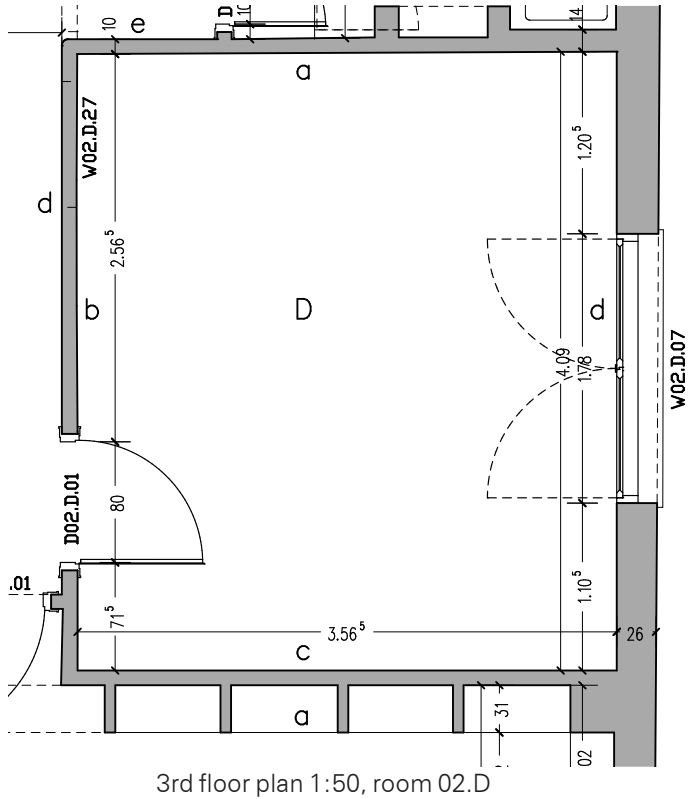
Room 02.C; _MG_3108.jpg; photo: Aviad Bar Ness, 2015



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CONTENT
4.5 SCHEDULE OF ROOMS
3rd floor





DATE		FLOOR		FUNCTION	ROOM
04/30/2015		3rd Floor		Room	02.D
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.1.1	Terrazzo floor and base tiles	Partly scratched surface, cracks, discolorations	1937	M4
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall; open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (C.1.1)
b		Plastered interior wall; flush-mounted light switch next to the door; open wiring	Surface renewed	Wall and plaster and light switch 1937	M7, (C.1.1); light switch: M26
W02.D.27	W.2.7	Double-sash interior sliding window	Paint renewed	1937	Wood: M13, (C.1.6); glass: M20
D02.D.01	D.1.5	Single-leaf solid door	Paint renewed and handles replaced	1937; handles 1960s-1970s	Wood: M13, (C.1.6)
c		Plastered interior wall; wall-mounted air conditioning unit, server rack and open wiring	Surface renewed	Wall and plaster 1937; technical installations 1990s or later	M7, (C.1.1)
d		Plastered interior wall; flush-mounted socket; open wiring	Surface renewed	Wall, plaster, socket 1937; wiring 1960s-1990s	M7, (C.1.1)
W02.D.07	D.2.2	Double-sash casement window	Paint renewed, partly peeling off on the outside; original handle; roller shutter belt not original	1937	Wood: M13, (C.1.6); glass: M20; handle: M21
CEILING					
		Beam-and-block ceiling, plaster; surface-mounted fluorescent lighting	Surface renewed	1937; light 1960s-1990s	Concrete, plaster, (C.1.1)

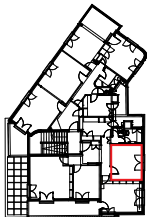


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4.5 SCHEDULE OF ROOMS
3rd floor





Room 02.D; _MG_3113.jpg; photo: Aviad Bar Ness, 2015



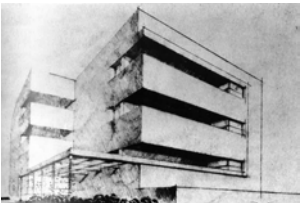
Room 02.D; _MG_3117.jpg; photo: Aviad Bar Ness, 2015



Room 02.D; _MG_3115.jpg; photo: Aviad Bar Ness, 2015

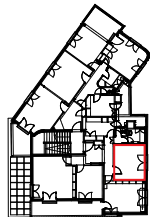


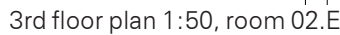
Room 02.D; _MG_3111.jpg; photo: Aviad Bar Ness, 2015



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CONTENT
4.5 SCHEDULE OF ROOMS
3rd floor





	Beam-and-block ceiling, plaster	Surface renewed	1937	Concrete, plaster, (C.1.1)
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Tel Aviv

4.5 SCHEDULE OF ROOMS

3rd floor





Room 02.E; _MG_3150.jpg; photo: Aviad Bar Ness, 2015



Room 02.E; 2015-07-02 MLE_025 MLH-02_bearb.jpg;
photo: Brenne Architekten, 2015



Room 02.E; 2015-11-09_MLE_025 MLH-02_bearb.jpg;
photo: Brenne Architekten, 2015



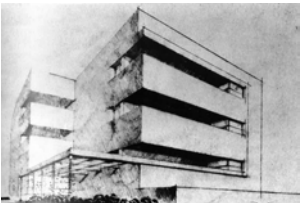
Room 02.E; _MG_3151.jpg; photo: Aviad Bar Ness, 2015



Room 02.E; 2015-07-02 MLE_034 MLH-02_bearb.jpg;
photo: Brenne Architekten, 2015

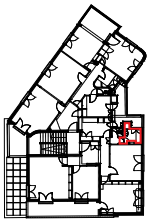


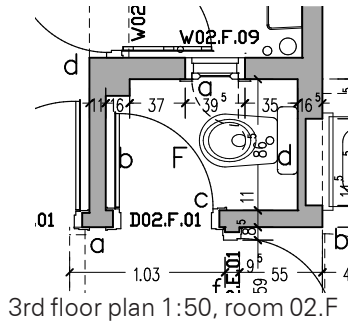
Room 02.E; 2015-11-09_MLE_027 MLH-02.JPG;
photo: Brenne Architekten, 2015



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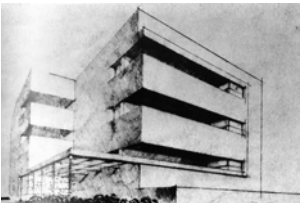
CONTENT
4.5 SCHEDULE OF ROOMS
3rd floor





Room 02.E; _MG_3149.jpg; photo: Aviad Bar Ness, 2015

DATE		FLOOR		FUNCTION	ROOM
04/30/2015		3rd Floor		WC	02.F
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.2	Yellow ceramic tiles	Renewed; original flooring probably not preserved	1990s or later	
WALLS AND BUILT-IN ELEMENTS					
a		Plastered exterior wall, wall tiling up to approx. 1.65m; open wiring	Surface renewed; new wall tiling, probably original wall tiling beneath	Wall and plaster 1937; tiles probably 1990s or later	M7, (C.1.1)
W02.F.09	W.3.1	Single-sash window with a metal grille	Paint renewed; handle original; crack in the original glass; grille probably original	1937	Wood: M13, (C.1.6); glass: M19; handle: M21 steel: M23
b		Plastered interior wall, wall tiling up to approx. 1.65m	Surface renewed; new wall tiling, probably original wall tiling beneath	Wall and plaster 1937; tiles probably 1990s or later	M7, (C.1.1)
c		Plastered interior wall, wall tiling up to approx. 1.65m	Surface renewed; new wall tiling, probably original wall tiling beneath	Wall and plaster 1937; tiles probably 1990s or later	M7, (C.1.1)
D02.F.01	D.1.6	Single-leaf solid door with a small glass pane	Paint renewed and handles replaced	1937; handles 1960s-1970s	Wood: M13, (C.1.6); glass: M19
d		Plastered interior wall; wall tiling; toilet with wall-mounted cistern; wall-mounted luminaire	Surface renewed; new wall tiling, probably original wall tiling beneath; WC renewed	Wall and plaster 1937; tiles and equipment 1960s-1990s	M7, (C.1.1)
CEILING					
		Beam-and-block ceiling, plaster	Surface renewed	1937	Concrete, plaster, (C.1.1)

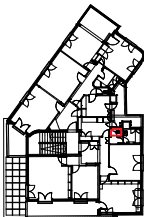


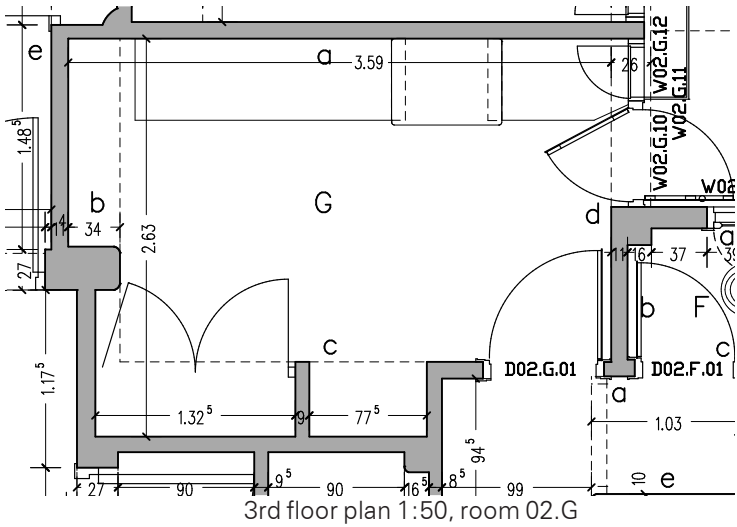
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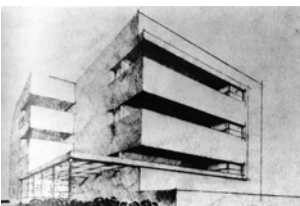
CONTENT

4.5 SCHEDULE OF ROOMS
3rd floor





DATE		FLOOR		FUNCTION	ROOM
04/30/2015		3rd Floor		Kitchen	02.G
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.1.1	Terrazzo floor and base tiles	Partly scratched surface, cracks	1937	M4
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall, wall tiling up to 1.50m with an integrated ceramic soap dish; two dwarf walls and a solid plinth with tiling to receive two wooden base cabinets, a wooden countertop with remains of a natural stone counter beneath it and a ceramic sink; wall-mounted water supply with faucets; open wiring	Paint on the plaster renewed; wall tiling with soap dish original, only small repairs; position of the water supply original but lines and faucets renewed; ceramic sink original; cupboards and wooden table top new	Wall, plaster, sink and tiles 1937; natural stone slab probably original; wiring 1960s-1990s	M7, (C.1.1); tiles: M9; natural stone: M27
b		Plastered interior wall with tiling and two recesses; wooden kitchen shelf on the right (tiling up to 1.50m) with remains of a flush-mounted socket; recess for a kitchen cabinet on the left (tiling up to 2.15m); open wiring	Paint on the plaster renewed; wall tiling original and in good condition; cupboard in the right recess not original; cabinet on the left side see wall c	Wall, plaster, tiles and socket 1937; wiring 1960s-1990s	M7, (C.1.1); M9
c		Plastered interior wall with a tiled recess divided into two parts by a tiled dwarf wall; wall tiling on all sides of the recess in running bond pattern; flush-mounted socket in the left part; flush-mounted light switch next to D02.G.01; open wiring	Paint on the plaster renewed; wall tiling original and in good condition	Wall, plaster, tiles, socket and light switch 1937; wiring 1960s-1990s	M7, (C.1.1); socket and light switch: M26
Kitchen cabinet	S.5	Built-in kitchen cabinet, right side: two compartments with double doors and three drawers in the base; upper part: shelf with two sliding glass panels; left part: no fittings	Paint renewed; configuration of the cabinet original, knobs of the drawers and door leaves replaced; left recess possibly used for a refrigerator	Wall, plaster and tiles 1937; wiring 1960s-1990s	Wood: M13, (C.1.6)
D02.G.01	D.1.6	Single-leaf solid door with a small glass pane	Paint renewed, partly peeling off; renewed handles	1937; handles 1960s-1970s	Wood: M13, (C.1.6); glass: M19
d		Partly exterior and interior wall, upper part plastered with wall tiling up to approx. 1.50m; open wiring	Paint on the plaster renewed	Wall, plaster and tiles 1937	M7, (C.1.1); M9
W02.G.10	W.1.3	Single-leaf balcony door; three panes of clear glass; metal grille mounted on the inside; flat steel bolt crossing the door and the window W02.G.12; wooden exterior shutters with slats	Paint renewed; grille not original; horizontal bolt added subsequently	1937; handles grille and bolt probably 1960s-1990s	Wood: M13, (C.1.6); glass: M20
W02.G.11	W.3.2	Ventilation window above the door, pivot leaf	Paint renewed	1937	Wood: M13, (C.1.6); glass: M20
W02.G.12	W.3.3	Single-sash window with a combined hatch door to the exterior food cabinet; grille and wire mesh on the outside of the window; wooden exterior shutters with slats	Paint renewed; grille and mesh probably original	1937	Wood: M13, (C.1.6); glass: M20; handles: M21; grille: M23
CEILING					
		Beam-and-block ceiling, plaster; surface-mounted fluorescent light	Surface renewed	1937; light 1960s-1990s	Concrete, plaster, (C.1.1)

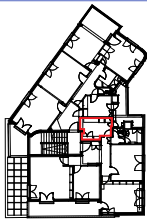


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3rd floor





Room 02.G; _MG_3143.jpg; photo: Aviad Bar Ness, 2015



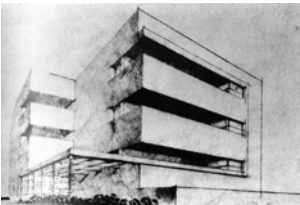
Room 02.G; _MG_3145.jpg; photo: Aviad Bar Ness, 2015



Room 02.G; _MG_3144.jpg; photo: Aviad Bar Ness, 2015

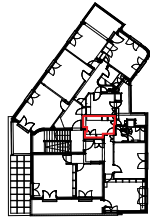


Room 02.G; _MG_3147.jpg; photo: Aviad Bar Ness, 2015



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Room 02.G; 2015-02-10 WB_028 MLH-02.JPG; photo: Brenne Architekten, 2015



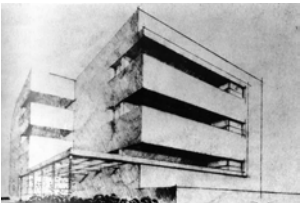
Room 02.G; 2016-02-02 WB_049 MLH-02.JPG; photo: Brenne Architekten, 2015



Room 02.G; 2015-07-02 MLE_051 MLH-02.JPG; photo: Brenne Architekten, 2015

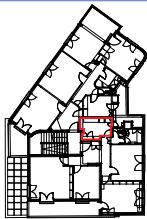


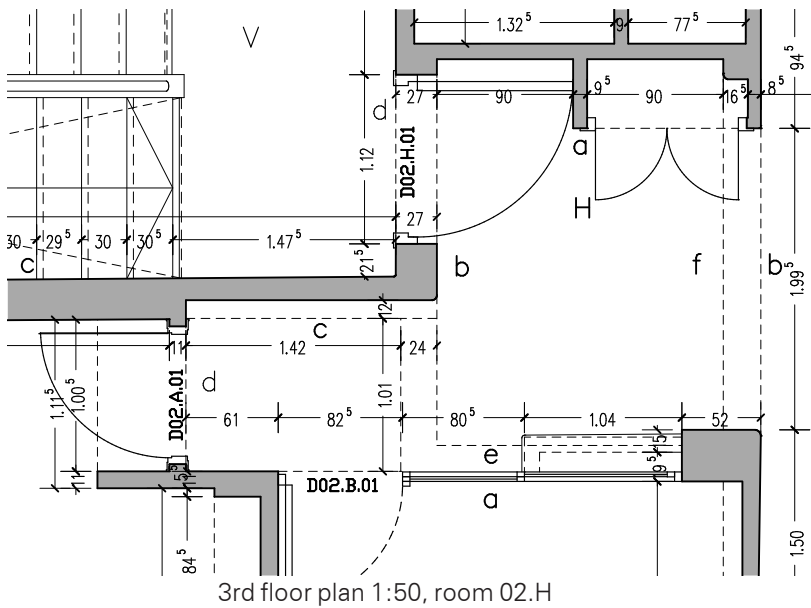
Room 02.G; 2015-02-10 WB_032 MLH-02.JPG; photo: Brenne Architekten, 2015



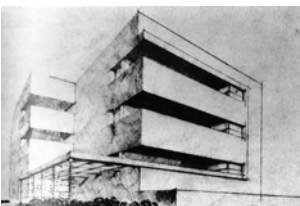
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CONTENT
4.5 SCHEDULE OF ROOMS
3rd floor





DATE		FLOOR		FUNCTION	ROOM
04/30/2015		3rd Floor		Corridor	02.H
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.1.1	Terrazzo floor and base tiles	Partly scratched surface, cracks; floor tiles partly replaced with similar tiles at D02.B.01	1937	M4
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall with a recess for the wardrobe closet; open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (C.1.1)
Wardrobe closet	S.5	Wardrobe closet in a free-standing housing, with 5 shelves and a mount for a clothes rail; double-leaf wooden door	Paint renewed; shelves added subsequently; originally only one upper shelf and a clothes rail; knobs not original	1937	M13, (C.1.6)
b		Plastered interior wall; flush-mounted light switch; open wiring	Surface renewed	Wall, plaster and light switch 1937; wiring probably 1960s-1990s	M7, (C.1.1); light switch: M26
D02.H.01	D.1.2	Entrance door to the apartment, solid door leaf with a movable spyhole and a metal kickplate on both sides	Handles replaced, bolt added	1937; bolt and handles 1970-1990	M11; fittings: M22; spyhole: probably M21; kickplates: M24
c		Plastered concrete column and beam with a glass partition wall; dwarf wall with radiator recess in room 02.B and a terrazzo coping	Surface renewed; dwarf wall 02.B cf. 00.b and 01.B	Wall and plaster 1937; glass partition wall 1960s-1990s	M7, (C.1.1); coping: M3
D02.B.01	D.2.3	Glass partition wall with a single-leaf door; aluminum construction	New	1960s-1990s	
d		Plastered concrete columns and beam; open wiring	Surface renewed	Wall and plaster 1937; wiring probably 1960s-1990s	M7, (C.1.1)
CEILING					
		Beam-and-block ceiling, plaster; surface-mounted fluorescent light	Surface renewed	1937; light 1960s-1990s	Concrete, plaster, (C.1.1)

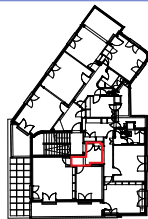


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CONTENT

4.5 SCHEDULE OF ROOMS
3rd floor





Room 02.G; _MG_3142.jpg; photo: Aviad Bar Ness, 2015



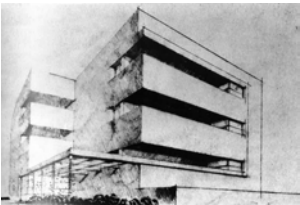
Room 02.G; _MG_3133.jpg; photo: Aviad Bar Ness, 2015



Room 02.G; _MG_3121.jpg; photo: Aviad Bar Ness, 2015

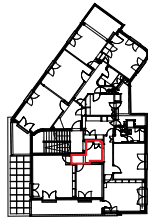


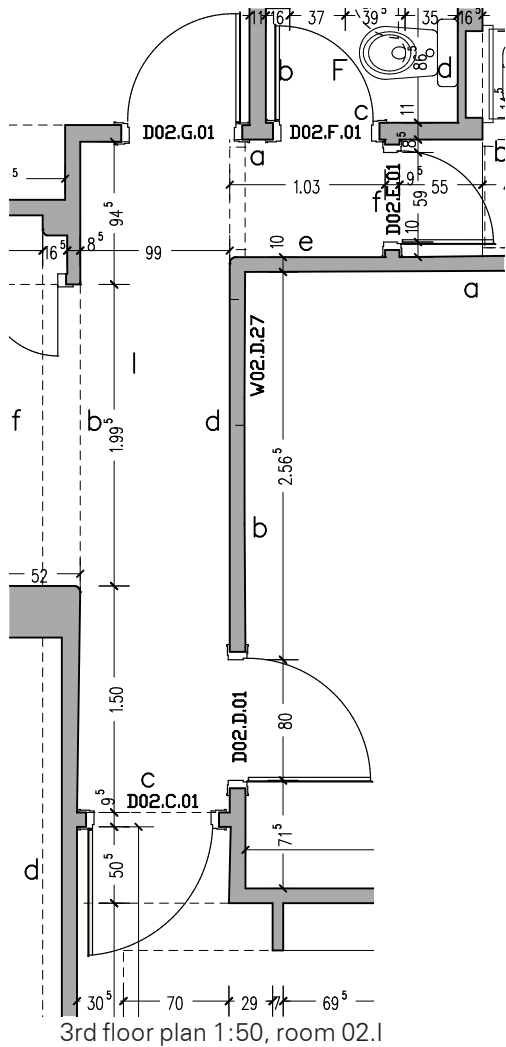
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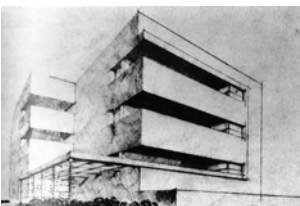
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CONTENT
4.5 SCHEDULE OF ROOMS
3rd floor





DATE	FLOOR		FUNCTION	ROOM	
04/30/2015	3rd Floor		Corridor	02.I	
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.1.1	Terrazzo floor and base tiles	Partly scratched surface, cracks; base tiles replaced at wall b adjacent to room 02.B	1937	M4
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall; open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (C.1.1)
D02.F.01	D.1.6	Single-leaf solid door with a small glass pane	Paint renewed and handles replaced	1937; handles 1960s-1970s	Wood: M13, (C.1.6); glass: M19
D02.G.01	D.1.6	Single-leaf solid door with a small glass pane	Paint renewed, partly peeling off; renewed handles	1937; handles 1960s-1970s	Wood: M13, (C.1.6); glass: M19
b		Plastered interior wall with a broad opening to room 01.H between two concrete columns; wall-mounted electrical distribution box	Surface renewed, distribution box new; possibly former wall opening to room 02.B (cf. 02.B, wall d)	1937; wiring and distribution box 1960s-1990s	M7, (C.1.1)
c		Plastered interior wall, open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (C.1.1)
D02.C.01	D.1.5	Single-leaf solid door with a wooden frame	Paint renewed and handles replaced	1937; handles 1960s-1970s	Wood: M13, (C.1.6)
d		Plastered interior wall; open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (C.1.1)
W02.D.27	W.2.7	Double-sash interior sliding window	Paint renewed	1937	Wood: M13, (C.1.6); glass: M20
D02.D.01	D.1.5	Single-leaf solid door	Paint renewed and handles replaced	1937; handles 1960s-1970s	Wood: M13, (C.1.6)
e		Plastered interior wall	Surface renewed	Wall and plaster 1937	M7, (C.1.1)
f		Plastered interior wall; open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (C.1.1)
D02.E.01	D.1.6	Single-leaf solid door with a small glass pane	Paint renewed and handles replaced	1937; handles 1960s-1970s	Wood: M13, (C.1.6); glass: M19
CEILING					
		Beam-and-block ceiling, plaster; surface-mounted luminaires	Surface renewed; luminaires new	1937; 1960s-1990s	Concrete, plaster, (C.1.1)

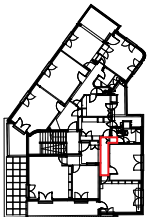


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CONTENT

4.5 SCHEDULE OF ROOMS
3rd floor





Room 02.I; _MG_3120.jpg; photo: Aviad Bar Ness, 2015



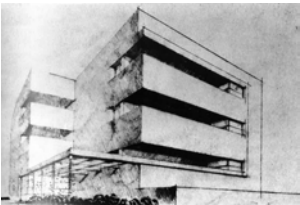
Room 02.I; _MG_3148.jpg; photo: Aviad Bar Ness, 2015



Room 02.I; _MG_3119.jpg; photo: Aviad Bar Ness, 2015

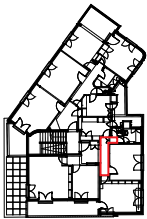


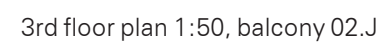
Room 02.I; _MG_3152.jpg; photo: Aviad Bar Ness, 2015



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CONTENT
4.5 SCHEDULE OF ROOMS
3rd floor





DATE		FLOOR		FUNCTION	ROOM
04/30/2015		3rd Floor		Balcony (B.1)	02.J
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.1.1	Terrazzo floor and base tiles; two floor drains with square cover plates (11.5 x 11.5cm)	Partly scratched surface, cracks; original floor drain cover plates	1937	M4; floor drain cover plates: M25
WALLS AND BUILT-IN ELEMENTS					
a		Rendered exterior wall, cased wall-mounted drainpipe in the corner to wall d; open wiring	Paint renewed	Wall and plaster 1937; paint 1990s	M7, (C.1.4)
W02.B.03	W.4.4	Double-sash aluminum sliding window with clear glass, built into an existing wooden frame construction	Frame original, new window	1937; 1960s-1990s	Wood: M13, (C.1.6)
W02.A.02	W.1.1	Double-leaf balcony door	Paint renewed and handles replaced	1937; handles 1960s-1970s	Wood: M13, (C.1.6); glass: M20
b		Rendered exterior parapet; terrazzo coping with a water drip; round steel column mounted on the coping at the corner of the balcony, with a sleeve socket at its foot and its head	Paint and terrazzo coping renewed broadly similar to the original materials; paint peeling off, cracks in the render at the connection to the coping; column probably original	Wall, plaster and column 1937; paint and coping 1990s	Railing: M7, (C.1.4); column: M23 (original color white)
c		Rendered exterior parapet; terrazzo coping with a water drip	Paint and terrazzo coping renewed broadly similar to the original materials; paint peeling off, cracks in the render at the connection to the coping	Wall and plaster 1937; paint and coping 1990s	Railing: M7, (C.1.4)
d		Rendered exterior wall	Paint renewed	Wall and plaster 1937	M7, (C.1.4)
W02.C.04	W.1.2	Single-leaf balcony door; three panes of clear glass	Paint renewed	1937; handles 1960s-1970s	Wood: M13, (C.1.6); glass: M20
CEILING					
		Plastered dropped ceiling; three openings with removable wooden covers for the shutter boxes above the windows and balcony doors; two circular ceiling lights	Paint of the wooden covers renewed; plaster probably original	Ceiling 1937; paint and lights probably 1990s	M7, (C.1.4); wood: M13, (C.1.6)



4.5 SCHEDULE OF ROOMS

3rd floor





Room 02.J; _MG_3162.jpg; photo: Aviad Bar Ness, 2015



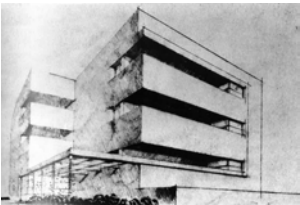
Room 02.J; _MG_3158.jpg; photo: Aviad Bar Ness, 2015



Room 02.J; _MG_3157.jpg; photo: Aviad Bar Ness, 2015

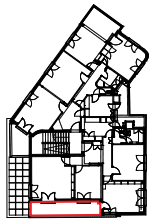


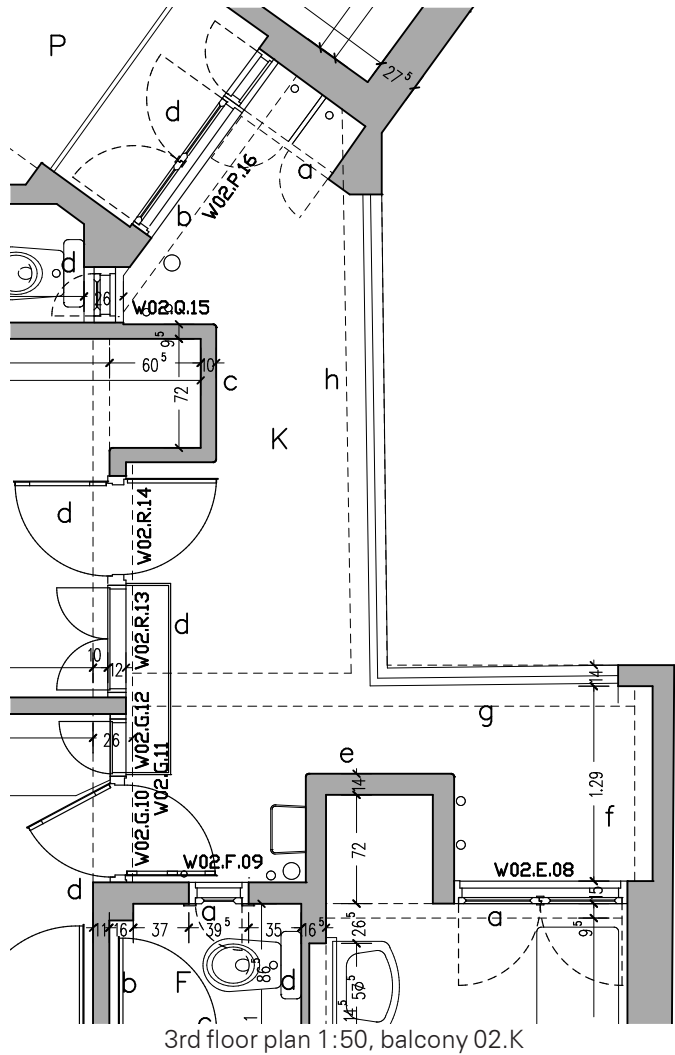
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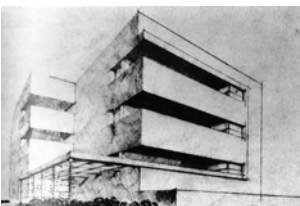
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CONTENT
4.5 SCHEDULE OF ROOMS
3rd floor





DATE		FLOOR		FUNCTION	ROOM
04/30/2015		3rd Floor		Balcony (B.2)	02.K
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.1.1	Terrazzo floor and base tiles; terrazzo curb at the balcony edge; floor drain with square cover plate (11.5 x 11.5cm)	Original flooring partly damaged, loose tiles, scratched surface, cracks, discolorations; edge blocks replaced; original drain cover	1937; balcony edge 1990s	M4; drain cover plate: M25
WALLS AND BUILT-IN ELEMENTS					
a		Rendered exterior wall with a laundry closet in a solid housing; cast-iron roof drainpipes running vertically through the closet	Paint renewed	1937	M7, (C.1.4); wood: M13, (C.1.6)
Laundry closet	S.1	Laundry closet with a hatch door combined with window W.02.P.16 of the adjacent bathroom 02.P; double doors with wooden frames and slats	Paint renewed; internal arrangement original	1937	Wood: M13, (C.1.6)
b		Rendered exterior wall; cast-iron drainage and water pipes running vertically in front of the facade; several open installations for water and electricity	Paint renewed	Wall, plaster, drainage and water pipes 1937; paint, technical installations and wiring 1960s-1990s	M7, (C.1.4)
W02.P.16	W.2.4	Double-sash window with an exterior metal grille combined with an adjacent laundry opening with two vertical iron bars	Paint renewed and partly peeling off; laundry hatch door missing; original handles; grille and iron bars not original; shutters missing	1937; grille and iron bars later	Wood: M13, (C.1.6); handles: M21
c		Rendered exterior wall, projection of the built-in food cabinet in the kitchen 02.R; wall-mounted wooden food cabinet and additional cupboard below; drainpipe running vertically in front of the facade; several open installations for water and electricity	Traces of an enameled steel sink below the food cabinet (cf. 01.K); paint renewed; additional cupboard new	Wall, plaster, wall-mounted cupboard 1937; paint, technical installations and wiring 1960s-1990s	M7, (C.1.4)
W02.Q.15	W.3.1	Single-sash window with a metal grille and wire mesh	Paint renewed, partly peeling off; grille probably original; original handle	1937	Wood: M13, (C.1.6); glass: M19; handle: M21 steel: M23
W02.R.14	W.1.3	Single-leaf balcony door with three panes of clear glass, a wooden board fixed across the inside, a locking bolt, a grille mounted on the inside; wooden exterior shutters with slats	Paint renewed, partly peeling off; lower part of the frame damaged; grille probably original; horizontal board not original; handles missing; locking bolt added subsequently	1937; bolt probably 1960s-1990s	Wood: M13, (C.1.6); glass: M20; grille: M23
W02.R.13	W.3.4	Single-sash window combined with two hatch doors to the exterior food cabinet; grille and wire mesh on the outside of the window	Paint renewed, partly peeling off; lower part of the frame damaged; original glass broken; grille and mesh probably original	1937	Wood: M13, (C.1.6); glass: M20; handles: M21; grille: M23
Food cabinet	S.3	Wooden horizontal food cabinet with two partitions, accessible through W02.R.13 and W02.G.12; one horizontal shelf; front covered with wooden slats	Paint renewed; cupboard in good condition	1937	M13, (C.1.6)
W02.G.12	W.3.3	Single-sash window combined with a hatch door to the exterior food cabinet; grille and wire mesh on the outside of the window; wooden exterior shutters with slats	Paint renewed; grille and mesh probably original	1937	Wood: M13, (C.1.6); glass: M20; handles: M21; grille: M23
W02.G.11	W.3.2	Ventilation window above the door, pivot leaf	Paint renewed	1937	Wood: M13, (C.1.6); glass: M20
W02.G.10	W.1.3	Single-leaf balcony door; three panes of clear glass; metal grille mounted on the inside; flat steel bolt crossing the door and the window W02.G.12; wooden exterior shutters with slats	Paint renewed; grille not original; horizontal bolt added subsequently	1937; handles grille and bolt probably 1960s-1990s	Wood: M13, (C.1.6); glass: M20

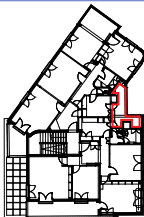


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CONTENT

4.5 SCHEDULE OF ROOMS
3rd floor



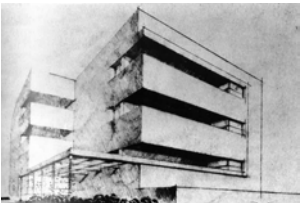


Room 02.K; _MG_3164.jpg; photo: Aviad Bar Ness, 2015

DATE		FLOOR		FUNCTION	ROOM
04/30/2015		3rd Floor		Balcony (B.2)	02.K
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
d		Rendered exterior wall, projecting volume of the shower alcove (bathroom 02.E); small square wall opening of the ceiling storage space above W02.F09; drainage and water pipes running vertically in front of the facade connected to an enameled steel sink mounted on the side wall of the shower alcove; white ceramic wall-mounted lighting fixture above W02.F09; four cupboards placed in front of W02.G.08 and on the shower alcove; open wiring	Paint renewed; space in front of W02.E.08 not accessible, possibly original wall-mounted laundry closet existing (cf. food cupboard S.3 and laundry closet S.5);	Wall, plaster, drainpipes, sink and lighting fixture 1937; cupboards 1960s-1990s	M7, (C.1.4)
W02.F.09	W.3.1	Single-sash window with a metal grille	Paint renewed; handle original; crack in the original glass; grille probably original	1937	Wood: M13, (C.1.6); glass: M19; handle: M21 steel: M23
W02.E.08	D.2.3	Double-sash window combined with two laundry hatch doors below	Paint renewed; handles original	1937	Wood: M13, (C.1.6); glass: M19; handles: M21
e		Solid side wall of the balcony consisting of a wall with a recess, a horizontal slit and fascia; open wiring and a wall-mounted distribution box	Paint renewed; distribution box new	1937; 1990s	M7, (C.1.4)
f/g		Railing, probably powder-coated steel construction with wire glass panels and a round handrail	Renewed referring to the historical construction	1990s	
CEILING					
		Beam-and-block ceiling, plaster	Paint renewed	1937	M7, (C.1.4)

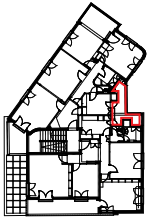


Room 02.K; _MG_3166.jpg; photo: Aviad Bar Ness, 2015



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CONTENT
4.5 SCHEDULE OF ROOMS
3rd floor





Room 02.K; 2015-11-09_MLE_021 MLH-02_bearb.jpg; photo: Brenne Architekten, 2015



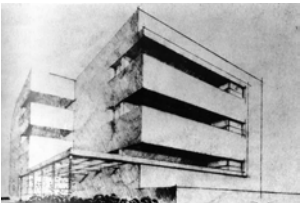
Room 02.K; 2015-07-02 MLE_252 MLH-02_bearb.jpg; photo: Brenne Architekten, 2015



Room 02.K; 2015-07-02 MLE_241 MLH-02_bearb.jpg; photo: Brenne Architekten, 2015

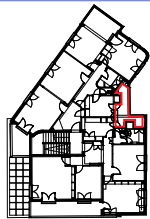


Room 02.K; 2015-07-02 MLE_257 MLH-02_bearb.jpg; photo: Brenne Architekten, 2015



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CONTENT
4.5 SCHEDULE OF ROOMS
3rd floor





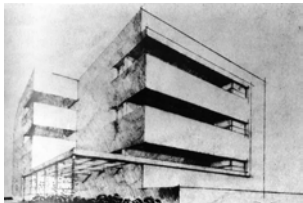
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Room 02.K; 2015-07-02 MLE_239 MLH-02.JPG; photo: Brenne Architekten, 2015

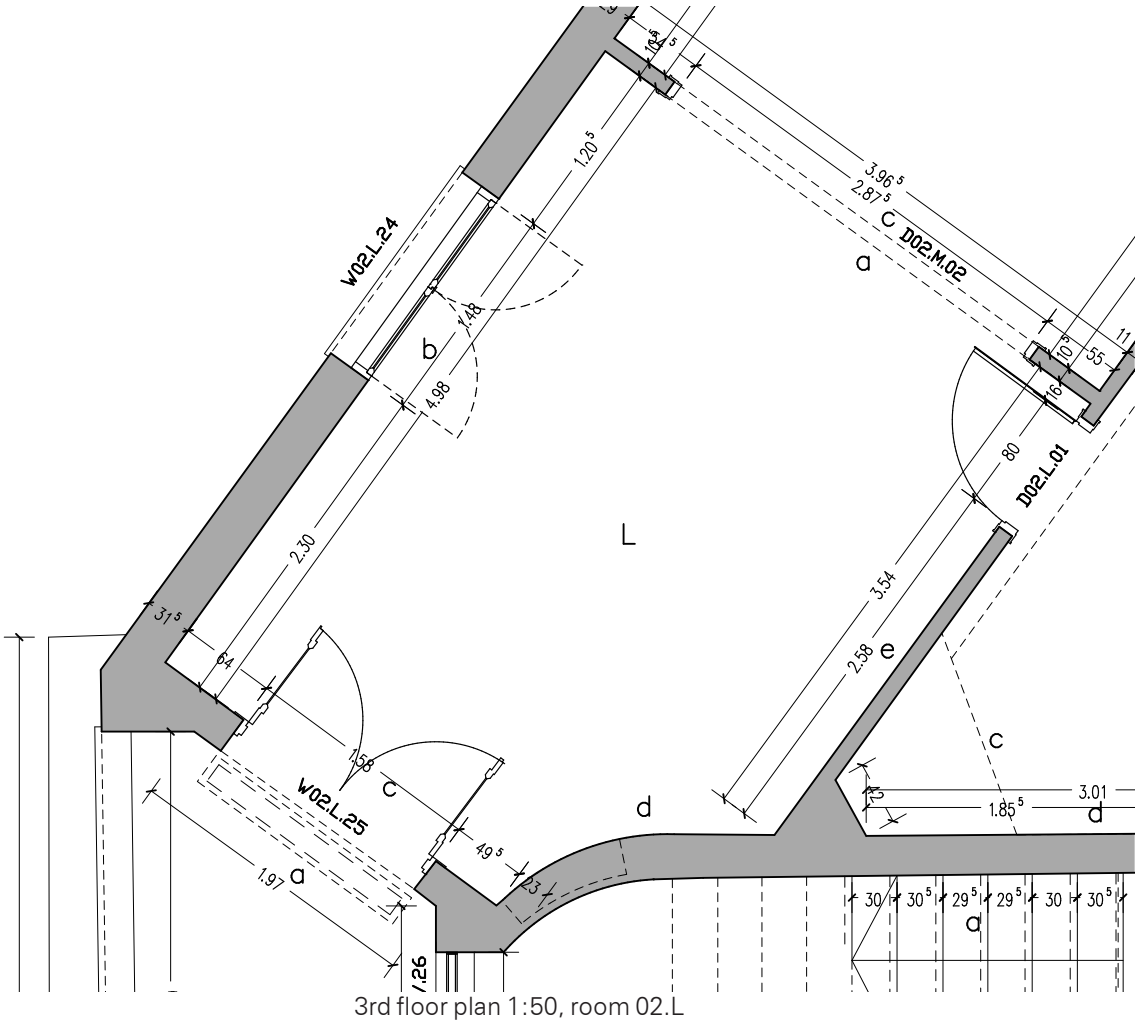


Room 02.K; 2016-02-02 WB_043 MLH-02_bearb.jpg; photo: Brenne Architekten, 2015



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CONTENT
4.5 SCHEDULE OF ROOMS
3rd floor



DATE		FLOOR		FUNCTION	ROOM
04/30/2015		3rd Floor		Parlor	02.L
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.1.1	Terrazzo floor and base tiles	Partly scratched surface, cracks	1937	M4
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall with a broad door opening to room 02.M; plastic ventilation grille with a wooden frame above the door; open wiring	Surface renewed	Wall and plaster 1937; wiring and grille 1960s-1990s	M7, (C.1.2)
D02.M.02	D.2.1	Door opening with a wooden frame, formerly with four leaves	Paint renewed, partly peeling off	1937	Wood: M13, (C.1.6) (pine); glass: M19
b		Plastered exterior wall; three flush-mounted sockets; open wiring	Surface renewed, flush-mounted sockets original, one cover missing	Wall, plaster and flush-mounted sockets 1937; wiring 1960s-1990s	M7, (C.1.2); sockets: M26
W02.L.24	W.2.1	Double-sash casement window	Paint renewed, partly peeling off; original handles painted white; shutter belt missing	1937	Wood: M13, (C.1.6); glass: M20; handles: M21
c		Plastered exterior wall; open wiring	Surface renewed	Wall and plaster 1937	M7, (C.1.2)
W02.L.25	W.1.1	Double-leaf balcony door with a wooden frame; three panes of clear glass	Paint renewed, partly peeling off; handles replaced	1937; handles 1990s or later	Wood: M13, (C.1.6); glass: M20
d		Rounded interior wall, probably concrete, plastered; open wiring; wall recess, formerly probably used as radiator recess	Surface renewed; radiator recess cf. 00.L and 01.L	Wall and plaster 1937; wiring 1960s-1990s	M7, (C.1.2)
e		Plastered interior wall; flush-mounted light switch next to the door; open wiring	Surface renewed	Wall, plaster and light switch 1937; wiring 1960s-1990s	M7, (C.1.2); light switch: M26
D02.L.01	D.1.3	Single-leaf door with a wooden frame; three panes of textured glass	Paint renewed and handles replaced	1937; handles 1990s or later	Wood: M13, (C.1.6); glass: M19
CEILING					
		Beam-and-block ceiling, plaster; suspended louvered luminaires	Surface renewed	1937; technical installations 1960s-1990s	Concrete, plaster, (C.1.2)

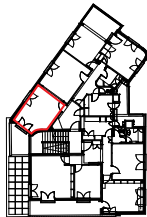


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CONTENT

4.5 SCHEDULE OF ROOMS
 3rd floor





Room 02.L; _MG_3200.jpg; photo: Aviad Bar Ness, 2015



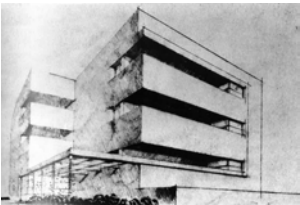
Room 02.L; _MG_3193.jpg; photo: Aviad Bar Ness, 2015



Room 02.L; _MG_3191.jpg; photo: Aviad Bar Ness, 2015

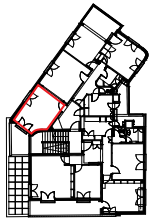


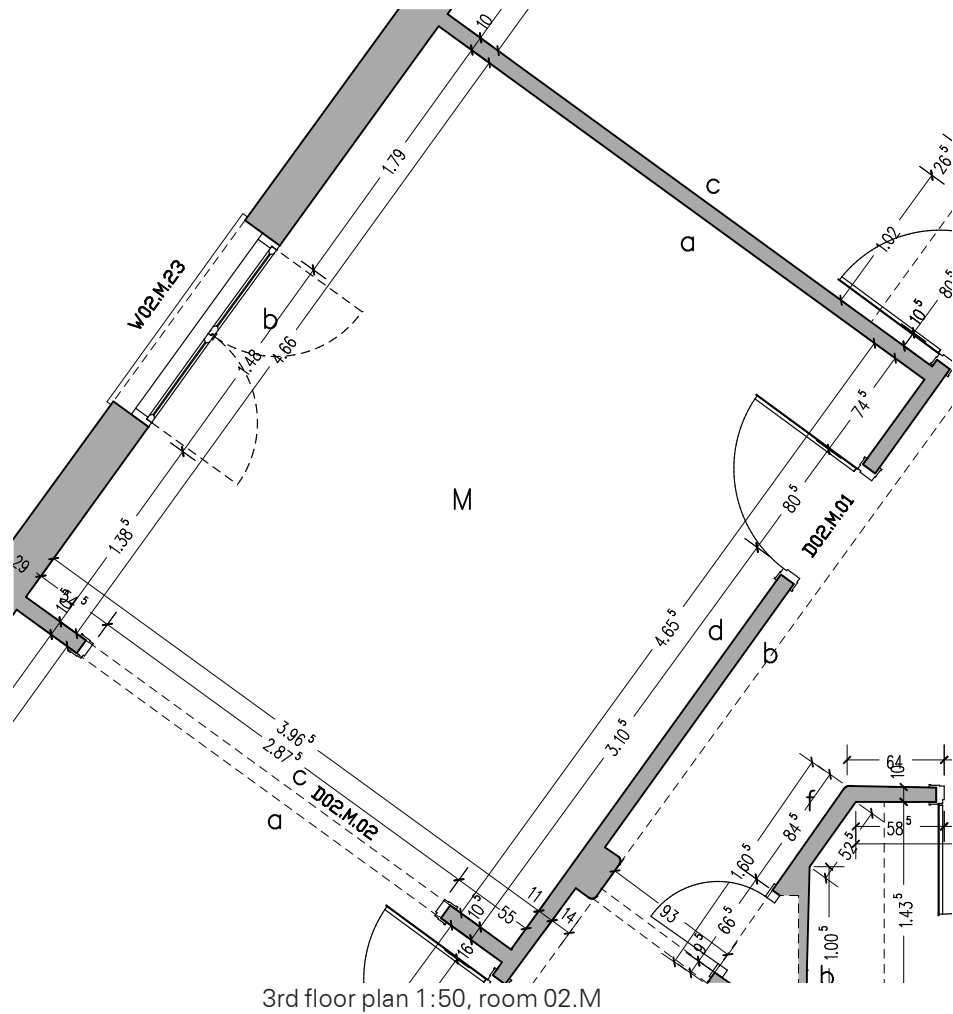
Room 02.L; _MG_3197.jpg; photo: Aviad Bar Ness, 2015



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CONTENT
4.5 SCHEDULE OF ROOMS
3rd floor





DATE		FLOOR		FUNCTION	ROOM
04/30/2015		3rd Floor		Room	02.M
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.1.1	Terrazzo floor and base tiles	Partly scratched surface, cracks	1937	M4
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall; wall-mounted lighting fixture; open wiring	Surface renewed	Wall and plaster 1937; wiring and lighting fixture 1960s-1990s	M7, (C.1.2)
b		Plastered exterior wall; flush-mounted socket; open wiring	Surface renewed	Wall, plaster and socket 1937; wiring 1960s-1990s	M7, (C.1.2); socket: M26
W02.M.23	W.2.1	Double-sash casement window	Renewed paint partly peeling off; original handles, painted white; roller shutter belt not original	1937	Wood: M13, (C.1.6); glass: M20; handles: M21
c		Plastered interior wall with a broad door opening to room 02.L; plastic ventilation grille above the door; open wiring	Surface renewed	Wall and plaster 1937; wiring and grille 1960s-1990s	M7, (C.1.2)
D02.M.02	D.2.1	Door opening with a wooden frame, formerly with four leaves	Leaves missing, renewed paint partly peeling off	1937	Wood: M13, (C.1.6, pine); glass: M19
d		Plastered interior wall; flush-mounted socket and light switch next to the door; open wiring	Surface renewed; light switch and socket original	Wall, plaster, socket and light switch 1937; wiring 1960s-1990s	M7, (C.1.2); socket, light switch: M26
D02.M.01	D.1.3	Single-leaf door with a wooden frame; three panes of textured glass	Paint renewed and handles replaced	1937; handles 1990s	Wood: M13, (C.1.6); glass: M19
CEILING					
		Beam-and-block ceiling, plaster; suspended louvered luminaires; cable bushing of an air-conditioning unit on wall b	Surface renewed	1937; lights and cable bushing 1960s-1990s	Concrete, plaster, (C.1.2)

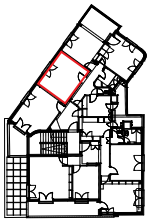


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CONTENT

4.5 SCHEDULE OF ROOMS
3rd floor





Room 02.M; _MG_3204.jpg; photo: Aviad Bar Ness, 2015



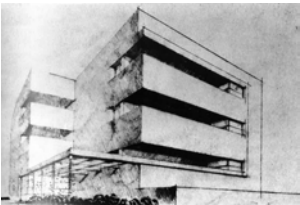
Room 02.M; _MG_3202.jpg; photo: Aviad Bar Ness, 2015



Room 02.M; _MG_3203.jpg; photo: Aviad Bar Ness, 2015

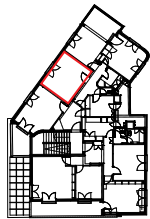


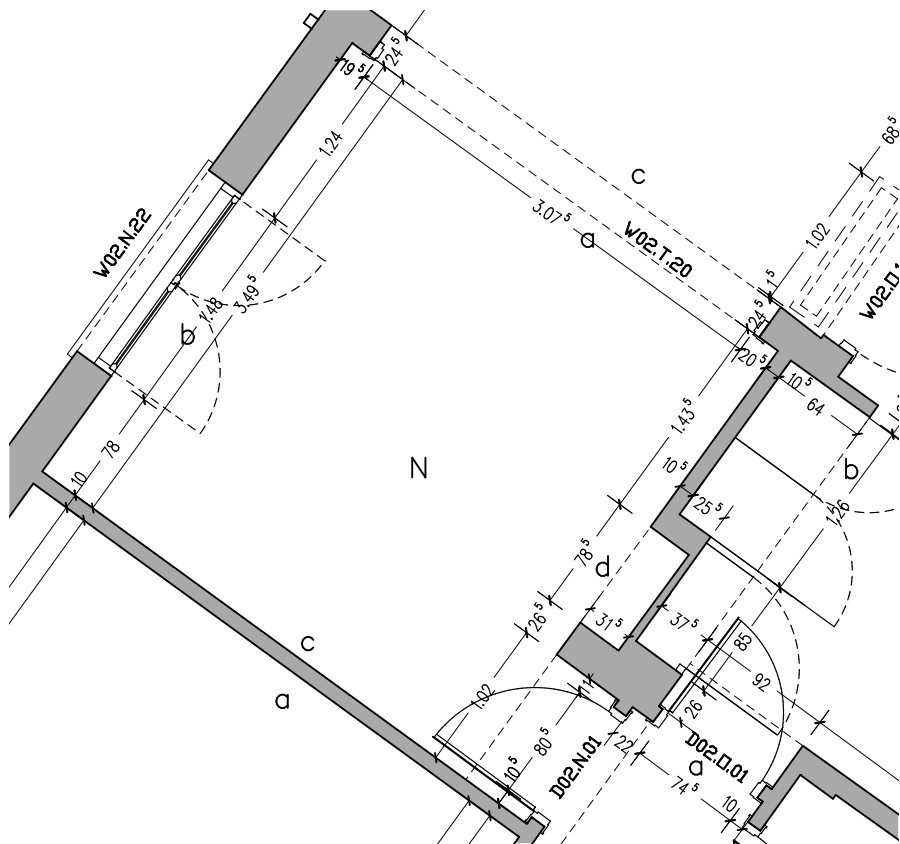
Room 02.M; _MG_3207.jpg; photo: Aviad Bar Ness, 2015



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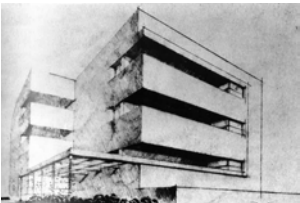
CONTENT
4.5 SCHEDULE OF ROOMS
3rd floor





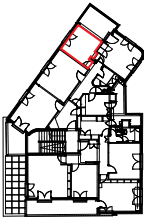
3rd floor plan 1:50, room 02.N

DATE		FLOOR		FUNCTION	ROOM
04/30/2015		3rd Floor		Room	02.N
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Wood block parquet and wooden baseboard	Original terrazzo floor and base tiles beneath, condition unknown	1990s or later	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall with a broad door opening to room 02.T	Surface renewed	Wall and plaster 1937	M7, (C.1.1)
W02.T.20	W.2.1	Door opening with a wooden frame, formerly probably four leaves (cf. D02.M.02)	Door leaves missing, renewed paint partly peeling off	1937	M13, (C.1.6)
b		Plastered exterior wall; three flush-mounted sockets; open wiring	Surface renewed; flush-mounted sockets original, one cover missing	Wall, plaster and sockets 1937	M7, (C.1.1); sockets: M26
W02.N.22	W.2.5	Double-sash casement window; original handles	Paint renewed, partly peeling off; original handles, painted white; roller shutter belt not original	1937	Wood: M13, (C.1.6); glass: M20; handles: M21
c		Plastered interior wall; open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (C.1.1)
d		Plastered interior wall with a built-in cabinet on the right side; flush-mounted light switch in the door recess	Surface renewed	Wall, plaster and light switch 1937	M7, (C.1.1); light switch: M26
D02.N.01	D.1.5	Single-leaf solid door with a wooden frame	Paint renewed and handles replaced	1937; handles 1990s or later	Wood: M13, (C.1.6)
Furniture	S.8	Built-in closet divided by a solid shelf into a lower and an upper part; both fitted with wooden frames and shelves; lowest compartment of the upper part was formerly closed with sliding panels, the upper two parts with a side-hung door; frame of the upper part with a half-round trim	Upper part original; sliding and side-hung cabinet doors missing, shelves not original; base part replaced subsequently	1937; lower partition later	Wood: M13, (C.1.6)
CEILING					
		Beam-and-block ceiling, plaster; suspended louvered luminaires	Surface renewed	1937; light 1960s-1990s	Concrete, plaster, (C.1.1)



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CONTENT
4.5 SCHEDULE OF ROOMS
3rd floor





Room 02.N; _MG_3227.jpg; photo: Aviad Bar Ness, 2015



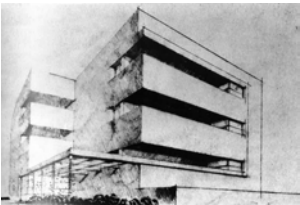
Room 02.N; _MG_3221.jpg; photo: Aviad Bar Ness, 2015



Room 02.N; _MG_3225.jpg; photo: Aviad Bar Ness, 2015

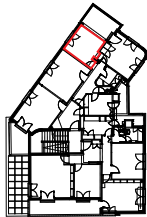


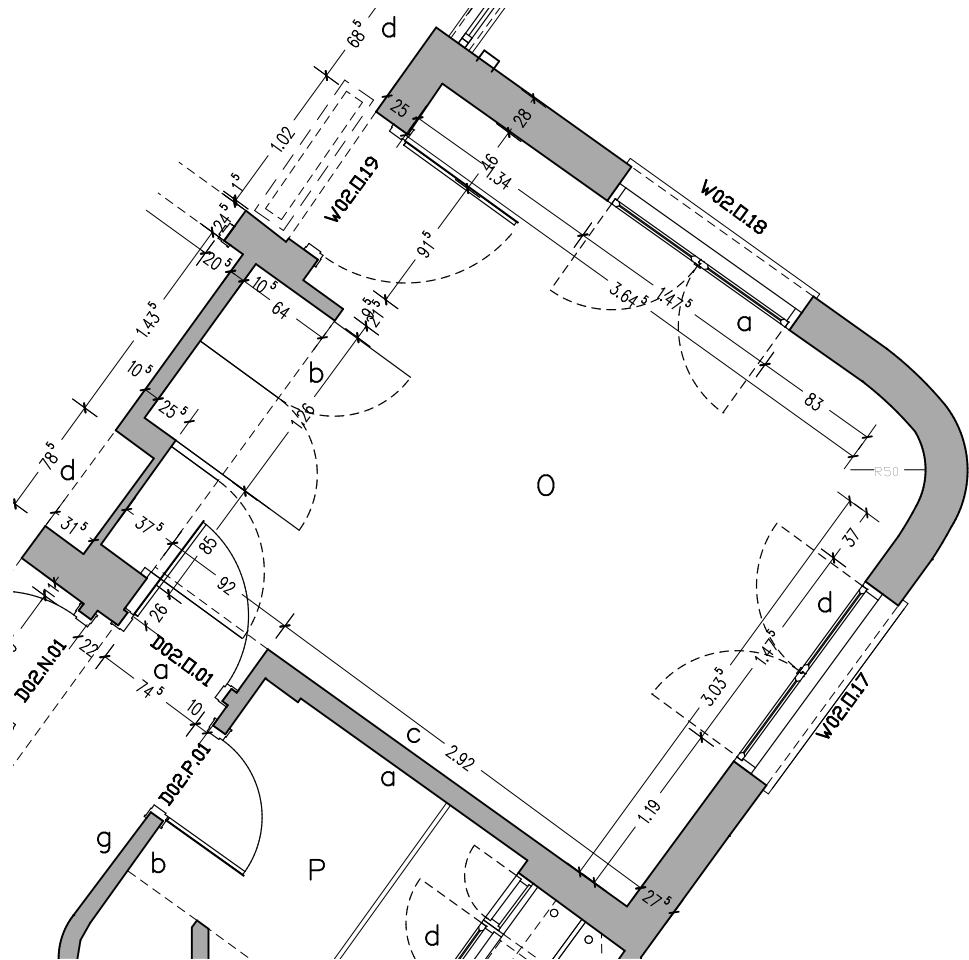
Room 02.N; _MG_3223.jpg; photo: Aviad Bar Ness, 2015



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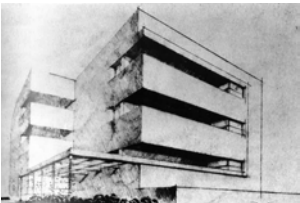
CONTENT
4.5 SCHEDULE OF ROOMS
3rd floor





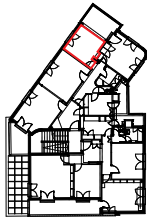
3rd floor plan 1:50, room 02.O

DATE		FLOOR		FUNCTION	ROOM
04/30/2015		3rd Floor		Room	02.O
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Wood block parquet and wooden baseboard	Original terrazzo floor and base tiles beneath, condition unknown	1990s or later	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Plastered exterior wall with a rounded corner on the left side; flush-mounted socket; open wiring	Surface renewed; shutter belt not original	Wall, plaster and socket 1937; wiring 1960s-1990s	M7, (C.1.1); socket: M26
W02.O.18	W.2.5	Double-sash casement window	Paint renewed; original handles, painted white	1937	Wood: M13, (C.1.6); glass: M20; handles: M21
b		Plastered interior wall with a recess for a built-in cabinet	Surface renewed	Wall and plaster 1937	M7, (C.1.1)
W02.O.19	W.1.2	Single-leaf balcony door; three panes of clear glass	Paint renewed; original roller shutter partly preserved; roller shutter belt partly original	1937; handles probably 1990s or later	Window: M13, (C.1.6); shutter: M14; glass: M20
Wardrobe closet	S.8	Wardrobe and cabinet with two vertical partitions built into a wall recess; three doors with two glass panes each, slender profiled wooden frame; left partition provided with two sorts of drawer; right part with wall tiling and with remains of a clothes rail; secret compartment in the partition wall between the two parts	Preserved in original state only new shelves in the right partition added and clothes rail missing; right compartment formerly used as a wardrobe	1937	Wood: M13, (C.1.6); glass: M20; tiles: M9
c		Plastered interior wall; flush-mounted light switch in the door recess; open wiring	Surface renewed	Wall, plaster and light switch 1937	M7, (C.1.1); light switch: M26
D02.O.01	D.1.5	Single-leaf solid door with a wooden frame	Paint renewed and handles replaced	1937; handles 1990s or later	Wood: M13, (C.1.6)
d		Plastered interior wall; two flush-mounted sockets; open wiring	Surface renewed	Wall, plaster and sockets 1937; wiring 1960s-1990s	M7, (C.1.1); sockets: M26
W02.O.17	W.2.5	Double-sash casement window	Surface renewed; shutter belt not original	1937	Wood: M13, (C.1.6); glass: M20; handles: M21
CEILING					
		Beam-and-block ceiling, plaster; surface-mounted fluorescent lighting	Surface renewed	1937; light 1960s-1990s	Concrete, plaster, (C.1.1)



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CONTENT
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3rd floor





Room 02.O; _MG_3241.jpg; photo: Aviad Bar Ness, 2015



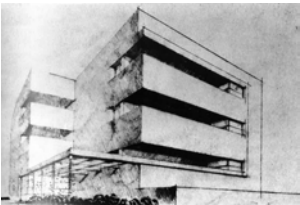
Room 02.O; _MG_3246.jpg; photo: Aviad Bar Ness, 2015



Room 02.O; _MG_3243.jpg; photo: Aviad Bar Ness, 2015

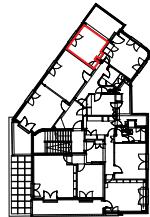


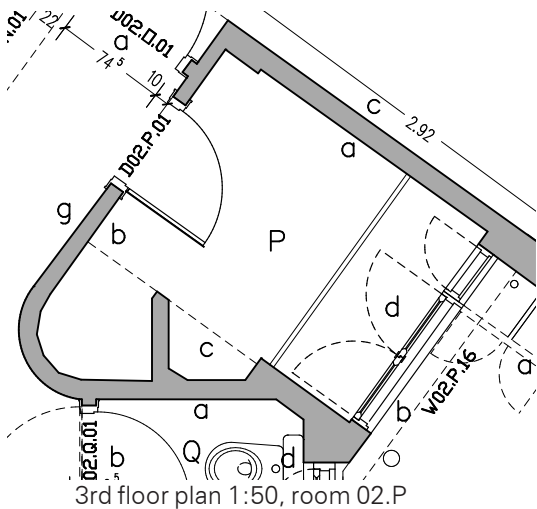
Room 02.O; _MG_3247.jpg; photo: Aviad Bar Ness, 2015



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4.5 SCHEDULE OF ROOMS
3rd floor





DATE		FLOOR		FUNCTION	ROOM
04/30/2015		3rd Floor		Former bathroom	02.P
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.2	Ceramic floor and base tiles, gray; terrazzo flooring in the shower alcove laid to falls	Original terrazzo floor and base tiles not preserved	Terrazzo flooring shower alcove original; tiles 1960s-1990s or later	
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall, wall tiling up to approx. 1.48m, tiled casing at the left up to 2.14m, painted white; wall-mounted fluorescent light and open wiring	Paint renewed; two layers of newer wall tiling on the right, original tiling beneath; tiles at the corner to wall b original and subsequently painted	Wall and plaster, tiling in the left corner 1937; tiling on the right side 1990s or later	M7, (C.1.1); tiles: M10
b		Interior wall with a tiled recess (possibly for a radiator, cf. 01.P) up to approx. 2.14m and a shower alcove tiled up to 2.25m; upper part of the wall plastered	Plaster and tiles subsequently painted white	Wall, plaster and wall-tiling 1937	M7, (C.1.1); tiles: M9, M10
D02.P01	D.1.6	Single-leaf solid door with a small glass pane	Paint renewed; handles original	1937	Wood: M13, (C.1.6); glass: M19; handles: M21
c		Plastered interior wall with a rounded shower alcove and a trapezoidal WC alcove; wall tiling up to approx. 2.25m in the alcoves and up to 1.48m on the left side	Plaster and tiles subsequently painted white; original tiling partly damaged	Wall, plaster and wall tiling 1937	M7, (C.1.1); tiles M10
d		Plastered interior wall, two layers of wall tiling up to the window around the built-in kitchen unit; open wiring	Wall tiling new, original tiling beneath; kitchen unit new	Wall, plaster and wall tiling 1937; kitchen unit 1990s or later	M7, (C.1.1)
W02.P.16	W.2.4	Double-sash window with an exterior metal grille combined with an adjacent laundry hatch with two vertical iron bars	Paint renewed and partly peeling off; laundry hatch door missing; original handles, painted; grille and iron bars not original; shutters missing	1937; grille and iron bars later	Wood: M13, (C.1.6); handles: M21
CEILING					
		Beam-and-block ceiling, plaster	Surface renewed	1937	Concrete, plaster, (C.1.1)

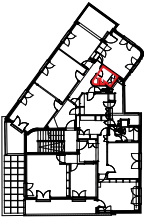


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3rd floor





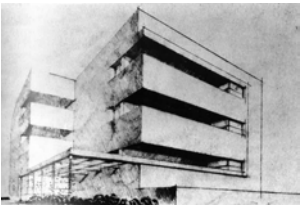
Room 02.P; _MG_3237.jpg; photo: Aviad Bar Ness, 2015



Room 02.P; _MG_3232.jpg; photo: Aviad Bar Ness, 2015

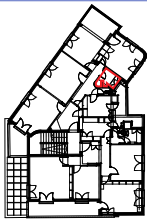


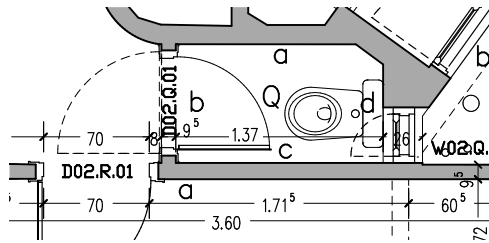
Room 02.P; Untitled_Panorama4.jpg; photo: Aviad Bar Ness, 2015



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3rd floor



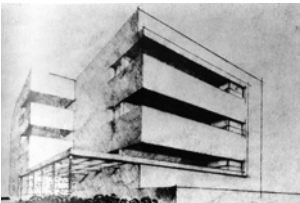


3rd floor plan 1:50, room 02.Q



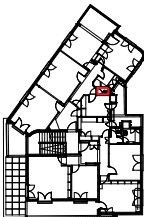
Room 02.Q; _MG_3187.jpg; photo: Aviad Bar Ness, 2015

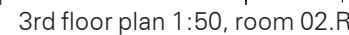
DATE		FLOOR		FUNCTION	ROOM
04/30/2015		3rd Floor		WC	02.Q
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Ceramic floor and base tiles, gray	Original terrazzo floor and base tiles beneath, condition unknown	1990s	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall, wall tiling up to approx. 1.65m; wall-mounted lighting fixture; flush-mounted light switch	Surface renewed; wall tiling and light new; probably original wall tiling beneath	Wall, plaster and socket 1937; tiling and light 1990s or later	M7, (C.1.1)
b		Plastered interior wall, wall tiling up to approx. 1.65m	Paint on the plaster renewed; wall tiling new, probably original wall tiling beneath	Wall and plaster 1937; tiling 1990s or later	M7, (C.1.1)
D02.Q.01	D.1.6	Single-leaf solid door with a small glass pane	Paint renewed and handles replaced	1937; handles probably 1990s or later	Wood: M13, (C.1.6); glass: M19
c		Plastered interior wall, wall tiling up to approx. 1.65m	Paint on the plaster renewed; wall tiling new, probably original wall tiling beneath	Wall and plaster 1937; tiling 1990s or later	M7, (C.1.1)
d		Exterior wall; wall tiling; toilet with wall-mounted cistern	Paint on the plaster renewed; new wall tiling, probably original wall tiling beneath; WC renewed	Wall and plaster 1937; tiles and equipment 1960s-1990s or later	M7, (C.1.1)
W02.Q.15	W.3.1	Single-sash window with a metal grille and wire mesh	Paint renewed, partly peeling off; grille probably original; original handle	1937	Wood: M13, (C.1.6); glass: M19; handle: M21 steel: M23
CEILING					
		Beam-and-block ceiling, plaster	Surface renewed	1937	Concrete, plaster, (C.1.1)



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4.5 SCHEDULE OF ROOMS
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4.5 SCHEDULE OF ROOMS

3rd floor





Room 02.R; _MG_3214.jpg; photo: Aviad Bar Ness, 2015



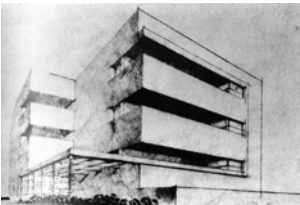
Room 02.R; _MG_3218.jpg; photo: Aviad Bar Ness, 2015



Room 02.R; _MG_3216.jpg; photo: Aviad Bar Ness, 2015

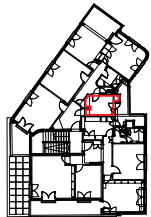


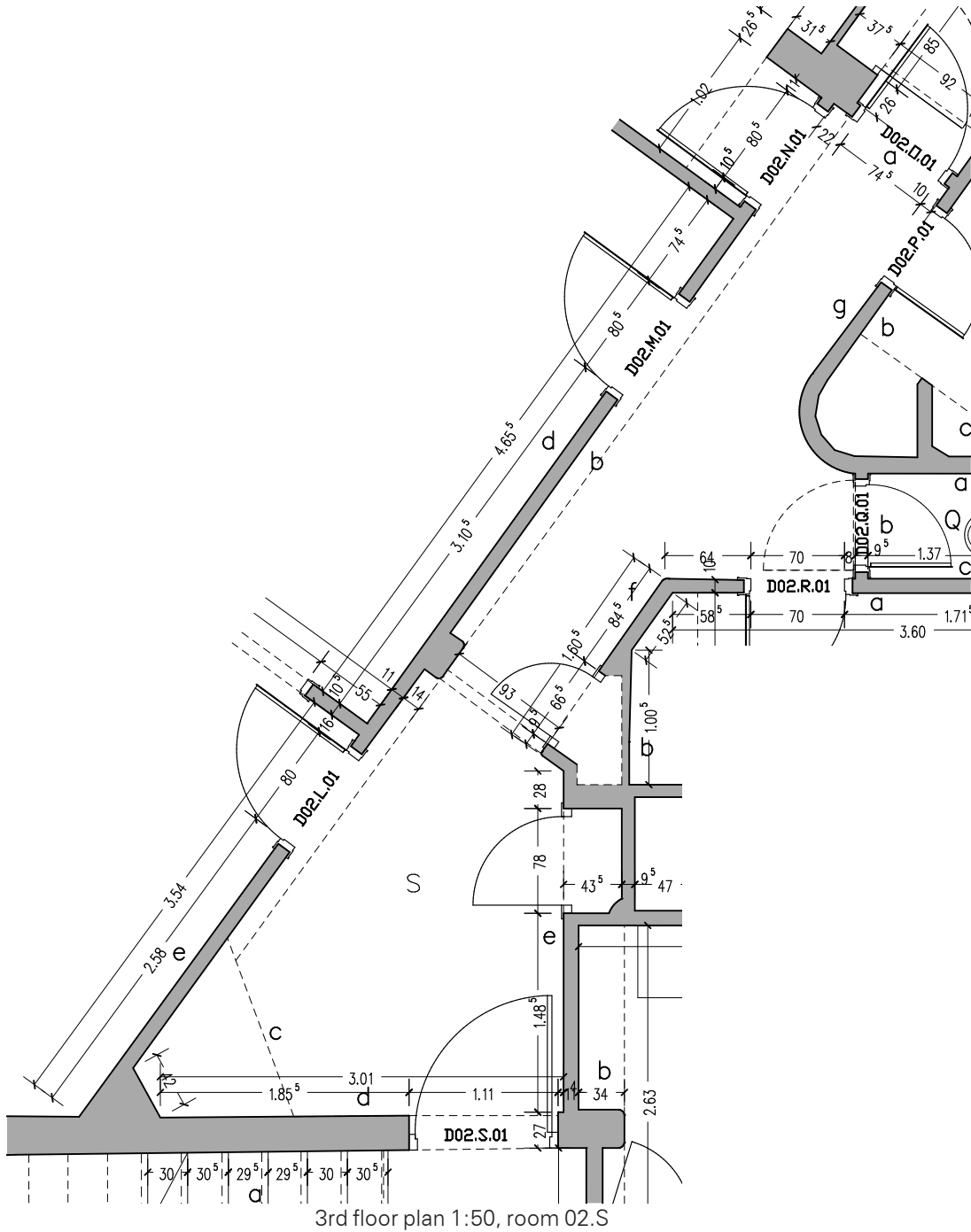
Room 02.R; _MG_3219.jpg; photo: Aviad Bar Ness, 2015



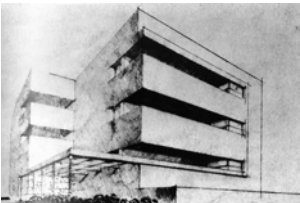
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4.5 SCHEDULE OF ROOMS
3rd floor





DATE		FLOOR		FUNCTION	ROOM
04/30/2015		3rd Floor		Corridor	02.S
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.1.1	Terrazzo floor and base tiles	Partly scratched surface, cracks	1937	M4
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall; open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (C.1.5)
D02.O.01	D.1.5	Single-leaf solid door with a wooden frame	Paint renewed and handles replaced	1937; handles 1990s or later	Wood: M13, (C.1.6)
b		Plastered interior wall; thickness of wall less than that of adjoining concrete columns and beam; flush-mounted light switch next to D02.N.01; open wiring	Surface renewed; flush-mounted light switch original	Wall, plaster and light switch 1937; wiring 1960s-1990s	M7, (C.1.5); light switch: M26
D02.N.01	D.1.5	Single-leaf solid door with a wooden frame	Paint renewed and handles replaced	1937; handles 1990s or later	Wood: M13, (C.1.6)
D02.M.01	D.1.3	Single-leaf door with a wooden frame; three panes of textured glass	Paint renewed and handles replaced	1937; handles 1990s	Wood: M13, (C.1.6); glass: M19
D02.L.01	D.1.3	Single-leaf door with a wooden frame; three panes of textured glass	Paint renewed and handles replaced	1937; handles 1990s or later	Wood: M13, (C.1.6); glass: M19
c		Plastered interior wall with a rounded corner to wall b with a recess; open wiring	Surface renewed	Wall and plaster 1937; wiring 1960s-1990s	M7, (C.1.5)
Wardrobe	S.6	Built-in wooden wardrobe closet with a side-hung door and two adjoining fixed panels; door leaf with three vent openings and a lock; four shelves and a clothes rail inside	Paint renewed, original arrangement preserved	1937	Wood: M13, (C.1.6); clothes rail: M25
d		Plastered interior wall; several electrical fuse/service boxes and open wiring; flush-mounted light switch and socket;	Surface renewed	Wall, plaster, light switch and socket 1937; wiring 1960s-1990s	M7, (C.1.5); light switch, socket: M26
D02.S.01	D.1.2	Entrance door to the apartment, solid door with a movable spyhole and a metal kickplate on both sides; door-closer, additional bolt	Handles replaced, bolt, door closer added subsequently	1937; bolt door closer and handles 1970-1990	wood: M11; spy-hole: M21; fittings: M22; base-board: M24
e		Plastered interior wall; flush-mounted socket; open wiring	Surface renewed	Wall, plaster and socket 1937	M7, (C.1.5); socket: M26
Closet	S.10	Wooden single-leaf closet, shelves, mount for a clothes rail; vent hole in the door leaf	Paint renewed; shelves added subsequently; originally only one upper shelf and a clothes rail	1937	Wood: M13, (C.1.6)
f		Plastered interior wall; open wiring	Surface renewed	Wall and plaster 1937	M7, (C.1.5)
Closet	S.10	Wooden single-leaf closet with four shelves, containing a fuse box and a door bell	Paint renewed; doorbell probably replaced; fuse box new; door leaf missing	1937; fuse box 1990s	Wood: M13, (C.1.6)
D02.R.01	D.1.6	Single-leaf solid door with a small glass pane	Paint renewed and handles replaced	1937; handles 1990s	Wood: M13, (C.1.6); glass: M19
g		Plastered interior wall with a rounded corner	Surface renewed	Wall and plaster 1937; wall protection 1960s-1990s	M7, (C.1.5)

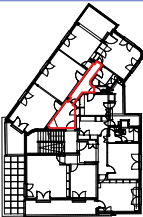


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Room 02.S; _MG_3183.jpg; photo: Aviad Bar Ness, 2015

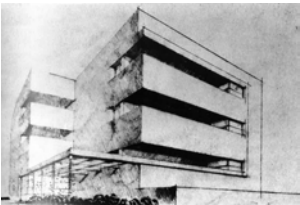
DATE		FLOOR		FUNCTION	ROOM
04/30/2015		3rd Floor		Corridor	02.S
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
Storage space	S.11	Single-leaf solid hatch door to a storage space in the ceiling void	Paint renewed; knob original	1937	Wood: M13, (C.1.6); knob: (M21)
D02.Q.01	D.1.6	Single-leaf solid door with a small glass pane	Paint renewed and handles replaced	1937; handles 1990s or later	Wood: M13, (C.1.6); glass: M19
i		Plastered interior wall, rounded corner to wall h; open wiring	Surface renewed	Wall and plaster 1937	M7, (C.1.5)
D02.P.01	D.1.6	Single-leaf solid door with a small glass pane	Paint renewed; handles original	1937	Wood: M13, (C.1.6); glass: M19; handles: M21
CEILING					
		Beam-and-block ceiling, plaster; suspended louvered luminaires	Surface renewed	1937; lights 1960s-1990s	Concrete, plaster, (C.1.5)



Room 02.S; _MG_3186.jpg; photo: Aviad Bar Ness, 2015



Room 02.S; _MG_3181.jpg; photo: Aviad Bar Ness, 2015

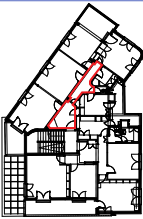


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Room 02.S; 2015-07-03 MLE_216 MLH-02.JPG; photo: Brenne Architekten, 2015



Room 02.S; 2015-02-12 WB_016 MLH-02_bearb.jpg; photo: Brenne Architekten, 2015



Room 02.S; _MG_3188.jpg; photo: Aviad Bar Ness, 2015



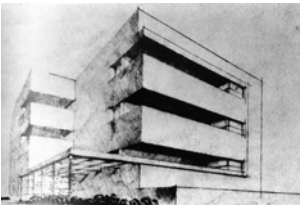
Room 02.S; 2015-07-03 MLE_225 MLH-02.JPG; photo: Brenne Architekten, 2015



Room 02.S; 2015-07-03 MLE_228 MLH-02.JPG; photo: Brenne Architekten, 2015

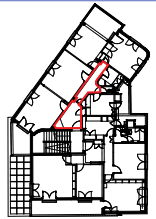


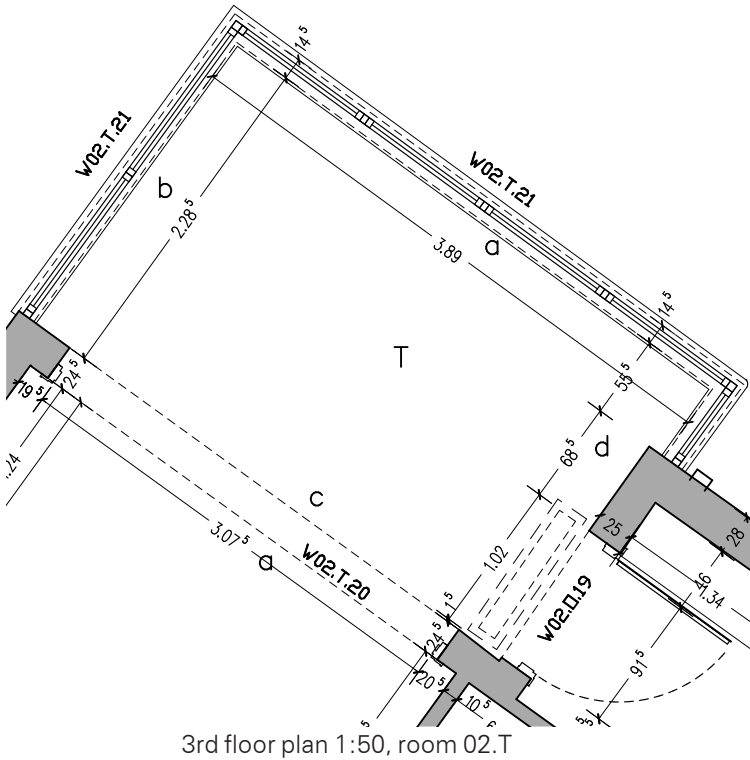
Room 02.S; 2015-07-03 MLE_227 MLH-02.JPG; photo: Brenne Architekten, 2015



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CONTENT
4.5 SCHEDULE OF ROOMS
3rd floor





DATE		FLOOR		FUNCTION	ROOM
04/30/2015		3rd Floor		Balcony (B.3)	02.T
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	Wood block parquet and wooden baseboard	Original terrazzo floor and base tiles beneath, condition unknown	1990s or later	(M4)
WALLS AND BUILT-IN ELEMENTS					
a		Plastered exterior parapet with a terrazzo coping; glazing mounted between the balcony parapet and the upper fascia; open wiring	Surface renewed; original coping painted white	Wall and plaster 1937; windows 1960s-1990s	Railing: M7, (C.1.1); coping: M3
b		Plastered exterior parapet with a terrazzo coping; glazing mounted between the balcony parapet and the upper fascia; open wiring	Surface renewed; original coping painted white	Wall and plaster 1937; wiring and windows 1960s-1990s	Railing: M7, (C.1.1); coping: M3
W02.T.21	W.4.2	Balcony glazing, consisting of 7 single-sash aluminum windows		1960s-1990s	
c		Plastered interior wall with a broad door opening to room 02.T	Surface renewed	Wall and plaster 1937	M7, (C.1.1)
W02.T.20	W.2.1	Door opening with a wooden frame, formerly probably four leaves (cf. D02.M.02)	Door leaves missing; paint renewed, partly peeling off	1937	Wood: M13, (C.1.6)
d		Plastered exterior parapet with a terrazzo coping; glazing mounted between the balcony parapet and the upper fascia; flush-mounted socket and light switch; open wiring	Surface renewed; original coping painted white	Wall, plaster, socket and light switch 1937; wiring and windows 1960s-1990s	Railing: M7, (C.1.1); coping: M3; socket, light switch: M25
W02.O.19	W.1.2	Single-leaf balcony door; three panes of clear glass	Paint renewed; original roller shutter partly preserved; roller shutter belt partly original	1937; handles probably 1990s or later	Window: M13, (C.1.6), (C.1.6); shutter: M14; glass: M20
CEILING					
		Rendered false ceiling; hatch with removable wooden cover for access to the shutter box above balcony door W02.O.19; surface-mounted fluorescent lighting	Surface renewed; paint of the original wooden covers renewed	ceiling 1937; light 1960s-1990s	M7, (C.1.1); wood: M13, (C.1.6)

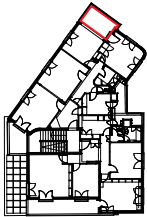


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CONTENT

4.5 SCHEDULE OF ROOMS
3rd floor





Room 02.T; _MG_3228.jpg; photo: Aviad Bar Ness, 2015



Room 02.T; _MG_3229.jpg; photo: Aviad Bar Ness, 2015



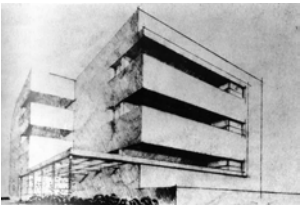
Room 02.T; 2015-07-03 MLE_256 MLH-02.JPG; photo: Brenne Architekten, 2015



Room 02.T; 2015-07-03 MLE_251 MLH-02.JPG; photo: Brenne Architekten, 2015

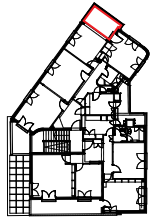


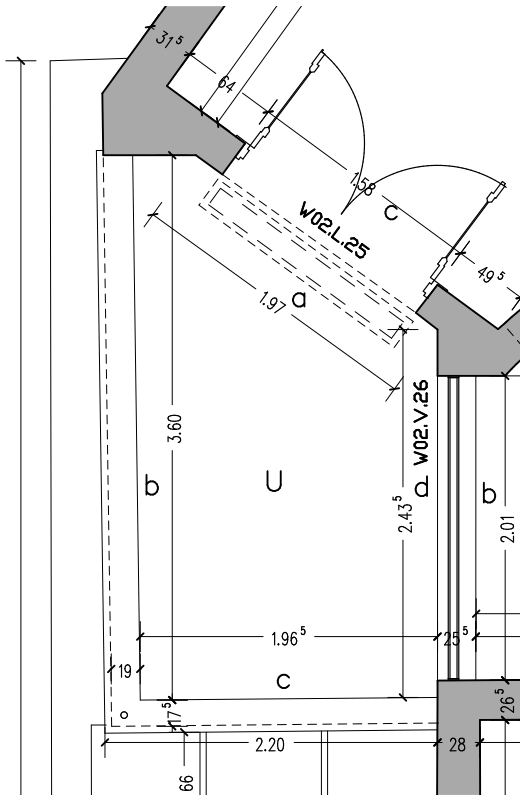
Room 02.T; _MG_3230.jpg; photo: Aviad Bar Ness, 2015



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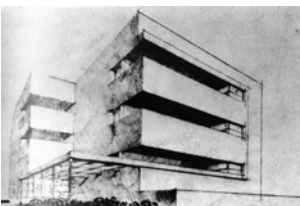
CONTENT
4.5 SCHEDULE OF ROOMS
3rd floor





3rd floor plan 1:50, room 02.U

DATE		FLOOR		FUNCTION	ROOM
04/30/2015		3rd Floor		Balcony (B.4)	02.U
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.1.1	Terrazzo floor and base tiles	Partly scratched surface, cracks, few base tiles missing	1937	M4
WALLS AND BUILT-IN ELEMENTS					
a		Rendered exterior wall; flush-mounted socket	Render renewed	Wall render and socket 1937	M7, (C.1.4)
W02.L.25	W.1.1	Double-leaf balcony door with a wooden frame; three panes of clear glass	Paint renewed, partly peeling off; handles replaced	1937; handles 1990s or later	Wood: M13, (C.1.6); glass: M20
b		Rendered exterior parapet; terrazzo coping with a water drip; round steel column mounted on the coping at the corner of the balcony with a sleeve socket at its foot and head	Paint and terrazzo coping renewed broadly similar to the original materials; paint peeling off, cracks in the render at the connection to the coping; column probably original	Wall, render and column 1937; paint and coping 1990s	Railing: M7, (C.1.4); column: M23 (original color white)
c		Rendered exterior parapet with a terrazzo coping	Paint and terrazzo coping renewed broadly similar to the original materials; paint peeling off, cracks in the render at the connection to the coping	Wall and render 1937; paint and coping 1990s	Railing: M7, (C.1.4)
d		Rendered exterior wall; open wiring	Surface renewed	Wall and render 1937; wiring 1960s-1990s	M7, (C.1.4)
W02.V.26	W.1.2	Three-part window with a wooden frame, one horizontal and one vertical sash bar; upper part: two sliding sashes; lower part: two panes of fixed glazing	Exterior paint peeling off; crack in the wire glass	1937	Wood: M13, (C.1.6); glass: M18 (sliding sashes), M16 (fixed glazing)
CEILING					
		Plastered dropped ceiling; opening with removable wooden covers for the shutter box above the balcony door	Surface renewed; paint of the original wooden covers renewed	Ceiling and render 1937	M7, (C.1.1); wood: M13, (C.1.6)

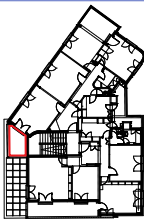


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CONTENT

4.5 SCHEDULE OF ROOMS
3rd floor





Room 02.U; _MG_3210.jpg; photo: Aviad Bar Ness, 2015



Room 02.U; _MG_3208.jpg; photo: Aviad Bar Ness, 2015



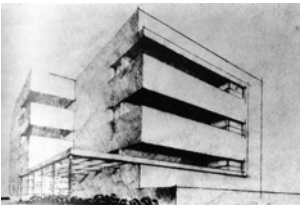
Room 02.U; _MG_3212.jpg; photo: Aviad Bar Ness, 2015



Room 02.U; 2015-07-03 MLE_277 MLH-02_bearb.jpg;
photo: Brenne Architekten, 2015

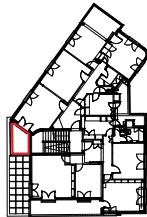


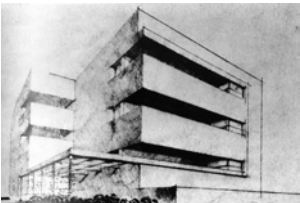
Room 02.U; 2015-07-03 MLE_278 MLH-02.JPG;
photo: Brenne Architekten, 2015



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CONTENT
4.5 SCHEDULE OF ROOMS
3rd floor

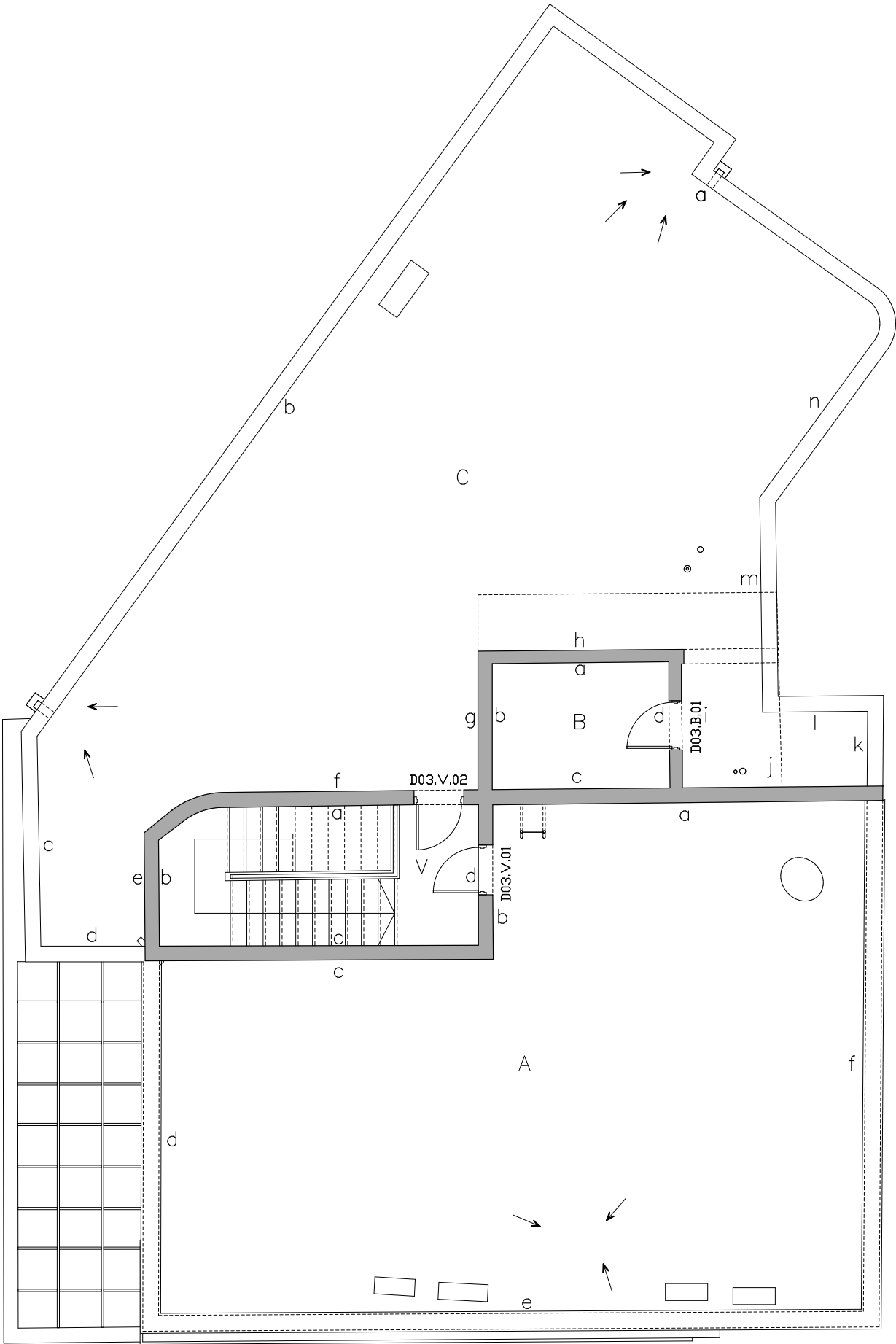




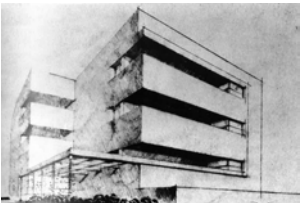
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CONTENT
4.0 SCHEDULE OF ROOMS

4.6 Roof

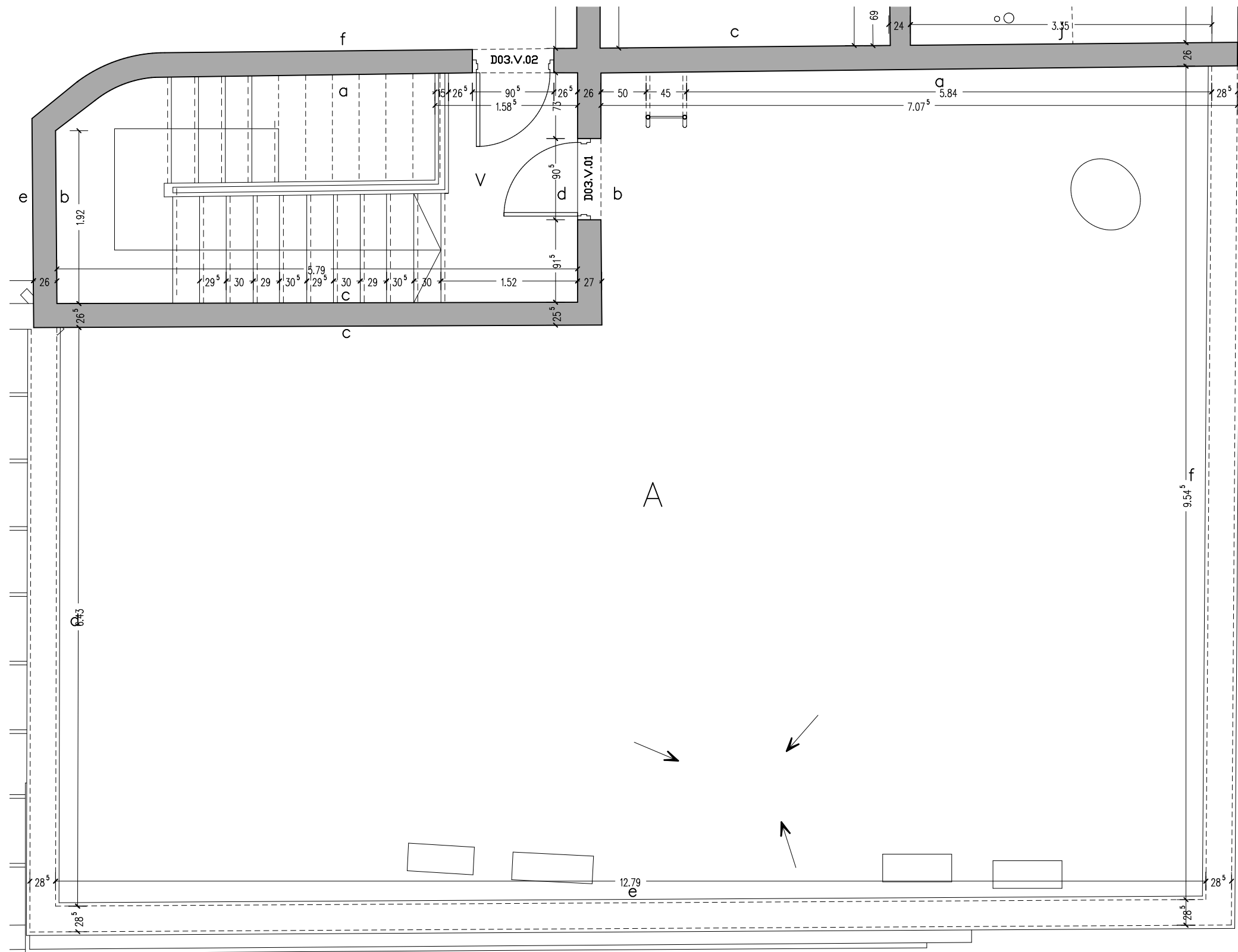


Roof floor plan 1:100

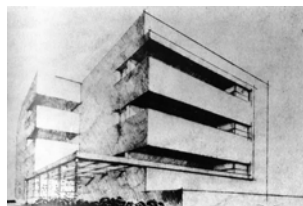


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CONTENT
4.6 SCHEDULE OF ROOMS
Roof

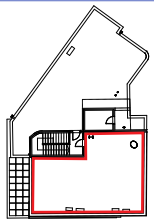


Roof, floor plan 1:50, roof area 03.A



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CONTENT
 4.6 SCHEDULE OF ROOMS
 Roof



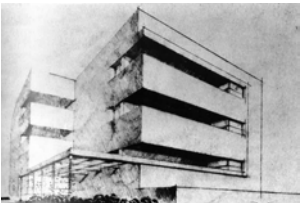


Room 03.A; 2015-02-10 WB_003 MLH-DA.JPG; photo: Brenne Architekten, 2015



Room 03.A; 2016-02-03 WB_013 MLH-DA.JPG; photo: Brenne Architekten, 2015

DATE		FLOOR		FUNCTION	ROOM
04/30/2015		Roof		-	03.A
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	mineral-surfaced bituminous roofing; surface-mounted air-conditioning units in front of wall e		1990s	
WALLS AND BUILT-IN ELEMENTS					
a		not accessible			
b		not accessible			
D03.V.02	D.2.3	Solid door to the staircase	Replaced, original position	1990s	
c		not accessible			
d/e/f		Rendered exterior parapet with a terrazzo coping; five wall-mounted tubular steel poles	Exterior render, paint and coping renewed broadly similar to the original materials; paint partly peeling off; cracks in the plaster at the connection to the coping	Wall 1937; render, paint, coping and poles 1990s	Parapet: cream white

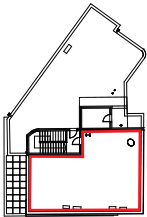


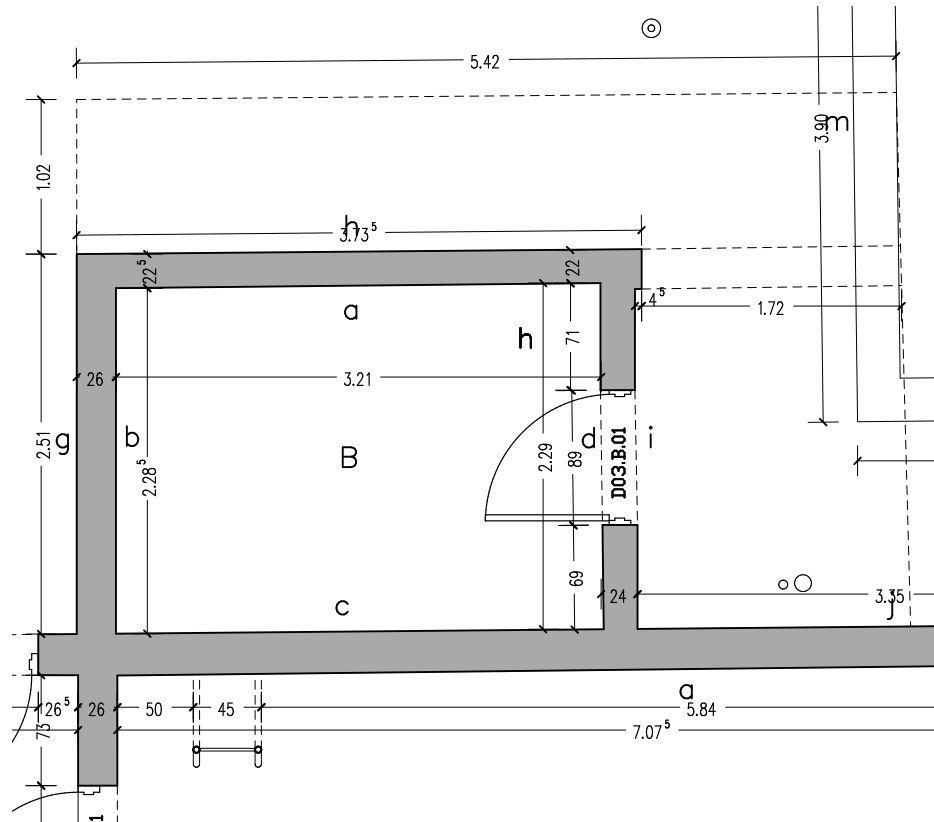
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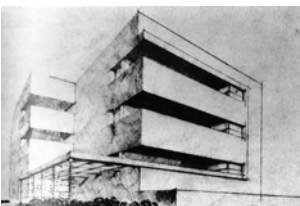
CONTENT

4.6 SCHEDULE OF ROOMS
Roof





DATE		FLOOR		FUNCTION	ROOM
04/30/2015		Roof		Laundry room	03.B
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.1	Terrazzo floor and base tiles	Partly scratched surface, cracks, a few base tiles missing	1937	M4
WALLS AND BUILT-IN ELEMENTS					
a		Plastered interior wall; open wiring	Surface renewed; cracks	Wall and plaster 1937; wiring probably 1990s	M7
b		Plastered interior wall	Surface renewed	1937	M7
c		Plastered interior wall	Surface renewed	1937	M7
d		Plastered interior wall; wall-mounted lighting fixture; open wiring	Surface renewed	Wall and plaster 1937; wiring and lighting fixture 1960s-1990s	M7
D03.V.02	D.2.3	Solid wooden door to roof area	Replaced, original position	probably 1960s-1990s	

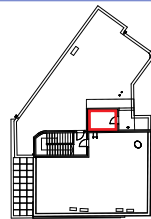


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CONTENT

4.6 SCHEDULE OF ROOMS
Roof





Room 03.B; 2015-11-09_MLE_020 MLH-DA_bearb.jpg;
photo: Brenne Architekten, 2015



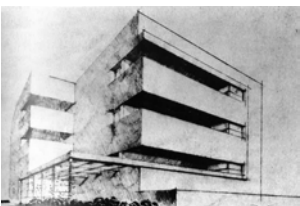
Room 03.B; 2015-11-09_MLE_018 MLH-DA_bearb.jpg;
photo: Brenne Architekten, 2015



Room 03.B; 2015-11-09_MLE_019 MLH-DA_bearb.jpg;
photo: Brenne Architekten, 2015

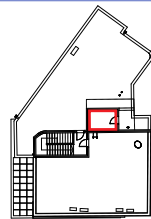


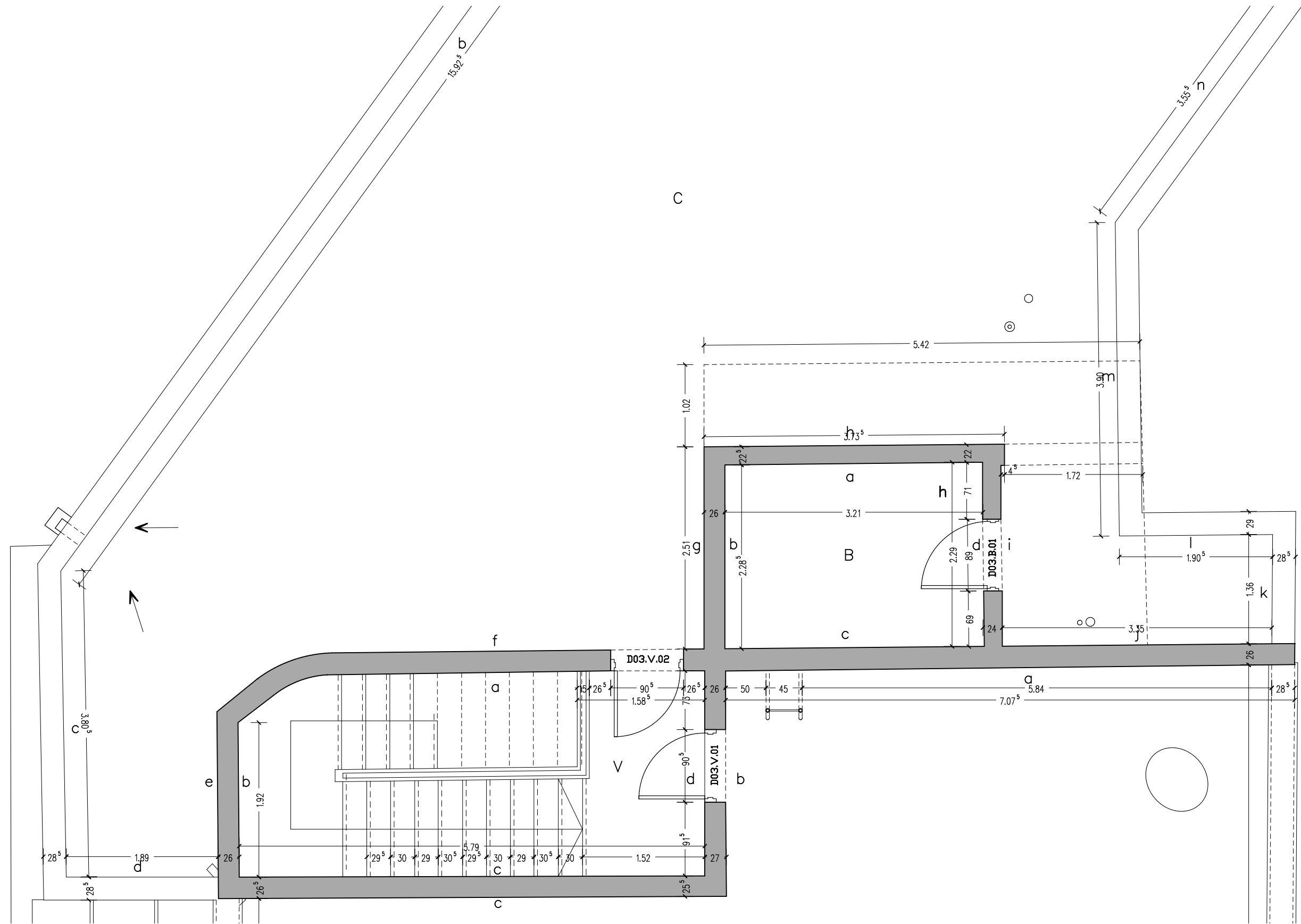
Room 03.B; 2015-11-09_MLE_017 MLH-DA_bearb.jpg;
photo: Brenne Architekten, 2015



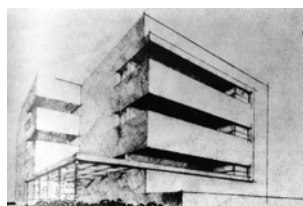
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CONTENT
4.6 SCHEDULE OF ROOMS
Roof



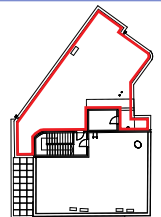


Roof, floor plan 1:50, roof area 03.C



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CONTENT
 4.6 SCHEDULE OF ROOMS
 Roof



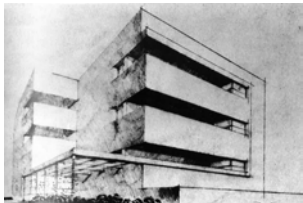


Room 03.C; 2015-02-13_MLE_001 MLH-DA_bearb.jpg;
photo: Brenne Architekten, 2015



Room 03.C; 2015-11-09_MLE_025 MLH-DA_bearb.jpg;
photo: Brenne Architekten, 2015

DATE		FLOOR		FUNCTION	ROOM
04/30/2015		Roof		-	03.C
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.2.1	mineral-surfaced bituminous roofing; surface-mounted cable bushings and steel racks of formerly installed air-conditioning units in front of walls a and b		1967-1990s	
Walls and built-in elements					
a/b		Rendered exterior parapet, rounded corner to wall n; rendered coping; iron drainage pipe passing through the wall into the downpipe	Exterior render and paint renewed; discoloration due to oxidation; cracks in the plaster at the coping	Wall 1937; render and paint 1990s	Parapet: cream white
d		Rendered exterior parapet, rendered coping	Exterior render and paint renewed; discoloration due to oxidation; cracks in the plaster at the coping	Wall 1937; render and paint 1990s	Parapet: cream white
e/f/g		Rendered exterior wall, rendered wall coping; iron drainage pipe of the staircase penthouse roof passing through the parapet at wall f and g	Exterior render and paint renewed; discoloration due to oxidation; cracks in the plaster at the parapet	Wall 1937; render and paint 1990s	Parapet: cream white
D03.V.02	D.2.3	Solid door to the staircase	Replaced, original position	1990s	
h/i		Rendered exterior wall with a rendered cantilevered roof on the northern and eastern sides	Exterior render and paint renewed; cracks in the plaster at the parapet	Wall 1937; render and paint 1990s	Parapet: cream white
D03.V.03	D.2.3	Solid door to the staircase	Replaced, original position	1990s	
j		Rendered exterior wall, rendered wall coping;	Exterior render and paint renewed; discoloration due to oxidation; cracks in the plaster at the parapet	Wall 1937; render and paint 1990s	Parapet: cream white
k/l/m/n		Rendered exterior parapet, rounded corner to wall a; rendered coping	Exterior render and paint renewed; discoloration due to oxidation; cracks in the plaster at the coping	Wall 1937; render and paint 1990s	Parapet: cream white

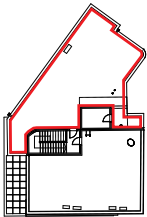


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CONTENT

4.6 SCHEDULE OF ROOMS
Roof





Room 03.C; 2015-02-10 WB_002 MLH-DA_bearb.jpg; photo: Brenne Architekten, 2015



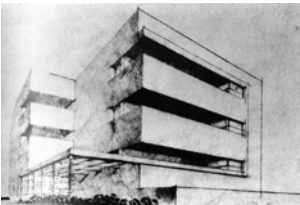
Room 03.C; 2016-02-03 WB_009 MLH-DA_bearb.jpg; photo: Brenne Architekten, 2015



Room 03.C; 2016-02-03 WB_007 MLH-DA_bearb.jpg; photo: Brenne Architekten, 2015

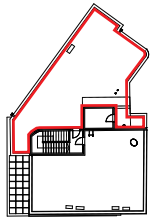


Room 03.C; 2016-02-03 WB_001 MLH-DA_bearb.jpg; photo: Brenne Architekten, 2015

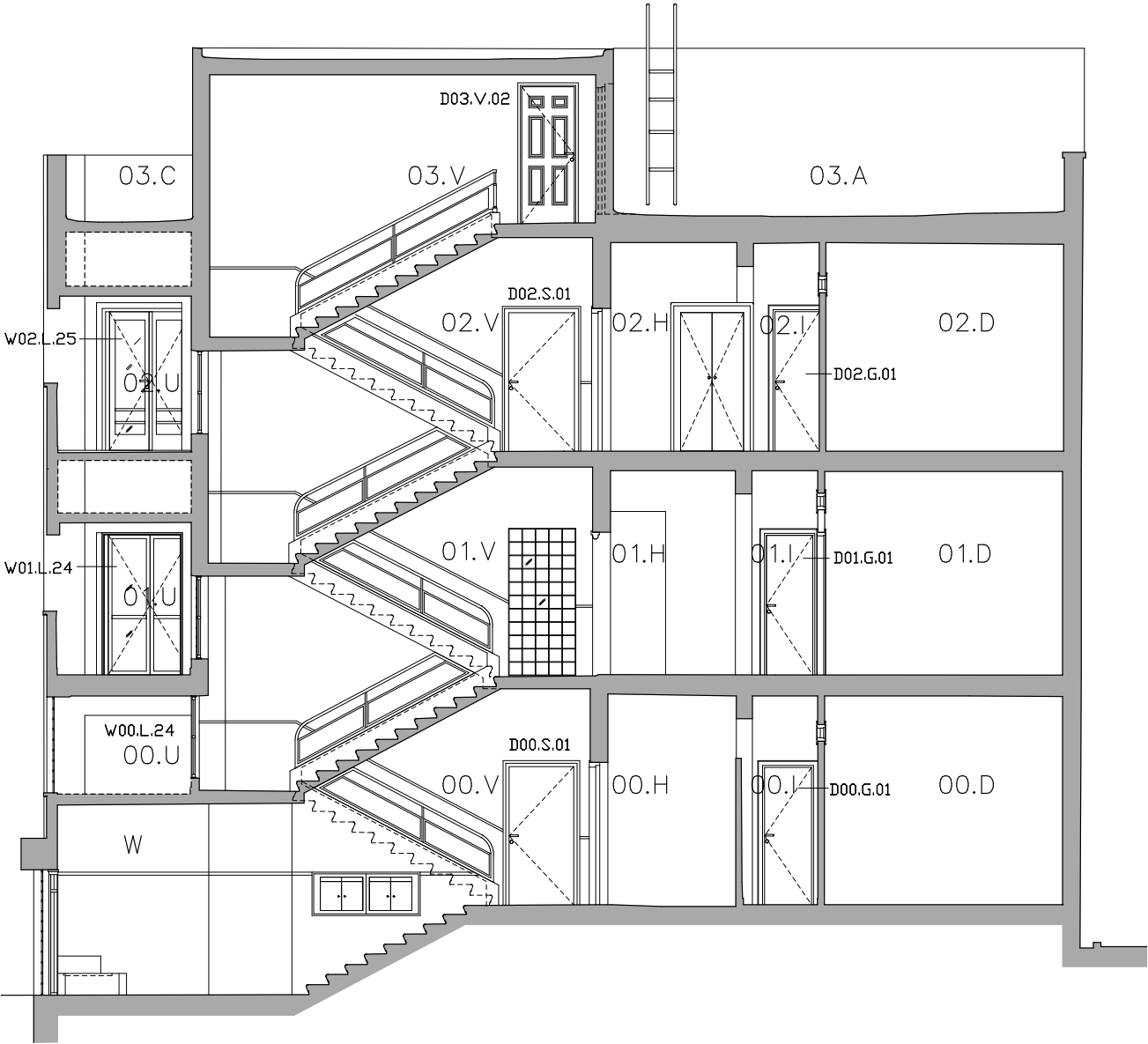


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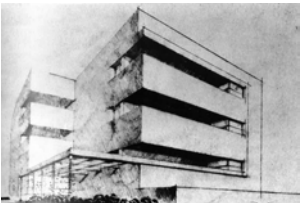
CONTENT
4.6 SCHEDULE OF ROOMS
Roof



4.7 Staircase

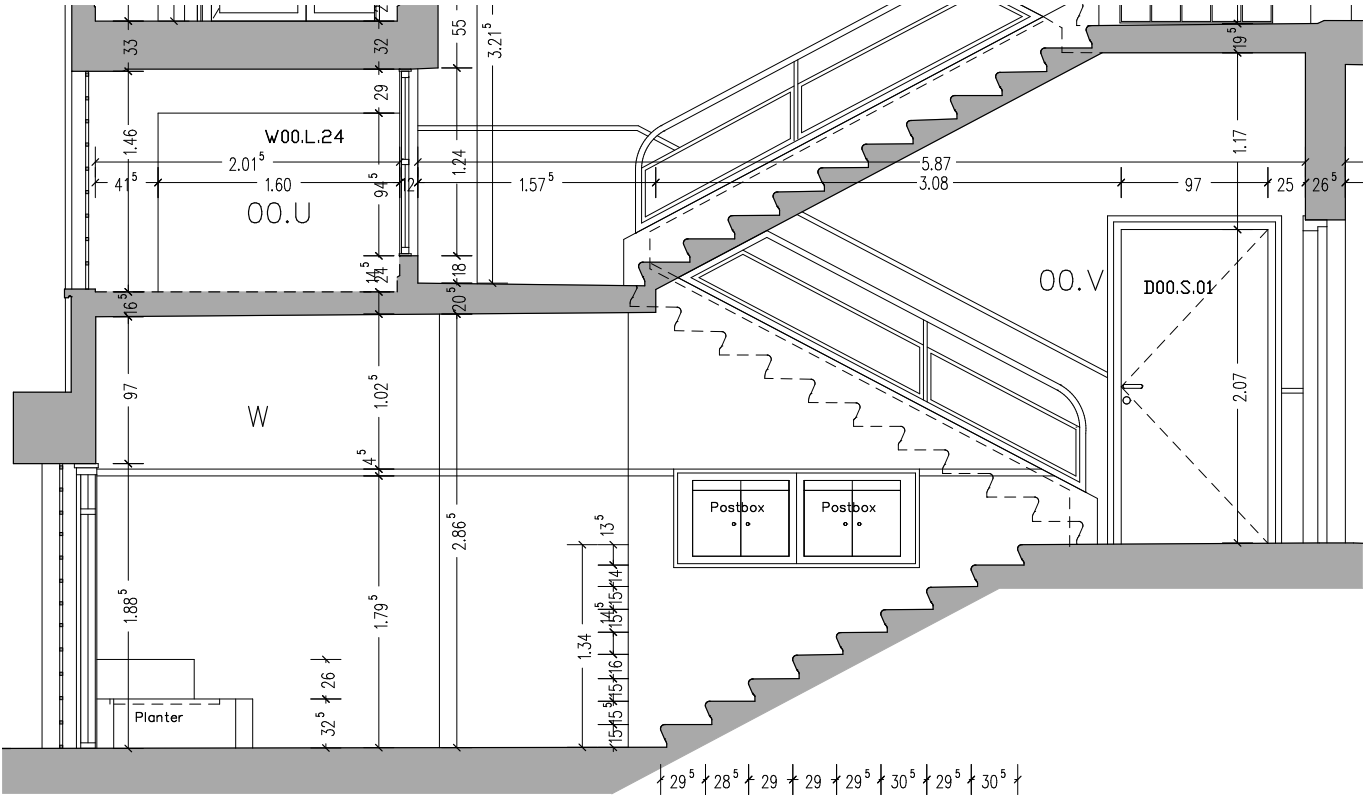


Staircase, section 1:100

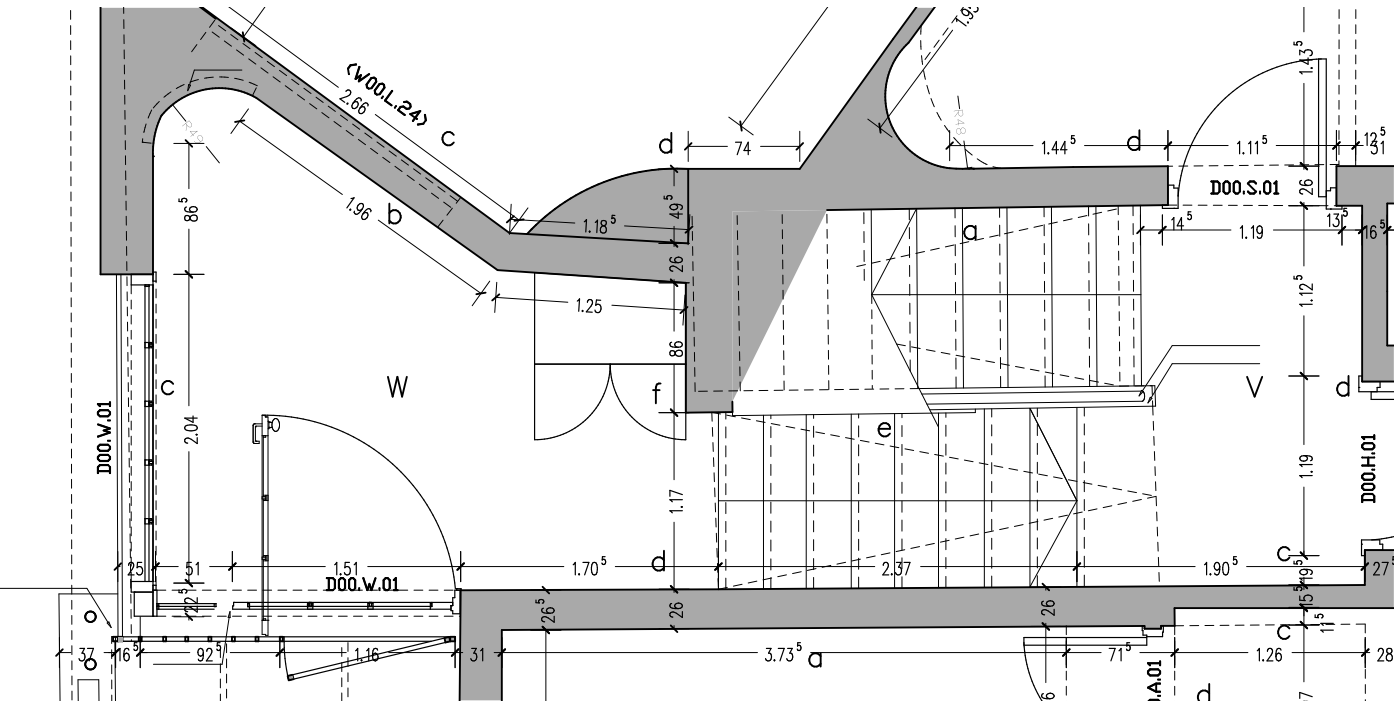


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CONTENT
4.7 SCHEDULE OF ROOMS
Staircase

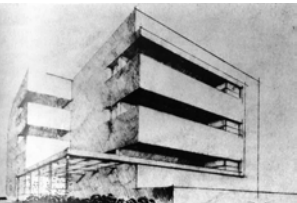


Staircase, section, 1:50, room W, 00.U



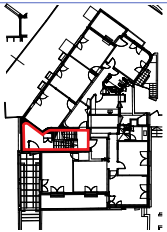
Entrance and staircase, 1:50, room W, 00.V

DATE	FLOOR			FUNCTION	ROOM
04/30/2015	Main entrance, staircase			Main entrance	00.W
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.1.1	Terrazzo floor and base tiles; steps with fixings of a stair rod	Partly scratched surface, cracks, a few base tiles missing	1937	M4; fixings: M25
Walls and built-in elements					
a		Plastered interior wall, wooden panelling topped with a dado rail up to 1.80m; room-high wooden cupboard with three compartments, each with lockable two-leaf side-hung doors	Paint on the plaster renewed; panelling and cupboard not original; dado rail original	Wall, plaster and dado rail 1937; panelling and cupboard later	M7, (C.1.3); rail: M12
b		Plastered interior wall, wall tiling topped with a dado rail up to 1.80m; rounded corner to wall c with a wall recess and a protruding round fountain basin, all sides tiled	Paint on the plaster renewed	1937	M7, (C.1.3); wall tiling: M8; fountain: M8 (mosaic); rail M12
c		Plastered interior wall, wall tiling topped with a dado rail up to 1.80m	Paint on the plaster renewed	1937	M7, (C.1.3); wall tiling: M8
D00.W.01	D.1.1	Exterior corner glazing flush with the floor, including the main entrance door; wooden frame containing rectangular glass panels; fixed glazing along on the west wall, fixed glazing with pivot-hung door along the south wall	Coating of the wooden frame construction renewed	1937	M12; glass: M15
d		Plastered interior wall, wall tiling topped with a dado rail up to 1.80m; flush-mounted light switch	Paint on the plaster renewed; light switch renewed	1937; light switch 1990s or later	M7, (C.1.3); wall tiling: M8
e		Plastered interior wall, wall tiling topped with a dado rail up to 1.80m above the floor level; wall niche for the mailboxes	Paint on the plaster renewed	1937	M7, (C.1.3); wall tiling: M8
Mailboxes	S.12	Built-in closet in the space under the flight of stairs; ornamental cement tile flooring (cf. exterior main entrance) two wooden door leaves with four integrated mailboxes; separate door, letter slot and lock in a frame construction; black bakelite wall-mounted electrical distribution box	Coating renewed; lock of the two-leaf door missing; covers of the letter slots missing; locks of the mailboxes renewed; distribution box probably original	1937; locks later	M12; floor: F.1.4; electricity box: M27
f		Plastered interior wall, partly wooden panelling topped with a dado rail up to 1.80m	Paint on the plaster renewed; panelling not original; dado rail original	Wall, plaster and dado rail 1937; panelling later	M7, (C.1.3); rail: M12
Ceiling					
		Ceiling, probably concrete construction, plastered; surface mounted lamp holder and safety lamp	Paint on the plaster renewed	1937	Concrete, plaster, (C.1.3)



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CONTENT
4.7 SCHEDULE OF ROOMS
Staircase





Room W; IMG_0721_bearb.jpg; photo: tal eyal ARCHITECTURE, 2015



Room W; 2015-02-10 WB_005 MLH-TR_bearb.jpg; photo: Brenne Architekten, 2015



Room W; 2016-02-02 WB_007 MLH-TR_bearb.jpg; photo: Brenne Architekten, 2015



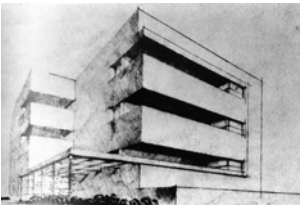
Room W; 2015-11-11_MLE_001 MLH-TR_bearb.jpg; photo: Brenne Architekten, 2015



Room 00.V; 2015-02-10 WB_008 MLH-TR_bearb.jpg; photo: Brenne Architekten, 2015

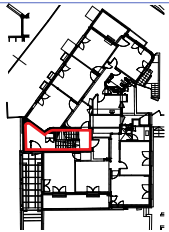


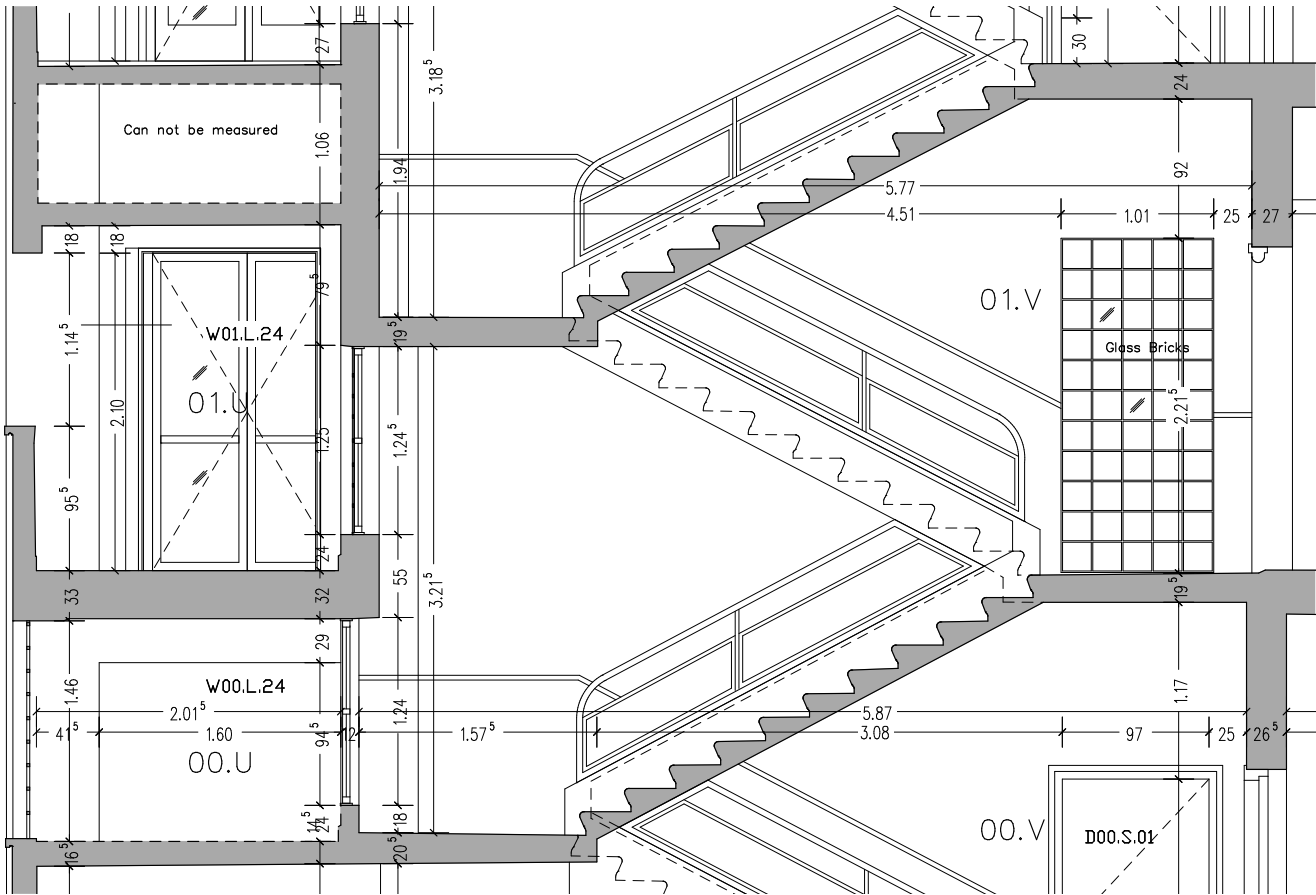
Room 00.V; 2015-02-10 WB_010 MLH-TR_bearb.jpg; photo: Brenne Architekten, 2015



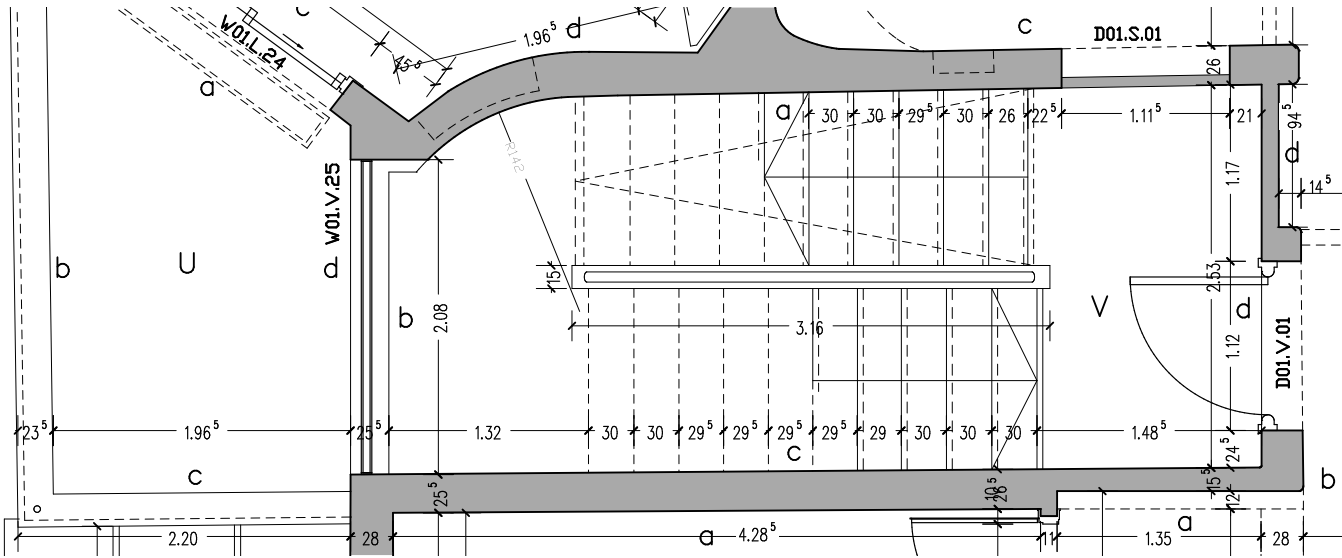
PROJECT
Conservation Survey
Max Liebling House, 29 Idelson Street
Tel Aviv

CONTENT
4.7 SCHEDULE OF ROOMS
Staircase



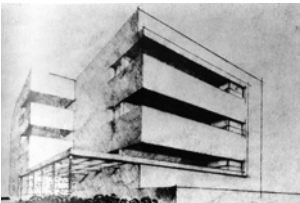


Staircase, section, 1:50, room 01.V



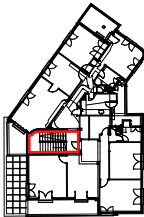
Staircase, 1:50, room 01.V

DATE	FLOOR			FUNCTION	ROOM
04/30/2015	Second Floor			Staircase	01.V
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.1.1	Terrazzo flooring on the stair landings; terrazzo steps; fixings of a stair rod	Partly scratched surface, cracks, traces of wear and tear	1937	M6; fixings: M25
Walls and built-in elements					
a		Plastered interior wall, wall tiling topped with a wooden dado rail up to 1.20m; rounded wall at the upper stair landing	Paint on the plaster and coating of the dado rail renewed; traces of wear and tear	1937	M7, (C.1.3); wall tiling: M8
D01.S.01	D.2.1	Wall opening of the former apartment entrance closed with glass bricks (formerly type D.1.2)		Glass bricks 1948-1990s	
b		Plastered interior wall, wall tiling topped with a wooden dado rail up to 1.10m; W00.UV.25 installed on a base covered with terrazzo	Paint on the plaster and coating of the dado rail renewed; traces of wear and tear	1937	M7, (C.1.3); wall tiling: M8
W00.V.25	W.1.2	Three-part window with a wooden frame, one horizontal and one vertical sash bar; upper part: two sliding leaves; lower part: two panels of fixed glazing	Exterior paint peeling off	1937	Wood: M13, (C.1.6); glass M18 (sliding leaves), M16 (fixed glazing)
W01.V.25	W.1.2	Three-part window with a wooden frame, one horizontal and one vertical sash bar; upper part: two sliding leaves; lower part: two panels of fixed glazing; grille (3 vertical and 7 horizontal steel bars)	Exterior paint peeling off; crack in the wire glass; grille partly corroded	1937	Wood: M13, (C.1.6); glass M18 (sliding leaves), M16 (fixed glazing); grille: M23
c		Plastered interior wall, wall tiling topped with a dado rail up to 1.20m; wall-mounted lamp holder	Paint on the plaster coating of the dado rail renewed; tile joints partly discolored, traces of wear and tear	1937	M7, (C.1.3); wall tiling: M8
d		Plastered interior wall, wall tiling topped with a wooden dado rail up to approx. 1.10m; surface-mounted wall lamp, flush-mounted light switch, door bell push and socket without cover	Paint on the plaster and coating of the dado rail renewed; tile joints partly discolored, traces of wear and tear; light switch and door bell push renewed	1937; door bell push probably 1967-1990s; light switch and light 1990s or later	M7, (C.1.3); wall tiling: M8
D01.H.01	D.2.3	Entrance door to the apartment, glazed aluminium construction	Renewed	1990s	
Stair railing		Wooden frame construction with wire glass panels mounted on a terrazzo base, partly fixed to the underside of the next stair flight	Coating renewed, some cracks in the glass	1937	M11, glass: M16
Ceiling					
		Ceiling, probably concrete construction, plastered	Paint on the plaster renewed	1937	concrete, plaster, (C.1.3)



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Staircase





Room 01.V; _MG_3381_bearb.jpg; photo: Aviad Bar Ness, 2015



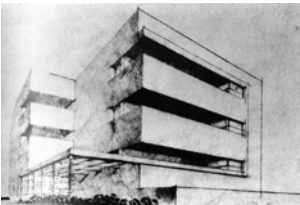
Room 01.V; _MG_3392_bearb.jpg; photo: Aviad Bar Ness, 2015



Room 01.V; _MG_3386_bearb.jpg; photo: Aviad Bar Ness, 2015

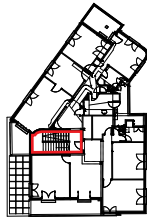


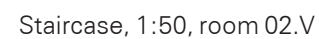
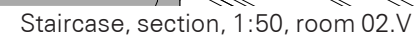
Room 01.V; _MG_3394_bearb.jpg; photo: Aviad Bar Ness, 2015



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CONTENT
4.7 SCHEDULE OF ROOMS
Staircase





		Ceiling, probably concrete construction, plastered	Paint on the plaster renewed	1937	concrete, plaster, (C.1.3)
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4.7 SCHEDULE OF ROOMS

Staircase





Room 02.V; _MG_3167_bearb.jpg; photo: Aviad Bar Ness, 2015



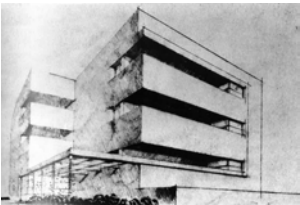
Room 02.V; _MG_3180_bearb.jpg; photo: Aviad Bar Ness, 2015



Room 02.V; _MG_3171_berab.jpg; photo: Aviad Bar Ness, 2015

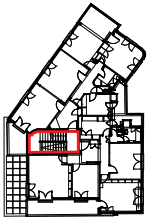


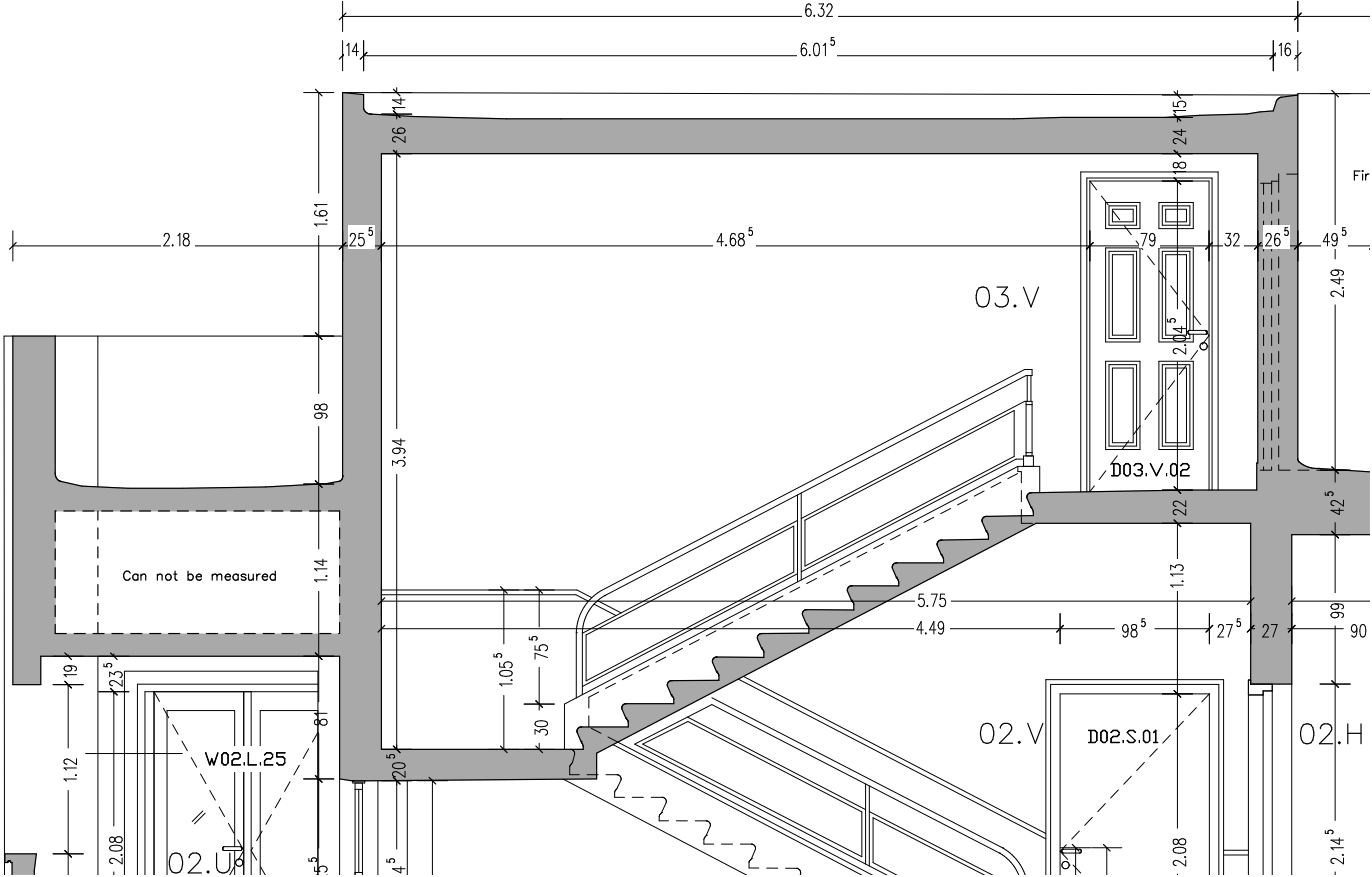
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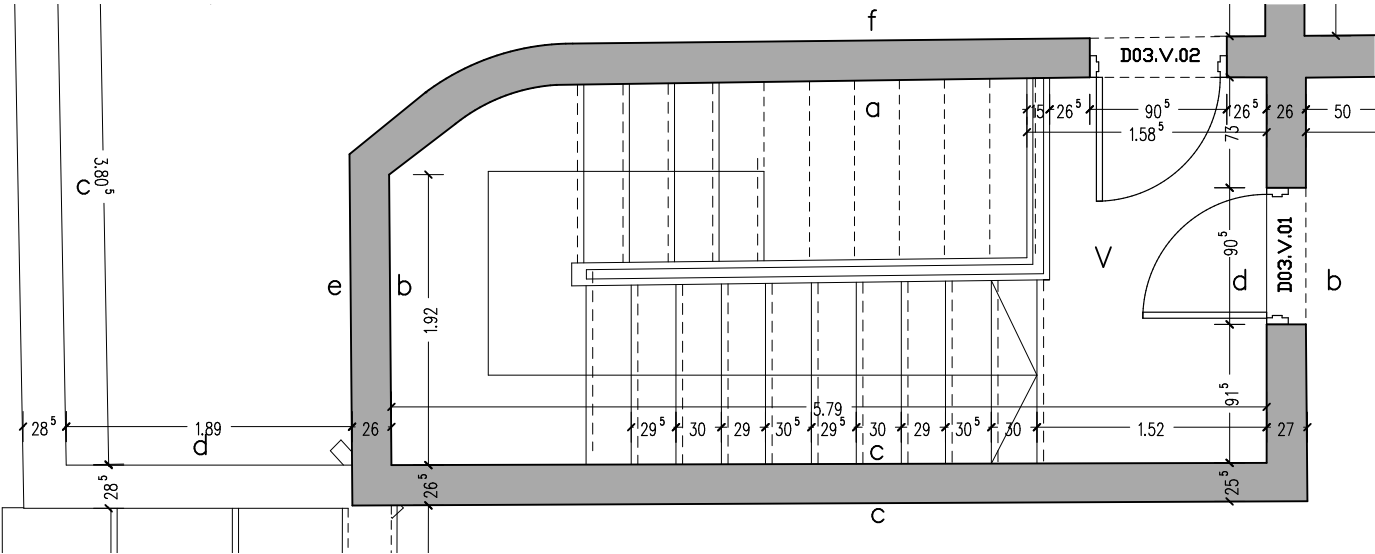
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4.7 SCHEDULE OF ROOMS
Staircase



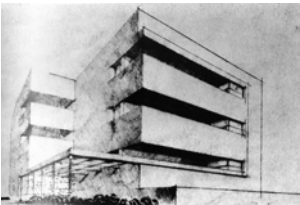


Staircase, section, 1:50, room 03.V



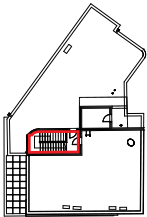
Staircase, 1:50, room 03.V

DATE		FLOOR		FUNCTION	ROOM
04/30/2015		Third Floor/Roof		Staircase	03.V
ELEMENT	TYPE	DESCRIPTION	CONDITION, NOTES	DATING	ORIGINAL MATERIALS AND COLORS
FLOOR					
	F.1.1	Terrazzo flooring on the stair landings; terrazzo steps; fixings of a stair rod	Partly scratched surface, cracks, traces of wear and tear	1937	M6; fixings: M25
Walls and built-in elements					
a		Plastered interior wall; terrazzo baseboard; wall-mounted lamp	Paint renewed, baseboard partly damaged, discolorations	1937; lamp 1970s-1990s	M7, (C.1.3); baseboard: M6
D03.V.02	D.2.3	Solid door to the northern roof	Replaced	1990s	
b		Plastered interior wall; terrazzo baseboard, painted white	Paint renewed, baseboard partly damaged	1937	M7, (C.1.3); baseboard: M6
c		Plastered interior wall; terrazzo baseboard	Paint renewed, baseboard partly damaged, discolorations	1937	M7, (C.1.3); baseboard: M6
d		Plastered interior wall; terrazzo baseboard	Paint renewed, baseboard partly damaged, discolorations	1937	M7, (C.1.3); baseboard: M6
D03.V.01	D.2.3	Solid door to the southern roof	Replaced	1990s	
Stair railing		Wooden frame construction with wire glass panels mounted on a terrazzo base	Coating renewed, one glass panel on the uppermost landing missing	1937	M11, glass: M16
Ceiling					
		Ceiling, probably concrete construction, plastered	Paint on the plaster renewed	1937	concrete, plaster, (C.1.3)



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Staircase





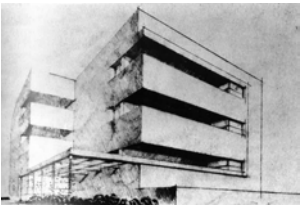
Room 03.V; 2016-02-03 WB_001 MLH-TR_berb.jpg; photo: Brenne Architekten, 2015



Room 03.V; 2015-11-09_MLE_016 MLH-T_bearbR.jpg; photo: Brenne Architekten, 2015

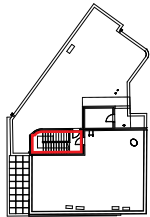


Room 03.V; 2015-11-09_MLE_014 MLH-TR_bearb+.jpg; photo: Brenne Architekten, 2015



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4.7 SCHEDULE OF ROOMS
Staircase

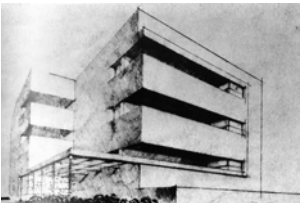


5.0 Restorer's Survey

see Appendix A:
Eng. Jacques Néguer: The Max Liebling House, Tel Aviv: Identification of the color scheme, 2015



Fig. 146 Sampling of paint layers, 2015



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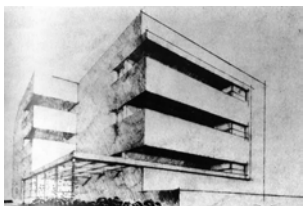
CONTENT
5.0 RESTORER'S SURVEY

6.0 Conservation Engineering Survey

see Appendix B:
Schaffer&Ronen Conservation Engineering Ltd: Conservation Engineering Survey, 2015



Fig. 147 Reinforced concrete, sampling, 2015



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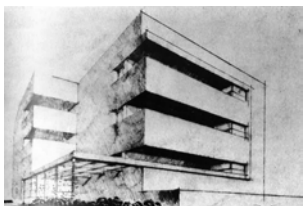
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6.0 TECHNICAL BUILDING SURVEY

7.0 Energetic Survey

see Appendix C:
E.S.D. Ltd: Energy Dossier, Edelson 29



Fig. 148 View of the building envelope, 2015



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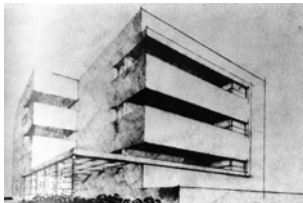
CONTENT
7.0 ENERGETIC SURVEY

8.0 Landscape Design and Outdoor Facilities

see Appendix D:
Ada Vittorina Segre: Vegetation Review. 29 Idelson Street Tel Aviv, February 2016



Fig. 149 Front garden, 2015



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CONTENT
8.0 LANDSCAPE DESIGN AND OUTDOOR FACILITIES

9.0 Chronological Analysis

This multi-layer chronological analysis shows how the various alterations relate to the original built fabric. This includes a summary of the results obtained from the investigation in respect of the period of construction. To this end, the findings of the condition survey have been compared with those of the architectural and historical background study, which makes use of filed documents and plans from the construction and operational phases. Reference has also been made to any findings in the expert assessments that allow statements to be made about the different chronological layers as well as the construction and operational phases. The alterations made to the building since its construction are shown in schematic plans. This gives nuanced conservation assessments of the existing fabric, which differ depending on its state of preservation in various places. These provide the basis for the conservation action plan.

The material in the files and archives permits an initial division into different periods of usage on the basis of clearly definable events. Sizeable property transfers or changes of use within the building are of particular significance in this respect. The information also sheds light on the use of the building and the daily life of its inhabitants. It is therefore relevant to a conservation assessment, because it places the building in the context of the historical and socio-cultural development of the city of Tel Aviv. Individual findings of the surveys, however, cannot necessarily be assigned to a particular period of use with certainty. It is not always possible to date structural alterations and modifications with the same precision, because only a few plans and records of construction work carried out during the period from 1937 to 1990 remain available.

9.1 Operational Phases

First operational phase, from the completion of construction until 1963

This phase is characterized by continuous use on the part of the residents who moved into the building immediately after it was built, including the building's owner, Max Darling, and his wife, Tony. The first occupants of the building were a relatively homogeneous group: immigrants from Central Europe with a German-speaking

background and a high level of education. In some cases, namely those of Joseph Asherman and Ludwig Meyer, the apartments were also used for a private medical practice. This phase also has several other interesting aspects: for instance, in the years after World War II a directive was issued requiring certain private households to take in refugees. This was done in the home of the Scheuer family (see Chapter 2). The apartments were let according to the key money principle, under which the tenant acquires lifelong tenancy in return for a one-off payment. This fact too makes it likely that the building was maintained in a consistently good state and was well appreciated by its occupants. The first phase of use ends in 1963, when the building was donated to the municipality of Tel Aviv in accordance with Tony Liebling's will.

Second operational phase, 1963 to 1990

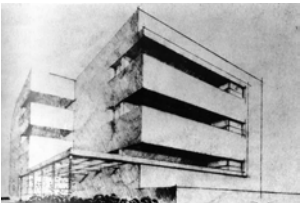
The house's initial occupants on the first and second floors had all moved out by the early 1970s, but the northern apartment on the top floor was lived in by Max Liebling's nieces until 1990. The municipality of Tel Aviv let the apartments on the lower floors to municipal organizations, which used them as offices. Generally, it can be assumed that the building was less appreciated and correspondingly less well maintained during this period.

Third operational phase, 1990 to the present day

The third operational phase is taken as starting in 1990, the year in which Rosa and Sabina Liebling moved out of their apartment on the third floor in order to spend their last years in a care home for the elderly. From this time onwards, no part of the building was in private residential use. Since 1995, the first floor has accommodated two child day care facilities. Some structural alterations were made in order to make the premises suitable for this new use. In 1999, more extensive repair work was carried out on the building; this displayed growing consideration of building conservation aspects as well as heightened awareness of the appropriate care of the building. This operational phase should be considered in the context of the inclusion of the White City of Tel Aviv in the UNESCO World Heritage list in 2003, which was associated with greater attention being paid to the care of the Modernist buildings of the city.



Fig. 150 Peephole in the entrance door on the third floor, 2015



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CONTENT
9.1 MULTI-LAYER CHRONOLOGICAL ANALYSIS
Use Phases

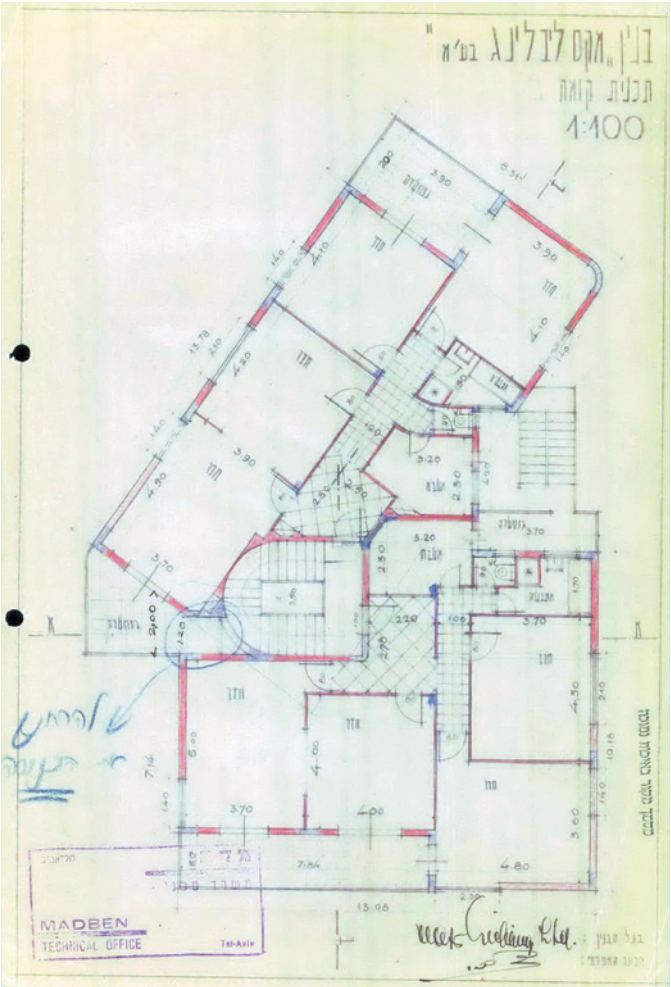


Fig. 151 Floor plan variant with a different staircase, undated, probably 1935-36

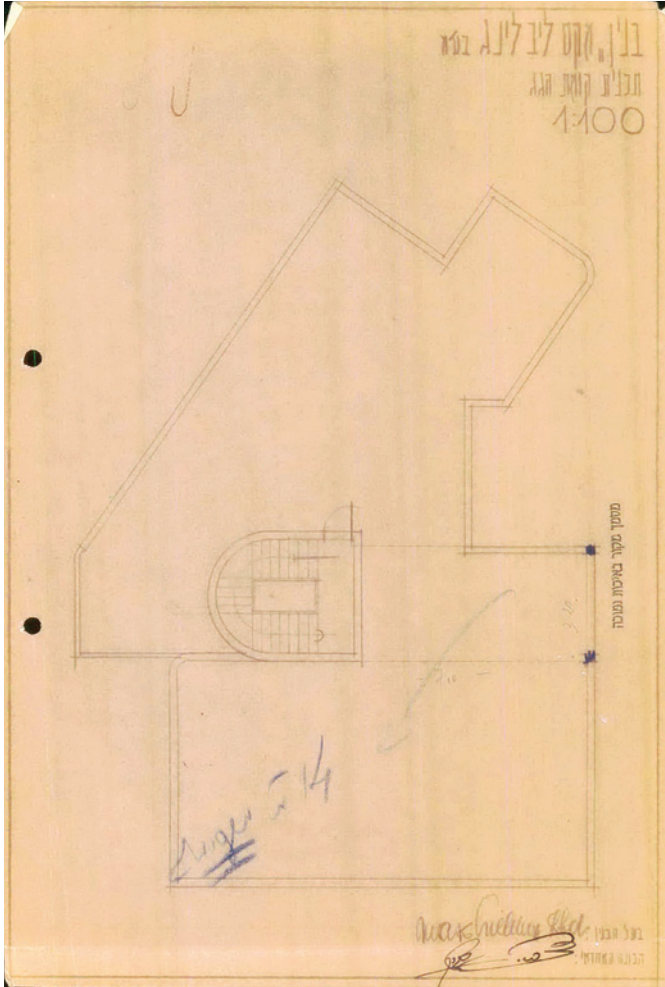


Fig. 152 Roof plan variant; the staircase and the northern balcony differ from the existing state, undated, probably 1935-36

9.2 Construction Phases

Visual inspections within the framework of the condition survey did not always allow components, materials, colors and finishes to be dated precisely. The archival material only contains a few reliable records of structural alterations and remedial measures. Most of these were carried out after 1990, during the third operational phase, and are documented with relative precision. These documents, however, do not always give a clear-cut picture of the scope and detailing. It is particularly hard to distinguish structural measures dating from the first operational phase, 1937-63. The use of some areas for a doctor's practice may well have made it necessary to renovate facilities and surfaces that were consequently subject to greater wear and tear, or to alter the rooms themselves to suit their new functions. Subsequent changes make it difficult to trace measures that were carried out during the first operational phase. In the chronological analysis, the built fabric can be classified according to the following three periods:

- built fabric from the construction phase in 1937
- alterations and modifications from before 1990
- alterations and modifications from after 1990

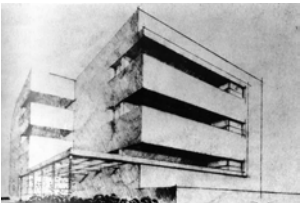
First construction phase: the time of construction, 1937 It is not possible to make a detailed statement about the state of the building at the completion of construction work on the basis of architectural drawings. Furthermore, the plans available exhibit a variety of differences to the verifiably original layout that is visible today. This is evident from the example of the staircase: In the historical plans it is shown with a semicircular western end, but it was not built in this shape. It is nevertheless possible to date components from the first construction phase reliably in most cases, because the floor layout and the interior fit-out follow a standardized format, which becomes recognizable when the stories and rooms are compared with one another. Comparison with buildings built at around the same time, or by the same architects, is also helpful in identifying furnishings and design features that are typical of the period.

The original appearance of the building has largely been preserved in both its inner and its outer structure. In par-

ticular, this concerns its urban design, its massing, the composition of its facades, its access and circulation, and to a very great extent the layout of each of its floors. Alterations have taken place at the side entrance and in the outdoor spaces on the eastern, northern and western sides. The arrangement of the front garden and the main entrance area, in contrast, remains largely unchanged. Some interior spaces are almost completely preserved in their original state: In the foyer and staircase, for example, subsequent measures are limited to a change of color of the plaster surfaces, the replacement of the apartment doors on the first floor, second floor and roof level, as well as a few new electrical installations. Some of the balconies also remain largely in their original state; this applies especially to the utility balconies on the second and third floors, where the array of cabinets and services installations conveys an impressive picture of how they were originally used.

The majority of the fixed components such as windows, doors, and built-in furniture are still present. Some changes have been made, however, and individual parts have been replaced. In the case of the surfaces, wall coverings, and floor coverings, it is necessary to differentiate: Whereas the exterior render was almost completely renewed in 1999 during extensive renovation work and only the original render on the inner faces of the loggias was retained, the interior walls mostly still have the original plaster coating. The ceramic wall coverings have survived to a great extent. In a number of cases, new tiles have been laid on top of the original ones; it is seldom the case that the original tiles have been completely removed.

In the residential rooms on all floors, as well as on the balconies and probably also in the basement, the original flooring consisted of terrazzo floor tiles with a skirting of terrazzo base tiles. This floor covering can be found unchanged in most of the rooms, especially on the third floor. It may be assumed that, apart from just a few rooms, this has mostly survived on the other floors of the building, under floor coverings that were laid subsequently.



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9.2 MULTI-LAYER CHRONOLOGICAL ANALYSIS
Construction Phases

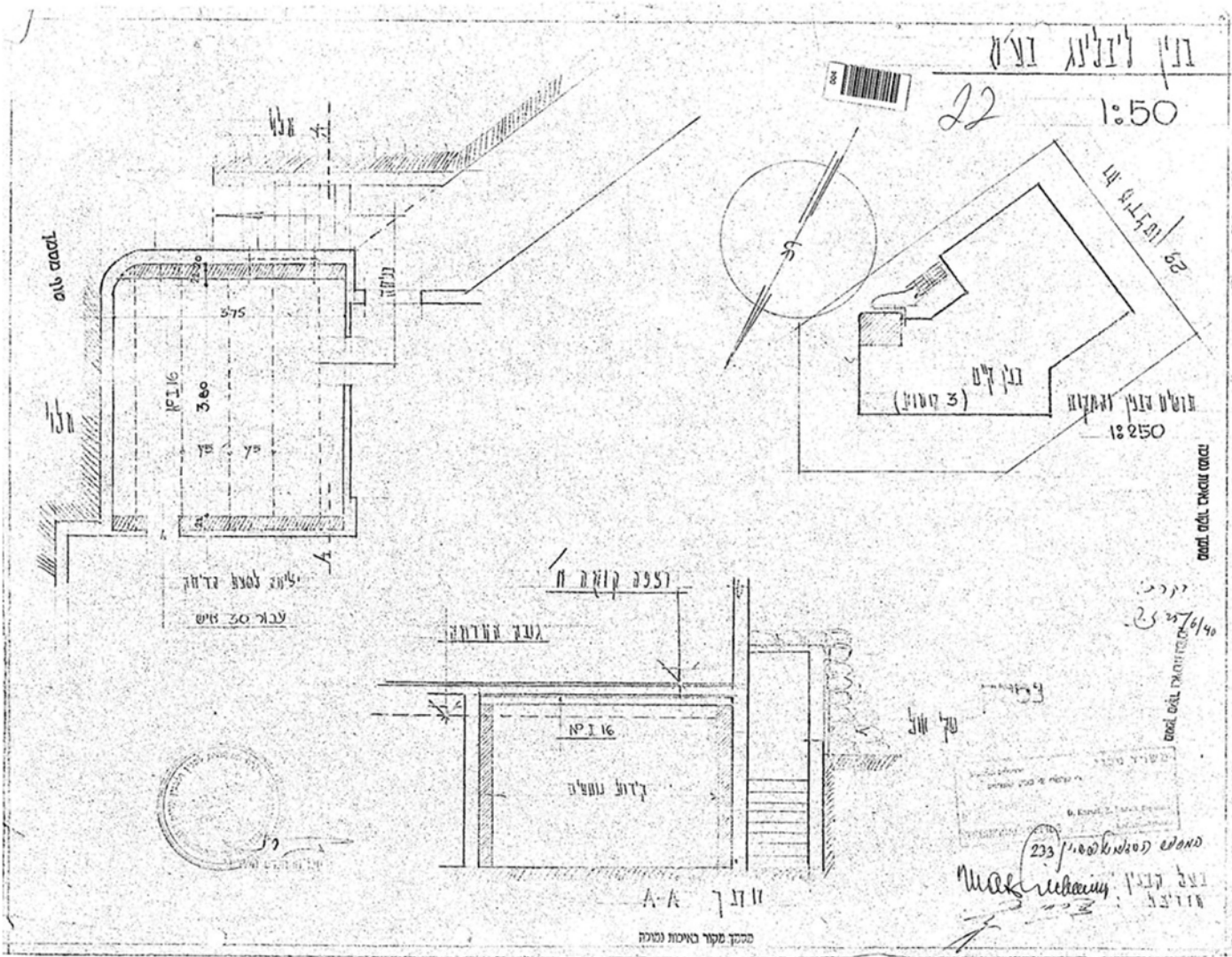


Fig. 153 Strengthening walls in the air raid shelter (room -1.C), plan 1940

The surfaces of almost all interior walls and ceilings, as well as the fixed components such as windows, doors, and built-in cabinets, are no longer preserved in their original colors. With the help of the color restoration study, however, the original design has been ascertained in almost every case. A large part of the materials originally used in the building has survived, but some areas they need to be uncovered and carefully restored.

Second construction phase: Measures up until 1990

This phase covers alterations over a long period of time in which - as described above - several changes of use have taken place. Only a few structural alterations or indications of the state of the building can be verified on the basis of the filed documents. These include:

1940: the reinforcement of the walls of a basement room to create an air raid shelter. Evidence of this measure can no longer be found in the existing fabric of the building, because further reinforcement work was undertaken during the third construction phase.

1954: the connection to the municipal sewerage system. No construction work known.

1964: a memo about the bad condition of the pergola. It is not clear whether the pergola was renewed at that time. The current object was renewed during the third construction phase.

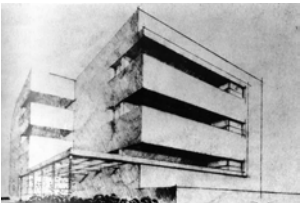
1973-75: the request from a tenant for permission to enclose the north balcony of the leased property on the first floor. A note about the work being carried out is lacking.

1982/87: notes about the bad structural condition of the top floor and the roof. There is, however, no information about the repair of the damage.

Nothing is known about structural measures for the building as a whole as part of extensive renovation work. Individual alterations and modifications determined by

the use of the room concerned can be identified, however, the quality and scope of which varies on each floor. Changes to the outdoor spaces and the facades can no longer be traced today, since a comprehensive remodeling of the exterior facilities took place in the 1990s. Immediately noticeable are the numerous electrical lines throughout the building, added in the form of surface-mounted conduits to serve the premises' new use as offices. Parts of the sanitary installations in the toilets and bathrooms were also renewed in this phase. Door handles and window handles of some original doors and windows were replaced.

In the basement, new flooring was laid in rooms A, G and F, probably during this period. On the first floor, no alterations from this phase can be identified, as the surfaces and components of this story were extensively renovated after 1990. On the second floor, individual changes can be found, particularly to the doors. The doorway of the entrance to the northern apartment was closed with a wall of glass blocks. The entrance to the southern apartment, through which the two - connected - apartments were subsequently accessed, was fitted with a new glazed metal door. It may be assumed that the connection of these two apartments took place long beforehand, when the building was being constructed, as the places concerned show no trace of an interior wall being demolished, nor of any related measures. The leaves of some interior doors and balcony doors were replaced. The original door frames were retained in such cases. On the third floor, fewer modifications to the original building substance during this phase have been ascertained. In room B a window was replaced and a glazed aluminum-framed partition wall was inserted at the junction with the entrance hall H. The doors and windows have otherwise survived largely unchanged, except for the replacement of minor parts. Traces of the second construction phase can be found in kitchen G, in the form of newer kitchen furniture which replaced the original items.



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9.2 MULTI-LAYER CHRONOLOGICAL ANALYSIS
Construction Phases

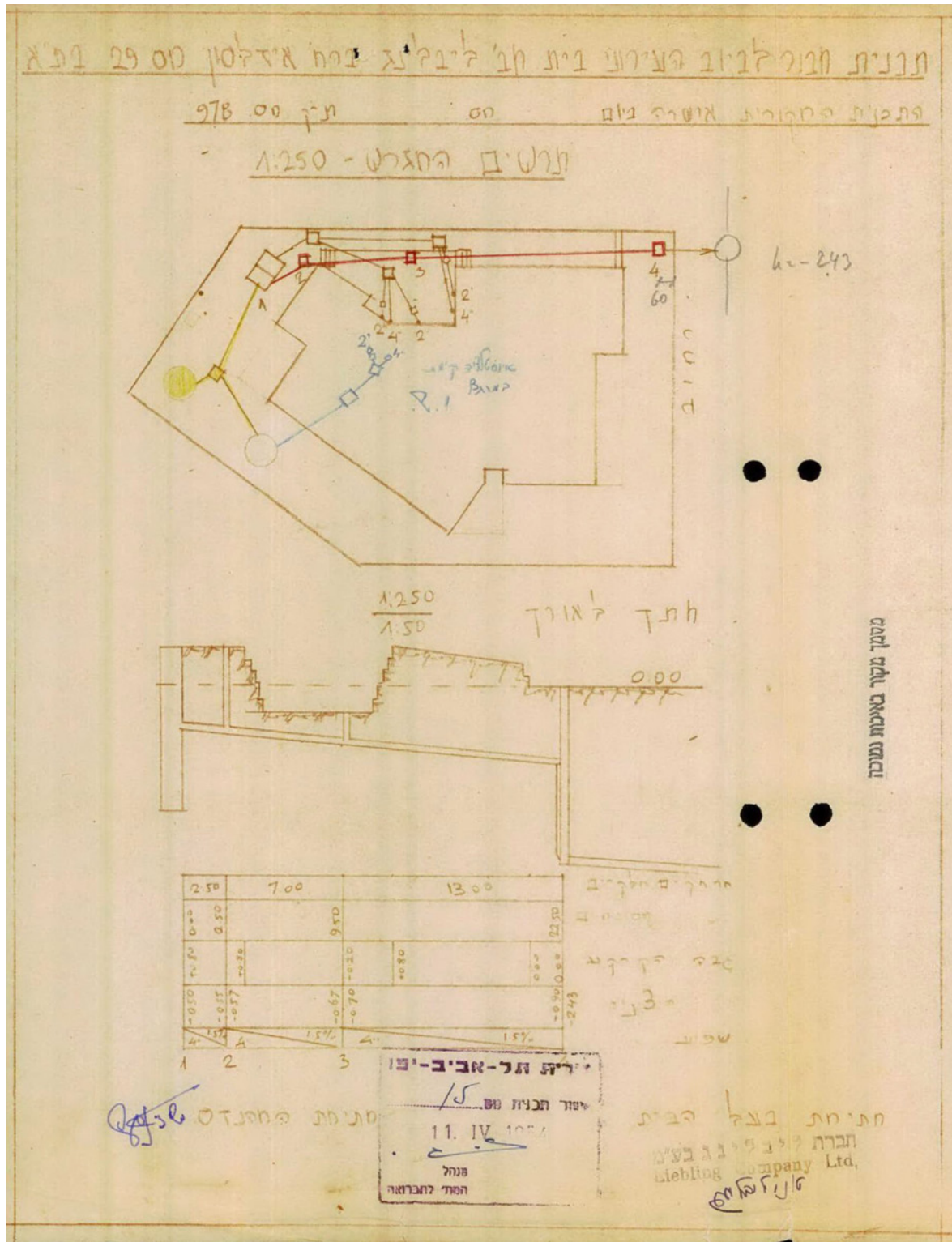


Fig. 154 Plan showing the connection with the public sewer network, 1954

Third construction phase: Measures since 1990

The following measures can be ascertained on the basis of archival material for the period after 1990:

1993: Permission granted to enclose the northern balcony with glazing and to use the first floor as a child day care center.

1999: Planning for the following refurbishment measures:
Redesign of the side entrance and basement steps;
Replacement of the railings of the second and third floor utility balconies on the east facade;
Replacement of a balcony door in room 01.B (opening onto the south-facing balcony on the second floor)

2008: Planning permission drawings for the creation of an air-raid shelter in the basement by reinforcing the walls and ceiling, installing a ventilation system and replacing doors and windows, as well as creating two emergency exits through windows.

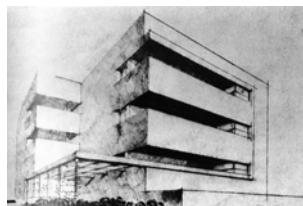
The third construction phase is essentially characterized by the measures that were needed for the child day care center to operate and by the measures carried out in 1999 to alter the side entrance and the access to the basement of the building. In the course of the latter work, the railings of the utility balconies on the second and third floors were replaced. Probably during the same period, the exterior plaster and part of the terrazzo parapet copings on the balconies were renewed. In addition, further renovation work and functional modifications took place in the office spaces of the upper floors, in the form of new floor coverings, built-in furniture, sanitary equipment and services installations. Split-system air conditioning with outdoor units was installed on every floor. The nature and scope of the measures differed from floor to floor, depending on the use.

In the basement, two rooms (C and D) were converted into shelters in 2008. Their walls and ceilings were reinforced, new windows and doors were fitted and a ventilation system was installed. In the course of this work, all of the original wall and ceiling surfaces in these two rooms were covered. The flooring was also renewed. It

is not clear whether the basement originally extended further southward from Room D and was reduced to its present size by the insertion of a wall. In conjunction with the redesign of the side entrance and the area around it, the outdoor steps down to the basement were remodeled. This included the insertion of a steel construction on the level of the landing, enclosing a small storage space. It has not been possible to clarify whether the present location of the staircase corresponds to the original design. All of the surfacing and railings in the outdoor space on the east of the site were replaced in the course of this work.

The layout of the first floor remains largely as it originally was. In room H, there is a wall to the hallway I with an opening along the top. At the junction with room B, there is a small wall projection, which is present in a similar form on the third floor. It is not clear whether this situation corresponds to the original design. Original door openings were blocked up in rooms L and N. In both apartments, laminate flooring or ceramic tiles were laid on top of the original floor covering. Most of the kitchens, bathrooms and toilets received new tile flooring, which for the greater part was laid on top of the old floor covering. Sinks and toilets were fitted in room P and part of the original shower alcove was removed (see rooms 01.P and 02.P). A suspended grid ceiling was installed in Room A. The use of this floor as a child day care center made it necessary for a variety of safety measures to be implemented in the rooms. The doors, which are predominantly original, are therefore mostly fitted with finger guards and the exterior door in room K is fitted with a panic bar; escape route markings and safety lighting have also been installed.

The floor layout was not fundamentally changed on the second floor either. Here too, ceramic floor tiles were laid on top of the existing terrazzo flooring which, with the exception of rooms Q and F, probably still exists underneath them. The greater part of the original wall tiles remains today, but was partly coated with white paint. A balcony door was replaced in room B, as is shown by detail sketches dating from 1999. A central air conditioning system with ceiling-mounted ducts made of sheet metal was installed in the northern apartment. In the hallway



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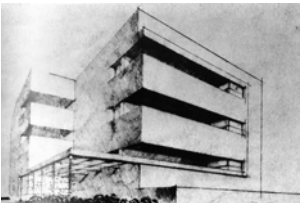
CONTENT
9.2 MULTI-LAYER CHRONOLOGICAL ANALYSIS
Construction Phases

KEY		
Mainly original (>70%)	Mainly new (>70%)	New, original covering preserved underneath, condition unknown
Partly original (>50%)	Partly new (>50%)	

and kitchen, these ducts were concealed in part by installing gypsum board ceilings.

On the third floor, new flooring was laid in a few rooms only; the original covering is mostly still to be found. There were little or no changes to the largely original tiling on the walls. In rooms A and C, built-in furniture was installed, which was constructed of gypsum board and substantially changed the floor layout. In particular, a presumably original doorway was covered up by a shelving unit along the wall between rooms A and B. In room C, the eastern wall apart from the window was completely covered by a large fitted cabinet, while a cornice strip with recessed downlights was added on all sides of the room.

9.2 CONSTRUCTION PHASES, FLOOR-BY-FLOOR DIFFERENCES					
BUILDING ELEMENTS	FLOORS				
	BASEMENT	1ST FLOOR	2ND FLOOR	3RD FLOOR	ROOF
Floors	No original floors	New floors, original floors beneath, condition unknown	Few original floors; mainly new floors, probably original floors beneath, condition unknown	Mainly original floors, few new floors	Original floor in the laundry room; new roof surface
Wall surfaces	Partly new walls (reinforcement in the air raid shelters), little original tiling	New wall tiling; original tiling only partly preserved beneath the new surface	Partly original wall tiling; original surface mainly preserved beneath new surface	Mainly original wall tiling, little new wall tiling, original tiling preserved beneath the new surface	-
Ceilings	Original ceilings, but some with subsequent additions to strengthen them	Original ceilings, but some with subsequent dropped ceilings	Original ceilings, but some with subsequent dropped ceilings and technical installations	Original ceilings	Original ceiling
Windows and exterior doors	Only new doors and some new windows; original windows partly in bad condition	Mainly original; relatively good condition	Mainly original; some windows and doors replaced	Mainly original; some original parts missing	All new
Interior doors (focusing on door leaves, as most frames have survived)	No original doors preserved	Entrance doors new, wet room doors new; original doors in relatively good condition	Entrance doors new; some new doors; some parts of the original doors missing	All doors original; one new door added	-
Built-in furniture (in the kitchen, bathroom and utility balcony)	Original sinks and shelves	Mainly new furniture in the sanitary rooms and kitchens; original furniture in the corridor	Partly original furniture in the corridors and on the utility balcony; furniture in the kitchens either new or missing	Original furniture mainly preserved and in good condition	-



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9.2 MULTI-LAYER CHRONOLOGICAL ANALYSIS
Construction Phases

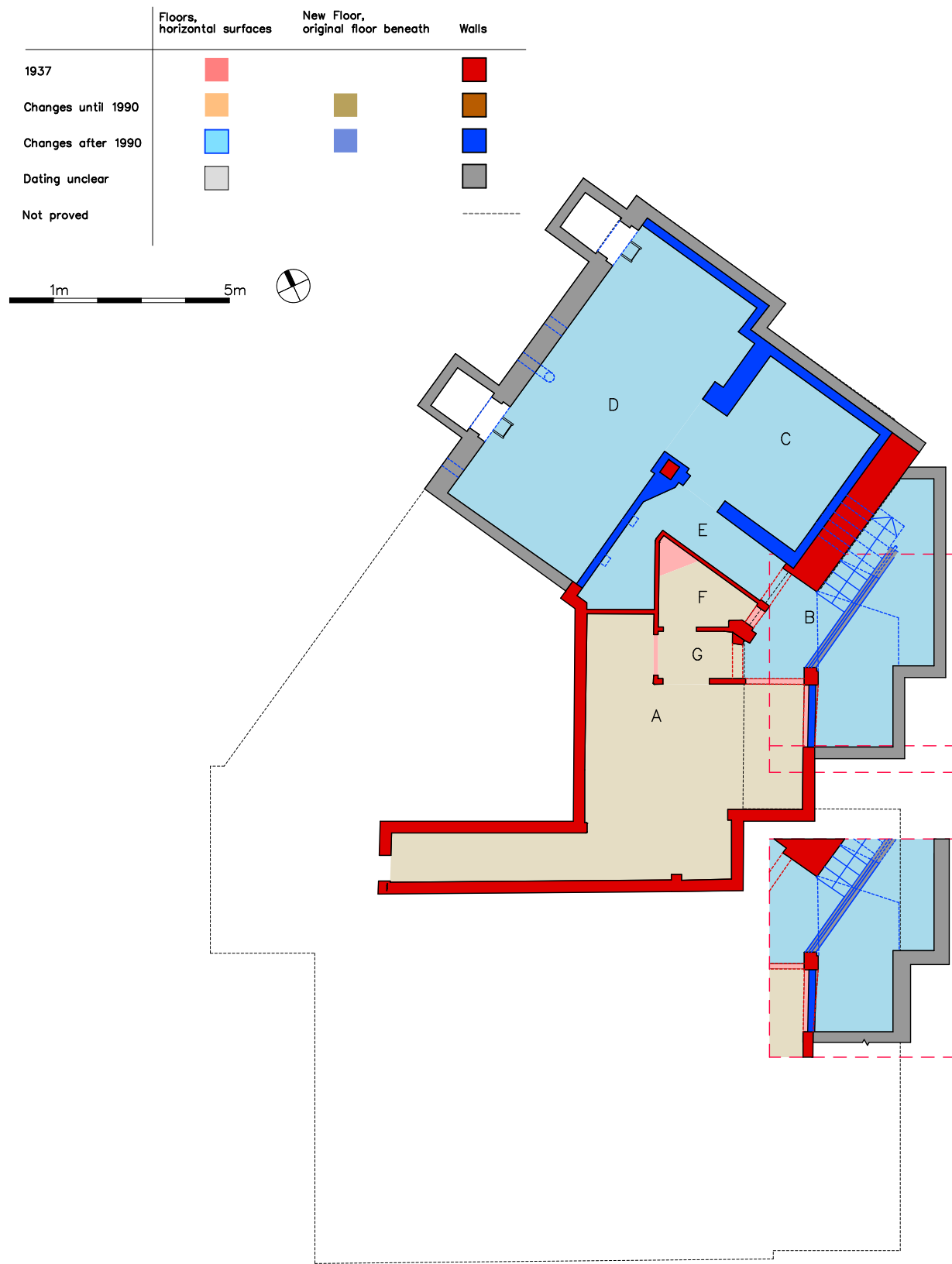
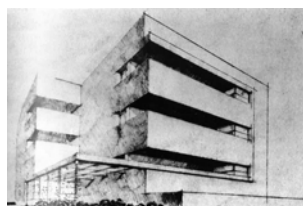
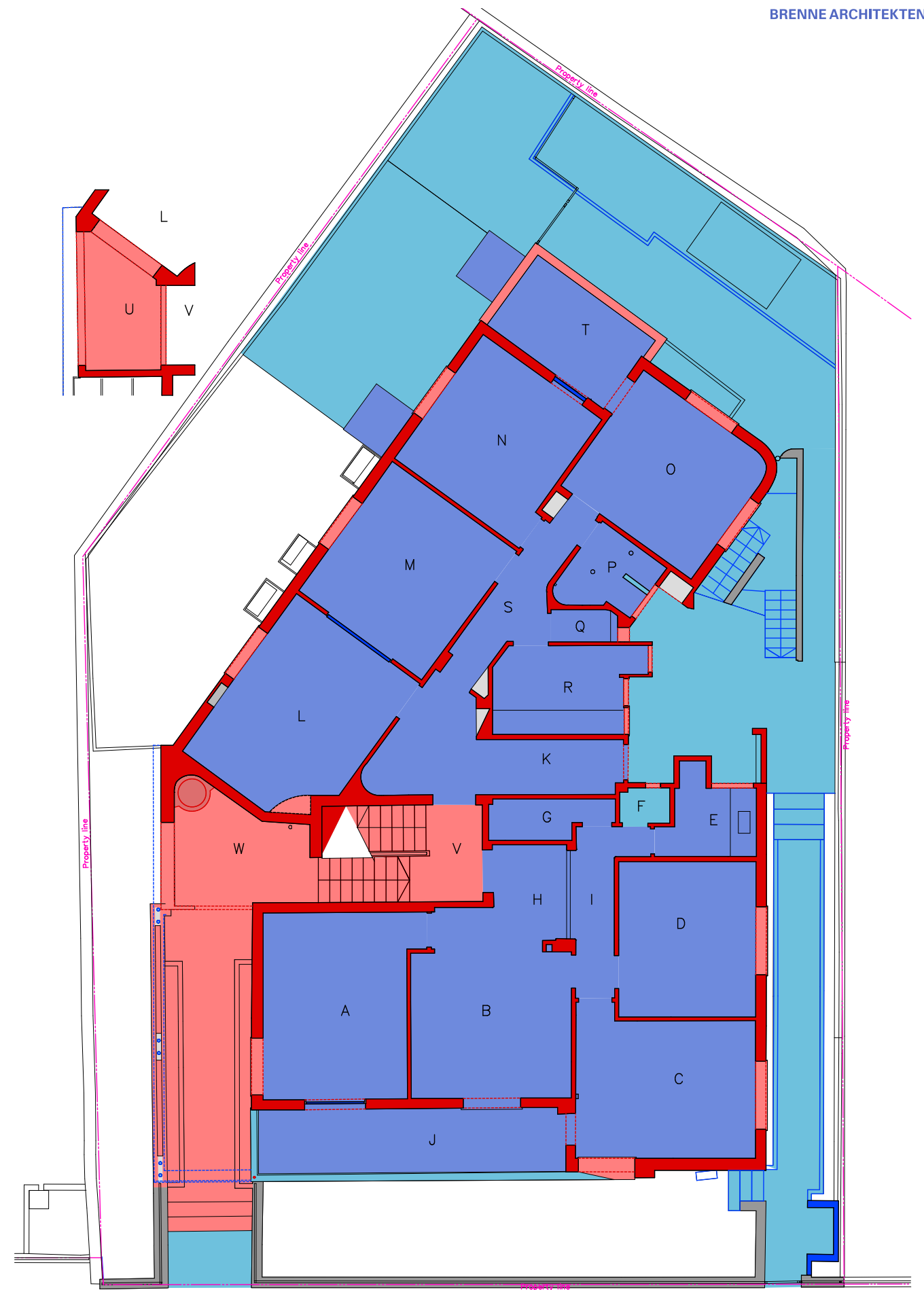


Fig. 155 Left side: chronological analysis of walls and floors, basement

Fig. 156 Right side: chronological analysis of walls and floors, ground floor



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Construction Phases

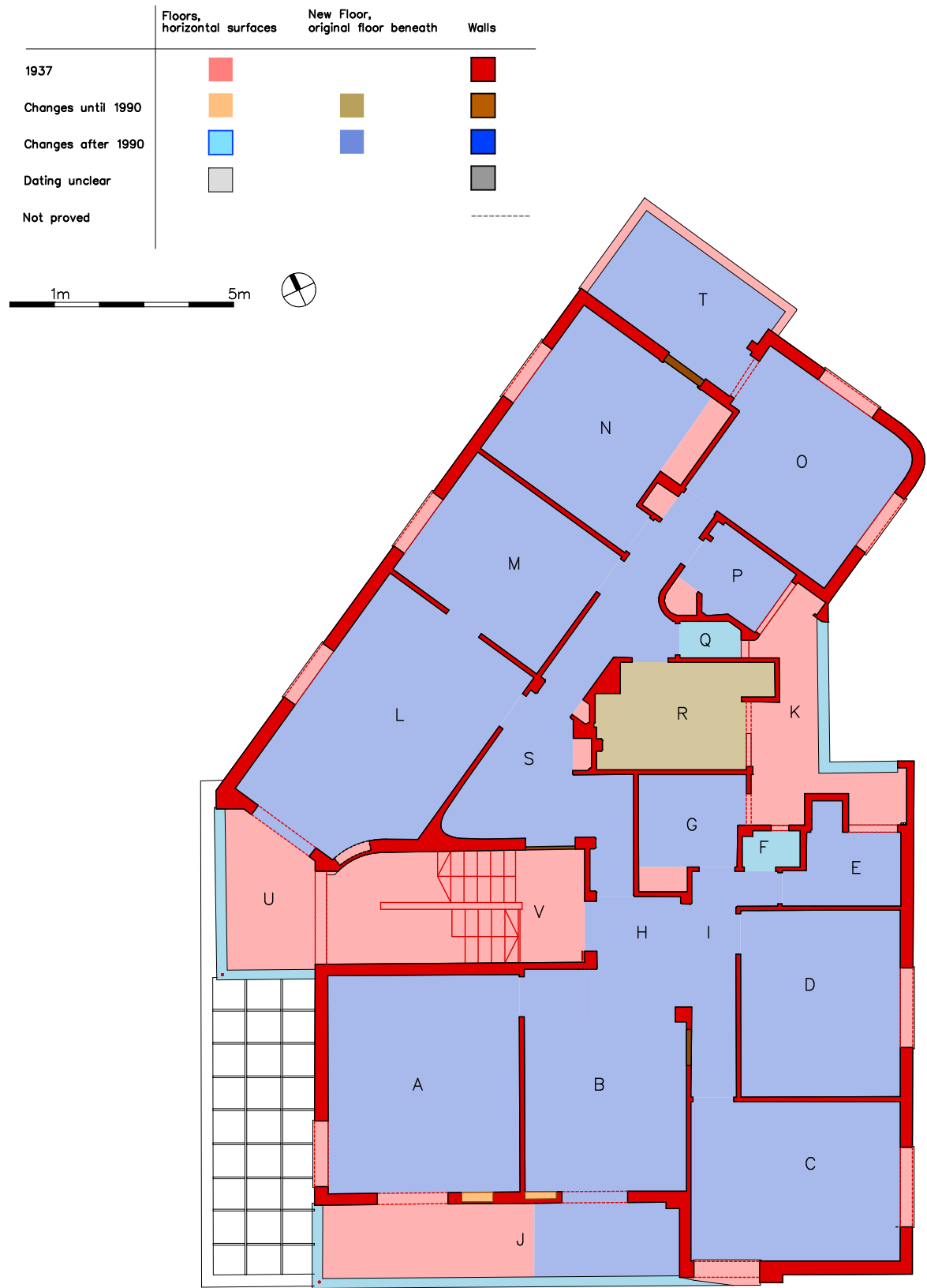


Fig. 157 Chronological analysis of walls and floors, second floor

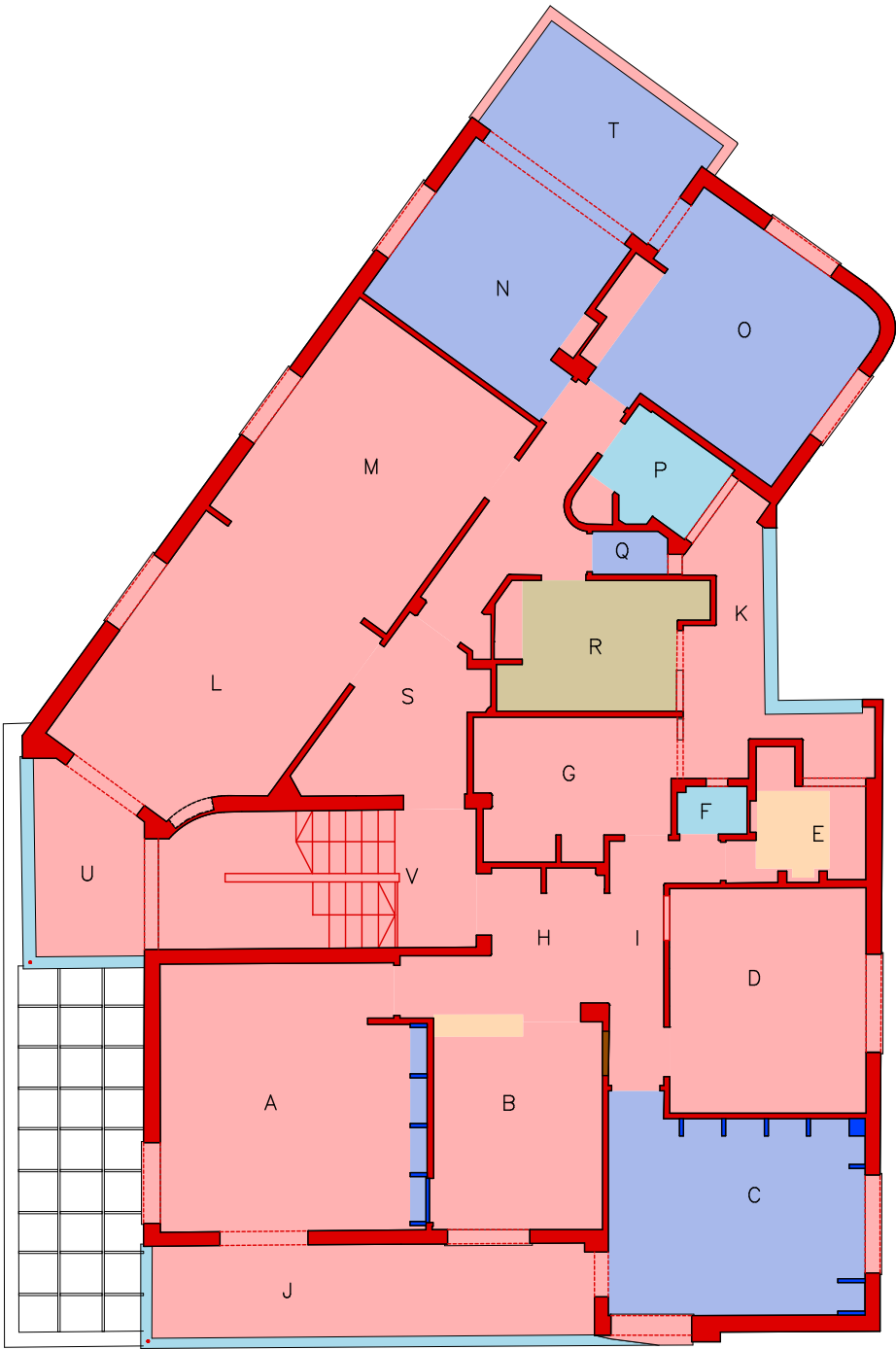
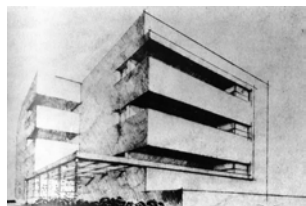


Fig. 158 Chronological analysis of walls and floors, third floor



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9.2 MULTI-LAYER CHRONOLOGICAL ANALYSIS
Construction Phases

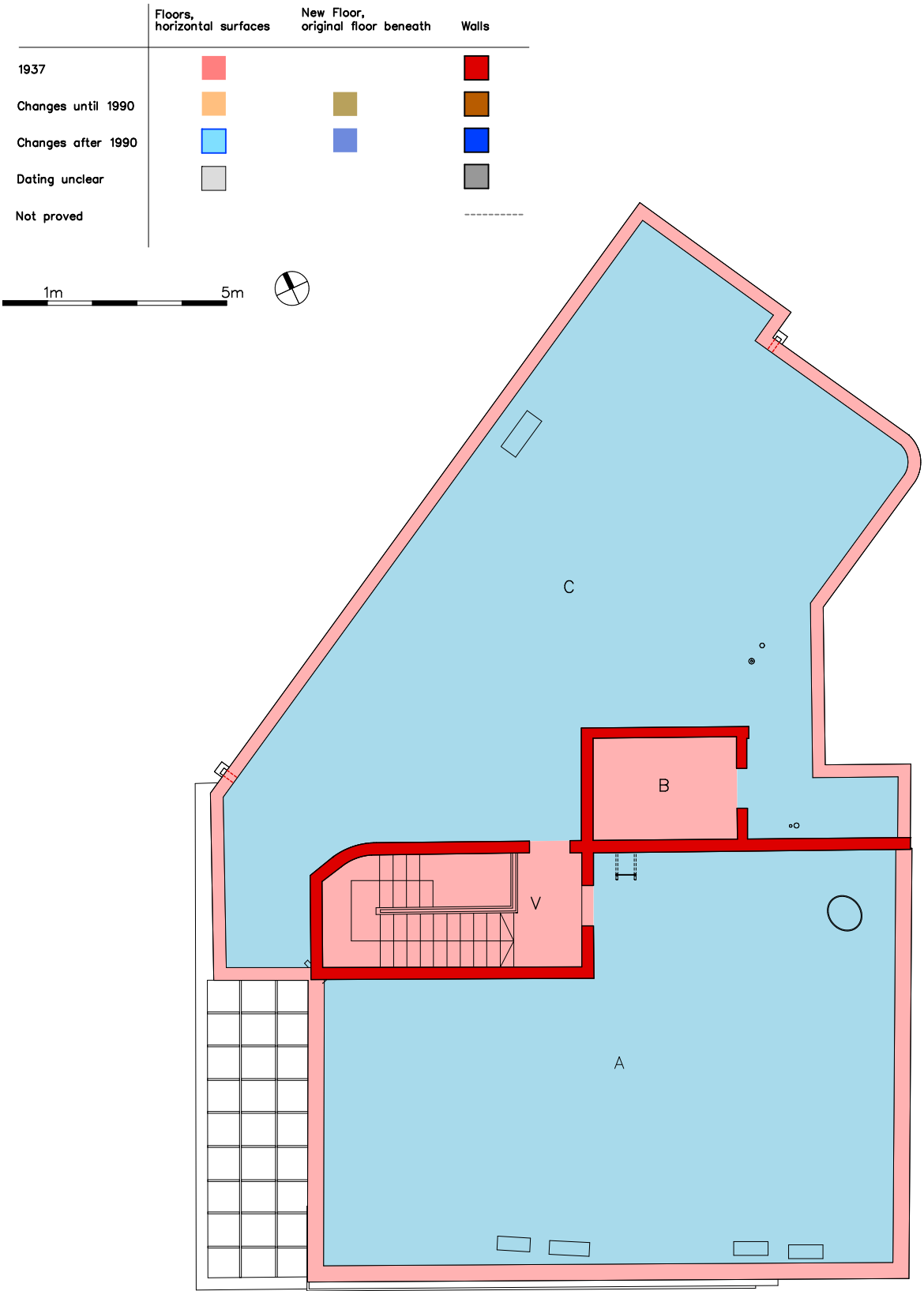


Fig. 159 Chronological analysis of walls and floors, roof area

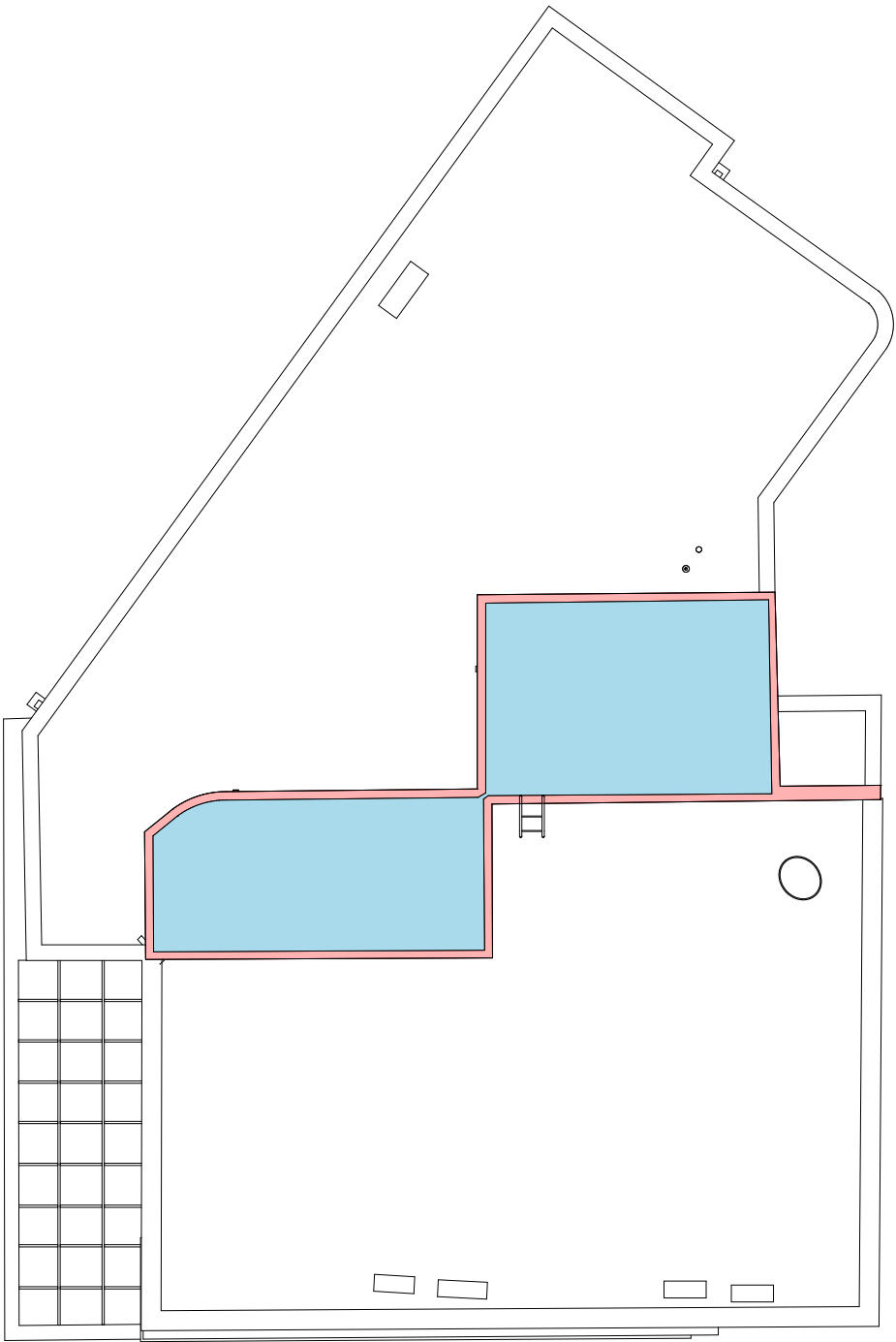
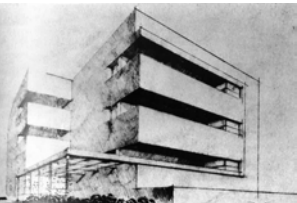


Fig. 160 Chronological analysis of walls and floors, roof



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9.2 MULTI-LAYER CHRONOLOGICAL ANALYSIS
Construction Phases

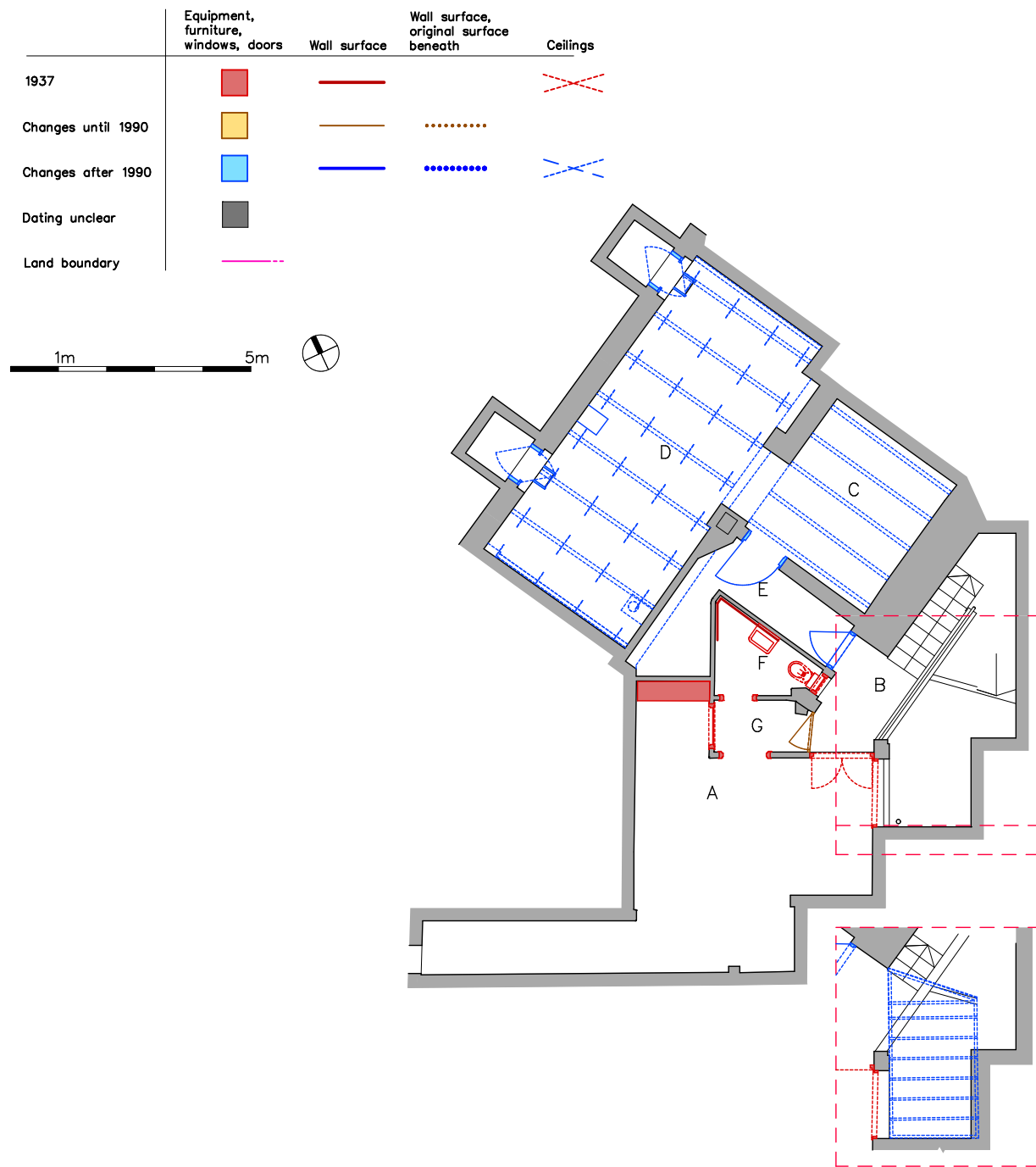
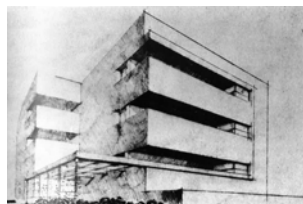
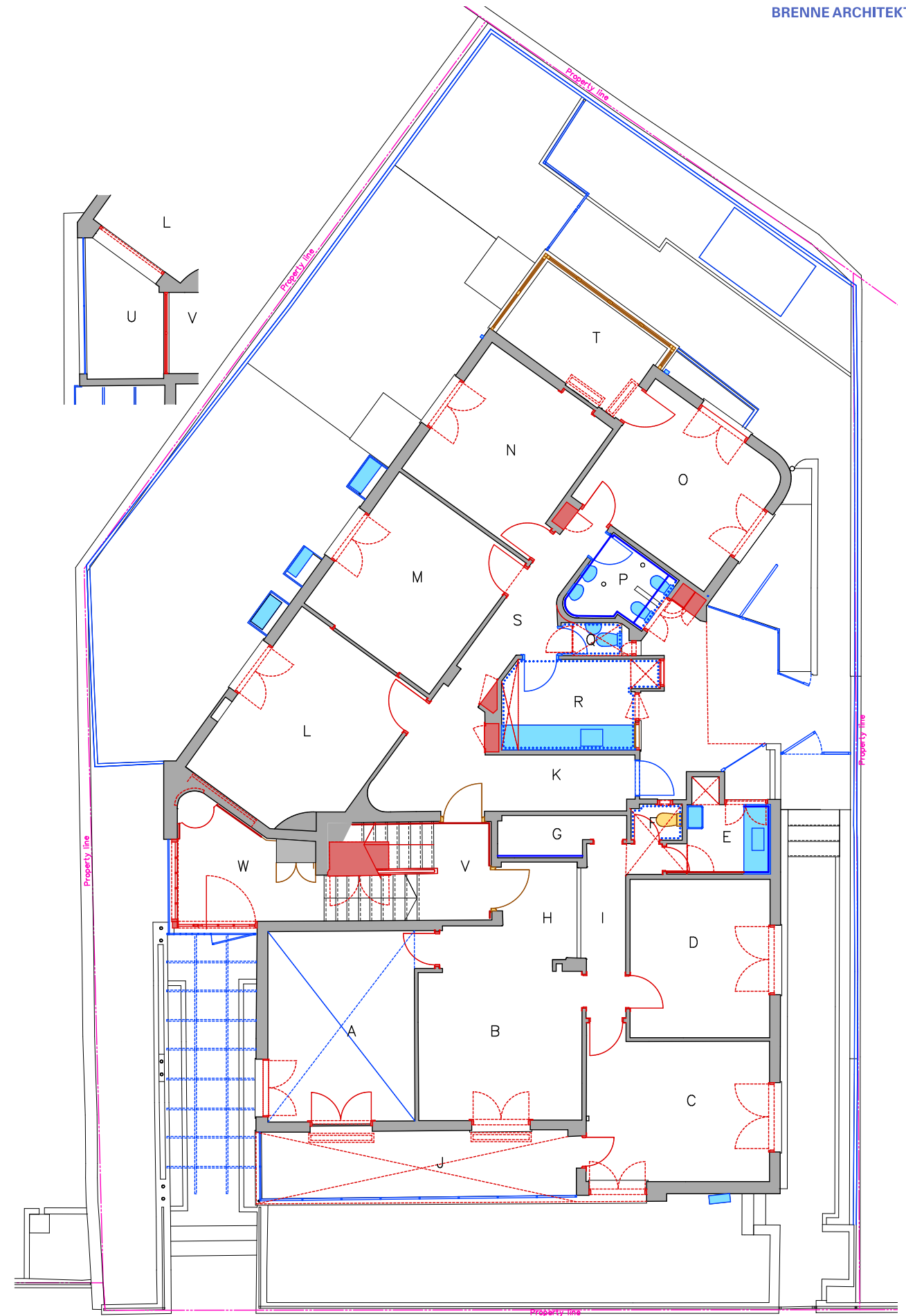


Fig. 161 Left side: chronological analysis of windows, doors, ceilings and equipment, basement

Fig. 162 Right side: chronological analysis of windows, doors, ceilings and equipment, ground floor



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Construction Phases

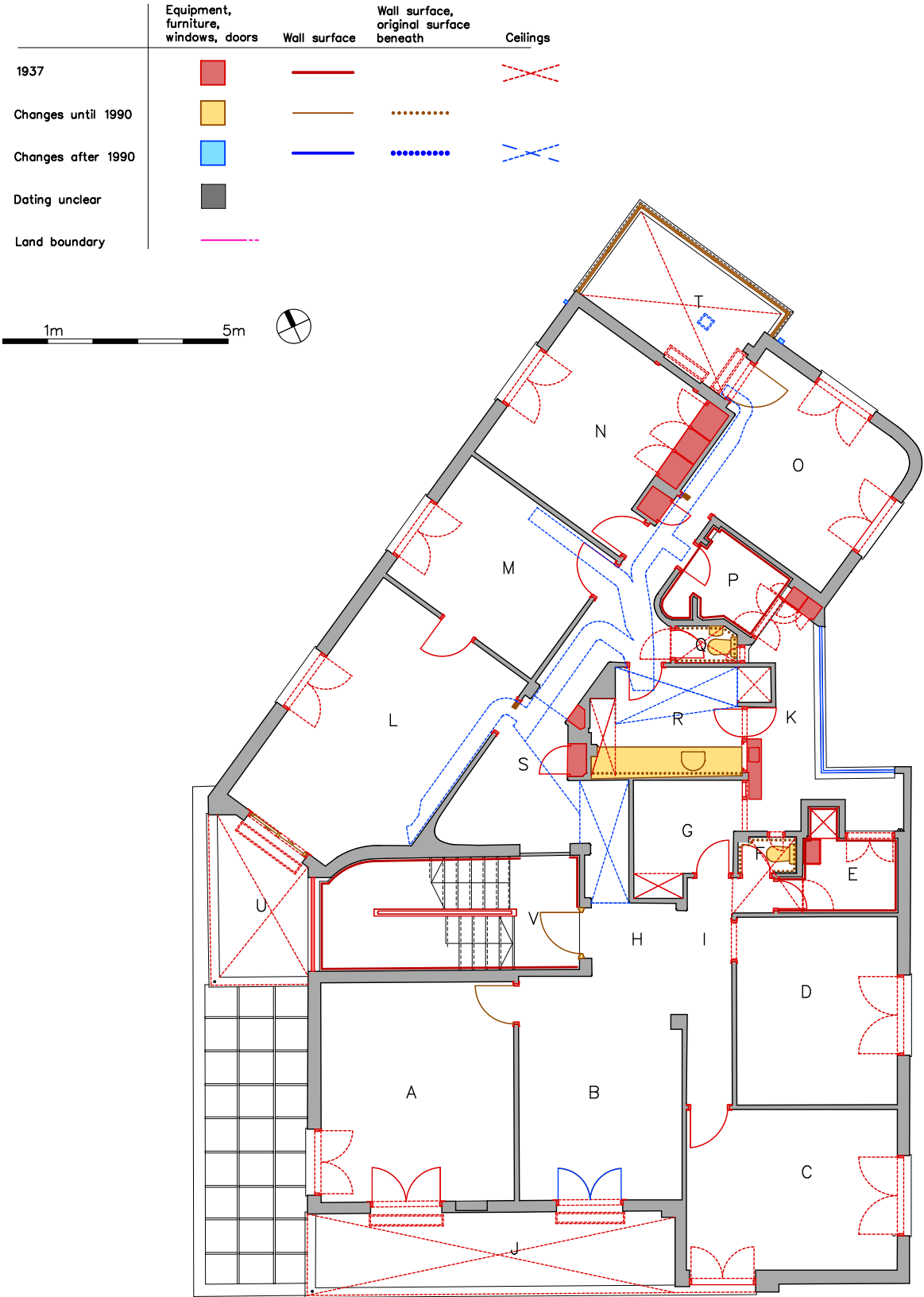


Fig. 163 Chronological analysis of windows, doors, ceilings and equipment, second floor

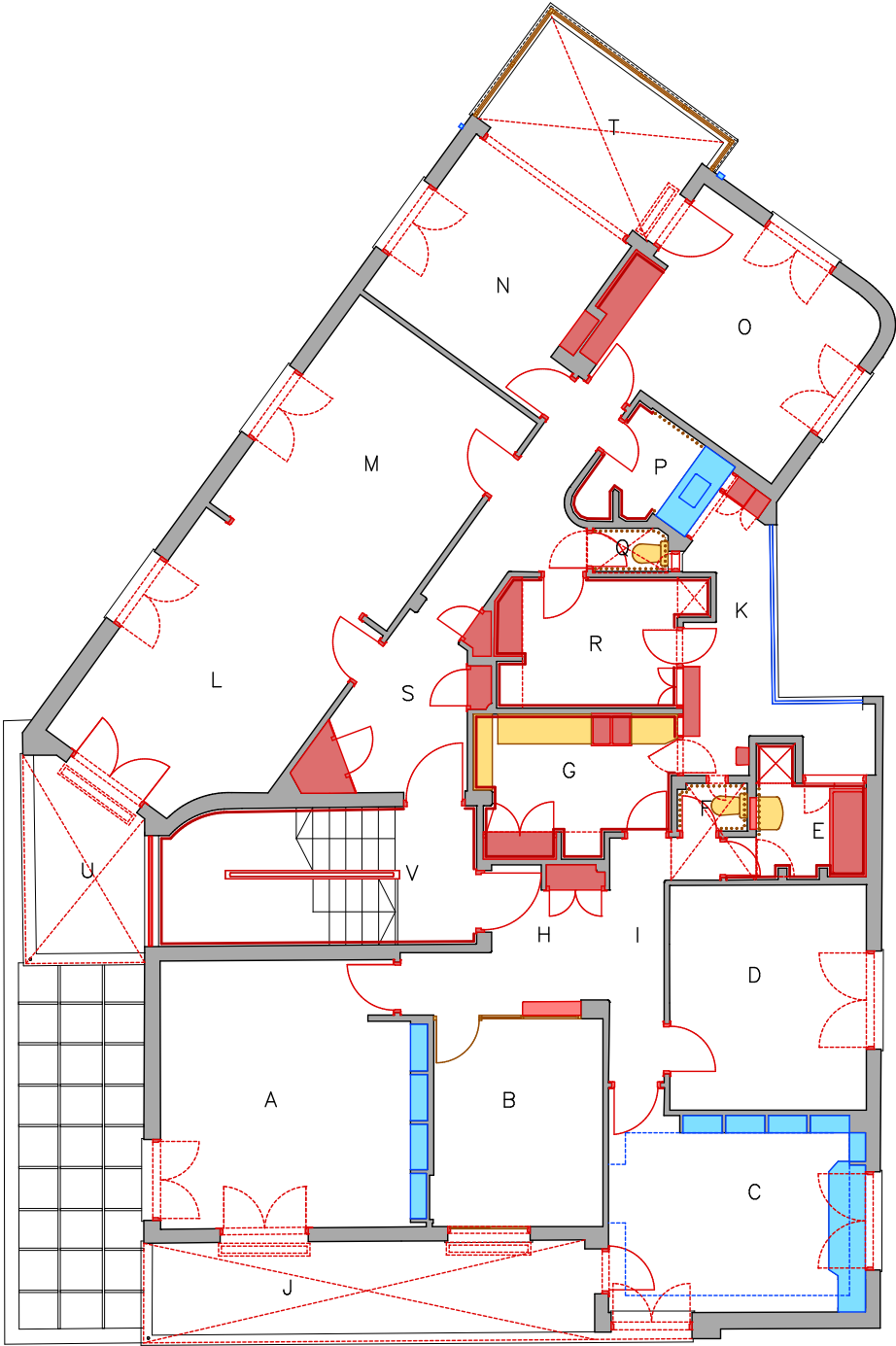
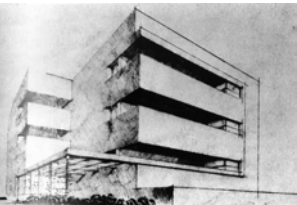


Fig. 164 Chronological analysis of windows, doors, ceilings and equipment, third floor



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9.2 MULTI-LAYER CHRONOLOGICAL ANALYSIS
Construction Phases

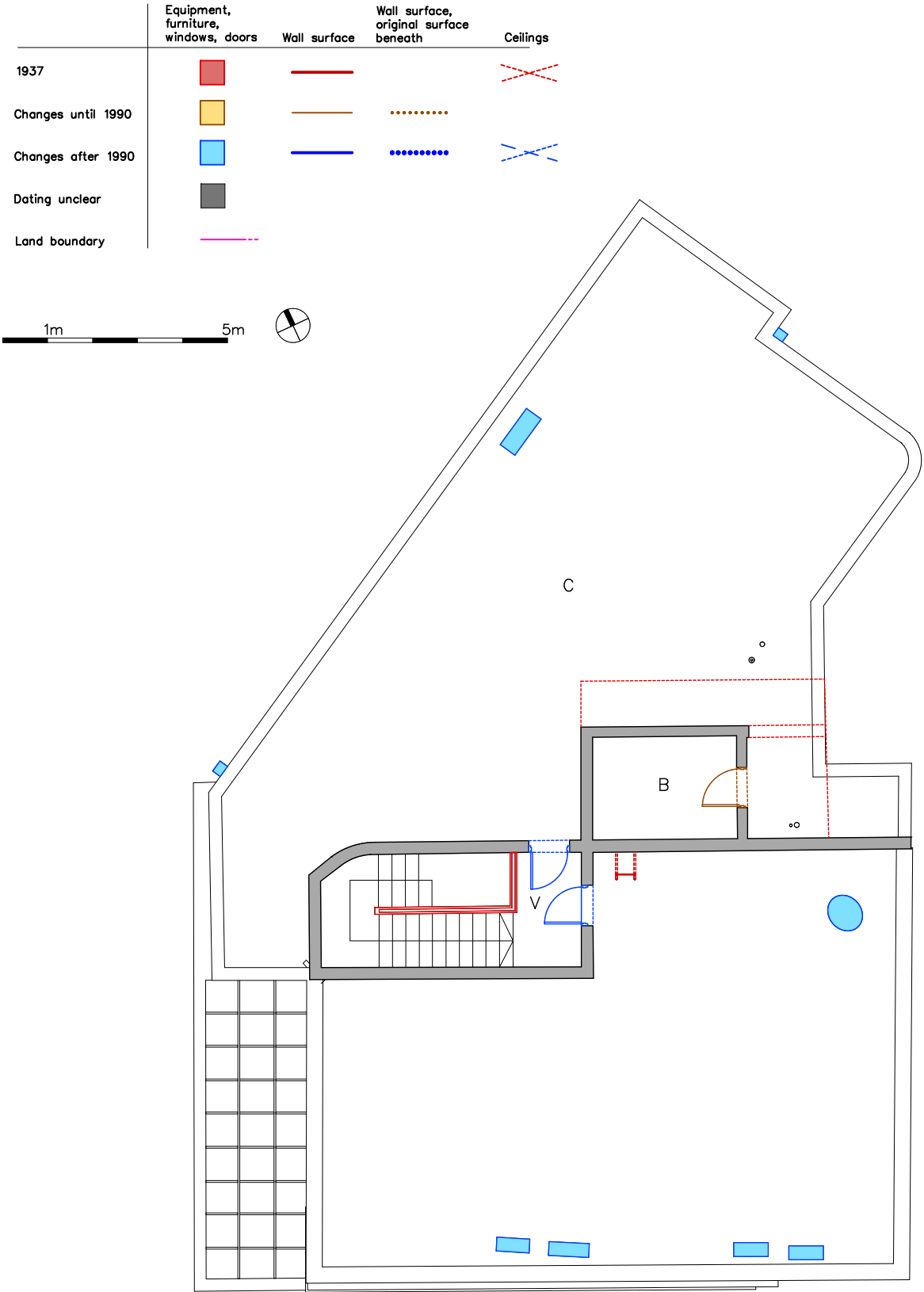


Fig. 165 Chronological analysis of windows, doors, ceilings and equipment, roof area

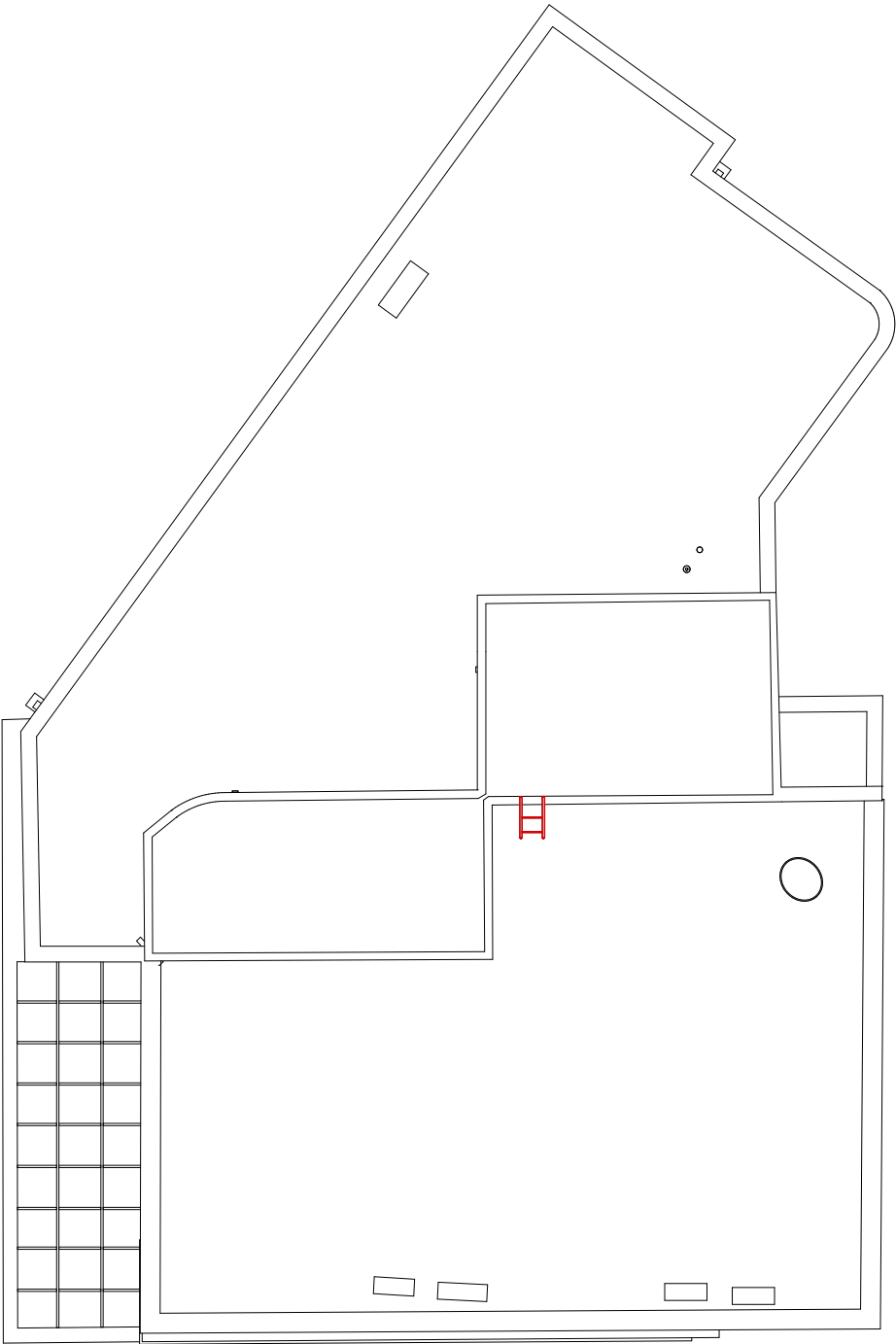
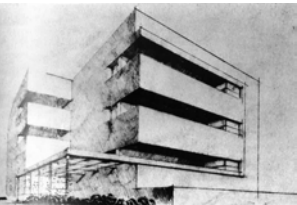


Fig. 166 Chronological analysis of windows, doors, ceilings and equipment, roof



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9.2 MULTI-LAYER CHRONOLOGICAL ANALYSIS
Construction Phases

Equipment, furniture, windows, doors		Walls and plaster	
<div></div>	1937	<div></div>	1937
<div></div>	Changes until 1990	<div></div>	Walls original, plaster replaced after 1990
<div></div>	Changes after 1990	<div></div>	Changed after 1990
<div></div>	Dating unclear	<div></div>	Dating unclear

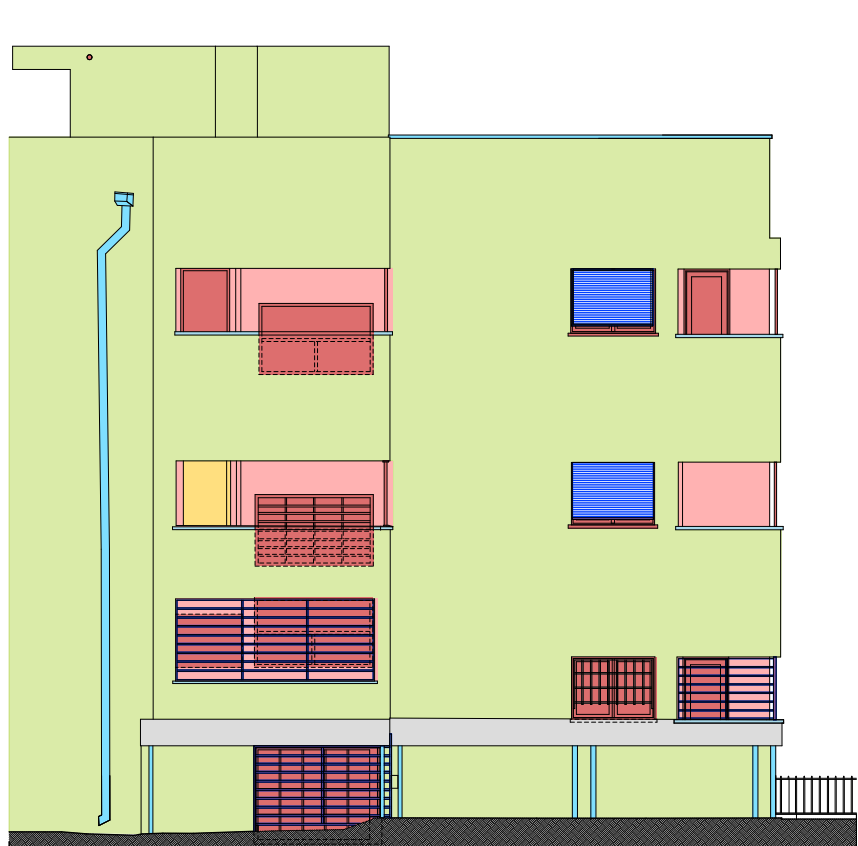


Fig. 167 Chronological analysis, southeast view

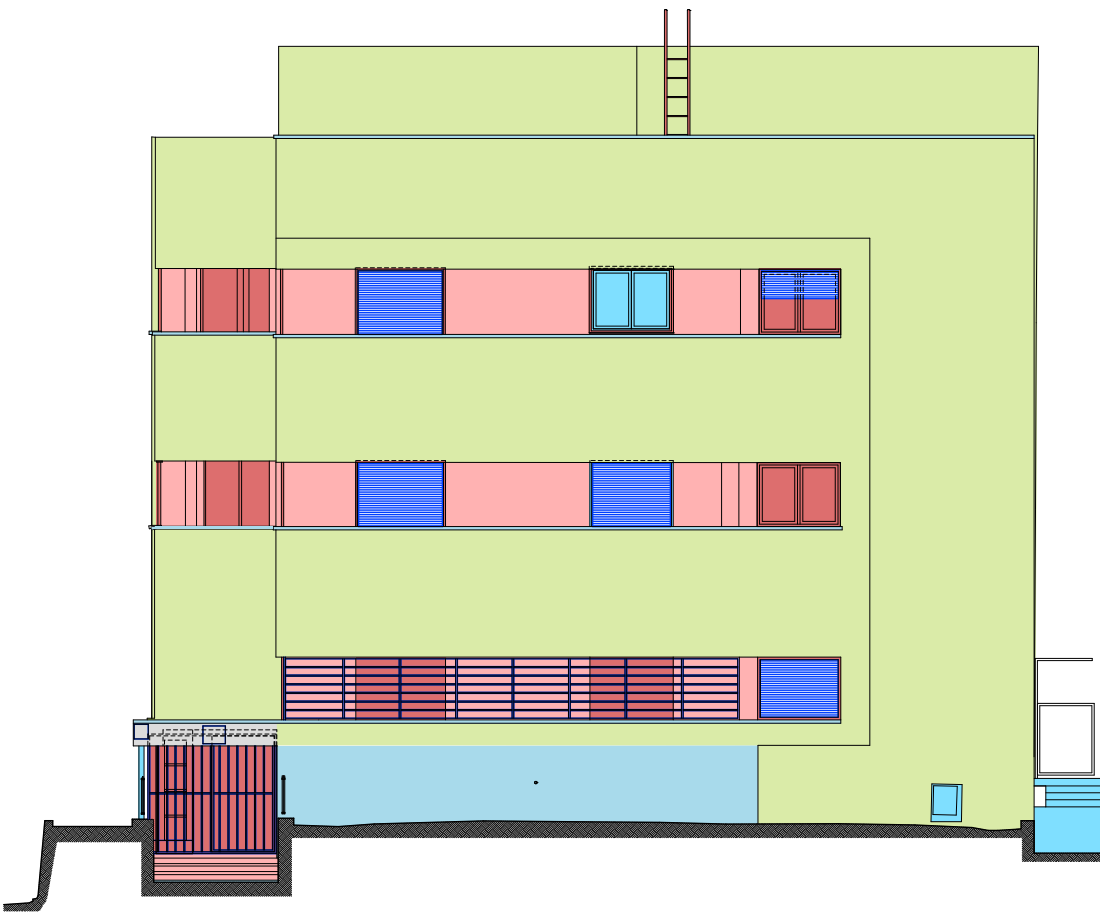
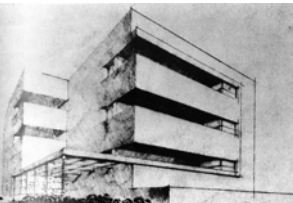


Fig. 168 Chronological analysis, south view



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9.2 MULTI-LAYER CHRONOLOGICAL ANALYSIS
Construction Phases

Equipment, furniture, windows, doors		Walls and plaster	
<div></div>	1937	<div></div>	1937
<div></div>	Changes until 1990	<div></div>	Walls original, plaster replaced after 1990
<div></div>	Changes after 1990	<div></div>	Changed after 1990
<div></div>	Dating unclear	<div></div>	Dating unclear

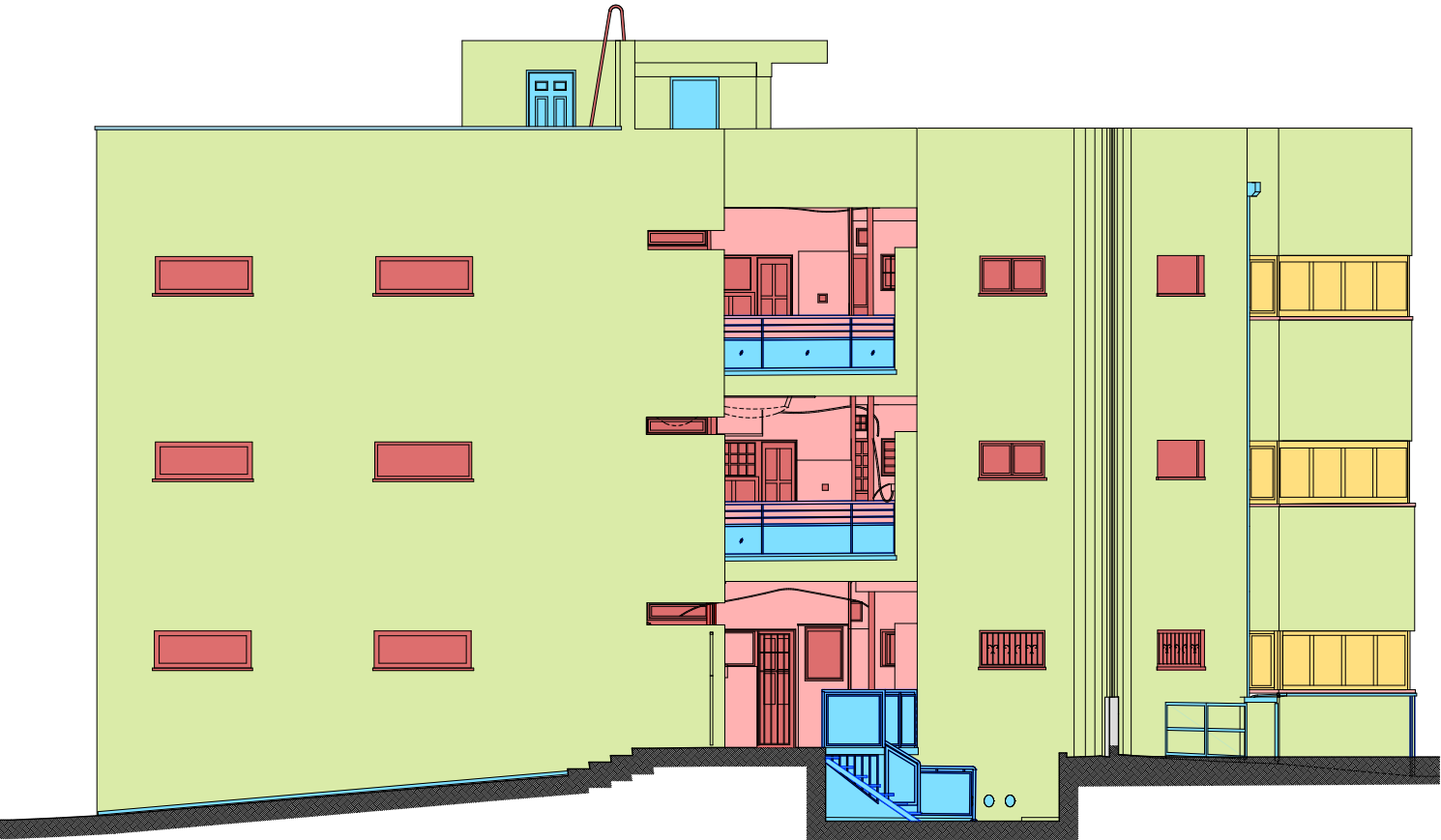
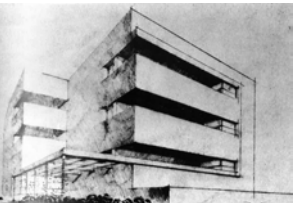


Fig. 169 Chronological analysis, east view



Fig. 170 Chronological analysis, east view, utility balconies



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Construction Phases

Equipment, furniture, windows, doors		Walls and plaster	
<div></div>	1937	<div></div>	1937
<div></div>	Changes until 1990	<div></div>	Walls original, plaster replaced after 1990
<div></div>	Changes after 1990	<div></div>	Changed after 1990
<div></div>	Dating unclear	<div></div>	Dating unclear

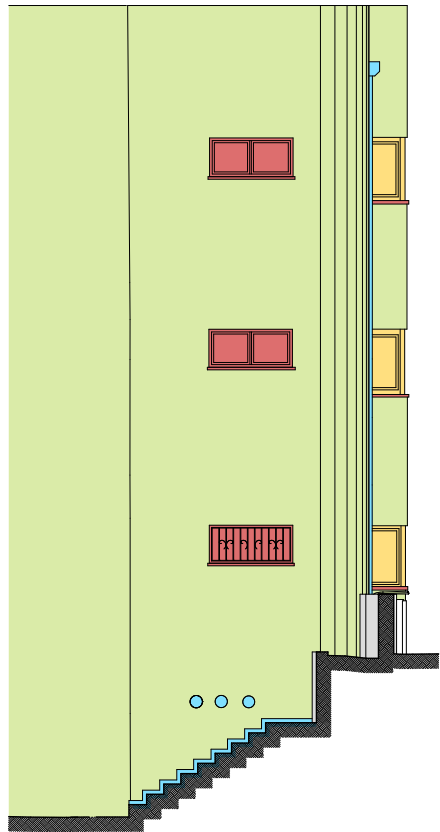


Fig. 171 Chronological analysis, north east view

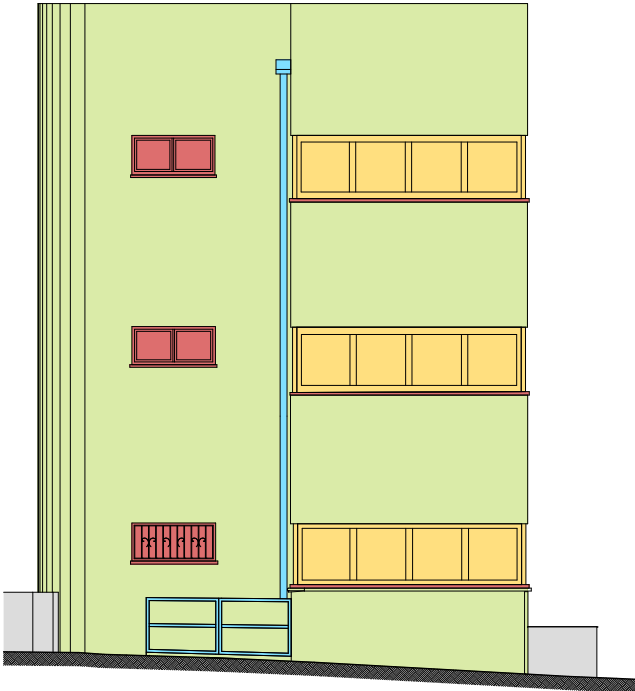
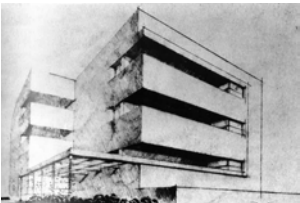


Fig. 172 Chronological analysis, north view



Fig. 173 Chronological analysis, west view



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9.2 MULTI-LAYER CHRONOLOGICAL ANALYSIS
Construction Phases

10.0 Conservation Action Plan

In this chapter, measures for conserving and bringing to light the qualities of the building and its exterior works as a historic monument are described. By uncovering, preserving and carefully restoring the original built fabric, as well as reconstructing specific limited areas, the original design by Dov Karmi will be secured for the long term and can be experienced again. The completion of its construction is therefore taken as the chronological benchmark, also because subsequent structural alterations were not guided by any apparent conceptual planning, while their quality and scope leads them to be classed as localized modernization or adaptation to a new use.

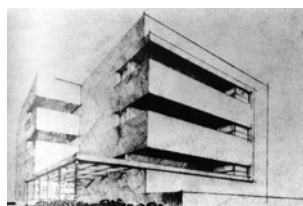
However, additional in-depth or supplementary investigations are needed for many of the items under examination in order to provide a comprehensive basis for subsequently planning specific conservation work.

The conservation action plan itself does not constitute a specific plan of work on the building, but is rather conceived as a collection of the steps and areas of concern that are essential to safeguarding and preserving the historically significant substance and to reinstating the original architectural design as a whole. It is a compilation of measures that also evaluates, on an individual basis, their relevance to conservation goals and the urgency of implementing them. This involves making basic assumptions about the use of the building without addressing specific details. The latter can only be done in a subsequent step through the tailored selection and detailed adjustment of measures to the planned new use of each particular room or area within the framework of an overall conservation plan. When a check of the planning for the conversion of rooms or areas to new uses, as part of a new usage concept, shows that specific measures will become necessary in this connection, these must be carefully evaluated and approved before being added to the conservation action plan. In addition, as some preliminary investigations have not yet been undertaken or need to be pursued in greater depth, it cannot be ruled out that additional work will have to be included in the conservation action plan as a result.

The conservation survey and assessment serve as the main basis of this action plan, together with the various engineering, restoration, and energy studies. The analyses undertaken in connection with this work cover all of the major areas of building analysis that are worth considering in a framework for the new use of the building.



Fig. 174 Damaged terrazzo coping on the balcony, 2016



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10.0 CONSERVATION ACTION PLAN



Fig. 175 Corroded reinforcement of a concrete ceiling in the basement, 2016

10.1 Assessment

10.1.1 Conservation Assessment

The Max Liebling House was built in 1937 during a phase of Tel Aviv’s urban development that was marked by strong construction activity as a result of the increasing immigration of European Jews to Palestine. This gave rise to a local variant of Modernist architecture adapted to the local climate, which may be considered a pioneering achievement in the history of the city. The documentation of the first generation of residents in the house contributes to this assessment, since the biographies and the daily life of these individuals generates a snapshot of this significant period in the city’s history.

The Modernist design by architect Dov Karmi is characterized by a clear, functional composition that is tailored to the local environmental conditions; it is the definitive parameter in dealing with the building as a historic monument. The chronological layer analysis allows statements to be made about alterations or modifications to the original design and provides information about the loss of original built fabric. An evaluation of the findings on this basis is given below. This is followed by a corresponding selection of general measures for the action plan.

First construction phase, time of construction, 1937

Original design concept with a focus on optimizing the building’s suitability to the climate by means of its orientation, massing, and facade composition; functionally well thought-out floor plans and utilitarian, labor-saving, built-in furniture; modern technical installations; continuous residential use, partly also as medical practices; the house was probably looked after relatively well and highly appreciated by its residents

- Preservation, repair, maintenance
- Measures for the long-term protection of the built fabric
- Possibly make minor modifications to the original substance in order to optimize building services, indoor climate, and usability; check reversibility

Second construction phase, until 1990

Partial changes of use; only basic maintenance and adaptation to new uses without conservation considerations or an underlying concept; original substance partially lost or covered up

- Uncover original elements where possible
- Reconstruct individual components of design significance, but only if this can be reliably authentic (based on historical source material or items in other rooms etc.)
- Possibly make new modifications to optimize building services, indoor climate, and use in areas where the original substance has been lost, while keeping the building’s original structure intact and respecting the original design concept; check reversibility

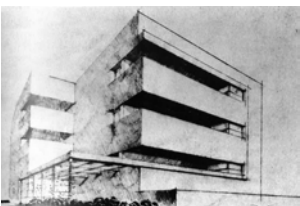
Third construction phase, from 1990 onwards

Entire building in municipal use, no longer any residential use; some use-related changes (first floor), partially systematic measures for maintenance with increasing consideration of conservation aspects

- Uncover original elements where possible
- Reconstruct individual components, but only if this can be reliably authentic (based on historical source material or items in other rooms etc.)
- Possibly make new modifications to optimize building services, indoor climate, and use, in areas where the original substance has been lost, while keeping the building’s original structure intact and respecting the original design concept; check reversibility
- Components that have been renewed or restored with regard to conservation aspects during this phase also open up potential for aesthetic and technical optimization and for functional changes, to a limited extent.

10.1.2 Building Engineering and Construction Assessment

An in-depth analysis of the building construction, material damage, and defects, together with recommendations for maintenance and refurbishment measures, is provided in Chapter 6 / Appendix B. As a brief assess-



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10.1 Assessment



Fig. 176 Paint peeling off an original window frame, 2015

ment of the existing building fabric, these results are summarized below:

Construction: reinforced concrete structural frame as part of a composite construction with exterior walls of silicate brick and interior walls of coarse sand brick; beam-and-block floor structure with precast concrete blocks

Condition: mostly good, but damage to the load-bearing structure (floors) and plasterwork in some places due to moisture and thermal stress

The instances of damage occurring in the building - cracks, spalling, and corroded reinforcement - are closely linked. There are different possible reasons for this, however: on the one hand, thermal stress can occur, created by a high heat load during the day and a drop of temperature at night; on the other hand, spalling and the corrosion of reinforcement can be caused by insufficient depth of concrete cover, a phenomenon that can be attributed to - among other things - inadequate experience of concrete as a construction material in the 1930s. In addition, localized influences and causes of damage must be considered, such as a leaking water pipe in the basement, which has led to serious moisture penetration and corrosion of the reinforcement in the reinforced concrete floor, and the constant exposure to water vapor that had accumulated in the voids above the dropped soffits of the balconies.

10.1.3 Energy and Indoor Climate Assessment

As a result of its arrangement on the plot, its articulation and massing, the differentiated composition of its facades and openings, and a sophisticated ventilation concept, the building is well adapted to cope passively with high heat load and direct solar radiation in the summer. It also makes good use of natural light entering the building.

The original design was mainly concerned with protecting against the heat of summer and did not attempt to exploit passive gain from sunlight to heat the building at other times. To provide comfort in the winter months, a central heating system was installed in the building,

which heated selected rooms only. This heating system was taken out of service, however, in the later course of the building's use. Any further measures for air conditioning the building as a whole and for optimizing its energy balance should be tailored closely to the new use of the building.

A detailed energy and climate analysis of the building can be found in Chapter 7 / Appendix C.

10.2 Action Plan

10.2.1 Overview

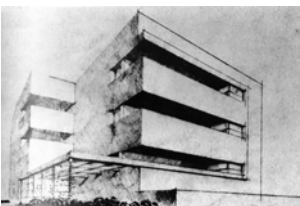
Preliminary Investigations

Further, in-depth studies are necessary in order to gain a full picture of the structure and its construction details as well as of the quality of the building's fabric and of any damage that may have occurred. In particular, this concerns its earthquake-resistance and the nature of its foundations, the connection of columns with beams and the floor structure, the depth of the concrete cover over reinforcement, and the quality of the concrete used in reinforced concrete members in prominent positions, as well as the floor construction on the various floors. This information cannot be acquired without destructive testing of the original substance by uncovering individual components, drilling core samples, and making exploratory openings. This could not be done as part of the present survey, but it constitutes an indispensable basis for establishing the feasibility of reusing the building. It is also necessary to determine the extent to which the existing building services can be refurbished and whether they satisfy the current safety requirements. Moreover, the present survey documentation needs to be supplemented with assessments of rooms and components to which there has only been limited access to date, for example, the completion of the color restoration survey in the basement and on the first floor.

Structural Repair Scope

Condition:

The building is mostly in a good condition. In some places, however, damage to load-bearing reinforced con-



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10.2 Catalog of Measures



Fig. 177 Balconies at the corners of the building, dragon tree on the right side, 2016

crete members is evident, such as cracks, or spalling and corroded reinforcement. Parts of the base zone of the building have been damaged by moisture. For detailed information, see chapter 6 / Appendix B.

Action needed / measures:

- Localized structural repairs (repair concrete)
- Patch cracks in render and in terrazzo components on the exterior
- Protective measures against cracking due to thermal stress
- Measures to prevent rising damp and moisture penetration
- Refurbish and protect the exterior steel columns (pergolas, balconies)

Energy Optimization

The climate in Tel Aviv is strongly influenced by the Mediterranean Sea. On the one hand, sea wind from the west provides a relatively mild climate in the summer, on the other hand there is a greater heat load due to the high average humidity of 70%. The original design of the building takes these factors into account in various ways. The position and massing of the building, as well as the layout of rooms, the openings in the envelope, and the shading elements are skillfully designed to promote natural cross ventilation and provide shade. However, the use of sunlight as a passive heat source in the winter is limited. Thermal comfort inside the building is optimal neither in the heat of summer, nor in the cool winter months. In view of the proposed use of the building for public events and as office space, higher levels of occupancy and the increased use of technical equipment could raise the internal heat input. The current inability to reach a comfortable room temperature (19°C - 26°C) in winter might therefore be beneficial in that case. Any measures aimed at optimizing the climatic and energy performance of the building will need be coordinated closely with the new concept for using the building.

Massing and Facades

Quality:
Sculptural appearance of the three-story structure, Modernist facade composition adapted to the local climatic conditions; basic concept characterized by design of the balconies, arrangement and format of the windows and shading elements; typical example of the development pattern and townscape of the White City of Tel Aviv in the 1930s

Action needed / measures:

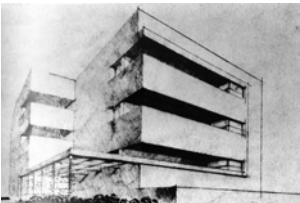
- Preservation, repair

Exterior Works

Quality:
The original general arrangement of the garden has survived, with front gardens in the south and west of the plot, the entrance area with planters flanking the path at its various levels, and the reinforced concrete pergola, as well as some plants that date back to the early period of use; the original design concept remains recognizable even though some elements have been replaced or repaired in the meantime, largely following the historical model; typical example of garden architecture in the White City of Tel Aviv in the 1930s

Action needed / measures:

- Preserve and protect the formative built elements (pergola, entrance area, fence and wall)
- Care and preservation of plants from the early period of use in every part of the garden
- Recreate the landscaping of the front gardens in the west and south of the site as sunny rockeries in accordance with historic monument guidelines, plant them with medium-high succulents
- Dismantle the paved surfaces with regard to the new use and redesign of the northern garden (original state unknown, if appropriate compare with similar properties in Tel Aviv)



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10.2 Catalog of Measures



Fig. 178 Utility balcony with food cabinet and laundry closets, 01.K, 2015

Building Layout and Circulation

Quality:
Modernist architectural design, adapted to the local situation and climatic conditions, for an apartment building with three full floors, a basement, accessible flat roof and central staircase; layout and design integral to the original ventilation concept for the building; typical example of Modernist architecture, as adapted to the local climatic conditions, in the White City of Tel Aviv in the 1930s

Action needed / measures:

- Preservation and protection
- Localized uncovering of the original fabric (subsequently blocked-up doorways etc.)

Windows and doors

Quality:
Design of the windows and doors as an essential part of the differentiated original ventilation concept for the building; uniform, functional design; existing components mainly survive in their original state; example of Dov Karmi’s functional, Modernist architecture

Action needed / measures:

- Preservation and repair
- Recreate the original color scheme in accordance with the restorer’s findings.
- In a few cases: fit a replica

Furniture

Quality:
Equipped with utilitarian built-in furniture in line with progressive Modernist thinking; choice of materials and color scheme are standardized, simple, solid, and functionally well thought out; example of Dov Karmi’s functional, Modernist architecture

Action needed / measures:

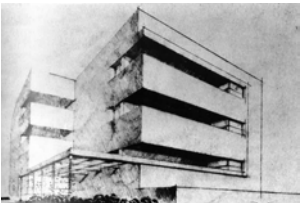
- Preserve, uncover, repair, supplement, recreation of the original color scheme in accordance with the restorer’s findings.
- Further investigation concerning any use of materials that may have been imported within the framework of the so-called Transfer Agreement

Building Services

Quality:
Technically up-to-date at the time, modern, progressive and comfortable; evidence of the lifestyle enjoyed by the building’s residents; example of Dov Karmi’s functional, Modernist architecture

Action needed / measures:

- Check the necessity of modernizing the technical systems (electrical, plumbing, air conditioning)
- Further examination and a comparison with the statutory operational and safety requirements is necessary
- Check the retention of original equipment for museological purposes (e.g. power sockets and light switches, radiators on the first floor)
- Possibly replace some items with materials and products that match the historical model
- Evaluate minor modifications of the original fabric and check their reversibility



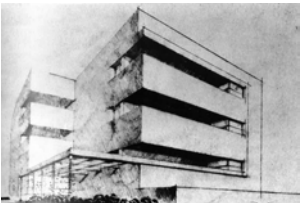
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EXPLANATION	
CONSERVATION RATING	
Conservation rating high =	Building component that is conceptually fundamental to the original design
Conservation rating medium =	Building component of importance to the original design
Conservation rating low =	Building component of secondary importance
SCHEDULING PRIORITY	
High scheduling priority =	Implementation needed urgently
Medium scheduling priority =	Implementation necessary in the medium term
Low scheduling priority =	Implementation recommended

10.2.2 Individual Measures

PART OF THE BUILDING	LOCATION, COMPONENT	MEASURE	CONSERVATION EVALUATION	SCHEDULING PRIORITY	COMMENT
PREVIOUS INVESTIGATIONS					
		Earthquake resistance		high	See Conservation Engineering Survey/Appendix B
		Foundations		high	See Conservation Engineering Survey/Appendix B
		Material analysis of concrete (laboratory test)		high	See Conservation Engineering Survey/Appendix B
		Reinforcement (core samples, laboratory tests)		high	See Conservation Engineering Survey/Appendix B
		Connections at junctions between columns and floors or walls		high	See Conservation Engineering Survey/Appendix B
		Plaster, especially in wet rooms		medium	See Conservation Engineering Survey/Appendix B
		Floor constructions, load test		high	See Conservation Engineering Survey/Appendix B
		Examine the construction of balcony parapets		medium	See Conservation Engineering Survey/Appendix B
-1.D	Wall	Exploratory opening, possibly into walled-off void		medium	
		Check the original electrical installations		high	
		Check the original sanitary installations		high	
		Complete the paint restoration survey of the basement and ground floor		high	See Identification of the Color Scheme/Appendix A
		Research original products		low	
LOADBEARING STRUCTURE					
Basement	-1.B	Repair concrete of door lintel	high	high	See Conservation Engineering Survey/Appendix B
Basement	-1.A	Repair concrete of slab above basement	high	high	See Conservation Engineering Survey/Appendix B
Balconies	Types 1, 3, 4	Repair concrete of slab above ceiling void	high	high	See Conservation Engineering Survey/Appendix B
Facade	all	Repair cracked areas of facade	high	high	See Conservation Engineering Survey/Appendix B
Balconies	Types 1, 4	Repair cracked sections of parapet coping and of terrazzo at connection with steel column	high	high	See Conservation Engineering Survey/Appendix B
Basement, building base zone, facade	all-round	Measures against rising damp	high	medium	See Conservation Engineering Survey/Appendix B
Balconies	01.J, 01.U.02.J, 02.U	Repair steel columns	high	high	See Conservation Engineering Survey/Appendix B
Entrance area	Pergola	Repair steel columns and bearing points of the wooden grid	high	medium	See Conservation Engineering Survey/Appendix B



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PART OF THE BUILDING	LOCATION, COMPONENT	MEASURE	CONSERVATION EVALUATION	SCHEDULING PRIORITY	COMMENT
Various	Inner face of exterior walls, often beneath windows	Remedy moisture damage	medium	medium	See Conservation Engineering Survey/Appendix B
ENERGY OPTIMIZATION					
Ground floor - 3rd floor	various	Optimize HVAC to suit new use of the building, in accordance with conservation requirements; priority to passive measures	high	high	HVAC concept needs to be adjusted to the new use of the building
TECHNICAL BUILDING SERVICES					
All	Electrical installations	Secure original electrical sockets and light switches	high	high	
All	Electrical installations	Dismantle subsequent surface-mounted installations	medium	medium	
All	Electrical installations	Re-equip electrical systems in accordance with conservation requirements (minimal intervention)	medium	medium	
All kitchens and bathrooms	Sanitary installations	Secure original sanitary objects; restore or replace faucets	high	high	
All	Sanitary installations	Dismantle subsequent installations	medium	medium	
All	Sanitary installations	Re-equip sanitary ware in accordance with conservation requirements; minimal intervention in the original substance	medium	medium	
00.E, 00.B, 01.L	Heating installations	Secure the remains of original heating installations	high	high	
EXTERIOR WORKS					
Western part of the garden	Tree	Nurture and care for the dragon tree	high	high	See Vegetation Review/Appendix D
Western part of the garden	Plant	Nurture and care for the Bougainvillea	high	high	See Vegetation Review/Appendix D
Southern part of the garden	Tree	Nurture and care for the Frangipani-Baums	high	high	See Vegetation Review/Appendix D
Southern part of the garden	Tree	Fell or heavily prune the Ficus rubiginosa (Port Jackson Fig)	high	medium	See Vegetation Review/Appendix D
Northern part of the garden	Tree	Nurture and care for the orange trees	high	high	See Vegetation Review/Appendix D
Southern and western front gardens	Pergola, planters, entrance area, fence and retaining wall	Care and maintain the built structures in keeping with the original design	high	high	See Vegetation Review/Appendix D
Southern and western front gardens	Gardens	Recreate the front garden landscaping with rockeries in line with conservation requirements, plant medium-height heliophilic succulents	high	medium	See Vegetation Review/Appendix D
Northern part of the garden	Open areas	Take up the paved surfaces with regard to the new use; landscape an open-style garden, possibly on the basis of comparable properties	medium	medium	Original state not known
FACADES					
Facade	all	Repair and secure parapet copings and window sills of terrazzo	high	high	

PART OF THE BUILDING	LOCATION, COMPONENT	MEASURE	CONSERVATION EVALUATION	SCHEDULING PRIORITY	COMMENT
Facade	all	Recreate color scheme of render; further examination needed			Original state not known
Facade	All balconies	Recreate color scheme of render	high	medium	See Identification of the Color Scheme/Appendix A
Facade	South	Remove additions to base zone beneath the first-floor balcony and restore original appearance; recreate contours of wall projection	high	medium	
Facade	North/West	Open up balconies, remove windows	high	medium	
Facade	all	Dismantle non-original technical installations	medium	medium	
Facade	all	Dismantle non-original grilles and miscellaneous components	medium	medium	
Facade	all	Recreate exterior lighting and house number sign to match historical appearance	medium	medium	
ENTRANCE AND STAIRCASE					
Staircase	Floor	Clean, repair, complete, protect terrazzo floor	high	high	
Staircase	Wall tiles	Clean, repair, complete	high	high	
Staircase	Water basin	Clear and make accessible	medium	low	
Staircase	Wall	As necessary, patch and replace plaster, recreate color scheme	high	medium	See Identification of the Color Scheme/Appendix A
Staircase	Ceiling	As necessary, patch and replace plaster, recreate color scheme	high	medium	See Identification of the Color Scheme/Appendix A
Staircase / 1st floor	Entrance door and glazing	Renovate, replace door handle	high	high	
Staircase / 2nd floor	Apartment entrance doors	Reopen blocked-up doorway, fit doors to match original appearance	high	medium	
Staircase / 3rd floor	Apartment entrance doors	Renovate, replace door handles	high	medium	
Staircase	Windows	Renovate, replace missing or damaged parts, repaint in accordance with restorer's findings	high	high	See Identification of the Color Scheme/Appendix A
Staircase	Mailbox	Renovate	high	medium	
Staircase	Railings	Renovate, replace glass	high	high	
Staircase	Built-in cabinet in foyer	Dismantle cabinet and repair wall surfaces	medium	medium	
Staircase	Lighting	Re-equip to match original appearance	medium	low	
Staircase	Light switches and bell pushes	Re-equip to match original appearance	medium	low	
BASEMENT					
-1.A, -1.F, -1.G	Floor	Uncover original floor	medium	low	
-1.A, -1.F, -1.G	Wall tiles	Uncover original tiling	medium	low	



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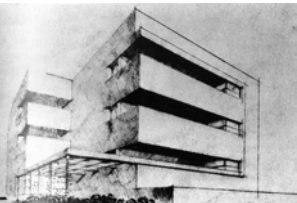
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-1.A, -1.F, -1.G	Wall	As necessary, patch and replace plaster, topcoat	medium	low	Complete the color restoration survey!
-1.A, -1.F, -1.G	Ceiling	As necessary, patch and replace plaster, topcoat	medium	low	Complete the color restoration survey!
-1.A, -1.F, -1.G	Windows	Renovate, replace missing or damaged parts, paint in accordance with restorer's findings	high	high	Complete the color restoration survey!
-1.A, -1.F, -1.G	Exterior door	Replace	medium	high	
-1.A, -1.F, -1.G	Interior doors	Replace	medium	low	
-1.B	Floor covering	Further examination needed	medium	low	Original state not known
-1.B	Wall	Further examination needed	high	medium	Original state not known
-1.B	Ceiling	Further examination needed	high	medium	Original state not known
-1.A, -1.F, -1.G	Built-in Furniture	Renovate wall cabinet, replace damaged parts, repaint in accordance with restorer's findings	medium	low	Complete the color restoration survey!
-1.F	Sanitary fixtures	New fit-out in accordance with conservation requirements	medium	low	
-1.C- -1.E		No measures			Retain air raid shelter for new uses
FIRST FLOOR					
All rooms except for 00.F and 00.Q	Floor	Uncover original floor, renovate, and if necessary clean, repair, complete, protect	high	medium	
00.F, 00.Q	Floor	Complete floor in accordance with conservation requirements	medium	low	
All rooms	Wall	As necessary, patch and replace plaster, recreate color scheme	high	medium	Complete the color restoration survey!
00.H	Wall	Check probable former radiator recess and, if applicable, open up	medium	low	Exploratory opening
00.E, 00.F, 00.Q, 00.R,	Wall tiles	Uncover original tiling	high	medium	
00.G	Wall tiles	Demolish tiling	low	low	
All rooms	Ceiling	As necessary, patch and replace plaster, recreate color scheme	high	medium	Complete the color restoration survey!
00.A	Ceiling	Remove dropped ceiling	medium	medium	
00.J, 00.T, 00.U	Dropped soffits above balconies	Renovate inspection hatches, recreate color scheme	medium	medium	Complete the color restoration survey!
All rooms	Doors	Renovate, replace missing or damaged parts, paint in accordance with restorer's findings	high	high	Complete the color restoration survey!
00.L/M, 00.N/T	Doorways	Open up and, if applicable, renovate or replace doors	high	medium	
00.P - 00.R	Doors	Produce replica based on original model	medium	medium	
All rooms	Windows	Renovate, replace missing or damaged parts, paint in accordance with restorer's findings	high	high	Complete the color restoration survey!

PART OF THE BUILDING	LOCATION, COMPONENT	MEASURE	CONSERVATION EVALUATION	SCHEDULING PRIORITY	COMMENT
00.R	Windows	Replace subsequently fitted window with replica based on original model	medium	low	
00.E, 00.F, 00.P-00.R	Sanitary and kitchen fixtures	New fit-out in accordance with conservation requirements	medium	low	
00.E, 00.B	Heating installations	Secure the remains of original heating installations	high	high	
00.S, Exterior cabinet, East facade	Built-in cabinets	Renovate, replace missing or damaged parts, paint in accordance with restorer's findings	high	high	Complete the color restoration survey!
2ND FLOOR					
All rooms except for 01.F and 01.Q	Floor	Uncover original floor, renovate, and if necessary clean, repair, complete, protect	high	medium	
01.F, 01.Q	Floor	Complete floor in accordance with conservation requirements	medium	low	
01.J, 01.K, 01.U	Floor	Clean, repair, complete, protect terrazzo floor and restore floor drainage inlets	high	high	
All rooms	Wall	As necessary, patch and replace plaster, recreate color scheme	high	medium	See Identification of the Color Scheme/Appendix A
01.A, 01.B	Wall	Close wall openings / recesses	medium	high	
01.F, 01.Q, 01.R,	Wall tiles	Uncover original tiling	high	medium	
01.E, 01.P	Wall tiles	Renovate original tiling, and if necessary clean, repair, complete	high	high	
All rooms	Ceiling	As necessary, patch and replace plaster, recreate color scheme	high	medium	See Identification of the Color Scheme/Appendix A
01.R, 01.S	Ceiling	Remove suspended services lines and gypsum board ceiling	medium	medium	
01.J, 01.T, 01.U	Dropped soffits above balconies	Renovate inspection hatches, recreate color scheme	medium	medium	See Identification of the Color Scheme/Appendix A
All rooms	Doors	Renovate, replace missing or damaged parts, paint in accordance with restorer's findings	high	high	See Identification of the Color Scheme/Appendix A; apartment entrance doors, see Staircase
01.B/I, 01.N/T	Doorways	Uncover and, if necessary, replace doors	high	medium	
01.A, 01.B, 01.L, 01.O	Doors	Produce replica based on original model	medium	medium	
All rooms	Windows	Renovate, replace missing or damaged parts, paint in accordance with restorer's findings	high	high	See Identification of the Color Scheme/Appendix A
01.E, 01.G, 01.P	Sanitary and kitchen fixtures	Secure and renovate original sanitary ware, replace in accordance with conservation requirements	high	high	Prior examination needed!
01.F, 01.Q, 01.R	Sanitary and kitchen fixtures	New fit-out in accordance with conservation requirements	medium	low	
01.K	Plumbing	Repair existing piping as far as possible	high	high	Prior examination needed!
01.K, 01.N, 01.S	Built-in cabinets	Renovate, replace missing or damaged parts, paint in accordance with restorer's findings	high	high	See Identification of the Color Scheme/Appendix A



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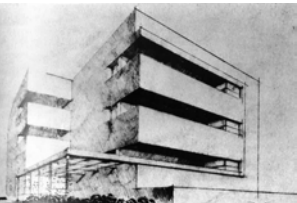
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3RD FLOOR					
All rooms except for 02.C, 02.E, 02.F, 02.N-02.R, 02.T	Floor	Clean, repair, complete, protect terrazzo floor and, if necessary, restore floor drainage inlets	high	high	
02.C, 02.N, 02.O, 02.Q, 02.T	Floor	Uncover original floor, renovate, and if necessary clean, repair, complete, protect	high	medium	
02.B, 02.E, 02.F, 02.R	Floor	Complete floor in accordance with conservation requirements	medium	low	
All rooms	Wall	As necessary, patch and replace plaster, recreate color scheme	high	medium	See Identification of the Color Scheme/Appendix A
02.A, 02.C	Wall	Clear walls of subsequent built-in furniture	high	high	
02.E, 02.G, 02.P, 02.R	Wall tiles	Renovate original tiling, and if necessary clean, repair, complete	high	high	
02.F, 02.Q	Wall tiles	Uncover original tiling	high	medium	
All rooms	Ceiling	As necessary, patch and replace plaster, recreate color scheme	high	medium	See Identification of the Color Scheme/Appendix A
02.J, 02.T, 02.U	Dropped soffits above balconies	Renovate inspection hatches, recreate color scheme	medium	medium	See Identification of the Color Scheme/Appendix A
All rooms	Doors	Renovate, replace missing or damaged parts, paint in accordance with restorer's findings	high	high	See restorer's report; apartment entrance doors, see Staircase
02.B	Partition wall	Dismantle subsequently fitted aluminum-frame glazing	high	medium	
02.B/I	Door opening (possible)	Make exploratory opening and check existing substance, if applicable open up doorway and renovate or replace door	medium	medium	
All rooms	Windows	Renovate, replace missing or damaged parts, paint in accordance with restorer's findings	high	high	See Identification of the Color Scheme/Appendix A
02.B	Windows	Produce replica based on original model	high	medium	
02.E, 02.G, 02.P, 02.R	Sanitary and kitchen fixtures	Secure and renovate original sanitary ware, replace in accordance with conservation requirements	high	high	Prior examination needed!
02.F, 02.Q	Sanitary and kitchen fixtures	New fit-out in accordance with conservation requirements	medium	low	
02.K	Plumbing	Repair existing piping as far as possible	high	high	Prior examination needed!
02.E, 02.G, 02.H, 02.K, 02.N, 02.O, 02.S	Built-in cabinets	Renovate, replace missing or damaged parts, paint in accordance with restorer's findings	high	high	See Identification of the Color Scheme/Appendix A
ROOF					
03.A and 03.B	Roofing	Close roof openings that are no longer needed and remove technical installations	low	low	
03.B	Floor	Uncover original floor, renovate, and if necessary clean, repair, complete, protect	medium	medium	

PART OF THE BUILDING	LOCATION, COMPONENT	MEASURE	CONSERVATION EVALUATION	SCHEDULING PRIORITY	COMMENT
Roof above staircase penthouse	Surface drainage through parapet	Install properly functioning spout	medium	high	
03.A and 03.B	Parapet/wall areas	Repair cracked areas of plaster	medium	high	
03.A and 03.B	Parapet/wall areas	Remedy discoloration of wall surfaces; protect plaster surface from further discoloration	high	medium	
03.V	Door	Replace staircase doors	medium	medium	
03.B	Door	Replace door to laundry room	medium	medium	
03.A and 03.B	Roof ladder	Renovate	medium	medium	



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11.0 Literature

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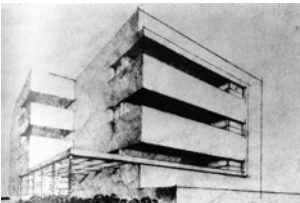
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11.0 LITERATURE

12.0 Picture Credits

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In the course of this research, considerable effort has been made to locate historical photographs of the building and the family who commissioned its construction. Apart from one photograph taken in the 1930's by Yitzhak Kalter, an architectural photographer, no original photographs of the building could be found in the various archives.

Because Tony and Max Liebling had no children of their own, their closest relatives are the children of Ms. Sarah Ruff, née Chasen, who was Tony's cousin and was appointed executor of her estate. We wish to thank the following individuals:

Sarah Ruff's children – Meir Ruff and his sister Dvora Kaminer Ruff – for the material they have provided.

The descendants of the Scheuer family, who lived on the third floor, for sharing photographs of their apartment and some recollections they have of Tony Liebling.

The descendants of the Meyer family: Michael Offer from Beit Alfa, who provided detailed information about his family and his recollections of the building.

We also wish to thank Attorney Rony Golan, a genealogy expert.

AUFBAU, 24 September 1954, from: <http://aerzte.erez-israel.de/meyer/> (03/16/2016): Fig. 57

Bar Ness, Aviad: front page (top left), fig. 1, 2, 99

Brenne Architekten: front page (bottom left) fig. 3-7, 22, 23, 50, 51, 66-93, 95-98, 100-109, 111, 114-150, 155-178

Druyanov, Alter: Sefer Tel Aviv [=The Book of Tel Aviv], Tel Aviv 1936: Fig. 16-18

FSB – Franz Schneider Brakel (ed.): Türdrücker der Moderne. Cologne 1991: Fig. 113

Geddes, Patrick: Town-Planning Report - Jaffa and Tel Aviv. Garden City concept for Tel Aviv, 1925 (book cover): Fig. 8

Kalter, Ytzhak: Fig. 14, 28

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Karmi-Melamede, Ada; Price, Dan: Architecture in Palestine during the British Mandate, 1917-1948. Jerusalem 2014: Fig. 30

Metzger-Szmuk, Nitza: Des maisons sur le sable. Tel Aviv. Mouvement moderne et esprit Bauhaus. Dwelling on the Dunes. Tel Aviv. Modern Movement and Bauhaus Ideals. Paris, Tel Aviv, 2004: Fig. 29 (=front page bottom right), 52-54

Municipality of Tel Aviv-Yafo (trans. and ed. Lia Nirgad): Nomination of The White City of Tel-Aviv for the World Heritage List. Tel Aviv 2003: Fig. 19

Palestine and Middle East Economic Magazine, Nos. 7 & 8, March 1933: Fig. 12, 13

Private courtesy: Fig. 56, 58, 59-65

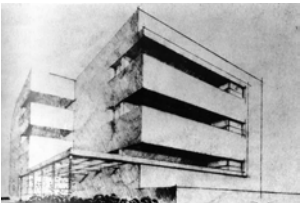
Soskin, Avraham: Fig. 9

Studio Foundation, Peter Herzog and Paul Gross, from: <http://www.themarker.com/consumer/tourism/1.1931074> (04/11/2016): Fig. 55

Tal Eyal Architecture: Fig. 94, 110, 112

Tel Aviv–Yafo Municipal Historical Archives: Fig. 10, 15, 20, 21, 26, 27, 31-45, 151-154

Zionist Archive: Fig. 11



PROJECT
Conservation Survey
Max Liebling House, 29 Idelson Street
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12.0 PICTURE CREDITS

CONSERVATION OBJECTIVE

MAX LIEBLING HOUSE

29, IDELSON STREET, TEL AVIV



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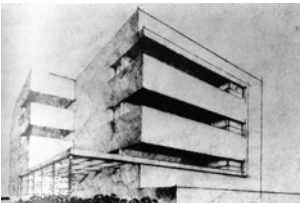
PRINICIPAL	Municipality of Tel Aviv-Yaffo City Engineer's Office Contact: Sharon Golan Ben Gurion Blvd. 68 Tel Aviv 64514 Israel	PROJECT MANAGEMENT/TEL AVIV	tal eyal ARCHITECTURE 29 Mandelstam St. Tel Aviv 6259823 Israel
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The Getty Foundation



Tel Aviv/Berlin, 2017



PROJECT

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Preparer and Partners



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Picture Credits

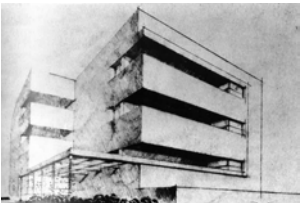
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Appendix

Competition Entry of Holzer Kobler Architekturen



Fig. 1 View on the main entrance of the Max Liebling House, 2016



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1.1 Concept Objectives

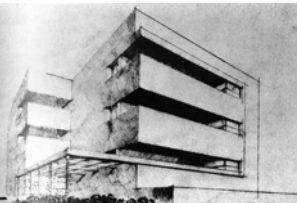
The apartment building at 29 Idelson Street was designed and built for Max Liebling in 1937 by Dov Karmi (1905–1962), one of Israel’s foremost architects. It is an important example of the distinct local interpretation of modern architecture that characterizes the White City of Tel Aviv. This district has been registered as an architectural ensemble in the UNESCO list of World Heritage sites since 2003. The house itself has been owned by the city since the 1960s, and it was the municipal department of building conservation that launched the initiative to convert it for use it as a documentation, communication, and skills center to promote the protection, care, and study of the city’s modernist heritage. The project receives support from the City of Tel Aviv and the Tel Aviv Foundation. The Ministry for the Environment, Nature Conservation, Building and Nuclear Safety of the Federal Republic of Germany, together with German project partners from the fields of architecture, construction and monument preservation, also welcomed this idea as an opportunity for fruitful professional and cultural exchange, and so an official bilateral project to establish such a conservation center was launched at the end of 2014. The unique ensemble of roughly one thousand buildings in the city center of Tel Aviv is often compared with the architecture of the Bauhaus owing to its modernist design. However, rising demand for housing is putting it under heavy development pressure. The proposed conservation center is intended not only to meet the purely historical need to record an important period of the city's growth, but also to create an action and research environment for the development of new strategies and for further education in the field of historic monument conservation. It thus satisfies the requirement, imposed by UNESCO, to protect this part of mankind’s cultural heritage and to communicate its significance. The planned conservation center thus makes provision for the functions needed by a communication, documentation, and research facility dedicated to the modernist heritage of the White City. In addition to this public use, it contains rooms for managing and operating the center. A room schedule has been drawn up for the new concept of the building by the organizers of the conservation center, which forms the basis of the winning competition entry by Holzer Kobler Architekturen, a Swiss practice (see Appendix 1). It covers every part of the property, including the outdoor spaces and the

flat roof. In order to accommodate a variety of functions (most of them public) in what was a residential building, however, structural alterations are necessary. These measures can have an impact on the existing substance and therefore need to be governed by a conservation action plan. The conservation objective presented here serves as a tool for defining such a plan. The general aims are to allow visitors to experience Dov Karmi’s architecture and to preserve the building and its heritage value in the long term. The backgrounds leading to that specific manifestation of Modernism, the biographies, everyday life and living atmosphere of the occupants need to be conveyed. Not only the authenticity, but also the conceptual and substantial integrity of the building are therefore at the heart of the conservation concept. At the same time, the successful conversion of the house into a conservation center for the entire ensemble of modernist architecture in the center of Tel Aviv would be an exemplary, trend-setting, and urgently needed demonstration of the way ahead in the face of growing commercial pressure to develop the sites of these historic buildings. It seems logical to conclude that heritage conservation principles should take priority when dealing with the building fabric, because this will also be the focus of the conservation center’s work.

1.2 Methodology

Firstly, the conservation objective represents a concept that, based on the conservation assessment of the existing structure, formulates measures for preserving and enhancing the character of the building and its grounds as a historic monument; secondly, it offers analysis of any impacts that may result from converting the building for the new use. On this basis, a conceptual framework for allocating priorities will be set out, with due consideration given to the potentially conflicting needs of preservation on the one hand and of alteration for the new use of the building on the other. This in turn forms the basis for an analysis of the compatibility of these measures with building conservation requirements.

The description of the conservation objective utilizes the findings published in the survey documentation of 2016, which also contained a rough summary of the necessary preservation and protection measures. Regardless of any architectural interventions, only the functional zoning of the design resulting from the ideas competition was used in analyzing the need for alterations to facilitate the new use. By focusing exclusively on the functional zoning in the building, it is hoped to achieve sufficient neutrality to allow creative leeway in implementing the proposals. The present document is therefore less a restrictive or prescriptive set of rules than a planning tool that clarifies the framework for action in terms of conservation.



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Conservation Objective
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1.0	INTRODUCTION
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2.0 Heritage Value

2.1 Heritage Value

Historical Value (City and Society)

The Max Liebling House is a typical example of the residential buildings that were built in Tel Aviv in the late 1920s and the 1930s. At the time, mass immigration from Europe was causing a boom in residential construction. The urban planning and architecture of housing were governed by a building code issued by Yakov Shifman, the city architect. These regulations not only laid down the usual limits on site development, eaves heights, and road widths, but also imposed design requirements on the appearance of new buildings. Shifman's support of modern architecture came against the background of the master plan for the city previously devised by Sir Patrick Geddes. Adopted in 1929, it proposed developing the new central districts of Tel Aviv in the manner of a garden city, although Geddes' plan was not fully implemented. Within a short time, these two factors led to the creation of one of the largest continuous urban areas of classic modernist architecture in the world. The previously dominant eclectic style, influenced by British colonialism, was thus superseded by a functional style of modernism that responded to the local climatic and social conditions. This change is not limited to climatic adaptations in the design of these buildings' interiors and exteriors, but is also evident, for example, in the materials and products used. These were introduced to Palestine's building industry by immigrants from Germany, under the Ha'avarah Agreement (transfer agreement) from 1933 until about 1939.

The building is located in one of the oldest and most historically significant districts of the city center. The architecture of this area is representative of the stylistic transition from eclecticism to modernism. From the neighboring building, with its Oriental-style crenellation of the roof parapet and its facade ornamentation, it is possible to imagine the appearance of the building that previously stood on the site of the Max Liebling House until it was demolished at some time during the 1930s. There is a clear break between this and modernist architecture, which added a plainly recognizable new layer of history to the townscape. Not far from the Max Liebling House stands the former City Hall of Tel Aviv, on a square that is named after Israel's national poet, Hayyim Bialik. He lived very close by and was one of

the formative influences on the neighborhood, whose residents included a variety of intellectuals, artists, successful businessmen, and doctors. A number of them played important roles in the Zionist movement and the development of the city. This remarkable neighborhood apparently attracted a certain type of resident at the time it was being developed. In the case of the Max Liebling House, the occupants came mostly from central Europe and had a middle-class, educated background. Among them were two well-respected doctors and their families: Dr. Joseph Asherman, from Prague, and Dr. Ludwig Ferdinand Meyer, from Berlin. They all brought their own lifestyles and domestic needs with them to Israel. If the history of its inhabitants is considered, the building becomes a kind of monument to the contemporary situation of the immigrants who came to Israel with the Fifth Aliyah (1929–1939) and constituted a decisive force in shaping the city of Tel Aviv.

Urban and Architectural Value

The Max Liebling House embodies this eventful period in the city history of Tel Aviv in a special way. The architect Dov Karmi was a member of Chug (ring), an architects' group founded in Tel Aviv in 1932, which energetically promoted the avant-garde thinking behind modern architecture. The urban planning situation at the time was favorable, as described above, and it allowed Karmi to create buildings that matched his convictions. The apartment building commissioned by Max Liebling typifies this architectural vocabulary, as is evidenced by its flat roof; its unadorned white plaster facade; the clear, functional arrangement of its windows; and its rectangular volumes, massed so as to make best use of the plot.

The functionally and rationally organized design is continued consistently inside the house. The layout of rooms takes account of the directions of the prevailing wind and the incident sunlight. Their functions are carefully coordinated with the facade openings and balconies, so as to provide natural air conditioning by means of cross-ventilation. The floor plans are clearly zoned into living rooms, work rooms, and bedrooms, connected by a corridor that also gives access to service areas such as the kitchen, bathroom, and toilet. The building components, fixtures, and fittings all contribute to a carefully integrated functional and physical concept that has been thought out down to the last detail. The zoning and ratio-

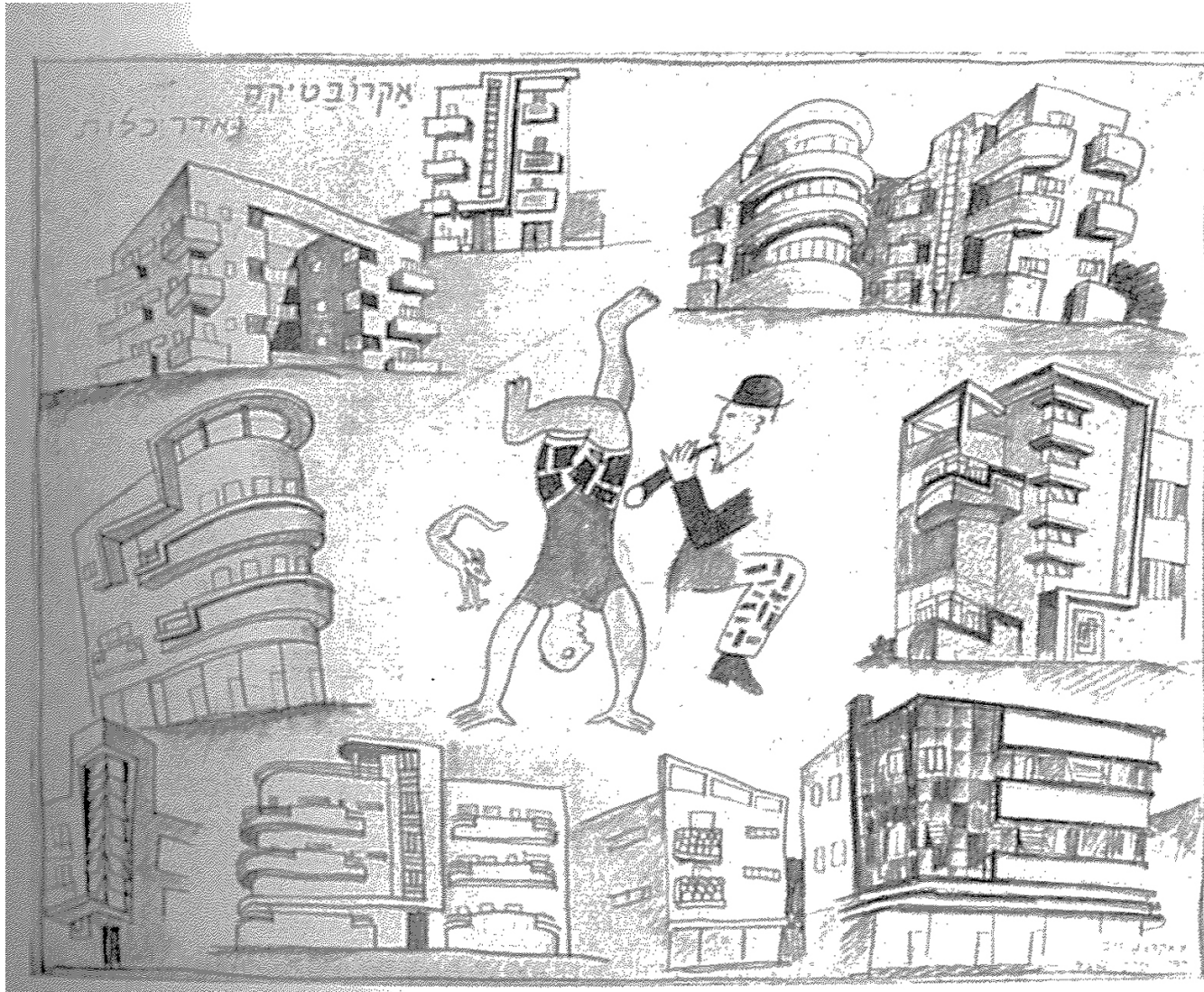
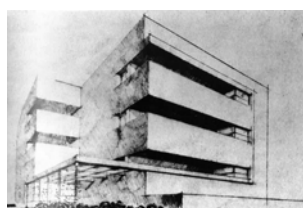


Fig. 2 Cartoon from the magazine of the architects' association "Chug", Habinyan Bamisrah Hakarov (Building in the Middle East), titled "acrobatics and architecture, homage to Chagall", showing typical modernist architecture of Tel Aviv



PROJECT

Conservation Objective
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2.0 HERITAGE VALUE



Fig. 3 Tenants of an apartment on 29 Idelson Street: members of the Scheuer family, around 1942

nal planning concept is particularly well illustrated by the northeastern balconies, which served as utility spaces and were fitted with outdoor ventilated cabinets for storing food or laundry. Furthermore, a large number of the vertical plumbing lines were located in this technical and functional zone, instead of running them through the interiors, where they would have been difficult to inspect or maintain and would have used up valuable space.

Designed and built by Dov Karmi – a major figure in Israeli architecture – the Max Liebling House, with its clear, functional design, is an excellent example of the modernist architecture that decisively shaped the face of Tel Aviv in the 1930s.

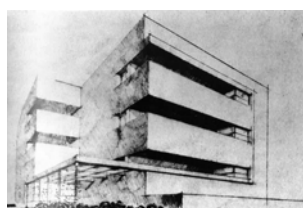
Historical Value (Daily Life)

The house is furnished to a certain level of comfort, intended to match the expectations of residents who had, in most cases, immigrated directly to Palestine. The bathroom and kitchen were equipped with the latest household conveniences, and an integrated air-conditioning concept using natural ventilation ensured home comfort. The balconies were constructed with fascias and suspended soffits that increased the amount of shading and made them into attractive extensions of the living space, as contemporary photos taken by the residents suggest. In this, Karmi's concept of the residential design obviously adhered to the fundamental modernist tenet of improving living conditions by applying functional and rational principles and consistently using up-to-date construction methods and technology. Even if only a few traces, archive records, and eyewitness accounts of the inhabitants have survived, the spatial and functional concept of the apartments is still clearly legible, owing to the building's generally good state of preservation. The layout of the apartments, their functional organization, and their furnishings combine to give a vivid picture of everyday life in the 1930s – an eventful phase in the history of Tel Aviv. The building thus bears special testimony not only to the city's history, but also to the conditions in which people lived at this time.

Analysis of the State of Preservation

The multi-layer chronological analysis is the starting point for undertaking a conservation assessment of the existing building fabric. Especially well preserved components from the original date of construction are intrinsically of high heritage value, because the findings of the background analysis indicate that there was no subsequent phase of artistic, historical, or conceptual importance. The highest conservation priority is therefore accorded to the period around 1937. Parts or surfaces from this phase that have been damaged, or are incomplete, are assigned a lower priority. This also applies to components that first need to be freed of a subsequent layer of material, as it is uncertain whether the original substance can be laid bare without damaging it, and whether it is still in a satisfactory condition.

Finally, there are the more recent additions; these are either completely new elements, surfaces, or components of no heritage value, or they are replacements inserted to repair or reconstruct damaged items according to the original appearance. The latter measures have been carried out with greater attention to conservation requirements during the past twenty years in particular, so that although such areas have little intrinsic historical worth, they are relevant as repairs or supplements that respect the original architectural design.













PROJECT

Conservation Objective
Max Liebling House, 29 Idelson Street
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CONTENT

2.1 Heritage Value

Finding, state of conservation	Heritage Value	Floors, horizontal surfaces	Walls
Elements largely original, good state of conservation	Very high		
Elements original, but partly damaged or subsequently changed	High, state of condition must be proved		
Elements largely renewed, according to the original design	Low		
Elements completely replaced	Very low		
No information	No definition		

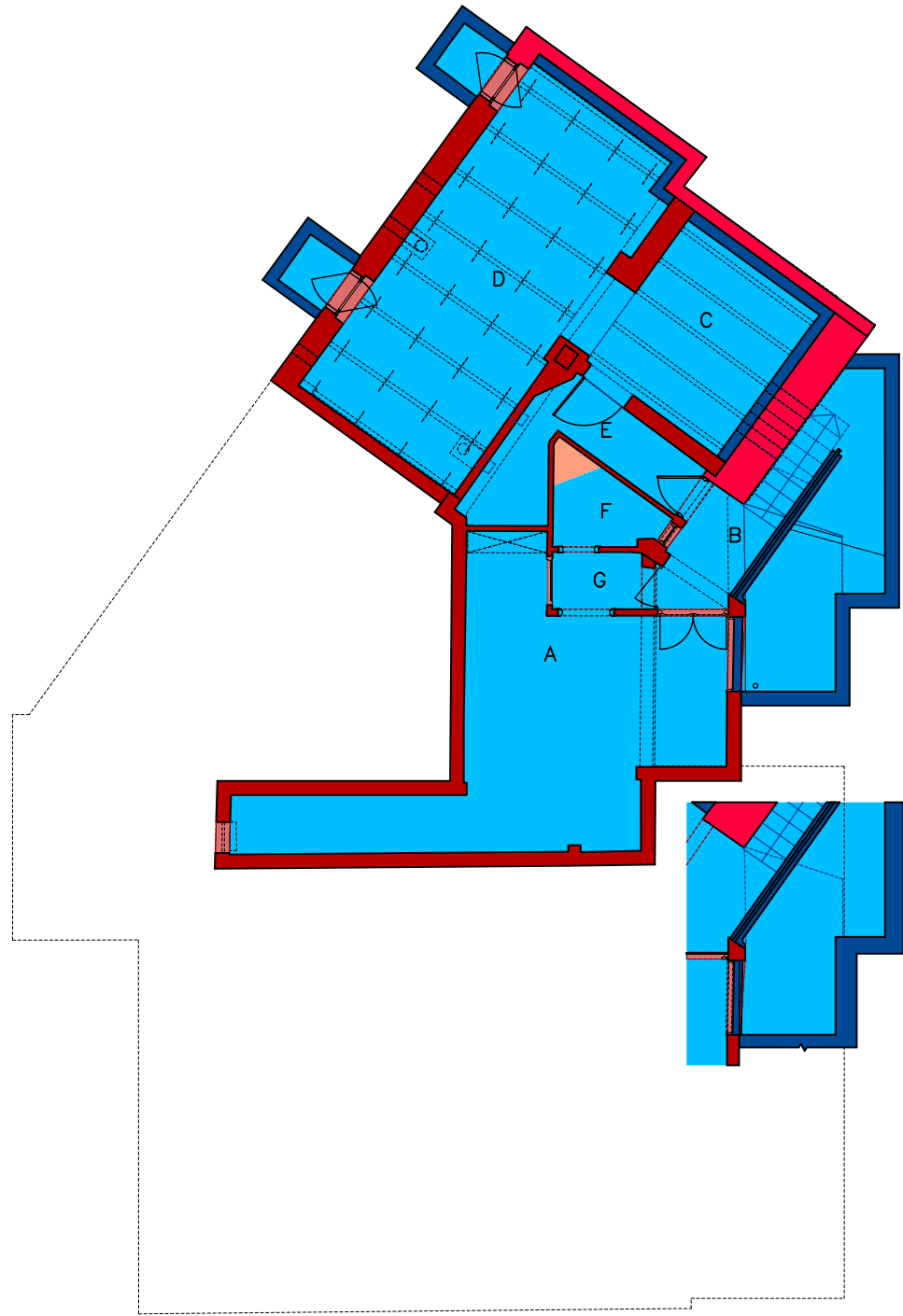
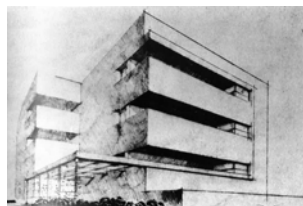
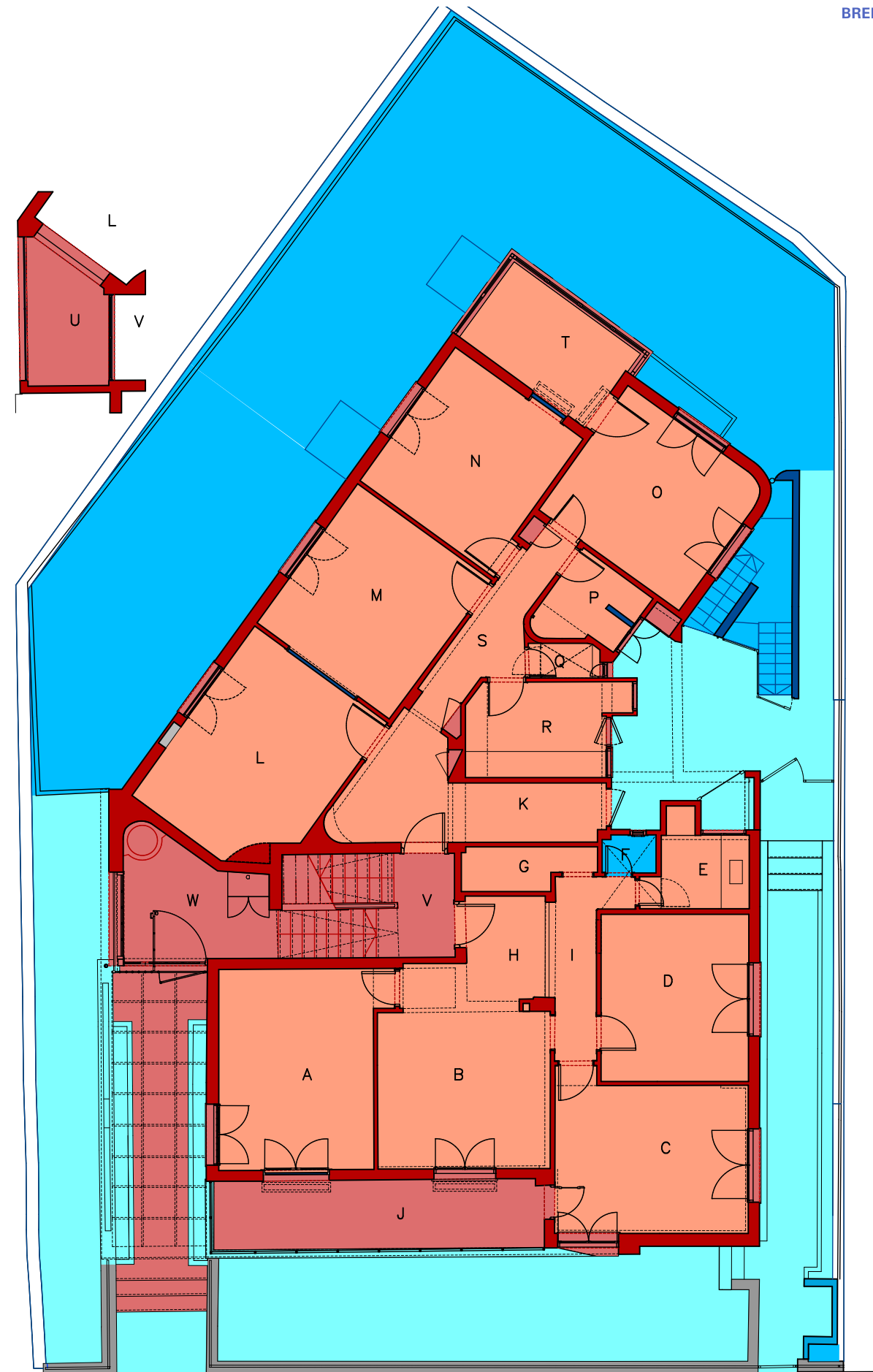


Fig. 4 Heritage value, walls and floors, basement

Fig. 5 Heritage value, walls and floors, 1st floor



PROJECT

Conservation Objective
Max Liebling House, 29 Idelson Street
Tel Aviv

CONTENT

2.1 Heritage Value

Finding, state of conservation	Heritage Value	Floors, horizontal surfaces	Walls
Elements largely original, good state of conservation	Very high	<div></div>	<div></div>
Elements original, but partly damaged or subsequently changed	High, state of condition must be proved	<div></div>	<div></div>
Elements largely renewed, according to the original design	Low	<div></div>	<div></div>
Elements completely replaced	Very low	<div></div>	<div></div>
No information	No definition	<div></div>	<div></div>

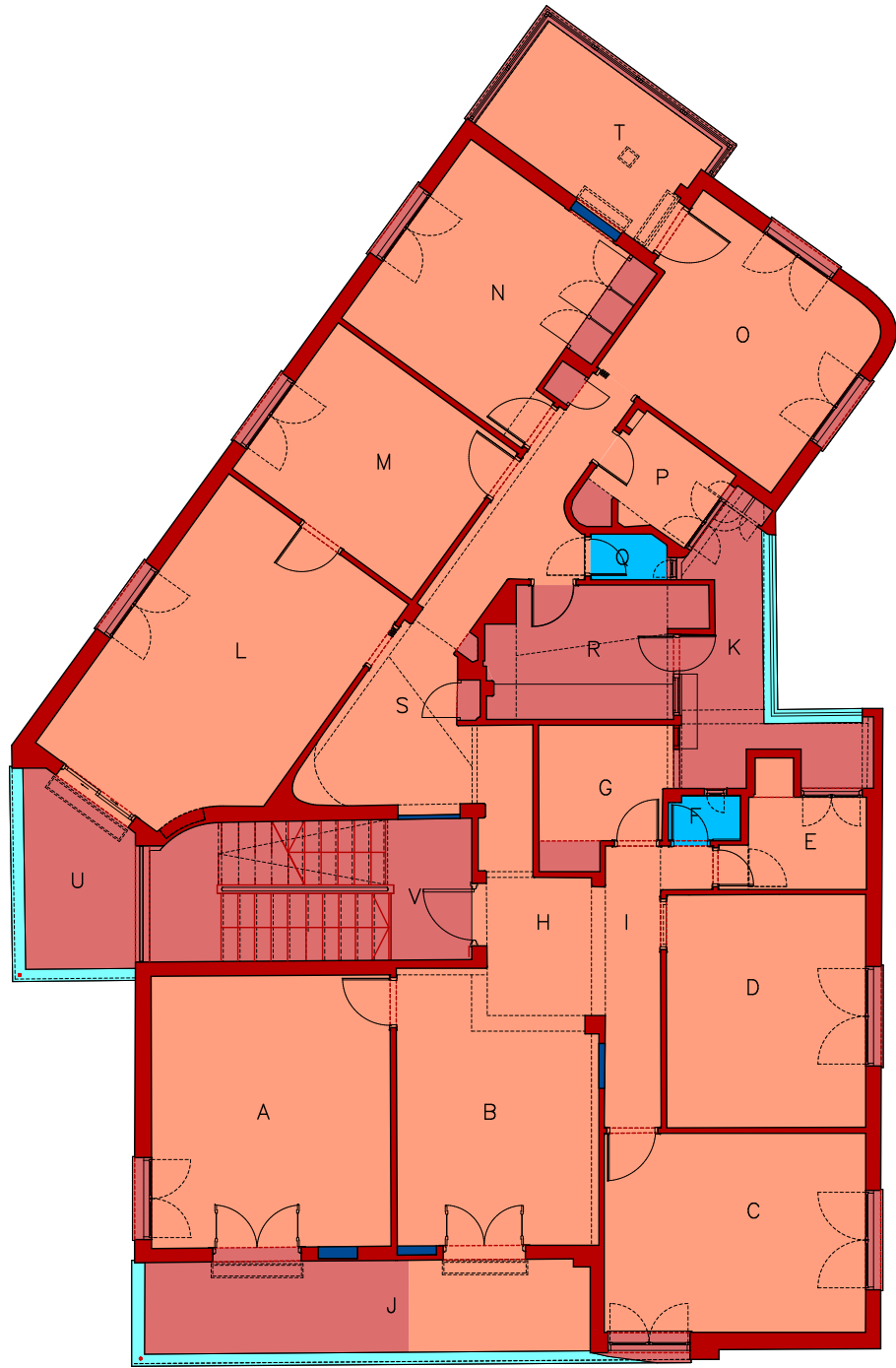


Fig. 6 Heritage value, walls and floors, 2nd floor

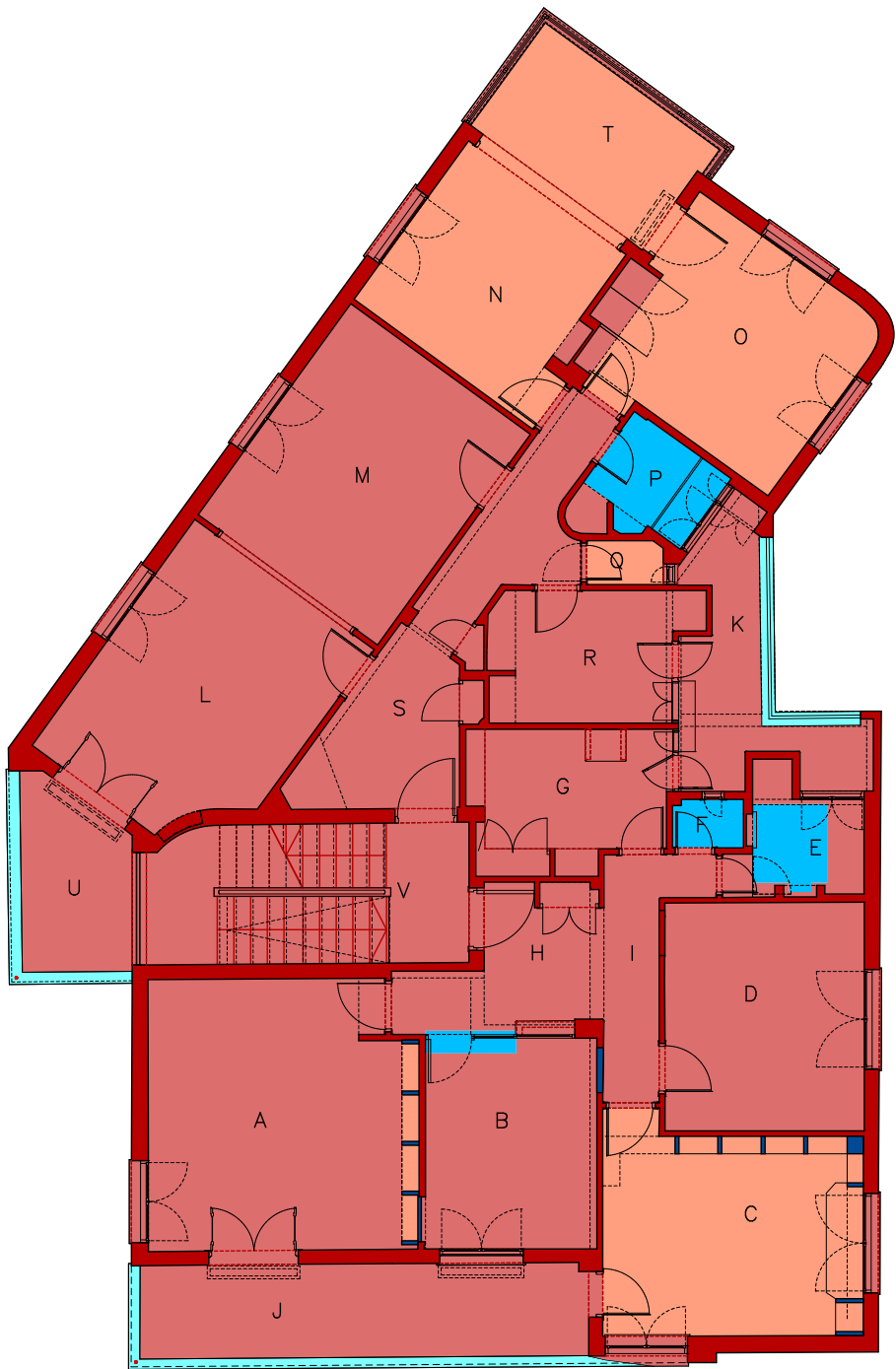
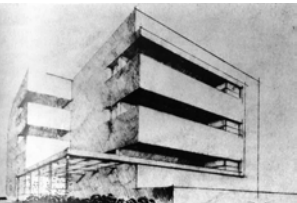


Fig. 7 Heritage value, walls and floors, 3rd floor



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CONTENT
2.1 Heritage Value

Finding, state of conservation	Heritage Value	Floors, horizontal surfaces	Walls
Elements largely original, good state of conservation	Very high	<div></div>	<div></div>
Elements original, but partly damaged or subsequently changed	High, state of condition must be proved	<div></div>	<div></div>
Elements largely renewed, according to the original design	Low	<div></div>	<div></div>
Elements completely replaced	Very low	<div></div>	<div></div>
No information	No definition	<div></div>	<div></div>

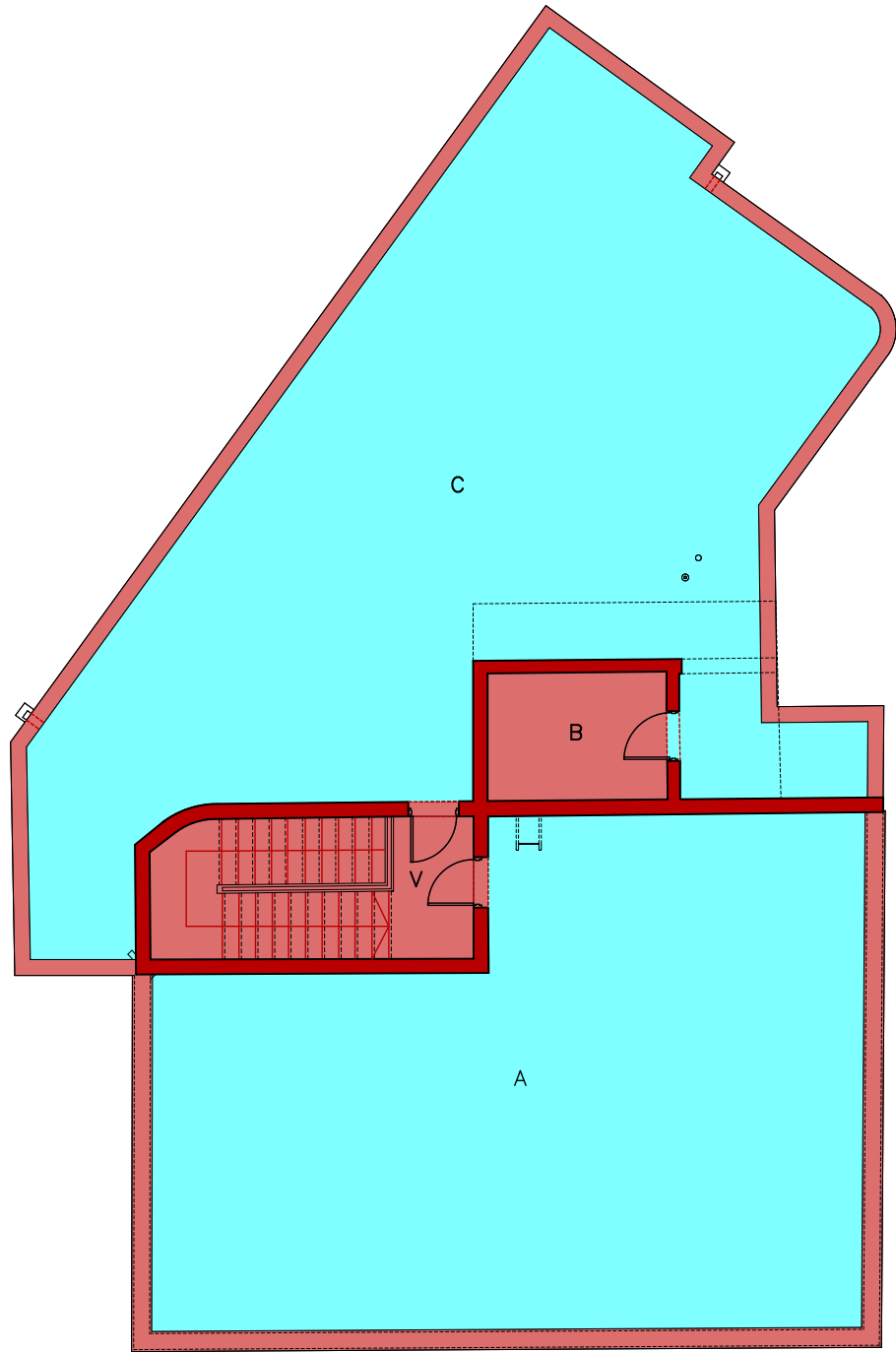


Fig. 8 Heritage value, walls and floors, roof

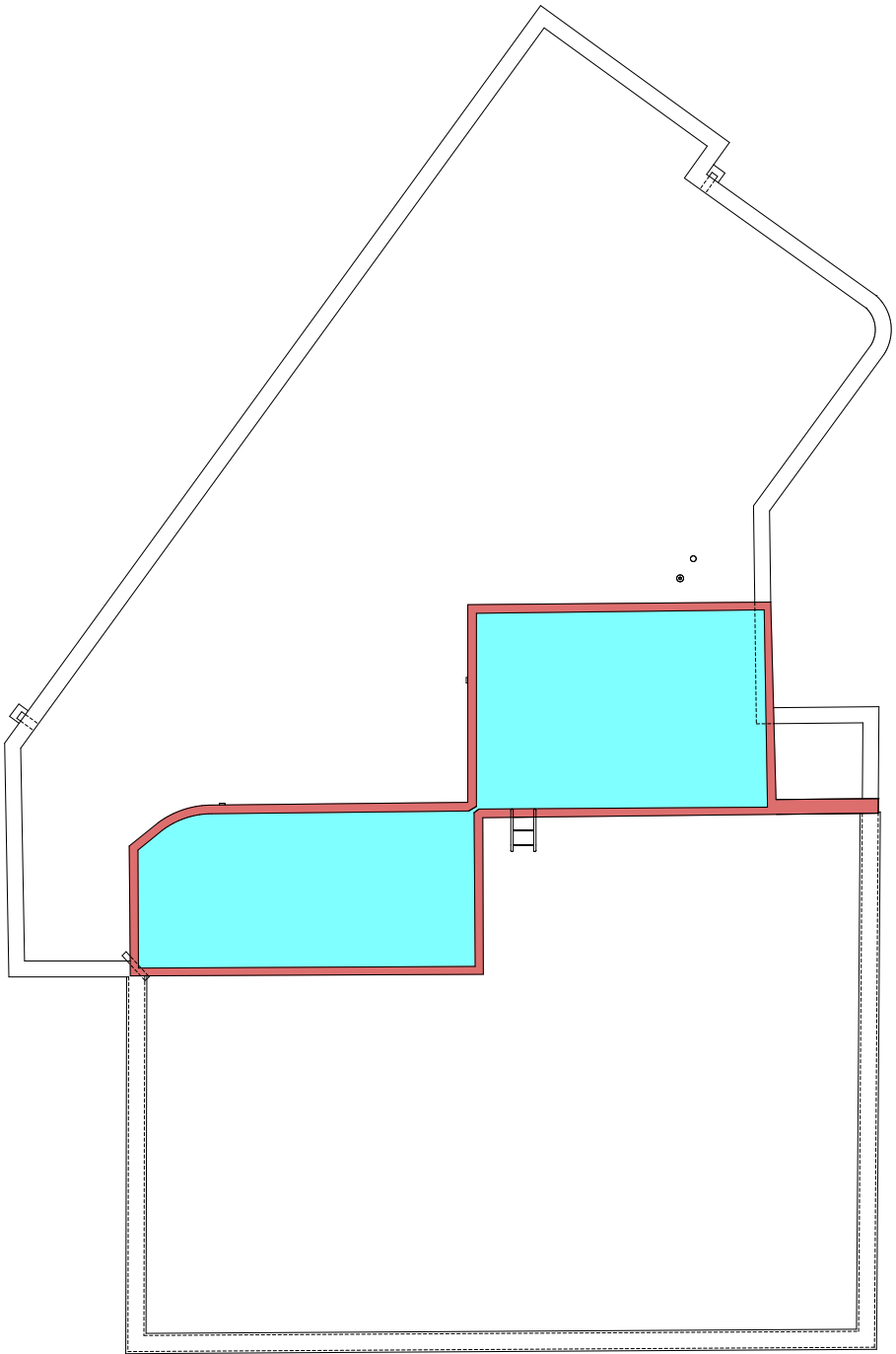
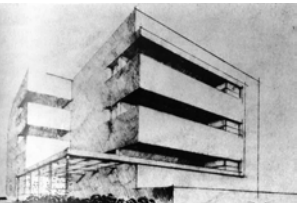


Fig. 9 Heritage value, walls and floors, rooftop



PROJECT

Conservation Objective
Max Liebling House, 29 Idelson Street
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CONTENT

2.1 Heritage Value

Finding, state of conservation	Heritage Value	Equipment, furniture, windows, doors	Wall surfaces	Ceilings
Elements largely original, good state of conservation	Very high	<div></div>	<div></div>	<div></div>
Elements partly original, partly renewed or changed	High, state of condition must be proved	<div></div>	<div></div>	<div></div>
Elements largely renewed according to the original design	Low	<div></div>	<div></div>	<div></div>
Elements completely replaced	Very low	<div></div>	<div></div>	<div></div>
No information	No definition	<div></div>	<div></div>	<div></div>

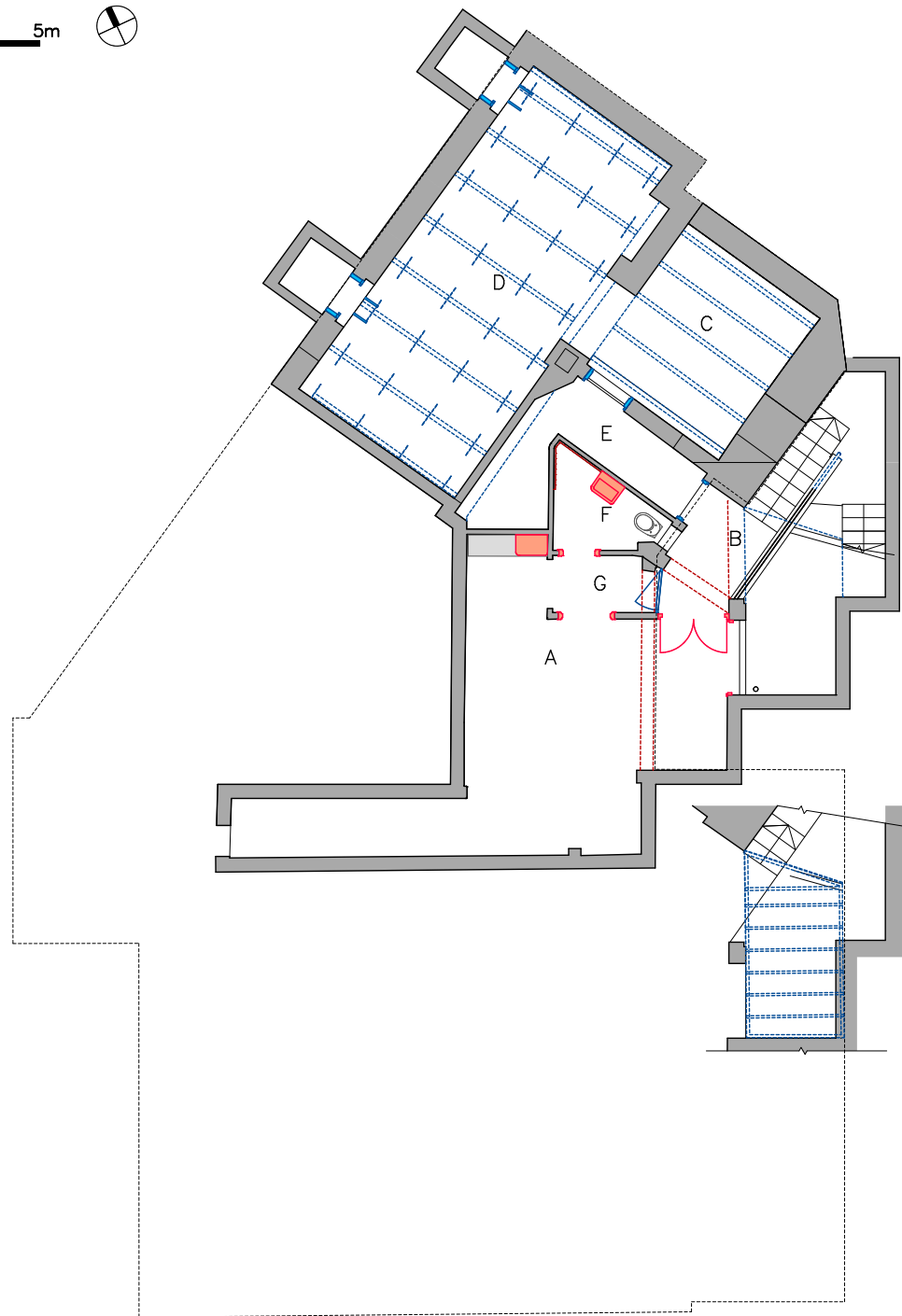
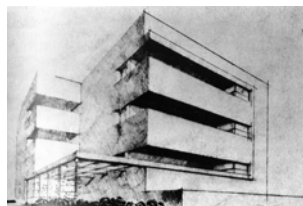
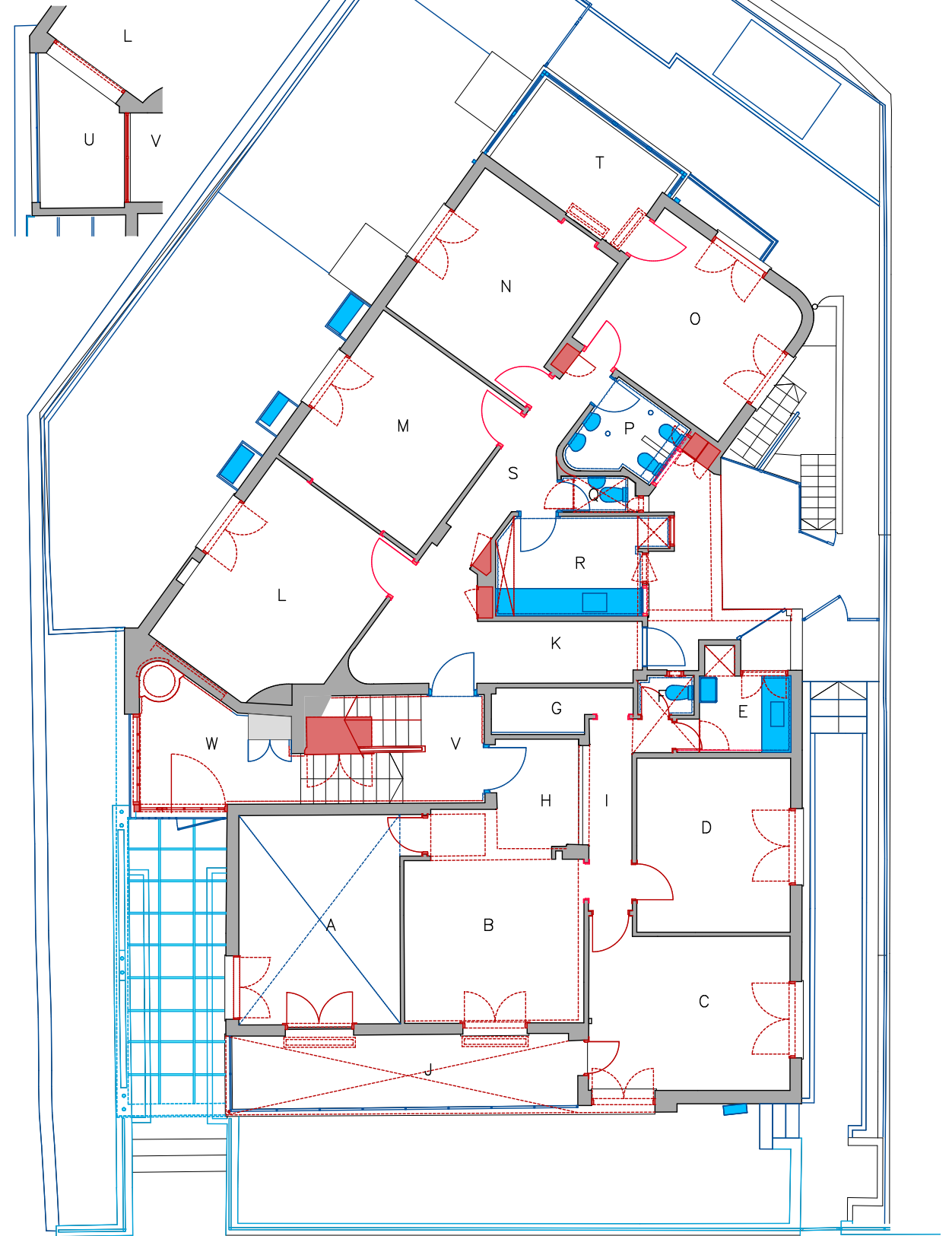


Fig. 10 Heritage value, windows, doors, fixtures, built-in furniture, basement

Fig. 11 Heritage value, windows, doors, fixtures, built-in furniture, 1st floor



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Conservation Objective
Max Liebling House, 29 Idelson Street
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CONTENT

2.1 Heritage Value



Fig. 12 Heritage value, windows, doors, fixtures, built-in furniture, 2nd floor

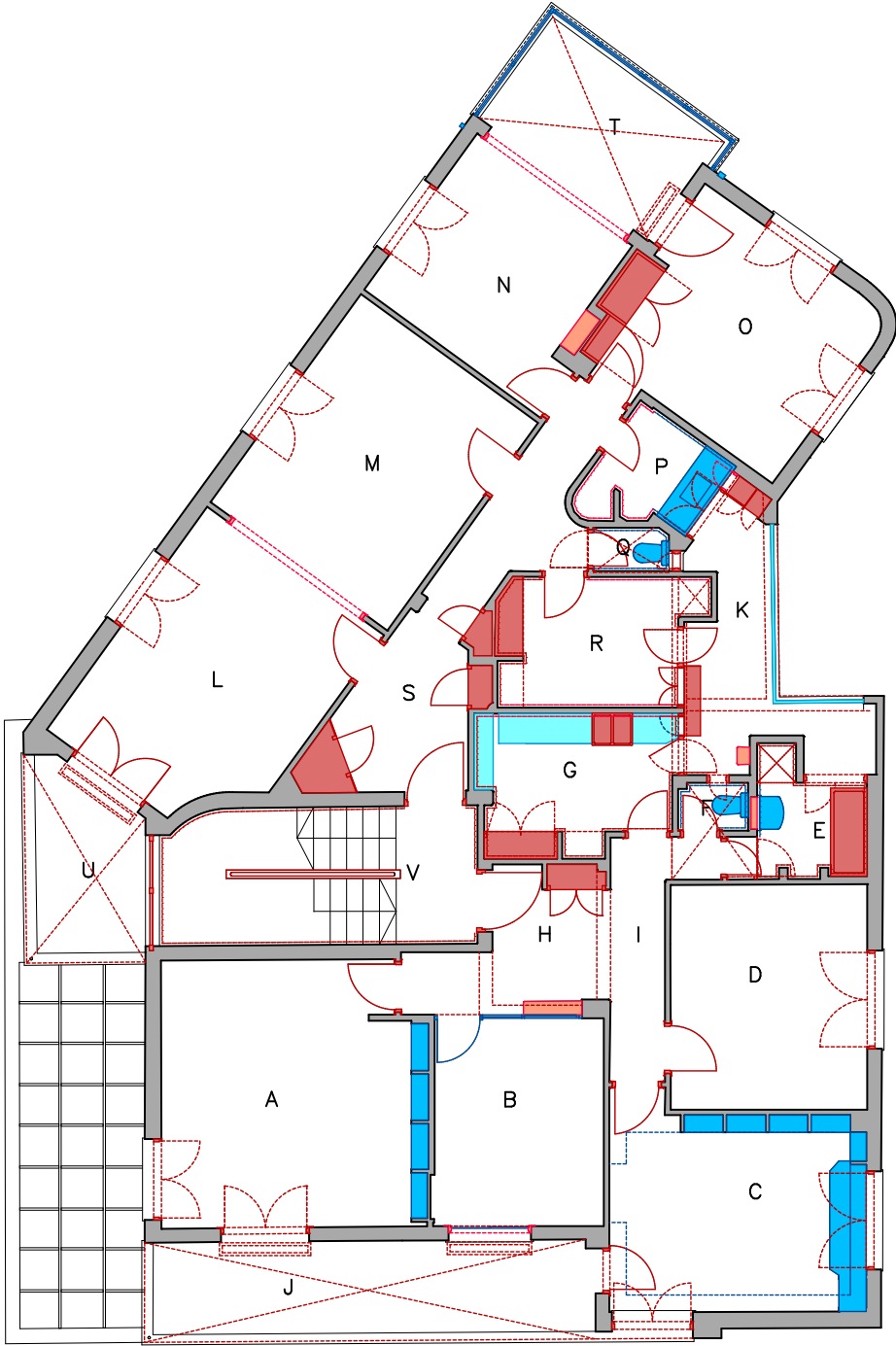
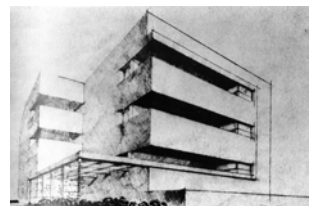


Fig. 13 Heritage value, windows, doors, fixtures, built-in furniture, 3rd floor
















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Max Liebling House, 29 Idelson Street
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CONTENT

2.1 Heritage Value

Finding, state of conservation	Heritage Value	Equipment, furniture, windows, doors	Wall surfaces	Ceilings
Elements largely original, good state of conservation	Very high			
Elements partly original, partly renewed or changed	High, state of condition must be proved			
Elements largely renewed according to the original design	Low			
Elements completely replaced	Very low			
No information	No definition			

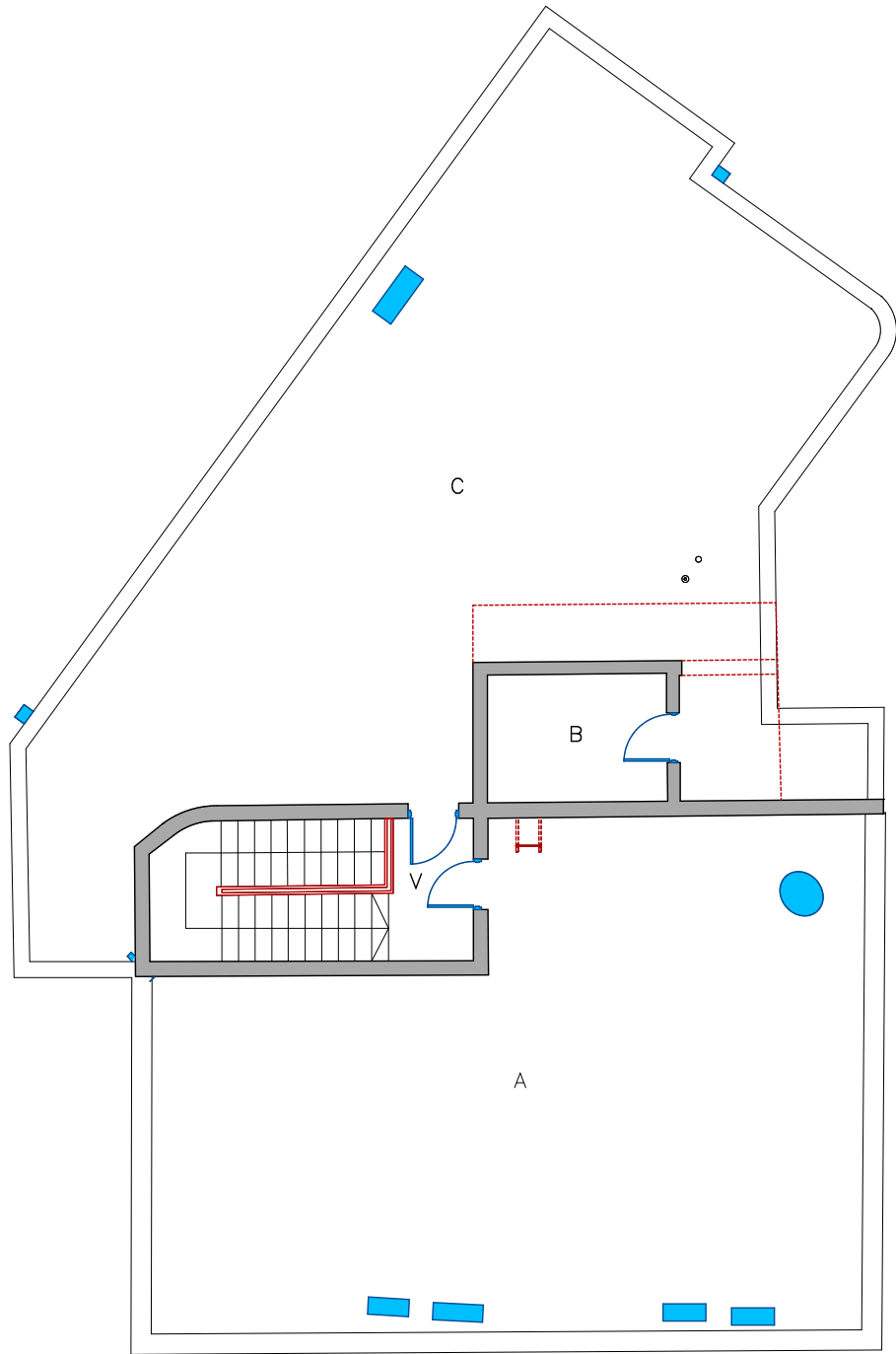


Fig. 14 Heritage value, windows, doors, fixtures, built-in furniture, roof

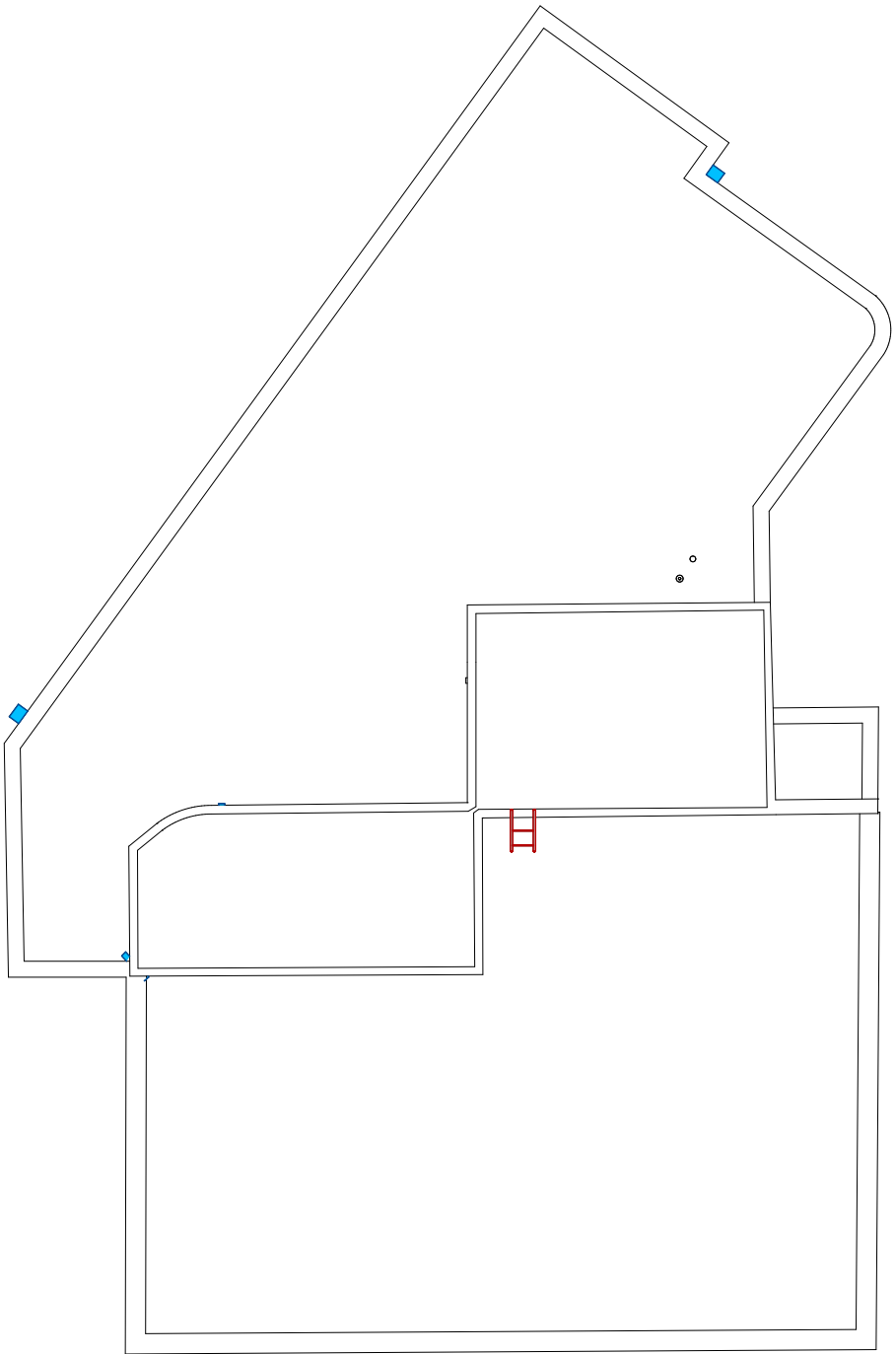
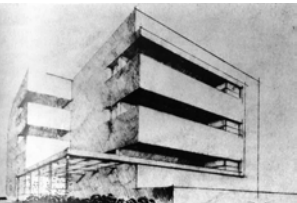


Fig. 15 Heritage value, windows, doors, fixtures, built-in furniture, rooftop



PROJECT
Conservation Objective
Max Liebling House, 29 Idelson Street
Tel Aviv

CONTENT
2.1 Heritage Value



Fig. 16 Balconies in the southwest of the building, 2015

2.2 Conservation Priority Areas

The scope of the conservation assessment covers Dov Karmi's aesthetic and functional design of the house. The thinking behind the architect's concept can be deduced and understood with striking clarity from certain distinctive elements. One key objective of the conservation concept is to preserve this conceptual legibility of the building. This criterion, in addition to the formulation of the heritage values and the analysis of the state of preservation, forms the basis for identifying the spaces or design features that take priority in terms of conservation. They must be given special attention.

As described earlier, Karmi's architecture reflects the town planning guidelines of the time. The design of the freestanding building, with its surrounding garden, shady recessed balconies, and orientation of the window and facade layout according to wind and sunlight, both responds to the climatic conditions and adopts the modernist canon of design features favored by the municipal building department of Tel Aviv. These elements, which can clearly be identified, are crucial to the house's architectural appearance and its contribution to the townscape – and consequently to its heritage value.

Some areas inside the house have survived in a very good condition with a number of original details – sufficient to convey a uniquely authentic impression of the interior design scheme as a whole. This is especially true of service areas such as the kitchen, bathroom, and utility balcony. Furthermore, some of the built-in furniture and installations – which have survived in their original state to a large extent – not only testify to thoroughly integrated planning, but also reveal an almost narrative character in their details, such as the secret compartment in one of the built-in closets, or the rotating peephole in the apartment entrance door. They tell us something about how the building was used in its early days.

The prime criteria for allocating conservation priority to an area are therefore as follows: its original substance should be well preserved; it should contribute to the recognition and understanding of the original design; and it should have a particular quality as a carrier of socio-cultural and historical information.

Focus on Urban Development, Massing, Facade

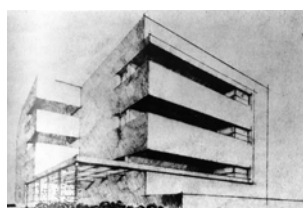
Outdoor Spaces

The building is freestanding. The open space that surrounds it makes an important contribution to its integrity. The front garden zone with a boundary wall and two paths opening off the street, and the beds formerly planted with succulents are typical design features associated with the modernist buildings of the White City. The main entrance, in particular, paved with cement tiles bearing typical local ornamentation, shaded by a pergola and flanked by planter boxes, is a key design element in the outdoor landscaping.

- Freestanding building surrounded by open space used as a garden
- Front garden zone with boundary wall and two street entrances
- Main entrance with beds and planters, pergola, and typical paving tiles

Massing and Facades

The contours of the building respond to the shape of the plot while expressing the functional zoning of its interior. There are two apartments on each floor, which are linked by the staircase where the floor plan is cranked. The balconies facing the yard on the inside of this angle form a shared utility zone. This division is reflected in the massing of the building through skillfully arranged and well-proportioned volumes. Although lightweight in appearance, the canopied superstructure on the roof is set well back so that when seen from the road, the facade appears to end consistently at the height of the roof parapet. The loggias are cut into the corners of the building, lending them a sculptural quality and anchoring the horizontal division of the facade. They are also a fundamental part of the natural climate control concept and express it on the building's exterior. The original windows and balcony doors, which in terms of their format and arrangement are designed down to the last detail according to functional aspects, endow the facades with a regular rhythm lightened by some variation. The south facade is accentuated by a projecting area, largely preserved, which encompasses the balcony zones and the pergola.



PROJECT

Conservation Objective
Max Liebling House, 29 Idelson Street
Tel Aviv

CONTENT

2.2 Conservation Priority Areas



Fig. 17 Kitchen in the 3rd floor: flooring, wall tiles, fixtures, built-in furniture, doors and windows are largely preserved, 2015

- Cuboid massing of the building that reflects the shape of the plot, the functional zoning, and climatic optimization
- Sculptural quality of the building exterior and horizontal division of the facade are conferred by extending the balconies to the corners of the building
- Impression of daily life in the building is given by the well preserved fixtures of the utility balconies
- Original facade openings arranged regularly according to functional requirements
- Projecting area unifies composition of south facade

Focus on Interior design, fixtures and equipment

Staircase

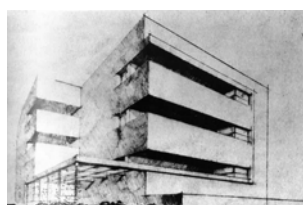
Surviving largely in a very good condition, the staircase forms a joint between the southern and northern residential units and provides continuous vertical circulation from the entry level of the building to the roof. The staircase begins a half story below the first floor, in the building's base zone, where it joins the building's entrance foyer. This is glazed on two sides to form a transitional space between interior and exterior. The foyer still retains design features that evoke the domestic atmosphere of the house at the time it was built. These are the basin at entrance level, which was probably used as an ornamental fishpond to begin with, and the skillfully integrated mailbox unit. Although no longer complete, they are both in an acceptable state of preservation. With the exceptions of the altered apartment entrances on two floors and the doors onto the roof, as well as changes to the electrical systems and lighting, the staircase gives an authentic picture of the original interior design, owing in large part to the almost complete preservation of its wall and floor coverings. The refined design of the windows with sliding panes, in particular, illustrates Karmi's thinking on the natural ventilation and cooling of the building.

Bathroom, Kitchen, and Utility Balconies

Although not preserved to a great extent on every floor, the bathrooms, toilets, kitchens, and utility balconies on the first and second floors of the building in particular, with their practical fittings and installations, give a broad

impression of how they could have been used when first built, as well as revealing the architect's modernist convictions. The surviving kitchen furnishings are reminiscent of the "Frankfurt kitchen" in their optimization of convenience and the use of space, while the bathrooms, each equipped with a shower and bathtub supplied with hot water from a central boiler, approach today's standards. In addition, there are features such as the laundry hatches in the bathrooms and the storage/food cabinets (for use by the inhabitants of both apartments on any given floor) as well as the washing facilities on the utility balconies. Adjacent to the bathrooms and kitchens, the balconies on the eastern side of the building also have a significant role as utility areas in the functional zoning of the building. The practical nature of the building's furnishings can clearly be seen in the exterior cabinets, sanitary facilities, and utility lines, all of which have survived to a considerable extent. The sensitive and ingenious functional planning of the interiors is likewise evident in the numerous individually designed built-in cabinets in the entrance halls and corridors. They also give an idea of how the apartments would have been used by their original inhabitants.

The white and green wall tiles in the kitchens and bathrooms (like those on the staircase walls from Villeroy & Boch, a German manufacturer) are thought to have been imported to Israel from Nazi Germany under the aforementioned Ha'avarah Agreement. In a subtle way, therefore, they represent the complex and tragic political background against which the buildings of the White City came into being. The service areas of the apartments, especially, are thus seen to bundle various strands of meaning – from the modernist architectural concept and everyday aspects of social history to the contemporary historical context at the time of construction – which communicate the heritage value and the peculiar quality of the building in a vivid and authentic manner.



PROJECT

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CONTENT

2.2 Conservation Priority Areas

- Priority area
Building volume, facade, landscape design
- Priority area
Integrated authentic interior design
- Priority area
Furniture, fixtures

1m 5m

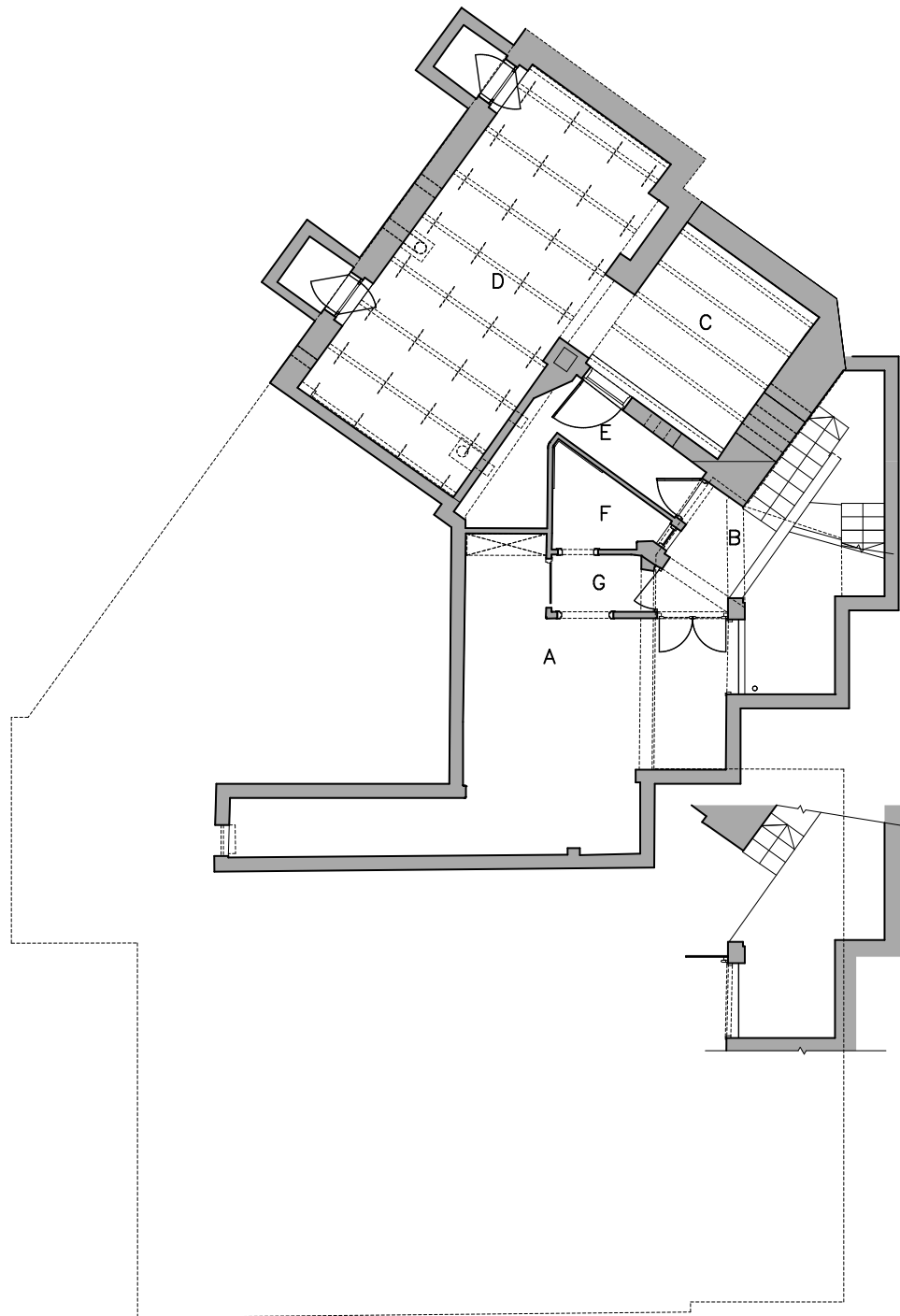
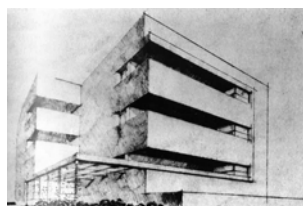


Fig. 18 Left side: Priority areas of preservation, basement

Fig. 19 Right side: Priority areas of preservation, 1st floor



PROJECT

Conservation Objective
Max Liebling House, 29 Idelson Street
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CONTENT

2.2 Conservation Priority Areas

- Priority area
Building volume, facade, landscape design
- Priority area
Integrated authentic interior design
- Priority area
Furniture, fixtures

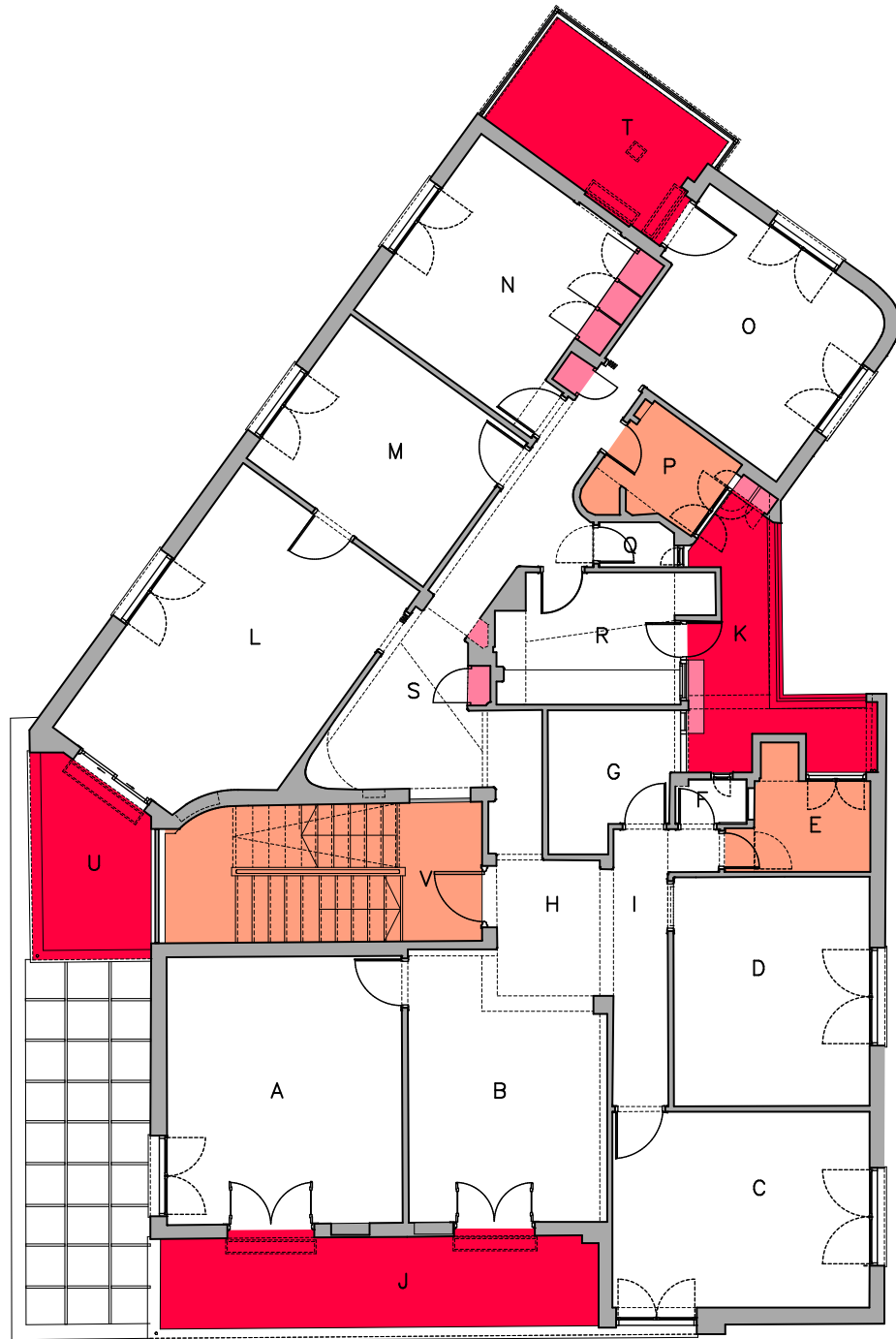


Fig. 20 Priority areas of preservation, 2nd floor

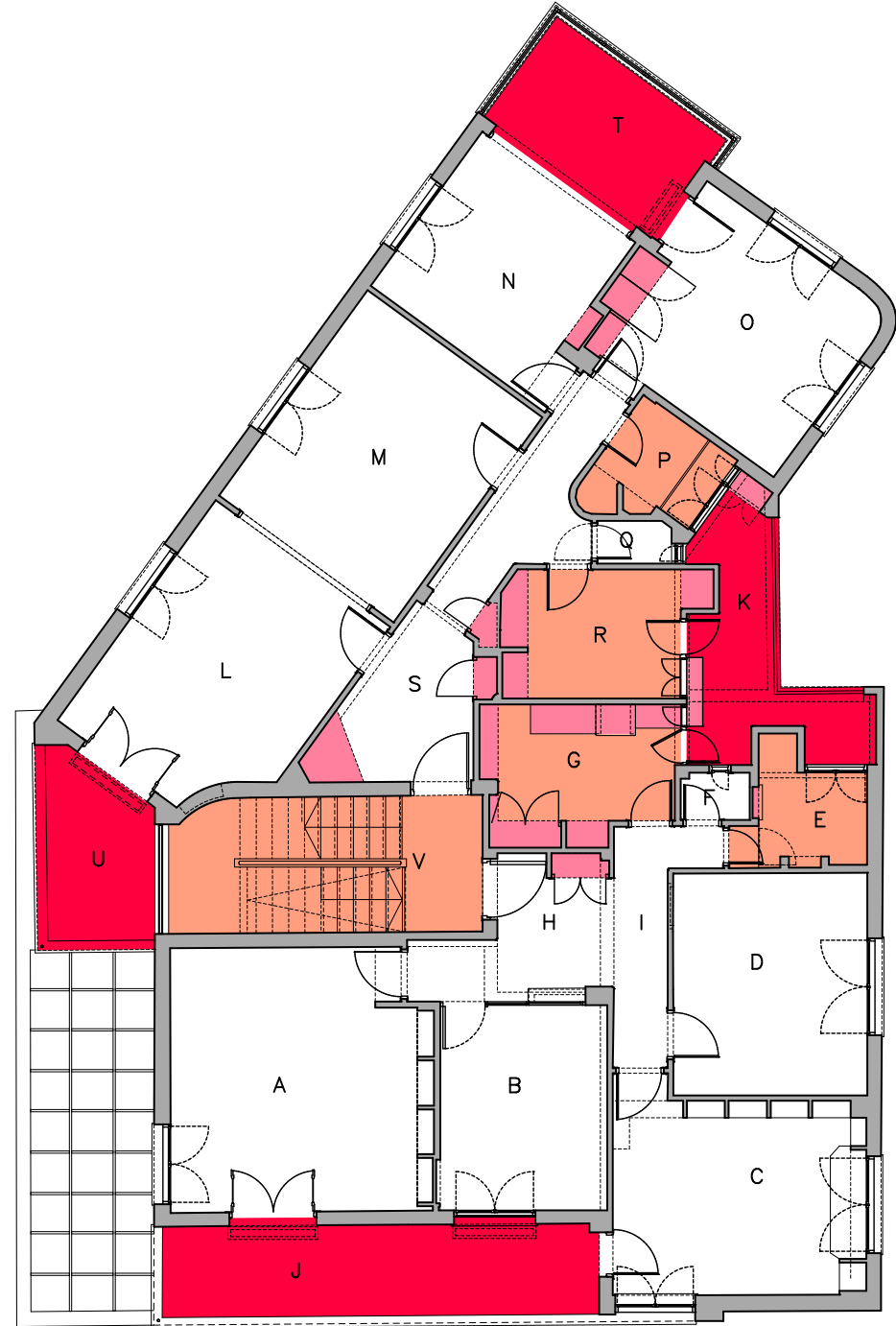
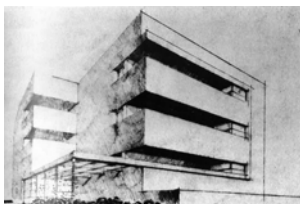


Fig. 21 Priority areas of preservation, 3rd floor



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CONTENT

2.2 Conservation Priority Areas

- Priority area
Building volume, facade, landscape design
- Priority area
Integrated authentic interior design
- Priority area
Furniture, fixtures

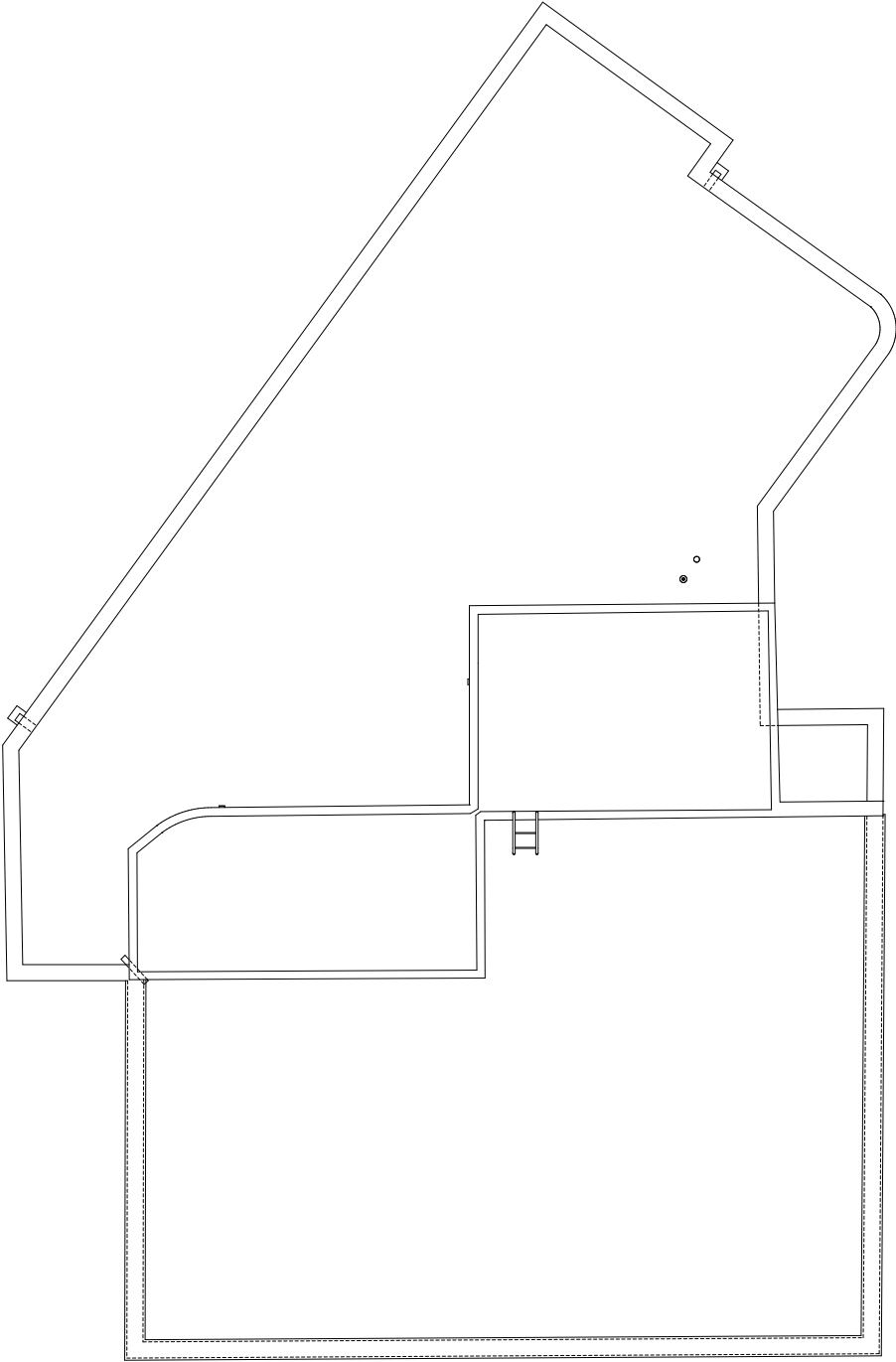
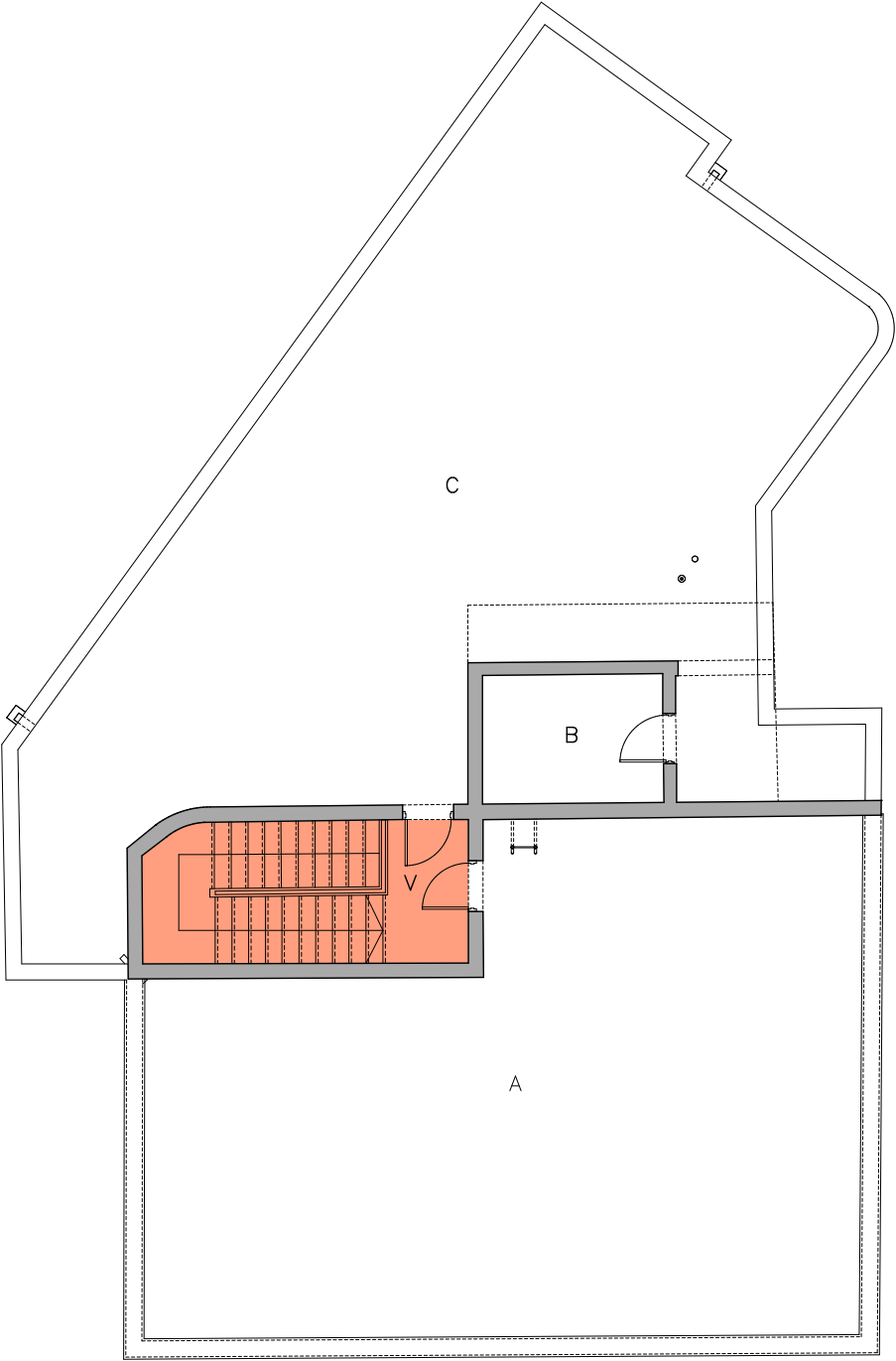
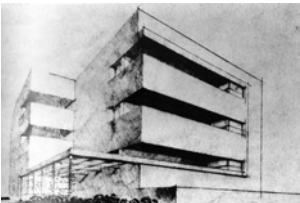


Fig. 22 Priority areas of preservation, roof

Fig. 23 Priority areas of preservation, rooftop



PROJECT
Conservation Objective
Max Liebling House, 29 Idelson Street
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CONTENT
2.2 Conservation Priority Areas

3.0 New Use of the Building

3.1 Use and Room Schedule of the Conservation Center for the White City

To begin with, an analysis was conducted of the room schedule developed by the organizers of the conservation center. Its purpose was to ascertain the parts of the building and functional zones in which alterations are to be expected, the intensity of their use, and the components that will be subject to greater wear and tear. These are the key indicators for subsequently determining the compatibility of proposed uses with the existing historic fabric (section 4.2).

The schematic plans (section 3.3) illustrate a simple division into categories of use, based on the concept by Holzer Kobler Architekturen. Additions such as the exterior circulation space with a staircase and an elevator have not been included in these plans. Descriptions are given, however, in the text of the use analysis (sections 3.1.3 Access and 3.2 Possible Need for Alterations to the New Use).

The property is differentiated into externally and internally used areas on the basis of their fundamentally different requirements and different numbers of users as well as different user behaviors. Individual functions of a similar nature are grouped together in use categories in order to facilitate creative freedom and design variants.

3.1.1 External Use

Exhibition

Exhibition Area

This category includes a general exhibition area for permanent or temporary exhibitions on themes such as modernism, the White City, conservation topics, and other related content. A high to very high volume of visitors is expected.

Museum’s Show Apartment

The show apartment in the museum has a different focus than the exhibition area. The apartment’s primary purpose is to allow visitors to experience four important facets of the Max Liebling House from its first stage of occupancy: the original interior design and the architectural concept as well as the historical context and do-

mestic environment of the original residents. To ensure maximum authenticity, it is advisable to choose an area for the show apartment that has retained as much original substance from the time of construction as possible. In support of this documentary purpose, any alterations carried out to satisfy technical necessities or user requirements must be strictly limited to measures that are absolutely essential. The show apartment should focus on presenting the surviving original surfaces and fixtures, including the precise and faithful restoration of damaged or missing objects or areas. This area is expected to attract a great deal of visitor interest.

Visitor Center

The functions of this area include a central information desk with a ticket/payment counter and sales area as well as a café. In addition, there is a meeting point for visitors to the White City, which can serve as a starting point for guided tours and other interdisciplinary activities. The interior space, its layout, and its furnishings should be suitable for the highly public character of this area. In its function as an information center, this area could also be used as a venue for events. A large number of users can be expected in every part of the visitor center.

Research and Education

The functional category of research and education includes – in addition to rooms for seminars and practical work – a library, an archive, and the office of the conservation advisory service for buildings in the White City.

Research Area

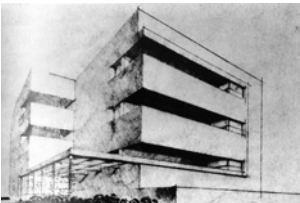
The center’s research area comprises a small library with specialist literature on modernism, historic monument conservation, and the history of the city of Tel Aviv, as well as a digital archive and spaces for study. These facilities should be made accessible to the public by appointment. The intensity of use is therefore expected to be moderate.

Adult Education

A multifunctional and generously dimensioned room with sufficient natural light is planned for holding workshops, readings, seminars, and training sessions. In addition, an office will be set up to accommodate an advisory service for residents and others with an interest

USE CATEGORY	USE	ADAPTATION OF THE EXISTING FABRIC MAIN REQUIREMENTS						
		NUMBER OF USERS	ELECTRIC INSTALLATIONS/ IT	CLIMATE CONTROL, VENTILATION	SANITARY INSTALLATIONS	LIGHTING (SPECIAL REQUIREMENTS)	SECURITY	FIRE SECURITY
EXTERNAL USE								
Exhibition	Museum apartment	Moderate	X	X			X	
Exhibition	Gallery, permanent exhibition	High	X	X		X	X	X
Visitor Center	Cash desk, reception	High	X	X		X	X	X
Visitor Center	Shop	High	X	X		X	X	X
Visitor Center	Café	High	X	X				X
Research and Education	Research area	Moderate	X	X		X		X
Research and Education	Digital Archive	Low	X	X				X
Research and Education	White City Service Office	Moderate	X	X				X
Research and Education	Library	Moderate	X	X		X		X
Research and Education	Seminar room	Moderate	X	X		X		X
Research and Education	Children's education program	Moderate	Outdoor facilities					
Service facilities	WC	High	X		X			X
Service facilities	Wardrobe	High	X					X
Public Access	Staircase, corridors	High	X				X	X
INTERNAL USE								
Administration	Conference room	Moderate	X	X		X		X
Administration	Office	Moderate	X	X		X		X
Living	Artist in residence	Low	X	X				X
Service facilities	Storage	Low	X				X	X
Service facilities	Kitchen (Café)	High	X	X	X	X		X
Service facilities	Kitchenette, staff room	Moderate	X	X	X			X
Service facilities	WC	Moderate	X	X	X			X
Internal Access	Staircase, corridors	Moderate	X				X	X

Fig. 24 Main requirements for adaptation for the new use of the building



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CONTENT
3.0 NEW USE OF THE BUILDING



Fig. 25 Original entrance door in the staircase, subsequently added security lighting beneath an original wall lamp

in building conservation in the White City. A moderate-to-high volume of visitors is to be expected, especially in the seminar room.

Programs for Children and Young People
In the use concept, the outdoor space serves as an activities area for children and young people. It should be a place where the special features, protection, and care of the modernist architecture of Tel Aviv can be conveyed in a playful manner alongside other relevant topics. Workshop sessions, model-making, and drawing can all be undertaken without installing large, fixed furnishings or equipment. Seating can be integrated in the landscaping, as well as temporary solar shading and possibly a dedicated storage room. A moderate-to-high number of users can be expected to use this area.

Service Facilities
Bearing in mind that the conservation center is also intended to serve a further purpose as the social focus of the entire White City district, a cloakroom is provided in addition to a sanitary zone with a wheelchair-access toilet. Since these users will come from a far broader spectrum than the visitors of the conservation center itself, a very high volume of visitors is to be reckoned with.

3.1.2 Internal Use

Management
Offices and conference rooms are provided for use by the conservation center management. The volume of users in these areas will not exceed a moderate amount.

Artists' Residence
The concept for the conservation center envisages a residency program that appeals to researchers and artists and offers them the opportunity to live in the Max Liebling House for a limited period. For this purpose, a combination dwelling and studio for one to two persons is envisaged. It is anticipated that the apartment's intensity of use will be low.

Service Facilities

Storage
Sufficient storage areas with suitable fixtures are to be

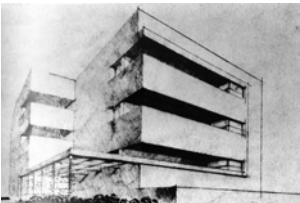
provided in order to maintain supplies of sales materials and to store files and other work materials. A server room is to be equipped to accommodate the IT server.

Kitchen
For the café area of the visitor center, a kitchen area equipped with appropriate refrigeration, cleaning, and storage equipment is planned.

Staff Rooms and Sanitary Facilities
Staff rooms with a small kitchen and toilets are planned for the employees of the conservation center. The number of users to be expected is moderate.

3.1.3 Access and Circulation

The building is entered from the street. The staircase is envisaged as providing the main vertical circulation for the above-ground floors, whereas the basement level is reached from the backyard to the east. An emergency exit staircase and an elevator for barrier-free access to all interior spaces should connect to the building as new components. The circulation concept within the floor levels takes this situation into account. The outdoor area should therefore also be publicly accessible. The eastern part of the backyard in particular serves as a connection to the basement level and thus as a circulation area for visitors. In the existing staircase, a high volume of users is to be expected, especially in the entrance area.



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CONTENT
3.1 Use and Room Schedule of the Conservation Center

Categories of external use:	Categories of internal use:	Access:
Exhibition, model apartment	Administration	Public Access
Visitors' facilities (Cafe, Shop)	Artist's residence	Mainly internal Access
Research and education	Storage	
Service and sanitary facilities	Service and sanitary facilities	

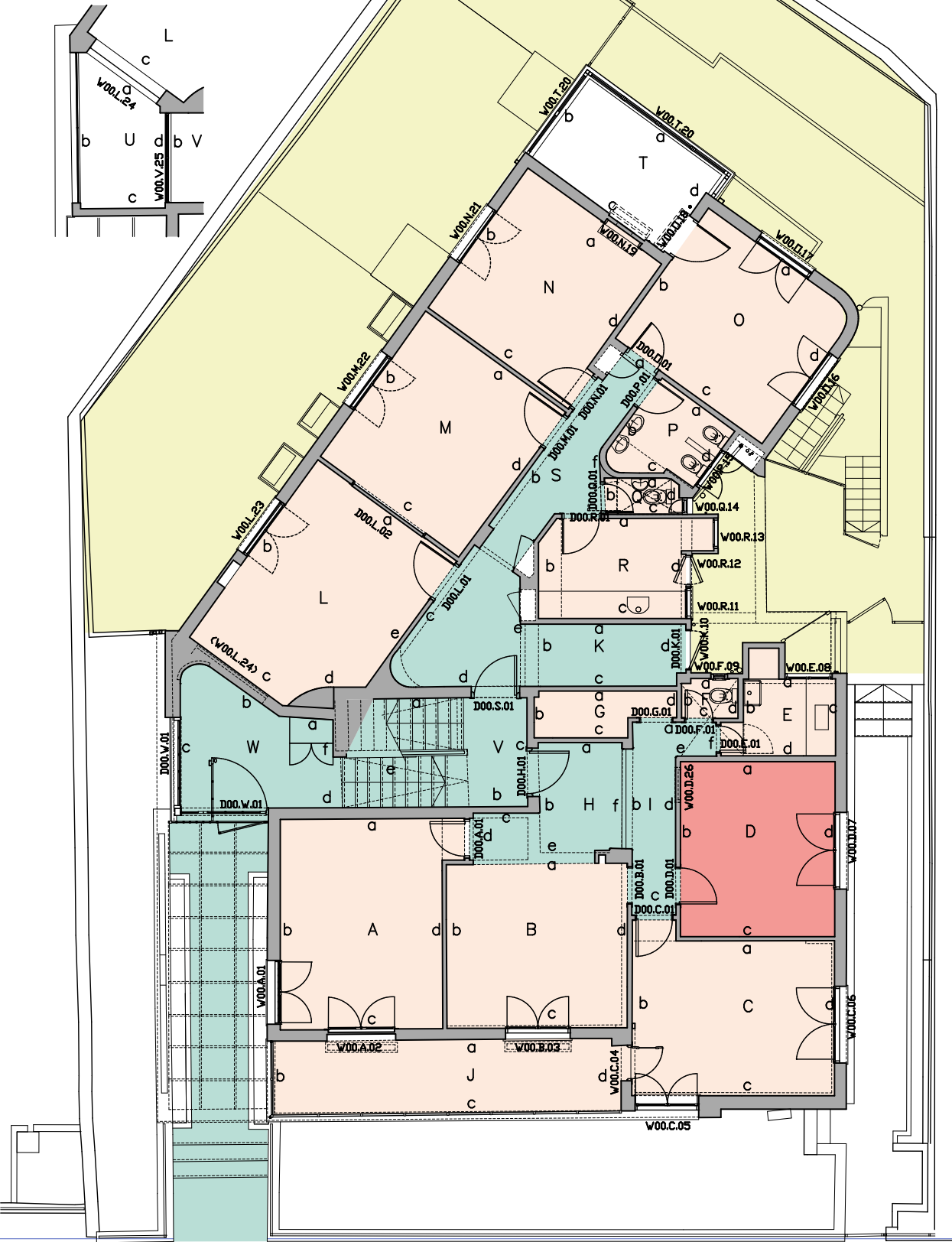
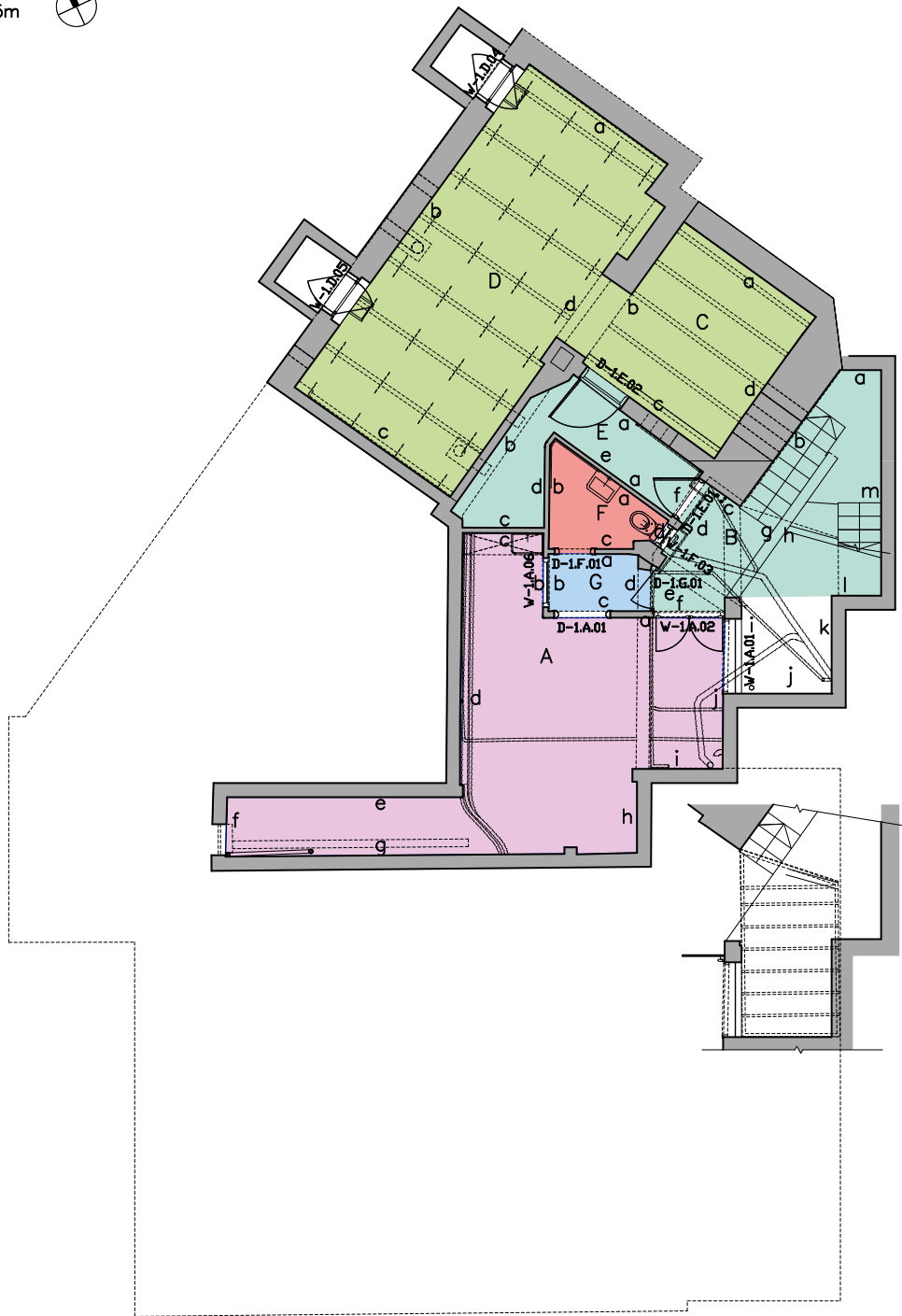
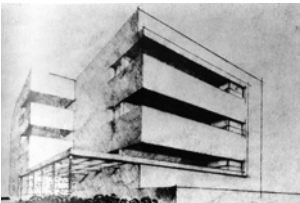


Fig. 26 Left side: New use of the building, basement
Fig. 27 Right side: New use of the building, 1st floor



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CONTENT
3.1 Use and Room Schedule of the Conservation Center

Categories of external use:	Categories of internal use:	Access:
Exhibition, model apartment	Administration	Public Access
Visitors' facilities (Cafe, Shop)	Artist's residence	Mainly internal Access
Research and education	Storage	
Service and sanitary facilities	Service and sanitary facilities	

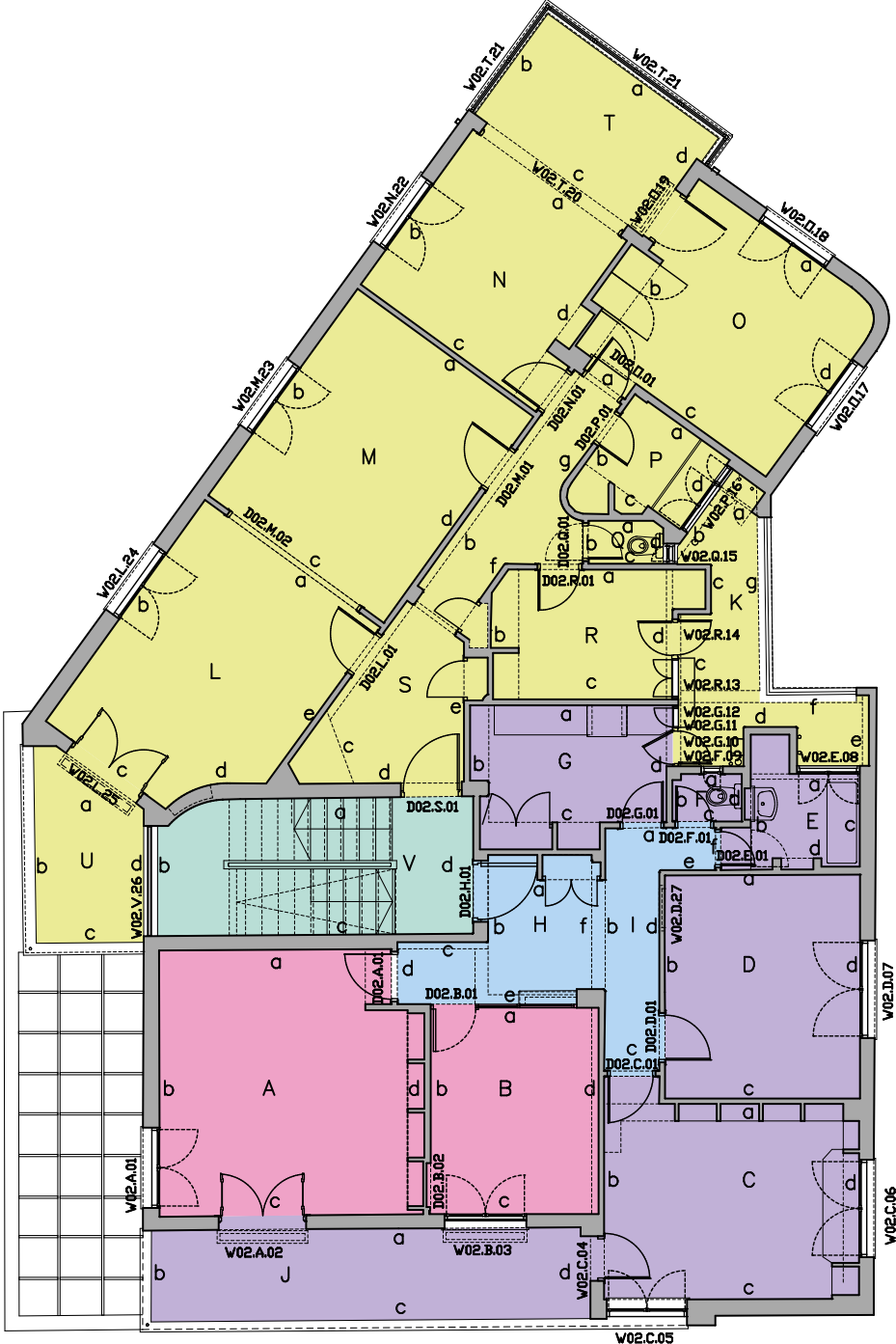
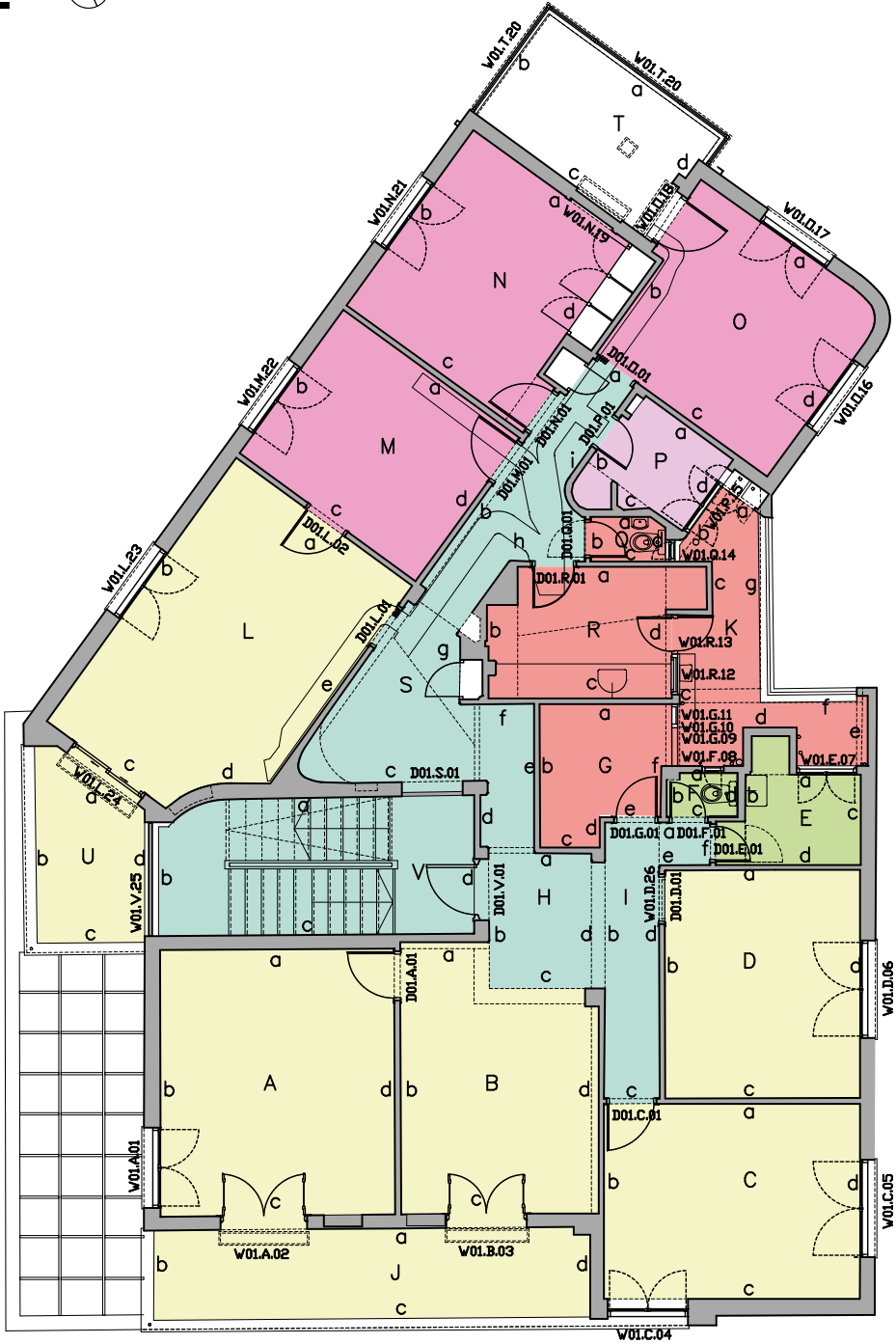
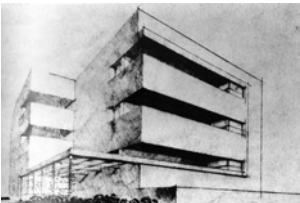


Fig. 28 New use of the building, 2nd floor

Fig. 29 New use of the building, 3rd floor



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CONTENT

3.1 Use and Room Schedule of the Conservation Center

Categories of external use:	Categories of internal use:	Access:
Exhibition, model apartment	Administration	Public Access
Visitors' facilities (Cafe, Shop)	Artist's residence	Mainly internal Access
Research and education	Storage	
Service and sanitary facilities	Service and sanitary facilities	

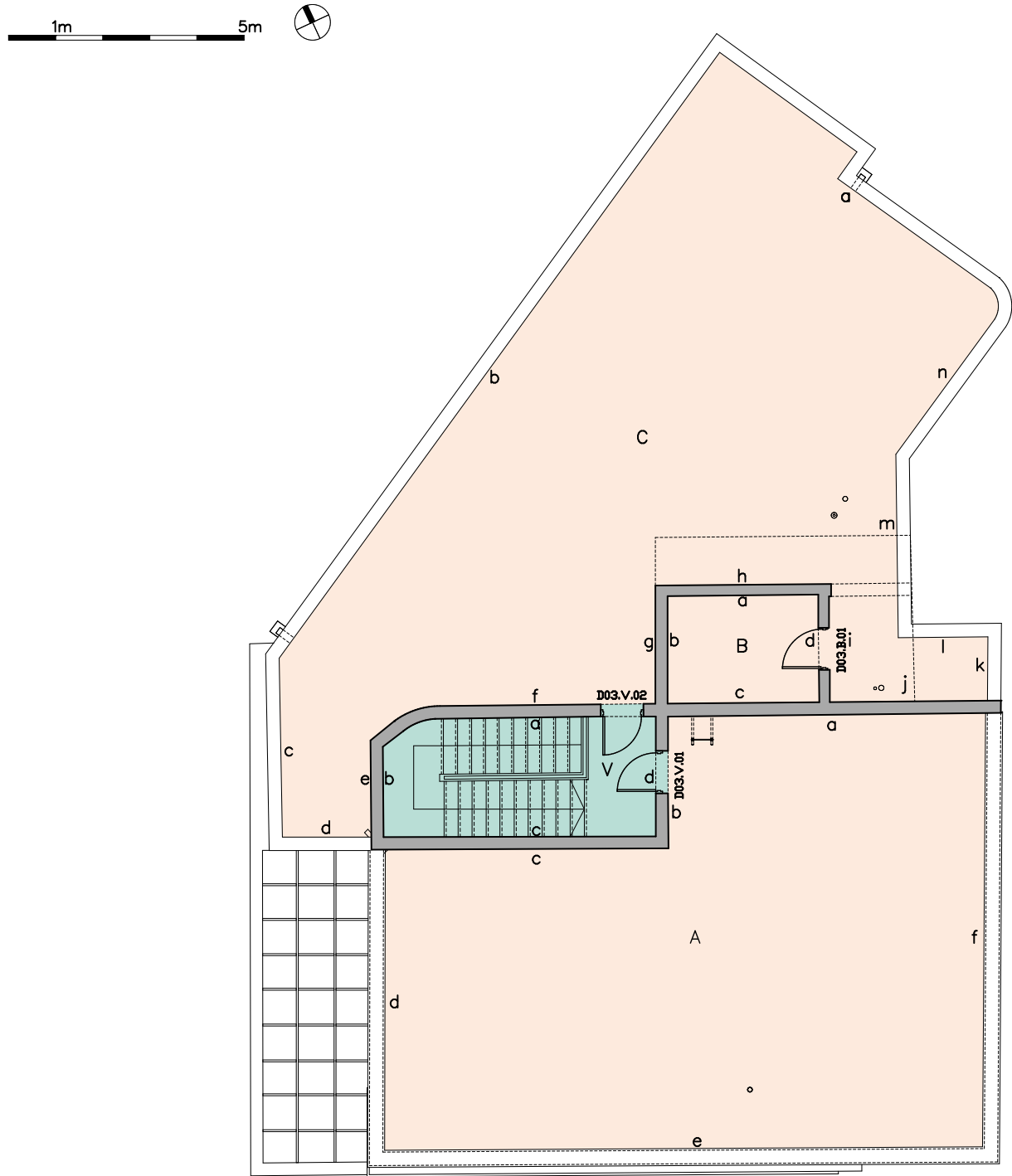
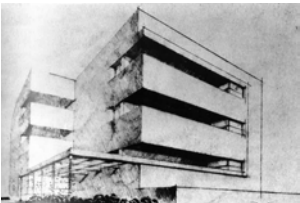


Fig. 30 New use of the building, rooftop



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CONTENT

3.1 Use and Room Schedule of the Conservation Center



Fig. 31 Electric installations on the utility balcony 02.K

3.2 Possible Need for Alterations to the New Use

Public Use

Originally comprising private residences, the building is due to accommodate an institution open to the public. The majority of its rooms will therefore be accessible to the public or used as offices. The allocation of floor areas must take this into account, such as in the planning of sanitary facilities, the circulation zones, or the outdoor space. Correspondingly high mechanical wear caused by groups of visitors is to be expected, particularly of the wall and floor surfaces, as well as the doors. The building regulations also impose different requirements as a result of the conversion: there are minimum dimensions for doors, escape routes, and circulation spaces, which depend on the number of users, in addition to special requirements pertaining to fire protection, occupational health and safety, accessibility, and operational safety.

Fire Protection

A fire protection concept that envisages solutions for structural, mechanical/ technical, and organizational fire protection is to be developed for the building. The fire resistance of the existing fabric must be checked and improved if necessary. Escape routes and a second means of escape must be assured. Technical fire protection equipment must be provided for insurance reasons, among others. Dangers to life and limb, and the risk of material damage, must be minimized in accordance with applicable legal directives. On a practical level, this can entail various, sometimes significant interventions in the existing fabric, such as the structural reinforcement of components such as walls, ceilings, or doors; a second emergency exit staircase, technical retrofitting, or the replacement of doors and the installation of technical fire protection equipment such as alarm systems or smoke extraction throughout the building.

Circulation, Barrier-Free Accessibility

These requirements are closely linked to a circulation concept that affords the greatest possible accessibility to the building, including access for people with physical disabilities. Here, too, the statutory regulations applicable to public buildings must be implemented, which has significant implications for the design of the outdoor space, particularly the vertical circulation, and the design of doors, circulation areas, and sanitary facilities as well

as the operational organization.

Occupational Health and Safety

The conservation center includes several workplaces in the provision of services as well as in management and research. Here, the current health and safety guidelines, along with the directives of the state as the employer, are to be taken into account. This can have implications for the planning of floor areas, the design of furnishings and lighting, and the building's air conditioning. Especially for the conference rooms, attention must be given to suitable room acoustics.

Safety and Security

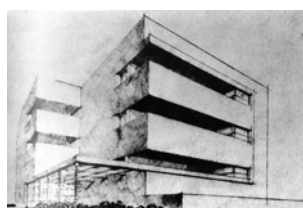
The public use also raises questions on the subject of safety and security. It needs to be clarified whether the conservation center must be provided with a panic room/shelter. To secure the facilities and in particular the exhibits in the exhibition, a burglary protection concept is to be developed. This may affect the design of windows and doors and also necessitate upgrading the entire building with intrusion detection technology.

Exhibition Use

While few interventions in the existing building fabric result from configuring the museum's show apartment, equipping the exhibition spaces entails requirements that must be coordinated in detail with the planned exhibition concept. To begin with, the selection of the spaces in the building must allow for comfortable viewing by visitors and ensure as much flexibility as possible for the exhibition design. Depending on the sensitivity of the exhibits, there must be regulation of the air temperature and humidity as well as protection from ultraviolet (UV) radiation. The lighting and presentation technology equipment must be coordinated with the exhibition. This use may have implications for the layout of rooms and the design of doors and windows. The routing of utility lines serving technical equipment must be integrated. Because a relatively high number of visitors are expected, high levels of wear on the wall and floor surfaces should be taken into consideration.

Research and Educational Use

In addition to providing suitable furnishings and lighting, the provision of an adequate IT infrastructure is especially necessary for setting up seminar rooms, the



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CONTENT

3.2 Possible Need for Alterations to the New Use

LEVEL OF STRESS

High
Moderate
Low

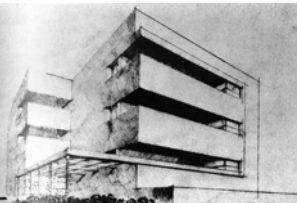
USE CATEGORY	USE	BUILDING ELEMENTS					
		WALL	FLOOR	CEILING	WINDOWS AND BALCONY DOORS	INTERIOR DOORS	BUILT-IN FURNITURE AND FIXTURES
EXTERNAL	Exhibition	Exhibition facilities, electrical installations	Wear and tear, cleaning	Lighting, IT and presentation technology, climate control	Insulation, sun and glare protection	Wear and tear, cleaning	Wear and tear, cleaning
	Visitors' facilities	Furniture, wear and tear	Wear and tear, cleaning	Lighting, IT technology, climate control	Insulation, sun protection	Wear and tear, cleaning	Wear and tear, cleaning
	Research and education	Furniture, wear and tear, electrical installations	Wear and tear, cleaning	Lighting, IT and presentation technology, climate control, acoustics	Insulation, sun protection	Wear and tear, sound proofing	Wear and tear, cleaning
	Service	Wear and tear, cleaning, moisture, electric and sanitary installations	Wear and tear, cleaning	Lighting	Wear and tear, cleaning, moisture	Wear and tear, cleaning, moisture	Wear and tear, cleaning
INTERNAL	Administration	Furniture, wear and tear, electrical and IT installations	Wear and tear	Lighting, IT and presentation technology, climate control, acoustics	Insulation, sun protection	Wear and tear, sound proofing	Wear and tear, cleaning
	Artist in Residence	Furniture, wear and tear, electrical and IT installations	Wear and tear	Lighting, climate control	Insulation, sun protection	Wear and tear, sound proofing	Wear and tear, cleaning
	Service and storage	Wear and tear, cleaning, moisture, IT, electrical and sanitary installations, furniture	Wear and tear, cleaning	Lighting	Wear and tear, cleaning, moisture	Wear and tear, cleaning, moisture, security	Wear and tear, cleaning
BOTH	Access	Wear and tear, cleaning, electrical installations, lighting	Wear and tear, cleaning	Lighting	Wear and tear	Wear and tear, cleaning, security, fire protection	Wear and tear, cleaning

Fig. 32 Use-depending stress on the existing building elements

library with digital archive, and a research work area. Air conditioning is advisable, especially considering the computer workplaces. Depending on the scope of the book and manuscript collection, an assessment of the load-bearing capacity of the floors is also recommended. Technical upgrades entail interventions in the existing building fabric.

Building Services

A basic prerequisite for converting the apartment building into a public cultural and research center for heritage conservation is the proper functioning of the building services. In addition to checking, refurbishing, and if necessary replacing the existing wiring for the electrical supply, the requirements for IT equipment, fire protection, and safety technology (see above) must be determined. Requirements and needs are to be determined, including those for air conditioning in occupied areas and workplaces, and especially for the regulation of air temperature and humidity in the exhibition area. The existing sanitary facilities are to be checked and, if necessary, repaired, replaced, or supplemented. Depending on the extent of work needed, significant interventions to the walls and ceiling are to be expected, along with the creation of accessible switching and equipment rooms and utility lines throughout the building.



PROJECT

Conservation Objective
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CONTENT

3.2 Possible Need for Alterations to the New Use

4.0 Conservation Objective

On the one hand, the Max Liebling House is meant to have a lighthouse effect for dealing with the modernist heritage of the city according to conservation principles; on the other hand, high standards are expected and needed for a communication, documentation, and skills center for historic monument conservation that is both functional and attractive. Both sets of requirements need to be satisfied. This requires a process-based approach by all of the participating architects, conservationists, organizers, and funding agencies. The conservation objective represents a contribution to the dialogue between these parties.

The conservation objective is based on the assumption that the measures planned for transforming the Max Liebling House into the conservation center of the White City of Tel Aviv give priority to preserving its original built fabric and to conservation principles. This is essential to the credibility of such an institution. The first step is therefore to ascertain, for each component, the restoration measures that are necessary for preserving the physical substance and for realizing the building's potential as a historic monument. This will be followed by a conceptual allocation of priorities, as well as an impact assessment of the measures proposed for adapting the property to its new use and achieving the heritage conservation goals. The intention of renovating the building in line with conservation principles comes up against requirements arising from the use concept developed previously. Part of the work will therefore be to assess the compatibility of these two goals.

4.1 Conservation Action Plan

The selection of conservation measures is made with regard to the survey findings and the physical condition, taking the heritage value (Chapter 2.0) as the basis for final decisions. The action to be taken on the built fabric was initially determined irrespective of any conversion work needed for the change of use, because the conservation assessment forms the basis of all subsequent use plans. A rough list of the measures required was included in the survey documentation, but not as a structured presentation and without references to future use. The present description and, in particular, the allocation of priorities and the impact assessment of measures for adaptation to the new use are conceived as a toolbox

that can be used as a compact presentation format and planning aid, also covering design variations.

The description of individual measures follows the structure of the component catalog in the survey documentation (Chapter 3.0 of the survey documentation). It lays out a general recommendation and strategy, subject to variation or slight deviation in certain cases. These differentiations are addressed in the impact assessment (Section 4.2.2).

The recommendations for action made below are expressly to be treated as provisional, subject to further preliminary examinations. Information about the latter is given in section 10.2.2 of the survey documentation. In addition to the engineering analyses and the tests of the existing building services systems and installations to assess their serviceability in the future, individual components need to be examined for the purposes of conservation assessment. This applies especially in places where the original floor plans may have been changed at a later date. In such cases, invasive analysis of the physical substance is usually necessary in order to gain additional information. It often suffices, however, to take up some flooring that was laid subsequently or remove a small area of plaster in order to ascertain whether, for example, there was once an original wall or doorway at that location. These parts of the building are listed briefly below, together with the pertinent issue.

Preliminary Examinations

Basement Level

Room -1.D:

- Is there a room behind wall -1.D? Refer to plan 177 of the archive documents

First Floor

Room 00.B:

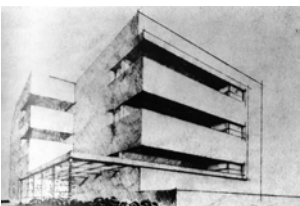
- Examination of the remains of a low wall with a radiator recess, comparison with the situation in 02.B; presence of original base tiles and flooring, plaster; as far as possible, establish the use and the original state, and evaluate the individual components;

Room 00.G/00.K:

- Were the present rooms 00.G and 00.K once parts



Fig. 33 View on the building from Idelson Street, 2015



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Fig. 34 Radiator recess in room 02.B with remains of a heating valve, 2015

of a single room (kitchen), as on the upper floors?
Examination of the area around 00.K.b and 00.K.c;
check for presence of original base tiles and flooring, examine plaster;

Room 00.L:

- Is wall recess 00.L.b original?

Second Floor

Room 01.B:

- Did a low wall stand here, as in 00.B and 02.B? Was there a doorway between 01.B and 01.I?

Room 01.S:

- Where did the dividing line between apartments 1 and 2 run in corridor S? Check for presence of original base tiles and flooring, examine plaster.

Third Floor

Room 02.B:

- Examination of the low wall with a radiator recess, comparison with the situation in 00.B; as far as possible, establish the use and the original state, and evaluate the individual components;
- Was there a doorway between 02.B and 02.I? Check for presence of original base tiles and flooring, examine plaster.

Balconies

- Were there steel posts at the outside corner of balconies 00.T, 01.T and 02.T?
- Was there a cabinet below windows W01.E.07 and W02.E.08? Was there built-in furniture in front of room 00.E?

Outdoor Area

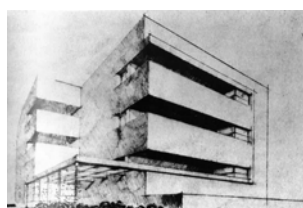
The open space left around the building on all sides ensures its integrity as a stand-alone composition. Although only parts of the outdoor facilities and landscaping still exist in their original state, traces of zoning can still be discerned. For example, the roadside area, consisting of beds planted with succulents, is enclosed by a fence on a retaining wall. Together with the planter boxes and pergola at the main entrance, this part of the garden has a rather ornamental, public character. The back yard, in contrast, is reached by the side entrance and had a functional character appropriate to the utility balconies on the upper floors. Today, it is no longer possible to determine the function and design of the area to

the rear in the north and west, although the orange trees planted there suggest a garden for leisure use, as was usual on many of Tel Aviv's properties. Any remodeling should respect this functional division of the outdoor area and retain the layout and design of the pedestrian approaches from the street in particular. The renovation work carried out in the 1990s, covering the pergola, the side entrance path, and the back yard, observed these parameters and can be retained. The original design of the steps down to the basement remains unclear, however, and storage spaces have been added that probably do not correspond to the layout at the time of construction. Since there are no reliable records of the design of the outdoor space as a whole, there is some latitude for creative interpretation (particularly on the northern and western parts of the site) within the scope of the landscaping usual for modernist buildings in the area. Further examination may be needed in this context.

For the treatment of the existing planting, see: Chapter 8 of the Conservation Documentation / Segre, Ada. Vegetation Review, February 2016.

Structure of Floor Plans

The apartments are laid out along functional lines as three distinct zones: living rooms and bedrooms, sanitary and utility areas, and corridors. This zoning is part of a well thought-out climatic concept that informs the floor plans. The apartments are arranged so as to get optimal natural air-conditioning by taking advantage of the prevailing wind and controlling the incidence of direct sunlight through careful positioning of the balconies and of the openings in the building envelope. This layout is largely intact on every floor. Although the arrangement of rooms is very similar on all of the floors, the design of each apartment differs from the others in detail. Built-in furniture and doorways vary in their size and design, having probably been adapted to suit the needs and preferences of the first generation of residents. When accommodating new uses, it is recommended to take an approach that retains the existing layout as much as possible. If structural interventions are needed, for example to enlarge rooms, care should be taken that the original concept, with its clear functional zoning and its design of balconies, windows, and doors according to climatic requirements, remains recognizable. Only a few alterations have been made to the floor plans since the building's construction, for example combining the two



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Fig. 35 Crack in the plaster where the wall material changes (bricks/concrete), roof zone of the staircase, 2016

residential units on the second floor into one. The question of whether to keep such alterations if they suit the new functional concept must be decided on a case-by-case basis. This must include an evaluation of the consequences that these subsequent alterations brought with them. One case of this kind is the lock of the door to the apartment mentioned above, whose design also affects the appearance of the staircase. Furthermore, according to the current state of knowledge, the original floor plan in this location has not yet been determined (see "Preliminary Examinations"). In such cases, further examinations need to be undertaken before it is possible to reach a decision that will make the original interior design more recognizable.

Facades

The design of the facades and the massing of the building are an expression of Dov Karmi's modernist functional understanding of architecture. The deeply recessed balconies and openings in the building envelope, which are positioned for optimal shading and to exploit the prevailing wind, make legible the original design concept based on climatic and functional considerations. The building is thus an excellent example of the local manifestation of radical modernist architecture in Tel Aviv. The structure forms a consistent functional and artistic whole. This should be preserved, especially on the facades facing the street. If structural additions to the building are planned, these should be located in the area to the rear, in an area not visible by the public. Additions and interventions should be limited to measures deemed essential for the planning, and they should be clearly identifiable as newly added elements. They are to be coordinated in detail with the overall architectural concept, the urban character of the building, and its material and formal languages. Inappropriate changes made at a later date, such as the cladding of the balconies on the north side of the building, are to be removed. The original projection of the balcony area on the south facade is to be exposed at the base zone. The elements restored in the 1990s, such as the window sills and the coping stones on the balcony and roof parapets, are to be retained and repaired as necessary. The pergola largely corresponds to the original design, although the quantity of load-bearing supports has been doubled, which may have been for structural reasons. The feasibility of restoring the original situation should be evaluated.

The plaster surfaces have been renewed since the time of construction and are to be examined for remains of the original plaster*. In the medium term, the plaster surfaces should be repaired. Restoration of the original plaster type is recommended if the feasibility is reliably certain. The original plaster surfaces near the balconies are to be freed of subsequent alterations and layers of paint, and then repaired or faithfully restored. For details of the windows and balcony doors as well as the balconies, see below.

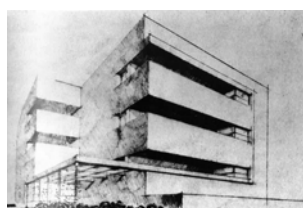
Balconies

The balconies are important functional and urban design attributes of the building. They must be retained in their original form, or freed of subsequent obstructions. The original color scheme should be restored or, where possible, exposed. On the parapets of the residential balconies, there are coping stones of terrazzo and steel posts, which should be either retained, repaired, or restored. The original terrazzo floors are to be preserved, exposed, completed, or repaired as the circumstances require. The dropped soffits and the reinforced concrete slabs are to be refurbished in a manner causing minimal damage. The original shutter operating mechanism is to be preserved when possible. Wall-mounted exterior lighting is to be installed. Further information about fixtures and equipment is to be researched if possible. The built-in elements and other original fixtures of the utility balconies should be repaired and supplemented according to the historical model. The visible riser pipes for the plumbing are an integral part of the visual identity of these functional areas. These are to be examined and, where applicable, retained in serviceable condition through in-line repair.

Staircase

The staircase with the entrance foyer remains largely unchanged from its original state. Wall and floor surfaces are to be repaired or supplemented in places. The color scheme of the largely well-preserved original plaster surfaces is to be reinstated in accordance with the restorer's findings. The same also applies for the window, the stair railing, the main entrance door, and the mailbox unit, which are absolutely to be preserved in serviceable

*see the BMUB research report: Federal Institute for Research on Building, Urban Affairs and Spatial Development: Tel Aviv White City: Modernist buildings in Israel and Germany, Bonn 2015, pp. 24-25



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Fig. 36 Staircase window with original glazing on balcony 02.U, 2015

condition. The built-in cabinetry that was added later in the foyer is to be dismantled and the wall finishes supplemented if necessary. The apartment entrance doors on the third floor are largely intact and can be used as a model for reconstructing the doors on the second and first floors. In the case of the doors to the roof, the existing plastic doors should be replaced with new doors that are based on the original design for this building or on extant original doors of similar buildings. The positioning of wall-mounted luminaires, switches, and doorbell buttons corresponds largely to the original design from the time of construction. Therefore it should be maintained and supplemented by installations only when absolutely necessary. Later additions are to be removed. The existing lamp sockets of porcelain apparently belong to the original fittings and should be supplemented by simple (presumably lenticular) opaque glass shades like the ones stored in the storage space behind the mailbox unit at the time of the condition survey. The water basin in the entrance space is to be renovated. Its function should be indicated by restoring, at least visually, the inlet and outlet. Here, too, examples in other buildings are to be researched.

Roof

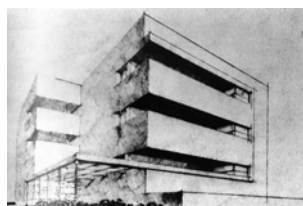
The renewed plaster surfaces exhibit cracks in places, which must be repaired. In addition, strong blotchiness has appeared on the plaster, particularly in areas of increased exposure to moisture, apparently caused by oxidation or other environmental influences. See "Facades" for further information about treatment of the exterior plaster. The roof surface is to be rid of unneeded technical installations and penetrations. The roof surfaces are drained by spouts and drainage inlets, which are to be refurbished as necessary or repaired to remove defects (correlation between plaster discoloration and faulty spouts). The original terrazzo floor in Room 03.B is to be repaired and renovated. Analogous to the doors of the staircase, the access door to the former laundry room 03.B is to be replaced with a door that is based on the original design of the building (see also "Staircase"). The original roof ladder is to be made suitable for use. The roof, particularly in the area toward the roadside, should be kept free of massive structural additions, so as not to impair the integrity of the building and not to impinge on its typical cuboid appearance and proportionality.

Windows and Balcony Doors

Most of the windows and balcony doors are largely intact. Even though some hardware is missing and particularly elements in exposed locations exhibit strong weather damage, it should be assumed that the original material can be retained and repaired. Since the building's openings play a significant part in determining the exterior design of the house, windows and doors that were subsequently changed should be reconstructed on the basis of existing models to produce a consistent appearance. In most cases, even where the door leaves have been replaced, the original casings and frames are still intact, so this can be accomplished essentially without impact on the wall or plaster. Where original window handles and door handles have been replaced, the newer fittings are themselves to be replaced according to the historical model wherever possible. For this purpose, further research may be necessary. The roller shutters, whose shutter curtains were subsequently renewed, can remain pending further notice. An original shutter curtain in Room 02.T is intact: this can be documented and conserved as an original model for later repairs elsewhere. The steel grilles on the balconies of the first floor are to be removed, as they impinge on the sculptural design of the facades. The bar grates on the windows of the first floor were added later and should be removed. This also applies to wire mesh added in places to kitchen and toilet windows. Only the flat steel grates on the windows of basement room -1.A, in room 00.A, and in staircase 01.V as well as on the windows and doors in kitchens, bathrooms, and toilets on the upper floors are probably original to the time of construction and should be refurbished.

Interior doors

The interior doors exhibit a simplified design that is adapted to their purpose and corresponds to the balcony doors and windows. The door handles and other hardware are characterized by modern design and clever functionality. The door hinges that are used, for instance, are rising hinges, which means they close the doors automatically. Glass panels are fitted for functional reasons. In part because they have been retained almost fully intact, the doors constitute particularly valuable evidence of Dov Karmi's modernist design, enabling it to be experienced even within the context of a new use.



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Fig. 37 Original cement and terrazzo tiles on the floor at the main entrance door, 2016

Similar to the windows and balcony doors, the interior doors are mostly in relatively good condition, although in some places the original fittings are missing or have been subsequently added and must be replaced. In some cases, door leaves are missing, although the door frames are usually still extant, even where the door leaves have been replaced with newer ones. While reconstruction of the single-leaf doors based on the existing specimens can be achieved with precise detail and also makes sense in relation to the new use, the missing multiple leaves of the wide doorway on the third floor represent a challenge. Here, either reconstruction can be completely forgone in correspondence with a new use, or a new interpretation is needed that should be based as much as possible on the existing evidence. Especially when replacing door handles, it is recommended to conduct more in-depth research into the source of the originals and to contact manufacturers to check if one of them could reproduce the missing elements on the basis of the original parts.

Floors

The original square tiles of yellowish-beige terrazzo are partially intact and the terrazzo screed in the staircase is fully intact. Large areas of the tile flooring were subsequently covered by ceramic flooring or parquet. The raised level of the floor and some crack defects indicate that the original flooring is still extant beneath – although its condition is currently unknown. The newer layers are to be removed on a trial basis to determine whether and how the original surfacing can be exposed and renovated to be suitable for use. Depending on the type and extent of damage, it will then be necessary to examine which measures are required in detail. Although the surviving terrazzo flooring is in mostly good condition, areas of individual damage or defects are also to be found. Furthermore, the floor in the toilet rooms has been removed. For restoring this small area, it is necessary to check whether a replacement material with the appropriate grain size and color can be reproduced. Outdoors, there remain areas with original cement relief tiles that have been subsequently supplemented with tiles of the same characteristics but with a different motif. It is recommended that both the original and the newer areas be retained. If additional pathways are planned, check whether this typical local material can also be used for them.

Interior Walls and Ceilings

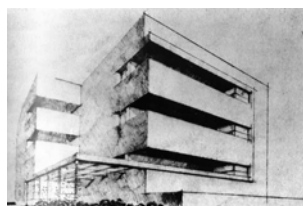
The original masonry with plaster is largely intact in most areas of the interior. Often moisture damage can be found below the window, near damaged exterior window sills. In these rooms, an examination of the interior plaster is recommended to determine its tensile strength and identify any possible separation of layers.

The intact walls with original tiles represent a special topic. These are preserved extensively in the staircase, but in the sanitary and kitchen rooms, numerous modifications have taken place. In many cases, the original tiles have been painted over or covered with larger ceramic tiles. It is unclear whether the original material can be exposed without damaging it. This situation requires removal of the newer layers on a trial basis. The preservation of the green tiles in the bathrooms, in particular, takes on special significance for conserving the building's heritage value, since they represent a rare contribution to the otherwise rather sparse use of color in the interior design. It is also advisable to contact the manufacturer, Villeroy & Boch, to check whether reproductions of the tiles can be obtained for use in repairing the tiled surfaces.

The plastered ceilings of the interior spaces are mostly in a good condition, similar to the walls. The soffits of the balconies, however, deserve special attention. The hangers of the dropped soffits in particular, as well as the reinforcement of the concrete slabs, are heavily corroded. In order to preserve the substance as best as possible, a comprehensive structural refurbishment concept for these components is necessary.

Fixtures and Equipment

A variety of built-in furniture remains in the apartments of the Max Liebling House. Large closets for storing clothes or files in the living spaces, as well as food pantries in the kitchen, laundry closets on the utility balcony, and wardrobe cabinets in the hallways are evidence of the attention devoted to the topic by the architect. These built-in elements are, on the one hand, notable for their functionality and, on the other hand, they give a vivid impression of the lifestyle of the first generation of residents and the everyday use of the building. Thus these fixtures and equipment make a special contribution to the building's conservation value. Even though individual



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Fig. 38 Original water supply and wastewater lines on the utility balcony 02.K, 2015

parts, such as drawers or removable shelves, are missing from some of the furniture and elements have been changed, the extant substance is mostly in good condition. These elements must be refurbished with particular care and attention to detail, and missing parts must be replaced. If an item is supplemented without precise references to the original design, this should be pointed out. This undertaking is likely to benefit from studying similar furnishing elements in comparable buildings in Tel Aviv and taking account of the modern movement's thinking and practice in respect to the functional furnishing of apartments.

Building Services

The fact that the building was equipped with building services that were comfortable and modern for their day can be taken as an indicator of a modernist concept. The bathrooms with bathtub and shower, the separate toilet, the utilitarian kitchen fixtures, and the central heating (which no longer exists today) bear witness to the radical commitment of the architect to modernism as a movement to improve living conditions through contemporary technology. The fixtures and equipment thus have conservation value in and of themselves, as does the integration of utility lines in the building, which strictly conforms to the functional zoning of the floor plans. The vertical supply risers, which are routed as exposed piping through the zone of the utility balconies, have for the most part remained intact. Especially in the bathrooms of the upper floors, individual original faucets, fittings, and piping can be found. Selected areas such as bathrooms or individual living spaces were equipped with radiators, of which few traces have survived. A variety of original outlet covers and light switches is still to be found in the building.

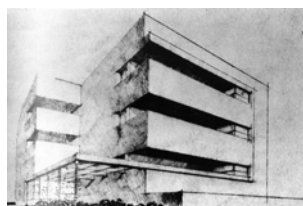
As evidence of a modernist understanding of construction, these relics are to be preserved wherever possible. Check all building services installations to determine the extent to which they must be replaced. If replacement is necessary, the work should be undertaken in a manner causing minimal damage, and interventions should, whenever possible, be confined to the area of the existing utility lines. For plumbing lines, check whether their use can be maintained through in-line repair. Plumbing fixtures are to be replaced in a style corresponding to the original design. If refurbishment of the electrical wiring in the building is required, check if it is feasible to

dismantle and reuse the original switch covers.

Colors, Materials, Products

The findings of the color investigation undertaken as part of the restorer's report indicate that the original color scheme primarily featured warm whites and pale beige and ochre tones, which were used for the wall and ceiling surfaces as well as for the door and window frames. This color scheme, which was also coordinated with the materials used, such as the buff terrazzo floor or the beige marbled wall tiles of the staircase, has been altered several times in the intervening years. In order to again be able to experience the original impact of the interior, it is recommended to restore the version from the time of construction. In the case of the facade (see "Facades") and the garden walls, whose coloration was probably decisively influenced by the exterior plaster, check whether remnants of the original plaster can be found.

Components and fixtures should be supplemented or replaced to match the existing substance with regard to material, color, and surface texture. For this purpose, in-depth research in manufacturers' archives may be required. Close cooperation with contractors and manufacturers is thereby essential. For products that are no longer available or cannot be readily refinished, and in the case of missing parts whose design is not known, it is advisable to find comparable specimens to aid in the choice of replacement products. Examples may be found within the building or in other, contemporaneous buildings by the same architect.



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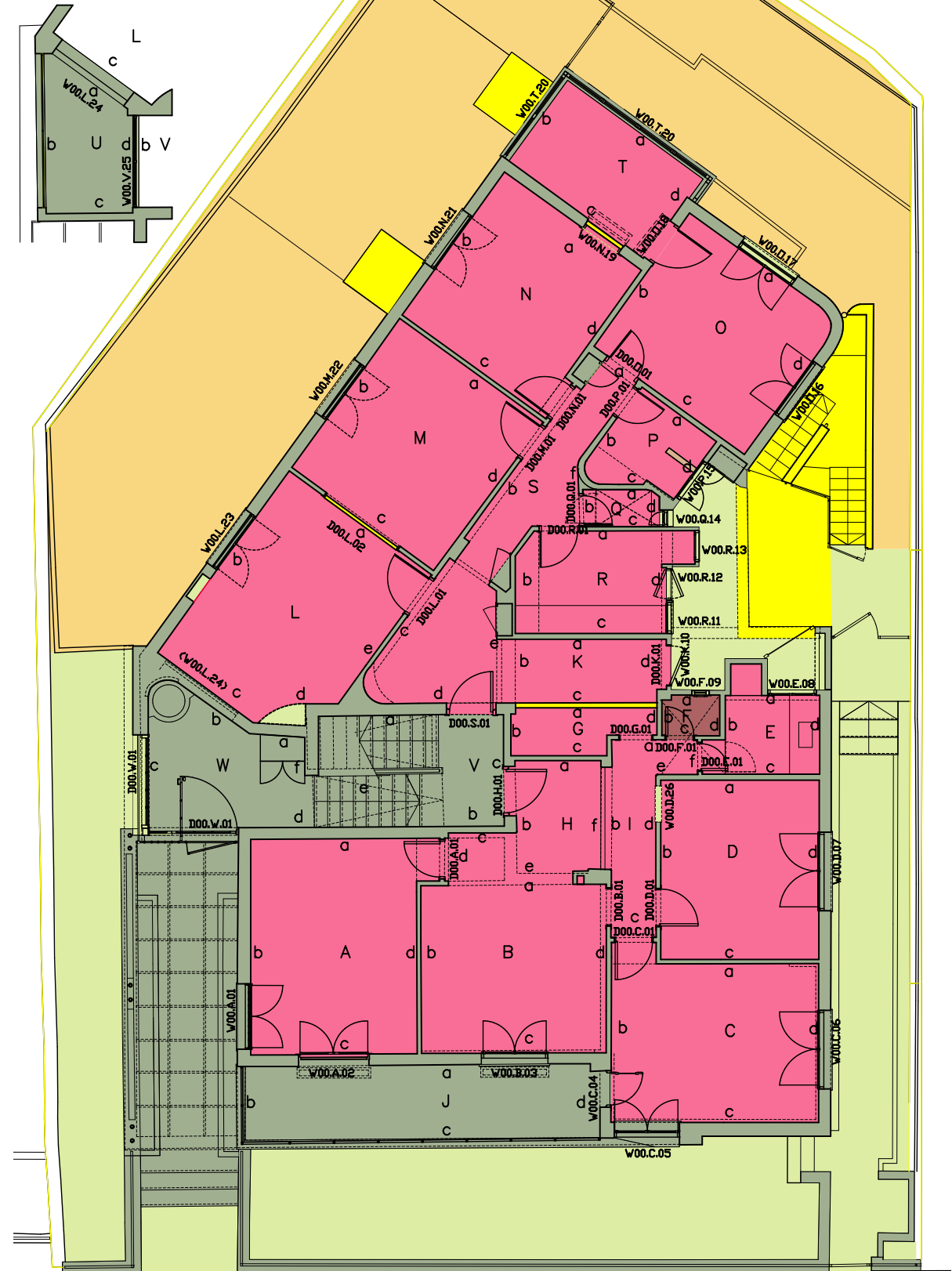
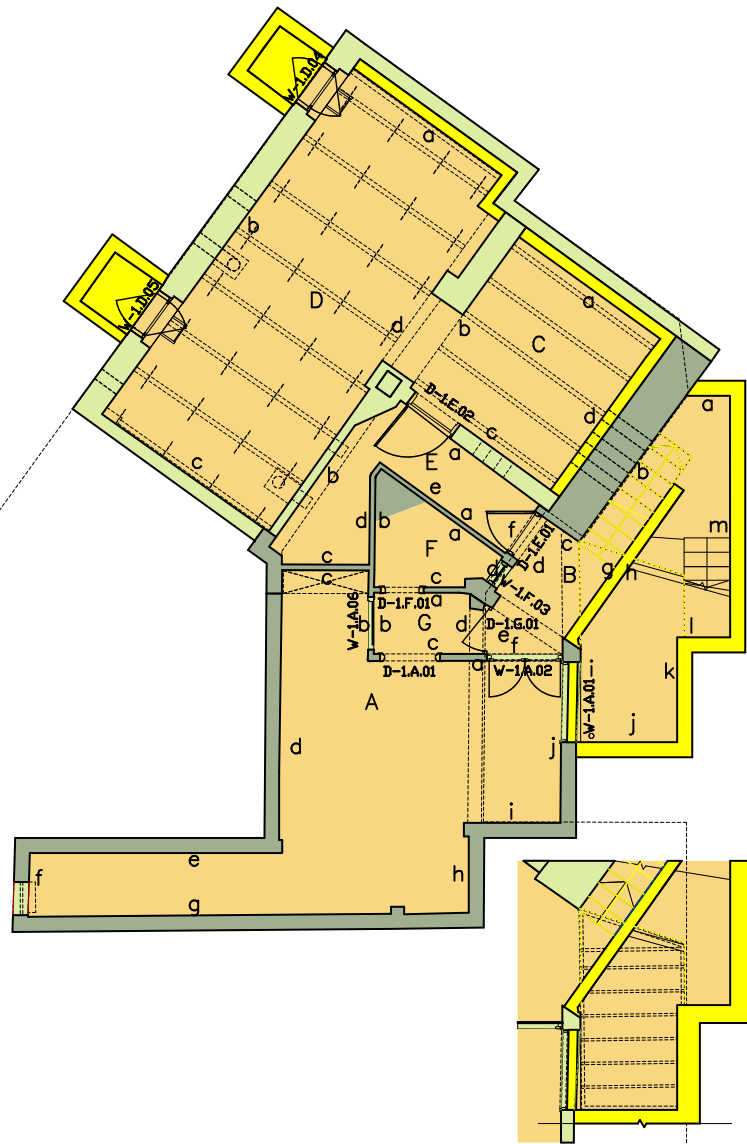
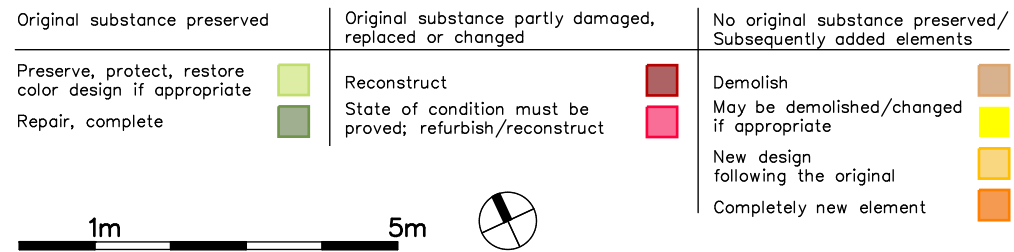
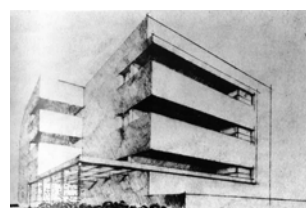


Fig. 39 Left side: Preservation measures, walls and floors, basement

Fig. 40 Right side: Preservation measures, walls and floors, 1st floor



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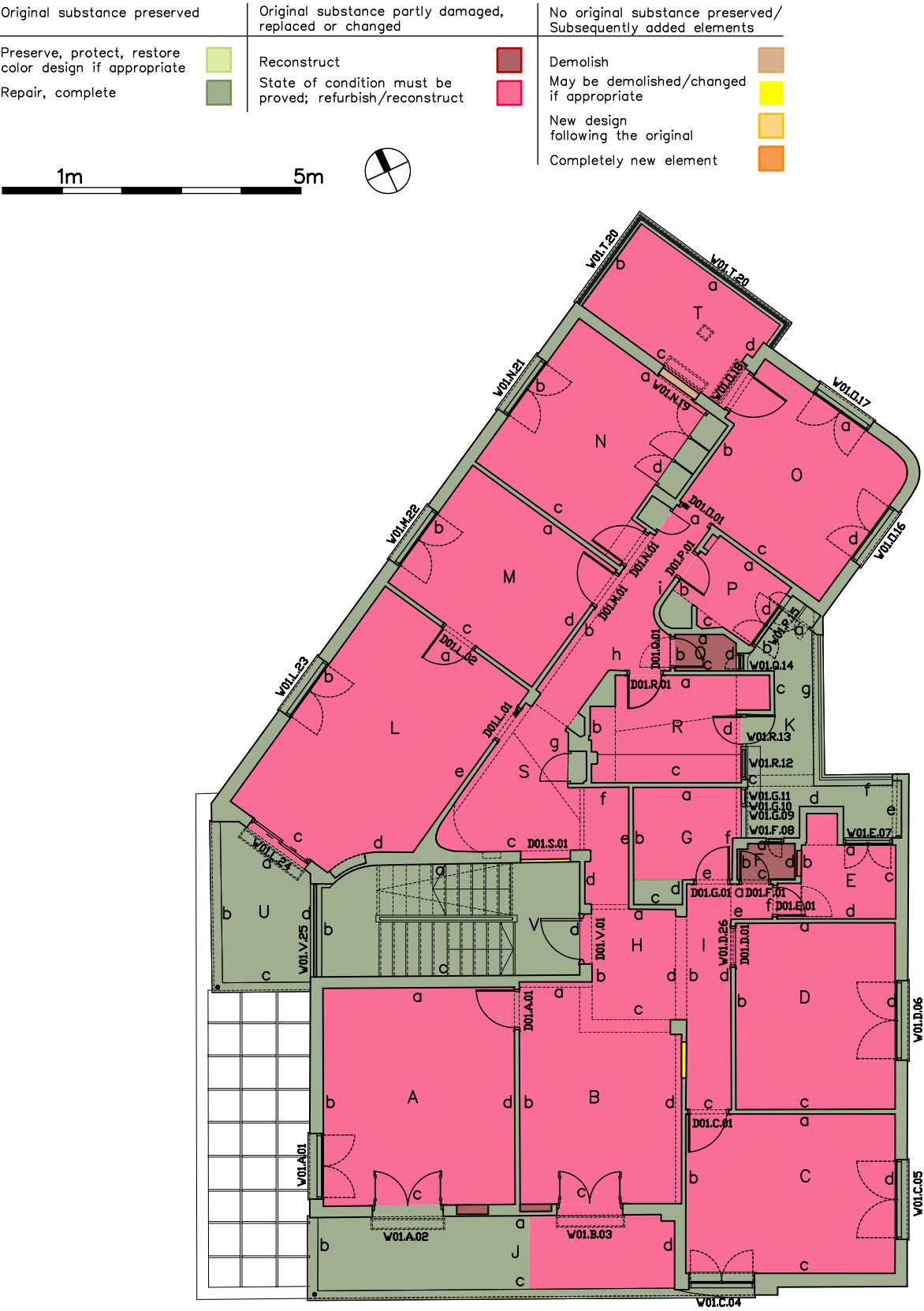


Fig. 41 Preservation measures, walls and floors, 2nd floor

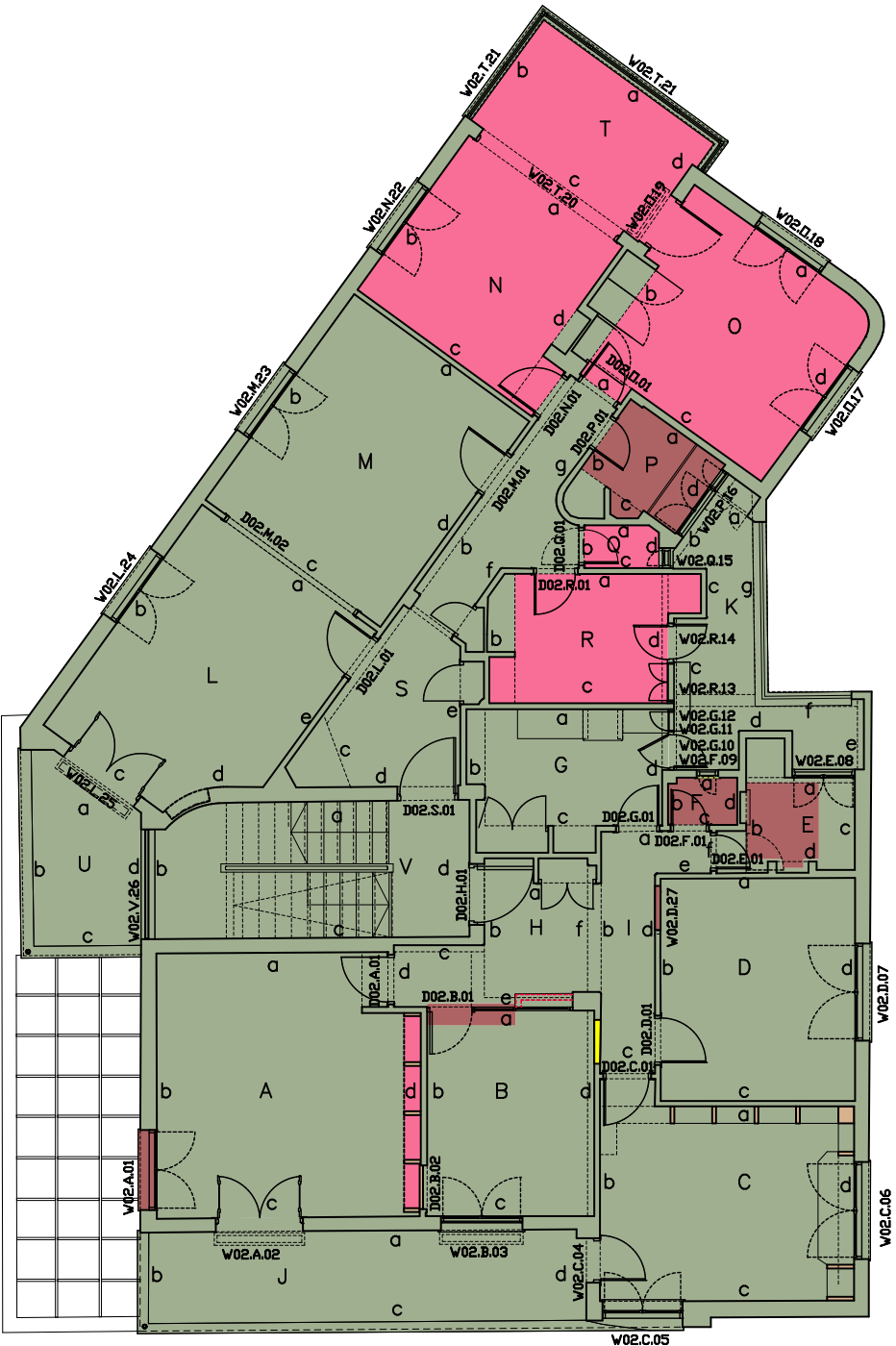
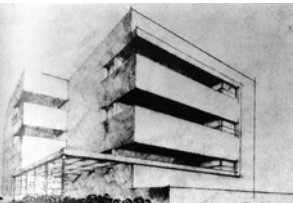


Fig. 42 Preservation measures, walls and floors, 3rd floor



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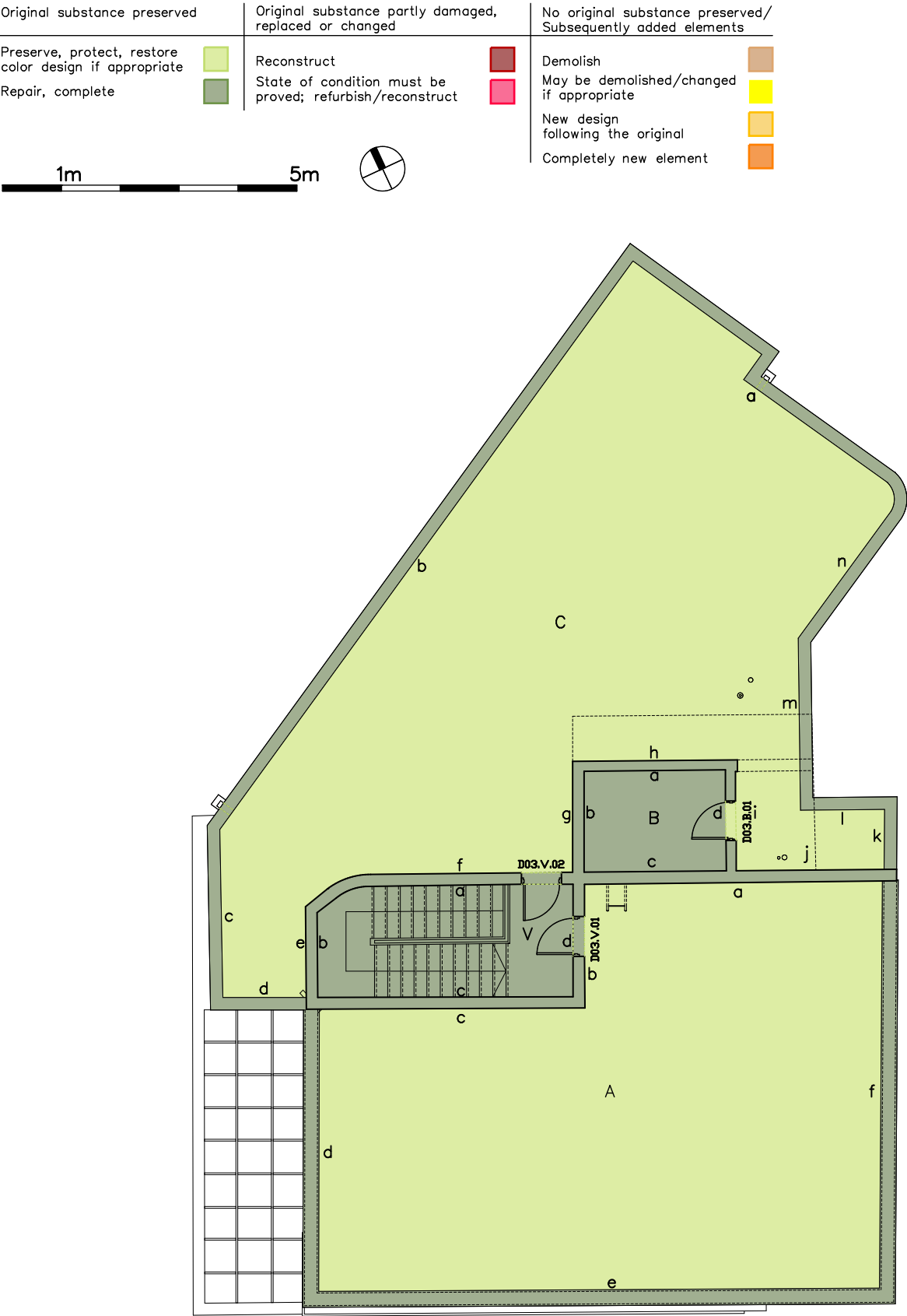


Fig. 43 Preservation measures, walls and floors, roof

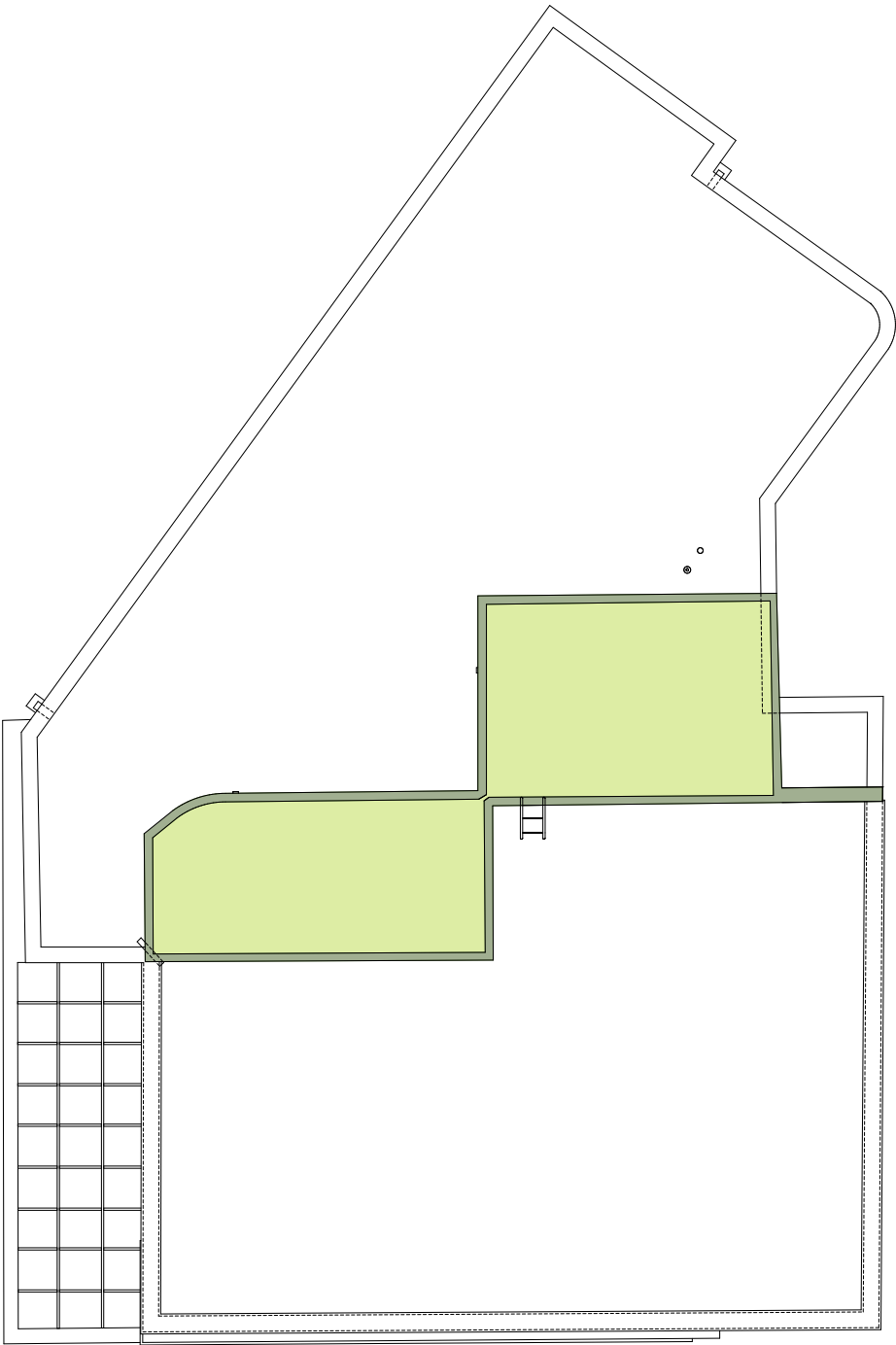
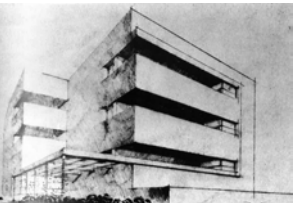


Fig. 44 Preservation measures, walls and floors, rooftop



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Original substance preserved

Preserve, protect, restore color design if appropriate

Repair, complete

1m5m

Original substance partly damaged, replaced or changed

Reconstruct

State of condition must be proved; refurbish/reconstruct

No original substance preserved/ Subsequently added elements

Demolish

May be demolished/changed if appropriate

New design following the original

Completely new element

Fig. 45 Preservation measures, fixtures, built-in furniture, basement

Fig. 46 Preservation measures, fixtures, built-in furniture, 1st floor

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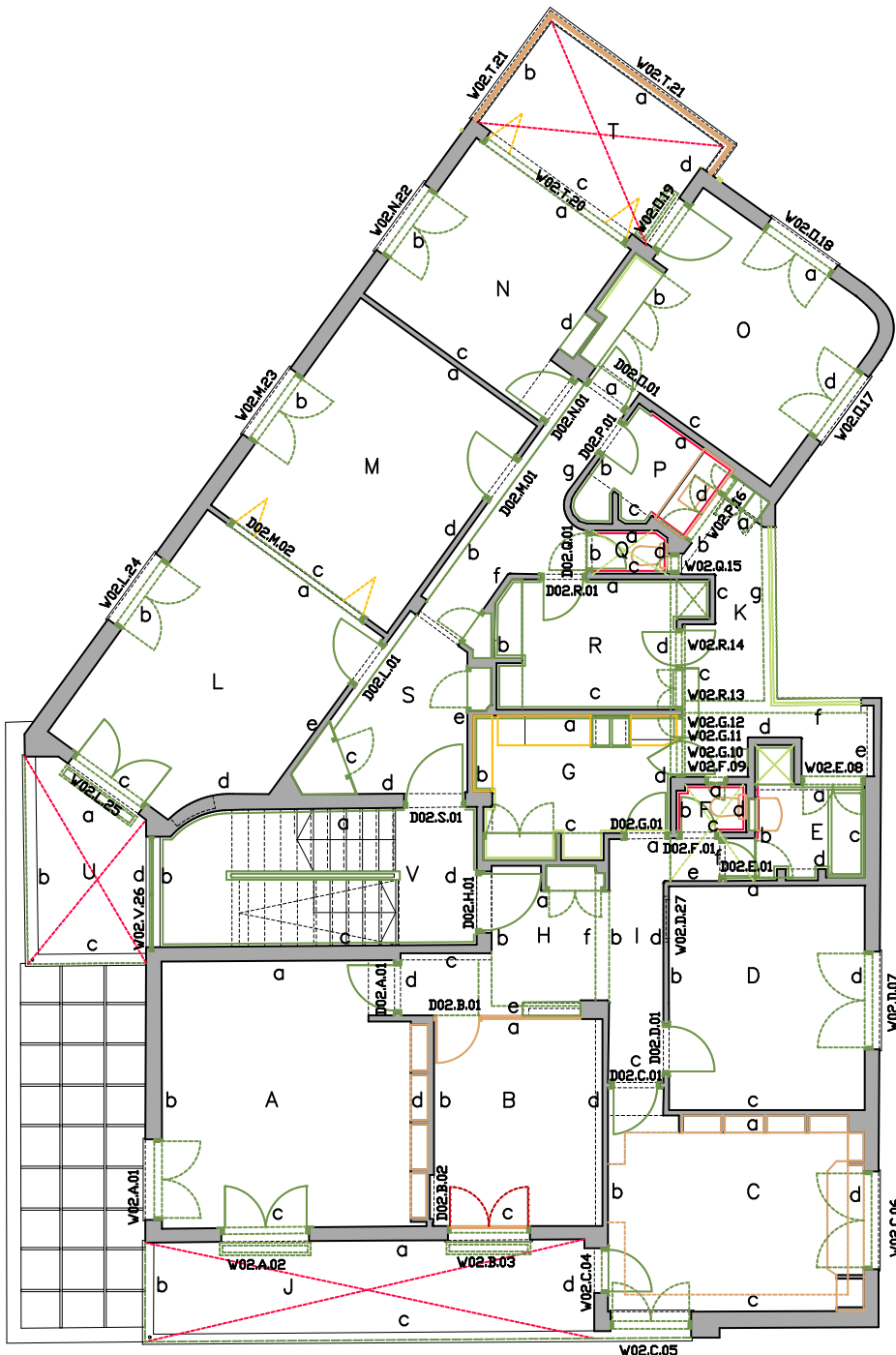
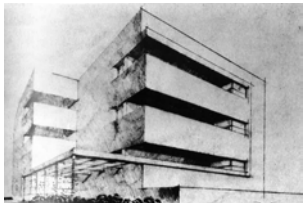


Fig. 47 Preservation measures, fixtures, built-in furniture, 2nd floor

Fig. 48 Preservation measures, fixtures, built-in furniture, 3rd floor



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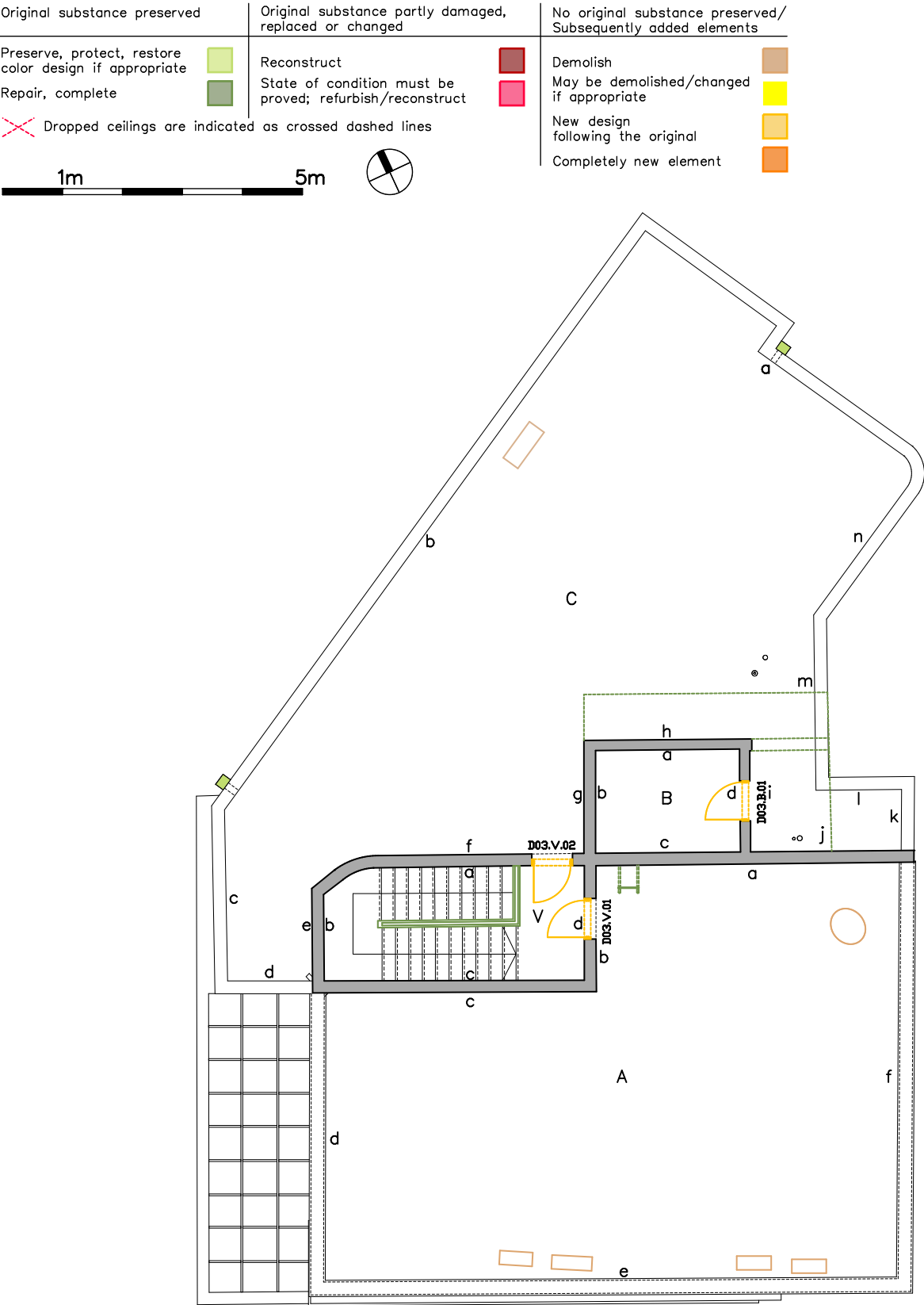


Fig. 49 Preservation measures, fixtures, built-in furniture, roof

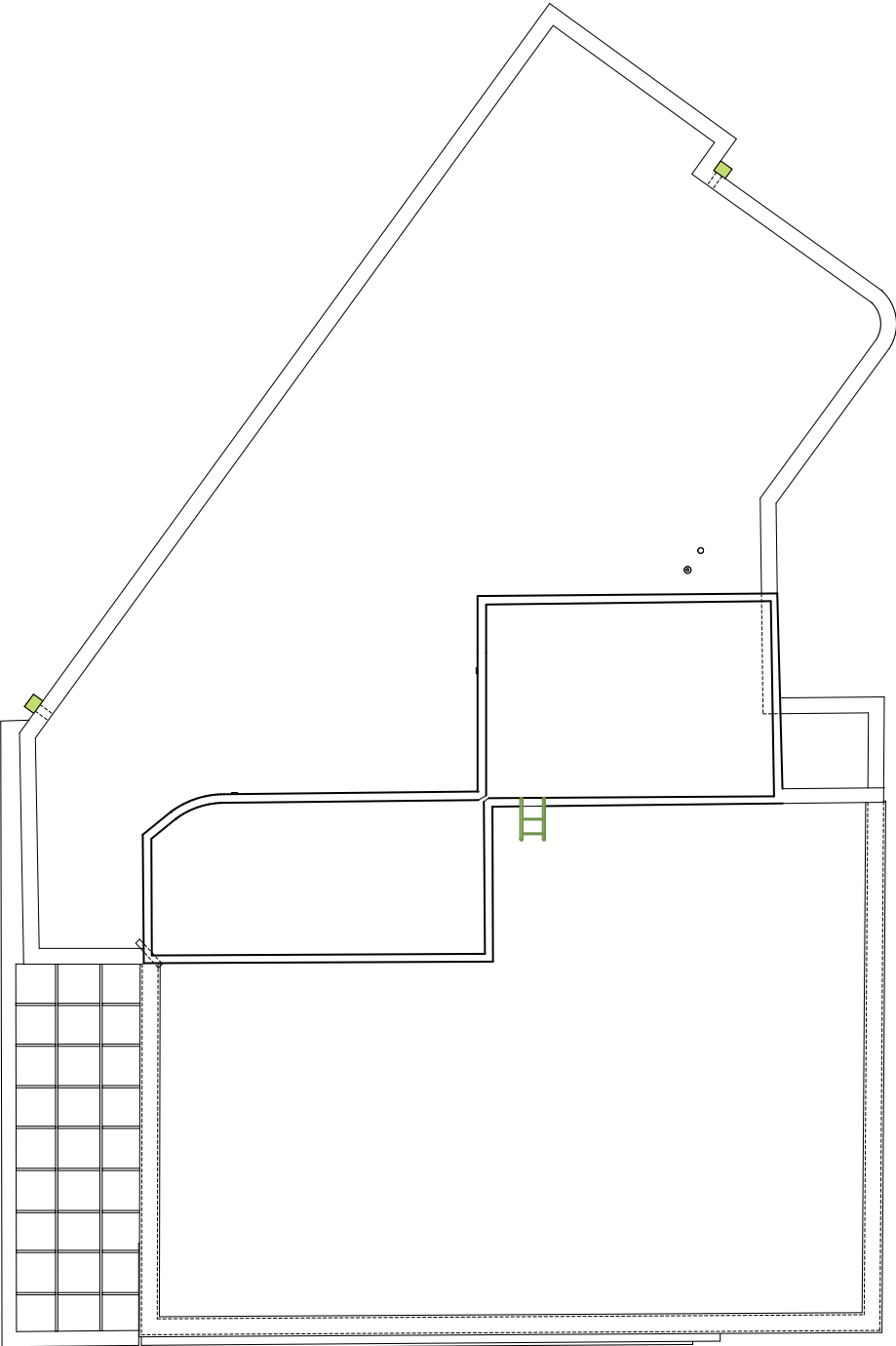
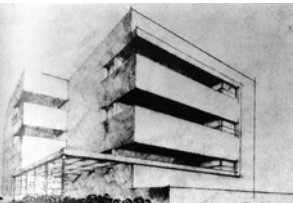


Fig. 50 Preservation measures, fixtures, built-in furniture, rooftop



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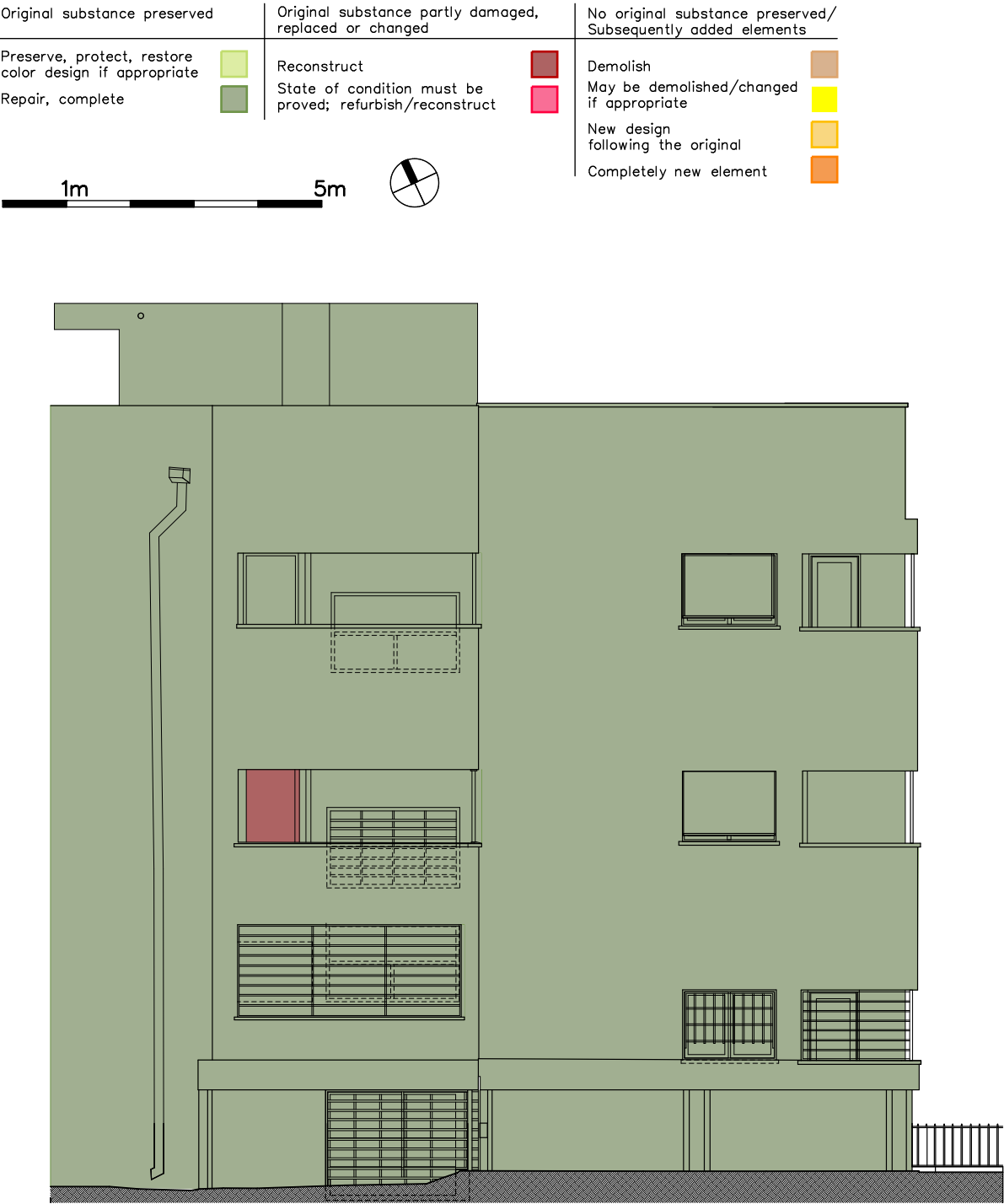


Fig. 51 Preservation measures, facades, doors and windows, west view

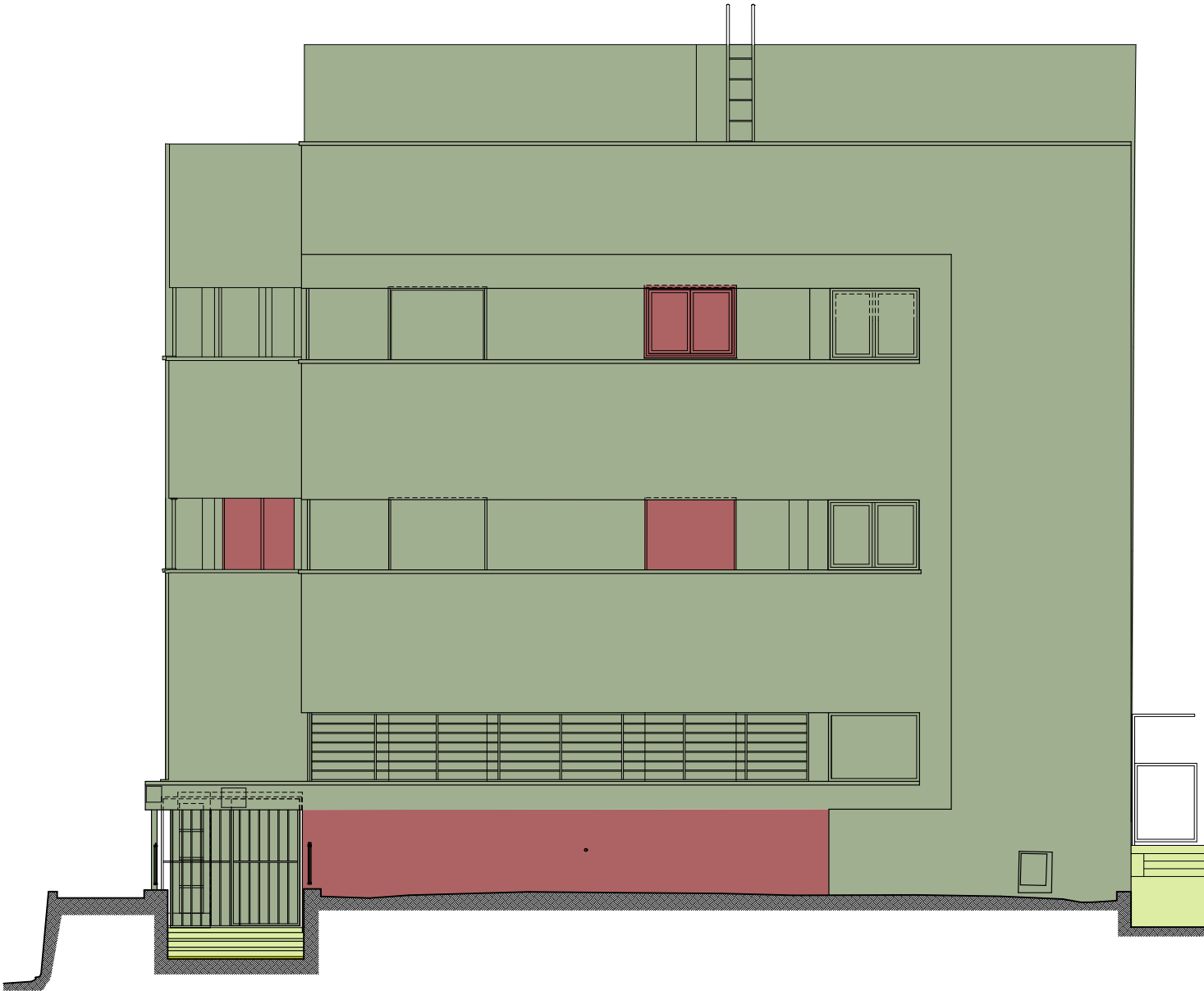
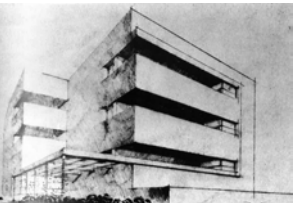


Fig. 52 Preservation measures, facades, doors and windows, south view



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Original substance preserved

Preserve, protect, restore color design if appropriate

Repair, complete

Original substance partly damaged, replaced or changed

Reconstruct

State of condition must be proved; refurbish/reconstruct

No original substance preserved/ Subsequently added elements

Demolish

May be demolished/changed if appropriate

New design following the original

Completely new element

1m

5m

Fig. 53 Preservation measures, facades, doors and windows, east view

Fig. 54 Preservation measures, facades, doors and windows, utility balconies: north, east and south view

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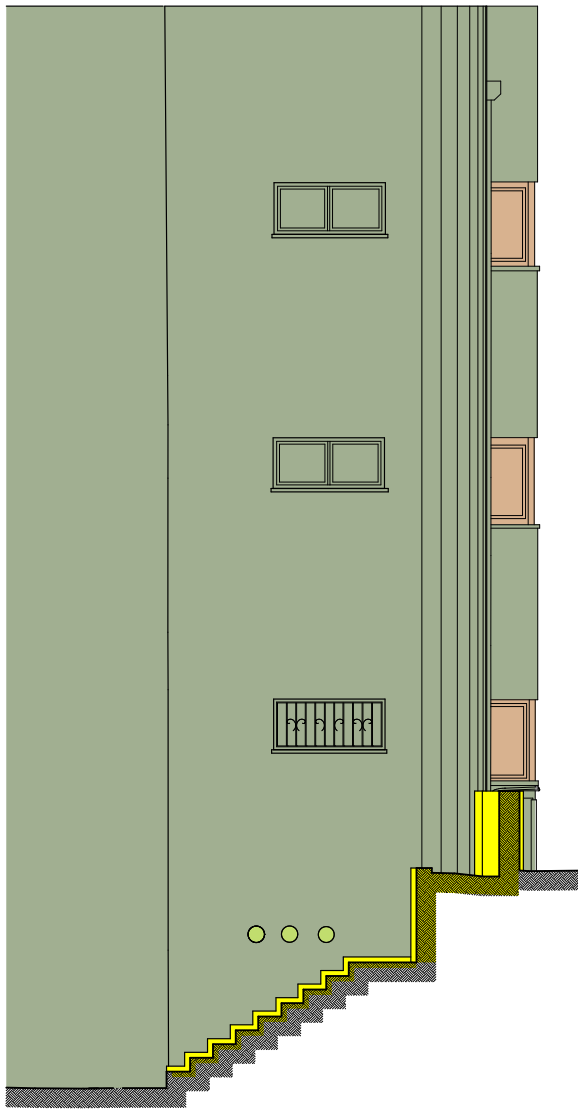
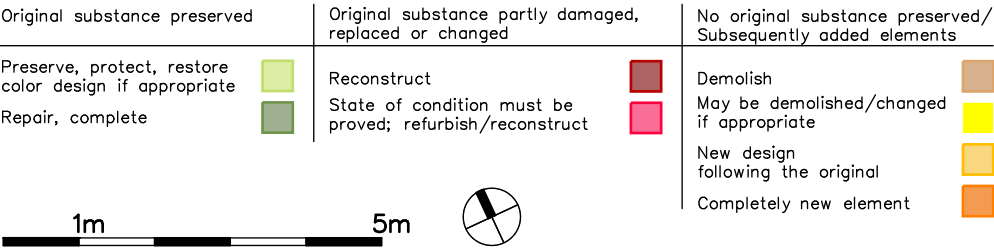


Fig. 55 Preservation measures, facades, doors and windows, north east view

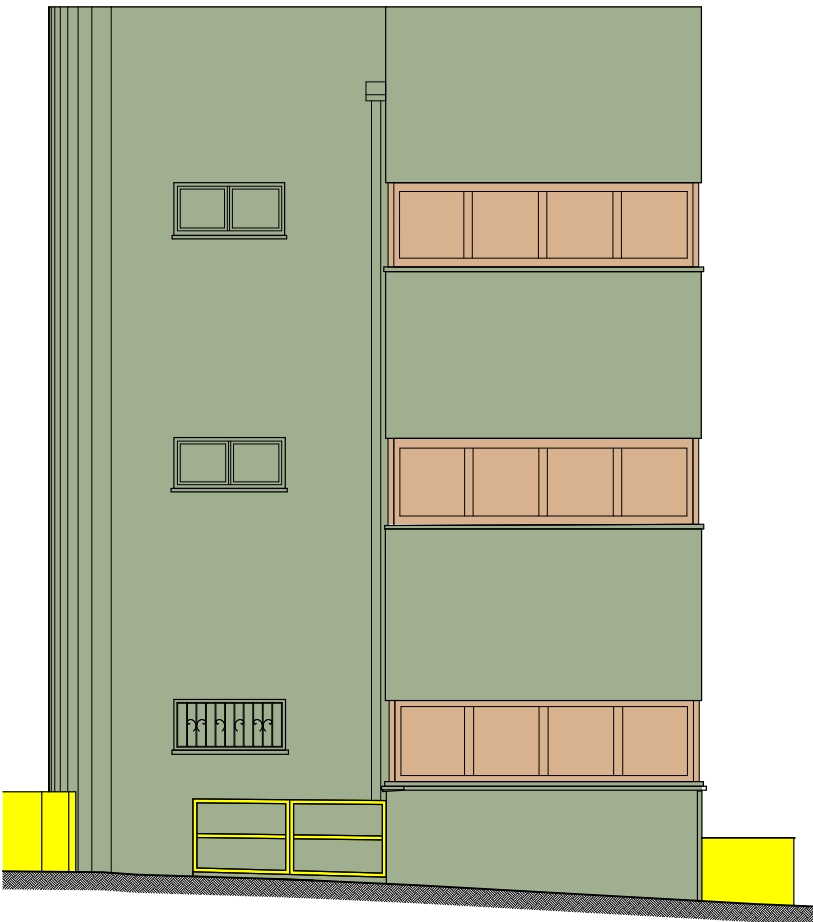


Fig. 56 Preservation measures, facades, doors and windows, north view

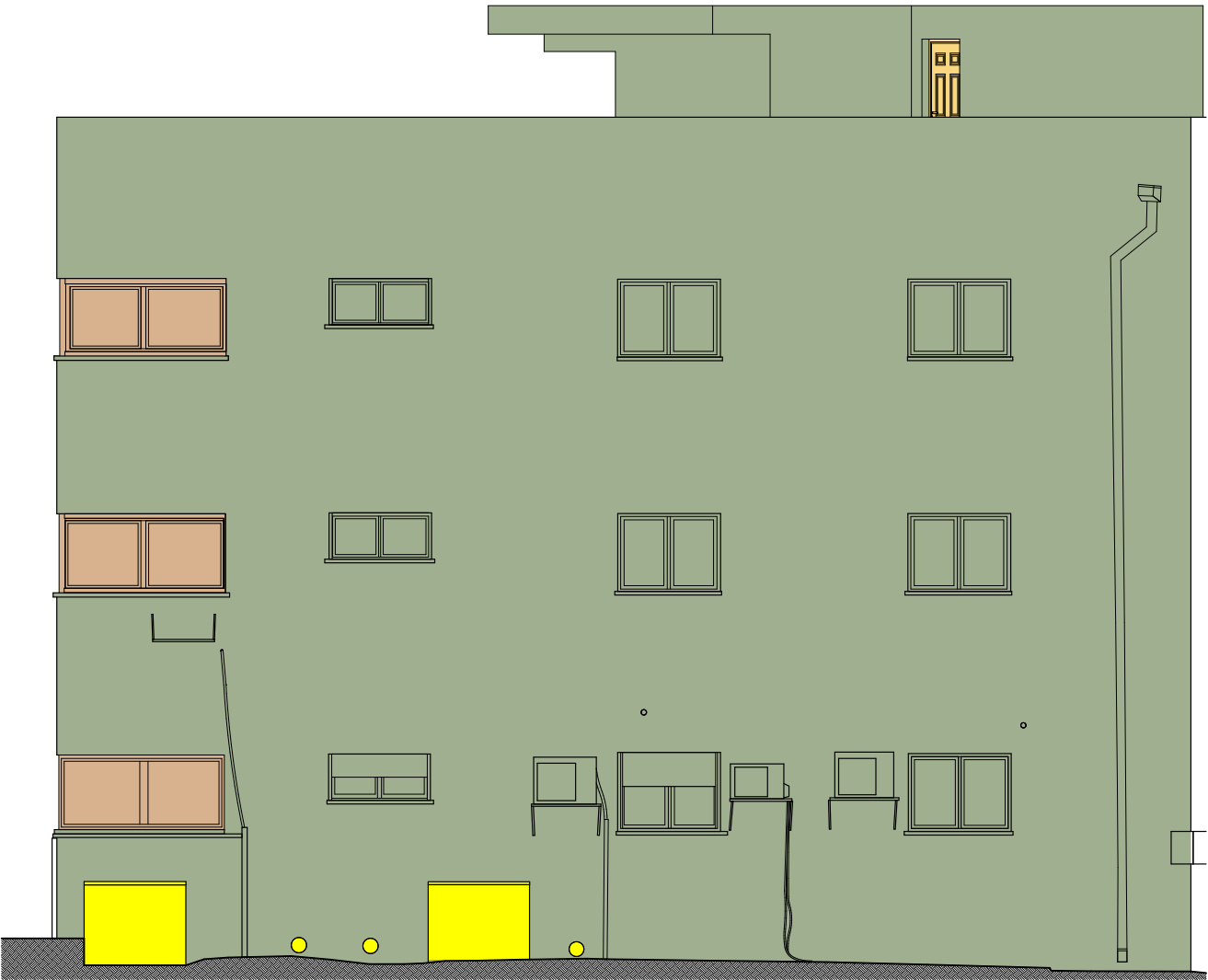
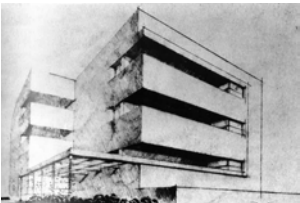


Fig. 57 Preservation measures, facades, doors and windows, north west view



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Conservation Objective
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4.1 Conservation Action Plan

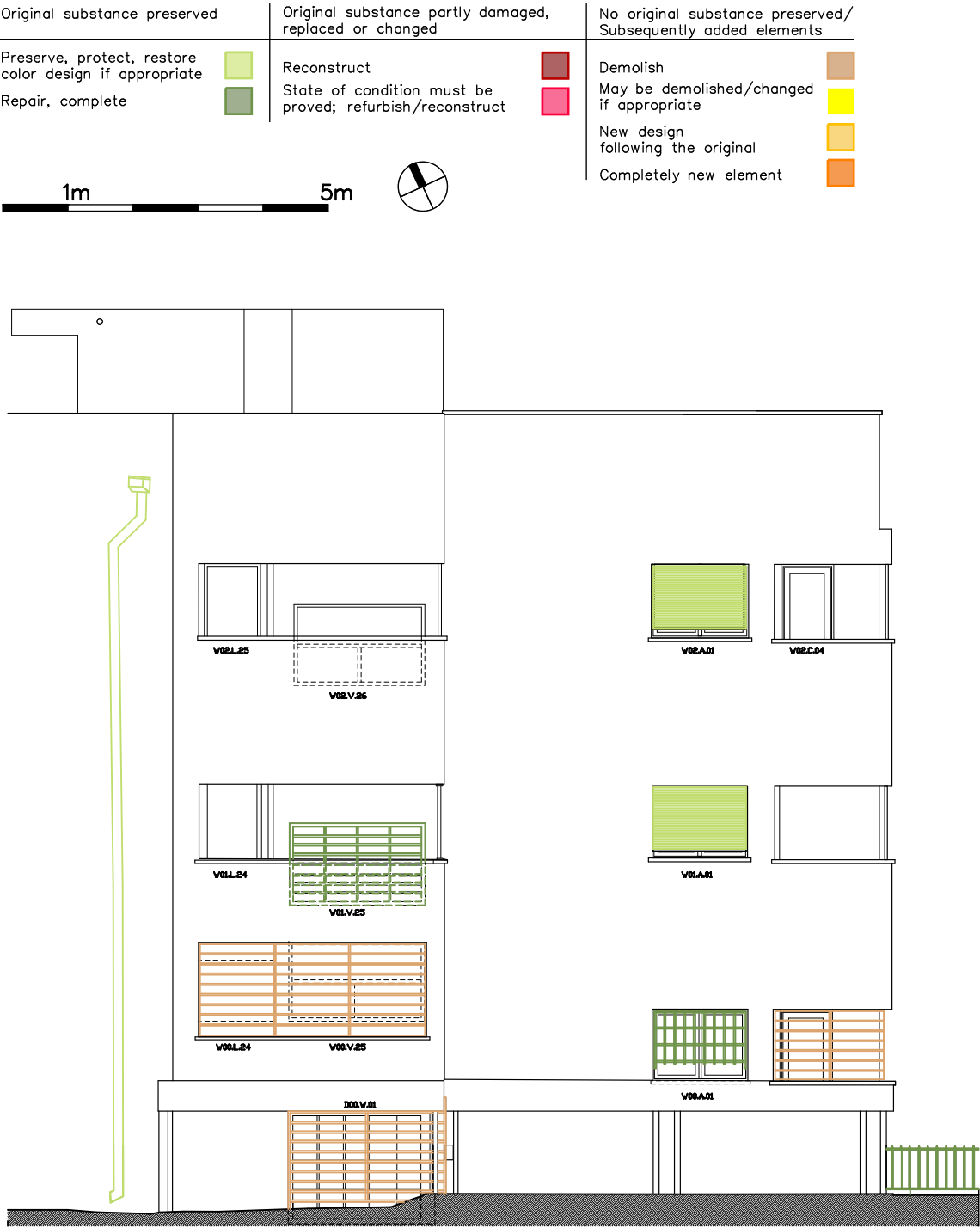


Fig. 58 Preservation measures, facades, fixtures, north west view

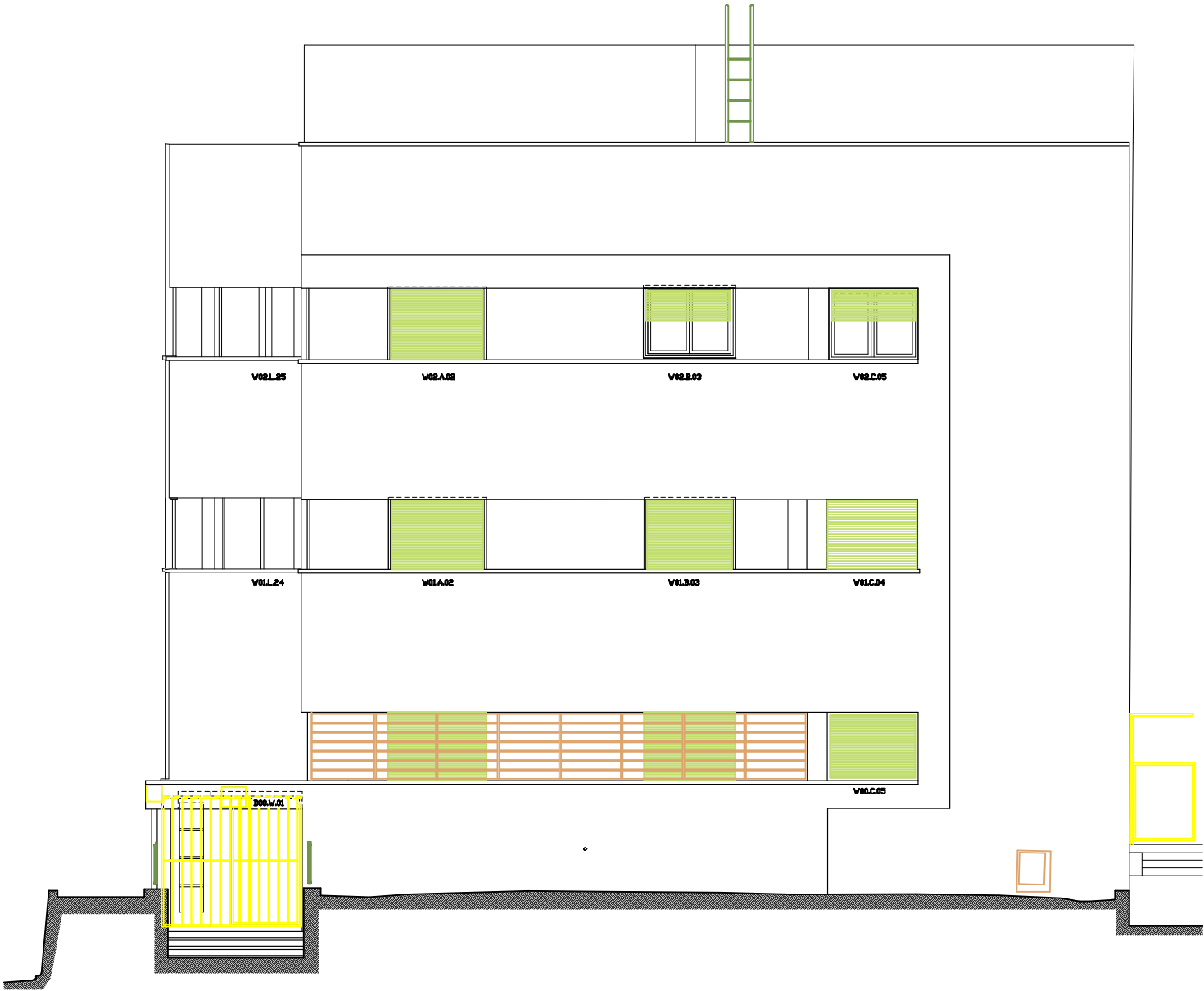
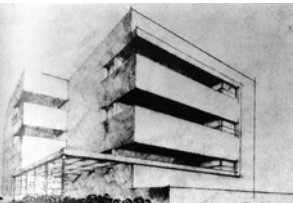


Fig. 59 Preservation measures, facades, fixtures, south view



PROJECT

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CONTENT

4.1 Conservation Action Plan



Fig. 60 Preservation measures, facades, fixtures, east view

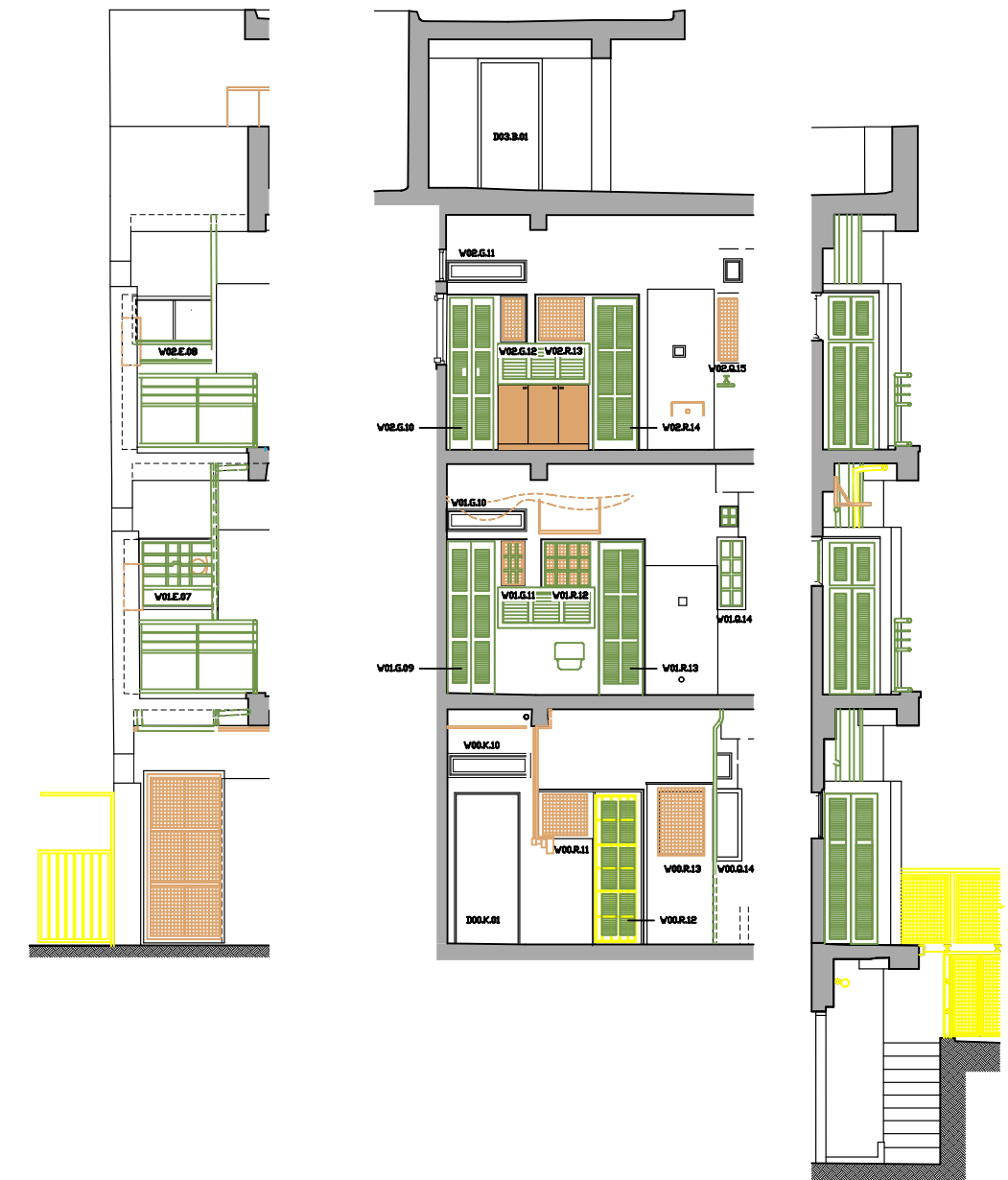
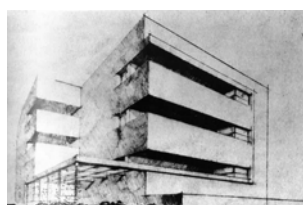


Fig.61 Preservation measures, facades, fixtures, utility balconies: north, east and south view



PROJECT

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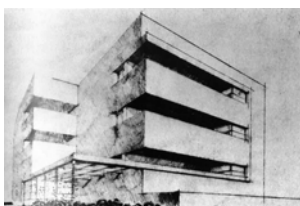
4.1 Conservation Action Plan



Fig. 63 Preservation measures, facades, fixtures, north view



Fig. 64 Preservation measures, facades, fixtures, west view



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Conservation Objective
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CONTENT

4.1 Conservation Action Plan

FLOOR	PRIORITY		MEASURES FOR ADAPTING THE NEW USE			
	NEW USE	PRESERVATION	EXISTING ORIGINAL FABRIC	PARTLY PRESERVED ORIGINAL FABRIC, BUT PARTS MISSING OR DAMAGED	FABRIC SUBSEQUENTLY CHANGED	REQUIREMENTS FOR NEW ELEMENTS
BASEMENT	++	+	Preserve and protect, remove and store original elements (e.g. doors) if appropriate	May be renewed or changed; new elements have to follow the original design	May be preserved	New elements should follow the original design (material, color)
1st FLOOR	++	++		Should possibly be reconstructed if information about the original example exists; if not, this fabric can be renewed or changed by new design that follows the original example	Should be removed, but can be preserved if appropriate to the new use	
2nd FLOOR	+	++	Preserve and protect, no removal of original elements			
3rd FLOOR	-	++	Preserve, original elements should be left visible	Have to be reconstructed if information about the original example exists; the addition of new elements should be limited to an unavoidable minimum; their design should follow the original example in an unobtrusive way	Has to be removed and the original design reinstated as far as possible	The addition of new elements should be limited to an unavoidable minimum; their design should follow the original example in an unobtrusive way

Fig. 65 Priority of preservation and measures for adapting to the new use

4.2 New Use and Conservation

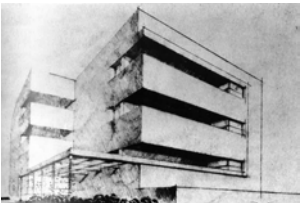
4.2.1 Priorities

The conservation assessment (Chapter 2.0) helps to provide an overview of the areas and categories that possess particularly high heritage value. In this connection, a slight increase in the presence of relevant components is discernible from the lower to the upper floors. At the same time, the use concept envisages the accommodation of the public functions, which place higher demands on the existing fabric, in the basement and on the first floor. The two upper floors, in contrast, will accommodate uses whose expected loads are estimated to be moderate. Moreover, it can be expected that user behavior will be less careful in the externally used areas than in those used internally. One of the goals of the use concept is to maintain the authenticity of the existing fabric, especially in the museum’s show apartment on the third floor, which presents building fabric of heritage value as an exhibit. Overuse of this area by visitors can be avoided by limiting access at the organizational level.

The above analysis implies that adaptation measures will tend to enjoy priority on the lower floors while heritage conservation will tend to enjoy priority on the upper floors. The allocation of priorities along these lines can serve as a framework for action to achieve the conservation objective (see table on the left side).

4.2.2 Impact Assessment of Adaptation Measures

The impact assessment of interventions in the extant building fabric functions analogously to the priority allocation. The floors are laid out according to the functional zoning into living areas, circulation areas, and service areas. Starting from a similar conservation assessment of the existing fabric, spaces are grouped accordingly and the necessary conservation measures are assigned to the respective components. Then a comparison is made of the adaptation measures needed for the planned new use. The last step is an assessment of the compatibility of these measures with the goals of heritage conservation. Conflicts and design leeway can thus be determined.



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4.2 New Use and Conservation

Basement

Original substance preserved	Original substance partly damaged, replaced or changed	No original substance preserved/ Subsequently added elements
Preserve, protect, restore color design if appropriate	Reconstruct	Demolish
Repair, complete	State of condition must be proved; refurbish/reconstruct	May be demolished/changed if appropriate
✗ Dropped ceilings are indicated as crossed dashed lines		New design following the original
		Completely new element

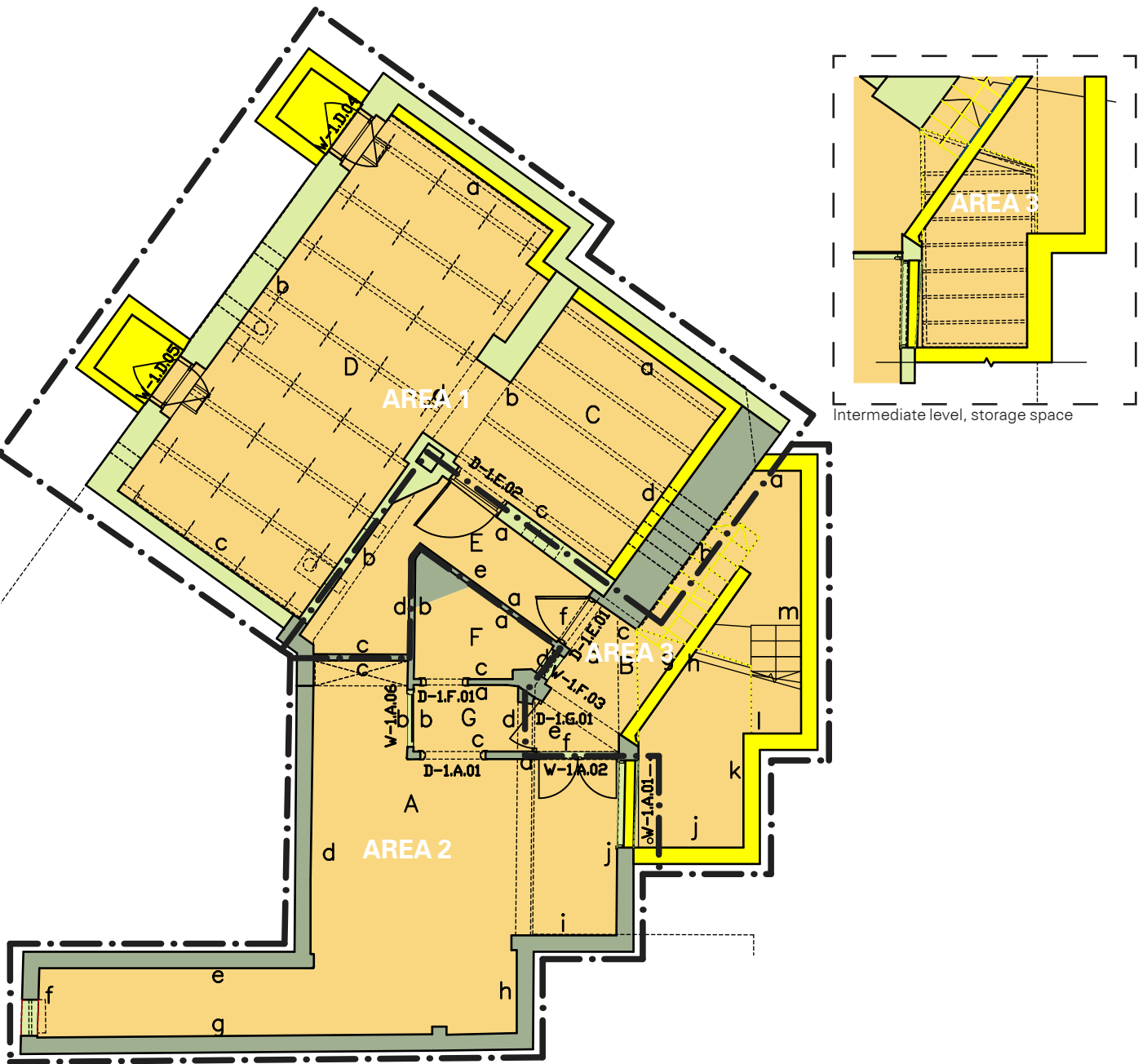
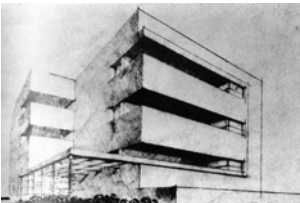


Fig. 66 Basement, preservation measures, walls and floors



Fig. 67 Basement, preservation measures fixtures, built-in furniture, ceilings



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CONTENT
4.2 New Use and Conservation

HERITAGE VALUE	MEASURES	IMPACT ASSESSMENT
Very high: original element is complete and in good condition	Protect, preserve	Good compatibility
	Repair, complete	Limited compatibility
High: element is in good condition but may be subsequently changed or damaged; prove state of condition	Reconstruct	Very limited compatibility
	State of conservation unclear: prove, repair/reconstruct	Hardly compatible
Low: little original fabric left or new elements in accordance with original design	Demolition possible	
	Demolish	
Very low: no original fabric preserved; new elements do not refer to the original design	New element following the original design	
	Completely new element/design	
No definition		

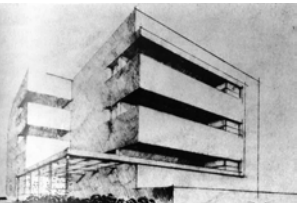
Basement

Date 01/12/2017

AREA 1 (AIR RAID SHELTER C AND D)						
BUILDING ELEMENT	WALL	FLOOR	CEILING	WINDOWS AND EXTERIOR DOORS	INTERIOR DOORS	BUILT-IN FURNITURE AND FIXTURES
HERITAGE VALUE, SPECIAL ITEMS	Original exterior walls partly reinforced subsequently; emergency exits at wall -01.D.b added subsequently	New flooring; check if there exist remains of the original flooring beneath	Ceiling subsequently reinforced by a steel construction	W-1.D.04 and W-1.D.05 added subsequently	/	Ventilation unit subsequently added
PRESERVATION MEASURES	Subsequently added elements may be demolished; preserve original walls	Preserve if original flooring exists; replace new flooring with reference to the materials used in the building	Steel construction may be changed	Windows may be changed or demolished, wall openings may be blocked up	/	Ventilation unit may be removed
NEW USE	VISITORS' SERVICE FACILITIES (RESTROOMS, WARDROBE)					
REQUIREMENT FOR THE NEW USE	Electric and sanitary installations	High number of visitors	Electric installations, lighting	Check security requirements	/	Check security requirements
ADJUSTMENT MEASURES	Minimally invasive measures	Protect if original flooring exists; choose adequate material	Check original installations, repair if possible; Minimally invasive measures	Keep and preserve windows if appropriate	/	Keep and preserve ventilation unit if appropriate

AREA 2 (STORAGE AND SANITARY ROOMS A, G AND F)						
BUILDING ELEMENT	WALL	FLOOR	CEILING	WINDOWS AND EXTERIOR DOORS	INTERIOR DOORS	BUILT-IN FURNITURE AND FIXTURES
HERITAGE VALUE, SPECIAL ITEMS	Largely original walls, plaster partly damaged; tiling in -1.A and -1.F original, partly painted	New flooring; check if there exist remains of the original flooring beneath	Original ceiling, reinforced concrete and plaster partly damaged	Windows partly damaged or blocked up; renewed entrance door D-1.G.01 damaged	Original door leaves missing	Original sinks and probably original wall shelf; bad state of condition, incomplete
PRESERVATION MEASURES	Repair plaster and tiling	Preserve if original flooring exists; replace new flooring with reference to the materials used in the building	Repair concrete and plaster	Remove subsequently added elements; repair, complete and partly reconstruct windows; recreate new entrance door referring to the building's design	Recreate doors if appropriate	Sinks: detailed documentation or storage in case of removal; Shelf: further investigations, preserve if appropriate
NEW USE	STORAGE AND INTERNAL SERVICE FACILITIES					
REQUIREMENT FOR THE NEW USE	Electric and sanitary installations	/	Electric installations, lighting	Security	/	Sanitary installations
ADAPTATION MEASURES	Check original installations, repair if possible; preserve original tiles	/	Check original installations, repair if possible; minimally invasive measures and addition of installations	Retrofit existing elements, optimization of new elements	/	If necessary, replace original parts by similar products

AREA 3 (CORRIDORS AND STAIRS B AND E)						
BUILDING ELEMENT	WALL	FLOOR	CEILING	WINDOWS AND EXTERIOR DOORS	INTERIOR DOORS	BUILT-IN FURNITURE AND FIXTURES
HERITAGE VALUE, SPECIAL ITEMS	Wall construction partly original, plaster largely new	New flooring; check if there exist remains of the original flooring beneath	Largely original	D-1E.01 subsequently renewed	D-1.E.01 added subsequently	Wardrobe closet and built-in shelves largely preserved
PRESERVATION MEASURES	Preserve original internal and exterior walls; walls of the outdoor staircase may be changed or demolished	Preserve if original flooring exists; replace new flooring with reference to the materials used in the building	Preserve	Recreate new entrance door referring to the building's design	Door may be changed or demolished	Repair, complete
NEW USE	VISITORS' FACILITIES / ACCESS					
REQUIREMENT FOR THE NEW USE	Electric installations	High number of visitors	Electric installations, lighting	Security	/	/
ADAPTATION MEASURES	Minimally invasive measures	Choose adequate material	Protect original fabric, minimally invasive measures	Optimization of the new element	/	/



PROJECT

Conservation Objective
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CONTENT

4.2 New Use and Conservation

1st Floor - Apartment 1 (South)

Original substance preserved

Preserve, protect, restore color design if appropriate

Repair, complete

Original substance partly damaged, replaced or changed

Reconstruct

State of condition must be proved; refurbish/reconstruct

No original substance preserved/ Subsequently added elements

Demolish

May be demolished/changed if appropriate

New design following the original

Completely new element

Dropped ceilings are indicated as crossed dashed lines

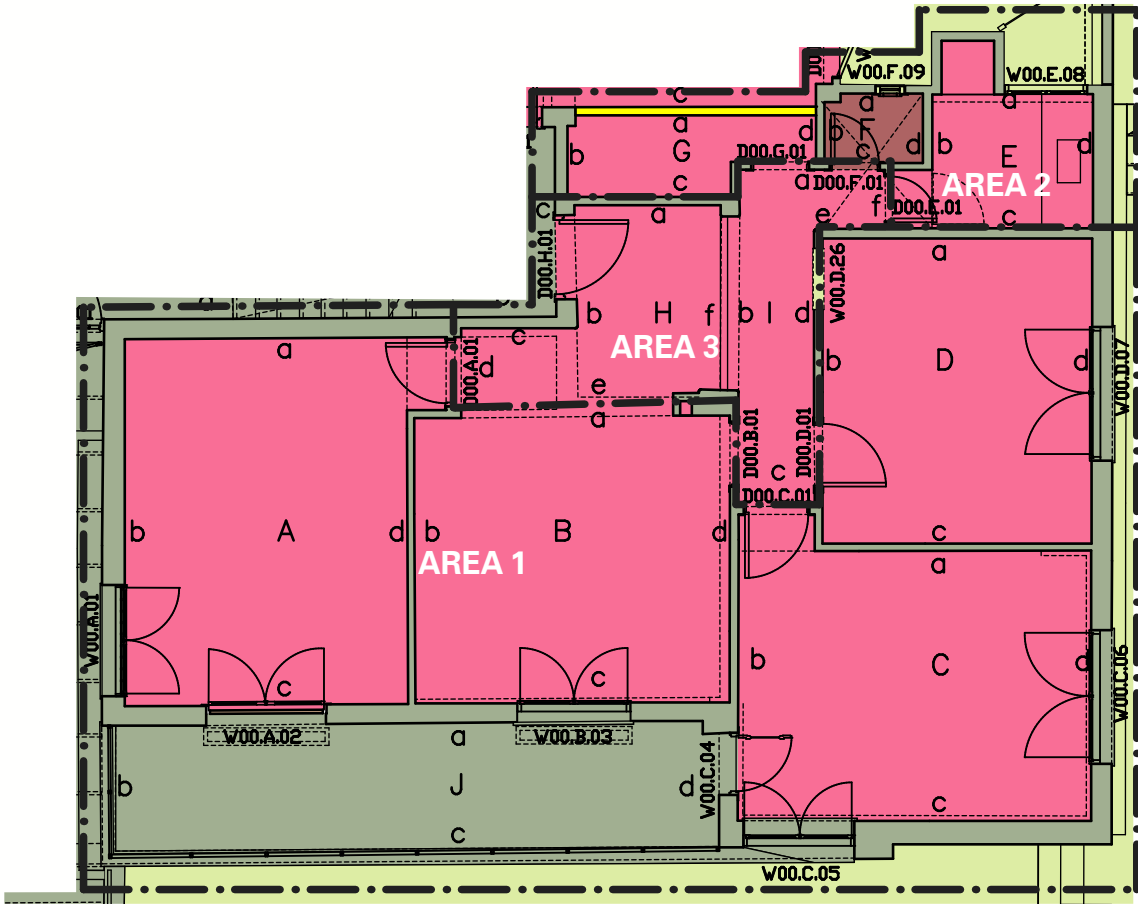


Fig. 68 1st floor, apartment 1, preservation measures, walls and floors

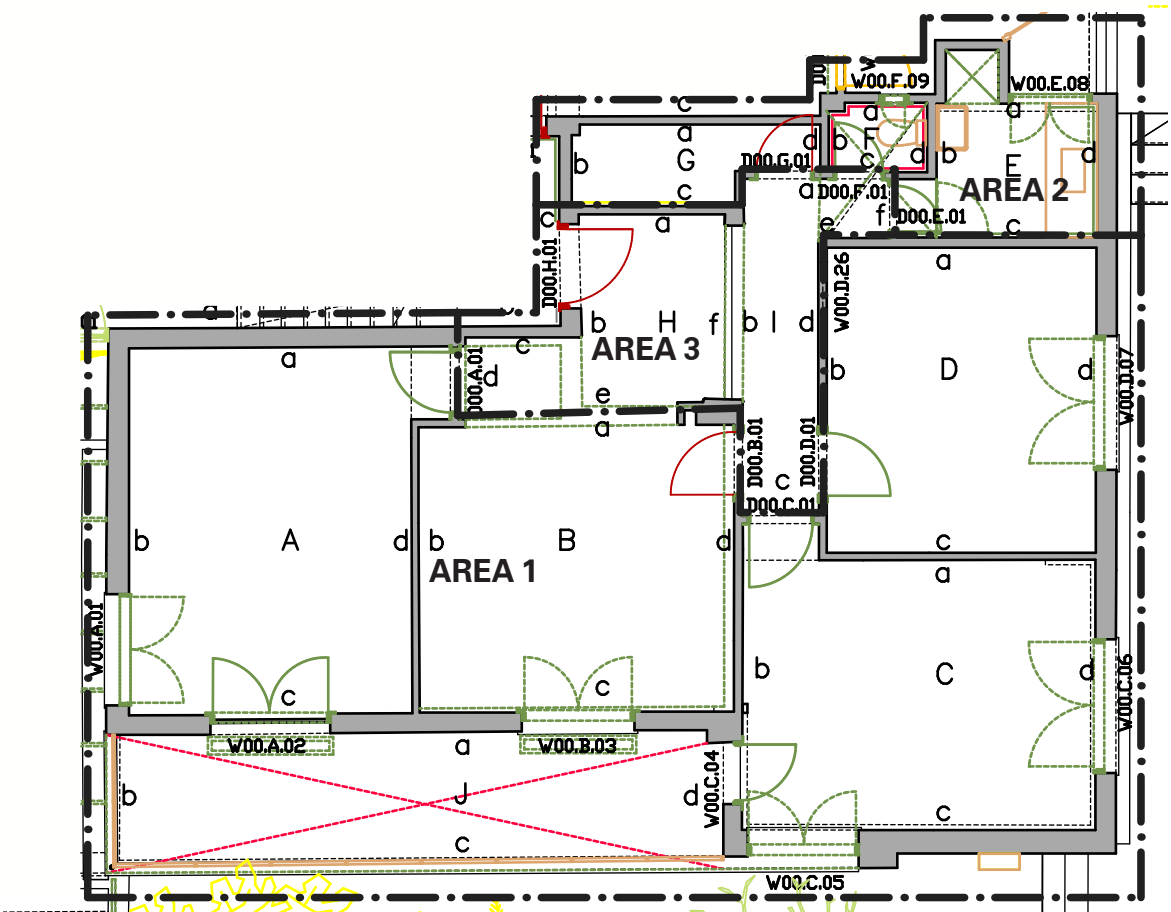
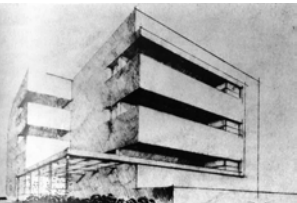


Fig. 69 1st floor, apartment 1, preservation measures fixtures, built-in furniture, wall tiling, ceilings



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CONTENT

4.2 New Use and Conservation

HERITAGE VALUE	MEASURES	IMPACT ASSESSMENT
Very high: original element is complete and in good condition	Protect, preserve	Good compatibility
	Repair, complete	Limited compatibility
High: element is in good condition but may be subsequently changed or damaged; prove state of condition	Reconstruct	Very limited compatibility
	State of conservation unclear: prove, repair/reconstruct	Hardly compatible
Low: little original fabric left or new elements in accordance with original design	Demolition possible	
	Demolish	
Very low: no original fabric preserved; new elements do not refer to the original design	New element following the original design	
	Completely new element/design	
No definition		

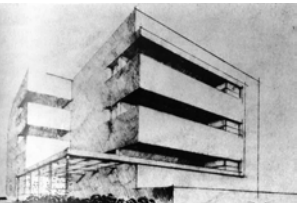
1st Floor - Apartment 1 (South)

Date 01/12/2017

AREA 1 (LIVING ROOMS A-D, BALCONY J)						
BUILDING ELEMENT	WALL	FLOOR	CEILING	WINDOWS AND BALCONY DOORS	INTERIOR DOORS	BUILT-IN FURNITURE AND FIXTURES
HERITAGE VALUE, SPECIAL ITEMS	Wall attachment with radiator recess in wall 00.B	Original terrazzo floor probably beneath the current flooring	Damaged concrete above intermediate ceiling on balcony 00.J; Subsequently added dropped ceiling in 00.A	Largely original; interior window W00.D.26	Largely original; door leaf D00.B.01 missing	Remains of the radiator and terrazzo coping in 00.B.a
PRESERVATION MEASURES	Repair; preserve remains of the wall attachment (further investigations recommended)	Uncover terrazzo flooring, repair or complete if possible; otherwise reconstruction or new design following the original	Repair minimally invasive; demolish dropped ceiling in 00.A	Repair and complete	Repair and complete; reconstruct D00.B.01 if appropriate	Uncover and preserve (see "Wall")
NEW USE						
VISITORS' FACILITIES (CAFÉ, SHOP)						
REQUIREMENT FOR THE NEW USE	Electric installations and IT technology	High number of visitors	Electric installations, lighting, presentation technology, climate control	Insulation	High number of visitors	/
ADAPTATION MEASURES	Check original installations, repair if possible; minimally invasive measures	Protect original fabric	Check original installations, repair if possible; minimally invasive measures	Retrofit existing elements (e.g. insulating glass); minimally invasive measures	Retrofit and protect existing elements; remove and store doors leaves if appropriate	/

AREA 2 (BATHROOM, WC, KITCHEN, ROOMS E, F, G)						
BUILDING ELEMENT	WALL	FLOOR	CEILING	WINDOWS AND BALCONY DOORS	INTERIOR DOORS	BUILT-IN FURNITURE AND FIXTURES
HERITAGE VALUE, SPECIAL ITEMS	Remains of original wall tiling only in 00.E	Original terrazzo floor probably beneath the current flooring in 00.E and 00.G	Original storage space in the intermediate ceiling	Largely original	Largely original; door leaf D00.G.01 missing	Most original elements subsequently changed or removed; original radiator
PRESERVATION MEASURES	Uncover, repair, reconstruct and complete tiling if appropriate; check if wall 00.G.a is original	Uncover terrazzo flooring, repair or complete if possible; otherwise reconstruction or new design following the original	Preserve	Repair	Repair; reconstruct missing door leaf if appropriate	Uncover, preserve radiator; demolish subsequently added furniture and fixtures
NEW USE						
SERVICE AND SANITARY FACILITIES						
REQUIREMENT FOR THE NEW USE	Sanitary and electric installations	High number of visitors	Electric installations, lighting	/	High number of visitors	Sanitary installations
ADAPTATION MEASURES	Check original installations, repair if possible; minimally invasive measures; preserve original tiles	Protect original fabric	Check original installations, repair if possible; minimally invasive measures	/	Retrofit and protect existing elements	If necessary, use products similar to the original (cf. 01.E and 02.E)

AREA 3 (CORRIDORS I AND H)						
BUILDING ELEMENT	WALL	FLOOR	CEILING	WINDOWS AND BALCONY DOORS	INTERIOR DOORS	BUILT-IN FURNITURE AND FIXTURES
HERITAGE VALUE, SPECIAL ITEMS	Largely original	Original terrazzo floor probably beneath the current flooring	Original storage space in the intermediate ceiling	/	Subsequently replaced entrance door to the apartment	/
PRESERVATION MEASURES	Preserve; check wall 00.H.f, it may be demolished if it is not original	Uncover terrazzo flooring, repair or complete if possible; otherwise reconstruction or new design following the original	Preserve	/	Reconstruct according to the original design (cf. D02.H.01)	/
NEW USE						
ACCESS						
REQUIREMENT FOR THE NEW USE	Electric installations and IT technology	High number of visitors	Electric installations, climate control lighting	/	Sound proofing, security of the apartment entrance door	/
ADAPTATION MEASURES	Check original installations, repair if possible; minimally invasive measures	Protect original fabric	Check original installations, repair if possible; minimally invasive measures	/	Optimization of the reconstructed element	/



PROJECT

Conservation Objective
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4.2 New Use and Conservation

1st Floor - Apartment 2 (North)

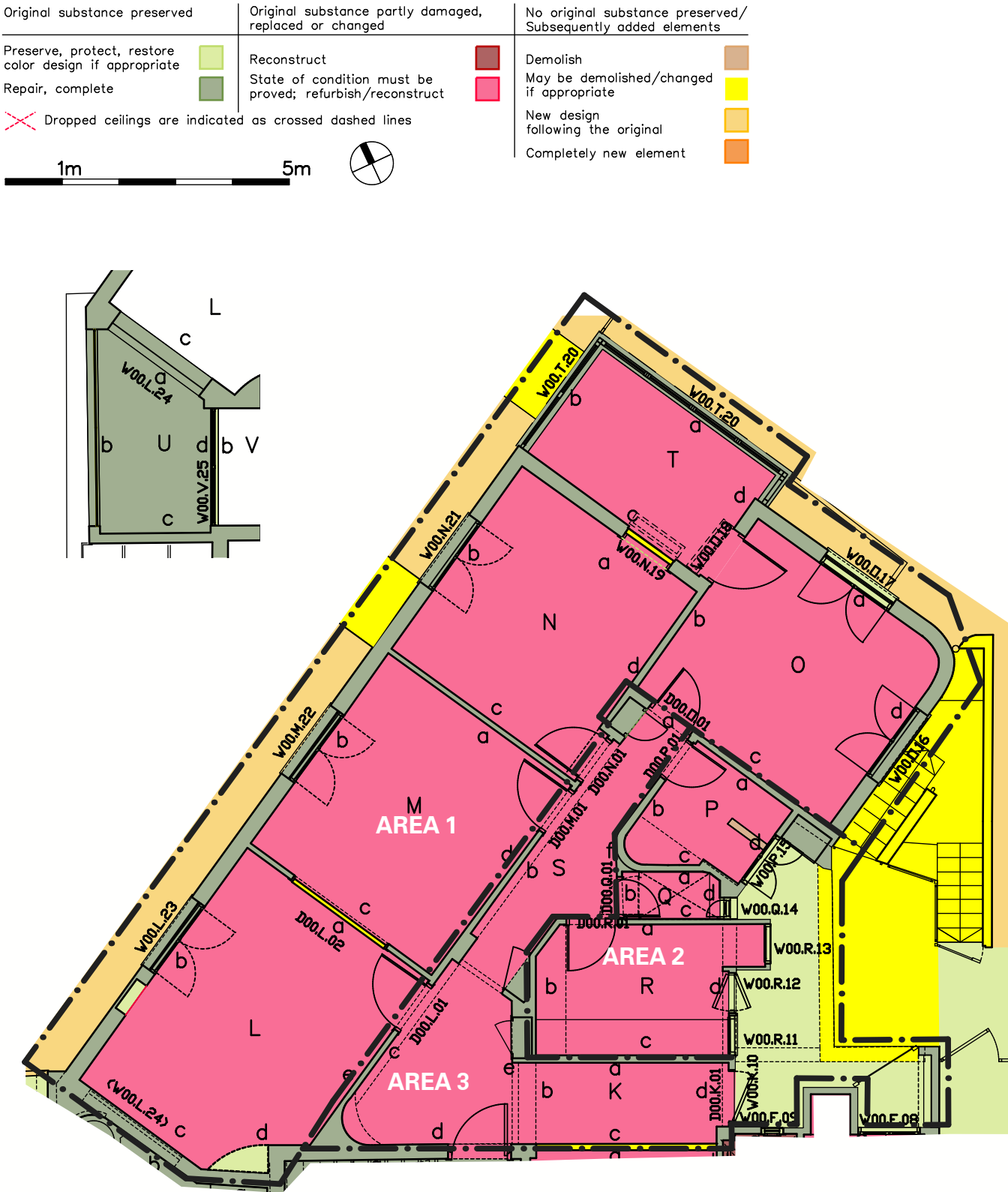


Fig. 70 1st floor, apartment 2, preservation measures, walls and floors

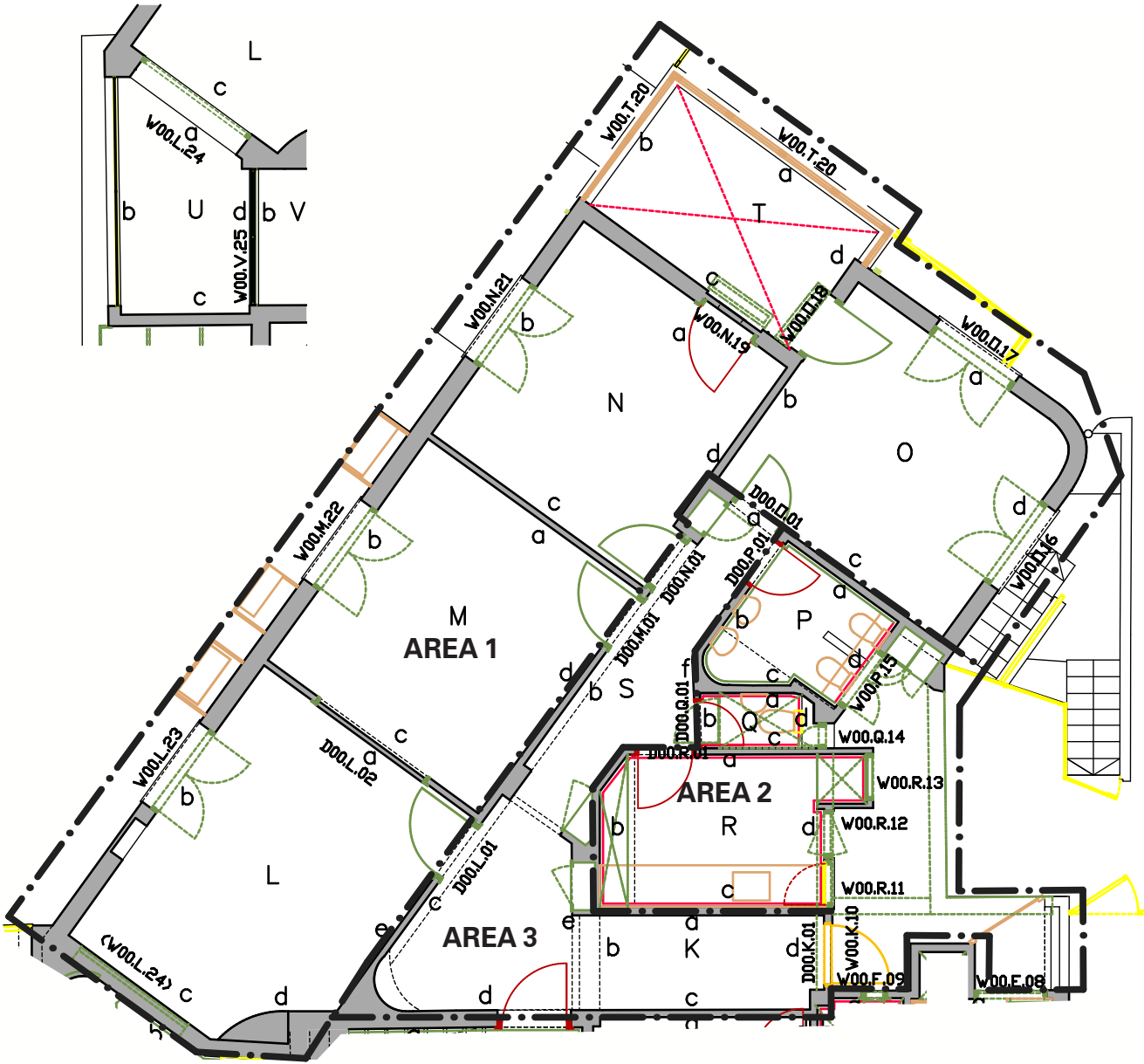
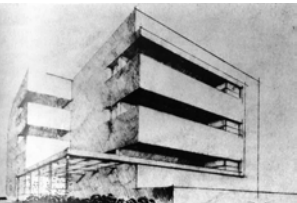


Fig. 71 1st floor, apartment 2, preservation measures fixtures, built-in furniture, wall tiling, ceilings



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4.2 New Use and Conservation

HERITAGE VALUE	MEASURES	IMPACT ASSESSMENT
Very high: original element is complete and in good condition	Protect, preserve	Good compatibility
	Repair, complete	Limited compatibility
High: element is in good condition but may be subsequently changed or damaged; prove state of condition	Reconstruct	Very limited compatibility
	State of conservation unclear: prove, repair/reconstruct	Hardly compatible
Low: little original fabric left or new elements in accordance with original design	Demolition possible	
	Demolish	
Very low: no original fabric preserved; new elements do not refer to the original design	New element following the original design	
	Completely new element/design	
No definition		

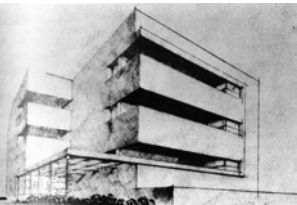
1st Floor - Apartment 2 (North)

Date 01/12/2017

AREA 1 (LIVING ROOMS L-O, BALCONIES U AND T)						
BUILDING ELEMENT	WALL	FLOOR	CEILING	WINDOWS AND BALCONY DOORS	INTERIOR DOORS	BUILT-IN FURNITURE AND FIXTURES
HERITAGE VALUE, SPECIAL ITEMS	Largely original; radiator recess in wall 01.L.d	Original terrazzo floor probably beneath the current flooring	Largely original; damaged concrete above intermediate ceiling on balcony 00.T	Windows original; door opening W00.N.19 blocked up, door leaf missing; W00.O.18 subsequently changed	Original doors subsequently changed; D00.L.02 missing	/
PRESERVATION MEASURES	Check wall opening in 00.L.b, close if not original	Uncover terrazzo flooring, repair or complete if possible; otherwise reconstruction or new design following the original	Repair minimally invasive	Repair original elements; uncover and reconstruct W00.N.19; complete W00.O.18	Repair and complete, remove new parts; reconstruct D00.L.02 if appropriate	/
NEW USE						
VISITORS' FACILITIES (EXHIBITION, SHOP)						
REQUIREMENT FOR THE NEW USE	Electric installations and IT technology	High number of visitors	Electric installations, lighting, presentation technology, climate control	Insulation	High number of visitors	/
ADJUSTMENT MEASURES	Check original installations, repair if possible; minimally invasive measures	Protect original fabric if possible	Check original installations, repair if possible; minimally invasive measures	Retrofit existing elements (e.g. insulating glass)	Retrofit existing elements; remove and store door leaves if appropriate	/

AREA 2 (BATHROOM, WC, KITCHEN, ROOMS P, Q, R)						
BUILDING ELEMENT	WALL	FLOOR	CEILING	WINDOWS AND BALCONY DOORS	INTERIOR DOORS	BUILT-IN FURNITURE AND FIXTURES
HERITAGE VALUE, SPECIAL ITEMS	Original wall tiling largely missing or covered with new tiles; walls in 00.P partly destroyed (shower recess), new elements added	Original terrazzo floor probably beneath the current flooring	Original storage space in the intermediate ceiling of 00.Q	Windows partly changed	New doors in original wall openings	No original furniture or fixtures left in 00.P, 00.Q and 00.R; outdoor cabinet well preserved
PRESERVATION MEASURES	Uncover original wall tiling; repair or complete; demolish subsequently added elements	Uncover terrazzo flooring, repair or complete if possible; otherwise reconstruction or new design following the original	Repair if necessary	Remove subsequently added elements; repair, complete and partly reconstruct	Reconstruct doors if appropriate	Preserve outdoor cabinet; subsequently built-in furniture may be demolished
NEW USE						
VISITORS' FACILITIES (EXHIBITION, SHOP, SERVICE)						
REQUIREMENT FOR THE NEW USE	Electric and sanitary installations	High number of visitors	Electric installations, climate control	Security	/	Sanitary installations
ADJUSTMENT MEASURES	Check original installations, repair if possible; minimally invasive measures; preserve original tiles	Protect original fabric	Check original installations, repair if possible; minimally invasive measures and addition of installations	Retrofit existing elements	Optimization of reconstructed elements	If necessary, replace original parts by similar products

AREA 3 (CORRIDORS S AND K)						
BUILDING ELEMENT	WALL	FLOOR	CEILING	WINDOWS AND BALCONY DOORS	INTERIOR DOORS	BUILT-IN FURNITURE AND FIXTURES
HERITAGE VALUE, SPECIAL ITEMS	Rooms 00.G and 00.K probably subsequently separated	Original terrazzo floor probably beneath the current flooring	Largely original	D00.K.01 new, W00.K.10 original	Door opening D00.S.01 subsequently replaced	Built-in shelves largely preserved
PRESERVATION MEASURES	Repair; check wall 00.K.c between apartment 1 and 2 if it is original; if not it may be demolished	Uncover terrazzo flooring, repair or complete if possible; otherwise reconstruction or new design following the original	Preserve	Preserve window; reconstruct entrance door (cf. 01.G, 02.G)	Reconstruct entrance door (cf. 3rd floor)	Repair, complete
NEW USE						
VISITORS' FACILITIES / ACCESS						
REQUIREMENT FOR THE NEW USE	Electric installations	High number of visitors	Electric installations, lighting	Security	Sound proofing, security of the apartment entrance door	/
ADJUSTMENT MEASURES	Check original installations, repair if possible; minimally invasive measures	Protect original fabric	Check original installations, repair if possible; minimally invasive measures	Optimization of the new element	Optimization of the reconstructed element	/



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4.2 New Use and Conservation

2nd Floor - Apartment 1 (South)

Original substance preserved

Preserve, protect, restore color design if appropriate

Repair, complete

Original substance partly damaged, replaced or changed

Reconstruct

State of condition must be proved; refurbish/reconstruct

No original substance preserved/ Subsequently added elements

Demolish

May be demolished/changed if appropriate

New design following the original

Completely new element

Dropped ceilings are indicated as crossed dashed lines

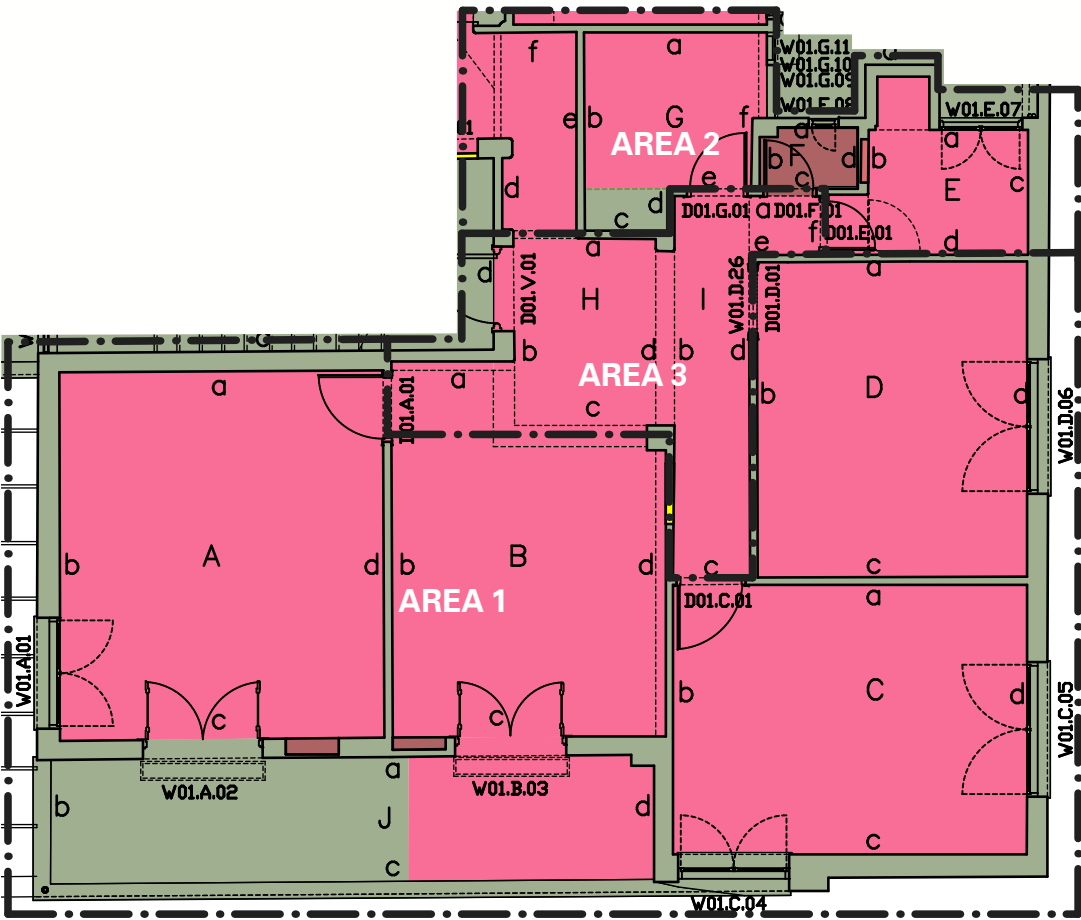


Fig. 72 2nd floor, apartment 1, preservation measures, walls and floors

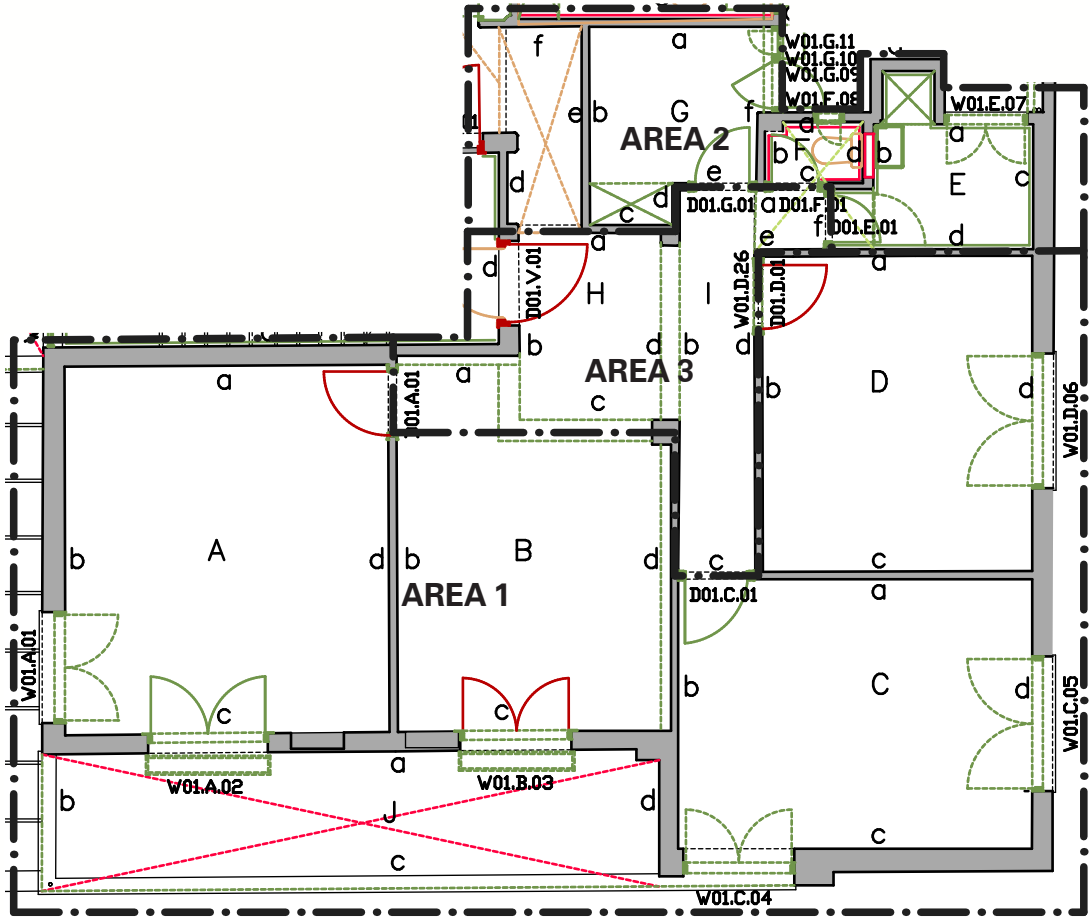
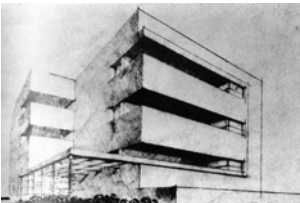


Fig. 73 2nd floor, apartment 1, preservation measures fixtures, built-in furniture, wall tiling, ceilings



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4.2 New Use and Conservation

HERITAGE VALUE	MEASURES	IMPACT ASSESSMENT
Very high: original element is complete and in good condition	Protect, preserve	Good compatibility
	Repair, complete	Limited compatibility
High: element is in good condition but may be subsequently changed or damaged; prove state of condition	Reconstruct	Very limited compatibility
	State of conservation unclear: prove, repair/reconstruct	Hardly compatible
Low: little original fabric left or new elements in accordance with original design	Demolition possible	
	Demolish	
Very low: no original fabric preserved; new elements do not refer to the original design	New element following the original design	
	Completely new element/design	
No definition		

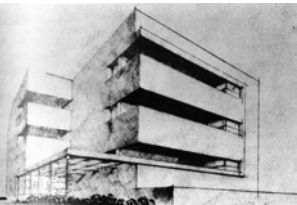
2nd Floor - Apartment 1 (South)

Date 01/12/2017

AREA 1 (LIVING ROOMS A-D, BALCONY J)						
BUILDING ELEMENT	WALL	FLOOR	CEILING	WINDOWS AND BALCONY DOORS	INTERIOR DOORS	BUILT-IN FURNITURE AND FIXTURES
HERITAGE VALUE, SPECIAL ITEMS	Largely original	Original terrazzo floor probably beneath the current flooring	Largely original; damaged concrete above intermediate ceiling on balcony 01.J	Original handles partly missing, W01.B.03 built in subsequently; interior window W01.D.26	Largely original; door leaf D01.A.01 added subsequently, D01.D.01 missing	Subsequently built-in shelving in wall opening
PRESERVATION MEASURES	Repair and complete subsequently made wall openings (01.A, 01.B); check if there is an original door opening in wall 01.B.d	Uncover and repair, complete or reconstruct if necessary	Repair minimally invasive	Repair, complete; reconstruct W01.B.03	Repair, complete; reconstruct D01.A.01 and D01.D.01	Demolish shelving (see "Wall")
NEW USE	RESEARCH					
REQUIREMENT FOR THE NEW USE	Electric installations and IT technology	/	Electric installations, lighting, presentation technology, climate control	Insulation	Sound proofing	/
ADAPTATION MEASURES	Check original installations, repair if possible; minimally invasive measures	/	Check original installations, repair if possible; minimally invasive measures	Energy optimization of reconstructed elements; retrofit existing elements (e.g. insulating glass)	Optimization of reconstructed elements; retrofit existing elements	/

AREA 2 (BATHROOM, WC, KITCHEN, ROOMS E, F, G)						
BUILDING ELEMENT	WALL	FLOOR	CEILING	WINDOWS AND BALCONY DOORS	INTERIOR DOORS	BUILT-IN FURNITURE AND FIXTURES
HERITAGE VALUE, SPECIAL ITEMS	Largely original wall tiles in 01.E and probably 01.F; check if wall 01.G.b is original	Original terrazzo floor probably beneath the current flooring in 01.E and 01.G; new flooring in 01.F	Original storage space in the intermediate ceiling	Largely original; windows partly combined with hatch doors to the outdoor cabinets	Largely original	Bathroom sink, shower faucets, soap dish, remains of a wall opening for a former bathroom cabinet (01.E)
PRESERVATION MEASURES	Uncover, repair or complete damaged or missing tiling	Uncover; repair or complete terrazzo flooring if necessary; reconstruct flooring in 01.F	Preserve, repair if necessary	Repair, complete	Repair and complete	Repair, complete existing elements; reconstruct bathroom cabinet (cf. 02.E); recreate missing or damaged parts in accordance with the original design
NEW USE	SERVICE AND SANITARY FACILITIES					
REQUIREMENT FOR THE NEW USE	Sanitary and electric installations	/	Electric installations, lighting	/	/	Sanitary installations
ADAPTATION MEASURES	Check original installations, repair if possible; minimally invasive measures; preserve original tiles	/	Check original installations, repair if possible; minimally invasive measures	/	/	If necessary, replace original parts by similar products

AREA 3 (CORRIDORS I AND H)						
BUILDING ELEMENT	WALL	FLOOR	CEILING	WINDOWS AND BALCONY DOORS	INTERIOR DOORS	BUILT-IN FURNITURE AND FIXTURES
HERITAGE VALUE, SPECIAL ITEMS	Largely original	Original terrazzo floor probably beneath the current flooring	Original storage space in the intermediate ceiling	/	Subsequently replaced entrance door to the apartment	/
PRESERVATION MEASURES	Preserve, repair if necessary	Uncover; repair or complete terrazzo flooring if necessary	Preserve, repair if necessary	/	Reconstruct according to the original design (cf. D02.H.01)	/
NEW USE	ACCESS					
REQUIREMENT FOR THE NEW USE	Electric installations and IT technology	/	Electric installations, lighting	/	Sound proofing, security of the apartment entrance door	/
ADJUSTMENT MEASURES	Check original installations, repair if possible; minimally invasive measures	/	Check original installations, repair if possible; minimally invasive measures	/	Optimization of the reconstructed element	/



PROJECT

Conservation Objective
Max Liebling House, 29 Idelson Street
Tel Aviv

CONTENT

4.2 New Use and Conservation

2nd Floor - Apartment 2 (North)

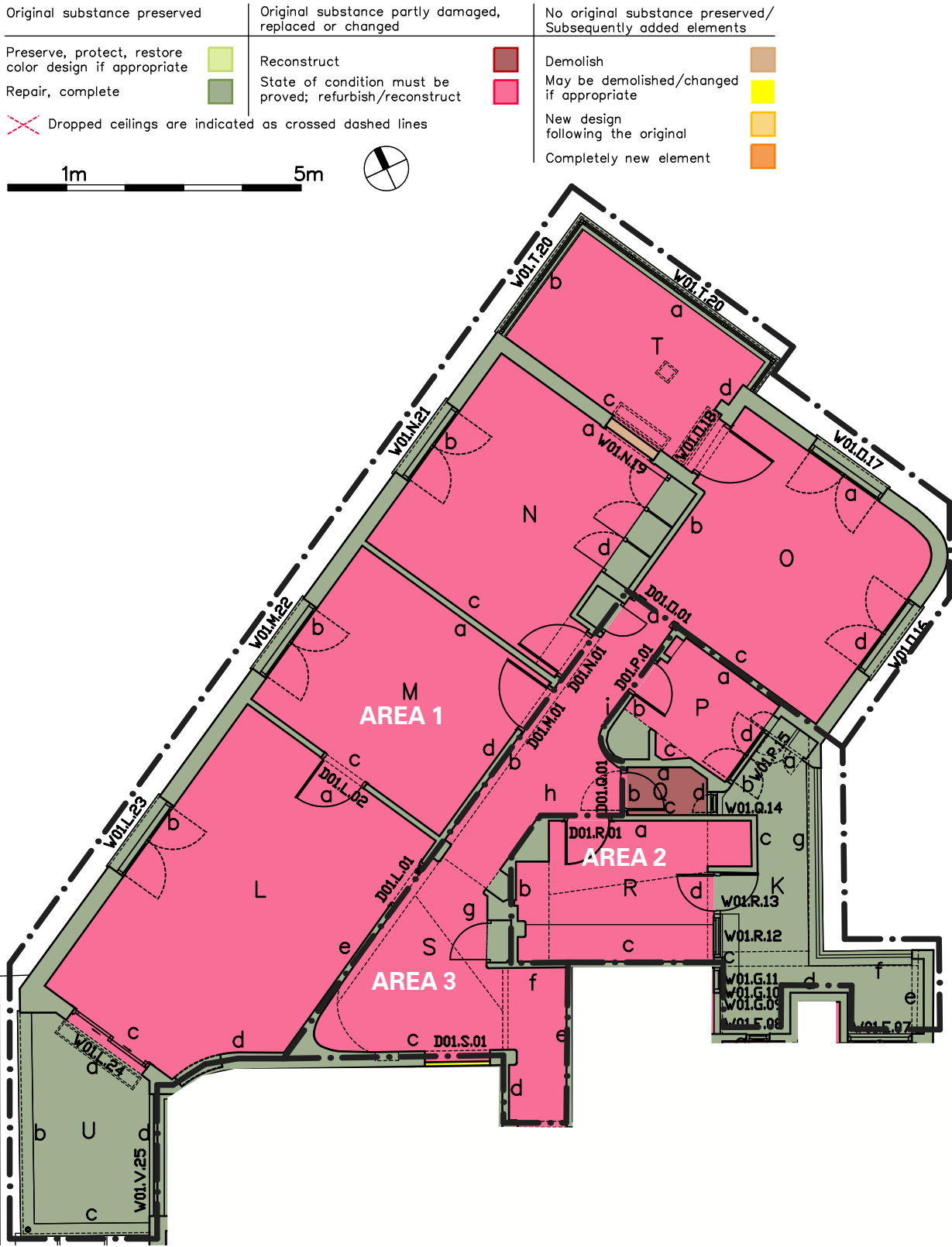


Fig. 74 2nd floor, apartment 2, preservation measures, walls and floors

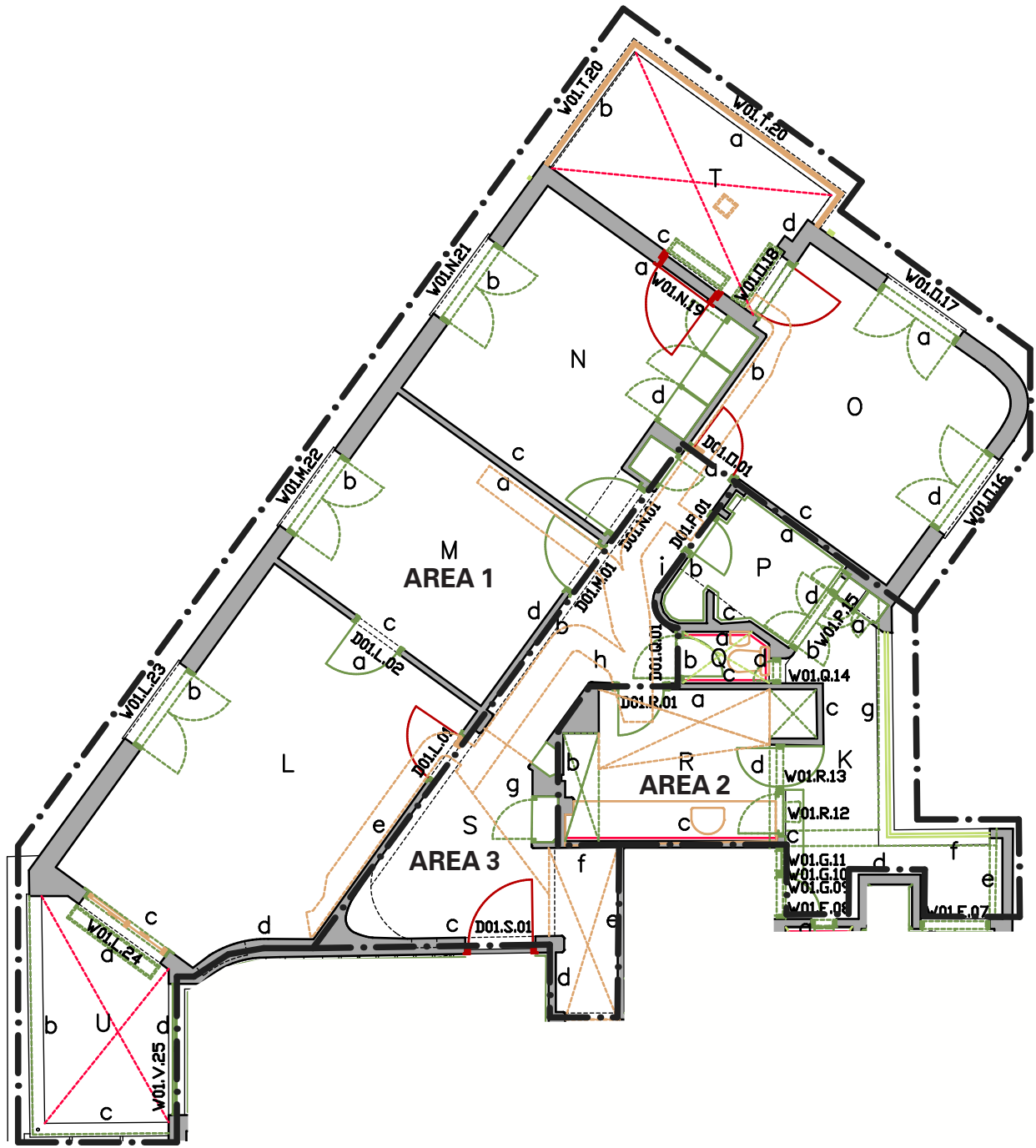
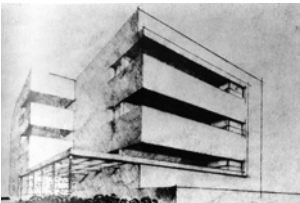


Fig. 75 2nd floor, apartment 2, preservation measures fixtures, built-in furniture, wall tiling, ceilings



PROJECT

Conservation Objective
Max Liebling House, 29 Idelson Street
Tel Aviv

CONTENT

4.2 New Use and Conservation

HERITAGE VALUE	MEASURES	IMPACT ASSESSMENT
Very high: original element is complete and in good condition	Protect, preserve	Good compatibility
	Repair, complete	Limited compatibility
High: element is in good condition but may be subsequently changed or damaged; prove state of condition	Reconstruct	Very limited compatibility
	State of conservation unclear: prove, repair/reconstruct	Hardly compatible
Low: little original fabric left or new elements in accordance with original design	Demolition possible	
	Demolish	
Very low: no original fabric preserved; new elements do not refer to the original design	New element following the original design	
	Completely new element/design	
No definition		

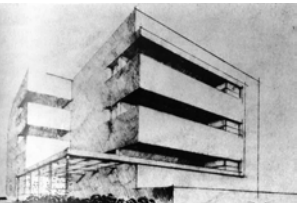
2nd Floor - Apartment 2 (North)

Date 01/12/2017

AREA 1 (LIVING ROOMS L-O, BALCONIES U AND T)						
BUILDING ELEMENT	WALL	FLOOR	CEILING	WINDOWS AND BALCONY DOORS	INTERIOR DOORS	BUILT-IN FURNITURE AND FIXTURES
HERITAGE VALUE, SPECIAL ITEMS	Largely original; radiator recess in wall 01.L.d	Original terrazzo floor probably beneath the current flooring	Largely original; damaged concrete above intermediate ceilings on 01.T and 01.U	Windows original; doors leaves of W01.L.24, W01.N.19 and W.01.O.18 subsequently replaced	Doors leaves of D01.L.01. D01.O.01 subsequently replaced	Original built-in furniture in 01.N
PRESERVATION MEASURES	Repair; demolish ventilation ducts and close wall openings (remains of the air conditioning); preserve remains of the original radiator in 01.L	Repair; uncover original floor, complete or reconstruct missing or damaged areas	Repair minimally invasive	Repair windows and original door frames; uncover door opening W01.N.19; reconstruct subsequently changed doors	Repair original doors and preserved original frames; reconstruct subsequently changed door leaves	Repair and complete
NEW USE	ADMINISTRATION, ARTIST'S RESIDENCE					
REQUIREMENT FOR THE NEW USE	Electric installations and IT technology	/	Electric installations, climate control, lighting	/	/	/
ADAPTATION MEASURES	Check original installations, repair if possible; minimally invasive measures	/	Check original installations, repair if possible; minimally invasive measures	/	/	/

AREA 2 (BATHROOM, WC, KITCHEN, ROOMS P, Q, R, UTILITY BALCONY K)						
BUILDING ELEMENT	WALL	FLOOR	CEILING	WINDOWS AND BALCONY DOORS	INTERIOR DOORS	BUILT-IN FURNITURE AND FIXTURES
HERITAGE VALUE, SPECIAL ITEMS	Wall tiling original in 01.P, tiling in 01.Q and 01.R partly missing, damaged, painted or covered with new tiles	Original terrazzo floor in 01.K; subsequently covered in 01.P; 01.R; new floor in 01.Q	Original storage space in the intermediate ceiling of 01.Q; dropped ceiling in 01.R	Largely original; windows partly combined with hatch doors to the outdoor cabinets; few original handles and window shutters partly missing	Largely original; handles partly missing	Sanitary fixtures (01.P) partly preserved; outdoor cabinets on balcony 01.K largely preserved; laundry closet in front of W01.E.07 missing
PRESERVATION MEASURES	Uncover original wall tiling; repair or complete in accordance with the original tiles	Uncover original terrazzo flooring, repair, complete or reconstruct original floor	Demolish dropped ceiling; repair	Repair, complete	Repair, complete	Repair; reconstruct missing parts of the cabinets if possible
NEW USE	SERVICE AND SANITARY FACILITIES					
REQUIREMENT FOR THE NEW USE	Electric and sanitary installations	/	Electric installations, climate control	Security	/	Sanitary installations
ADAPTATION MEASURES	Check original installations, repair if possible; minimally invasive measures if necessary; preserve original tiles	/	Check original installations, repair if possible; minimally invasive measures	Retrofit existing elements	/	If necessary, replace original parts by similar products

AREA 3 (CORRIDOR S)						
BUILDING ELEMENT	WALL	FLOOR	CEILING	WINDOWS AND BALCONY DOORS	INTERIOR DOORS	BUILT-IN FURNITURE AND FIXTURES
HERITAGE VALUE, SPECIAL ITEMS	Largely original	Original terrazzo floor probably beneath the current flooring	Largely original; subsequently added dropped ceiling and ventilation ducts	/	Door opening D01.S.01 subsequently blocked up with glass bricks	Wardrobe closet and built-in shelves largely preserved
PRESERVATION MEASURES	Repair; check the corridor between apartments if there was a separation wall	Uncover original terrazzo flooring, repair, complete or reconstruct original floor	Demolish subsequently added parts, uncover original ceiling	/	Walling may be demolished; reconstruct or recreate entrance door (cf. 3rd floor)	Repair, complete
NEW USE	ACCESS					
REQUIREMENT FOR THE NEW USE	Electric installations	/	Electric installations, lighting	/	Sound proofing, security	/
ADAPTATION MEASURES	Check original installations, repair if possible; minimally invasive measures	/	Check original installations, repair if possible; minimally invasive measures	/	Optimization of the reconstructed element	/



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Conservation Objective
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CONTENT

4.2 New Use and Conservation

3rd Floor - Apartment 1 (South)

Original substance preserved

Preserve, protect, restore color design if appropriate

Repair, complete

Original substance partly damaged, replaced or changed

Reconstruct

State of condition must be proved; refurbish/reconstruct

No original substance preserved/ Subsequently added elements

Demolish

May be demolished/changed if appropriate

New design following the original

Completely new element

Dropped ceilings are indicated as crossed dashed lines

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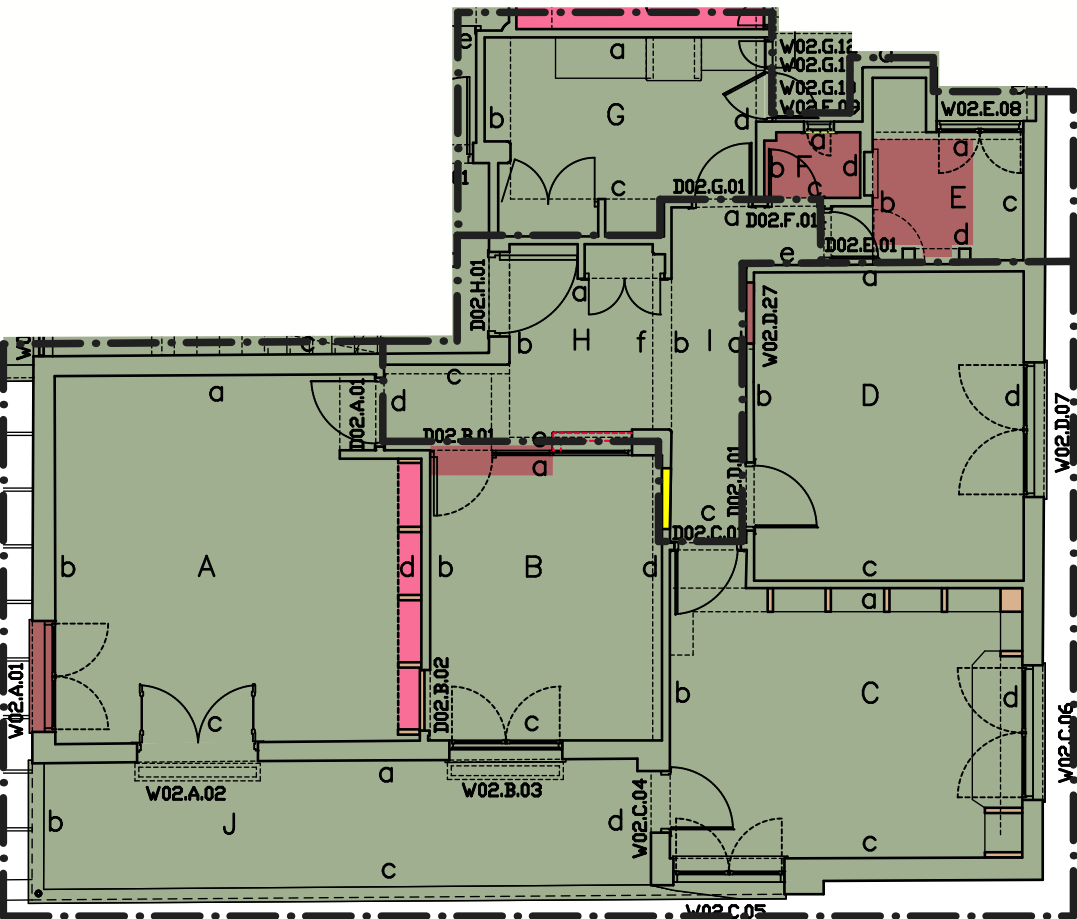


Fig. 76 3rd floor, apartment 1, preservation measures, walls and floors

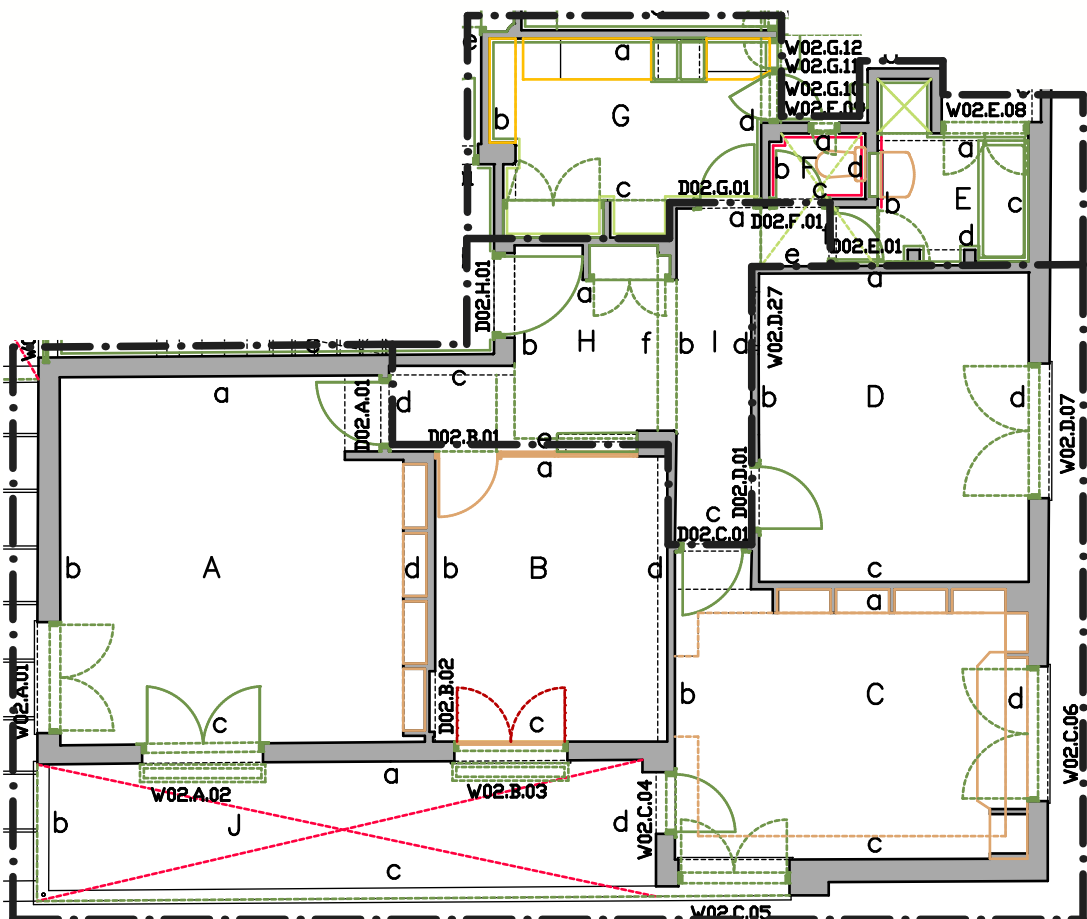
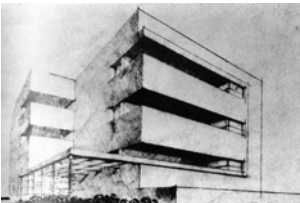


Fig. 77 3rd floor, apartment 1, preservation measures fixtures, built-in furniture, wall tiling, ceilings



PROJECT

Conservation Objective
Max Liebling House, 29 Idelson Street
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CONTENT

4.2 New Use and Conservation

HERITAGE VALUE	MEASURES	IMPACT ASSESSMENT
Very high: original element is complete and in good condition	Protect, preserve	Good compatibility
	Repair, complete	Limited compatibility
High: element is in good condition but may be subsequently changed or damaged; prove state of condition	Reconstruct	Very limited compatibility
	State of conservation unclear: prove, repair/reconstruct	Hardly compatible
Low: little original fabric left or new elements in accordance with original design	Demolition possible	
	Demolish	
Very low: no original fabric preserved; new elements do not refer to the original design	New element following the original design	
	Completely new element/design	
No definition		

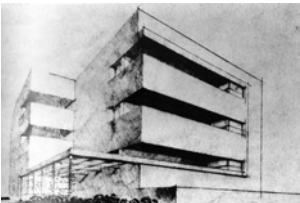
3rd Floor - Apartment 1 (South)

Date 01/12/2017

AREA 1 (LIVING ROOMS A-D, BALCONY J)						
BUILDING ELEMENT	WALL	FLOOR	CEILING	WINDOWS AND BALCONY DOORS	INTERIOR DOORS	BUILT-IN FURNITURE AND FIXTURES
HERITAGE VALUE, SPECIAL ITEMS	Wall attachment in room 02.B.a	Original terrazzo floor; replaced areas in 02.B; dwarf wall and solid plinths with white wall tiling in 02.G	Largely original; damaged concrete above intermediate ceiling on balcony 02.J	Original handles partly missing, W02.B.03 built in subsequently; interior window W02.D.27	Largely original; handles partly replaced; D02.B.01 added subsequently	Subsequently built-in shelving
PRESERVATION MEASURES	Preserve, repair if necessary; uncover door opening D02.B.02; check if there was an original door opening in wall 02.B.d; reconstruct if appropriate	Repair and protect; complete replaced areas	Repair minimally invasive	Repair, complete; reconstruct W02.B.03	Repair, complete, regain original color scheme; demolish B02.B.01; reconstruct D02.B.02	Demolish shelving
NEW USE	ADMINISTRATION, ARTIST'S RESIDENCE					
REQUIREMENT FOR THE NEW USE	Electric installations and IT technology	/	Electric installations, lighting, presentation technology, climate control	Insulation	Sound proofing	/
ADAPTATION MEASURES	Check original installations; minimally invasive measures if necessary	/	Check original installations, repair if possible; minimally invasive measures	Energy optimization of reconstructed elements; retrofit existing elements (e.g. insulating glass)	Optimization of reconstructed elements; retrofit existing elements	/

AREA 2 (BATHROOM, WC, KITCHEN, ROOMS E, F, G)						
BUILDING ELEMENT	WALL	FLOOR	CEILING	WINDOWS AND BALCONY DOORS	INTERIOR DOORS	BUILT-IN FURNITURE AND FIXTURES
HERITAGE VALUE, SPECIAL ITEMS	Largely original wall tiles	Original terrazzo floor; replaced areas in 02.E and 02.F	Original; storage space in the intermediate ceiling	Largely original; windows partly combined with hatch doors to the outdoor cabinets	Largely original; handles partly replaced	Bathroom cabinet, bathtub, shower faucets, soap dish (02.E); Kitchen cabinet, sink (02.G)
PRESERVATION MEASURES	Repair; uncover and complete or reconstruct original wall tiling	Repair and protect; complete replaced areas	Preserve, repair if necessary	Repair, complete	Preserve, repair if necessary	Repair, complete; uncover and complete or reconstruct missing parts
NEW USE	ARTIST'S RESIDENCE: SERVICE AND SANITARY FACILITIES					
REQUIREMENT FOR THE NEW USE	Sanitary and electric installations	/	Electric installations, lighting	Security	/	Sanitary installations
ADAPTATION MEASURES	Check original installations; minimally invasive measures if necessary; preserve and protect original tiles	/	Check original installations; minimally invasive measures	Retrofit existing elements	/	If necessary, replace original parts by similar products

AREA 3 (CORRIDORS I AND H)						
BUILDING ELEMENT	WALL	FLOOR	CEILING	WINDOWS AND BALCONY DOORS	INTERIOR DOORS	BUILT-IN FURNITURE AND FIXTURES
HERITAGE VALUE, SPECIAL ITEMS	Largely original	Original terrazzo floor	Original storage space in the intermediate ceiling	/	Largely original; handles partly replaced	/
PRESERVATION MEASURES	Preserve, repair if necessary	Repair and protect	Preserve, repair if necessary	/	Preserve, repair if necessary	/
NEW USE	ACCESS					
REQUIREMENT FOR THE NEW USE	Electric installations and IT technology	/	Electric installations, climate control, lighting	/	Sound proofing, security of the apartment entrance door	/
ADAPTATION MEASURES	Check original installations; minimally invasive measures if necessary	/	Check original installations, repair if possible; minimally invasive measures	/	Retrofit existing elements	/



PROJECT

Conservation Objective
Max Liebling House, 29 Idelson Street
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CONTENT

4.2 New Use and Conservation

3rd Floor - Apartment 2 (North)

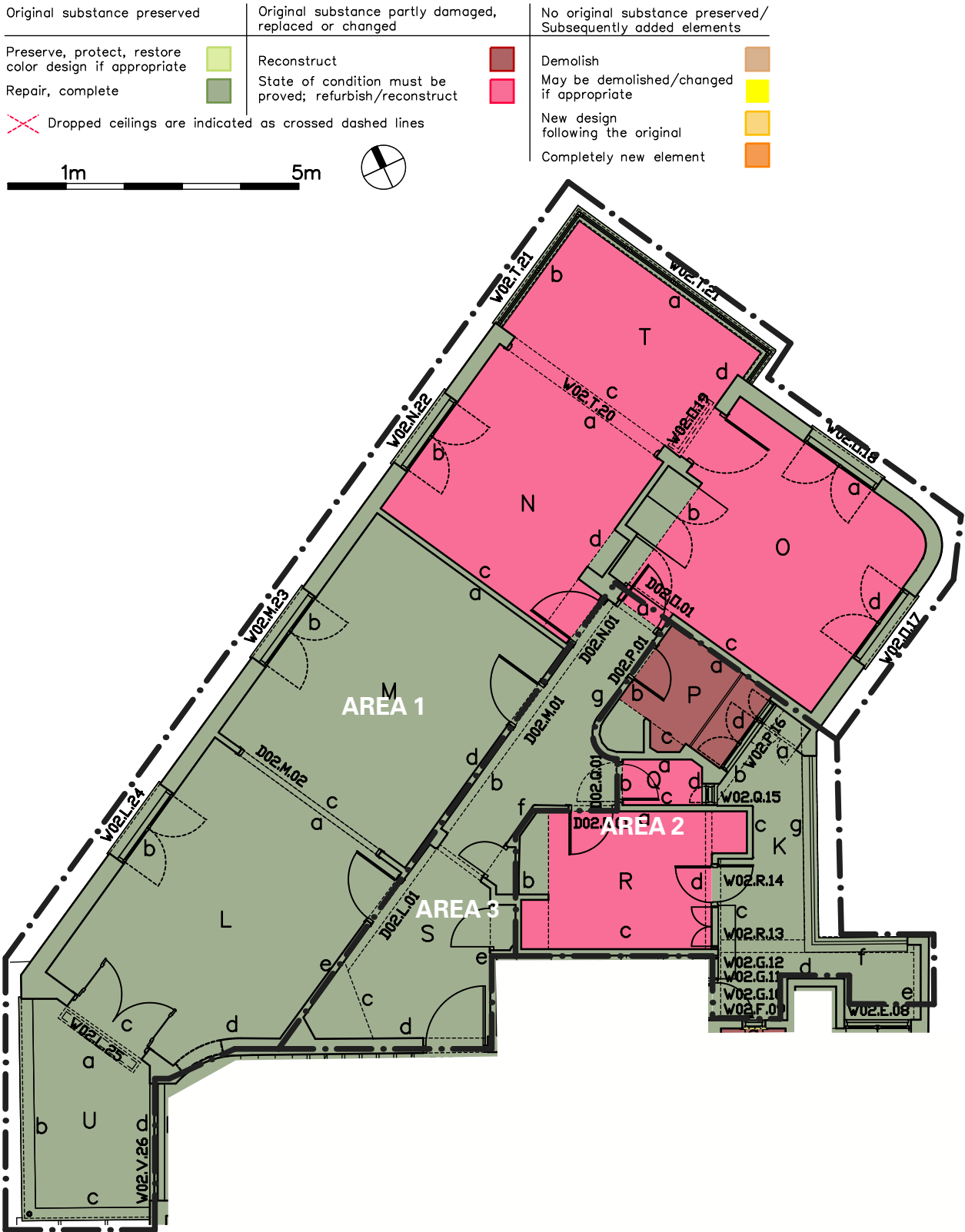


Fig. 78 3rd floor, apartment 2, preservation measures, walls and floors

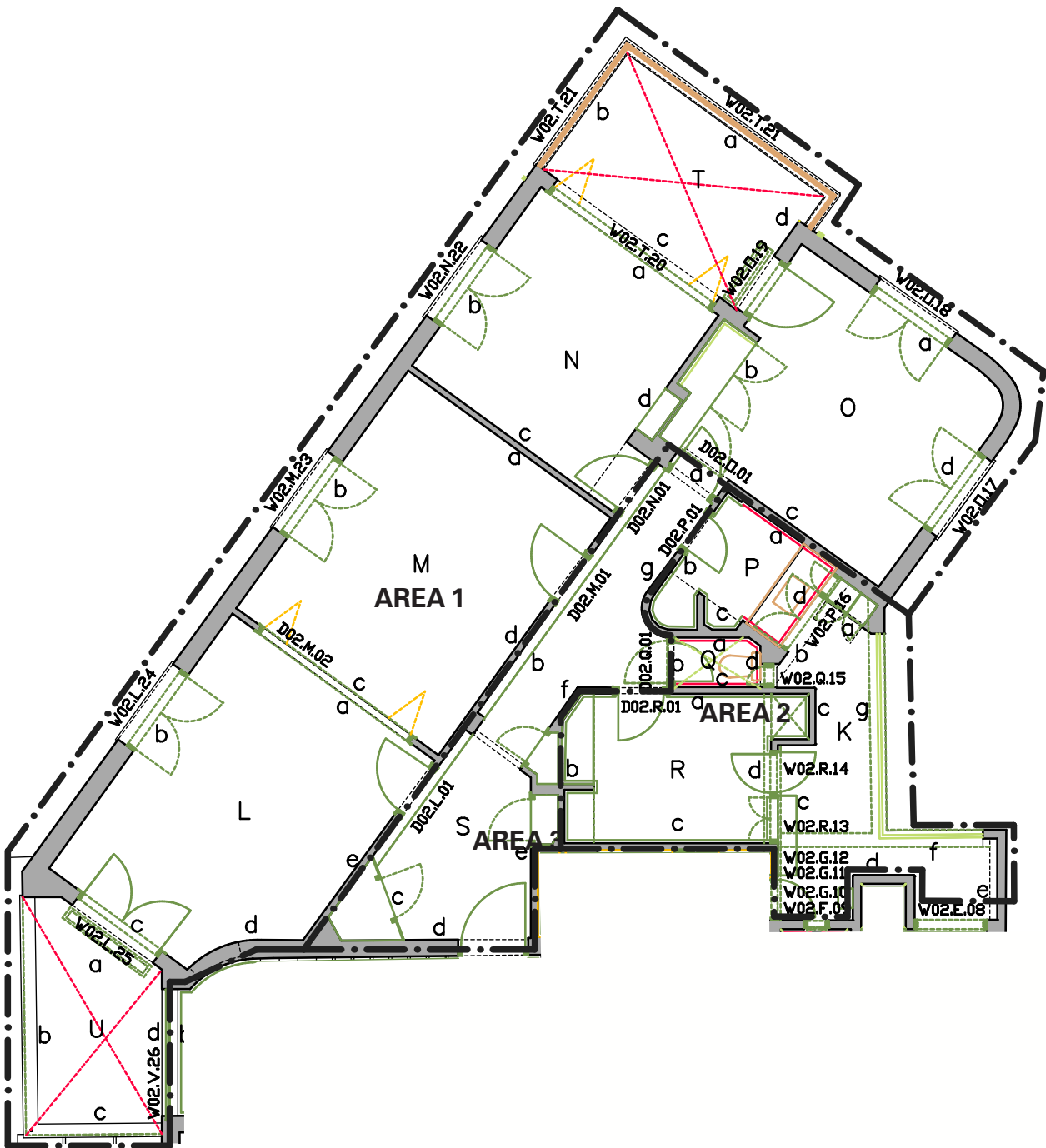
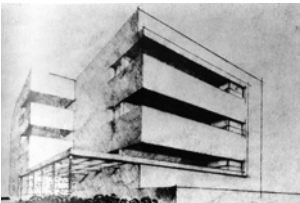


Fig. 79 3rd floor, apartment 2, preservation measures fixtures, built-in furniture, wall tiling, ceilings



PROJECT

Conservation Objective
Max Liebling House, 29 Idelson Street
Tel Aviv

CONTENT

4.2 New Use and Conservation

HERITAGE VALUE	MEASURES	IMPACT ASSESSMENT
Very high: original element is complete and in good condition	Protect, preserve	Good compatibility
	Repair, complete	Limited compatibility
High: element is in good condition but may be subsequently changed or damaged; prove state of condition	Reconstruct	Very limited compatibility
	State of conservation unclear: prove, repair/reconstruct	Hardly compatible
Low: little original fabric left or new elements in accordance with original design	Demolition possible	
	Demolish	
Very low: no original fabric preserved; new elements do not refer to the original design	New element following the original design	
	Completely new element/design	
No definition		

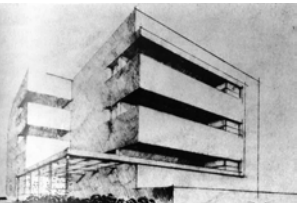
3rd Floor - Apartment 2 (North)

Date 01/12/2017

AREA 1 (LIVING ROOMS L-O, BALCONIES U AND T)						
BUILDING ELEMENT	WALL	FLOOR	CEILING	WINDOWS AND BALCONY DOORS	INTERIOR DOORS	BUILT-IN FURNITURE AND FIXTURES
HERITAGE VALUE, SPECIAL ITEMS	Largely original; radiator recess in wall 02.L.d	Original terrazzo floor probably beneath the current flooring in 02.N, 02.T., 02.O	Largely original; damaged concrete above intermediate ceilings on balconies 02.T and 02.U	Original handles partly missing; W02.T.20 missing; W02.T.21 subsequently added	Original; D02.M.02 missing	Original built-in furniture in 02.N and 02.O
PRESERVATION MEASURES	Repair if necessary; close wall opening in 02.L.a; preserve remains of the radiator	Repair; uncover original floor, complete or reconstruct missing or damaged areas	Repair minimally invasive	Repair, complete; recreate W02.T.20 in accordance with the original design; demolish W02.T.21	Repair, complete; recreate W02.T.20 in accordance with the original design	Preserve (02.O); complete or accomplish in accordance with the original design (02.N);
NEW USE	ADMINISTRATION, ARTIST'S RESIDENCE					
REQUIREMENT FOR THE NEW USE	Electric installations, exhibition facilities	/	Electric installations, lighting	/	/	/
ADAPTATION MEASURES	Check existing installations, repair if possible; minimally invasive, possibly reversible measures	/	Check existing installations, repair if possible; minimally invasive, possibly reversible measures	/	/	/

AREA 2 (BATHROOM, WC, KITCHEN, ROOMS P, Q, R, UTILITY BALCONY K)						
BUILDING ELEMENT	WALL	FLOOR	CEILING	WINDOWS AND BALCONY DOORS	INTERIOR DOORS	BUILT-IN FURNITURE AND FIXTURES
HERITAGE VALUE, SPECIAL ITEMS	Largely original wall tiles, partly damaged, painted or covered with new tiles;	Original terrazzo floor in 02.K; subsequently covered in 02.P, 02.R, state unknown; new floor in 02.Q	Original storage space in the intermediate ceiling of 02.Q	Largely original; windows partly combined with hatch doors to the outdoor cabinets; original handles partly missing	Largely original; handles partly missing	Shower faucets (02.P); Kitchen cabinet, soap dish (02.R) partly preserved
PRESERVATION MEASURES	Uncover original wall tiling; repair or complete in accordance with the historical tiles	Uncover original, repair or complete in accordance with the historical tiles; reconstruct original floor in 02.Q	Preserve	Repair, complete	Repair, complete	Repair; reconstruct or recreate missing parts of the cabinet in accordance with the original design
NEW USE	ARTIST'S RESIDENCE: SERVICE AND SANITARY FACILITIES					
REQUIREMENT FOR THE NEW USE	Electric and sanitary installations	/	Electric installations, lighting	Security	/	Sanitary installations
ADAPTATION MEASURES	Check existing installations, repair if possible; minimally invasive, possibly reversible measures; preserve original tiles	/	Check existing installations, repair if possible; minimally invasive, possibly reversible measures	Retrofit existing elements	/	If necessary, replace original parts by similar products

AREA 3 (CORRIDOR S)						
BUILDING ELEMENT	WALL	FLOOR	CEILING	WINDOWS AND BALCONY DOORS	INTERIOR DOORS	BUILT-IN FURNITURE AND FIXTURES
HERITAGE VALUE, SPECIAL ITEMS	Largely original	Original terrazzo floor	Largely original	/	Largely original; handles partly missing	Wardrobe closet and built-in shelves preserved, some parts missing
PRESERVATION MEASURES	Preserve	Repair and protect	Preserve, repair if necessary	/	Repair, complete	Repair, complete
NEW USE	ACCESS					
REQUIREMENT FOR THE NEW USE	Electric installations	/	Electric installations, lighting	/	Security of the apartment entrance door	/
ADAPTATION MEASURES	Check existing installations, repair if possible; minimally invasive, possibly reversible measures	/	Check existing installations, repair if possible; minimally invasive, possibly reversible measures	/	Retrofit existing elements (add security technology)	/



PROJECT

Conservation Objective
Max Liebling House, 29 Idelson Street
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CONTENT

4.2 New Use and Conservation

Roof Zone

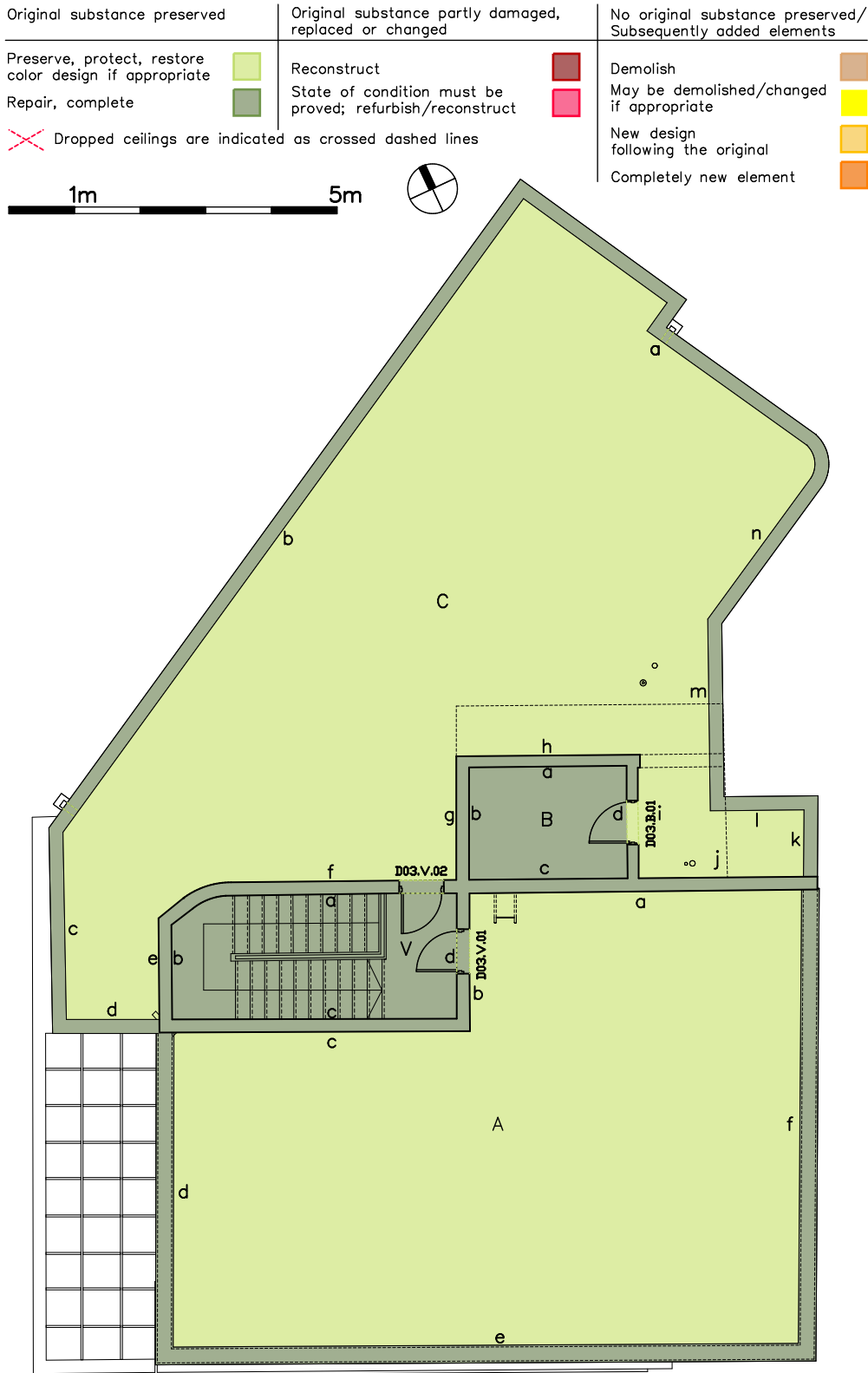


Fig. 80 Rooftop, preservation measures, walls and floors

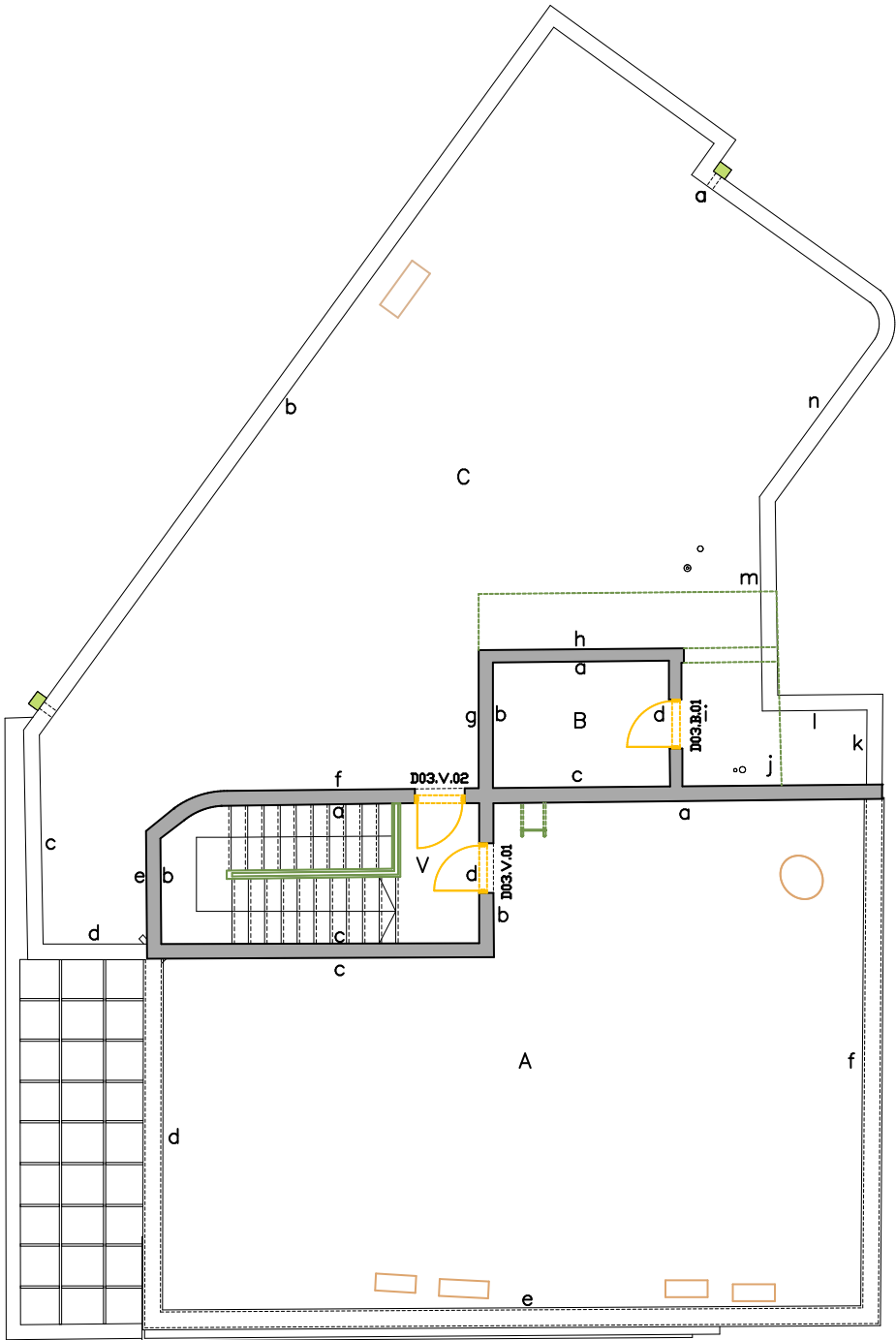
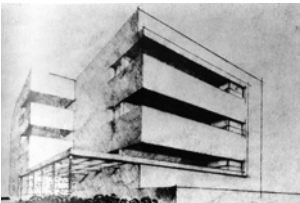


Fig. 81 Rooftop, preservation measures, fixtures, technical equipment



PROJECT
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CONTENT
4.2 New Use and Conservation

HERITAGE VALUE	MEASURES	IMPACT ASSESSMENT
Very high: original element is complete and in good condition	Protect, preserve	Good compatibility
	Repair, complete	Limited compatibility
High: element is in good condition but may be subsequently changed or damaged; prove state of condition	Reconstruct	Very limited compatibility
	State of conservation unclear: prove, repair/reconstruct	Hardly compatible
Low: little original fabric left or new elements in accordance with original design	Demolition possible	
	Demolish	
Very low: no original fabric preserved; new elements do not refer to the original design	New element following the original design	
	Completely new element/design	
No definition		

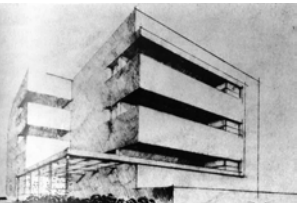
Roof Zone

Date 01/12/2017

AREA 1 (ROOF ZONE SOUTH)						
BUILDING ELEMENT	WALL	FLOOR	CEILING	WINDOWS AND BALCONY DOORS	INTERIOR DOORS	BUILT-IN FURNITURE AND FIXTURES
HERITAGE VALUE, SPECIAL ITEMS	Walls original, plaster subsequently renewed	Bituminous roofing	/	/	/	Original roof ladder
PRESERVATION MEASURES	Repair and renew plaster	Preserve and repair, remove unnecessary technical items	/	/	/	Repair
NEW USE	VISITORS' FACILITIES / OUTDOOR LOUNGE					
REQUIREMENT FOR THE NEW USE	Check requirements for fall protection	Optimization of functional qualities and design	/	/	/	/
ADAPTATION MEASURES	/	Add adequate flooring	/	/	/	/

AREA 2 (STORAGE AND LAUNDRY ROOM)						
BUILDING ELEMENT	WALL	FLOOR	CEILING	WINDOWS AND BALCONY DOORS	INTERIOR DOORS	BUILT-IN FURNITURE AND FIXTURES
HERITAGE VALUE, SPECIAL ITEMS	Largely original; partly cracks	Original terrazzo floor, partly damaged	Largely original	Door subsequently replaced	/	/
PRESERVATION MEASURES	Repair	Repair and complete	Preserve, repair if necessary	New element referring to the original design	/	/
NEW USE	VISITORS' FACILITIES / BAR					
REQUIREMENT FOR THE NEW USE	Electric and sanitary installations	/	Electric installations, lighting	Security	/	/
ADJUSTMENT MEASURES	Check existing installations, repair if possible; minimally invasive, possibly reversible measures	/	Check existing installations, repair if possible; minimally invasive, possibly reversible measures	Optimization of the new door	/	/

AREA 3 (ROOF ZONE NORTH)						
BUILDING ELEMENT	WALL	FLOOR	CEILING	WINDOWS AND BALCONY DOORS	INTERIOR DOORS	BUILT-IN FURNITURE AND FIXTURES
HERITAGE VALUE, SPECIAL ITEMS	Walls original, plaster subsequently renewed	Bituminous roofing	/	/	/	/
PRESERVATION MEASURES	Repair and renew plaster	Preserve and repair, remove unnecessary technical items	/	/	/	/
NEW USE	VISITORS' FACILITIES / OUTDOOR LOUNGE					
REQUIREMENT FOR THE NEW USE	Check requirements for fall protection	Optimization of functional qualities and design	/	/	/	/
ADAPTATION MEASURES	/	Choose adequate flooring referring to the existing material (presumably similar to the original one)	/	/	/	/



PROJECT

Conservation Objective
Max Liebling House, 29 Idelson Street
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CONTENT

4.2 New Use and Conservation

Picture Credits

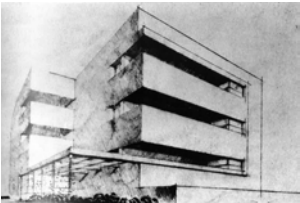
Brenne Architekten:
Front page top left, Fig. 1, 4-81

Habinyan Bamisrah Hakarov 4, Tel Aviv, November 1935, p. 16:
Fig. 2

Source unknown, picture taken from: Karmi-Melamede, Ada; Price, Dan: Architecture in Palestine during the British Mandate, 1917-1948.
Jerusalem 2014, p. 217:
Front page bottom left

Private courtesy:
Fig. 3

This concept is based on the Conservation Survey on the Max Liebling House worked out by Brenne Architekten together with experts from Israel and Germany in 2016. That documentation provides further information about archival findings, literature and expert opinions.



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