

# 60's

BEIRUT



ETH Studio Basel  
Contemporary City Institute  
Regula Schweizer  
Stephie Pfenninger

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*`In the 60s and 70s, a traveler coming from the Gulf for the first time would be surprised when he entered this city, where nothing resembles what he knows. The urbanization, the chaos, the abundance of shops, the leisure possibilities, the multitude of neon signs, the bustling day-and night-life, the freedom of appearance apparent in the diversity of the people strolling by, especially the women... Europe had not yet become the destination it became after the oil boom, and*

*Beirut at that time was the closest model of the West; a West that spoke the same Arabic but with a softer accent...*

*It seems, as the fairies decided one day how to distribute the jewels among Arab cities, that Beirut would become 'the dolce vita city,' visited by Pompée, Saladin and Jazzar - victorious against Bonaparte in Acre - Mo'awiya, possibly Ramses II, and even Jesus.'*

Samir Kassir, Histoire de Beyrouth  
Fayard, Paris 2005



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ETH Studio Basel Contemporary  
City Institute

THE MIDDLE EAST STUDIO  
Wintersemester 2009

Prof. Jacques Herzog  
Prof. Pierre de Meuron  
Manuel Herz  
Shadi Rahbaran  
Ying Zhou



60's  
BEIRUT

# the sixties

	introduction
back-ground	the swinging sixties city planning Beirut city development during the sixties building activity
the sixties	development of Badaro   Raoucheh since the 20's investors   inhabitants   renters development of the ground floor building laws building catalogue of sixties architecture sunshields   building orientation   materials
during wartime	map greenline   religions   short war-overview illegal souks in Raoucheh facades with war effect
current situation	raoucheh   badaro   today compared with the 60's infrastructure today coastline raoucheh raoucheh badaro what happens to the buildings from the 60's? building activity current situation
	conclusion



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Raoucheh

Badaro

## Introduction

This report examines the urban development in Beirut in the 1960ies, primarily on the basis of the building activities in the city districts of Badaro and Raoucheh.

Lebanon, and Beirut in particular, has always been influenced or even dominated by foreign leaders. Hellenistic influence dated back to the time before Christ, then Beirut turned to a colony of the Roman Empire, which was afterwards overtaken by the Arabs. In the Dark Ages, crusaders invaded and occupied the city. Starting in the 17th century, the Ottoman Empire dictated the country, and after the First World War, Lebanon was under a French regime.

During the Second World War, in 1943, Lebanon achieved independence. Even though independence of external powers enabled self-administration, inter-

nal dissensions prevented a strong central government. 17 religious believes were and still are represented in parliament, thus the various different influences on Lebanon remained even after independence. Political and official structures were never strong due to a lack of consensus on concentrating the government's power. On the other hand, exactly this variety of influences enabled Beirut to become a rather liberal Middle Eastern city after the World War, where also Western Air was tolerated and encouraged. Many well educated, who studied abroad during the French Mandate, returned to Beirut with a Western attitude.

The weak, but liberal political influence is clearly represented in the building activities after the Second World War. Once independent, there was an economical boom in Beirut. There was plenty investment activity also in terms of construction. Although efforts were made to regulate urban development in 1954 and in 1963, these were mostly unsuccessful and construction remained rather anarchic. Nevertheless, the city administration engaged well-known architects to at least remain present in an official manner in the city's urban development. Especially in the 1960ies when Beirut prospered economically and culturally, wealthy investors, also from the stricter countries surrounding the Lebanon, started building . There was an enormous building boom leading to a compression of Beirut's town center and to extension of existing structures. Additionally, new boroughs and districts developed. This report focuses on two of the booming districts in Beirut: Badaro and Raouché. The districts have contrasting history of origins. Badaro was a former military base of the French. The Badaro area has been already somewhat structured, with a large military hospital, and various other buildings (churches, a college, the building what is today the Lebanese National Museum). During the activities in the 1960ies, the former French rules of city development were loosely followed. This favored large targeted investments in a structured manner resulting in a predominance of housing facilities. Completely contrary was the development in Raouché, which is on the coastline . . Previously an unstructured area, there was an anarchic urban development attracting liberal minds, which made Raouché perfect for adapting the 60ies lifestyle. There was room for personal self-realization, but also hotel-complexes, bars and other "lifestyle" buildings.



# the sixties

back-  
ground

the swinging sixties  
city planning Beirut  
city development during the sixties  
building activity

the  
sixties

during  
wartime

current  
situation

World 1960



1\_ Beatles, Music 2\_ Couple  
Kennedy, Lifestyle 3\_ E-  
ate Use, Sexual Revolution 4\_  
Uschi Obermaier, Rock n' Roll  
5\_ Mary Quant, Fashion 6\_ Rudi  
Dutschke, Revolution 7\_ Neil  
Armstrong, technical revolution

swinging |'swiŋ iŋ |

adjective informal

(of a person, place, or way of life) lively, exciting, and fashionable : *aswinging resort* / *the Swinging Sixties*.

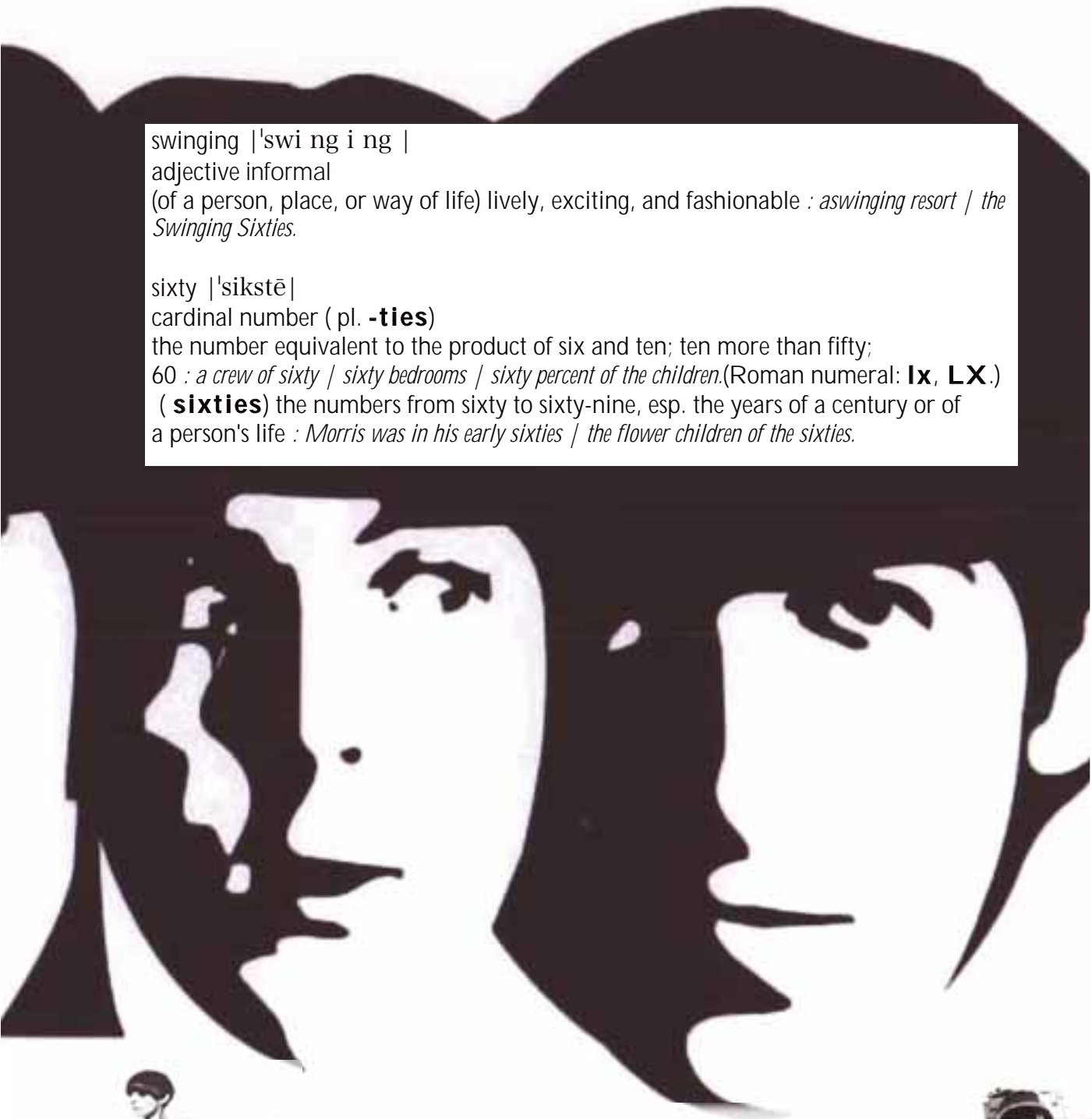
sixty |'sɪkstē|

cardinal number (pl. **-ties**)

the number equivalent to the product of six and ten; ten more than fifty;

60 : *a crew of sixty* / *sixty bedrooms* / *sixty percent of the children*.(Roman numeral: **lx**, **LX**.)

( **sixties**) the numbers from sixty to sixty-nine, esp. the years of a century or of a person's life : *Morris was in his early sixties* / *the flower children of the sixties*.



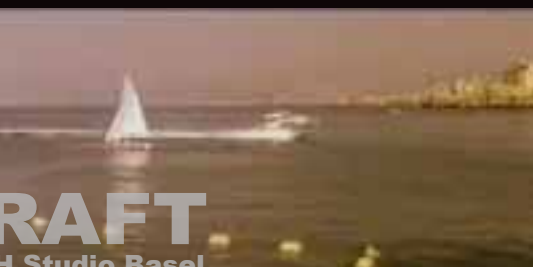
**BRITISH BOARD OF FILM CENSORS**

President  
THE RT HON THE LORD PARSONS KC MG

3 Saffron Square  
London W1

"The Standard Evening News"

This film has been passed for  
unrestricted exhibition





## Lebanon 1960

*,At Beirut, the jet set arrive in the same way as they do at all airports in the world. Only here can it be said, that nothing is different. Calculated efficiency of the 20th century way of travel is taken for granted. The heart of the capitol is the „place de martyr“ almost an international crossroad.*

*Life can be fun in the modern and life can be fun in the traditional turn, too. In the markets or souqs its all on display, yours for the asking. Providing it be.*

*Magnificent villas stand at the oceanside, where fun under the sun ist the order of everyday.'*

Lebanon/ Beirut in the 1960  
a film by Harold Baim

BRITISH BOARD OF FILM CENSORS

## Beirut 1960

Fresh from rehearsals in a grey and wintry Paris, Sherry Wilson arrived in Beirut in November 1968. She and her fellow dancers were to perform in the latest extravaganza from impresario Charley Henchis at the Casino du Liban, and they were happy to be there. Paris was cold and tense, battered by rioting students, while

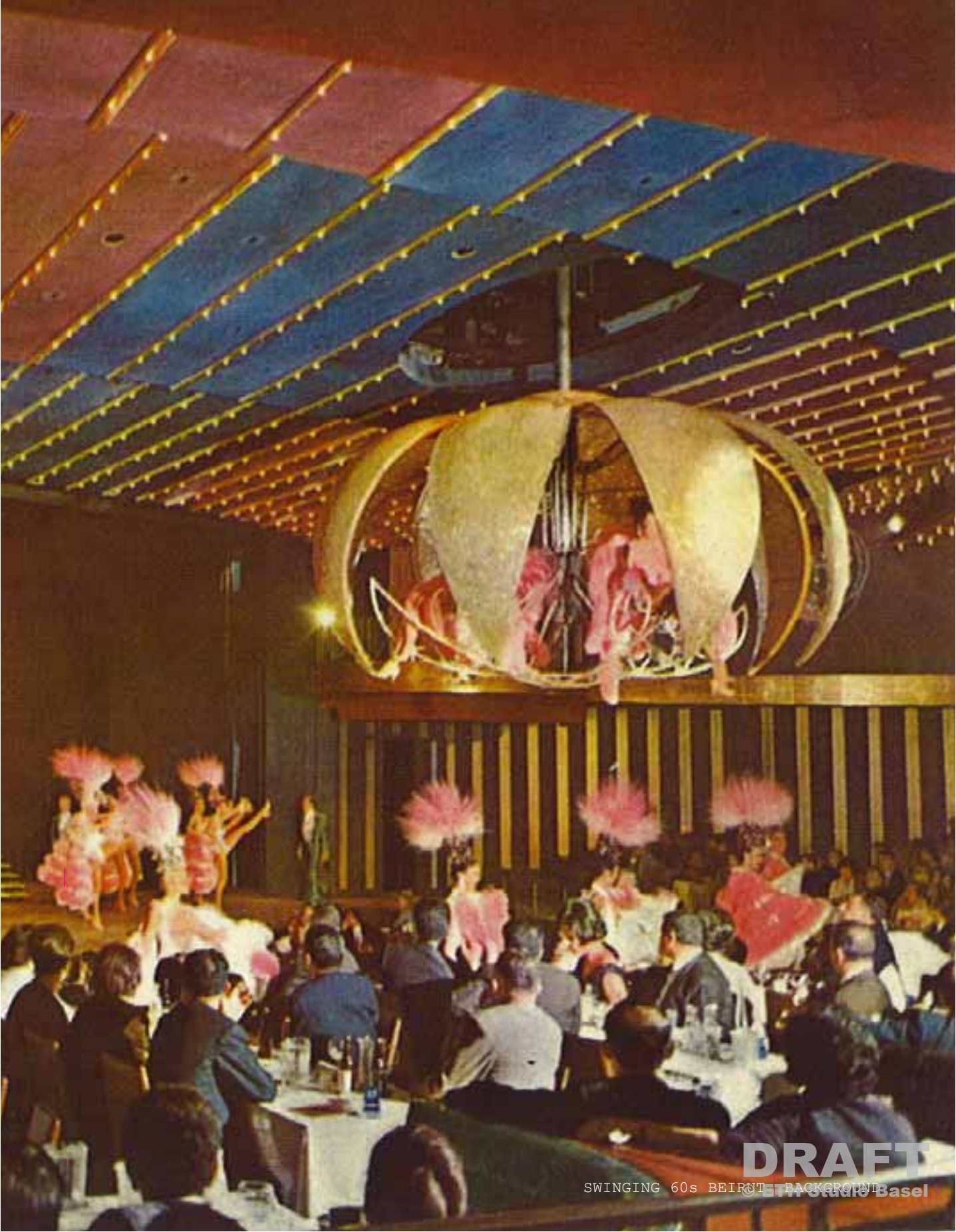
Beirut was sunny and chic, a fully paid-up member of the Swinging Sixties club.

Sherry, complete with tousled Brigitte Bardot hair and mini-skirt, was not out of place.

Opened in 1959, the Casino was the centre-piece of Beirut's glitzy nightlife. Inspired by the casinos of Monte Carlo, it had a grand marbled entrance, two gaming rooms and an underground lounge, the Baccarat, which hosted spectacular floor shows.

The dancers were a cosmopolitan crowd. British, French, American, Polish, they all confess to a certain nostalgia for the good old days in Beirut. Sherry remembers the bewildering mix of peoples selling their wares in the souk at the Place du Canon and Babidriss, among them Armenians, Palestinians and Syrians. Beirut was not a pretty city, but it was stylish. The women were always impeccably turned out, and the shops and boutiques of Hamra Street had the latest fashions. Beirut was at its most attractive towards the coast, an area of wide boulevards, palm trees and cafes on the Corniche, overlooking the sea with the waves lapping the curious rock formation. In the bay known as Pigeon Rock.





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SWINGING 60s BEIRUT BACKGROUND  
© ETH Group Basel

# Cityexpansion

## 1945- 1960 The Laissez-faire policy

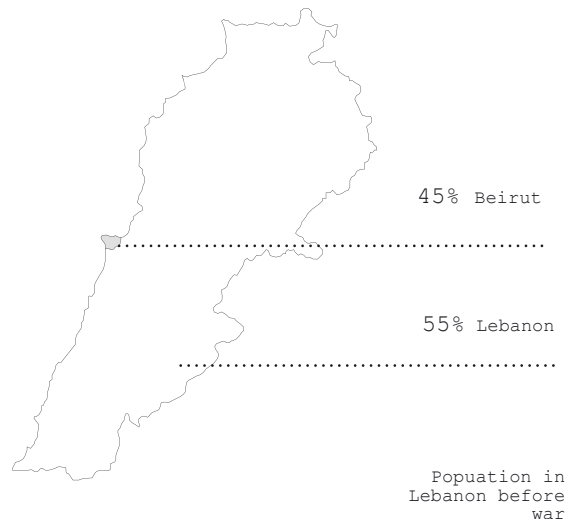
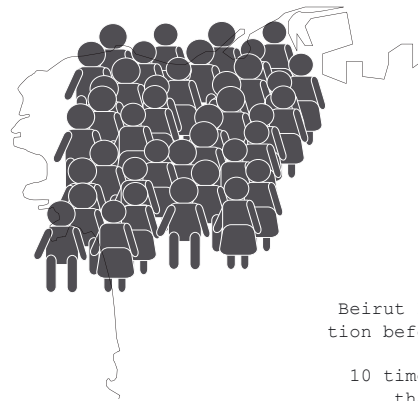
During the French Mandate, french experts had drawn masterplans for Beirut. (Danger 1933, Ecohard 1944). These plans comprehended only general schemes which were never approved nor implemented.

During the early years of its independence the city increased fast. Very little was done to develop a planning policy. The economic miracle acted as an alibi for the 'laissez-faire' policy of public authorities.

In 1952 the first official Master Plan for Beirut was adopted. But this Plan was nothing more than a network of roads, too narrow for the traffic volume. No attempt was made to preserve the natural sides, nor to plan the future growth of the city outside its administrative boundaries. The result was the unplanned expansion of Beirut.

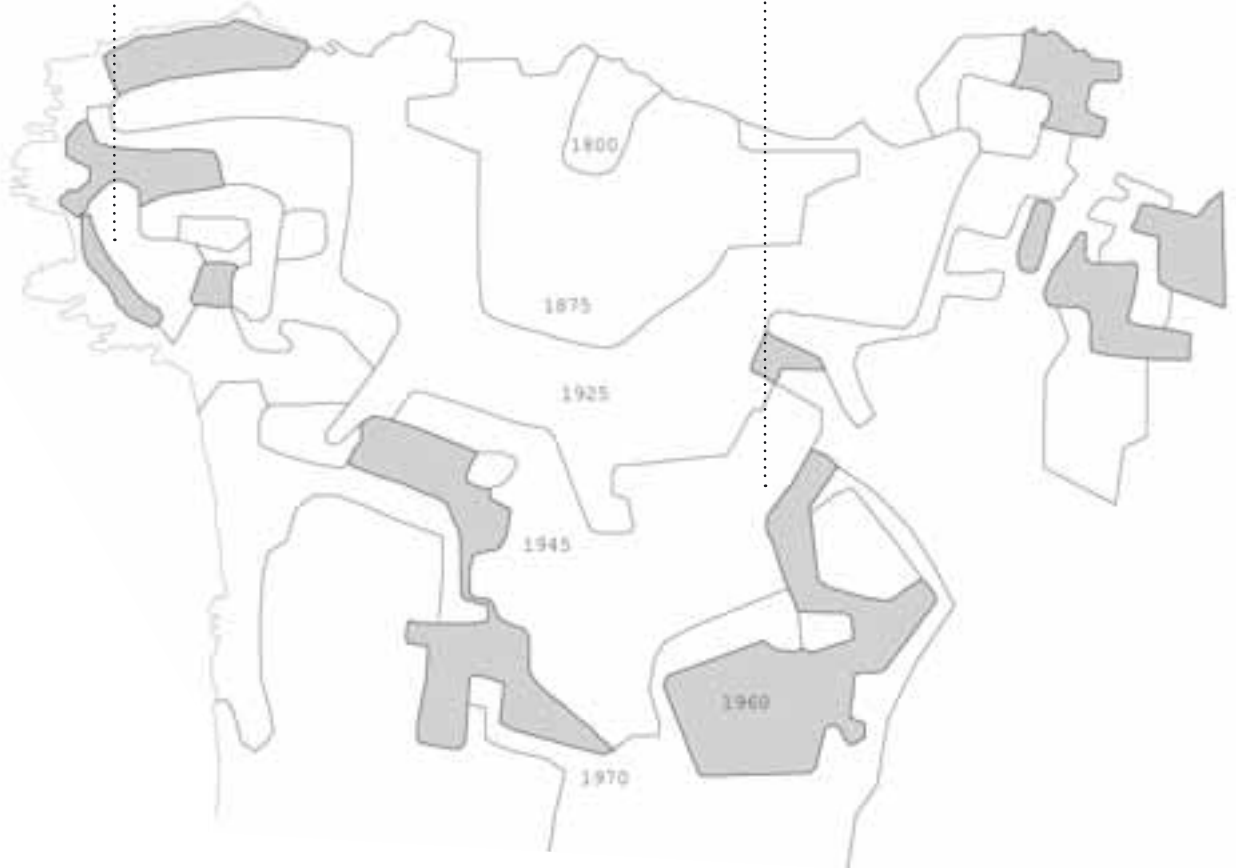
Beirut's agglomeration spread along the main arteries (Badaro), swallowing up the beaches (Raoucheh).

While Beirut metamorphosed into an metropolis, the rest of the country retained of its traditional patterns.



Raoucheh

Badaro



## Chehabisme 1960 - 1975

In 1963 the first town- planning legis- lation applicable to all of Lebanon was adopted. All matters related to town planning were in the hands of one au- thority: the Directorate General of Town Planning assisted by the Higher Council for Town and Country Planning. A 'Gen- eral Masterplan' was for the first time introduced in the Lebanese legislation. The plans comprehend details for the acquisition of land for public use, for the constitution of mixed real estate companies for effecting urban develop- ment on a large scale.

In no time, the problems proved to be more complicated than they first ap- peared. The prevailing view was that the city was too committed by previous de- velopment to accomodate any basic change or major reconsideration. The plan- ners called Ecochard (french architect, who had drawn a masterplan for Beirut in 1944) for help. They autorised him to plan a metropolis which would extend from Jounieh to Naameh south.

### Ecochard

The premise of Ecochard's perspective was that the breakdown of the urban core should not lead to the loss of urban form.

He tried to prevent the uncon- trolled proliferation of sub- urbs by replacing the mononuclear structure by a polynuclear struc- ture organized around green spaces and green belts.

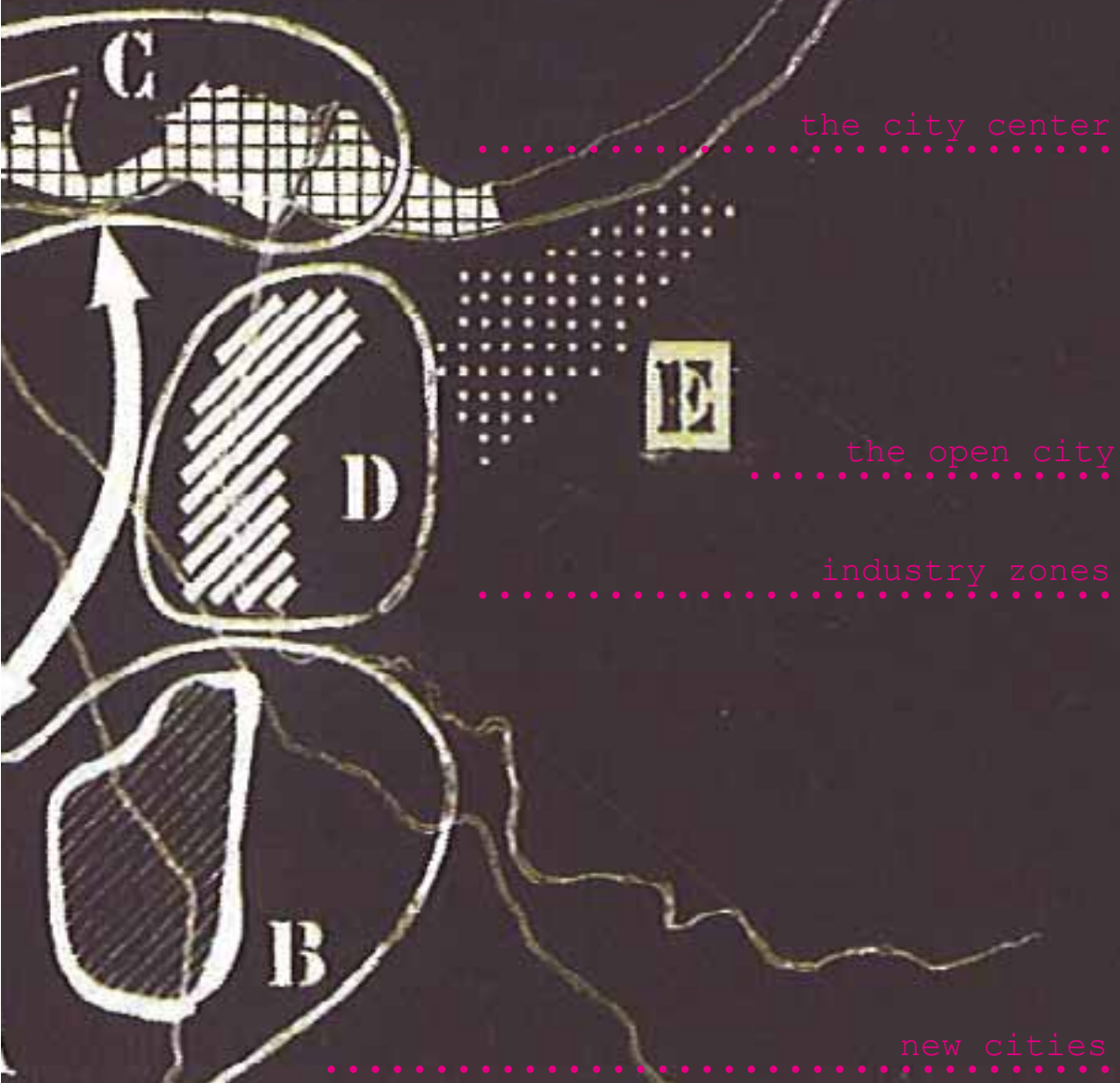
He proposed the creation of a new town of Burj- Brajneh and Hayal- Sellom in the southern suburbs. He also wanted to protect the wooden hills, the beaches and the forest.

Schema of the City by Ecochard

# LES ELE L'AMENAC



# MENTS DE GEMENT

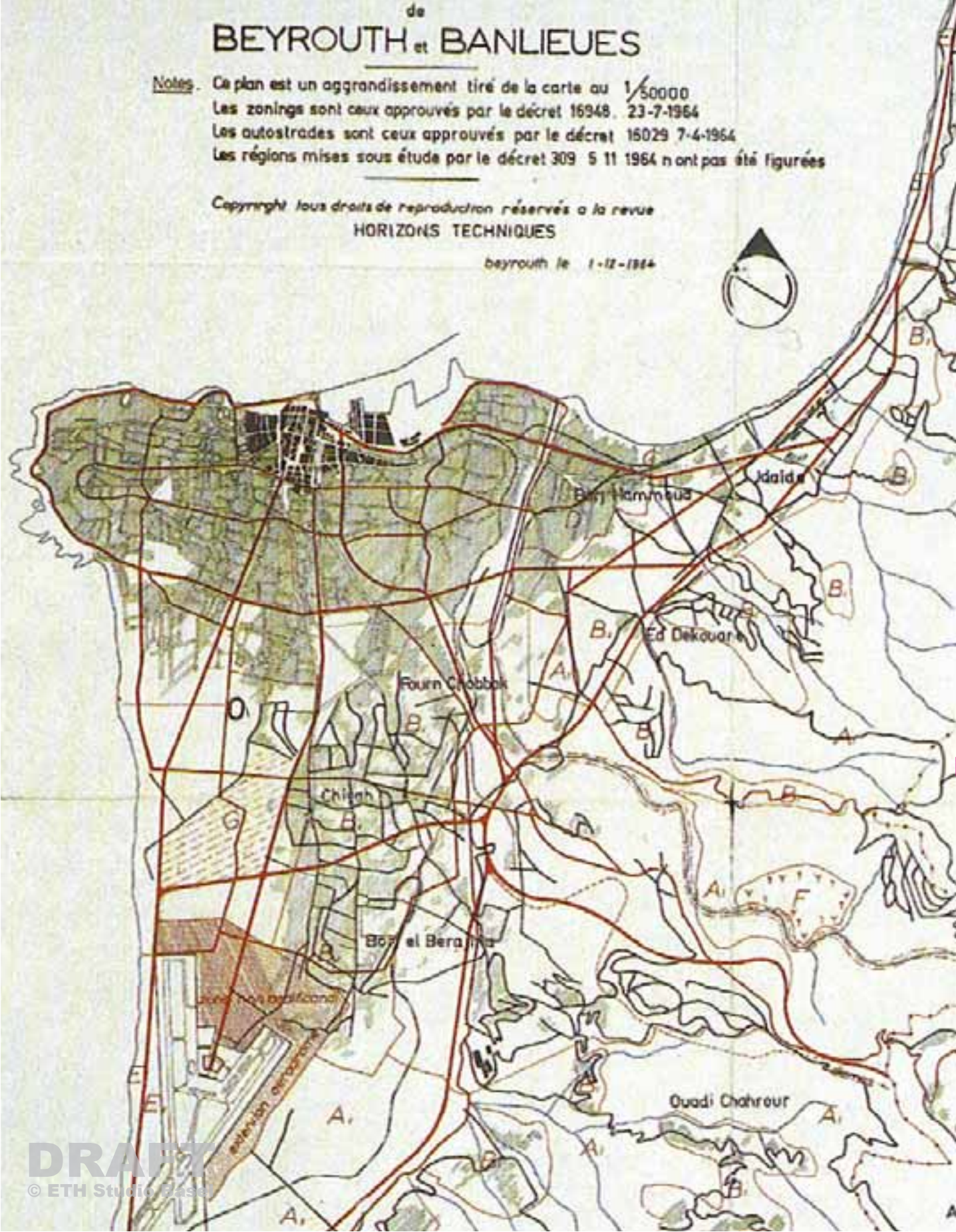


de  
**BEYROUTH et BANLIEUES**

Notes - Ce plan est un agrandissement tiré de la carte au 1/50000  
Les zonings sont ceux approuvés par le décret 16948, 23-7-1964  
Les autostrades sont ceux approuvés par le décret 15029 7-4-1964  
Les régions mises sous étude par le décret 309 5 11 1964 n'ont pas été figurées

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**HORIZONS TECHNIQUES**

beyrouth le 1-12-1964







## Greater Beirut Master Plan

















This Plan was also called the Ecochard Plan, but Ecochard dissociated himself from the final version.







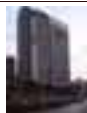


What was incorporated in the Master Plan from Ecochard's vision? Indeed, the philosophy, functional zoning which defined the location of the industrial zones and public utilities, limited densities in suburban areas and frozen constructions along beaches, seemed to vanish in a series of futile regulations.

The failure of this plan is obvious. The envisioned new town was never build. Instead, suburbs spread along main roads and along the beaches by speculation that turned virgin areas into highly commercialized parcellation schemes.

Greater Beirut  
Masterplan 1964

Building activity | Beirut | 60s | an extract

ARCHITECT	AALTO Alto	ADDOR & JULLIARD	BIZRI Amin	CHAYER Karl	ECOCHARD Michel	EDDE Henry	IRVING Anthony	KARAM Joseph Philippe	EL-KHOURY Pierre	LECONTE André	MAJDALAN Nadine
LIFE	1898 1976	1920 1982 (Addor)		1900 1971	1905 1985			1923 1976	1930	1994 1990	1914 1978
ORIGIN ABROAD	FINNLAND	SWITZERLAND		POLAND	FRANCE					FRANCE	
ORIGIN LEBANESE								X	X		X
BUILDINGS	CENTRE SABBAG 1966 with Alfred Roth	CENTRE STARCO 1956	AL-THANI MAKASSÉD school 1959	AUB ALUMNI CLUB 1953	LYCEE FRANCAIS LIBANAIS 1959	IMM. DE LA De L'INDUSTRIE 1967	AMERICAN LIFE INSURANCE 1964	KARAM 50s	VILLA PERSONELLE Yarze 1958	RIZK HOSPITAL 1957	MAJDALAN 1957
				HOTEL CARLTON 1957	COLLEGE PROT. FRANCAIS 1955 avec Claude Lecoœur			CHAMS 1960			
		BANQUE CENTRALE 1962							BASILIQUE NOTRE-DAME DU LIBAN 1969	INTERNATIO- NAL AIRPORT at Khalde 1948-1954	MICHE EID 1959
		PALAIS PRESIDENTIEL 1956-65		GHANDOUR 1959	COLLEGE DES ANTOINS 1960 with Gabriel Tabet			HAGE 1955		LAZRIEH OFFICE BUILD. 1953	RESID. BLD. RBEITZ à Clemens 1955
				SHELL 1959					BRITISH BANK 1966		
		SIEGE DE LA BANQUE DU LIBAN 1963		CINEMA SAROULLA (hamra) 1961	SACRE-COEUR HOSPITAL 1961 with Henri Eddé			LA GONDOLE 1962			
				OLIVETTI BUILD. corniche du fleuve 1962					CITE PROFESION- NELLE DE DEKWANE 1963		
				IMM. HORSE SHOE 1958				TABET HOUSE 60s			
				tout avec Wassek Adib Bahije Makdissi							

NI	MIGEON Maurice	NEEMA Pierre	NIEMEYER Oscar	MANASSEH Albert & BEKHAZI Nicolas	RAYES Georges	SALAM Assem	SEDNAOUI William	STONE Edward	TABET Antoine	TRAD Farid	WOGENSCKY André	
		1931	1907		1915 2002	1924		1902 2009			1916	
	FRANCE	FRANCE	BRAZIL					U.S.A.			FRANCE	
					X	X			X			
NI	CITÉ SPORTIVE 1956 	SIEGE DE L'EDL 1966 	TRIPOLI FAIR 1960	CASINO DU LIBAN 1959	IMM.DE LA PAN AMERICAN 1955	PAN AMERICAN BUILD. 1955	IMM.DE LA TELE LIBANAISE 1959	HOTEL PHOENICIA INTERCONTI- NENTAL 1961	IMM.DE L'UNION NATIONALE 1952	PALAIS DE JUSTICE 1962	MINISTRY OF DEFENSE 1962-1968 with Maurice Hindié	
					IMM. ZAHAR 1958	IMM.DE LA BANQUE INTRA 1960	KHACHOGGI MOSQUE 1968	with Ferdinand Dagher and Rodolphe Elias	EGLISE ST.FRANCOIS 1955 avec Louis Tabet		HOTEL Holiday Inn 1965-74	
L					IMM.RESIDEN- TIEL BOUTROS 1969	SERAIL DE SAIDA 1965			IMM. MOBIL 1959 avec Louis Tabet			
eau		MINISTERE DES PT 1964 avec J.Arctingi et J.Nassar			IMM. ARIDA 1951	BROUMMANA HIGH SCHOOL 1966			MINISTERE DE LA JUSTICE 1965 avec Louis Tabet		LIBERTY TOWER 1972 with Maurice Hindié	
		MAISON DE L'ARTISAN 1965 avec J.Arctingi et J.Nassar			GYMNASE DE L'ECOLE DE LA COMM. AMERICAINE 1958	MOSQUE OF DE PINE FOREST 1968						
					HOTEL EXCELSIOR 1963 with Assem Salam & Theo Kanaan						<p>The period after the independence in 1943 is characterized by the resignation of Lebanon to a regional Metropolis with a fast demographical growth and a spectacular spatial extension. With president Fouad Chehab being elected 1958 a large scale reform program, aspiring to make Beirut the largest metropolis of the region is being introduced. In 1960 a new decade starts, that will go through a real transformation and expansion of the urban fabric. The government launches many engineering and architecture contests. It mainly includes a construction plan comprising many public buildings like the Central Bank Headquarters, several ministries, and the port expansion. In 1963 the General Direction of Urbanism (DGU) is established, which is charged with urban planning and the execution of major projects</p>	
	PAN AMERICAN BUILD. 1955	CENTRE CONCORDE 1972				CENTRE GEFINOR 1970						
												



# the sixties

back-  
ground

the  
sixties

development of badaro | raoucheh since the 20's  
investors | inhabitants | renters  
development of the ground floor  
building laws  
building catalogue of sixties architecture  
sunshields | building orientation | materials

during  
wartime

current  
situation

## Badaro

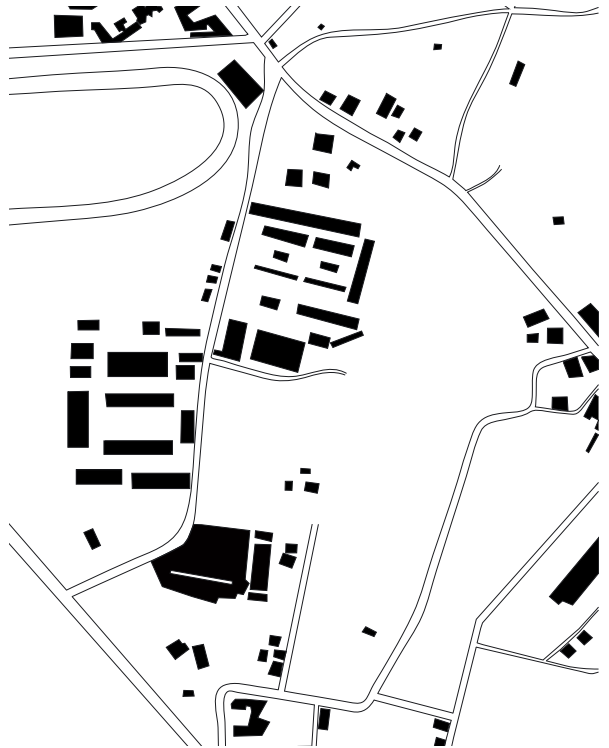
development since 1926

Badaro is a residential neighborhood planned by developers in the mid 1950's along the eastern border of Horsh Bayrut (Beirut's Pine Forest) that was planted by Emir Fakhreddine in the 17th century to stop the advancement of the southern sands into the city of Beirut situated North. The first inhabitants were Christians and Druze. The neighborhood demographics changed after the mid 1960's when numerous wealthy Christian families from Aleppo and Damascus in Syria fled their country due to the nationalization laws and settled in Badaro.

### 1926



### 1943



Land freed by army with a big **French military** zone full of military barracks and the military hospital.

1961



The development of Badaro was based on a plan by a group of developers (Faritrad architect and others). They bought the land from the army and proposed a plan to the General Director of Urban planning. A big influence on the constructions had the former French law of height restriction and the continuum of strict building laws.

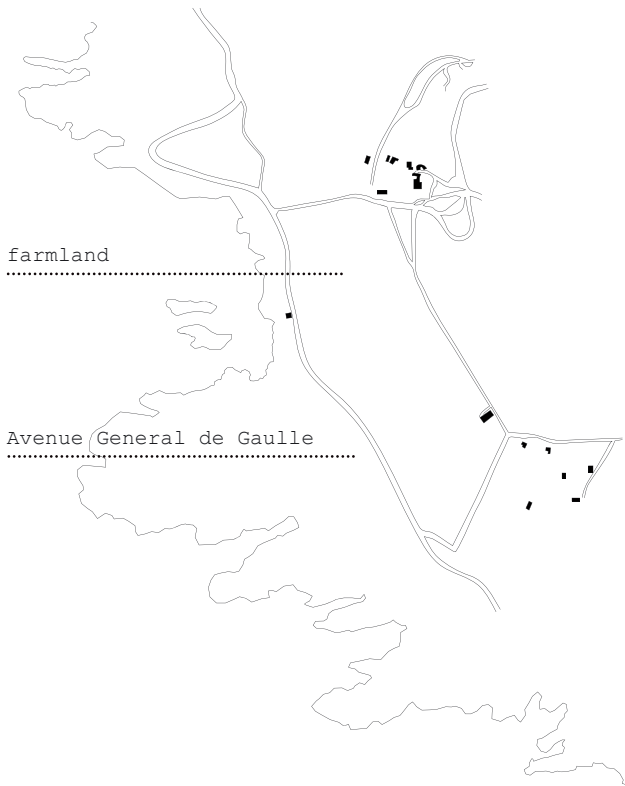
Interview with Jad Tabet,  
Architect and Urbanist.  
October 2009 Studio Basel.

# Raoucheh

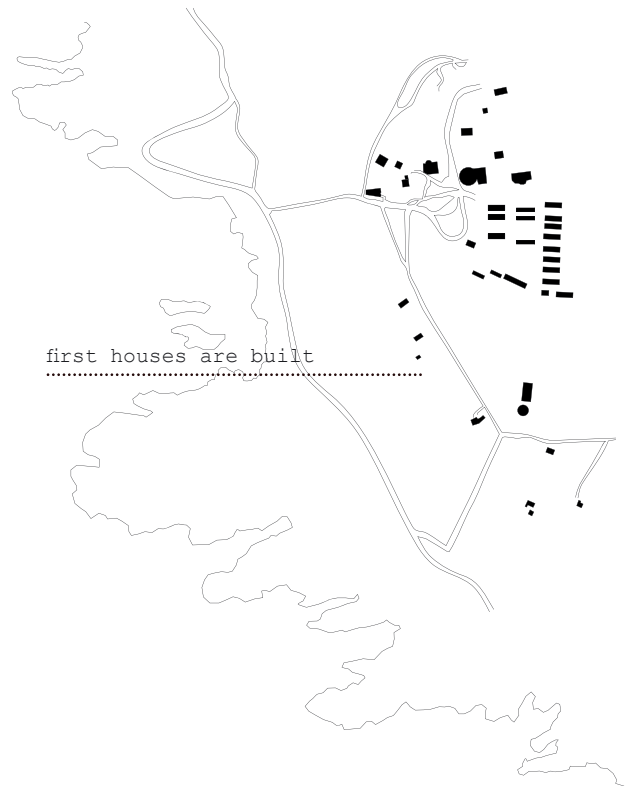
development since 1926

The city expansion of Beirut followed, starting with the city center, in a circular way and rather towards the heartland. At the beginning of the 20th century the sea was used as an infrastructure for trade and waste disposal. It was not until the 1950s that the seaside was discovered as a quality and building activity started.

## 1926

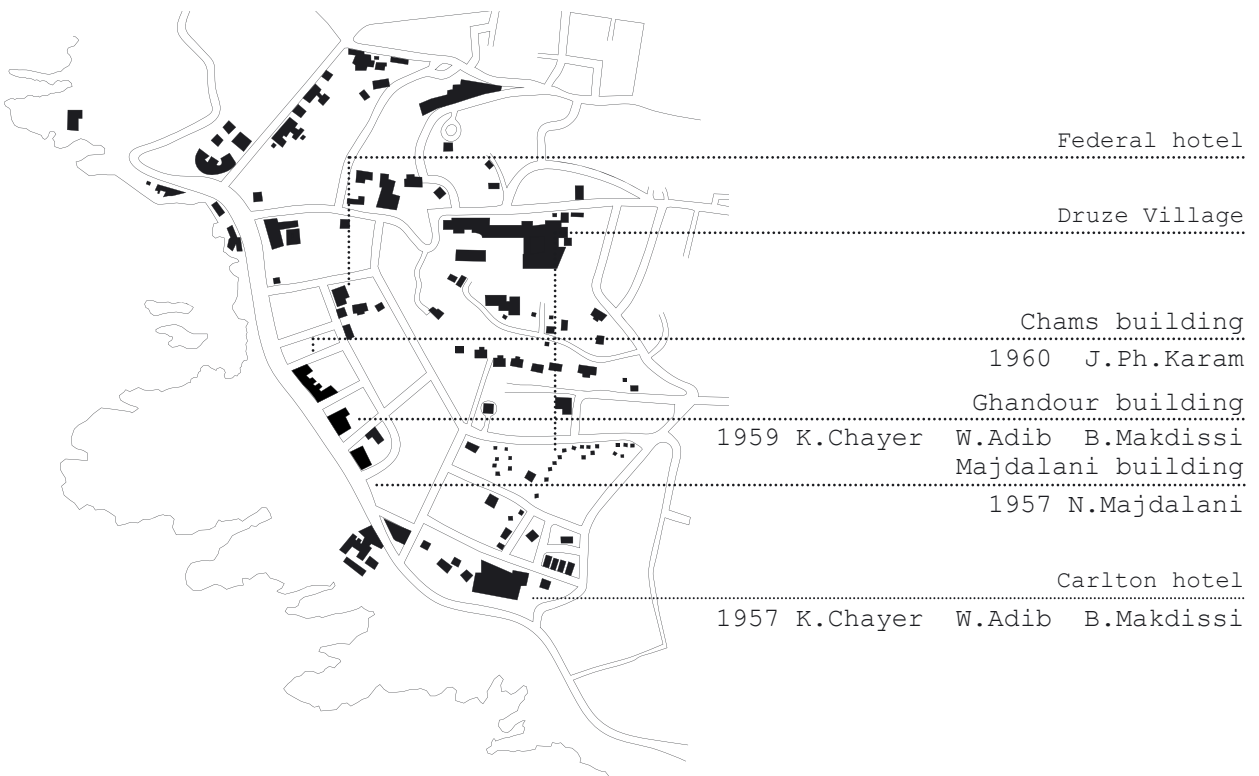


## 1943





1961



There was never a public urban plan for the area of Raoucheh. In Raoucheh it was more about the object and the space in between.

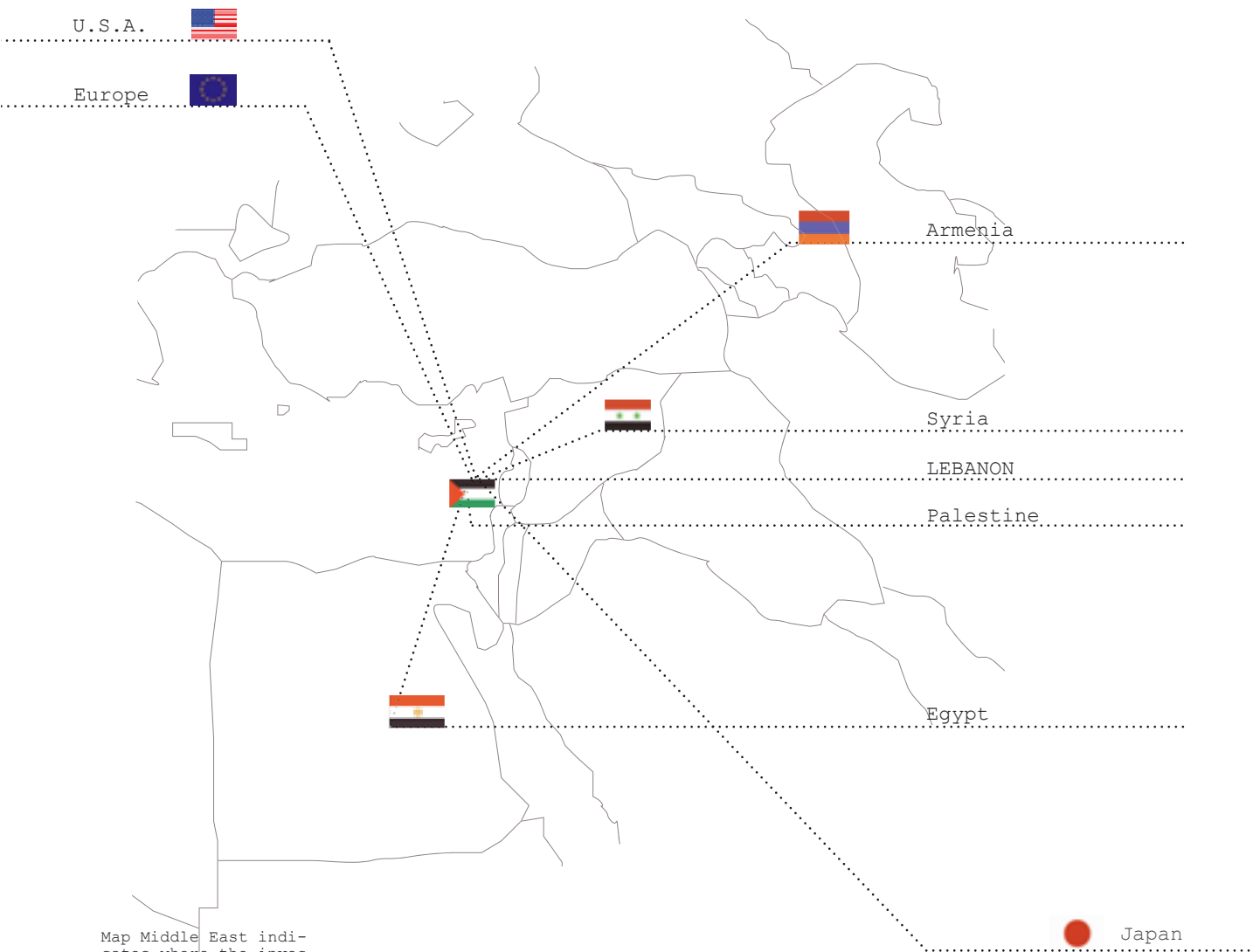
Interview with Jad Tabet,  
Architect and Urbanist.  
October 2009 Studio Basel.

# Investors

In the countries around Lebanon political changes were going on during this period of time. Poor people got into refugee camps, wealthier, educated refugees started to invest.

Why did they invest in Beirut?

Because it was THE modern City in the Middle East. It was still an arabic country, but everything was possible.

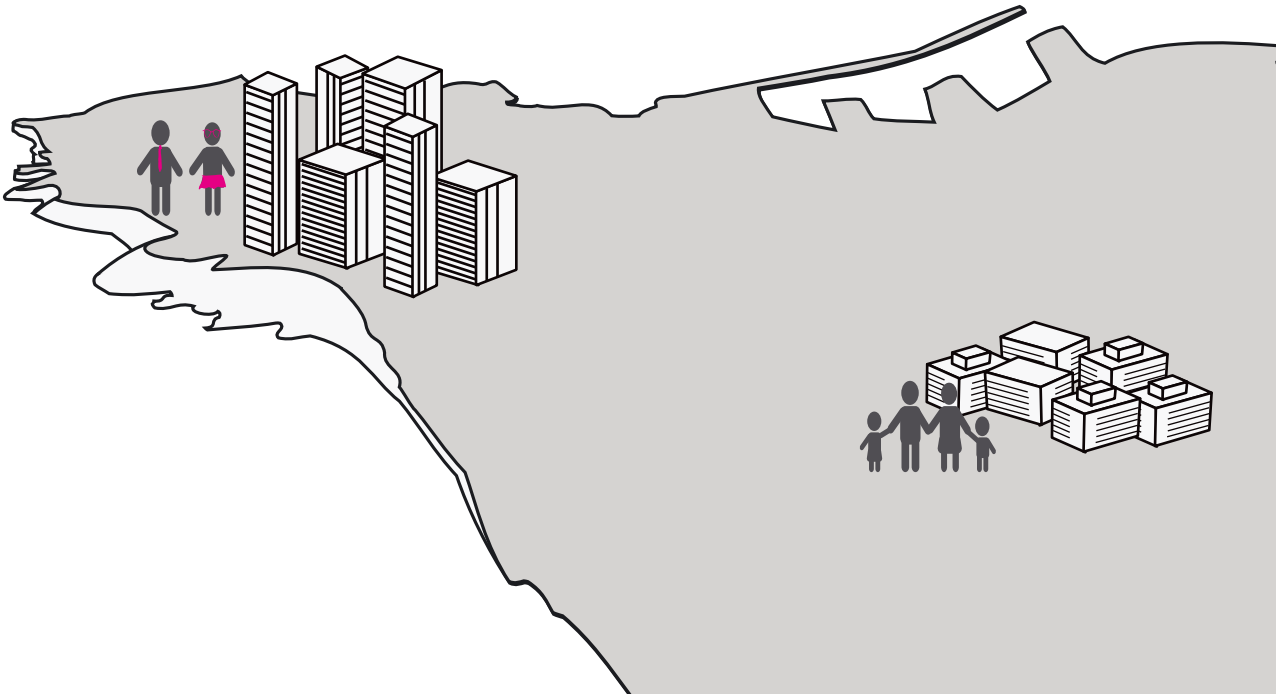


Map Middle East indicates where the investors in Lebanon come from

## Why Raoucheh and Badaro?

The investors in Raoucheh were Lebanese, Syriens, Palestiniens, some Americans and few Europeans. They invested in hotels and in appartements. It wasn't difficult to lend furnished appartements.

The people who moved to Raoucheh were not concerned about the religious environment, everything was only about modern lifestyle. At the close AUB (American University of Beirut) and the Hamra street, modern life already took its place. Furthermore Raoucheh is situated on the coastline, the modern Lifestyle, not only the buildings, took its place.

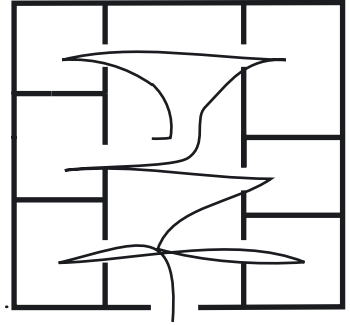


In Badaro the investors were Lebanese, Syrien, Palestinien and Armenien.

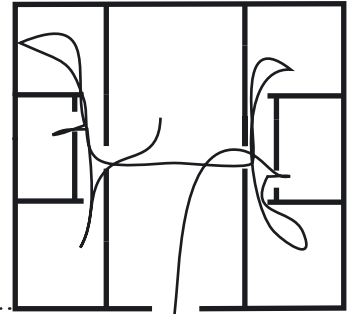
The people who moved there wanted to move into a quiet family area where they could educate their children in French.

# Change of typology

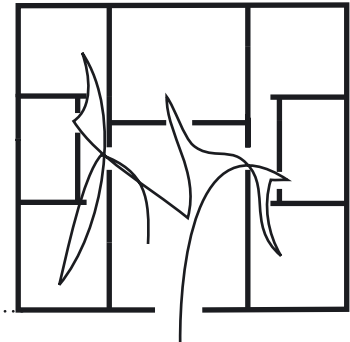
before 1940



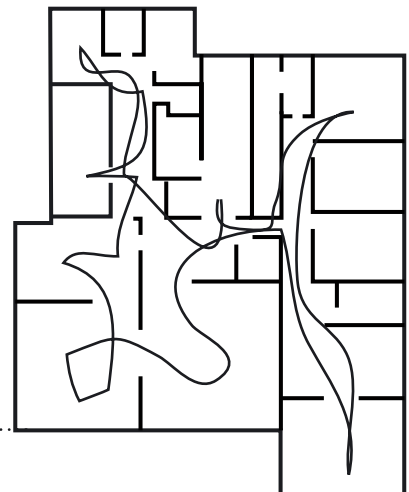
around 1940



after 1940



after 1950



The change from a traditional home to a modern building had different influences. The traditional floor plan was designed the way that all rooms were arranged around the main hall where the family life took place. The first adaptation was made before the 40's. They built a corridor to the rooms, in order that only one door was facing the main hall. Before the 50's the main hall was cut into different rooms, the entrance and the dining room were not in the same space anymore. In the building of the sixties the organization of the rooms changed. More privacy was possible.

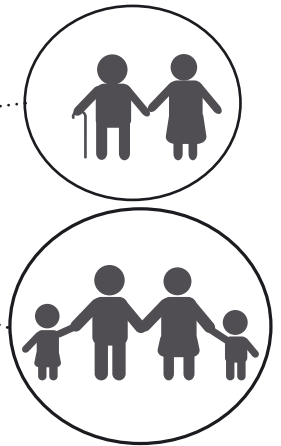
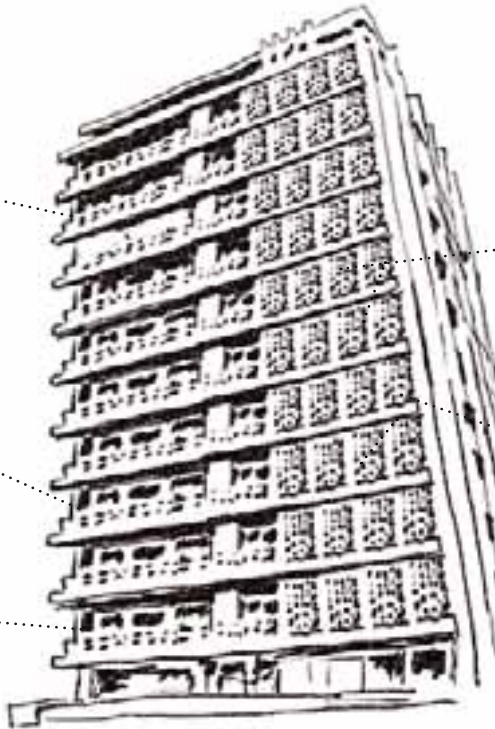


Movement of people

extended family  
(traditionally)



nuclear family  
(modern)



# Building legislation Badaro

before 1960

hight: max. 21m

basement +  
6 floors

French system of  
continuity

pressure of modernist architects  
and developpers to go higher and  
have a less rigid system

1960

hight: max. 27m

basement + 8 floors

condition: setback of whole  
building or 2 floors

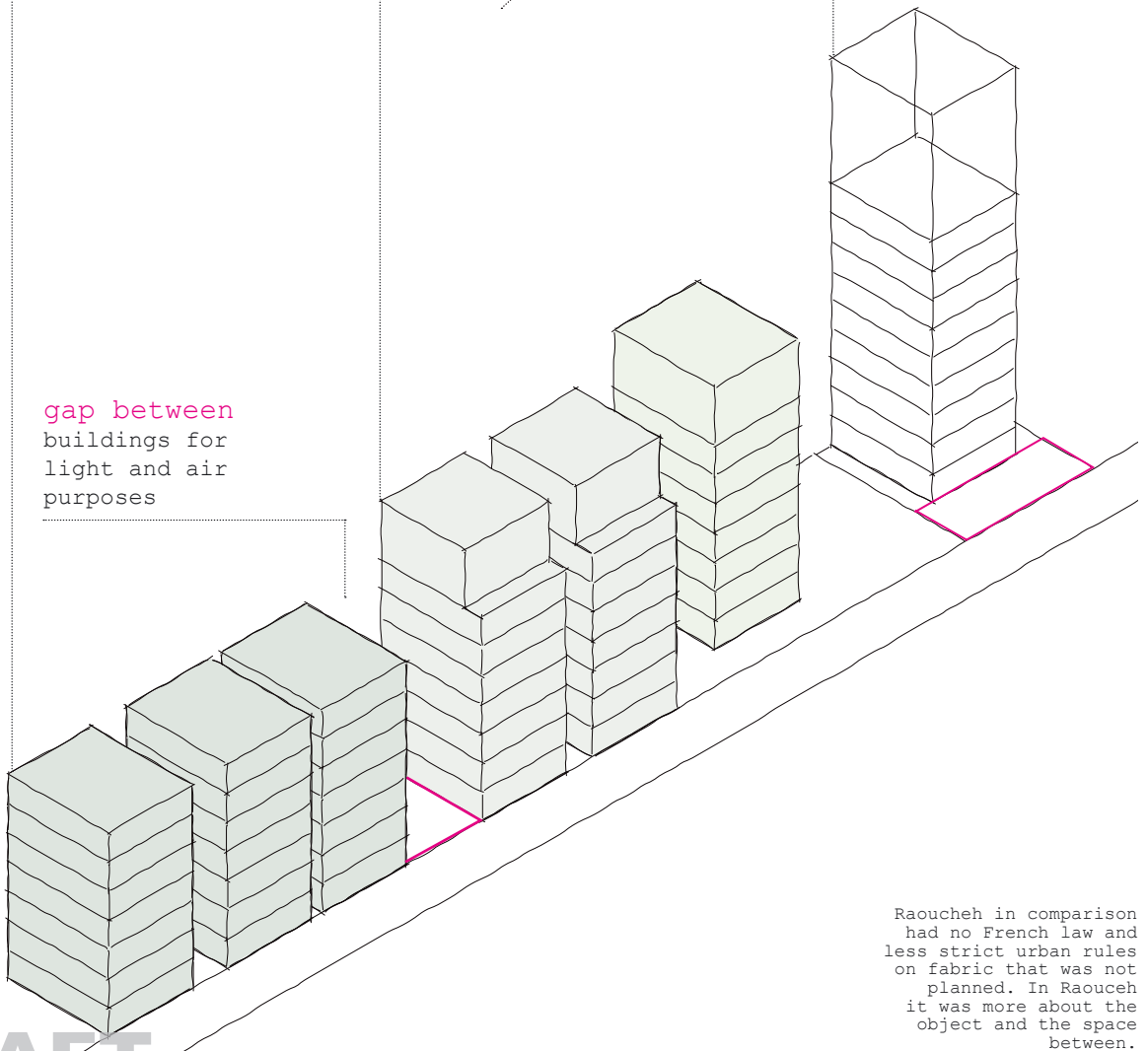
1970

hight: max. 40m

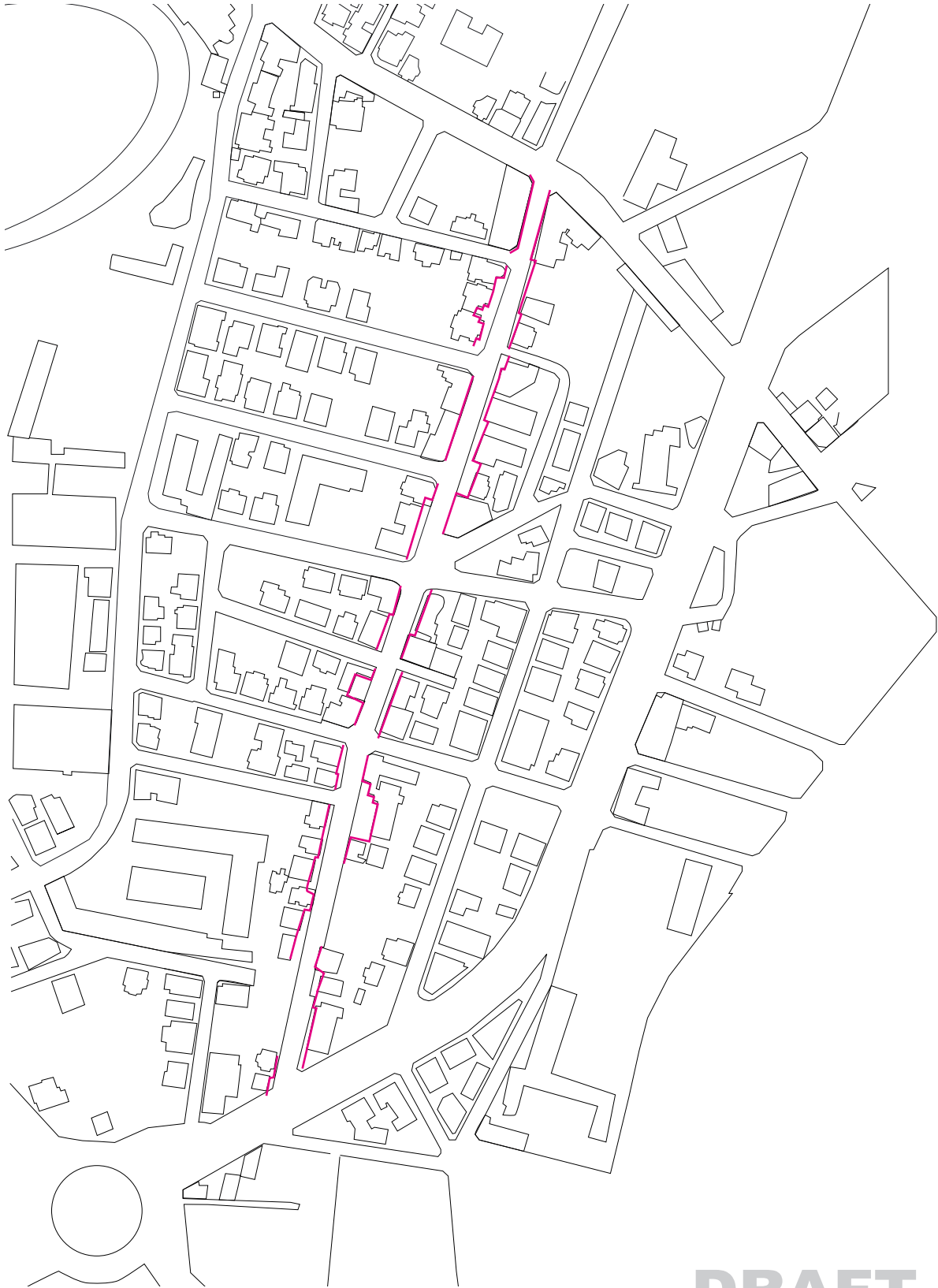
condition:  
setback **1/3** of parcel



gap between  
buildings for  
light and air  
purposes



Raoucheh in comparison  
had no French law and  
less strict urban rules  
on fabric that was not  
planned. In Raoucheh  
it was more about the  
object and the space  
between.







ADDRESS

BUILDING CATALOGUE OF 60s ARCHITECTURE

ARCHITECT

YEAR

ORIGINAL SPACE ALLOCATION PLAN

CONTEMPORARY SPACE ALL. PLAM

FLOORS



AL-DAR

مطعم  
Restaurant

AL DAR مطعم الدار

AL DAR

**DRAFT**  
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Chams  
building

ADDRESS	General de Gaulle road, Raoucheh
ARCHITECT	Joseph Philppe Karam
YEAR	1960
ORIGINAL SPACE ALLOCATION PLAN	residential building
CONTEMPORARY SPACE ALL. PLAM	restaurants, offices
FLOORS	8



east facade



south facade



north facade

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top floor

---



coloured ceramic panels

---



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Majdalani  
building

ADDRESS	General de Gaulle road, Raoucheh
ARCHITECT	Nadim Majdalani
YEAR	1957
ORIGINAL SPACE ALLOCATION PLAN	apartments, restaurant Scotch Club
CONTEMPORARY SPACE ALL. PLAM	restaurants, Audi Bank
FLOORS	8, 2 apartments per floor



east facade



south facade





north facade

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main facade

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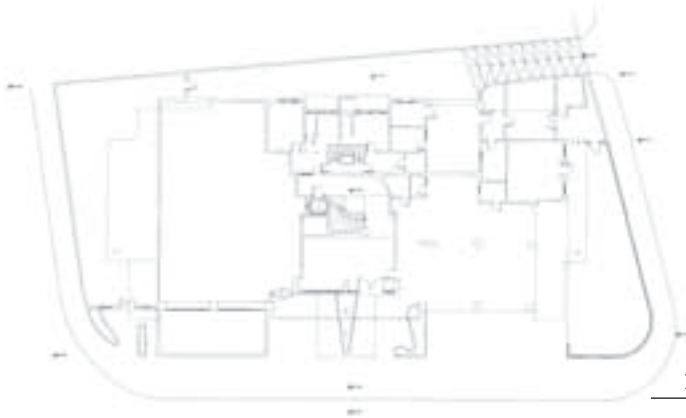
north and south facade

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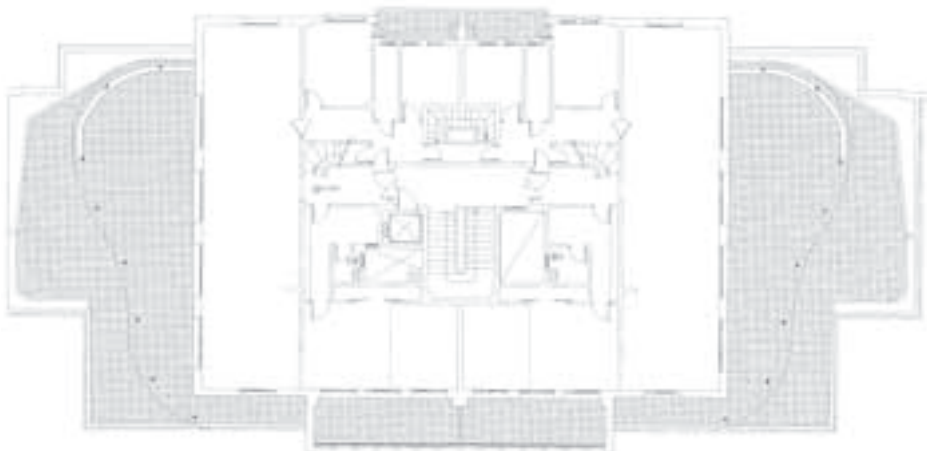
sunshields

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basement

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floor plan seventh floor

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Archive George Arbid

Ghandour  
building

**DRAFT**  
© ETH Studio Basel

ADDRESS	General de Gaulle road, Raoucheh
ARCHITECT	Karl Chayer, Wassek Adib, Bahije Makdissi
YEAR	1959
ORIGINAL SPACE ALLOCATION PLAN	apartments
CONTEMPORARY SPACE ALL. PLAM	apartments
FLOORS	12



east facade

---



south facade

---



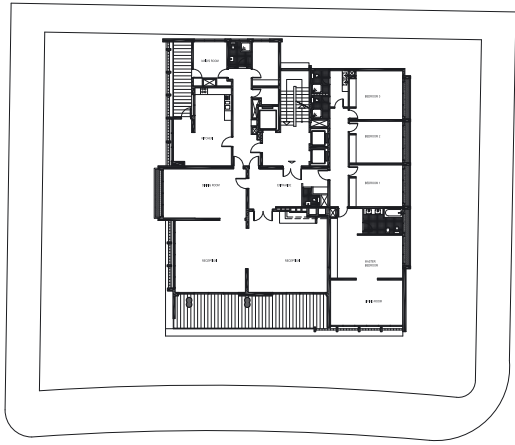
north facade

---



renovated front facade

---

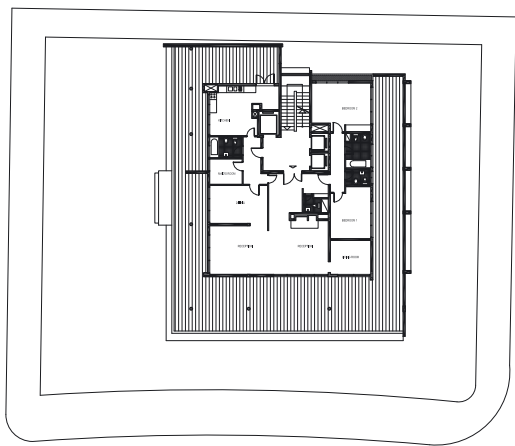


floor plan TF

archive George Arbid, drawn by Roula Idris



sunshields



floor plan LF

archive George Arbid, drawn by Roula Idris









Shell  
building

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ADDRESS

General de Gaulle road, Raoucheh

ARCHITECT

Karl Chayer, Wassek Adib, Bahije Makdissi

YEAR

1959

ORIGINAL SPACE ALLOCATION PLAN

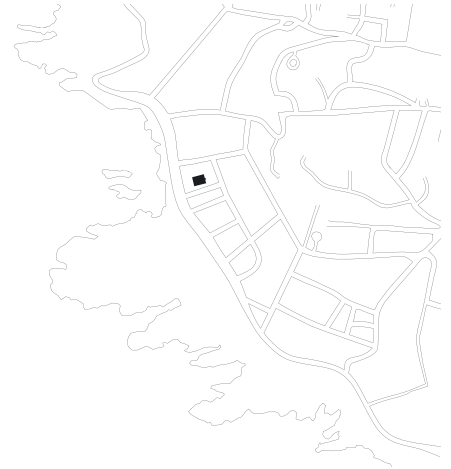
apartments

CONTEMPORARY SPACE ALL. PLAM

apartments, coral petrol station

FLOORS

19



east facade

south facade & front facade



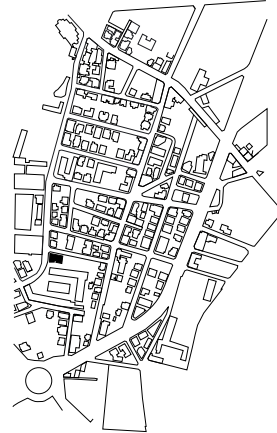


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ADDRESS	George Catroux road, Badaro
ARCHITECT	?
YEAR	1960s
ORIGINAL SPACE ALLOCATION PLAN	apartments
CONTEMPORARY SPACE ALL. PLAM	apartments, shop, restaurant
FLOORS	9

forbidden to take a picture  
military base right beside



east facade



south facade





north facade

---



- entrance
- room
- bathroom
- kitchen
- dining room
- living room
- room

regular floor plan

---



renovated apartment

---



BADARO inn

BADARO inn

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Hage  
building

**DRAFT**  
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ADDRESS

Badaro street (Hage building, today Badaro Inn)

ARCHITECT

Joseph Philippe Karam

YEAR

1955

ORIGINAL SPACE ALLOCATION PLAN

apartments and the Badaro Inn restaurant

CONTEMPORARY SPACE ALL. PLAN

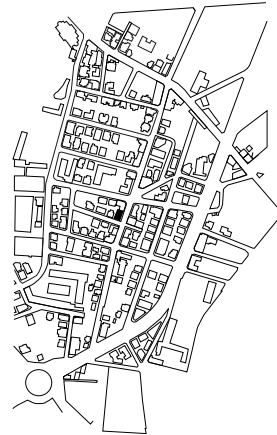
apartments

FLOORS

8



east facade



south facade



west facade

---



balconies

---



**DRAFT**  
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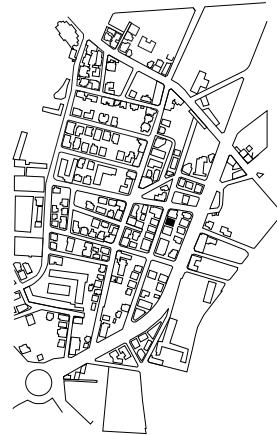
Karam  
building

**DRAFT**  
© ETH Studio Basel

ADDRESS	Alam street, Badaro
ARCHITECT	Joseph Philppe Karam
YEAR	1960
ORIGINAL SPACE ALLOCATION PLAN	apartments and the architects personal residence
CONTEMPORARY SPACE ALL. PLAM	apartments
FLOORS	7 and a rooftop garden (part of architects ap.)



east facade

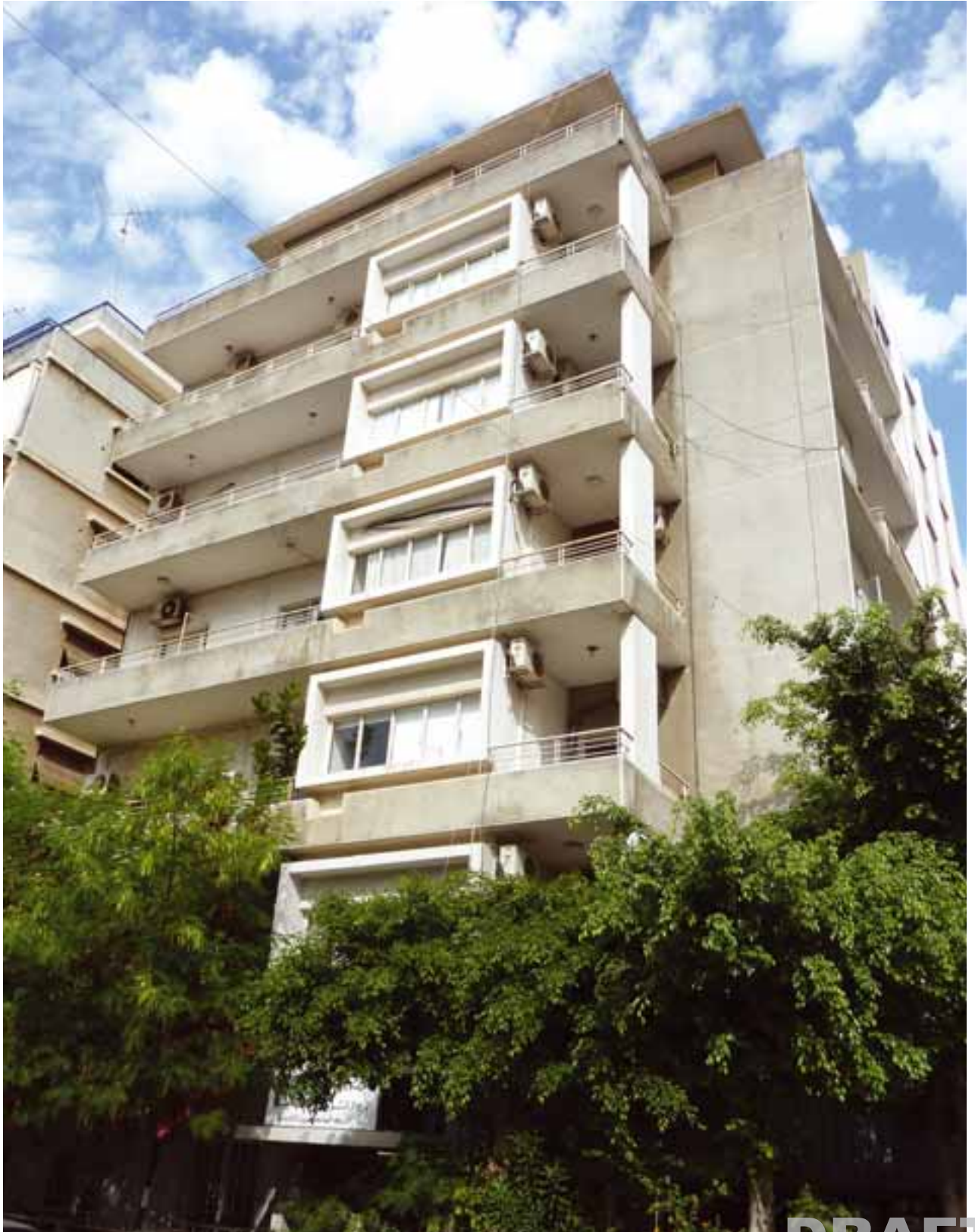


south facade













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**DRAFT**  
IMPRESSIONS | THE SIXTIES  
© ETH Studio Basel

# Sunshields

## shadow angles

horizontal & vertical shadow angle

$\delta$  = horizontal shadow angle  
 $\gamma$  = solar altitude angle  
 $\varepsilon$  = vertical shadow angle  
 $\tan \varepsilon = \tan \gamma \times \sec \delta$

The performance of shading devices is specified by two angles: the horizontal and the vertical shadow angle. These both measured from a line perpendicular to the elevation, and indicate the limit, beyond which the sun would be excluded, but within the sun would reach the point considered.

The horizontal shadow angle characterises a vertical shading device, and it is the difference between the solar azimuth and wall azimuth, same as the horizontal component for the angle of incidence.

The vertical shadow angle characterises a horizontal shading device, e.g. a long horizontal projection from the wall, and it is measured on a vertical plane normal to the elevation considered.

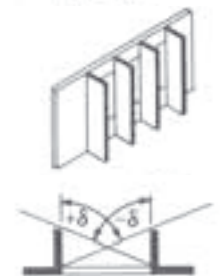
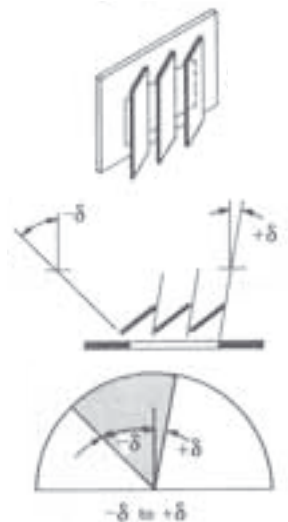
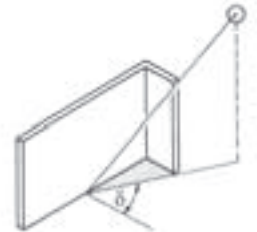
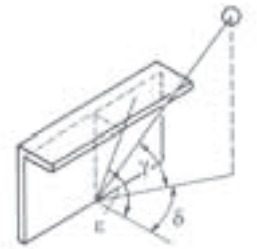
## shading devices

vertical shading devices

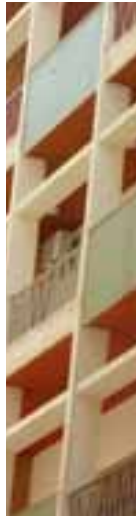
Vertical devices consist of louvre blades or projecting fins in a vertical position. The horizontal shadow angle measures their performance. Narrow blades with close spacing may give the same shadow angle as broader blades with wider spacing.

This type of device is most effective when the sun is to one side of the elevation, such as an eastern or western elevation.

A vertical device to be effective when the sun is opposite to the wall considered, would have to give almost complete cover of the whole window.







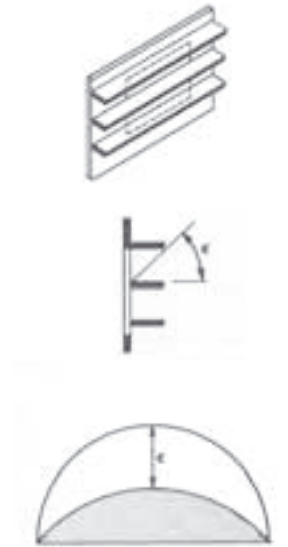
sunshields



vertical shading

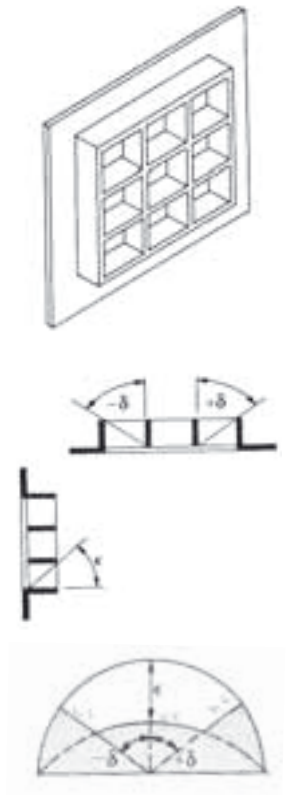
horizontal shading devices

Horizontal devices may be canopies, horizontal louvre blades or externally applied venetian blinds. Their performance will be measured by a vertical shadow angle. The shading mask is of a segmental shape as shown. These will be most effective when the sun is opposite to the building face considered and at a high angle, such as for north and south facing walls. To exclude a low angle sun, this type of device would have to cover the window completely, permitting a view downwards only



egg-crate shading devices

Egg-crate devices are combinations of horizontal and vertical elements. The many types of grille-blocks and decorative screens may fall into this category. Here it shows the method of constructing the shading mask for a moderately complex shape. These can be effective for any orientation depending on detail dimensions.





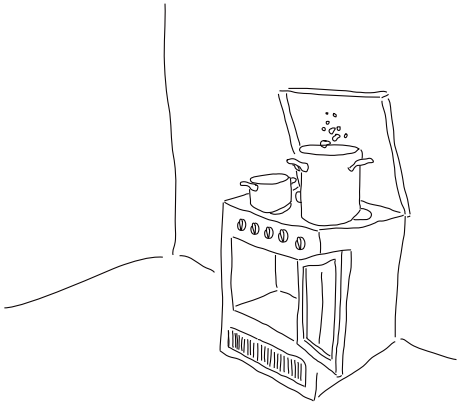
horizontal shading



egg-crating shading

# Building orientation

Climate response of the 60s buildings.



kitchens usually oriented North-East

Bedrooms are usually oriented versus the East or Eastern-South so that they are not hit by the sun in the afternoon, because when you come to sleep in the evenings then you will have an accumulation of heat coming inside the room. So rooms are East and South when possible.

The wind comes from the South and the South-West, so it blows through the hall and ventilates the whole house and goes through the Northern facade.

Interview with George Arbid, Doctor of Design, Architect, Professor at the AUB, in october 2009 Beirut.

# Materials



Reinforced concrete, concrete blocks, slabs, columns, beams, all produced locally



There was also the culture of import of materials mostly for finishings like 'pâte de verre' (glass paste).



The railings were in the 50's and 60's mostly made out of steel, that was painted, except for some that are on the seaside obviously for maintenance purposes quickly were replaced by aluminium, as the example shown (Majdalani building, Raoucheh) or sometimes by concrete because they don't need maintenance by the water, whereas steel needed maintenance constantly. This is why around the 70's one starts to see more aluminium and glass railings for terraces, balconies and such things.



Terrazzo, in Lebanon called mosaic (concrete with crushed stones or marble and chips)



They had the most trendiest material in Beirut during this period, material that nobody had used before and the people selling those materials were very good at convincing architects that this was the trendiest, the last thing that arrived and the clients also wanted to be distinguished with the use of those elements.



# the sixties

back-  
ground

the  
sixties

during  
wartime

current  
situation

map greenline | religions | short war-overview  
illegal souks in raoucheh  
facades with war effect

# Inter war time

## Moslems

1970 in Lebanon

50% Moslems  
23% Sunni  
23% Shia  
4% Druze

1980

42% Moslems  
19% Sunni  
18% Shia  
5% Druze

1990

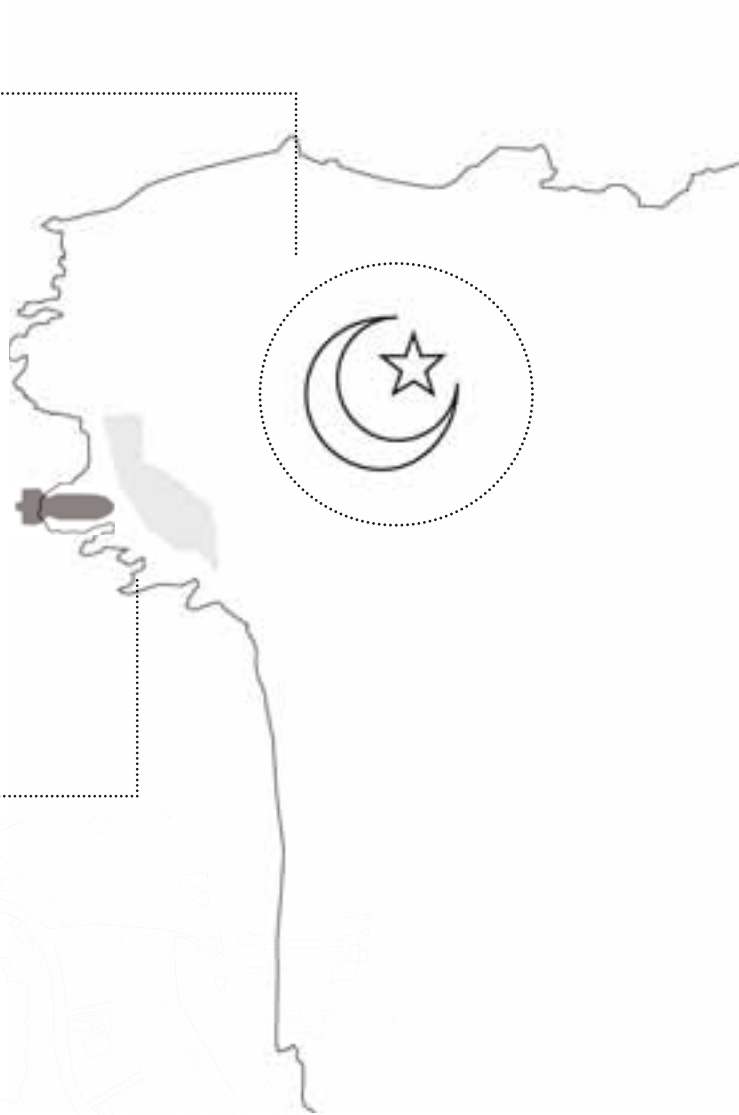
60% Moslems  
26% Sunni  
27% Shia  
7% Druze

## Raoucheh

1982

August: second Israeli invasion,  
bombing west Beirut

September: Israeli troops in-  
vade West Beirut, the first time  
an Israeli force enters an Arab  
capital





January 1976

## Greenline

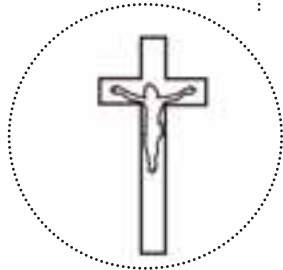
Lebanese army breaks up  
into Muslim and Christian  
part

Christian

1970 in Lebanon  
50% Christian  
mostly Maronites

1980  
58% Christian  
30% Maronites  
7% Catholics  
11% Orthodox  
8% Armenians

1990  
40% Christian  
23% Maronites  
7% Greek Orthodox  
5% Greek Catholics  
5% Armenians

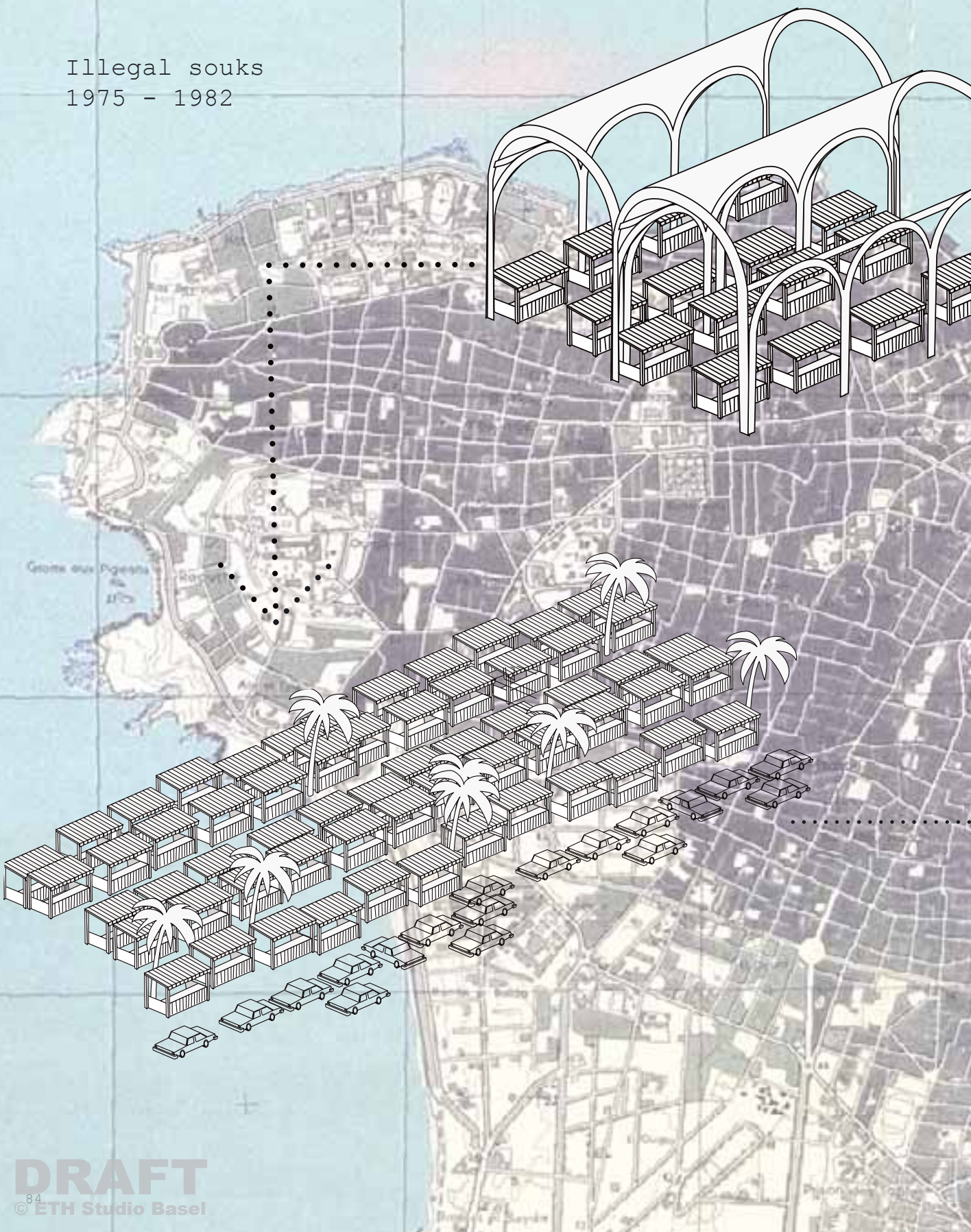


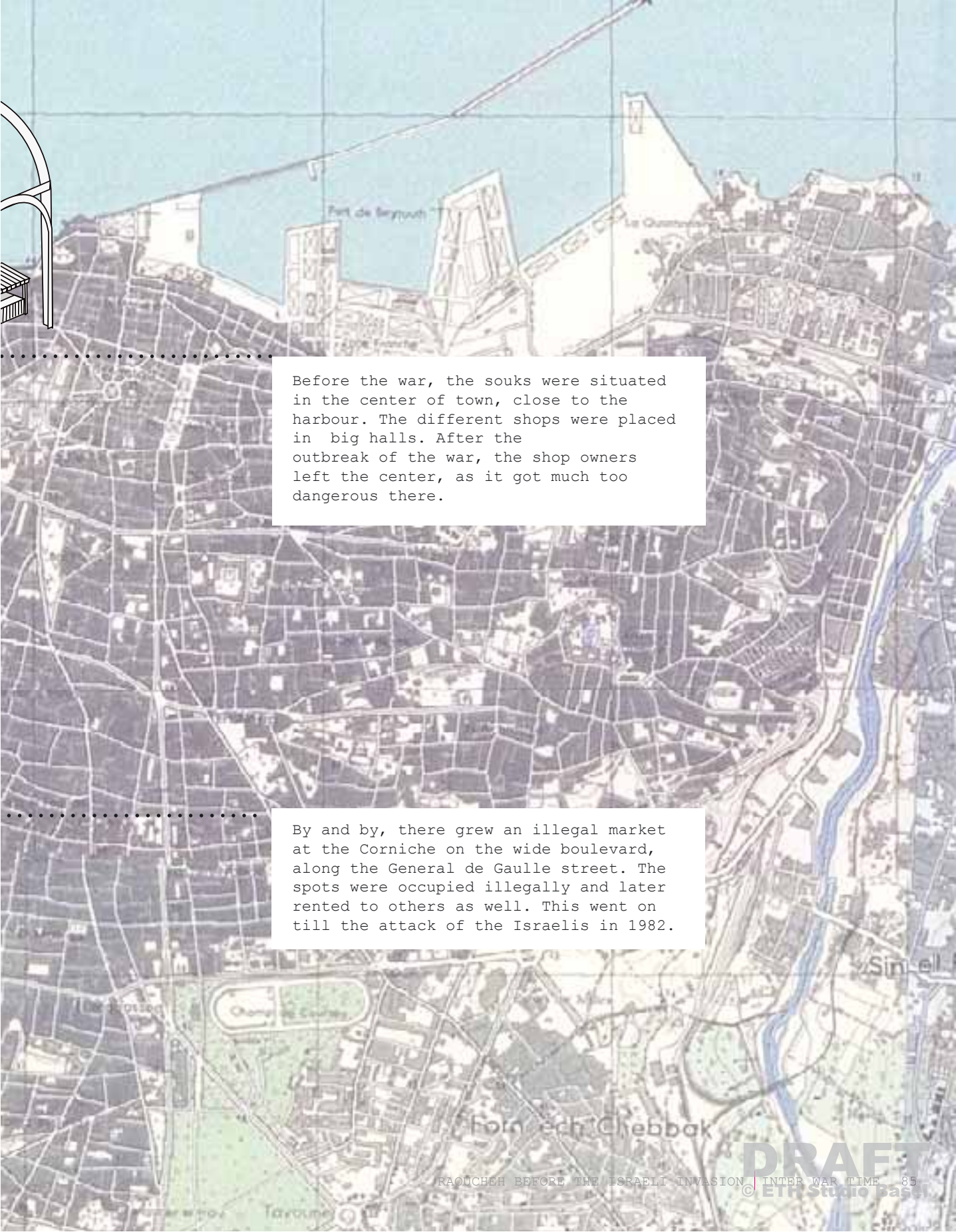
Badaro

was directly on the Green Line.  
Many of the buildings along the  
Green Line were severely dam-  
aged or destroyed during the war.  
Not so in Badaro because of the  
military hospital being situated  
there. The buildings have wholes  
from the shootings but no bombs  
were dropped there. The most dam-  
aged walls are on the Australian-  
roads on the south side, where  
the Syrians came.



Illegal souks  
1975 - 1982





Before the war, the souks were situated in the center of town, close to the harbour. The different shops were placed in big halls. After the outbreak of the war, the shop owners left the center, as it got much too dangerous there.

By and by, there grew an illegal market at the Corniche on the wide boulevard, along the General de Gaulle street. The spots were occupied illegally and later rented to others as well. This went on till the attack of the Israelis in 1982.



left: one of the houses  
in the very south of  
Badaro  
right: temporary use of  
a damaged building





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left and right:  
Buildings destroyed by  
bullets



left: the building used  
to have balconies, they  
closed them after the  
first bomb dropped next  
to it  
right: a useless build-  
ing since the war





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RAOUCHEH INTER WAR TIME  
© ETH Studio Basel



# the sixties

back-  
ground

the  
sixties

during  
wartime

current  
situation

raoucheh | badaro | today compared with the 60's  
infrastructure today  
coastline raoucheh  
raoucheh  
badaro  
what happens to the buildings from the 60's?  
buildings activity current situation







KFC

Petit  
Café

Grand Café

Bahri Gardens

Empty plot



Carlton Residences

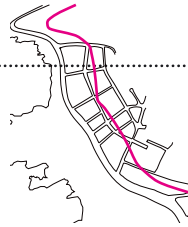
Burger King

Mövenpick Hotel

# Raoucheh

Today

60's



Connection to the Citycenter

Rue General de Gaulle

Rue General de Gaulle

Attraction

Coast, View  
Place to invest  
Money  
arabic spoken  
country, muslim  
part, but liberal,  
ideal for holiday

Coast  
Lifestyle  
View

Religion

Muslim

Mixed, Religion  
didn't play a  
role

People

P. Never moved, so the rent stayed the same since 40 years. he has his office in the same building, in an empty flat

K. Always lived there and never left. big apartment, seaview like it wouldn't be possible somewhere else

P. Escaped with his family from Palestine in the 50's. wealthy, wanted to live near AUB because he wanted that his children get educated there.

K. His grandfather built the building which he is living in. downstairs they used to have a restaurant called Scotch Club

Building uses

apartments, offices,  
hotel, fast food

apartments, furnished  
apartments,  
hotels, restaurants,  
clubs

Investors

Saudi- Arabien  
people with 'OIL  
MONEY', in huge  
apartements

Wealthy educated people from the countries around Lebanon, which are looking for modern lifestyle

Personal feeling in this part of the city

People were friendly but askant. They kept asking what we are doing, why we are here.



# Badaro

## Today

Damascus Street

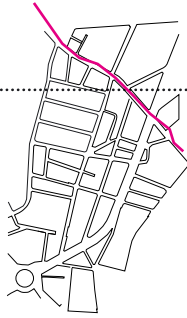
calm area  
good connection to  
the city  
french schools  
not muslim territory,  
pine tree street

Christian

R. She moved with her husband and her son there 2 years ago. They have a mixed marriage, so they want to live in a neutral environment.  
I. lives here with his family. It is possible to have a huge flat which he couldn't afford somewhere else  
S. lives here with his wife. moved back from greek 2 months ago. chose to live here, because good neighborhood  
apartments, offices, groundfloor stores

?

friendly, helpful



## 60's

Damascus Street

new buildings for  
modern living

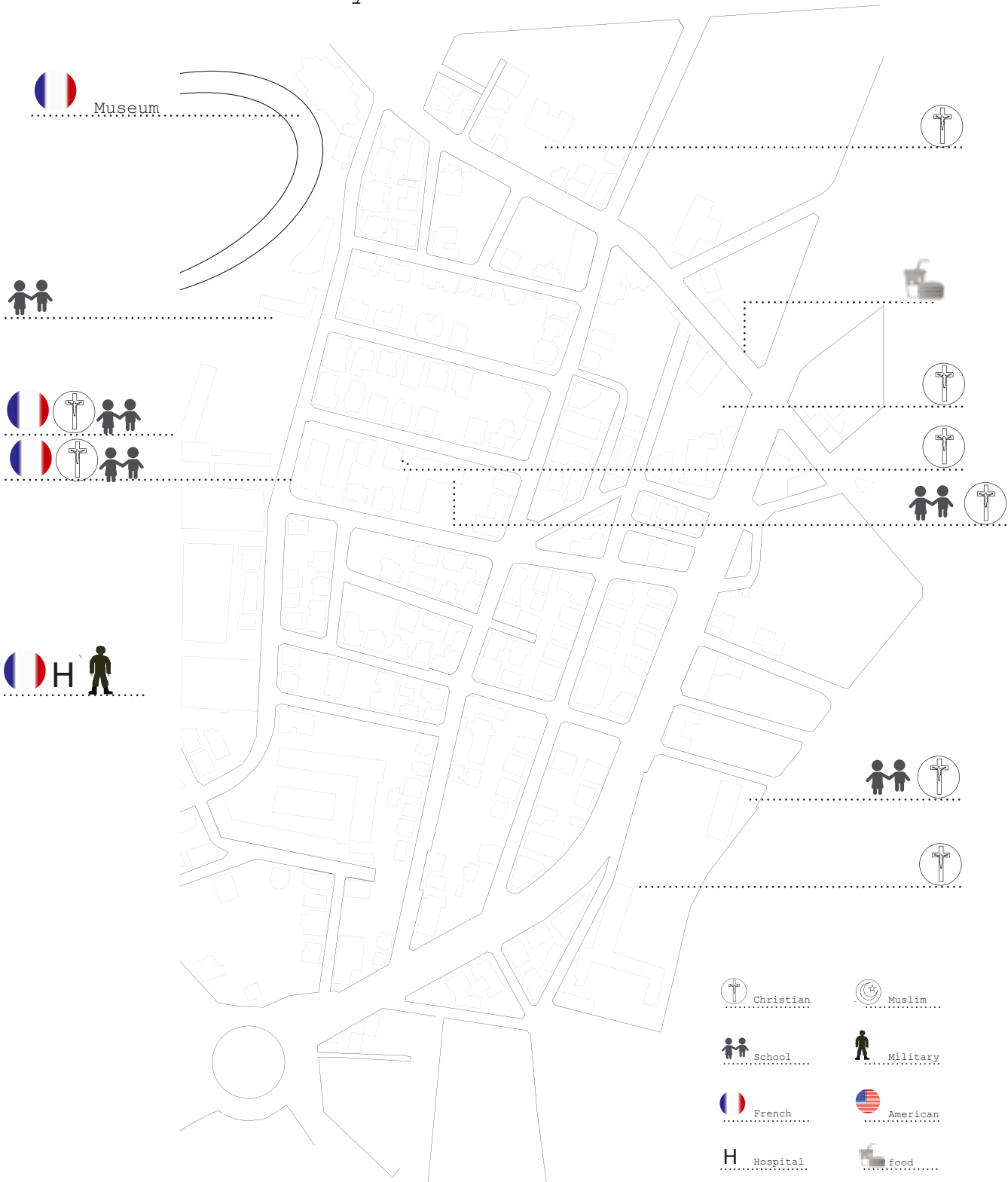
Mostly Christian

S. opened a shop here. he still has his business and his flat here. he left during the war once 2 days.

apartments, ground  
floor

Wealthy educated people from the countries around Lebanon, which are looking for a quiet place

# Infrastructure today





# Raoucheh



The Pigeon  
rocks



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CURRENT SITUATION  
© ETH Studio Basel

RAOUCHEH | CURRENT SITUATION















SUITES



BURGER KING



NEW

CHICKEN STEAKHOUSE

INDULGE IN EVERY BITE

عرض ببدوخ

SMILING & GUM

Burger King is located right on the General de Gaulle street. While eating burger you see the nicest sunset over the sea.

**DRAFT**  
 RAUCHEH | CURRENT SITUATION | 17  
 © ETH Studio Basel

مدرسة الإقطن  
 الإقطن  
 الإقطن





# Badaro







Advertisement for Gillette Factor razors, featuring a blue and white Gillette razor in its packaging. The text "Gillette FACTOR" is visible on the sign.

P  
PARKING  
←

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BADARO | CURRENT SITUATION  
© ETH Studio Basel



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**DRAFT**  
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**DRAFT**

BADARO | CURRENT SITUATION

© ETH Studio Basel

QUEEN  
TAXI



**DRAFT**

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What happens to the buildings from the 60's?

**Preservation?** NO, not from an official site, rarely private examples.

Renovation? Inside, some outside, but not in a sixties way.

Empty? A few, others are temporarily used or there is a change of the original use.

Appraisal? People who have money invest in new buildings and not in old ones.

# One reason why buildings do not get renovated



## RENTING LAW

The owner could elevate the rent only as soon as the hirer of the apartment changed.

Fazit: some inhabitants pay still a 400 dollars rent a year. Having a low income, the owner is not willed to invest.

In the 90s they changed the Law:  
Determinable lease contracts for a minimum of 3 years are possible, what gives the owner the liberty to argument the rent before the renewal of the contract.





## Change of uses

original space allocation plan:  
apartments

today: offices & apartments  
reason: people, predominantly high class  
people left during wartime and built up  
their new life somewhere else and didn't  
come back. Now they are renting out the  
apartments of their buildings, also as  
offices.

fazit: before the civil war, Badaro was  
mainly a residential area. Since the end  
of the civil war there are a lot more  
office buildings and apartment buildings,  
partially used as offices, in Badaro and  
in Raoucheh.





demolished, abandoned  
temporary uses

original space allocation plan:  
apartments

today: demolished & abandoned

except the groundfloor, where the owner  
made up a new facade including pillars  
to use the groundfloor as an  
antiquities-shop.





demolished, abandoned, for sale

situated in: Badaro  
Alam street

original space allocation plan:  
apartments

today: demolished &  
abandoned & for sale



## renovated apartments

situated in: Badaro  
Alam street

original space allocation  
plan: apartments

today: different condominium  
owners, wich renovate the  
inside of their apartments  
according to their own taste.  
But on the outside nothing is  
done.







stucco

---

minimized balcony  
to gain more square  
meters inside

---

marble

---

## renovated buildings

situated in: Raoucheh  
General de Gaulle street

original space allocation plan:  
apartments, at the groundfloor the Scotch  
Club, a fancy restaurant  
designed by Jean Royère

today: apartments, Audi Bank

The architect Majdalani moved in the 60s  
out of the city where he built to live  
with his family. As owned and still in-  
habited by the whole family it's easy  
to make decisions about renovation. This  
happened 10 years ago (1999) with the  
materials of concrete and white cement,  
with sand and blue mosaic. The family  
renovated the building like it was.

1. Majdalani building  
before the renovation

2. Majdalani building  
after renovating





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Bahri  
Gardens

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ADDRESS

General de Gaulle road, Raoucheh

ARCHITECT DEVELOPPER

A&H Construction and Development

PROJECT START

FLOORS

PRIZES

32 / 1 ap. per floor / 575m2 per ap.



east facade



north facade & front facade



typical ground floor

---



project status

---





Sky  
Garden

ADDRESS	General de Gaulle road, Raoucheh
ARCHITECT DEVELOPPER	Ashour Engeneer
PROJECT START	13.06.2009
FLOORS	22 / 325m2 - 65m2 per ap.
PRIZES	floor 1-11 1'750'000\$ - 2'250'000\$, floor 12 - 22 4'700'000\$ - 5'300'000\$ (already sold)



ground floor 1-11



ground floor 12-22





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Carlton  
Residences

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ADDRESS

General de Gaulle road, Raoucheh

---

ARCHITECT DEVELOPPER

---

FINISHED

---

FLOORS

---

PRIZES

---



east facade

---



floor plan

---

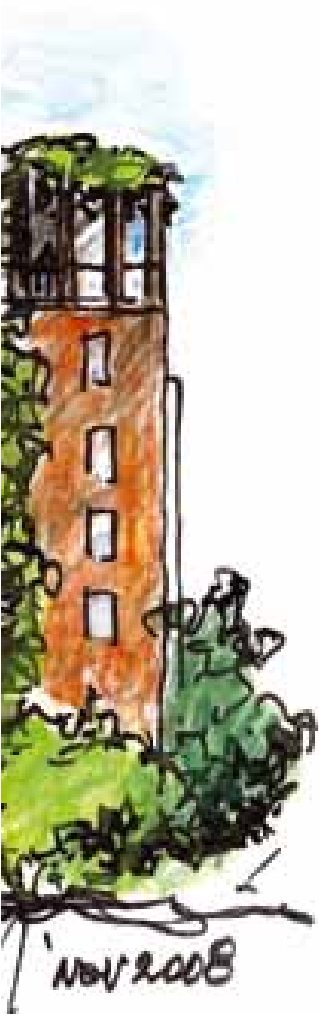


project status

---







Badaro  
Gardens

ADDRESS

Badaro street, Badaro

---

ARCHITECT DEVELOPPER

FFA Real Estate

---

FINISHED

---

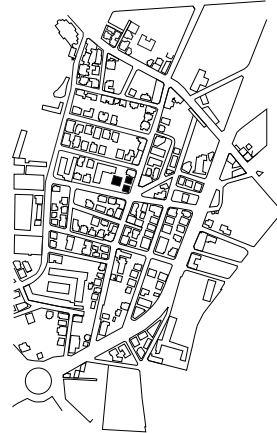
FLOORS

---

PRIZES

2 buildings with 7 floors, 1 build. with 17 floors

---



east facade

---



floor plan, 3rd to 11th floor

---





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## Conclusion

Is taste influenced by education? Were people who invested 50 years ago more educated than those today?

Is one allowed to say that money earned with oil is stupid money?

If Hezbollah had settled down south east instead of south west of Beirut, would Raoucheh be more interesting to invest in, because there wouldn't be a direct connecting street?

Is the movement today comparable to the one in the sixties? Do most investors origin from countries around, because Lebanon is still the most liberal arabic country?

Is Raoucheh turning to a ghost city with cold beds?

Why are the most fancy quarters today Achrafieh and Jamaizie and not Raoucheh anymore?

Would Raoucheh be different, if it had belonged to the Christian part during and after the war?

Is the chance that buildings from the sixties get renovated in Badaro bigger, because people bought a flat and already invested money in an apartment?

Is the return of students, who studied in the West during the French Mandate, comparable with today's returning students? Do the currently returning students trigger a new "swinging" / "lifestyle-feeling"?



## IMAGE CREDITS

Cover

Modern Beirut, New Raoucheh quarter facing the Pignon Rocks, pub. by Jack P. Dadian, Krüger Beirut

google search images

Plan de Beyrouth et ses Banlieus

Portrait de Ville Beyrouth de l'Institut Français d'architecture, p. 30

Les éléments de l'aménagement: M. Echochard

Portrait de Ville Beyrouth de l'Institut Français d'architecture, p. 30

All Postcard from the 60's published by Jack Dadian, Kodak, Beirut

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<http://www.badarogardens.com>

<http://www.ah-development.com/>

<http://www.ashoueng.com/>



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Soeur Denis, principal, Badaro

Stephan, Karl, Geographer, Hazmieh

Younes, Hala, Architect, Beirut

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Ying Zhou

THE MIDDLE EAST STUDIO  
Wintersemester 2009

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