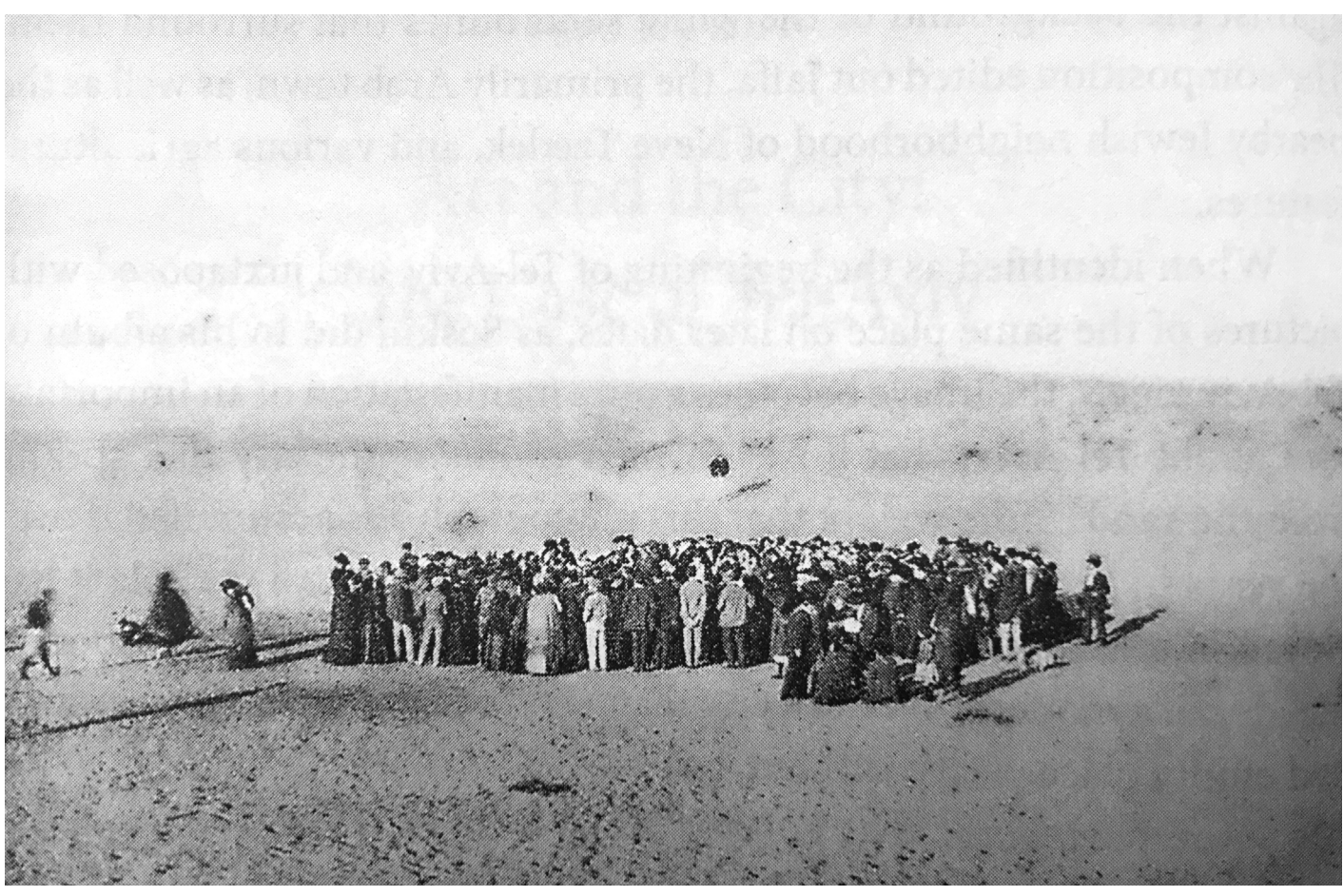


THE EMERGENCE OF TEL AVIV AND THE IMPORTANCE OF CITY PLANNING AND TOPOGRAPHY

From suburb to big city - on the trail of Tel Aviv's founding suburb



Tel Aviv is a young city characterised by the influence of modern European architects. The beginnings of the city lie in a small neighbourhood called Ahuzat Bayit, the first planned district of Tel Aviv. What do we still recognise today from the initial structures that made up this city?



Lottery of the plots on the sand dunes
1909

"A kind of road already emerges from the sand, which gives a firm foothold to a person standing on it; men, women and children come from Jaffa to try their steps on the road, and think it a miracle: the road does not cave, and the foot does not sink into the sand (...)
There are also people who mock the fact that members of society build houses on sand, where, according to the well-known saying of "One who builds on sand, had an easily foreseeable end".

- Unknown

AHUZAT BAYIT AND THE CREATION TEL AVIVS

Ahuzat Bayit is the nucleus of the city of Tel Aviv. Founded as a suburb of Jaffa, it played an important role in the creation of Tel Aviv as we know it today. It was founded on April 11, 1909 by a Jewish neighbourhood council, whose founder and chairman was Akiva Arie Weiss.

The importance of the emergence of Ahuzat Bayit lies in the fact that it was developed to become a city and was built on the basis of a detailed city plan. This urban concept was developed by Avraham Goldmann and Arthur Ruppin. Their plan provided for a fixed road network and uniform lot sizes of 500m², on which one third of the area could be built. This was intended to ensure that the settlement was characterised by sufficient open and community spaces.

THE IMPORTANCE OF TOPOGRAPHY

The topography of the land plays another important role in the formation and shape of Tel Aviv. The roads and the construction of the houses are dependent on the existing sand dunes. The Rothschild boulevard was thus created by filling the ground with the soil that was removed to build the foundations of the surrounding houses.

TEL AVIV AND THE DEALING WITH ITS BUILT HERITAGE

Over time, floors were added to the first buildings of Ahuzat Bayit and new, taller buildings were built, in line with the rapid growth of the city. Old structures sometimes had to give way. Today, on the site of the first Hebrew-speaking high school, the Herzliya Gymnasium, we see the Shalom Mayer Tower, which was built in the 1960s. It is now home to the *Discover Tel Aviv Center*, which features historical exhibits about the early days of the city and White City architecture.

Emmi Frank



Plan of Ahuzat Bayit from 1909 on the city map of Tel Aviv



Herzl Street
1915



Herzl Street
2019



Sand dunes outside of Jaffa
before 1909



Buildig on the sand dunes
1909



First Kiosk and Watertower on Rothschild Boulevard
1910



Rothschild Boulevard
1914