

Urban evolution of the White City



The first Geddes Plan, designed as an adapted version of Ebenezer Howard's garden-city. The urban grid is characterized by the presence of public and private gardens. Geddes planned the roads to favour the flow of sea breeze. The bigger roads are set parallel to the sea (north to south), and the smaller roads from the sea to the inside of the city.

1925



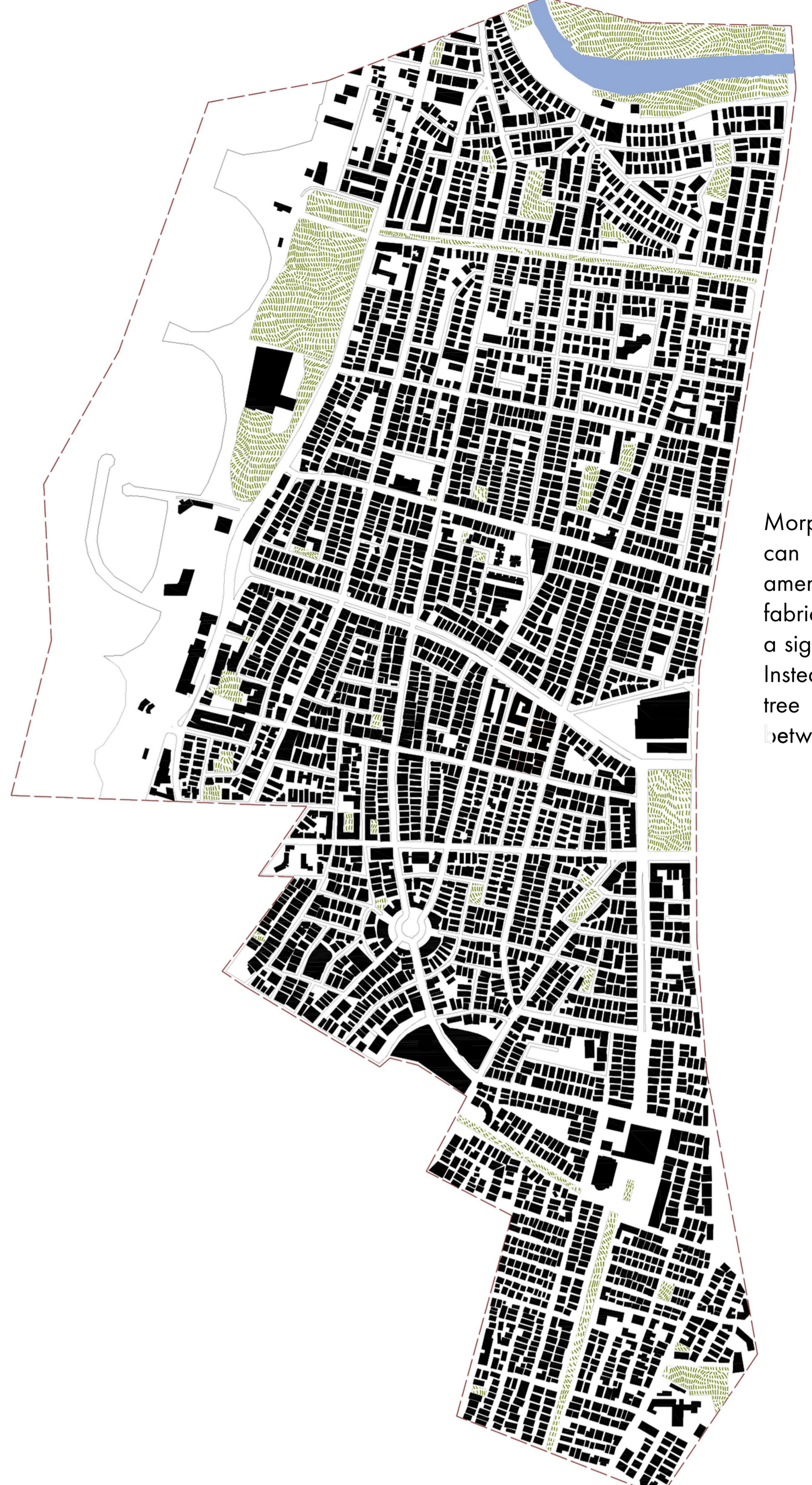
Patrick Geddes' second plan, an edited version of the 1925 plan. The housing capacity increased to 100.000 people due to the growing migration. The green areas were reduced, the same for the distance between buildings.

1931



New urbanistic plan, proposing amendments to the Geddes Plan. The height of the buildings increases from 3 to 4 levels and establishes that the ground floor must be built on pilotis. Some of the home-blocks are slightly re-designed with more simple and regular shapes.

1938



Morphologically, not many changes can be observed from the 1938 amendments, however, the urban fabric has been transformed, losing a significant number of green areas. Instead, there is an increase of tree lines along the streets and in between the buildings.

2020's

Rothschild Boulevard

The Rothschild Boulevard is an extraordinary case study, since it was established since the very first urban grid of Tel Aviv (still during the Ahuzat Bayit times). It was, in fact, one of the first avenues traced on this new settlement. Due to its importance, even nowadays, it is not complicated to find evidence of the transformation of the boulevard through the years.



1909 The first stage of the boulevard, the lack of pavement exposes the sand flooring. A kiosk occupies the central position, and some eclectic buildings are being erected.



1909 A significant increment on the constructions along the boulevard, still on eclectic style. The grid is notably more defined.



1920's Addition of greenery, both in the private buildings and along the boulevard. Pavement and green areas are well delimited.

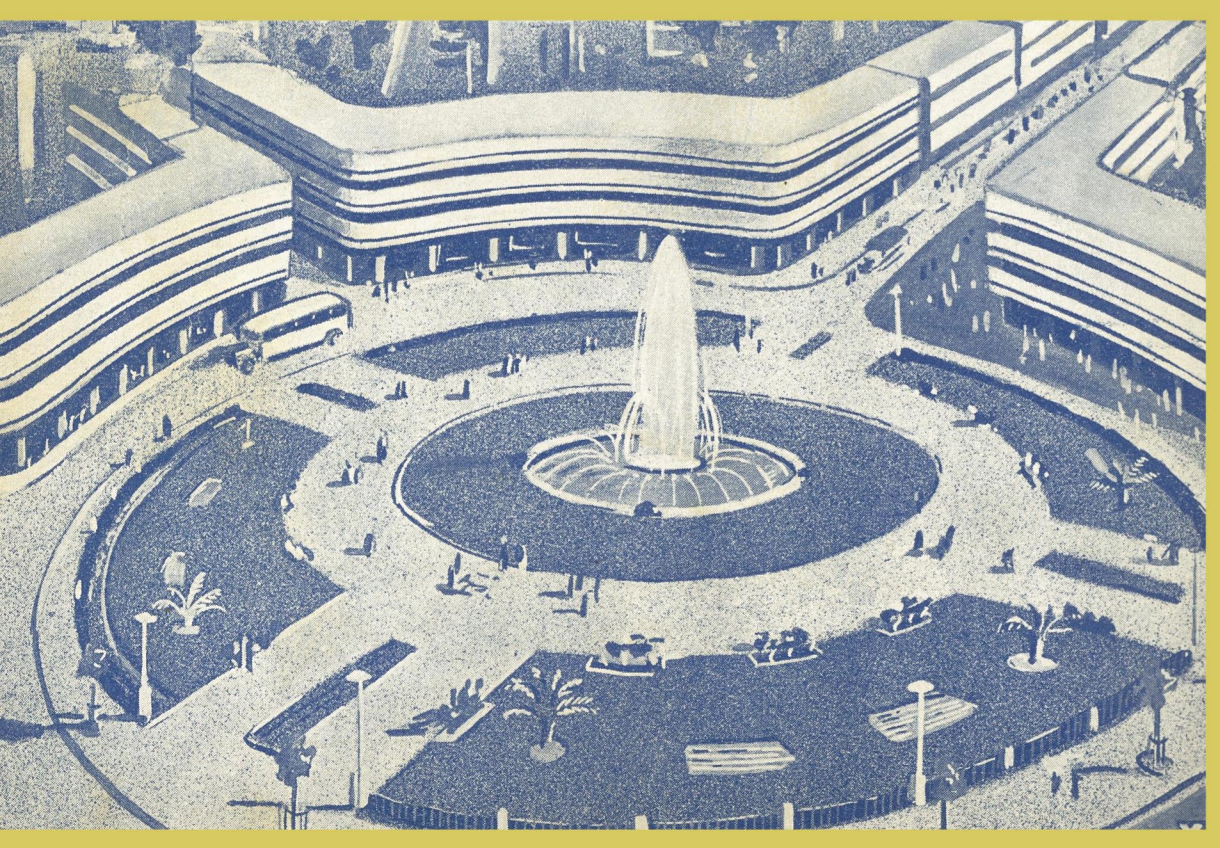


1936 A new proposal for the greenery inside the boulevard, the kiosk is introduced again. The urban grid has changed, but most importantly, the eclectic style has been replaced for Bauhaus.



2010's The boulevard represents a green vein inside the urban tissue that has grown remarkably, the International Style is preserved along the boulevard.

Dizengoff Square



1934 Genia Averbuch won the contest called by Mayor Meir Dizengoff to design the Zina Dizengoff Square, considered to be the heart of the White City.



1935-37 Construction process of Averbuch's design "The étoile of Tel Aviv". Originally, the idea was to build a parking lot under the square, but it was replaced with a roundabout around the square.



1938 Inauguration of the Dizengoff square. Not all the buildings around the square are constructed yet.



1940's Dizengoff square gets consolidated as one of the most emblematic and visited spots of Tel Aviv.



2009 The square preserves the re-design made during the 70's. The pedestrian area was elevated to allow the car traffic pass due to the high rate of criminal activities. Over the years, the underneath and ease traffic.



2010 Dizengoff square became a place to be avoided, the square and houses surrounding it deteriorated together.



2016-18 Tel Aviv municipality decided to bring the square back to its original design, eliminating the elevated square.



2019 The intervention showed favourable results, returning to the people one of the most important public spaces of the city.

Morphological analysis

Cities are extremely complex objects, composed by various parts. It is possible to identify a number of relationships between these parts, and to recognize a hierarchy in these relations. "To deal with the complexity of cities, urban morphology uses this hierarchical view of the city, structured according to a set of fundamental physical elements." (Oliveira, 2016)

According to the urbanist Karl Kropf, the city is an organic whole composed by urban tissues that can be analysed according to different levels of resolution. "These different levels correspond to different elements of urban form. The higher the level of resolution, the greater the detail of what is shown and the greater the specificity of morphological description. In general, all cities and their tissues are constituted by a set of elements of urban form—streets, street blocks, plots, and buildings. Yet, in each city these streets, street blocks, plots and buildings are combined in a specific way, originating different types of tissues" (Kropf, 1996)

The urban tissue can offer their cities a unique character. Some of these tissues are the result of the overlapping of layers of development through time, this is a concept denominated 'palimpsest' by Gustavo Giovannoni. The idea of palimpsest concurs with Rykwert, who established that the city is a reaction to the social and economic changes. The White City of Tel Aviv is an example of a city which is defined and characterised by the urban tissue, but being a relatively recent urban settlement, there is no palimpsest.

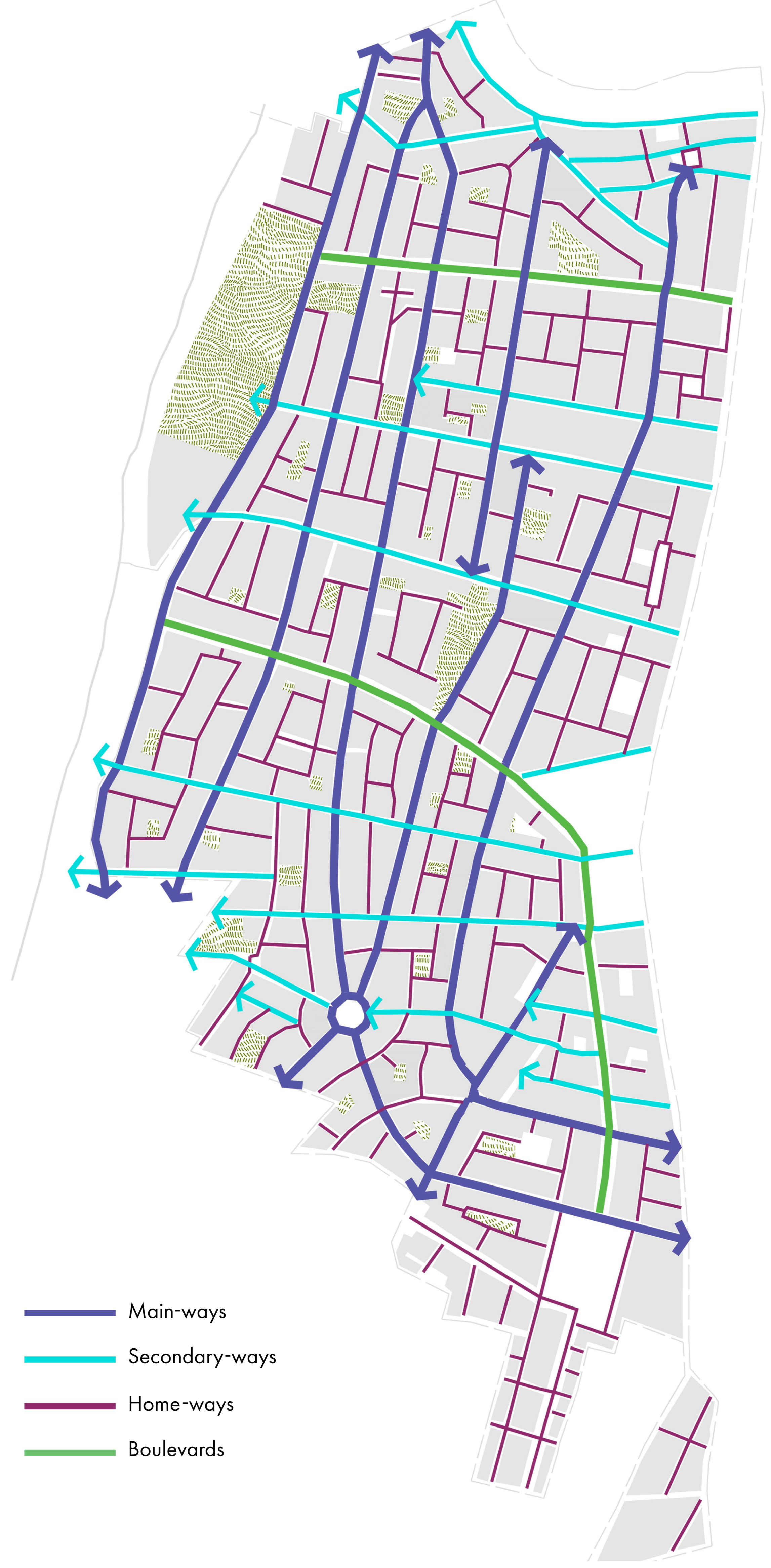
The plots system is one of the main elements of urban form, separating the public and the private domain. The German geographer Michael Robert Günter Conzen was one of the main promoters of the study of the plot as a way to describe and explain the physical form of a city. (Oliveira, 2016)

Patrick Geddes designed in detail the plot system of Tel Aviv, with a series of guidelines to ensure the quality of life. The plots are organised on units called 'home-blocks', which are divided by home ways and can contain common green areas. The house plots have an average area of 450sqm, from which only a fraction was to be used for construction. This cells, or home-blocks, are all different from each other.

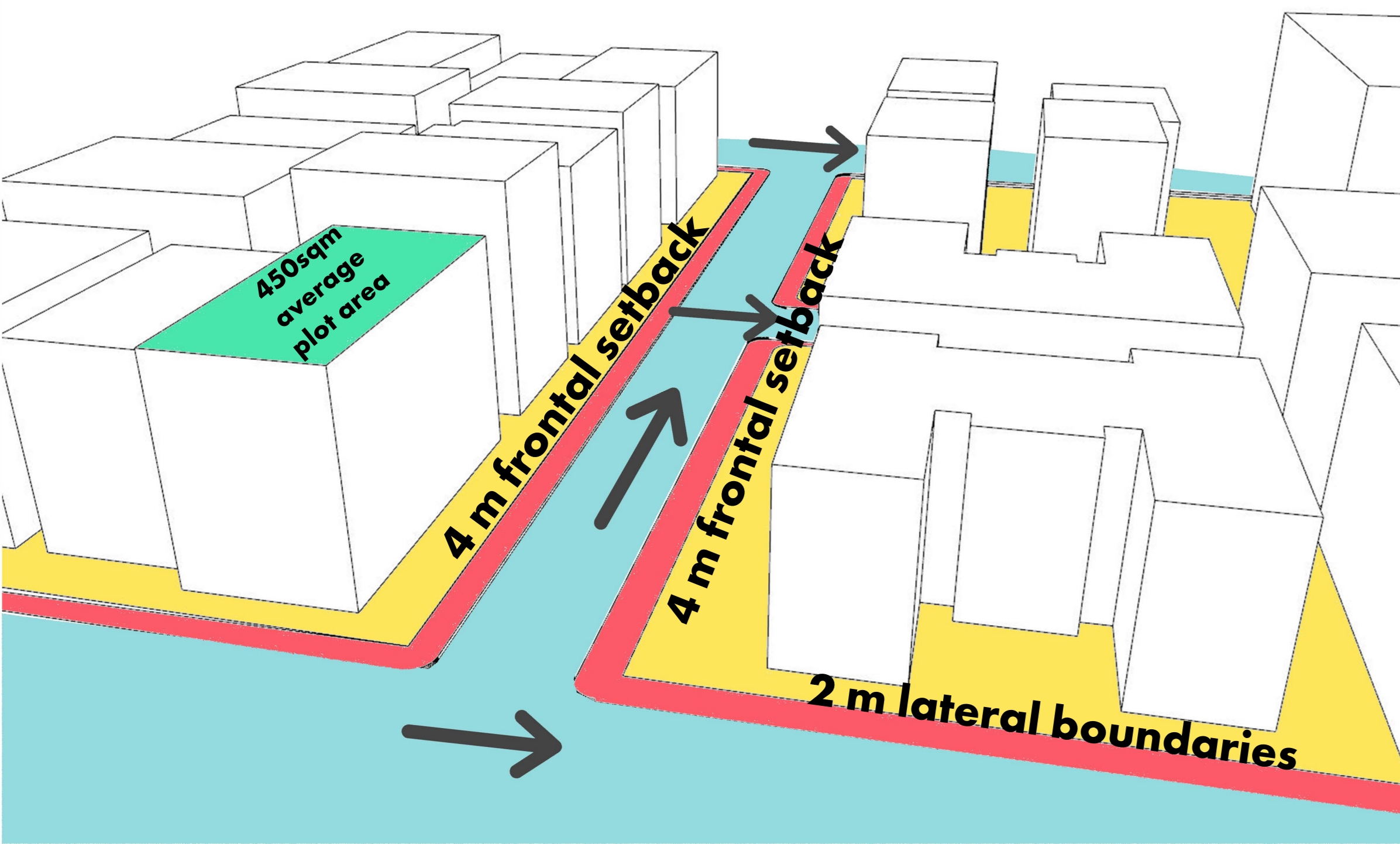
Urban tissue + public spaces system



Streets system



Plots system



- Hospital
- Religious
- Parking
- Commercial
- School
- Hotel
- Mixed use (commercial - residential)
- Public building
- Public square
- Residential
- Cultural
- Industrial
- Gas station
- Green area
- Tree line

The streets are the most stable element of urban form, they define the street blocks that constitute a city and distinguish public from private or semi-public. The character of a street is influenced by other elements of urban form shaping it. The street is influenced by the plots on one or on both sides of the street, by the buildings -their height and the relation between their height and the width of the street. The streets are categorised by Lynch as 'paths', which are "channels along which the observer customarily, occasionally, or potentially moves". (Lynch, 1960)

The original zonification established on the Geddes Plan (1925) has been preserved in its majority. The residential home-blocks are characterized by the inner tree lines and green areas. While in the outside, when located on large streets, maintain the mixed used proposed by Geddes. Most of the hotels are placed near the ocean, while the strictly commercial areas can be found separated from the residential zones. Religious buildings, schools, and hospitals, as well as cultural buildings, are scattered all over the urban grid. Green areas and public spaces constitute an essential component of the city's identity, since many of them can be perceived as "landmarks"; which according to Lynch serve as public reference points. A few of them, could even be considered as "nodes", that Lynch defines as strategic focus points for orientation.

The streets system of Tel Aviv follows the ideals described by Geddes in his 1925 plan (with minor modification). The criterion for the urban grid is to create Main-roads, Minor-roads, and Home-ways, in order to establish a logical circulation to favour the orientation of the buildings, considering the presence of the sea and demarcating a clear hierarchy system along the city.