



◆ مبادرة بيروت للتراث

BEIRUT HERITAGE INITIATIVE

Annual Report

August 2021 - August 2022

1. Foreword
2. Who is *Beirut Heritage Initiative*
3. Action on the Ground
4. *BHI* Committee and Team

ACTION ON THE GROUND

1. Emergency Works under *ALIPH*
2. Rmeil 646 & Rmeil 648 façade renovation
3. Rmeil 695's partial renovation
4. Rmeil 722's full renovation
5. Restoration of the Gholam Stairs
6. Medawar 479: The Blue House
7. "Beirut Residential Architectures, at the source of Modernity: 1840-1940" exhibition
8. Manuals, Presentations and On-site Videos, funded by *Fondation de France*
9. Track Record since August 4, 2020
10. Collaborations
11. Partners

FINANCIAL REPORTS

1. Financial Report for the year 2020
2. Financial Report for the year 2021

Two years have passed.
So much has been done. Yet so much more still awaits.

On 26 August 2020, days after the ominous explosion at the Port of Beirut, we launched *Beirut Heritage Initiative* and promised sustained neighbourhood based revitalization.
 It was a humbling task.

During our second year of work, we faced, as most active organizations faced, COVID-related slowdown and increasingly dwindling funds. Lebanon has failed to hold the hearts and minds of the international community. Our bureaucracy and systems of decision making and accountability leave a lot to be desired.

However...
 In our first year, with the help of *ALIPH*, we completed several interventions of **propping and sheltering of endangered heritage structures**. This requires follow up as we are months ahead of our third winter season.

In our second year, we completed **partial renovations of a handful of heritage houses and transitional walk up apartment buildings**. Those were completed in partnership with other organizations (*Live Love Beirut, Together Li Beirut...*) and with the financial support of the local community, expats artists and collaborations.

With the support of *Fondation de France*, we completed an ambitious **technical training program combining online lectures** on YouTube, **in-house workshops** and **two printed manuals**.

In partnership with *House of Christmas / Together Li Beirut*, we handed over during Christmas 2021 completed renovation of **The Gholam Cluster**. This included upgrading of the larger stairs supported by France's Ministries of Culture and Ecological Transition. It was a heart-warming celebration of life returning to the heart of the devastated neighbourhood.

Within the Seaside Cluster, and in partnership with the *Honor Frost Foundation*, we are nearing **completion of The Blue House**, a prominent house facing the seaport that was severely affected by the blast. It is one of scores of threatened Ottoman era structures that we hope to revive. We look forward for the first new tenant to move in October 2022, to usher research and awareness in marine archaeology.

We participated in **professional conferences and workshops** (*AUB, MIT, OEA, UNESCO...*) and presented to **international gatherings of experts** (*Asso-Restauro, UN-Habitat NUF,*), all hoping to collaborate **to forge a realistic yet forward looking vision for the future of Beirut**.

As members of the 3RF Initiative bringing together *European Union, United Nations* and *World Bank*, we are now in rotation as **voting members within the Consultative Group**. We are **active participants of various working groups** (Housing, Culture ...), and recently joined **UN-Habitat's Technical Advisory Committee** for the rehabilitation of 31 heritage structures affected by the blast, scheduled to have its first meeting in August 2022.

From the outset, throughout our work, and moving forward, **we strive for transparency, efficiency and selfless professionalism**. In dire political and financial circumstances, **our mission extends beyond reconstruction of buildings and clusters, to continuously trigger awareness of the diversity of heritage and how best to preserve it**. The road ahead to save the cultural heritage of our beloved Capital is still long. It is not an easy highway, but a difficult yet beautiful labyrinth of narrow streets and paths that continue to challenge and inspire us. We are in continued state of brainstorming to balance global standards and best practices with local wisdom we learn from our artisans and expert colleagues.

Our next aim is to foster the passing of a progressive and equitable heritage protection law that we as individuals helped draft few years ago. We are very hopeful now that *UNESCO* has completed three rounds of analysis and due diligence, paving the way for a clear endorsement of the draft law to Lebanese legislators.

In parallel to this, and in collaboration with Antoine Atallah (*Save Beirut Heritage*) we successfully applied to include **"The Heritage Buildings of Beirut"** on the **World Monuments Fund's 2-year Watch**. Stay tuned in 2023 to join our upcoming Watch Day in Beirut, a festive and informative event gathering the local community, Lebanese and international experts.

We look forward to our third year of volunteerism, mentoring and advocacy, aiming to make a difference, first on the ground, for people and the local economy, but also among local decision makers and international organizations.

The Beirut Heritage Initiative team



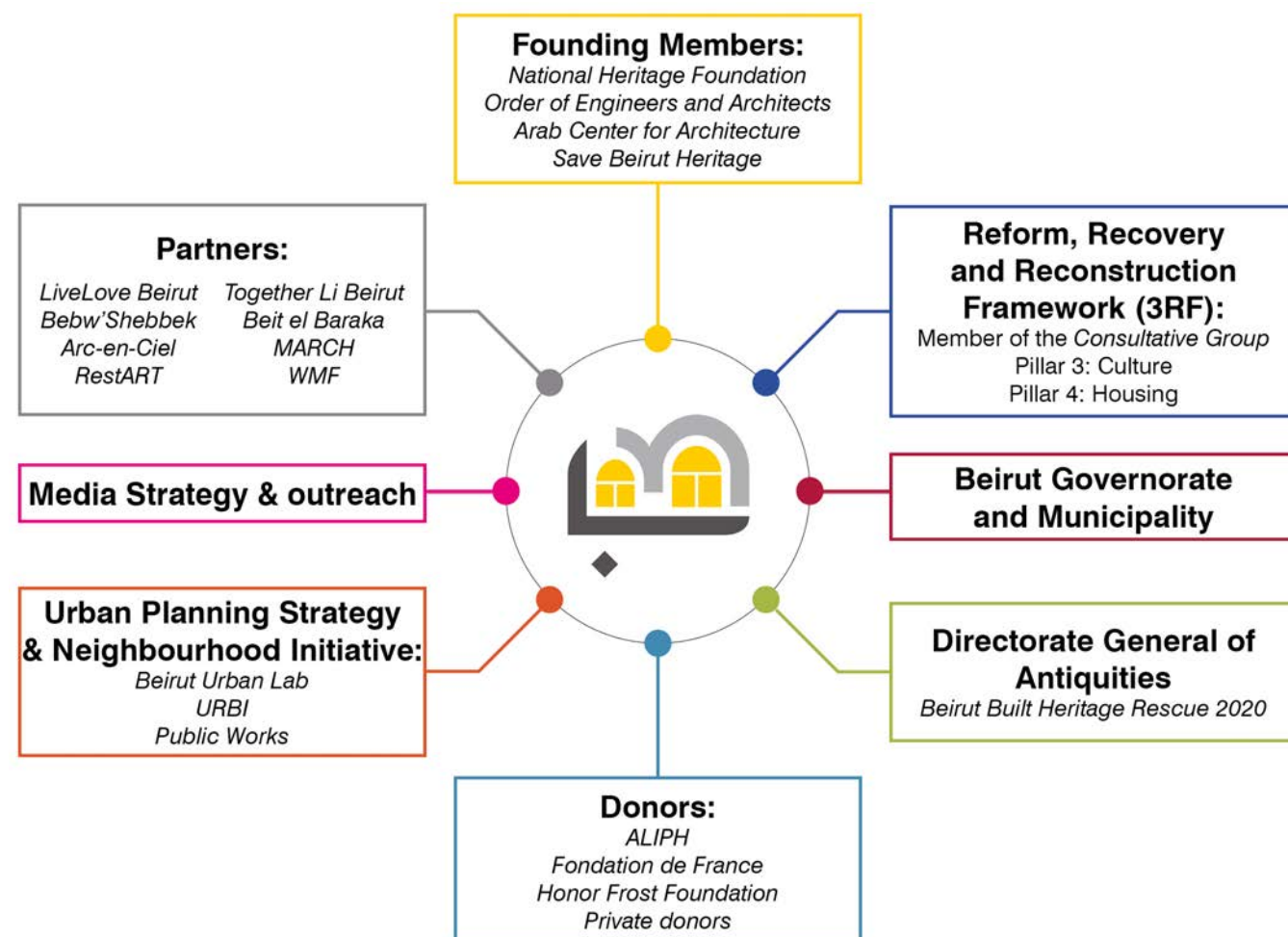
From left to right, upper row: Lynn Tehini, Youmna Ziadé, Joy Kanaan, Fadlo Dagher
 From left to right, lower row: Yasmine Dagher, Hoda Kassatly, Nadine Salloum, Yasmine El-Majzoub and Abdul-Halim Jabr

WHO IS BHI

The Beirut Heritage Initiative (BHI), born in the aftermath of the explosions that struck the capital of Lebanon on August 4, 2020, is an **unaffiliated civil society collective** whose mission is to **preserve the urban and social fabric** through fundraising and vision for the reconstruction, restoration, rehabilitation and conservation of the Beirut built heritage concentrated in the affected areas.

BHI is organized around a **team of experts and professionals** with complementary skills, such as the *National Heritage Foundation (NHF)*, the *Order of Engineers and Architects of Beirut (OEA)*, the *Beirut Built Heritage Rescue 2020 (BBHR20)*, and **entities specialized in cultural heritage**. It is based on continuous communication between all of the involved stakeholders, such as *Arab Center for Architecture (ACA)*, *UN Blue Shield*, *Save Beirut Heritage (SBH)*, *Live Love Beirut (LLB)*, *Arc-en-Ciel (AEC)*, *Together Li Beirut (TLB)* and *MARCH*, among many others.

- In December 2020, **BHI was among 7 local NGOs to be part of the International Donors Conference** convened by Emmanuel Macron, President of France, and Antonio Guterres, UN Secretary General.
- BHI is also one of the Civil Society Organizations member in the **3RF Consultative Group**.
- In March 2022, **Heritage Buildings of Beirut were selected on the World Monuments Fund (WMF) 2022 Watch**, an application submitted by BHI.
- In July 2022, BHI was selected to join the *Technical Advisory Committee (TAC)* on the “Rehabilitation of Residential Buildings and Supporting the Recovery of Cultural and Creative Industries” project. This project, funded by the *Lebanese Financing Facility (LFF)*, is managed by *UN-Habitat Lebanon* and will concentrate on the **rehabilitation of 31 severely damaged heritage buildings**, as well as support to the local Cultural and Creative Industries (CCI).



ACTION ON THE GROUND

Since the explosion of August 4, 2020, **BHI** has intervened on several levels:







- Emergency works** (September 2020 - January 2021), **in partnership and with the support of ALIPH**: Sheltering and waterproofing, roofs reconstruction, structural propping and consolidation;
- Partial renovation of buildings**: Reconstruction of façades with three arches and marble balconies, Restoration of doors, windows and shutters, etc...
- Complete renovation** of buildings, using traditional materials and techniques;
- Renovation of public spaces**, including stairs and common alleyways, funded by the *French Ministry of Culture* and the *French Ministry of Ecological Transition*;
- Assistance to the BBHR20** (crisis unit of the *DGA*) and to the **UNHCR** for the renovation of heritage units with minor damage, such as restoration of openings and plastering of walls;
- Collaboration with Arcenciel, IECD** and the **British Council** on field workshops to train contractors in woodwork and plastering respecting traditional techniques;
- Setting a framework for the urban revitalization** based on the rehabilitation of clusters in a comprehensive approach **with a positive impact on the social, cultural and economic levels**;
- Raising awareness on the Beirut built heritage and its restoration**, through pioneering publications, specialized online presentations, videos and on-site trainings with the support of *Fondation de France* and in collaboration with heritage experts;
- On-site training** in collaboration with *TU Berlin*, on the **emergency damage assessment**;
- Launching an exhibition on the Beirut Heritage (1840-1940)**, funded by the *French Ministry of Culture* and the *French Ministry of Ecological Transition*. In collaboration with *Robert Saliba*, *Jad & Ghaith* and *Richard Kahwagi Studio*.



Roof Reconstruction, D. Mrad



BHI's projects

-  Complete renovation
-  Partial Renovation
-  Structural Consolidation
-  Sheltering & Propping
-  Roof Reconstruction
-  Public Space

COMMITTEE



Youmna Ziadé Karam

is an entrepreneur, and has been pursuing a career in the banking sector (*SGBL and BLC bank*) particularly in Banking, project management, reengineering and Corporate Social Responsibility since 2003.

She is the co-founder of *Kitchenlab* (2013), and serves on the Board of *TAKREEM USA Foundation*.

She represents the *National Heritage Foundation* within *BHI*.



Fadlallah Dagher

is an architect, living and working in Beirut. Having graduated from ALBA in 1985, he is a founding member of *Dagher Hanna & Partners architects*.

He has been working on heritage preservation for 30 years, as an *advisor to the Ministry of Culture* (1994-2016), and was part of the team that drafted the new law for the protection of heritage.

He coordinates with the *Order of Engineers and Architects of Beirut (OEA)* within *BHI*.



Lynn Tehini Kassatly

is a journalist and consultant for Cultural affairs. Former senior advisor at the *Presidency of Council of Minister*, Tehini regularly collaborates as a consultant and expert in the cultural field to various consultancy firms in the Arab world.

Tehini is an active member of *Lebanon of Tomorrow*, and a member of the *Baalback International Festival* General Assembly.



Abdul-Halim Jabr

is an architect and urban design consultant, who works actively on issues of urban design and governance in Greater Beirut, specifically in relation to the environment, old neighbourhoods, and public places. He served as an *advisor to the Ministry of Culture* (2014-2016) and was part of the team that drafted the new law for the protection of heritage.

In May 2016, he was one of 24 candidates running for municipal council elections on the "*Beirut Madinati*" list.

He represents *BHI* within the *3RF & TAC*.



Joy Kanaan

is an architect living and working in Beirut, as well as a lecturer at the Department of Architecture and Graphic Design at the *American University of Beirut*. She's currently an adjunct faculty member at the *Lebanese American University*.

She is a former board member of the *Arab Center for Architecture (ACA)*, and is an associate member of the *American Institute of Architects*, in the USA, and a professional member of the *Order of Engineers and Architects* in Lebanon.

She represents the *ACA* within *BHI*.



Raymond (Rony) Araygi

is a lawyer and a former *Minister of Culture* (2014-2016). Araygi graduated from Saint Joseph University and has been a member of the Beirut Bar since 1989. He is the founder and Managing Partner of *Araygi & Maalouly Law Firm*.

In parallel, he served several years as a *Senior advisor to the Minister of Public Health* (1996-1998 and 2000- 2004), the *Minister of Agriculture* (1998-2000) and the *Minister of Interior and Municipalities* (2004-2005).

TEAM



Nadine Salloum
Financial Manager



Yasmine Dagher
Architect, DocuComm Manager



Yasmine El-Majzoub
Architect, Field Operation Manager



Hoda Kassatly
Ethnologist, photographer, & researcher



Justine Chalfoun
Architect, On-site Photographer



Yara Amache
On-site Videographer



From left to right: Youmna Ziadé, Abdul-Halim Jabr, Lynn Tehini, Yasmine Dagher, Joy Kanaan, Fadl Dagher and Yasmine El-Majzoub

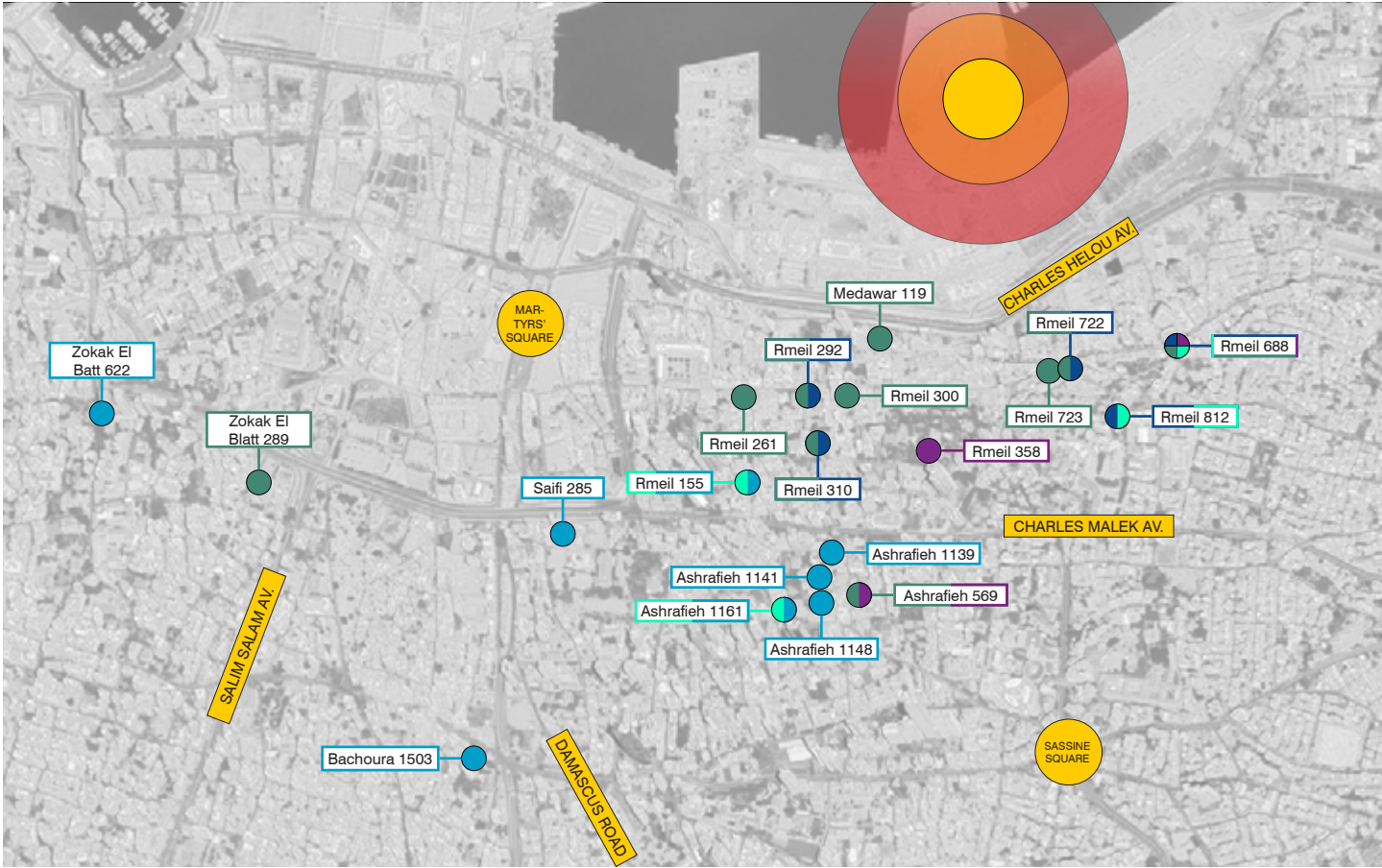


ACTION ON THE GROUND

EMERGENCY WORKS UNDER ALIPH

BHI intervened on **emergency works such as propping, sheltering, roof reconstruction, waterproofing and structural consolidation** with a grant received from the *International Alliance for the protection of heritage in conflict areas (ALIPH)*. BHI's mission was to protect 10 (or more) heritage buildings that were damaged by the Beirut blast on August 4, 2020, in coordination with the *Directorate General of Antiquities (DGA)*, and its crisis cell *Beirut Built Heritage Rescue 2020 (BBHR20)*.

Immediate action was taken in October 2020. A representative from BBHR20, followed up on the works executed by BHI, by inspecting and supervising the works from beginning through completion.

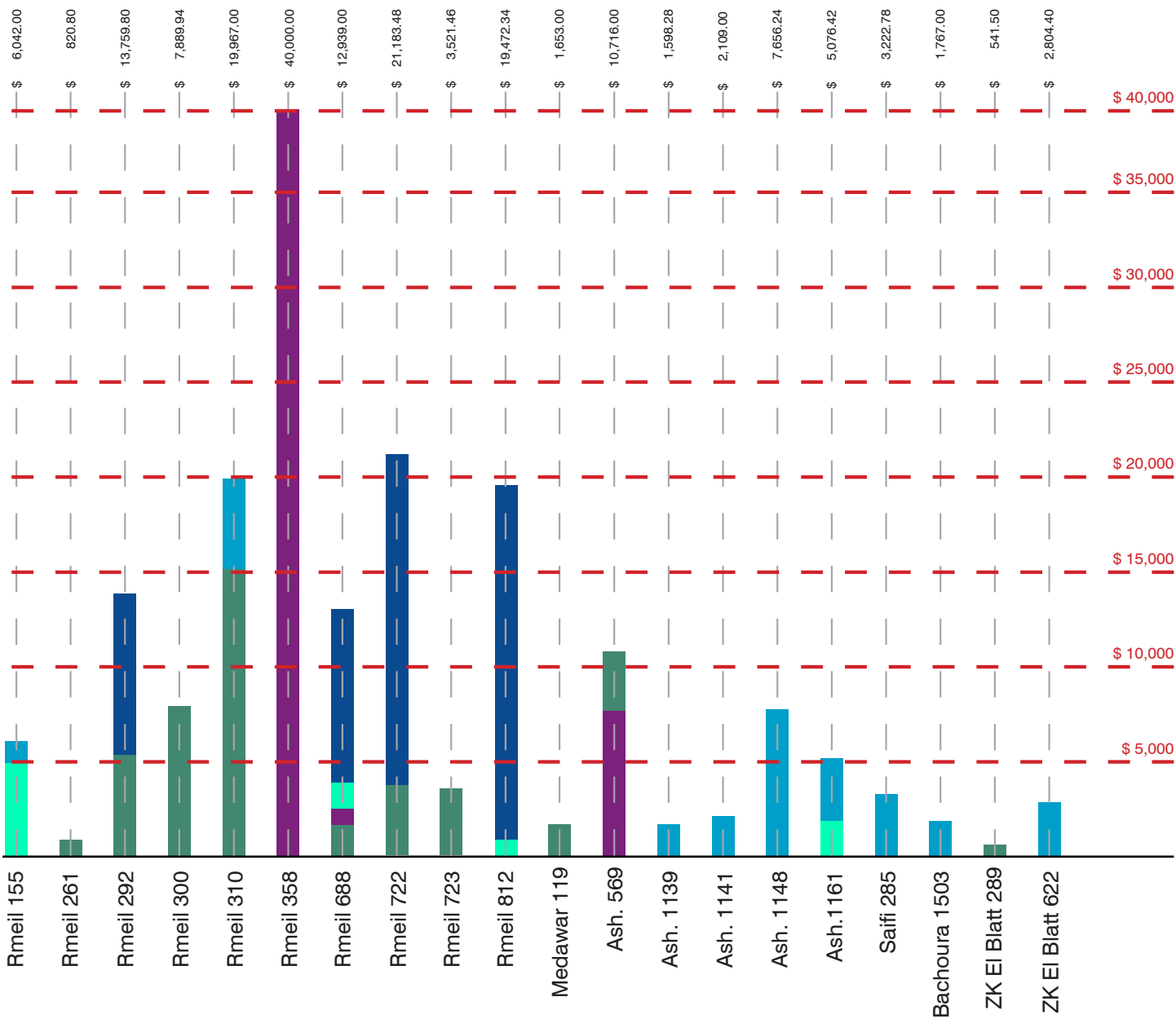
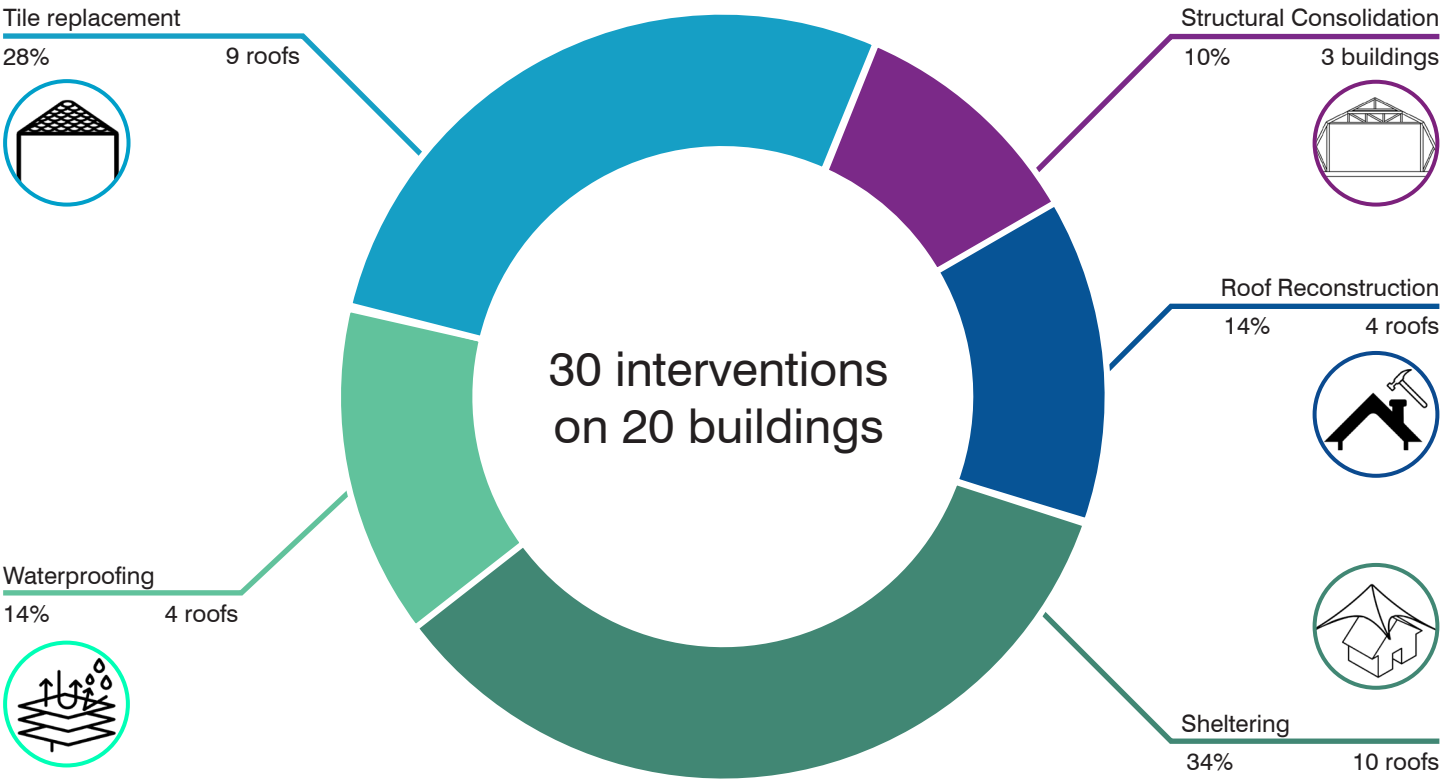


Intervention Map, August 2022, Beirut Heritage Initiative

BHI was committed to shelter as many buildings as possible within the granted budget from ALIPH, and succeeded in doing **30 interventions**, rather than the 12 interventions initially assigned.

The emergency works provided by BHI were the following:

- A- Roof structures that were minorly affected:** Repairing the pitched roof wood structure and replacing the broken roof tiles. [6 roofs]
- B- Roof structures that were severely damaged:** Repairing the pitched roof timber structure with a temporary structure and covering the building with a tarpaulin (*Belmark 550mg*). [9 roofs]
- C- Roofs with reinforced concrete slab (1930's-1960's constructions):** waterproofing application including grouting and slanting. [3 roofs]
- D- Roof's that were covered with a tarpaulin cover between September and December 2020, received a full reconstruction in the summer of 2021.** [4 roofs]
- E- Structural consolidation of Rmeil 358's north facade to prevent it from collapsing.** [1 building]



TILE REPLACEMENT:



Bachoura 1503, During the intervention, *D. Mrad*



After the intervention, *D. Mrad*

ROOF RECONSTRUCTION:



Rmeil 812, after the blast, *Y. Majzoub*



During and after the intervention, *J. Chalfoun*

WATERPROOFING APPLICATION:



Ash. 1161, before intervention, *D. Mrad*



During the intervention, *D. Mrad*



After the intervention, *D. Mrad*

TARPAULIN COVER:



Rmeil 292, after the blast, *LiveLoveBeirut*



During the intervention, *LiveLoveBeirut*



After the intervention, *LiveLoveBeirut*

ROOF RECONSTRUCTION FOLLOWING THE SHELTERING:



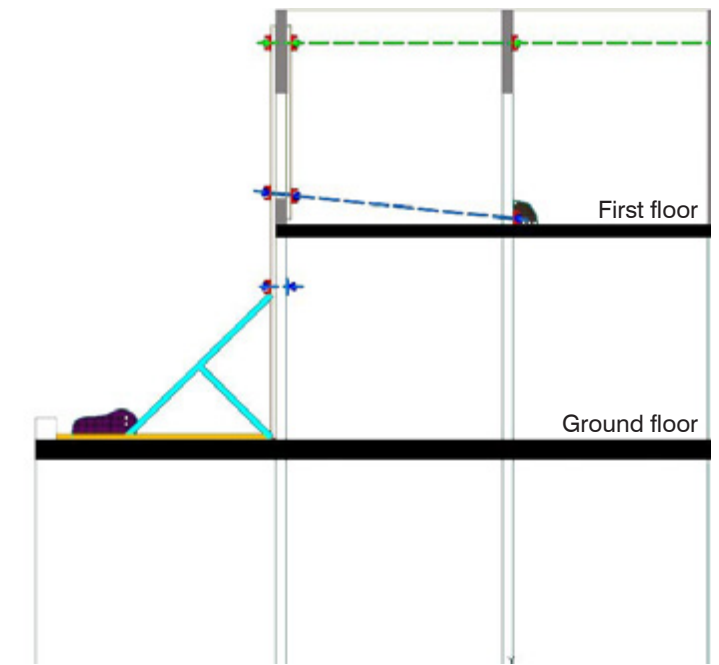
Rmeil 292, during and after the intervention, *J. Chalfoun*



STRUCTURAL CONSOLIDATION



Facade propping, *Y. Dagher*



Sketch on the consolidation, *M. Chalhoub*

RMEIL 646 & 648: FACADE RENOVATION

Rmeil 646 and 648 are two early modern heritage buildings, are located in the centre of Mar-Mikhael. The buildings endured damage such as plastering crack, carpentry loss, and interior damage. *Beirut Heritage Initiative* worked on the **rehabilitation of the façades** of those buildings, and the repair of the concrete balconies, with *Live Love Beirut* as the contractors.

The two building are known as “Hybrid Heritage buildings”, a typology that appeared during the French Mandate in Lebanon, that merges the central hall plan with new materials.



Rmeil 646, after the blast, *D. Mrad*



Rmeil 648, after the blast, *D. Mrad*



Paint & plaster removal on Rmeil 648, *J. Chalfoun*



Concrete balcony repair on Rmeil 648, *J. Chalfoun*



Balcony repair, Rmeil 646, *J. Chalfoun*



Window frame repair on Rmeil 648, *J. Chalfoun*



Application of putty on Rmeil 646, *J. Chalfoun*



Colour testing on Rmeil 646, *J. Chalfoun*



Shutter paint, Rmeil 646, *J. Chalfoun*



Start of the painting process on Rmeil 648, *J. Chalfoun*

Handing Over:

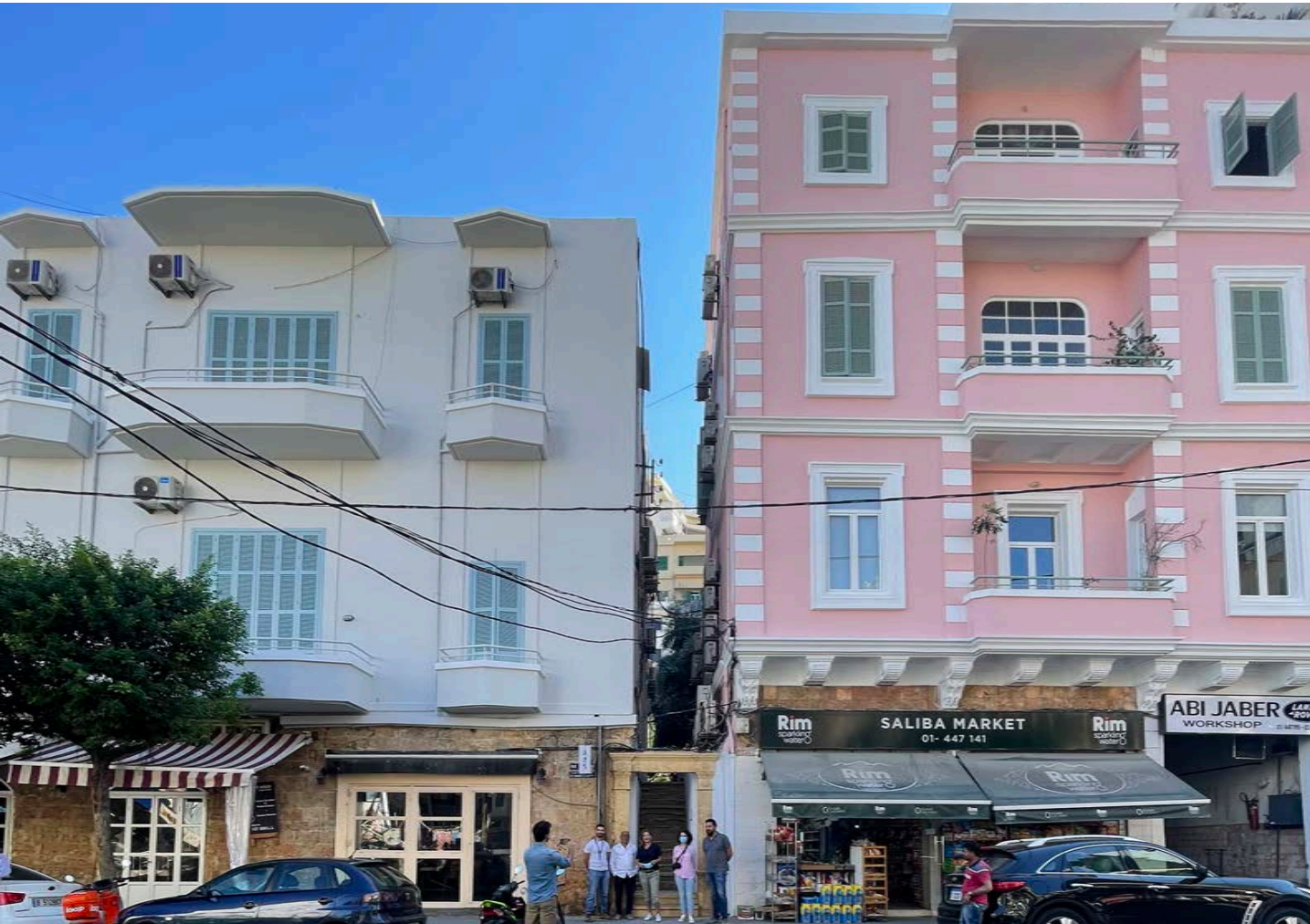
On October 20, 2021, *BHI* team visited the site after the finishing of the works, to make sure that the quality of the works was correct, and to hand over the keys of the buildings to the respective owners.



Inspection of the works, *Y. Dagher*



Before the intervention, *D. Mrad*

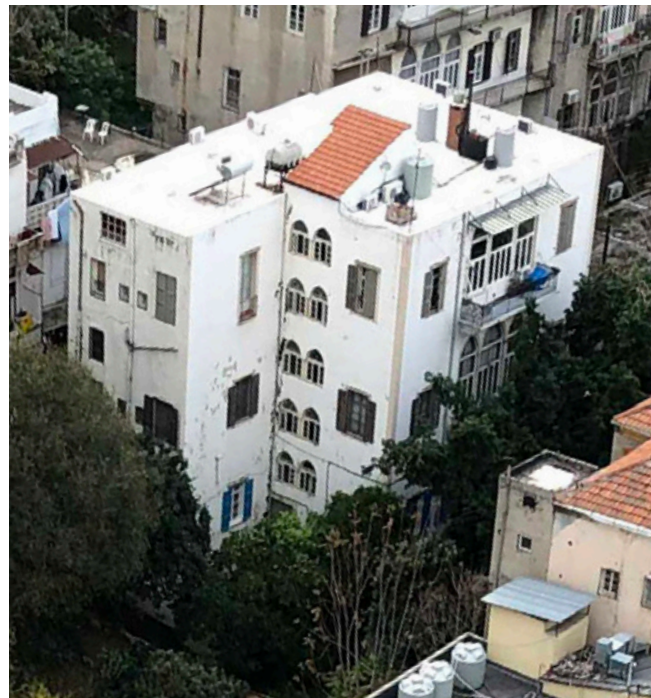


After the intervention, *Y. Dagher*

RMEIL 695: PARTIAL RENOVATION

Rmeil 695 is a heritage building located in the centre of Mar Mikhael, facing *Electricité du Liban (EDL)*. The buildings endured severe damage such as structural cracks, lime plaster loss, carpentry loss, and interior damage. *Beirut Heritage Initiative* worked on the **interior renovation of the third floor**, with *Live Love Beirut* as the contractors.

Furthermore, *Live Love Beirut* worked on the carpentry renovation, and *Beit el Baraka* on the Mechanical, Electrical and Plumbing components.



Rmeil 695, before the blast, W. Chahine



Rmeil 695s neighbourhood map, Google Earth



Interior damages, Y. Dagher



Interior damages, J. Chalfoun



False ceiling repair, J. Chalfoun



Painting of walls, J. Chalfoun



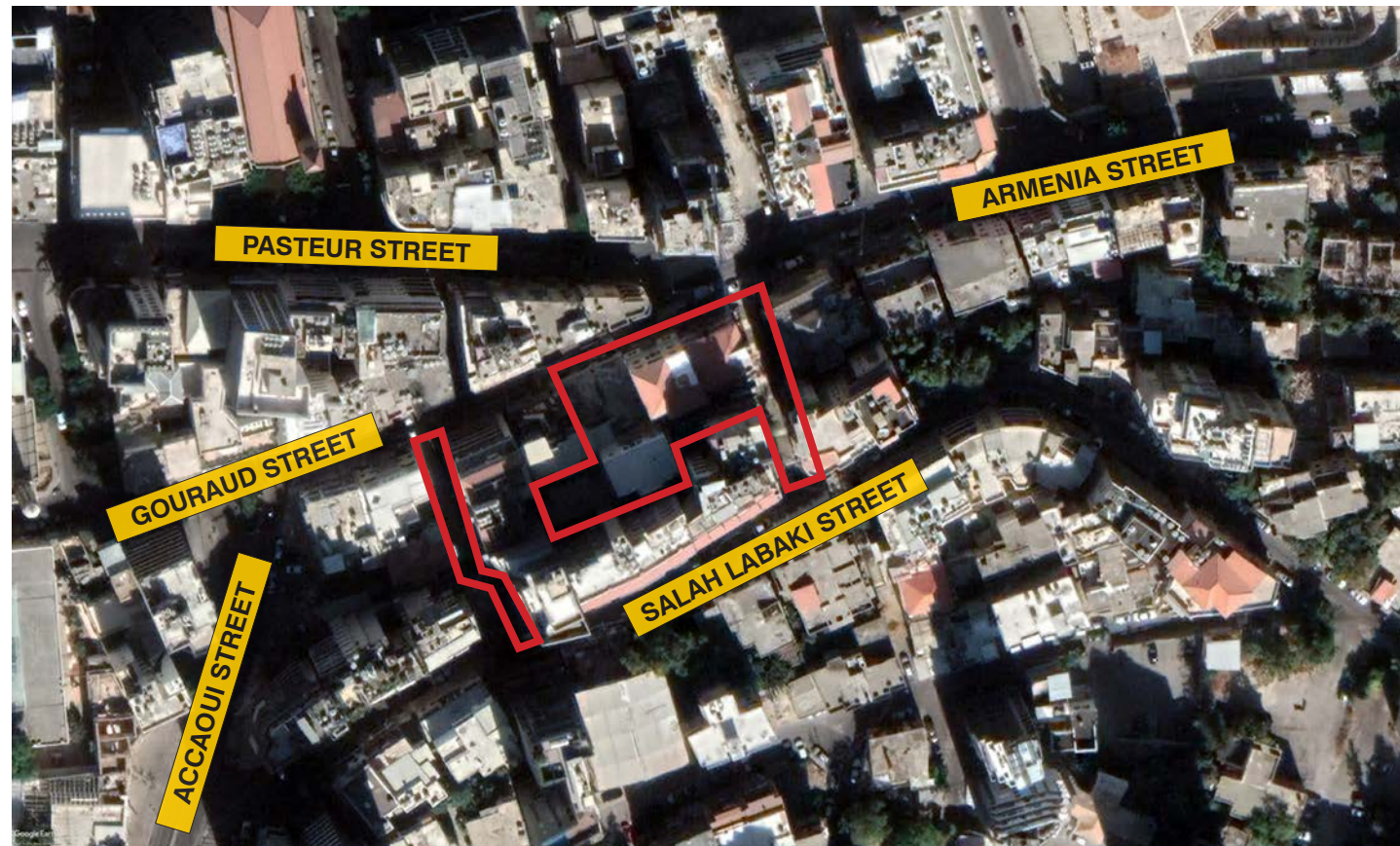
Central hall renovation, Y. El-Majzoub



RMEIL 722'S FULL RENOVATION - THE GHOLAM CLUSTER

The extent of damage from the explosion can be witnessed on numerous heritage buildings that are grouped into heritage clusters.

BHI's strategy aims to respond to this urgent need to preserve and protect heritage clusters. Carrying the memories of generations and a unique historical identity, **these buildings represent Beirut's rich cultural background.** They offer the city and its inhabitants a sense of continuity in our fast changing world.



The Gholam Cluster, Google Earth

The Gholam Cluster is composed of **five heritage buildings dating from the late Ottoman and French Mandate eras (1860 - 1940)**, in addition to the **Gholam public stairs**, which were all damaged by the August 4, 2020 Beirut blast. Located in the end of Gouraud Street, the cluster was renovated by **Beirut Heritage Initiative**, in collaboration with **Together Li Beirut** and **The House of Christmas**.

The renovation lasted nine months (April to December 2021), and included **structural, envelope and interior repairs, using traditional techniques and materials**, under the supervision of Pierre Ghanem and Roland Haddad, specialized architect restorers, and a qualified contractor. This cluster is home to 8 families and 12 small and medium-sized businesses. This project was made possible thanks to the generosity of multiple donors.

Beirut Heritage Initiative had sheltered two of the buildings in this cluster in **October 2020**, preventing any further damage with the approach of the winter season. **Rmeil 722**, a typical Beiruti heritage house from the 1880's **was then restored within the cluster operation.** **BHI** also restored the **Gholam Stairs**, a pedestrian infrastructure that connects Gemmayzeh and Mar Mikhael to Geitawi and lower Ashrafieh.



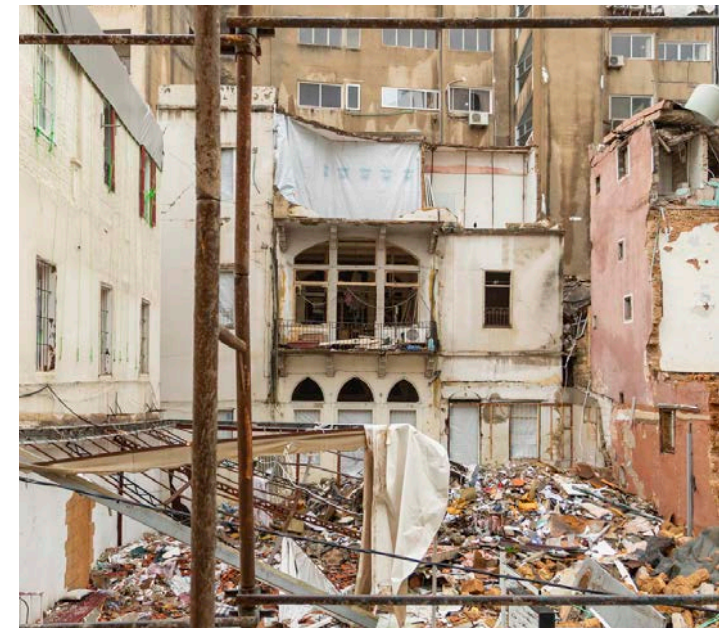
Rmeil 722, after the blast, D. Mrad



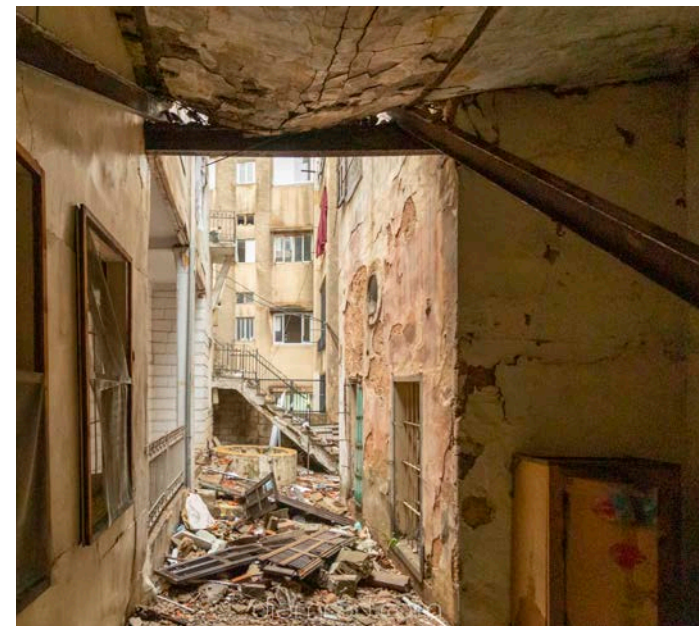
Rmeil 723, after the blast, D. Mrad



Rmeil 726, after the blast, D. Mrad



Rmeil 727, after the blast, D. Mrad



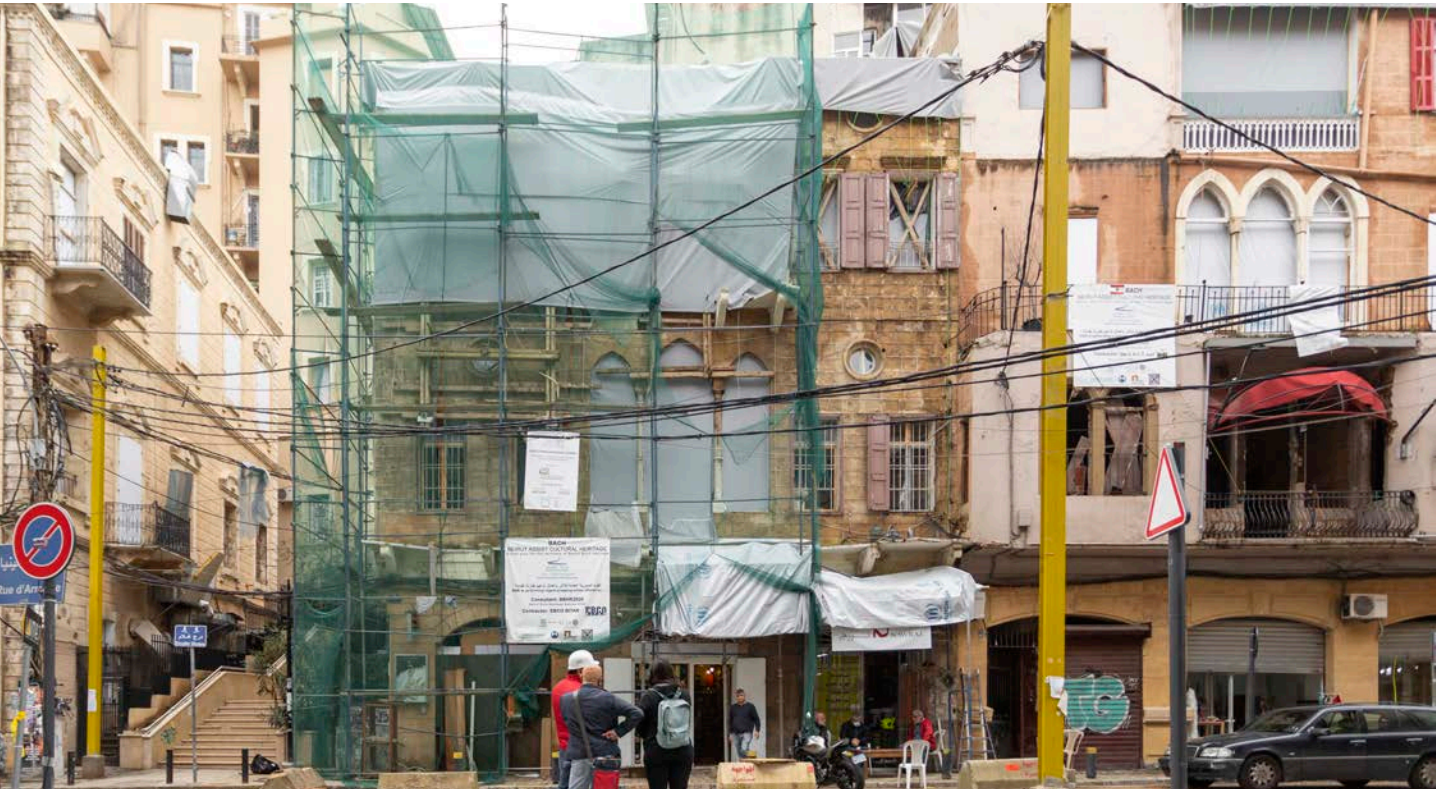
Rmeil 734, D. Mrad



The Gholam Stairs, after the blast, F. Dagher

Start of the works:

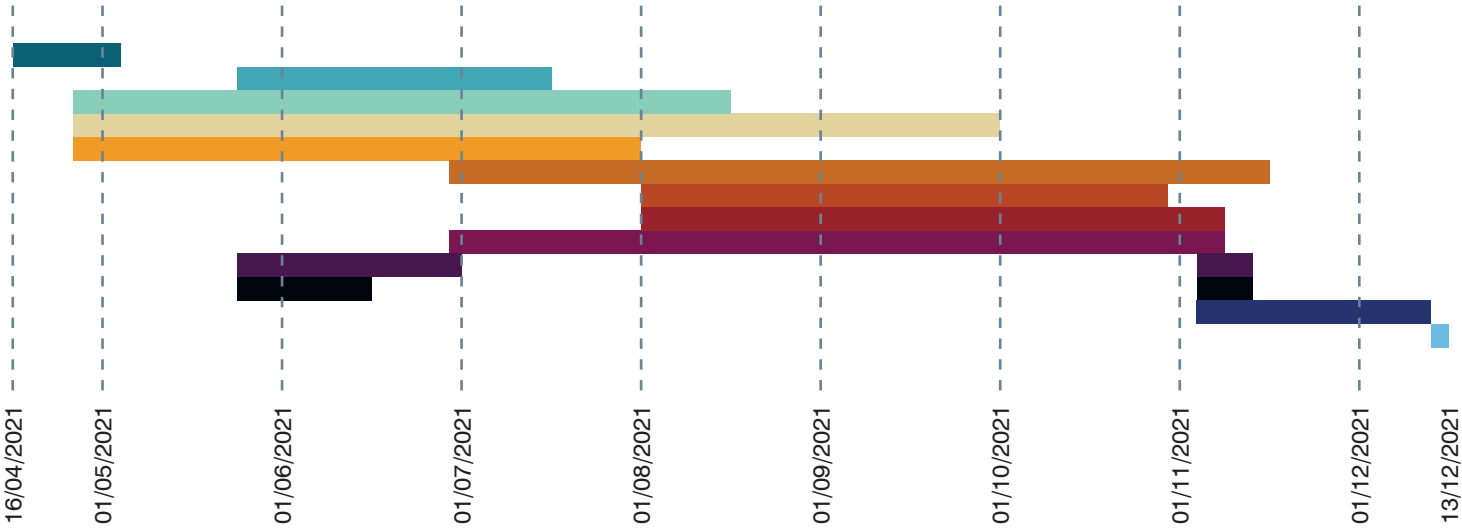
In December 2020, *Beirut Heritage Initiative* met with *The House of Christmas* and *Together Li Beirut* to **assess and determine the action to be taken on the renovation of the Gholam Cluster**. *BHI* undertook the renovation of Rmeil 722, and the Gholam stairs. After a thorough study of the budget and report provided by the *DGA* and *BBHR20* for Rmeil 722, *BHI* started the works in April 2021, with architect-restorer Pierre Ghanem (*BBHR20*) as the consultant, and *Awaida Contracting and Engineering (ACE)* as the contractor.



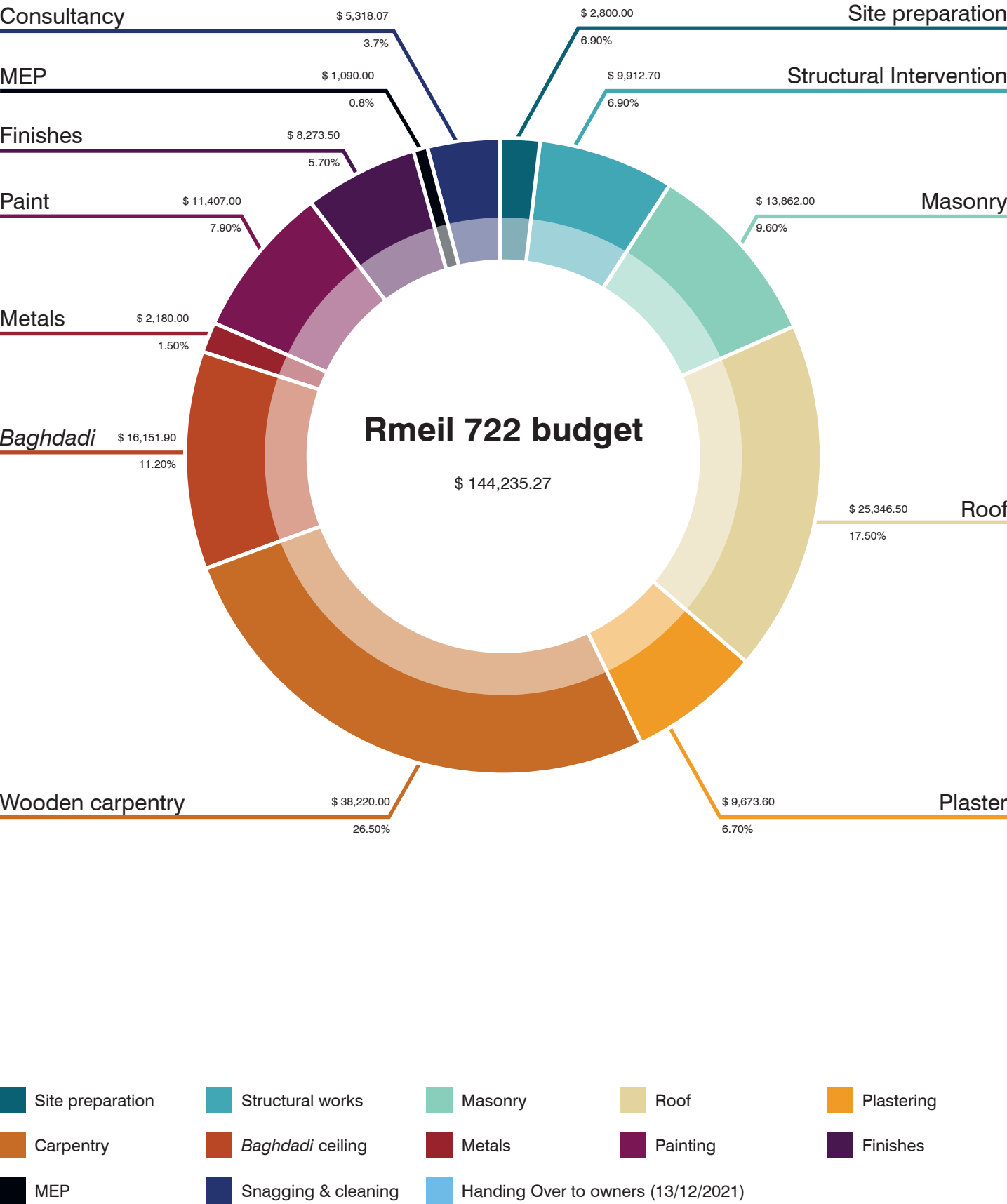
North façade propped and sheltered, Rmeil 722 (left) and Rmeil 723 (right), *D. Mrad*

The *BHI* team followed up the restoration works with daily visits, constant contact with the consultant, contractor, owners and partner NGO on the cluster.

The works started with the contractors’ team mobilized on site, to clean the debris and sort salvaged materials such as the sandstones, carpentry, and metal balustrades. The site perimeter was further secured with scaffolding and a wooden fence on the North facade to allow for the workers’ safe mobility and reduce the risk of collateral damages. The budget spent on the renovation of Rmeil 722 amounts to \$ 144,235.27.



Timeline of the works



- Site preparation
- Structural works
- Masonry
- Roof
- Plastering
- Carpentry
- Baghdadi ceiling
- Metals
- Painting
- Finishes
- MEP
- Snagging & cleaning
- Handing Over to owners (13/12/2021)

North Façade restoration:

Start of the dismantling, while tagging and sorting the sandstone that will be used later.



First floor:
Reconstruction of the sandstone and Carrara marble triple arches with structural reinforcement at the wall to slab level.



Second floor:
Reconstruction of the sandstone and Carrara marble triple arches, and the collapsed wall with structural reinforcements.



North façade cleaning using a water-pressured jet, and re-jointing using lime plaster.



First floor balcony:
Limestone corbels installation, reinforcement and cleaning. Carrara marble slab installation.



Second floor balcony:
Limestone corbels installation, reinforcement and cleaning. Carrara marble slab installation.



Reconstruction of the sandstone cornice at the top level of the second floor.



Start of the dismantling operation on North Façade, D. Mrad



The North Façade, J. Chalfoun

Pitched roof reconstruction:



Reconstruction of the wooden rafters, July 2021, *M. Khadra*



The new roof, *J. Chalfoun*

Baghdadi Ceiling:



Installation of the *Baghdadi* structure, *J. Chalfoun*



Painting of the *Baghdadi* ceiling, *Y. Majzoub*

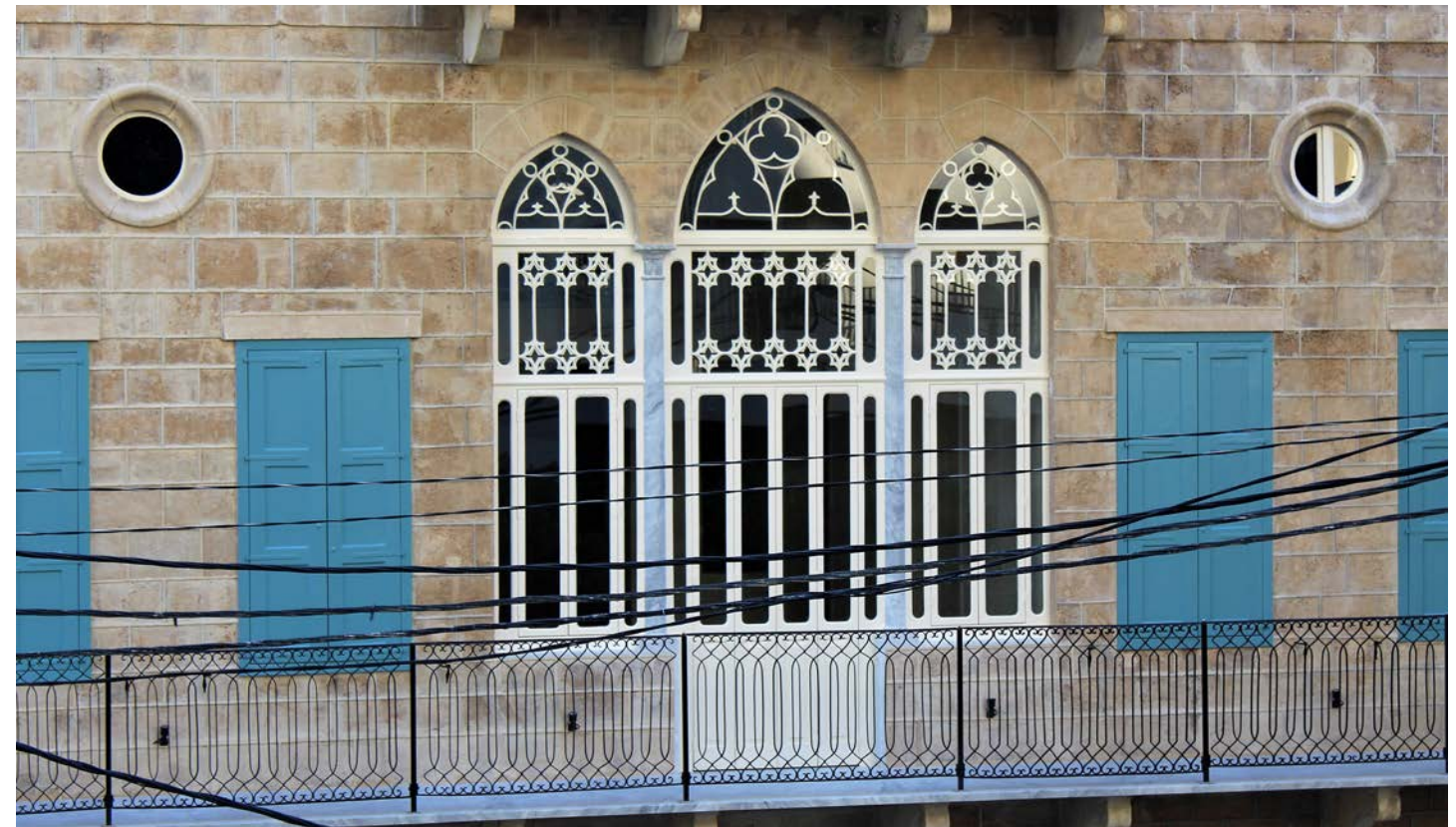


The *Baghdadi* ceiling in the central hall, *Y. Dagher*

Carpentry:



Restoration and installation of the carpentry, *J. Chalfoun*



The wooden triple arches, *J. Chalfoun*

Finishes:



Preservation of old paint, *J. Chalfoun*



New Carrara marble tiling, *J. Chalfoun*

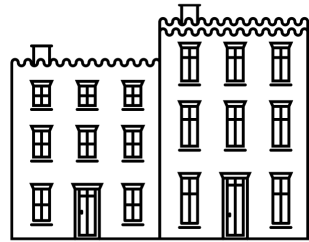


The Gholam Cluster Renovation: Impact

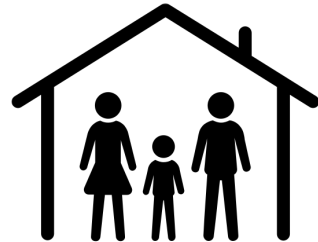
In December 2021, *Beirut Heritage Initiative* with *Together Li Beirut* and *The House of Christmas* welcomed back the families into their home, after 9 months of renovation.

On December 17, 2021 the inauguration of the cluster was made in presence of the families and donors, the Governor of Beirut, Judge Marwan Abboud, and the Director General of Antiquities, Dr. Sarkis Khoury, as well as partners and NGO representatives.

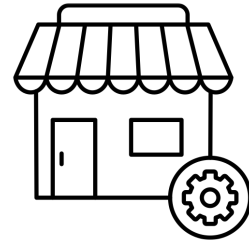
The cluster comprises:



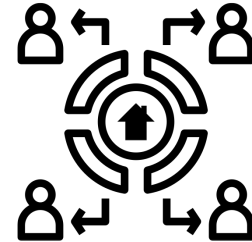
5 buildings
2 public spaces



8 households



12 businesses



65 beneficiaries



The Gholam cluster, *D. Mrad*



Rmeil 722, after the renovation, *D. Mrad*



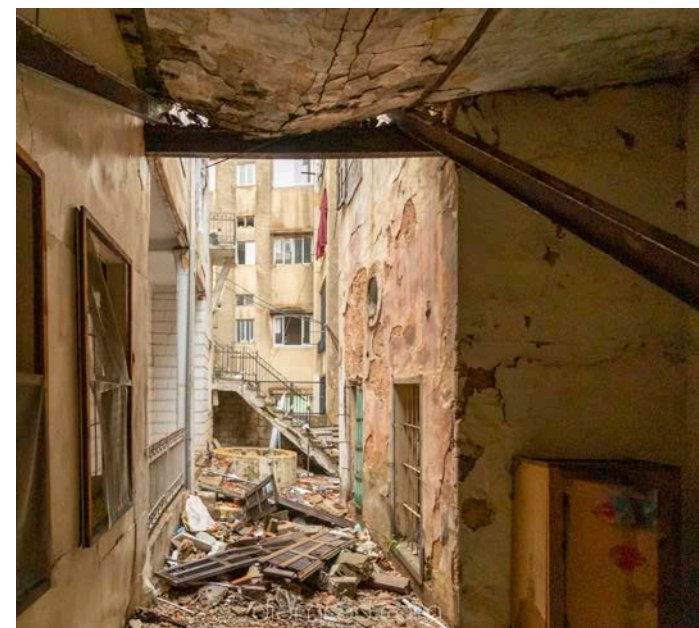
Rmeil 723, after the renovation, *D. Mrad*



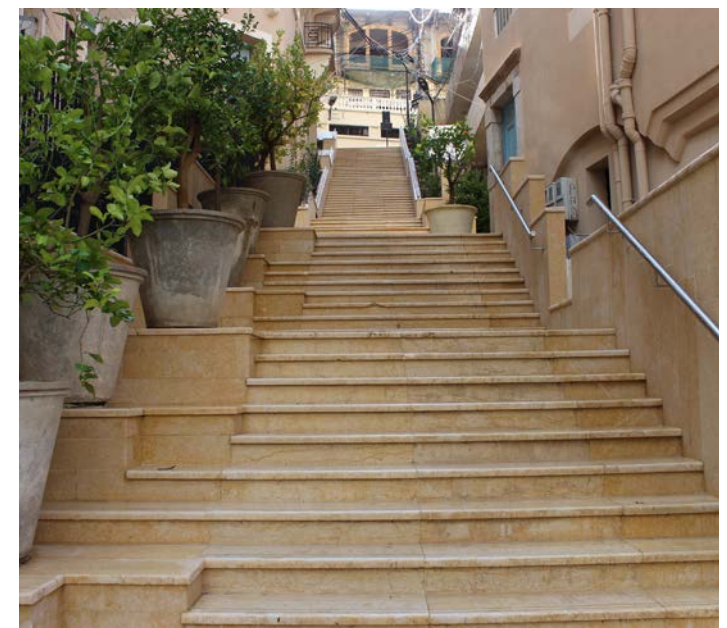
Rmeil 726, after the renovation, *D. Mrad*



Rmeil 727, after the renovation, *D. Mrad*



Rmeil 734, *D. Mrad*



The Gholam Stairs, after the rehabilitation, *J. Chalfoun*

RENOVATION OF THE GHOLAM STAIRS

The Gholam stairs is a pedestrian infrastructure that connects the neighbourhoods of Gemmayzeh and Mar-Mikhael to Geitawi and lower Ashrafieh.



The Gholam stairs, with Rmeil 722 to their side, D. Mrad

They were named in the 1920's by Antoine Gholam, “*Mokhtar*” (elected civil officer) of the Rmeil area, and are **located east of the cluster, with Rmeil 722 at its bottom**. This pedestrian path that was highly used in the past, being alongside the “Al-Sabil” source, a water source used by the inhabitants of the region. Unfortunately, the source disappeared over time.



Design test, J. Chalfoun



Start of the works, J. Chalfoun

The renovation of the Gholam Stairs was made possible thanks to the support of the *French Ministry of Culture*, and the *French Ministry of Ecological Transition*. The works were carried out by ACE, with *URBI* and *Francis Landscapes* as the consultants on this project. The amount spent on the renovation was of \$ 20,733.10.



Cleaning of the stairs, J. Chalfoun



The new landings, J. Chalfoun



During the intervention, tiling installation, Y. Kassas



Fixing the top of the stairs, *J. Chalfoun*



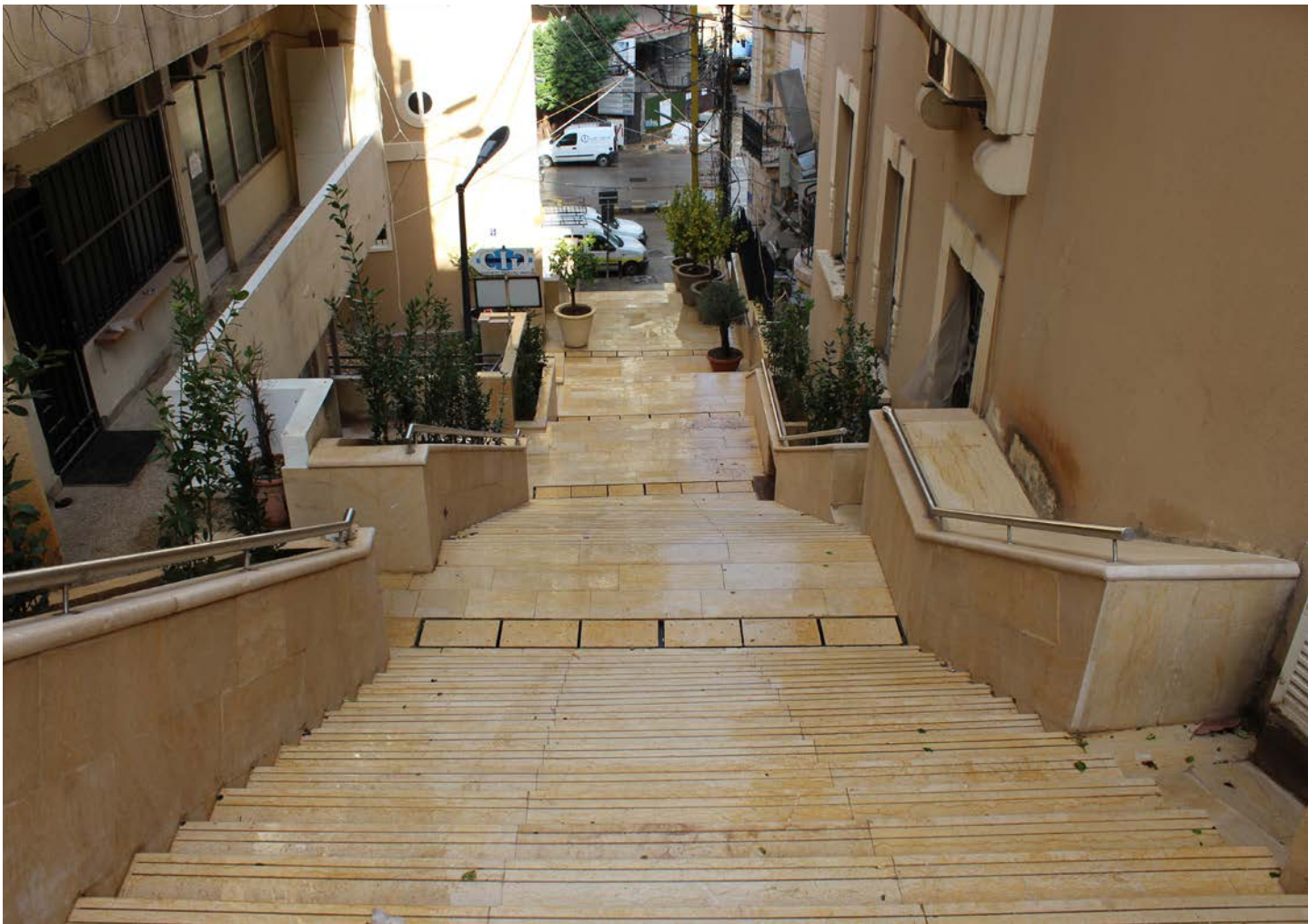
Installation of cladding, *J. Chalfoun*



Installation of gutters, *Y. Dagher*



Before and after, *J. Chalfoun*



MEDAWAR 479: THE BLUE HOUSE

In October 2020, **Medawar 479**, that once stood by the sea, was proposed for a grant to the **Honor Frost Foundation by Beirut Heritage Initiative**, for its renovation. As the foundation's mission focuses on maritime archeology in the eastern Mediterranean region, the proposed building, Medawar 479, known as The Blue House, was part of a whole residential seashore stretch constructed along the St. Andrew Bay (which would later become the third basin of Beirut's port).



The Medawar neighbourhood in the 1920's, *Beirut Heritage*

In the last decade, the house is recognized by the passerby thanks to its bright blue color, making it **a landmark of the coastal Beirut highway**. Unfortunately, on August 4, 2020, this 1890's central hall house was deeply affected by the impact of the blast, due to its proximity to the Beirut Port, and by being one of the closest buildings to the epicentre. After a thorough study lead by the *DGA, BBHR20*, and architect-restorer Joe Kallas, the Blue House revealed treasures that were hidden to the eyes, such as historical wall paintings and sets of triple arches that were clogged during the civil war.



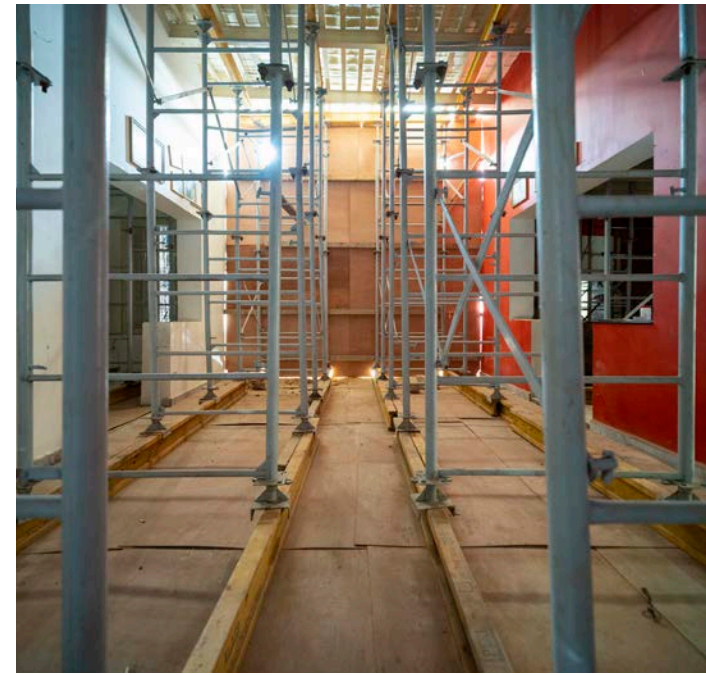
Medawar 479, before the blast, *D. Mrad*



After the blast, *D. Mrad*

Medawar 479 has the typology of the typical Beirut House: a **central hall plan on three levels**, topped with a **pyramidal roof made of Marseille tiles**. The north façade of the building, that faces the port, has a **central bay opening with 3 arches**, mounted on Carrara marble columns and a projected balcony in thin Carrara slabs. The vertical structure of the building is composed of **local sandstone walls, covered in lime plaster**, whereas the horizontal structure is composed of *Qotrani* wooden beams and planks, topped with Carrara Marble tiles, Furni (limestone), ceramic and Terrazzo tiling.

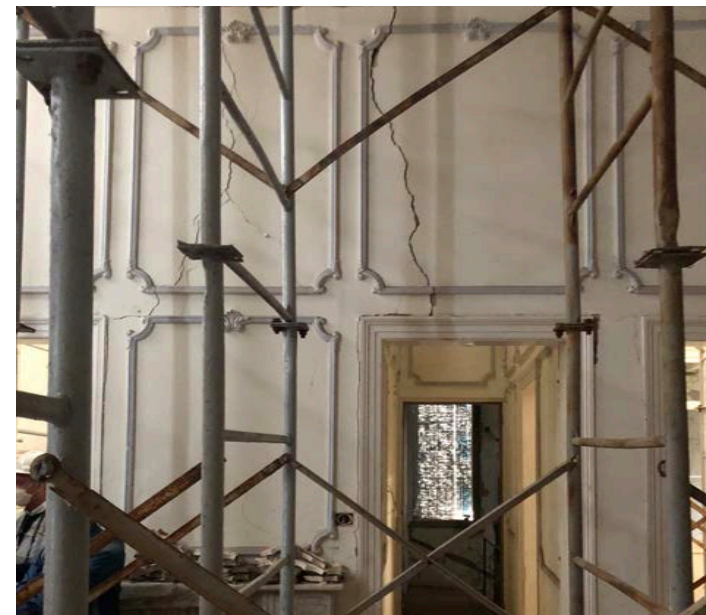
Up until the end of the 20th century, Medawar 479's three floors were used for residential purposes, compared to most of the houses in the region, which had a commercial ground floor and residential upper floors. The building was designed for residential purposes, an analysis made during the renovation process, with the discovery of a vaulted room on the ground floor and first floor, which used to be used as the kitchen during the Ottoman era.



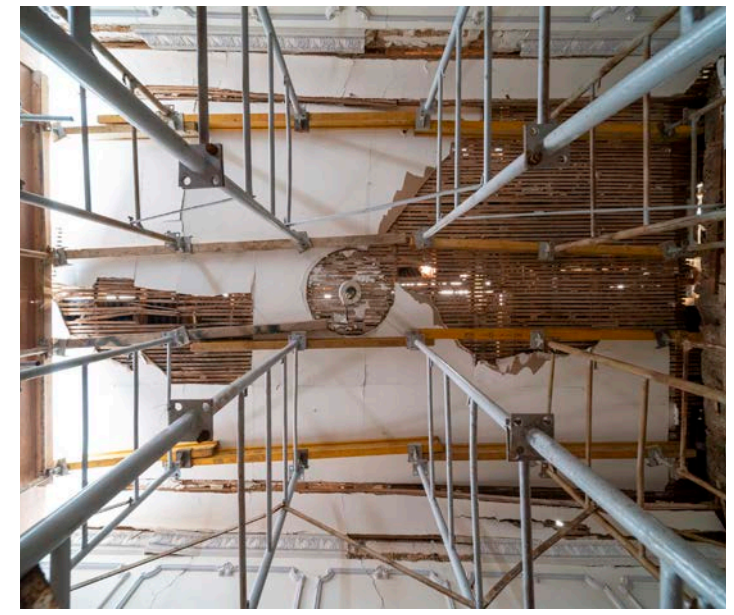
Interior propping, *D. Mrad*



Medawar 479, Facing the port, *D. Mrad*



Interior damage, *Y. Dagher*



Baghdadi Ceiling propping, *D. Mrad*

The renovation started in November 2021, and lasted 10 months, ending in August 2022, with Joe Kallas and *DISTRUCT Solutions* as the consultants, and *ACE (Awaida for Construction & Engineering)* as the contractor.

During the renovation, the materials that were found on site were re-used, and craftsmanship were employed to bring back the identity of the building with original materials and techniques.

Timeline of the works

Assessment of the structural damages, and repair using dowel bars, stitching and fibre mesh.



Assembly of the sandstone pieces to reconstitute the triple arches that collapsed on the first and second floor.



Roof Reconstruction: using Qotrani wooden beams, and red tiles from Marseille.



Finishes: Restoration of the historical wall paints, Carrara and Cemento tiling, and other elements.



Start of the plastering process, using several coat of lime plaster.



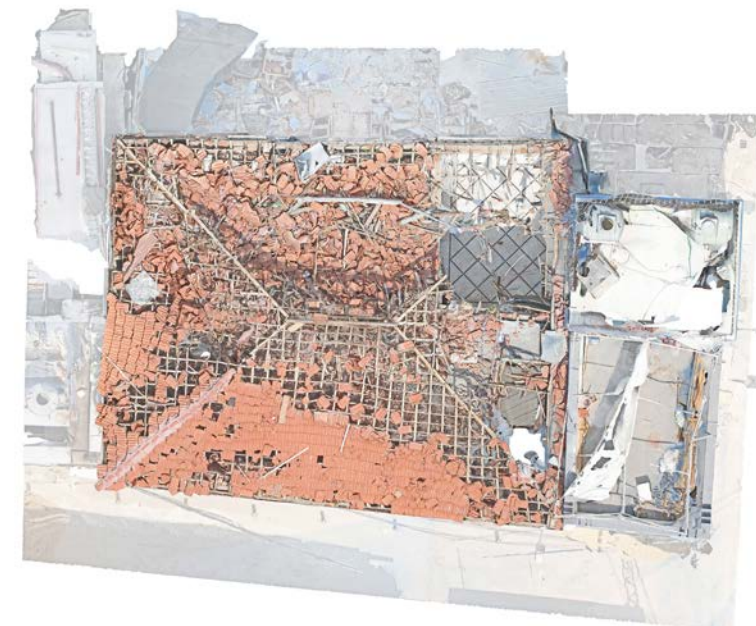
Reconstruction of the triple arches on the two levels, with new marble columns and slabs, and newly carved limestone corbels.



Carpentry restoration, using Qotrani wood for the openings, and reprising the original designs.



Photogrammetry



Structural Consolidation



Damaged plaster and sandstone cracks, *J. Chalfoun*



Manual removal of the plaster, *Y. El-Majzoub*



Wall stitching using stainless steel bars, *Y. El-Majzoub*



Wall to wall connection, using dowel bars, *J. Chalfoun*



Laying the fibre mesh on exterior and interior sandstone walls, *J. Chalfoun*



Assessment of the damaged wooden beams, *Y. El-Majzoub*



Replacement of the damaged wooden beams, *Y. El-Majzoub*



First coat of lime plaster, *Y. El-Majzoub*



Second coat of lime plaster (rough finishes), *Y. El-Majzoub*



Third coat of lime plaster (smooth finishes), *Y. El-Majzoub*



Third coat of lime plaster (smooth finishes), *J. Chalfoun*

Triple Arches Reconstruction



Sorting of the elements found on site, Y. El-Majzoub



Carving the limestone corbels, Y. El-Majzoub



Preparation of the Carrara Marble columns, Y. El-Majzoub



Reconstruction of the sandstone arches, Y. El-Majzoub

Pitched roof reconstruction:



Assessment of the existing wooden structure, Y. Majzoub



Preparation for the construction of the new roof, Y. El-Majzoub



Installation of the wooden rafters and beams, J. Chalfoun



Installation of the red tiles, J. Chalfoun



The pitched roof, J. Chalfoun

Carpentry:



Preparation of the existing elements, J. Chalfoun



Installation of the wooden frames, Y. El-Majzoub



The wooden triple arches, J. Chalfoun



Carpentry preparation and painting, J. Chalfoun



Wooden windows, J. Chalfoun

Finishes



Preservation of the historical wall paintings, J. Chalfoun



Dismantling and reinstalling tiling, J. Chalfoun



Painting of the wooden and metallic beams, Y. El-Majzoub



Restoration of the wrought iron balustrades, Y. Majzoub



Restoration of the historical wall paintings, Y. Dagher



© Y. El-Majzoub



© J. Chalfoun

BEIRUT RESIDENTIAL ARCHITECTURES: 1840-1940



“Beirut Residential Architectures” exhibition, V. Joubanian

Funded by the *French Ministry of Culture* and the *French Ministry of Ecological Transition*, the exhibition traces the beginnings of the westernisation of Beirut’s domestic architecture.

Between the end of the 19th century and the end of the Second World War, the region saw the emergence of the suburban family house, known as the ‘Beirut house’, and its evolution into a urban apartment building.

This period of transition between tradition and modernity, combines local know-how and imported materials, while integrating stylistic pluralism and technical innovations. The focus is on the pericentral neighbourhoods that has the highest aggregation of late Ottoman and French Mandate buildings, severely affected by the port explosion of August 4, 2020.

The exhibition aims at raising awareness of the reality of a heritage site in danger, instilling a social, cultural and economic dynamic with the aim of revitalizing neighbourhood life; and beyond, at encouraging the consolidation, repair and conservation of affected heritage buildings.



“Beirut Residential Architectures” exhibition, V. Joubanian



“Beirut Residential Architectures” exhibition, V. Joubanian

The content of the exhibition is based on the book “**Beirut 1920-1940: Domestic Architecture Between Tradition and Modernity**” by Robert Saliba.

The scenography was designed by Jad Melki, Ghaith Abi Ghanem and Arine Aprahamian from the studio *Ghaith&Jad*, supported by *Richard Kahwagi Studio* for the graphic design.

Throughout the concept and preparation of the exhibition, the team was supported by Jad Tabet, former president of the *Order of Engineers and Architects of Beirut*, and the operation was managed by *Beirut Heritage Initiative*.

The exhibition was launched on July 16, 2022, and concluded on August 16, 2022.



“Beirut Residential Architectures” exhibition, V. Joubanian

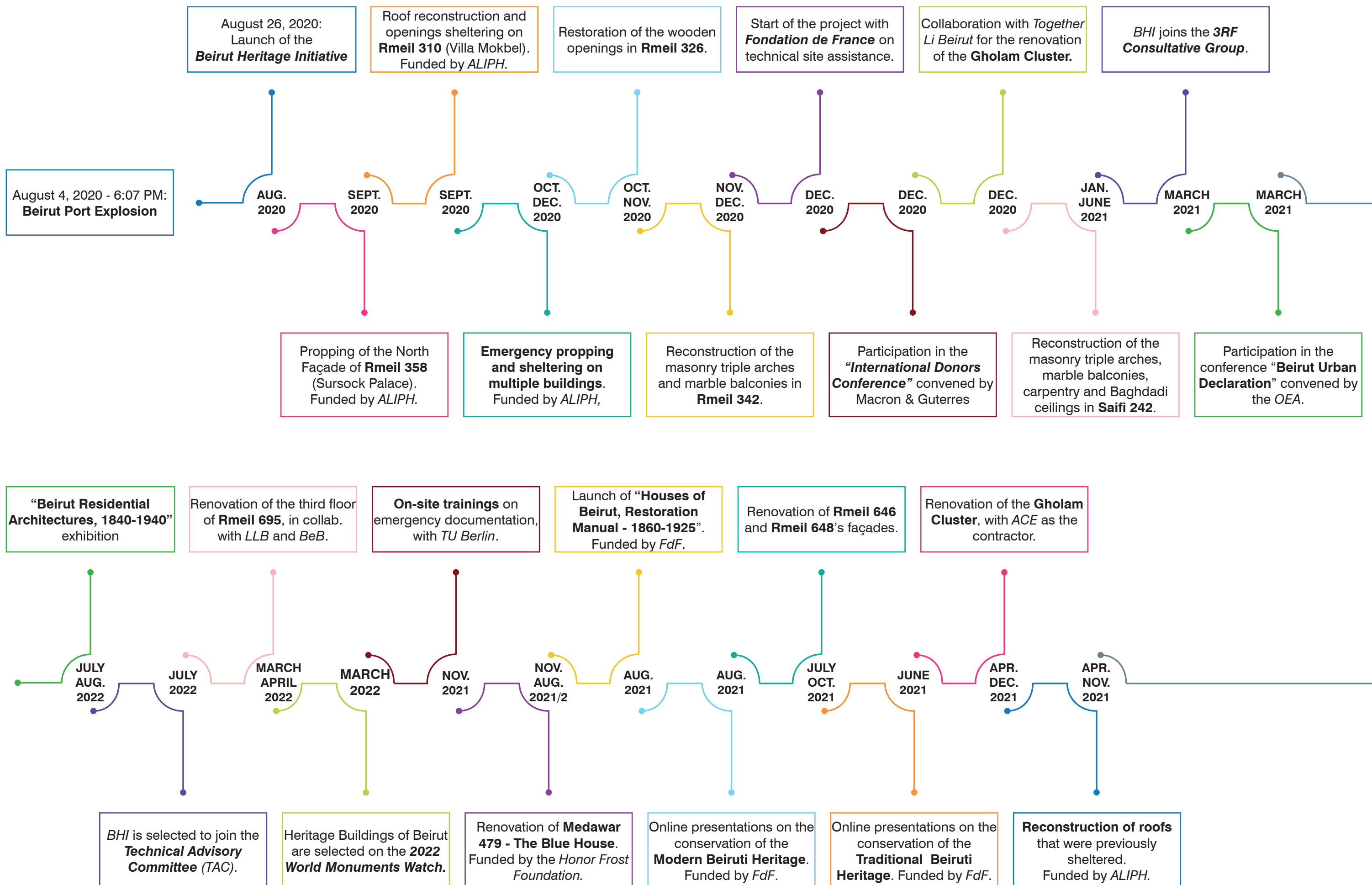
RESTORATION MANUALS & SPECIALIZED PRESENTATIONS, WITH *FONDATION DE FRANCE*

The project with the Fondation de France has multiple components:

1. [Publication](#) of two technical manuals, on heritage buildings built between 1860-1925 and 1925-1970. The first manual was published in August 2021, and the second will be published in October 2022;
2. [Specialized presentations](#);
3. Site visits and assessments;
4. [On-site videos](#) on the methods of renovation of Heritage Buildings;
5. Launching an on-site training ("*chantier école*") on the structural consolidation.

The manuals, trainings, videos and expertise are necessary for the renovation of the affected heritage houses that are awaiting for funding for proper intervention.





WE RELY HEAVILY ON DONATIONS AND FUNDRAISING TO BE ABLE TO MEET OUR AIMS TO PROTECT OUR BUILT HERITAGE.

EACH AND EVERY DONATION WILL HAVE A MULTIPLIER EFFECT AND HAS THE POWER TO INFLUENCE AND MAKE A PROMINENT CHANGE IN SAFEGUARDING OUR VALUED HERITAGE.

Online Donations:

www.helplebanon.com/donation/Beirut-Heritage-Initiative

Local Donations (LBP):

LB84 0056 0000 0000 0031 5885 0033

Local Donations (USD):

LB57 0056 0000 0000 0031 5885 0034

International Donations (USD):

LB30 0056 0000 0000 0031 5885 0035

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BANK AUDI ACHRAFIEH, SOFIL

BENEFICIARY:

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REASON FOR TRANSFER:

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ARTISTS OF BEIRUT



OUR WORK WOULDN'T HAVE BEEN POSSIBLE WITHOUT OUR PARTNERS. SENDING OUT A HEARTFELT THANK YOU TO ALL OF THEM.



LIVE LOVE





AUDITED REPORTS

Beirut Heritage Initiative

**Report and financial statements
for the year ended 31 December 2020**

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**Report and financial statements
for the year ended 31 December 2020**

	Page
Independent auditor's report	1 - 3
Balance sheet	4
Statement of comprehensive income	5
Notes to the financial statements	6

Independent Auditors Report

TO Beirut Heritage Initiative

Report on the Financial Statements

We have audited the accompanying financial statements of Beirut Heritage Initiative., which comprise the statement of financial position as at 31 December, 2020, and the income statement the year then ended.

Management Responsibilities for the Financial Statements

Management is responsible for the preparation of these financial statements that give a true and fair view in accordance with International Financial Reporting Standards, and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatements whether due to fraud or error.

Auditor's responsibilities for the Financial Statements

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with International Standards on Auditing. Those Standards require that comply with ethical requirement and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of the financial statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by Management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion

In our opinion, the financial statements present fairly, in all material respects, the financial position of **Beirut Heritage Initiative.** as at 31 December, 2020 and the results of its operations for the period then ended in accordance with International Accounting Standards and in conformity with Lebanese laws and regulations.

Date:05/07/2021

For and on behalf of K.T.E.C – CPA
Beirut, Lebanon



Balance sheet at 31 December 2020

		<u>LBP</u>
<u>Current Assets</u>	<u>Note</u>	389,333,007
Work in progress	1	156,478,530
Banks	2	184,841,410
Cash		<u>48,013,067</u>
<u>Equity</u>		
Result of the Year		298,867,931
<u>Current Liabilities</u>		90,465,076
Suppliers		89,008,831
Tax		<u>1,456,245</u>

Statement of comprehensive income for the year ended 31 December 2020

Incomes		355,389,515
Donations	332,263,240	
Self-financing activities	<u>23,126,275</u>	
Expenses		52,842,071
Office Supplies	1,013,850	
Telecommunications	516,000	
Maintenance	520,500	
Office Expenses	1,030,495	
Fees	27,912,115	
Management Fees	5,799,503	
Social Media	565,493	
Advertising	5,467,500	
Self-financing activities	<u>10,016,615</u>	
Financial expenses		5,859,291
Incomes expenses		2,179,778
Net Result		298,867,931

Notes to the financial statements for the year ended 31 December 2020

1 -Work in progress

Ashrafieh 1141	2,788,875
Ashrafieh 1148	12,189,645
Zoukak el Blat 289	716,063
Rmeil 1139	2,113,515
Rmeil 155	11,138,918
Rmeil 292	6,459,638
Rmeil 300	9,106,808
Rmeil 326	19,412,078
Rmeil 342	1,426,125
Rmeil 358 / Sersok palace	65,455,650
Rmeil 688	17,110,125
Rmeil 722	5,038,065
Saifi 285	3,523,028
Total LBP	156,478,530

2- Banks

	<u>LBP</u>	<u>Curr</u>
Audi Bank usd	152,449,058	101,127
Audi Bank LBP	10,311,675	10,311,675
Audi Bank eur	22,080,677	11,928
Total LBP	184,841,410	

Beirut Heritage Initiative

Report and financial statements
for the year ended 31 December 2021

	Page
Report and financial statements for the year ended 31 December 2021	
Independent auditor's report	1 - 3
Balance sheet	4
Statement of comprehensive income	5
Notes to the financial statements	6

Independent Auditors Report

TO Beirut Heritage Initiative- BHI- Beirut - Lebanon

Qualified Opinion

We were requested to audit the accompanying financial statements of Beirut Heritage Initiative - BHI-(the "Company"), which comprise the statement of financial position as at December 31, 2021, and the statement of profit or loss and other comprehensive income, for the year then ended, and notes to the financial statements, including a summary of significant accounting policies.

In our opinion, except for the effect of the matter described in the Basis for Qualified Opinion section of our report, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as at December 31, 2021, and its financial performance and its cash flows for the year then ended in accordance with International Financial Reporting Standards (IFRSs).

Basis/or Qualified Opinion

Cash and cash equivalents which are carried in the statement of financial position at USD 190.569 includes balances with Lebanese banks of USD 156.594. Management has not recorded an allowance for expected credit losses which takes into account the significant deterioration in credit quality since initial recognition which has arisen as a result of the continuing economic crisis in Lebanon and the government default on Eurobonds, which constitutes a departure from IFRSs. We were unable to determine the adjustments necessary to this amount.

Date:24/03/2022

For and on behalf of K.T.E.C – CPA
Beirut, Lebanon



Balance sheet at 31 December 2021

		USD 2020	USD 2021
Current Assets	Note		
Work in progress	1	103,800	50,648
Banks	2	122,615	156,594
Cash		31,849	33,975
Other receivables		0	2,025
Total Assets		258,264	243,242
Equity			
BF Result		0	198,254
Result of the Year		198,254	3,249
Net Result		198,254	201,503
Current Liabilities			
Suppliers		59,044	40,769
Tax		966	0
Other payables		0	970
Total Current Liabilities		60,010	41,739
Net profit and liabilities		258,264	243,242

Statement of comprehensive income for the year ended 31 December 2021

	USD	USD
<u>Incomes</u>	<u>2020</u>	<u>2021</u>
Donations	220,407	654,069
Self financing activities	15,341	15,787
Cost of Work	0	496,431
<u>Expenses</u>		
Office Supplies	673	4,338
Telecommunications & Poste	342	1,460
Maintenance	345	39
Office Expenses	684	581
Fees	18,516	139,255
Management Fees	3,847	0
Social Media	375	96
Advertising	3,627	0
Travel expenses	0	1,009
Donations	0	6,633
Self financing activities	6,646	11,962
Financial expenses	3,906	14,293
Financial Incomes	1,467	9,490
Net Result	198,254	3,249

Notes to the financial statements for the year ended 31 December 2021

Notes

1 -Work in progress

Medawar 479	50,648
Total USD	50,648

2- Banks

	<u>usd</u>	<u>Curr</u>
Audi Bank usd	94,628	94,628
Audi Bank LBP	25,116	37,861,992
Audi Bank eur	36,850	32,648
Total USD	156,594	

