



## **DOCUMENTATION STAIRCASE RENOVATION 2014 - 2023**

**ARCHITECT SVEN MARKELIUS' COLLECTIVE HOUSE  
JOHN ERICSSONGATAN 6, STOCKHOLM**

**Fågelbärsträdet 13  
Stockholm municipality**

**2023-05-16**



## Fågelbärsträdet 13, 'Markelius collective house' - Introduction

The property Fågelbärsträdet 13 at Kungsholmen in Stockholm, Sweden, which is owned and managed by the condominium association Fågelbärsträdet (Brf), has undergone an extensive renovation of the entrance and stairwell. The work has been carried out in essentially four stages, 1991, 2014-16, 2020 and 2023.

During the years 1989-1991, an extensive restoration project was carried out on the entire property, where facades, waterproofing on roof terraces and balcony tiles etc. were restored. When these works were completed, the property was classified as an individual building monument. The property is also "blue-classed" on the Stockholm City Museum's classification map, where blue is the highest class. The street-level entrance vestibule was already renovated in **1991**, then with the participation of Stockholm City Museum's antiquarian Britt Wisth. The fabric-pasted walls were spackled and the original surface layer scraped off, in the form of a warm ochre yellow high-gloss paint was restored on the walls and ceiling.

The main part of the "Staircase Project" was carried out between **2014-16** with an inventory of all surface layers and details. It is unclear when the stairwell's walls above the entrance level were last repainted, it was worn and many replaced materials and details had successively reduced the overall impression of the stairwell.

In 2020, a specially designed bench was manufactured and inaugurated, and in **2023**, the stone floor in the entrance vestibule has been surface-renovated and various small damages on the walls have been painted and the outer gate has been repaired.

### Working method

From the late 1980s until now, first ARKSAM, which then became AIX Arkitekter, has continuously been the condominium association's consulting architect. The long-standing collaboration between the architects Jan Lisinski and Eva Göransson and the condominium association's chairman of the board Gunnar Akner (since 1988) is probably quite unique and it has above all created a way of working with great mutual trust in each other's roles and responsibilities.

This odd building, erected during an era of great experimentation, with special materials and many specially designed details and features, requires careful thought in renovation and maintenance. As an architect, it is a great privilege to be able to collect archival material, original drawings, descriptions, older photographs, etc. over such a long period of time which, at the right time, can form the decisive basis for choosing materials or methods for a maintenance or renovation measure. Likewise, continuous collaborations with recognized good contractors are of great value, as are collaborations with other consultants for technical issues.

The role of the board and the chairman to manage the building also weighs heavily in each project. It often involves relatively large investments and all decisions must be carefully justified to the members. In order to arrive at the right measures, many different stages and details have first been carried out with test executions. The approach often takes a little extra time, but has given us the opportunity to discuss design and implementation with various professional groups in relation to today's materials and antiquarian aspects. It has been an absolutely decisive working method to arrive at a choice of measures that led to good end results.

The now completed stairwell project is an example of the above-described working method, hence the relatively long implementation period.

This report is written by Eva Göransson, architect at AIX Arkitekter in Stockholm, on behalf of and in consultation with the board of the condominium association Fågelbärsträdet.

Eva Göransson  
Arkitekt SAR/MSA    AIX Arkitekter AB  
0708-76 07 09

*The Stockholm City Museum's classification map where the property Fågelbärsträdet is marked. Blue is the highest class and includes buildings of particularly high cultural-historical value.  
Source: Stockholm City Museum.*



## TABLE OF CONTENTS

<b>FÅGELBÄRSTRÄDET 13, MARKELIUS COLLECTIVE HOUSE - INTRODUCTION</b>	<b>3</b>
<b>SUMMARY</b>	<b>5</b>
<b>ADMINISTRATIVE DETAILS</b>	<b>5</b>
<b>DESCRIPTION OF THE PROJECT</b>	<b>7</b>
<b>PHOTO ATTACHMENT BEFORE AND DURING RENOVATION IN PROGRESS</b>	<b>11</b>
<b>DOCUMENTATION OF THE NEWLY RENOVATED STAIRCASE AND ENTRANCE 2018-2023</b>	<b>15</b>



*The stairwell's smooth light walls have been restored, the oak elevator door and elevator car have been resurfaced and the blasted glass floor number sits in the original round signal lamp, of unknown original function.*

### **English translation**

Gunnar Akner

### **Photo and sources**

All color photographs: AIX Arkitekter,  
Eva Göransson and Peder Lindbom.

Black/white photographs and sources: ARKDES,  
Stockholmskällan and the condominium  
association Fågelbärsträdet's website  
[www.markeliushuset.se](http://www.markeliushuset.se)

## Summary

Since 1988, Brf's board has hired first ARKSAM and later AIX Arkitekter for advice and planning. The property underwent an extensive restoration with many different stages between 1989 and 1991. Maintenance was then neglected and major works were done to improve waterproofing, roofs, facades and new balcony tiles facing the yard etc.

From the beginning, Stockholm City Museum's antiquarian Britt Wisth was involved and followed the work. In 1992, the building became an individual building monument with protective regulations.

The board and responsible architect at AIX have during all these years collected older photographs, archival material from various archives, including the current ARKDES and other sources. Scraped tracks and pictures of original details etc. have been saved and can be used for various maintenance work and as inspiration.

The association has adopted the objective "High level of cultural and historical ambition", which means that all work must be well thought out and carefully planned before implementation. The good and long-term cooperation between the architect and the board has been decisive for the final result, where decisions are made after careful considerations, countless samples and studies of original drawings and descriptions. All work must also follow a line, where totality and care for details for the good of the property, in accordance with the Building Heritage Declaration, must be followed.

## Stages

**1991** – restoration of the entrance vestibule in collaboration with the Stockholm City Museum.

**2014 – 2016** the main part of the project "Upgrading and renovation of the stairwell" was carried out. A program for painting, replacing floor materials, overhauling electrical wiring and new fixtures, etc. was drawn up. The County Administrative Board replied to the question of whether this was subject to a permit that the work could be completed with a documentation report, but made no formal demand for a permit with antiquarian participation in the meantime.

**2020** – the entrance bench in the vestibule was manufactured and inaugurated.

**2022 – February 2023** the last stages of the stairwell project have been completed, including renovation of the stone floor in the residential entrance as well as various improvements and repairs by painters and carpenters

Now the overall impression of the frugal design in this funk gem has been completely restored to the character created by Sven Markelius and his spirit can now once again soar up the stairs.

## Administrative tasks

### Object

Markelius Collective house  
Fågelbärsträdet 13  
John Ericssonsgatan 6, Stockholm

### Supervisory authority

The county board, Stockholm county

No permits have been applied for the maintenance work. The request whether the measures could be eligible for grants was rejected, as the proposed measures count as maintenance.

### Client

Brf Fågelbärsträdet, board, president Gunnar Akner

### Other contributors from brf

Sara Bourke, fonts for various texts and numbers  
Oscar Silfverhielm, archive search for external luminaire  
Cheryl Akner Koler, design a new bench in the entrance hall

### Consultants from 2014-2023

**Responsible architect, planning and project manager**  
Eva Göransson, AIX Arkitekter AB

### Painting consultant

Michael Brantsjö, painting consulting

### Antiquarian

Fredrik Olsson, AIX Arkitekter AB  
(in the inventory stage)

### Lighting and idea for floor indicator lamp

Peder Lindbom, AIX Arkitekter AB

### Electrical consultant

Stieg Djerf, Bjerking AB

### Entreprenörer från 2014-2023

#### Fiber installation

ERNET AB, Robert Babic

#### Electrical contractor

Grönlunds Elektriska AB, Peter Grönlund later  
Eltop AB, Peter Grönlund

#### Elevator contractor

Hissgruppen AB, Gustav Looft

#### Asbestos remediation

Refix AB, Alexi Diakite

#### Flooring

Linoleumkompaniet AB, Stefan Westerberg  
finished by  
Nils Lindman Golv AB, Peter Lindman

**Forging**

Oskar Jansson Plåt o Smide AB, Erik Hagström (internal new stair railing towards basement etc) Djursholms smide AB, Valdis Dzelzkalejs (external house number fixture etc)

**Painting**

Br Siljendahls Måleri AB, Ingvar Siljendahl Larsson & Örnmark Måleri AB, Lars Sandberg (various touch-up painting)

**Various wooden renovations in elevator and doors**  
Träum AB, Nils Barowiak**Stone floor renovation**

Ajour Trading AB, Thomas Silwerbiörk

**Inspections**

Eje Egarp, painting  
Mats Edne, golvteknik AB, floors

**List of manufacturers and suppliers of new details and products****Lighting on the floor plan**

Glob 3721-4, Konsthantverk i Tyringe, equipped with LED light source

Floor indicator lamp, the clogged round aluminum plate has been replaced by a blasted glass with the floor number in clear glass, behind it a small LED, installed by Eltop.

**Exterior street number fixture**

Glass dome from Retrolampor, street number luminaire  
Specially designed lighting fixture, AIX, made by Djursholms smide

**Fittings etc**

Cover plates for letter disposal hatches that are not used must be joined together, Oskar Jansson Plåt och smide

Uniform sticker "No advertising, please", by Gunnar Akner.

Doors stops, specially made from rubber in China, by Gunnar Akner

**Elevator**

Elevator, keypad model "Retro" with black round buttons, Hissgruppen

New manufacture of elevator corner panel, Träum, Nils Barowiak

Lighting fixture in the lift car, Phobos rund, diam 220, Annell AB, supplemented with a special stainless steel frame (Djursholms smide)

**Painting materials and colours**

Entrance vestibule - walls and ceiling  
NCS S 1015-Y20R, Servalack Exklusiv high gloss, Alcro  
*Repairs and repainting pillars carried out with: Mekanlack, Teknos*

Base painting on pillars - NCS S 6502-Y  
*Improvements made with: Servalack Aqua, semi-glossy, Alcro*

Staircase walls - level 1-6, incl ceiling  
NCS S 1005-Y20R, gloss 20  
Interiör V Väggfärg Engwall & Claesson  
*Improvements floor 1-6 performed with: Sober täckfärg, Alcro, OBS! NCS S 1005-Y10R*

Text - GARBAGE, LAUNDRY  
NCS S 8005-Y80R, dark brown, matte

Elevator shaft wall NCS S 5005-G50Y, latex

Text numbers in elevator shaft  
NCS S 8005-G50Y, matt

**Floor**

Rubber tiles in stairwells - Kayar, brun, K63/C, Artigo, FalckDesign, nowadays Polyflor Nordic

Stair nosing, rubber - SN001, Ijusgrå G804, FalckDesign, nowadays Polyflor Nordic

Entrance floor, limestone including stairs, renovation method 2 - deep cleaning, impregnation with Stentvål, MPC-våtkristallisering, Ajour Trading

**Entrance bench**

With inspiration from dynamic angles in the building's street facade and in the entrance staircase, Cheryl Akner Koler has designed the entrance bench "Dynamic interaction".  
Material: Microcement on a frame of fireproof MDF.  
Manufact. Cheryl Akner Koler in collaboration with MCF Sweden AB/Topcret for surface treatment.

## Description of the project

The entrance vestibule at street level was since 1991 restored to its original design. The stairwell upwards probably had fabric-pasted walls since the 1970s, a couple of different carpets on the floors and fluorescent fixtures with a design from the 70s, external electrical wiring to some apartments, etc.

Initial discussions within the board included the following questions:

- Remove disturbing electricity- and telecommunication lines, possibly chisel in electrical lines.
- Install fiber, possibly chisel in the wires.
- Replace existing 1970s fixtures.
- Replace locks, fittings and bells on residential entrance doors.
- Repaint existing fabric-pasted walls and spackle the stairwell walls on floors 1-6, including stairwells.
- Renovate the entrance hall and stairs, at street level (which had some minor damage).

### Assignment and definition of scope

On behalf of brf, architect Eva Göransson, AIX Arkitekter, has acted as coordinating designer and project manager during the stairwell project. Building antiquarian Fredrik Olsson performed an archive search at ARKDES, where, among other things, the original building description has formed the basis for many decisions. Fredrik Olsson has also scraped out the original color of the stairwell on site.

The county board was asked about possible financial contributions to cover the antiquarian excess costs that were the result of choosing a higher level of renovation with, for example, spackling all the walls in the stairwell. Grants could not be obtained, however, as the work was seen as pure maintenance, and stairwells are not considered public spaces today.

In the end, the board still chose to go ahead with the higher level of execution, and to add to this also to replace the existing surface layer on the floors in the stairwell (linoleum carpet, tiles) and restore this with square rubber tiles as it had originally been.

After a careful inventory of the stairwell, the responsible architect compiled a "**Thinking list**" for the board, where a number of details that had been simplified over the years were pointed out.

The program for all measures became extensive and many consultants, craftsmen, contractors and suppliers have participated in the project.

The work has been carried out in an open form of dialogue, where the chairman has constantly anchored proposals from the architect and other consultants with decisions by the board.

All craftsmen and contractors have been carefully instructed on the importance of following the origin and traditional materials and methods have been used as far as possible.

Parts of the document:

### "Things to think about - compilation April 2014"

The pictures are here a documentation of the stairwell before the renovation.



*The notice board needs to be aligned and adjusted in height like the nameplate, for example. The bulletin board is not original as the nameplate is.*



*Floor number from pasted-on plastic sticker.*



*Electrical cords for fixtures are unfortunately routed across the corridor. The eaves against the ceiling contain, among other things, data and telephone lines.*



*Electrical lines are replaced on all levels, more or less great need. Carried out by electrical contractor.*



*Rough painted fabric on all walls. The round bolted detail next to all elevator doors, what is this?*



*New number is proposed to be painted on blasted glass in the round hatch with weak lighting behind.*

*Uniform signage for NO ADVERTISING signs is designed together with brf.*





*Adjustment and overhaul of all door fittings is carried out before painting.*



*Sticky notes should be banned in general.*



*New text about GARBAGE SHAFT and former LAUNDRY SHAFT is stenciled over the respective hatch.*



*Existing fittings for hatches are supplemented and fixed by carpenters before painting.*



*Take a stand on existing fixtures. Mixed models round and oblong.*



*Take a stand on the existing railing to the basement. Compare with the stair railing to the entrance floor, below.*



*Take a stand on the existing floor on the landing and on the stairs including stair nosings.*



**Photo attachment before and during ongoing renovation**

**Electricity, lighting and lift details**



*Test luminaire, round globe is tested in front of the lift. Further away, a round, flat one from the 1970s still sits. New cable strip installed at the ceiling and the fiber runs have begun.*



*Vertical electricity- and fiber cables run in the elevator shaft and the new electrical duct at the ceiling has been drilled out. Sometimes the wall broke a little. Due to the very hard concrete, new installations could not be built into the walls.*



*A later added bulletin board in the elevator, removed.*



*In connection with the replacement of the lift slab, restoration to the original edge detail on the diagonally placed board is discussed.*



*The original design with rounded edges emerged during disassembly but was badly damaged.*

**Painting work and detail painting**



*The fabric of walls is spackled to a smooth surface*



*First test painting.*



*Scratched original color NCS-determined.*



*1930s image in newspaper article about the modern building. Laundry shaft marked with painted text.*



*Text templates are tested on site*



## Flooring materials and details

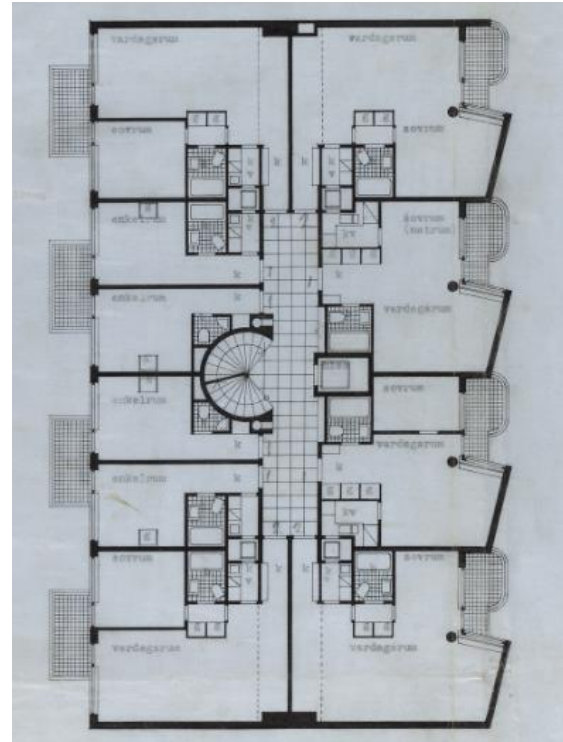
Original floor material was described as 6 mm thick rubber tiles, no make was specified. In the drawing, a square plate pattern is illustrated on the floor plans. The staircase drawing has a detail with a non-slip rubber stair nosing in a light colour.

In order to obtain the size of the floor tiles, both drawings and older photographs have been studied.

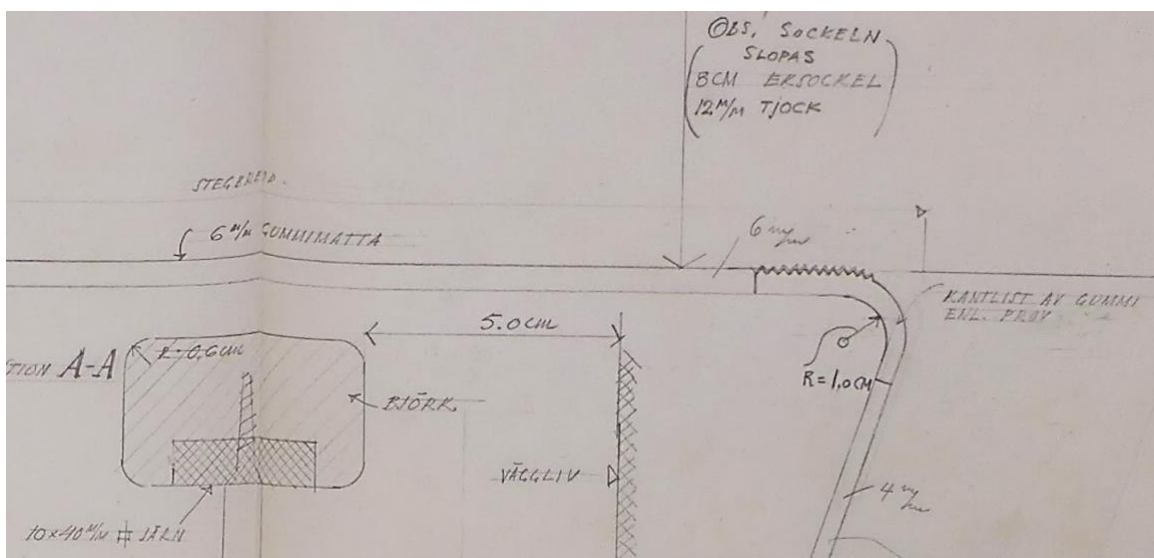
Prior to the demolition of existing floor materials, early sampling revealed that there was asbestos in the carpet adhesive and asbestos remediation became necessary as a result (occurred in adhesives between the 1960s and 1976).



Next to the foot is a material joint, about 12-14 cm from the wall, a guide for the size of the rubber plates.



Markelius' floor plan



Markelius' detailed drawing of the stairs with material instructions.



*Original staircase, 1935. NOTE no painted plinth against the wall, according to drawing.*



*Worn stairs with painted plinth against the wall, probably from the 1970s.*



*Damage to the limestone in the exposed stair corner*



*Worn out slip tape and traces of old tape.*



*Exterior street number lighting in 1935.*



*The outdoor fixture replaced with a standard fixture from the 1960s-70s, a little tufted.*

**Documentation of the newly renovated  
stairwell and entrance 2018-2023**



*The staircase's simplicity and precision in all details have been sought after.*



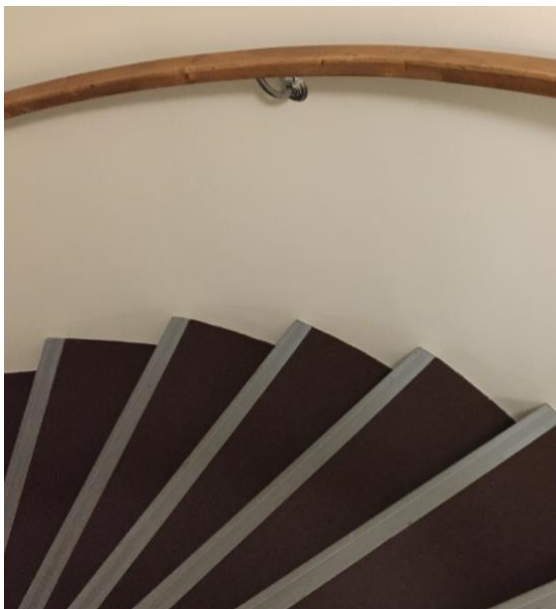
*The top floor of the stairwell.*



*The entrance doors have been surface-renovated by cleaning and oiling/waxing. All fittings have been retained, signage is kept uniform according to brf's rules.*



*New stair railing to protect against falling down the basement stairs on the left. Design inspired by the main staircase in the foundation and below, design AIX Arkitekter.*



*The floor plan's new surface layer of rubber tiles correspond to the original floor covering. The rubber floors were originally described as sound-absorbing.*



*The lighter ocher color of the floor plan meets that of the entrance's more saturated and shiny surface.*





*Preserved and renovated interior of the elevator car.  
New keypad with traditional black buttons.*



*The message still applies today!  
("Please close the elevator door quietly!")*



*In the entrance vestibule, the later added notice board to the left of the elevator door was removed and the original name board is preserved.*



*The limestone stairs have been cleaned of non-slip tape and polish and small damages, e.g. on the exposed outer corner of the lower step, have been repaired with stone repair cement.*



*The floor of the entrance vestibule has regained the varying colors of the limestone after removing many layers of yellowed polish.*



*Entrance vestibule with period-typical tubular steel chair, 1935.*



*Today's entrance bench "Dynamic interaction" in design by Cheryl Akner Koler.*



*The limestone has regained its luster after gentle polishing.*



*Matter-of-fact and harmonious design from 1935 is cared for and preserved as faithfully as possible.*



**Finishing - exterior at the residential entrance**



*Newly manufactured street number luminaire based on a model from 1935, designed by AIX Arkitekter.*

