

**THE PROJECT LAYOUT OF THE 16TH
MICRO-DISTRICT OF THE SOUTH-
WESTERN HOUSING ESTATE AND
THE PUBLIC AND COMMERCIAL
CENTER (ARCHITECT
E. VAINSHTEIN, N. VALGRAM)**

PROJEKT ŠESTNÁSTEHO
MIKRODISTRIKTU JUHOZÁPADNEJ
OBYTNEJ ŠTVRTE V ODESE
A VEREJNÉ A OBCHODNÉ CENTRUM
(ARCHITEKT E. VAINSHTEIN,
N. VALGRAM).

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The Residential Area of Cheremushky as an Example of the Implementation of Khrushchev's Housing Reform in Ukraine

Obytná štvrť Čerjomušky ako príklad implementácie Chruščovovej bytovej reformy na Ukrajine

Mark Meerovich, Nadiia Antonenko, Luidmila Shchavinskaya

História sovietskej architektúry a mestského plánovania napísaná sovietskymi vedcami v období Sovietskeho zväzu bola založená výhradne na cenzúrou povolených ideologických dogmách. Zakladala sa predovšetkým na presvedčení, že samotný „socialistický“ systém a vedúca úloha komunistickej strany prispievajú k nepretržitému pokroku v oblasti stavebných technológií, metód projektovania, teórie a metodológie architektonickej tvorby a plánovania. V realite sa však všetko výrazne odlišovalo. Zmeny architektonického štýlu, princípov mestského plánovania či štandardov navrhovania neboli výsledkom voľnej súťaže ani atraktívnosti architektonickej imaginácie, ani dôsledkom prirodzeného vývoja umeleckého vkusu či spontánnej zmeny estetických požiadaviek konzumentov. Nenastávali ani ako odpoveď na meniace sa módné preferencie alebo ako reakcia na inovatívne riešenia vyplývajúce z nových technologických postupov a stavebných materiálov. Všetko sa vykonávalo na základe direktívnych nariadení. Transformácia architektonického štýlu a rozhodnutia týkajúce sa plánovania v celej krajine boli výsledkom výlučne centralizovanej štátnej politiky. Nediali sa samovoľne, ale na základe rozhodnutí strany a vlády a nimi prijímanými nariadeniami. Nové stavebné technológie, materiály aj nové kompozičné riešenia sa nezavádzali ani nedistribuovali na základe podnikateľskej konkurencie či dopytu zo strany spotrebiteľov, ale jedine na základe poverenia štátnych orgánov.

Štúdiá na pozadí histórie projektu obytného komplexu Čerjomušky v Odese uvádza a analyzuje dôvody a osobitné črty Chruščovovej bytovej reformy. Zmeny rozbehnuté v roku 1954 predstavovali v histórii architektúry a mestského plánovania v Sovietskom zväze jeden z dvoch kľúčových zlomov. Dôsledkom bolo odmietnutie stalinského neoklasicizmu a zavedenie metód masovej bytovej výstavby založenej na typizácii, štandardizácii a industrializácii stavebníctva. V rámci oficiálnej sovietskej kultúrnej politiky predstavovala reforma návrat k architektonickým formám a estetickým hodnotám charakteristickým pre industriálnu stavebnú produkciu.

Obytný komplex Čerjomušky je typickým príkladom zavádzania Chruščovovej reformy do praxe na Ukrajine. Reforma priniesla rad zásadných zmien v stalinskej organizácii bytovej výstavby. Po prvé, reforma zásadne premenila systém bytovej výstavby na stavebný priemysel, na celoštátny industrializovaný a technologizovaný systém masovej bytovej výstavby. Spolu

s ním sa tiež zásadne zmenila oblasť urbanistického plánovania a architektonického projektovania, zásobujúca tento stavebný priemysel projektovou dokumentáciou.

Za zmenami stál Chruščovov tím najvyšších stranických predstaviteľov, v skutočnosti veľmi ľahostajný k architektonickému tvarosloviu. Boj s fasádnu výzdobou, označovanou ako „architektonické excesy“, bol len mechanizmom na znižovanie stavebných nákladov, na urýchlenie a zjednodušenie výstavby a na obmedzovanie pracovnej náročnosti inštalačných či dokončovacích prác. Chruščovova reforma predstavovala v očiach sovietskych architektov, pohlavárova na všetkých úrovniach, ale aj más spotrebiteľov nepochybne revolučný prevrat. Radikálne zmenila nielen typológiu sovietskych bytových domov, ale aj ďalších objektov spoločenskej vybavenosti. Zatiaľ čo rozmanitosť typológie bytov sa v dôsledku typizácie prudko zúžila, typológia objektov spoločenského a kultúrneho vybavenia sa výrazne rozšírila. Predstavovala tiež zásadnú zmenu noriem a štandardov bývania, menovite komunálne bývanie sa vďaka nej nahradilo individuálnymi bytmi.

Podobne ako stalinstický prelom začiatku tridsiatych rokov 20. storočia aj tento prevrat bol nanútený a autoritatívne riadený rovnako direktívne ako nastolenie vlády stalinskej ríše. Cieľom bolo zmeniť „objekt“ architektonického aj urbanistického plánovania s presunutím záujmu od elit k masám a zásadná reorganizácia prístupu ku štandardizovanému bývaniu.

Sovietska stratégia rozvoja miest Chruščovovej éry dramaticky zmenila sovietsku urbanistickú teóriu takzvaného Socgorodu, ako od tridsiatych rokov 20. storočia nazývali všetky novo založené sovietske industriálne mestá stavané v blízkosti novo budovaných priemyselných podnikov. Názov mal zdôrazňovať rozdielnosť sídel v ZSSR oproti kapitalistickým mestám. Táto zmena sa však na rozdiel od predchádzajúcich plánov neuskutočnila len vo forme demagogických vyhlásení, ale pretavila sa aj do reality – mesto sa začalo vnímať ako životný priestor celej populácie, bežných robotníkov a úradníkov i mestskej inteligencie, teda nielen ako obytný systém centrálnych ulíc určených pre úzky okruh lokálnych predstaviteľov komunistickej strany či kultúrnej a inžinierskej elity. Nové veľké obytné štvrte (ako Čerjomušky) a dokonca celé mestá vybudované v rámci Chruščovovej reformy ostro kontrastovali s urbanistickou štruktúrou predchádzajúcich období, s jej priestorovými koncepciami aj

riešením infraštruktúry tak s projektmi realizovanými v staliniskom období, ako i so zachovanými mestskými štruktúrami predrevolučného obdobia.

Špecifickosť sovietskeho urbanizmu obdobia Chruščovovej vlády (1953 – 1963) predstavuje kombináciu: a) (v tom čase) moderných princípov projektovania bytovej výstavby, b) plánovitej organizácie mestského prostredia a c) stalinistického systému kontroly umeleckej produkcie (a to aj napriek neskoršej reforme organizácie umeleckých oddelení). Chruščovova reforma odrážala všetky výhody aj všetky nedostatky štátneho systému projektovania a organizácie výstavby v ZSSR. Špecifickosť mestského plánovania chruščovovského obdobia tiež rozhodujúco ovplyvnila a determinovala problémy post-sovietskeho rozvoja miest na Ukrajine, ktoré je potrebné riešiť dnes.

Na pozadí špecifického materiálu, projektu obytnej štvrte Čerjomušky v Odeze, štúdiá bližšie analyzuje obsah Chruščovovej reformy. Zameriava sa jednak na stavebný priemysel, jednak na architektonickú a urbanistickú prax, ktorá zásobovala tento

stavebný priemysel podkladmi a projektovou dokumentáciou. Zároveň bližšie opisuje transformáciu typológie bytového fondu. Z hľadiska materiálov išlo o transformáciu od a) drevených domov (drevená konštrukcia vyplnená stavebným odpadom), b) slamených domov, c) drevenej konštrukcie vyplnenej panelmi z trstiny a sadry.

Z hľadiska typológie to predstavovalo prechod k panelovým päťpodlažným obytným domov s malými bytmi určenými pre jednu rodinu, neskôr ľudovo prezývanými „Chruščovky“. Štúdiá opisuje špecifiká plánovanej organizácie územia: od jednotlivých samostatne stojacich bytových domov (jednopodlažné domy boli určené pre dve rodiny, dvojpodlažné domy pozostávali z ôsmich alebo šestnástich bytov, no pre akútny nedostatok bytov bývali spravidla obývané komunálne) po veľké obytné štvrte pre 80 000 až 120 000 obyvateľov, s individuálnymi bytmi pre jednu rodinu, občianskou vybavenosťou a spoločenskými aj kultúrnymi zariadeniami, krajinnou architektúrou a infraštruktúrou.

Introduction

State town planning and housing policy in the USSR – forced change in the principles of urban development

In the history of the architecture of the Soviet Union, two major fractures (reforms) occurred. These were the moments when the state party leadership of the country violently changed all the key principles of architectural design and urban development: a) social, b) style, c) financial, d) constructive and technological, e) planning, e) normative, g) ideological etc.

The first turning point (1929 – 1932) was the ban of the architecture of the Soviet avant-garde, the dissolution of creative groups and the transition to the so-called “Stalinist neoclassicism” (“Stalin’s Empire”).

The second one (1954 – 1970) was the rejection of Stalinist neoclassicism, the revival of modern architectural stylistic traits, the introduction of technologies for mass-production housing construction, based on typification, standardization and construction industrialization. The first reform was carried out by Joseph Stalin, the second by Nikita Khrushchev, who until December 1949 held senior posts in the leadership of Ukraine (First Secretary of the Central Committee of the Communist Party of Ukraine and Chairman of the Council of Ministers), and then transferred to Moscow. After Stalin’s death, he became the leader of the Communist Party of the Soviet Union. 11 years of Khrushchev’s rule as First Secretary of the Central Committee of the Communist Party of the Soviet Union entered textbooks on the history of the USSR under the name “period of voluntarism”. And with respect to architecture and town planning received the designation “Khrushchev’s utilitarianism”.¹

Both Stalin’s and Khrushchev’s reforms were carried out “top-down” – on the command of the bodies of party and state government.

In both cases, a complete change was imposed on:

- architectural and town-planning principles of the formation of the urban environment both in old cities and in new ones, built from scratch; in the course of Khrushchev’s reform, the monumental building of parade ensembles of city centers in the style of Stalin’s Empire style was supplemented by “new urban development” – the erection of new residential neighborhoods on the periphery of existing cities;
- typology of housing and objects of social and cultural services (shops, polyclinics, schools, kindergartens, cinemas, etc.) – which declined sharply as a result of design standardisation, and the objects of social and cultural life – which expanded;
- norms of providing the population with housing and social services: the idea of the communal dwelling was replaced by an individual one;
- the method and quantity of financing for housing and communal construction: increased sharply;

THE BARRACK WAS A TYPICAL BUILDING OF SECTIONS OF THE TERRITORY OF MANY PRE-WAR AND POST-WAR USSR CITIES

BARAK JE TYPICKÁ BUDOVA ZACHOVANÝCH ČASTÍ MNOHÝCH PŘEDVOJNOVÝCH A POVOJNOVÝCH SOVIETSKÝCH MIEST

Source Zdroj: livejournal.com. Predmetyi sovetskoy zhizni. Barak. [online] [Accessed 05.05.2018]. Available at: <https://soviet-life.livejournal.com/2897666.html>



- institutional arrangement of a nation-wide system of architectural and urban planning; in the course of the implementation of the decision of the Council of Ministers of the USSR “On the improvement of the project in the field of civil construction, planning and urban development” of August 21, 1963, all existing design organizations were either abolished, combined, or reassigned (directly or indirectly) through a higher organization, the Committee for Construction Affairs under the state agency Gosstroy USSR;
- system of state control over architecture and urban planning: centralized and strengthened;
- structural systems of buildings and structures and technologies for their erection were standardized;
- official architectural style: dramatically changed.

Khrushchev carried out a process entirely opposite to the one launched by Stalin at the beginning of the First Five-Year Plan. He rehabilitated modern architecture in the USSR and banned the Stalinist Empire style (“architectural excesses”) because of its high cost, implementing a strong transition from elite architecture to mass construction. The government of the USSR announced its intention to solve the housing problem for millions of citizens of the country who had previously lived in communal apartments, barracks, and, very often, wooden shacks without any modern conveniences, illegally erected on the outskirts of towns and workers’ settlements by those who could not find housing in the official system.

The precondition for the deployment of housing construction by the Soviet government in the 1960s has been surprisingly neglected by scholarship. Several interesting attempts to study the causes and features of the global turn in housing policy are presented in the works of Yu. Bocharov,² D. Zadorin,³ D. Khmelnitski,⁴ O. Kazakova,⁵ M. Meerovich,⁶ F. Novikova,⁷ V. Yankovskaya,⁸ V. Grinchenko⁹ et al. author¹⁰. The general aspects of the urban and architectural transformations that led to Khrushchev’s housing reform were partially examined in the works of S. Harris¹¹, K. Snoppek¹², O. Khazerli¹³, S. Dukhanov¹⁴, M. Kalm¹⁵ and others. In the book of P. Meuser and D. Zadorin «Towards a Typology of Soviet Mass Housing: Prefabrication in The USSR 1955 – 1991»¹⁶ an analysis of the stages of mass housing construction in the USSR was presented and the most common typical series of houses for mass housing development were considered. N. Erofeev investigated the first experiments of mass housing construction in building standardised apartment blocks in Moscow.¹⁷ A. Bouryak and N. Antonenko explored the development of mass housing construction in Kharkov, in particular, the creativity of the Kharkov architect and city planner L. Tulpa.¹⁸ However, the history of Khrushchev’s housing reform in Ukraine, focusing on its motives and its specific features, has not been the subject of a special study to date.

Ukraine, Odesa – the background of the issue: the condition of the housing stock in the Stalin period

The situation facing housing per capita in Ukraine, and the state attempts (on the level of the Ukrainian SSR) to rectify it in the mid-1950s, did not differ significantly from the general situation in the USSR. The industrial enterprises that existed in Odesa before the war had faced a serious shortage of living space for the resettlement of workers and employees who worked at these enterprises. In the period before the Second World War, workers of Ukrainian industrial enterprises, as well as the population in other cities of the Soviet Union, resided in: a) hostels, b) departmental apartment buildings, d) utility communal apartments, e) barracks. In the post-war years, the situation with the provision of housing for the population grew even worse: if in the pre-war period the housing stock of Odesa was 3,3 million square meters, the destruction of the war years decreased



ODESSA, RESIDENTIAL HOUSE OF GYPSUM CANE-FIBRE BOARD, DESIGNED FOR 8 APARTMENTS (1 – 2 ROOMS). OBLPROEKT DESIGN ORGANIZATION. ENG. RENDINO S., GOLDBERG D., 1960

ODESA, OBYTNÝ DOM Z TRSTINOVO-SADROVÝCH PANELOV PROJEKTOVANÝ PRE OSEM JEDNOIZBOVÝCH ALEBO DVOJIZBOVÝCH BYTOV. PROJEKTOVÁ ORGANIZÁCIA OBLPROEKT. INŽINIERI RENDINO S., GOLDBERG D., 1960

Source Zdroj: Courtesy A. Sandler, 2018

the figure to 2.24 million square meters. In 1945, only 23 thousand square meters of new residential space was made available for residents and, without question, such a slow rate of recovery could not eliminate the acute shortage of housing.

In 1950 in the USSR, the average supply of square meters of housing per capita, as in the 1930s, ranged from 5 to 8 square meters per person. Post-war creation of new industrial enterprises (by the end of the seven-year period (1959 – 1965) 17 new industrial objects were built in Odesa) only exacerbated the housing crisis, because in 15 years alone (from 1945 to 1959) the population of Odesa grew 4 times (from 144,000 to 667,000 residents).

In the post-war recovery period, in order to eliminate the terrible shortage of housing in the shortest possible time, Oblproject, the main design organization of the Odesa region, designed extremely simple and cheap one- and two-storey apartment houses with timber framing and wall panels made of gypsum-reed (building materials manufactured from vegetable matter were not only cheap elements but also effective for insulation).¹⁹ This was done to ensure that in the areas allocated for housing development, a rapidly available housing stock could be built in the shortest possible time and with the highest quantity.

As a result, tens of thousands of two-story and one-story reed houses were built in the Odesa oblast²⁰ (Figure on the page 70). In general, in the post-war period, the main material for housing construction in the south of Ukraine, in addition to gypsum and reed panels, was: a) a wooden frame with construction-debris infill,²¹ b) compressed straw slab.

It should be noted that the destruction of the cities of the Soviet Union caused by World War II, despite its great human tragedy, granted the country's leadership the opportunity for a radical reform of the old districts that were destroyed, which could not be done in previous years, even because of the huge housing deficit. First of all, on the instructions of the Soviet government and with priority financing, large design organizations of the country began to develop new master plans for these cities. Usually, the plan assumed the construction of new industrial enterprises as industrial production was considered the "driver" for the development of cities. In the Soviet resettlement doctrine of the Stalin period, the growth of the urban population was predetermined, in fact, by only one factor – the expansion of the existing industrial base or the emergence of new enterprises. In both cases, the growth of the population of the city was the result of attracting additional contingents of labor. Moreover, the increase in the percentage of industrial workers, i.e. the proletarian population according to Soviet ideology and regarded as the basis of urban policy, served as the main sign of "development" of the USSR's regions.²²

For Odesa, the development of a new master plan was carried out by a project organization on the level of the Ukrainian SSR, located in Kyiv – Giprograd USSR (Ukrainian State Institute of Urban Design of Ukrainian Soviet Socialist Republic). The general plan, under the leadership of D. M. Batalov, was completed in 1947. According to its provisions, new industrial enterprises were to be located mainly along the railways, to save on the cost for laying access roads to new industrial zones. The general plan outlined the expansion of the city in the south-western direction and

provided for the development of a large quantity of built-up area involving 2-3-4 storey “Stalin” houses on the site of the current South-Western housing estate.

This general plan was not approved for full realisation, but it was accepted for implementation “as a basis for further growth”. The need to adjust the general plan in relation to the specifics of the situation and the influence on the planning development of Odesa, which was provided by the construction of new industrial enterprises (in particular «Avtogemash» and the oil refinery), led to the creation of the Oblproyekt (later was reformed into the Odesa branch of Giprograd), constituting a special planning workshop.²³

Khrushchev’s housing reform was aimed at the mass construction of well-equipped multi-storey houses with small apartments. For millions of Soviet people who had previously lived in communal apartments or hostels, or had been waiting for 10 – 15 years in the queue for a larger area provided either by the directorate of the production enterprise or (extremely rarely) by the municipality, these actual results – a small but separate apartment for one family – formed a genuine “housing revolution”, which radically changed the quality of everyday life. In the Soviet Union, it was very difficult for an ordinary worker or employee to obtain housing from the administration of the industrial enterprise or Soviet institution where he worked. It was even more difficult to build one’s owner-occupied dwelling independently (for example, a low-rise house with a private plot), because Stalin’s resettlement doctrine was opposed in principle to the existence of individual dwellings.²⁴ The only legitimate opportunity for the construction of one’s own residence was to join a housing cooperative established through the workplace. Such cooperatives existed during the first two decades of Soviet power. They gave an opportunity, limited (not entirely but largely) to representatives of the Soviet workers’ oligarchy or middle and senior officials to form housing cooperatives in those enterprises where they worked, and to receive state financial support in the form of a repayable loan, as well as assistance from the management of the enterprise with building materials.²⁵ However, in 1937 this opportunity was taken away from the urban population. On October 17 the Central Executive Committee (CEC) and the Council of People’s Commissars of the USSR adopted a resolution «On the preservation of housing stock and improvement of housing in cities»²⁶, which abolished housing-leasing cooperative partnerships and housing construction cooperatives (HBCs), effectively destroying the process of Soviet cooperative housing.

After the end of World War II, throughout the Stalinist period, the restoration of the destroyed housing stock and the construction of new housing were the exclusive domain of the state, with little or no involvement from the housing cooperative. This state of affairs fully matched the postulates of the Stalinist housing policy, which counteracted the possibility of people to own their detached houses and, at the same time, to be at least relatively independent of the state with regard to finding a roof over their heads and feeding themselves and their families from their own gardens.

The system of Soviet housing cooperation was revived within the framework of Khrushchev’s own housing reform. On March 20, 1958, the Council of Ministers of the USSR adopted the Resolution «On Housing and Construction and Dacha-Building Cooperation»²⁷, which pointed to the need for a wider distribution of housing construction cooperatives, and industries and institutions were allowed to apply to the executive committees of local Soviets of People’s Deputies with a request for establishing such cooperatives.

Remarkably, only six months later, the legislative basis for the activities of the revived Soviet cooperative housing model was provided: as of September 24, 1958 a new Model Housing Cooperative Charter was approved by a Decree of the Council of Ministers of the RSFSR.

Financing the construction of the housing erected by cooperative means was performed, above all, at the direct expense of the personal monetary savings of the workers themselves, though sometimes the administration paid for the development of the project and solved the issues of free land allocation. In 1962, however, the Joint Resolution of the Central Committee of the Communist Party (CPSU) and the Council of Ministers of the USSR of June 1 «On Individual and Cooperative Housing Construction»²⁸ legislated the possibility to include cooperative construction in state planning targets, which gave housing cooperatives the opportunity to receive financial and organizational benefits from the Soviet state, thus allowing their activities to become far more effective.²⁹ In view of these changes, in October of the same year, a new Model Housing Code was approved.³⁰

As a result, from the very beginning of Stalin’s industrialization in 1929 up to 1958, the construction of housing in the USSR was carried out by the only “subject” – the administration of the industrial (transport, energy, etc.) enterprise or Soviet institution that belonged to this or that



ODESSA, RESIDENTIAL HOUSE OF GYPSUM CANE-FIBRE BOARD, DESIGNED FOR 16 APARTMENTS (1 – 2 ROOMS). OBLPROEKT DESIGN ORGANIZATION. ENG. RENDINO S., GOLDBERG D., 1960

ODESA, OBYTNÝ DOM Z TRSTINOVO-SADROVÝCH PANELOV PROJEKTOVANÝ PRE ŠEŤNÁŠŤ JEDNOIZBOVÝCH ALEBO DVOJIZBOVÝCH BYTOV. PROJEKTOVÁ ORGANIZÁCIA OBLPROEKT. INŽINIERI RENDINO S., GOLDBERG D., 1960

Source Zdroj: Courtesy A. Sandler, 2018



TWO-STOREY HOUSE FOR 8 APARTMENTS. GIPROGRAZHDANPROMSTROY DESIGN ORGANIZATION. SERIES 994 (RESIDENTIAL HOUSES USING CANE-FIBRE AND RUBBLE), 1958

DVOJPODLAŽNÉ DOMY S OŠMIMI BYTMI. PROJEKTOVÁ ORGANIZÁCIA GIPROGRAZHDANPROMSTROJ. SÉRIA Č. 994 (OBYTNÉ DOMY Z TRSTINOVÝCH A SUTINOVÝCH PANELOV), 1958

Source Zdroj: Courtesy A. Sandler, 2018



ODESSA, EXAMPLE OF POST-WAR SINGLE-STOREY HOUSE FOR TWO FAMILIES. THE LATE 1940S

ODESA, PŘÍKLAD POVOJNOVÉHO JEDNOPODLAŽNÉHO DOMU PRE DVE RODINY, KONIEC ŠTYRIDSIATYCH ROKOV 20. STOROČIA

Source Zdroj: Courtesy N. Antonenko, 2017

agency (the people's commissariat, later the ministry) on money and limits of building materials distributed by the state. In other words, the only legal form of constructing, owning and assigning housing was the "state-departmental" form.

The construction of new housing took place according to the following scheme: a) the directorate of the plant under construction (or expanding) receives permission from the capital's departmental authorities to finance the construction of detached workers' settlements with sufficient volumes of housing, according to calculations, to accommodate the labor resources involved in this plant; b) having received financing and the necessary amounts of building materials, the state enterprise carried out the construction of the settlement, c) then provided the living space for temporary use to its workers and employees, thereby completing the necessary labor resources and retaining them in the enterprise. In the postwar period, in the south of Ukraine, mainly two-story 8 or 16 apartment houses were built, less often – manor-type houses made of: brick, wooden, reed frame (Figure on the page 72 top-left) Fig. 3 or limestone (Figures on the page 72 – 73). Fig. 4 – 6

In full accordance with the Stalinist doctrine of state and departmental housing construction in Odesa in 1946, following the project of O.T. Dragomiretskaya, the area behind the district Dalnie Melnitsyi (Far Windmills) (Figure on the page 73 top-right) fig. 7 was built – up with blockhouses for two families for the foremost workers of the jute factory. In 1948, architect E. S. Baumeshtein



**ODESSA, TWO-STOREY
16-APARTMENT RESIDENTIAL
BLOCKS FOR STAFF MEMBERS OF
THE INSTITUTE FOR GENETICS AND
SCIENTIFIC BREEDING RESEARCH
(ARCH. DRAGOMIRETSKAYA, O. T.,
1950S)**

ODESSA, DVOJPODLAŽNÝ OBYTNÝ
BLOK SO ŠESTNÁSTIMI BYTMI PRE
ZAMESTNANCOV VÝSKUMNÉHO
ÚSTAVU GENETIKY (ARCHITEKTKA
DRAGOMIRECKAJA, O. T.,
PÄĎDESIATE ROKY 20. STOROČIA)

Source Zdroj: Courtesy A. Sandler, 2018



**ODESSA, TWO-STOREY
8-APARTMENT RESIDENTIAL
BLOCKS OF THE JUTE FACTORY
NEAR DALNIE MELNITSYI DISTRICT**

ODESSA, DVOJPODLAŽNÝ
OBYTNÝ BLOK S ÔSMIMI BYTMI
PRE ZAMESTNANCOV JUTOVEJ
TOVÁRNE BLÍZKO ŠTVRTE DALNIEJ
MEENICY

Source Zdroj: Courtesy A. Sandler, 2018

**ODESSA, THREE-STOREY
10-APARTMENT RESIDENTIAL
BLOCKS IN THE WORKERS'
SETTLEMENT OF THE "OCTOBER
REVOLUTION" PLANT, INTENDED
FOR LEADING WORKERS AND
MEMBERS OF THE ENGINEERING
AND TECHNICAL STAFF**

ODESSA, TROJPODLAŽNÝ OBYTNÝ
BLOK S DESIATIMI BYTMI V
ROBOTNÍCKEJ ŠTVRTI OKTÓBROVEJ
REVOLÚCIE, URČENÝMI PRE
MAJSTROV, INŽINIEROV
A TECHNIKOV.

Source Zdroj: Courtesy A. Sandler, 2018



designed another working village of «Avtogemash» plant, consisting of 2-storey buildings. At the same time, in 1948, in the Slobodka district (Figure on the page 73 down), Fig.8 under the project of O.T. Dragomiretskaya, a settlement of the plant named after the October Revolution was built – up with 16-24-apartment houses, and under the guidance of the architect N.I. Sokolova settlement for workers of the plant named after F. E. Dzerzhinsky was built, which consisting mainly of 2-storeyed 8-apartment houses.

A similar settlement (named after T. G. Shevchenko) for workers at the “Krasnaya Zvezda” (Red Star) plant was erected in the north from Luzanovka. By the same principle, but with the money of the military department, settlements were being built for naval officers. So, in the south of Odesa (at the 9th station of the Big Fountain), according to the projects of L. I. Birdina and E. S. Baumshstein, officers' settlements were built with the construction of two-story houses. In the mid-1950's in the area of Sibirskaya and Marshrutnaya streets, a cottage town was built for military higher officer ranks.

In the years 1947 – 1950 under the project of O. T. Dragomiretskaya at the 5th station of the Big Fountain, the Sudostruitel (Shipbuilding) workers' settlement was built, which, in addition to the 1-3-storey residential development, included a complex of cultural and consumer services: a 400-seat cinema, a canteen, a school, a club, a bathhouse, a library, a shop, kindergartens and nurseries. The village was built by the construction crews of the No. 1 ship-repairing yard and, in part until 1950, by POW brigades of Romanian, German and Hungarian soldiers. At the end of the construction in the village there were about 200 houses: a) individual, b) one-story blocks for two families



ODESSA, TWO-STORY 8-APARTMENT RESIDENTIAL BLOCKS IN THE "SUDOSTROITEL" PLANT WORKERS' SETTLEMENT FOR LEADING WORKERS AND MEMBERS OF THE ENGINEERING AND TECHNICAL STAFF

ODESA, DVOJPODLAŽNÝ OBYTNÝ BLOK S ÔSMIMI BYTMI V ROBOTNÍCKEJ ŠTVRTI TOVÁRNE SUDOSTROJITEL, URČENÝMI PRE MAJSTROV, INŽINIEROV A TECHNIKOV

Source Zdroj: Courtesy A. Sandler, 2018



ODESSA, ONE OF THE FIRST 2-STORY 4-APARTMENT HOUSES ON ADMIRALSKY AVENUE, WITH FULL INDOOR PLUMBING, FOR LEADING WORKERS AND MEMBERS OF THE ENGINEERING AND TECHNICAL STAFF

ODESA, JEDEN Z PRVÝCH DVOJPODLAŽNÝCH DOMOV SO ŠTYRMI BYTMI S KANALIZÁCIOU NA ADMIRALSKÉHO TRIEDE, URČENÝMI PRE MAJSTROV, INŽINIEROV A TECHNIKOV

Source Zdroj: Courtesy A. Sandler, 2018

and c) 2-storeyed for 8 and 16 apartments. The total living area of the village was 30 thousand meters, while the population reached more than 33,500 people (Figures on the page 74).

It should be specially noted that during the period under review, "individual" houses were often referred to as two-storey houses, which were built by the directorate of the production enterprise and later belonged to it. In other words, the right of ownership of these "private-individual" houses was different from that of individual detached houses. By necessity, they were multifamily dwellings, and the living space in them was provided to workers or employees who worked at the given enterprise. Such apartments were often occupied communally – two or three families per an apartment. Their designation as "individual" was only applied because the participants had an individual share: a) in the means and material resources allocated by the organization and b) in the workers' personal monetary savings. Hence, for example, the chairman of the executive committee of the Odesa City Council G. F. Ladvischenko pointed out that the construction of such "individual" houses should be of multistorey form and contain many apartments: «Any houses, including individual ones, must be at least 2 floors with 4 – 6 or more apartments».³¹

Khrushchev's housing reform and the beginning of its implementation in Odesa

Having come to power, Khrushchev proclaimed as a nationwide program the task of ensuring in the immediate future truly individual apartments to the entire population of the country, that is, one apartment for one family. At the same time, the designers and builders were issued strict guidelines that these individual apartments in the new five-story houses should not exceed the cost of the area occupied by a single family in a communal apartment. The main type of residential development within the framework of this nationwide program consisted of highly standardized, prefabricated -panel large-scale housing. In consequence, a new construction industry was created (more than 400 production plants), designed to ensure a construction pace for residential buildings immeasurably higher than under Stalin. Eventually, this led to a tenfold (according to official figures) increase in the USSR in urban housing over the period of 20 years (from 1954 to 1974). At the same time, there was a change in the priorities for financing housing construction and the adoption of new standards for the distribution of housing among the general population of the USSR (each family – a separate apartment with a kitchen, a heated toilet / bathroom, centralized heating, water supply, sewerage).

In the USSR, Moscow was the "source" for the initiation of virtually all nationwide programs, thus the city held the status of a nationwide experimental site, serving as a "testing ground" for new types of apartment houses. In Moscow, after Khrushchev announced his new housing policy,



GREENARY
 ZELEŇ

RESORT AREA
 REKREAČNÁ ZÓNA

NEW HOUSING AREA
 NOVÉ OBYTNÉ ZÓNY

**THE LAYOUT OF THE NEW
 RESIDENTIAL DEVELOPMENT BY
 THE MASTER PLAN OF ODESSA
 (1966)**

PLÁN NOVÉHO ROZVOJA BÝVANIA
 V RÁMCI ÚZEMNÉHO PLÁNU ODESY
 (1966)

Source Zdroj: Compiled by N. Antonenko

fourteen experimental high-rise residential buildings were built in the 9th quarter of the district «Novye Cheryomushky», according to the projects of Nathan Osterman's workshop, developed in the Special Architectural Design Bureau (now the Moscow Research and Design Institute of Typology, Experimental Design), of which the most effective designs were later replicated across the country. In fact, from this time on, the name «Cheryomushky» began to refer to these new residential complexes across the whole of the USSR, built up by five-story large-panel standardized residential buildings that received the name «khrushchevka» among the general public.

The same administrative model was also implemented in the USSR's other republics, where the initiator of reforms was the republic's capital city. In Ukraine, it was in Kyiv where the construction and assembly organizations (in particular, Glavkyivstroy) practiced techniques of industrial manufacturing of elements of panel buildings and technologies for accelerated building construction.³²

In the late 1950's housing construction in Odesa, previously governed by various construction organizations that belonged to different departments, was replaced by a centralized structure. In 1961, a citywide special housing trust (Odesilstroy) was established, included specialized construction and assembling directorates, which soon grew into a powerful organization. Later, in 1963, a separate Odesa house-building plant was created, which centrally provided all the main construction sites of the city with construction elements.

Kyiv's design institutes, in turn, were the main developers of large town-planning projects for the construction of new residential areas of Ukrainian cities. In Odesa, the implementation of Khrushchev's housing reform also began with the design work of Kyiv's urban planners. Thus, in the late 1950s, the architectural and planning workshop Giprograd, under the guidance of architect B. I. Tandin, made its own alterations to the master plan of the city. The new general plan was approved by the Council of Ministers of the Ukrainian SSR only in May 1966, but the massive development of the residential areas of Odesa by standardised five-storey panel buildings (according to Khrushchev's program) had already begun 10 years earlier, in 1957. As almost inevitable in the cities of the USSR, this construction started without an approved general plan, resulting from spontaneous decisions of the city council and the executive committee.

Two approaches in locating new residential area development: the “ceremonial” and the “economical”

The first residential buildings of the standard series were located in the central part of the city, on lands occupied by demolished one- or two-story buildings of lower standard and earlier construction, which, among other things, could have been fully exploited for at least 7 – 10 years.³³ The opened land plots were of limited size, and therefore new houses were built in small groups (for example, the row of houses at the beginning of Yaroslavsky Street, at the corner of Pushkinskaya and Chicherin Street or the house at 20 Deribasovskaya Street, completed in 1959).

Such an arrangement eliminated the former low-rise urban fabric, replacing it with modern multi-storey buildings corresponding more closely to the value of a central part of the city. The introduction of new housing developments into the historic part of the city made it possible to improve the transport structure by laying new roads, address the complex landscaping of the central part of the city territory, addressing the problems of placing new public, cultural and leisure buildings in the city centers corresponding to the scale of the city and the nature of the needs of its population.³⁴ This “ceremonial” approach was implemented in almost all major cities of the USSR. In particular, to give the central parts of cities a more presentable appearance, at the beginning of Khrushchev’s reform, almost 8% of the existing housing stock in Moscow was demolished. With the volume of new housing construction carried out in Moscow in the amount of 3,980,000 square meters of the fund (together with dilapidated residential buildings), the total sum reached more than 300,000 square meters.³⁵

The State Committee for Construction of the USSR offered a different approach – “economical”, objecting to the “ceremonial” approach in the following words: «The unjustified demolition of still suitable houses becomes especially intolerable, especially if we take into account that the total loss of housing stock in cities, due to their wear and tear, and also for other reasons is so great. Only for 1954 and 1955, according to the Central Statistical Bureau, the decrease in residential space from the existing state housing stock in the country amounted to: according to dilapidation – 2987 thousand square meters for reconstruction – 583.4 thousand square meters; due to natural disasters (floods, fires, earthquakes, etc.) – 226.1 thousand square meters, and all in all – 3796.5 thousand square meters, or about 11%, to the built for the same years state housing fund <....> As a result, the regulatory standard of living space per capita for a number of large cities has not, after several years of housing reform implementation, in fact increased».³⁶

Based on its financial calculations, the State Committee for Construction of the USSR demanded the replacement of housing-estate plans with a new standard multi-storey well-maintained development on the periphery of existing cities.³⁷ New construction on the site previously occupied by dilapidated low-rise houses in city centers significantly increased the cost and reduced the planned growth in the number of new living units. The cost of demolition of dilapidated housing, engineering equipment and landscaping was found to have “eaten” more than a quarter of the resources allocated for the construction of new housing.

The State Committee for Construction established as confirmed fact that the building of new housing on the site of poor-quality existing (temporary) housing stock, i.e. territories occupied by departmental barracks, two-story wooden 8- and 16-apartment wooden houses, as well as “nakhalovki” (illegally built housing), etc., was much less efficient than the raising of a new building on the outskirts of cities. The Committee recommended building new high-rise panel construction in open land, in massive development of the residential area with integrated public infrastructure on the land, with the simultaneous construction of the entire range of social and cultural facilities, with full-scale landscaping.

Ultimately, the choice of a specific strategy for the territorial location of the new residential area was predetermined by national regulations. As an unquestionable priority of the new town-planning policy, a requirement was proposed to transfer the new mass civil construction to undeveloped territories with the formation of large planning units – micro-districts (*mikrorayon*): «When housing construction is undertaken in open land, the most economical method is to build in large massive developments. So, with quarterly development of residential buildings for the same projects in Moscow (in the area of Peschanyh streets), the cost of 1 sq. meter of living space on average turned out to be 6 – 7%, and the labor intensity was 9 – 10% lower than in the case of construction for the same projects with their individual placement in different parts of the city ... In the city of Magnitogorsk, residential houses on the right-bank side of the city built as large-scale

quarters cost the state 7 – 8% cheaper compared to the same houses on the left bank side, built as individual objects, while in the first case the labor costs for building houses were less by 10 – 11%».³⁸

The orders of the State Committee for Construction of the USSR formed the basis for decisions taken in the other localities – in the USSR's non-Russian republics and regions. As a consequence, in Odesa in 1958 construction began: a) in open land and b) in a complex manner. O. T. Dragomi-retskaya and other architects of the Odesa branch of Giprograd (in the development of projects of the micro-districts the following architects took part: E. Vainshtein, G. Topuz, N. Shapovalenko, M. Savulkin, N. Milgram, L. Chazova, A. Krainev) designed the South-Western housing estate (514 hectares) for the resettlement of 125 thousand people. Later named “Cheryomushky” by Odesa's citizens, this estate is a typical example of the implementation of Khrushchev's housing reform in Ukraine.

Residential area of Cheryomushky – a typical example of the implementation of the Khrushchev's reform in Ukraine

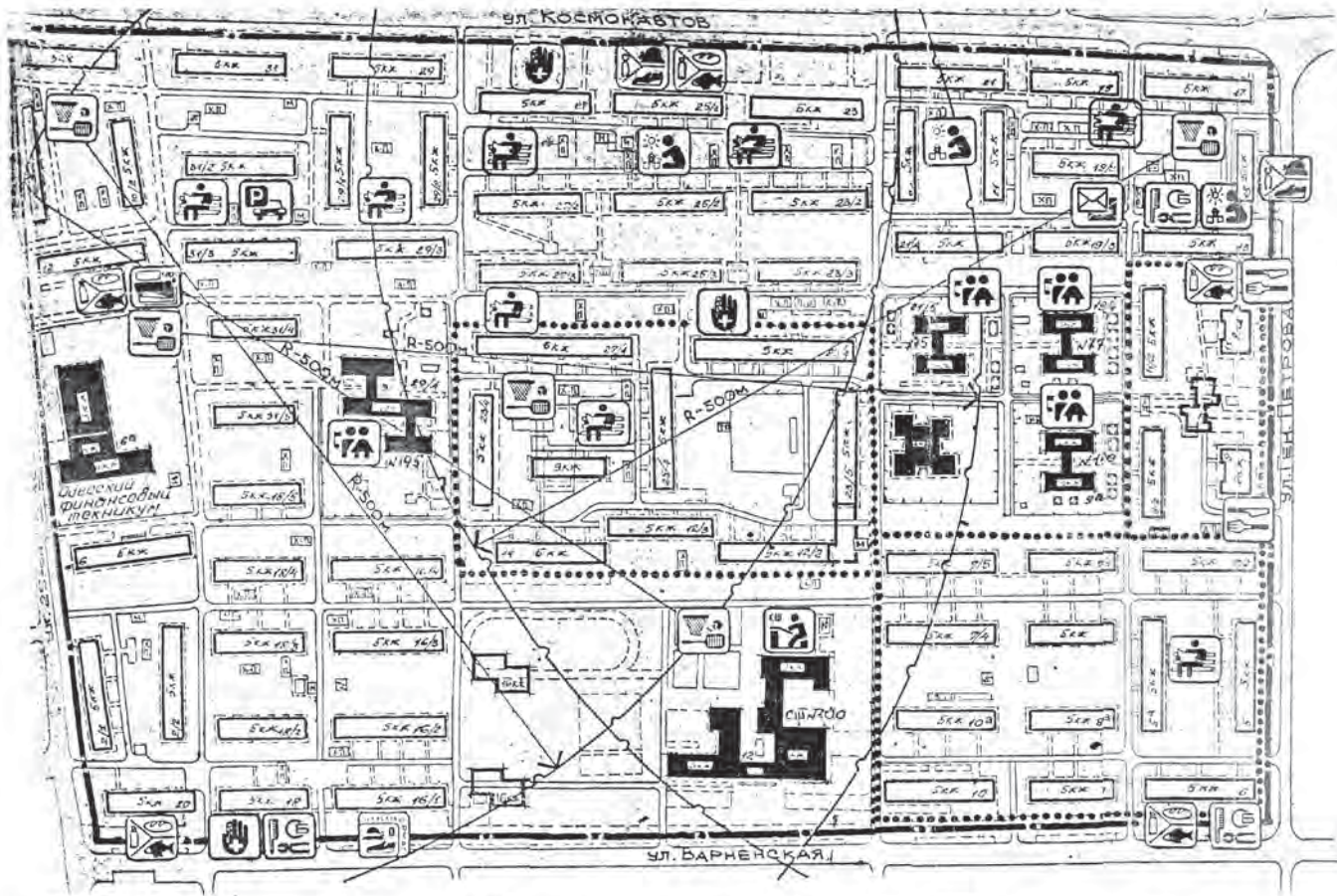
The main streets of the South-Western housing estate did not consist of city blocks but instead of much larger planning units – micro-districts (each with an area of 14 to 35 hectares), which numbered 16 pieces. In full accordance with the concept of a step-by-step service system, the planning of each micro-district envisaged the placement of facilities of three projected levels, intended to satisfy the basic needs of residents. The first level is grocery and department stores. The second level is services of regular demand (hairdressers, a welfare center, a laundry reception point, a post office, a savings bank, etc.). The third level consisted of establishments serving the population of the target demand (supermarket, department store, specialized stores, etc). Inside the micro-district – i.e. in the boundaries of the main streets, in separate areas, isolated from the places of rest for adults and household buildings, there were children's educational and educational institutions: schools for 920 students each, kindergartens and nurseries³⁹ (during the period under review and nurseries were united in the same building and formed so-called “children's combines” with a capacity of 1110 seats). This arrangement allowed parents with young children, as well as children on their way to school without accompanying adults, not to have to cross the main streets filled with transport (Figure on the page 78).

In the public center of the whole residential area, according to the normative calculations, a cinema and large shopping centers, a polyclinic, a maternity hospital, a hotel designed for servicing all 125,000 inhabitants of the district were to be built. Also, some of the area of greenery, as the given standards prescribed for the residential area, was grouped into a park of general district-level importance, located in the central part of the district as its planning core. This area contained the House of Culture, the outdoor cinema, the stadium and a number of other facilities for recreation and sports. In Cheryomushky, a significant number of hotel – type buildings were constructed for small families and hostels for working young people. In terms of their construction, they were identical multi-apartment houses, yet with a layout of their apartments that differed in type: not a sectional, but a corridor type with flat facades and devoid of the usual balconies.

By 1960, the staff of the Odesa branch of Giprograd completed the detailed planning of the territory of the first stage of construction. Part of the future residential area was to be located on an area of 250 hectares. Its total living area was 230,000 m², for a population of 26,000 people. This residential area was divided into five micro-districts with areas ranging from 14 to 34 hectares. All block of flats (mainly four- and five-storeyed) had tiny apartments, designed for inhabitation by one family. Each micro-district was brought into contact with the center of the residential area through a tree-lined boulevard (Figure on the page 79).

Good sanitary and hygienic conditions for the population were achieved by separating houses from roadways with a wide strip of planted vegetation. Outside the residential area of the micro-districts, boiler houses and house laundries were placed in isolated communal utility blocks.

According to the proposed scheme for the future development of urban transport, the new district was to be serviced by all types of passenger transport, designed to provide communication between the district and the city center, places of public relaxation and places of employment. In the early 1960's trams and buses began to serve Cheryomushky, while construction started on a trolleybus line. A system of uniformly designed kindergartens with rest areas, wading pools and recreational areas, the creation of pedestrian greenery boulevards in combination with a variety of

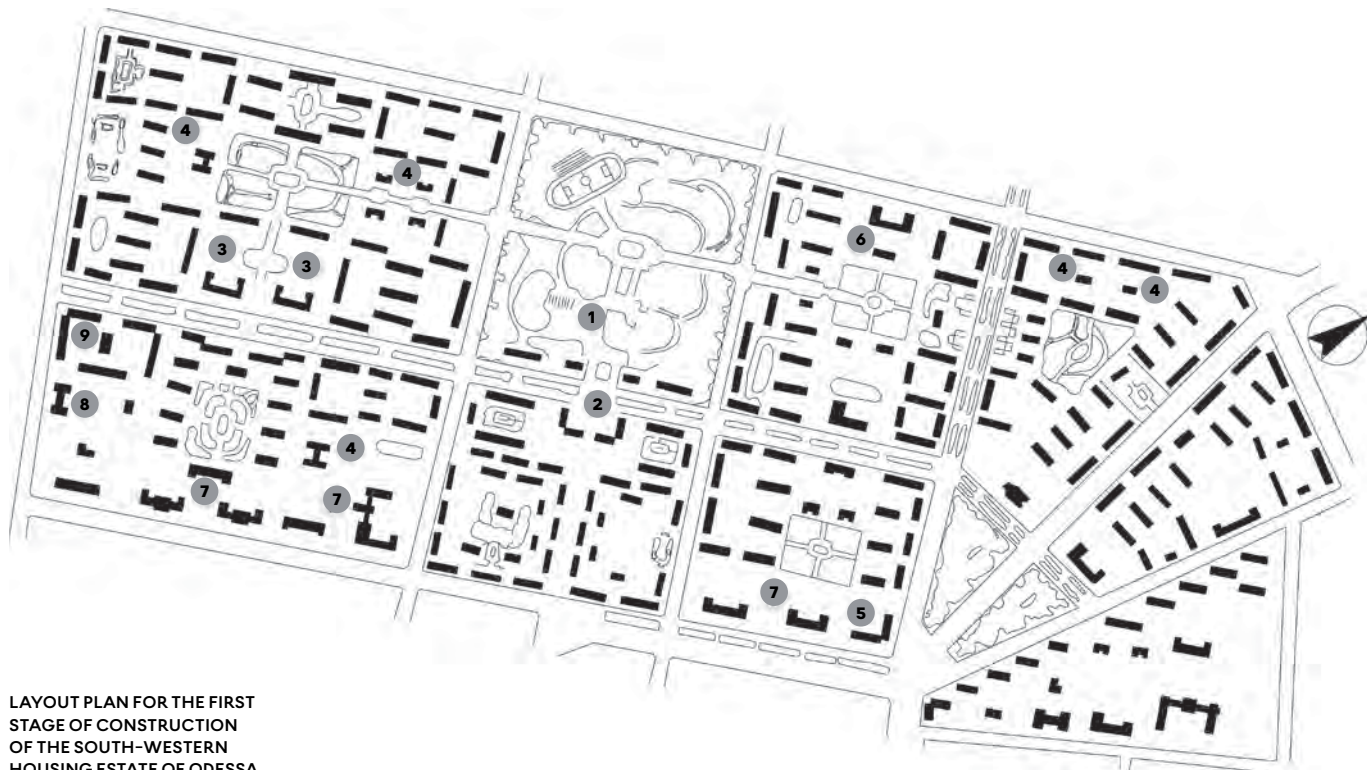


- | | | | | | |
|--|----------------------------|--|---|--|-----------------------------------|
| | polyclinic | | housing and utilities administration | | reception center of laundry |
| | sports ground | | recycling station | | department store |
| | recreation area | | automobile parking | | specialized food store |
| | children playground | | high school | | post office |
| | supermarket | | specialized store of manufactured goods | | savings bank |
| | kindergarten | | cafe, canteen | | utility site |
| | automatic telephone system | | repair centre | | boundary of a microdistrict |
| | | | | | boundary of groups for compaction |
| | | | | | service area of sports ground |

TYPICAL SCHEME OF MICRO-DISTRICT FUNCTIONAL ZONING OF THE SOUTH-WESTERN HOUSING ESTATE. 1960'S

TYPICKÁ SCHÉMA FUNKČNEJ ZÓNY MIKROŠTVRTE JUHOZÁPADNEJ OBYTNEJ ŠTVRTE V ODESE, ŠESŤDESIATE ROKY 20. STOROČIA

Source Zdroj: Courtesy of O. Savitskaya



LAYOUT PLAN FOR THE FIRST STAGE OF CONSTRUCTION OF THE SOUTH-WESTERN HOUSING ESTATE OF ODESSA. 1960: 1 – DISTRICT PARK; 2 – PUBLIC AND ADMINISTRATIVE CENTER OF THE DISTRICT; 3 – SCHOOL; 4 – CHILDREN'S INSTITUTIONS; 5 – MEDICAL CLINIC; 6 – MATERNITY HOSPITAL; 7 – RESEARCH AND EDUCATIONAL INSTITUTIONS; 8 – BATH-HOUSE AND LAUNDRY; 9 – DISTRICT MARKET AND OTHER PUBLIC AND SERVICE BUILDINGS AND STRUCTURES

PLÁN PRVEJ FÁZY VÝSTAVBY JUHOZÁPADNEJ OBYTNEJ ŠTVRTE V ODESE. 1960: 1 – PARK; 2 – VEREJNÉ A ADMINISTRATÍVNE CENTRUM ŠTVRTE; 3 – ŠKOLA; 4 – DETSKÉ ZARIADENIA; 5 – POLIKLINIKA; 6 – PÔRODNICA; 7 – VÝSKUMNÉ A VZDELÁVACIE INŠTITÚCIE; 8 – KÚPELE A PRÁČOVŇA; 9 – TRH A ĎALŠIE OBJEKTY PRE VEREJNOSŤ A SLUŽBY

Source Zdroj: Stroitelstvo i arhitektura. 1960, 3, p. 14

coloring of buildings, was designed to facilitate the transformation of a new housing estate into the most comfortable and comfortable district of the city.⁴⁰

For the construction of the South-Western housing estate, 4-5-storey apartment blocks of the typical series 1-464 and 1-464A (Figures on the page 81) from large panels and series 1-438 of reinforced concrete blocks and local materials were used. As a supplement, the typical series 1-480A was also used (Figures on page 81-bottom).

In 1960, the manufacture of external and internal wall panels, overlap panels and partitions was started at the reinforced concrete plant No. 2.⁴¹ Over a year and a half, the testing department revealed shortcomings in the technology of manufacturing products. These findings were highlighted in the release of elements for houses of the series 1-464-A, produced by the house-building factory (HBF). Hollow floor panels were made with post-tensioning, which made it possible to reduce their thickness. Also, tent panels for the entire span of the room began to be used to cover the residential buildings, which made it possible to increase the height of the indoor spaces from 2.48 to 2.64 m without increasing the overall height of the building. For the production of large silicate blocks, the factory used waste from limestone carvings, previously transported outside the city and blocking waterways.⁴²

Having studied the work of the country's advanced enterprises, and also drawing upon the experience of operating the experimental range of large-panel housing construction, the employees of this plant proposed to make changes to the standard project 4-09-135 of the Giprostroyindustry, having specialized the spans of the workshop for the production of one type of products, and the manufacture of external wall panels from workbench to assembly-line technology. One span with seven injection-molding machines specialized in the production of internal wall panels, floor panels and partitions. The second span is on the output of external wall panels on the flow-aggregate technology. The third one was on the release of reinforcing nets and skeletons. The transition to the flow-aggregate technology made it possible to use pit steam chambers for heat treatment where the steaming process was fully automated.

Later, in 1963, a method for molding panels face-upwards was introduced at the HBF, so that it became possible to finish the panels completely directly at the plant and to abandon the plastering of the building walls on the construction site. Since the standardized Giprostroyindustry project did not provide for the preparation of lightweight concrete at the concrete mixing unit of the shop

for large-panel housing construction, the design department of the HBF developed and proposed installation for air release, storage and dosage of perlite sand. VB-1 ventilation units were to be manufactured according to a standard design in vertical stand forms. Factory workers, convinced of the disadvantages of this method of molding, introduced a flow-aggregate technology for manufacturing these blocks in a horizontal position. Together with the staff of the Central Scientific Research Institute of Housing of the former Academy of Construction and Architecture of the USSR, the workshop for large panel housing construction DSC mastered the production of panels with anchors and loops for the formation of hard-toothed joints for installation.

The technology was constantly undergoing improvement: complex balcony boards BP-1 were replaced by balcony panels BP-250 of the Central Research Institute of Housing. The installation of foundations and basements for prefabricated apartment blocks greatly improved the quality and speed of the assembly work on the zero cycle (instead of 50 to 25 days). Inter-floor overlapping ceilings, provided by the projects of houses of the 1-464-A series, compared with other elements of the house, had a lower factory readiness due to the need for a device on the construction of an acoustic insulation layer, a monolithic cement screed and a linoleum coating for semi-hard wood fiber boards. To increase the industrial production of interfloor overlappings, the HBF began to master the technology of manufacturing expanded claydite perlite-concrete panels for each separate floor. Panels of this type were to be molded in cassettes. Work on the construction of HBF apartment blocks was performed in three main sections: the zero cycle, installation and finishing works.⁴³

In the space of a mere three years, from 1960 to 1963, the consortium increased the volume of work by 53%, and by commissioning the living space twice. Highly focused specialization made it possible to switch to the application of only standard projects of the series 1-438, 1-445, 1-464. The collection in housing and civil construction increased significantly, which in general was 66% in the trust. Foundations made of rough stone and concrete were replaced by foundations of large blocks, walls of ordinary brick and small blocks; in the case of large-panel and large-block walls, multi-type ceilings were replaced by full-panel tented or multi-empty panels the size of a room.⁴⁴

Conclusion

Khrushchev's housing reform marked a continuation of the same forcible housing, resettlement and, eventually, urban planning policies that began in Soviet Russia with the coming to power of the Bolsheviks and intensified massively during the Stalin regime. Qualitative changes that emerged in the construction industry since the mid-1960s, combined with the unfolding of the program for the mass erection of large-panel residential buildings, as carried out by order of the party and government leadership of the USSR and personally N. S. Khrushchev on the mass erection of large-panel residential buildings, were aimed at a drastic change in the entire previous housing and urban policy.

Providing each family with a separate apartment was the basis of the new course. For millions of people who had previously lived in communal dwellings, such a program implied radical changes in their way of life.

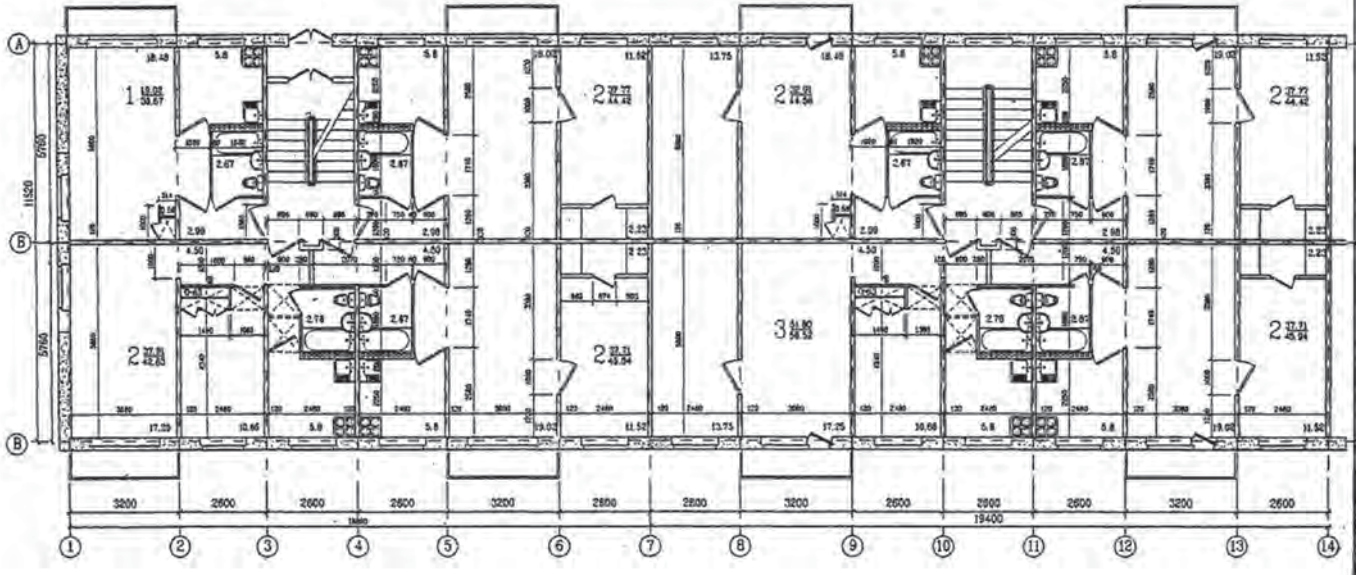
As a result of Khrushchev's reforms in Ukraine (and in the USSR as a whole), a single nationwide industrial-technological system was formed for mass assembly-line housing production. With regard to the Soviet system of construction production, this program entailed major transformations in the organization not only of housing, but also social planning. Artistic and stylistic tasks were no longer a direct item of interest for the party leadership. The main indicator of the quality of construction was the speed and efficiency of construction – research focused on ways of acceleration, reduce the building cost and the predominant aim of the architectural progress was the simplification of construction and the erection and finishing technologies.

The town-planning and architectural components of the project complex, which served the construction sphere, were turned into an appendage of the civil housing construction system in the USSR even at the beginning of industrialization, being totally subordinated to the objectives and technological capabilities of the construction industry. Design solutions were completely determined by the assortment of produced typed and standardized building components and structural elements of houses.

In the realities of the new housing policy, the city ceased to be treated as a system of ensembles of central streets intended for settlement by a narrow circle of the Soviet party, urban, cultural and scientific-technical elite. Both ideologically and in practice, it began to transform the urban

ТОРЦЕВАЯ СЕКЦИЯ 1-2-2-2

РЯДОВАЯ СЕКЦИЯ 1-1-2-3



SINGLE AND END SECTIONS OF RESIDENTIAL BUILDING SERIES #1-464

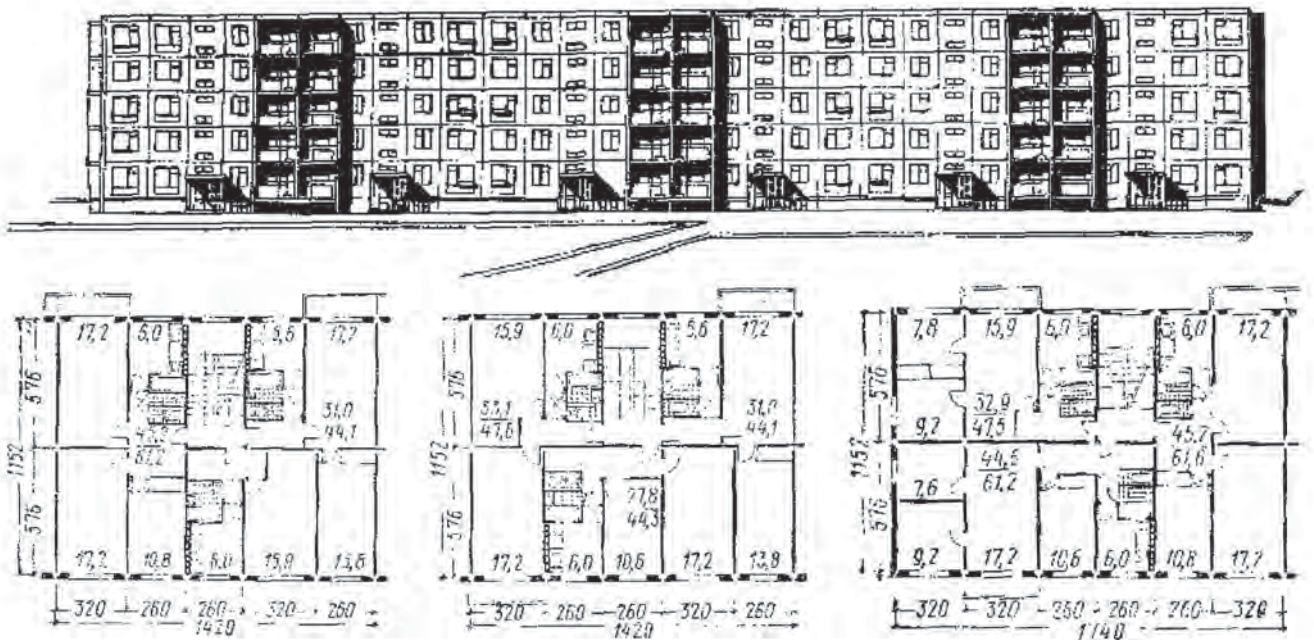
JEDNOTKOVÉ A KONCOVÉ SEKCE OBÝTNÝCH DOMOV SÉRIE Č. 1 – 464

Source Zdroj: 1998. Unitsifrovannye arhitekturno – stroitelnye sistemy mansardnyh etazhey dlya nadstroyki rekonstruiremykh domov. Moscow: Gosstroy Russii, p. 18.

LARGE-PANEL HOUSE SERIES #1-464A:
 A – ORDINARY SECTION 1-2-3;
 B – THE SAME, 2-2-2;
 C – THE END SECTION, 3-3-4;
 D – FACADE OF A SIX-SECTION HOUSE

PANELOVÝ DOM SÉRIÍ Č. 1 – 464A:
 A – BEŽNÁ SEKCEIA 1-2-3;
 B – BEŽNÁ SEKCEIA, 2-2-2;
 C – KONCOVÁ SEKCEIA, 3-3-4;
 D – FASÁDA ŠESTĚSEKCIOVÉHO DOMU

Source Zdroj: ROZANOV, N. P., 1982. Krupnopanelnoe domostroenie. Moscow: Stroyizdat, p. 69



MARK MEEROVICH

DEPARTMENT OF ARCHITECTURAL DESIGN, FEDERAL STATE EDUCATIONAL INSTITUTION OF HIGHER PROFESSIONAL EDUCATION "NATIONAL RESEARCH IRKUTSK STATE TECHNICAL UNIVERSITY"

83 Lermontov Street
664074 Irkutsk

DEPARTMENT OF MODERN PROBLEMS OF ENVIRONMENT FORMATION AND TOWN PLANNING, RESEARCH INSTITUTE OF THEORY AND HISTORY OF ARCHITECTURE AND URBAN PLANNING OF THE RUSSIAN ACADEMY OF ARCHITECTURE AND BUILDING SCIENCES

21A 7th Parkovaya Street
105264 Moscow

Russian Federation

memark@inbox.ru

NADIJA ANTONENKO

DEPARTMENT OF ARCHITECTURAL FUNDAMENTALS, FACULTY OF ARCHITECTURE, KHARKIV STATE TECHNICAL UNIVERSITY OF CIVIL ENGINEERING AND ARCHITECTURE

40 Sumska Street
61002 Kharkiv
Ukraine

antonenkonadiia@gmail.com

LUIDMILA SHCHAVINSKAYA

DEPARTMENT OF INTERNATIONAL EDUCATION PROGRAMS, TOMSK STATE UNIVERSITY OF ARCHITECTURE AND BUILDING

2 Solyanaya sq., Building 2, office 407
634003 Tomsk

Russian Federation

kononova@inbox.ru

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form into a homogeneous architectural and artistic spatial quality for the life of the entire population – ordinary workers, employees, urban intelligentsia. The massive housing construction of the Khrushchev period proved a leveling aid to those lasting and persistent social differences in Soviet society that were formed during the Stalin period: apartments in a typical "khrushchevka" were assigned to all categories of the population, whether high-ranking officials or ordinary laborers, for the simple reason that there were simply no other types of houses and flats built.

The stages of implementation for Khrushchev's housing reform implementation were as follows: 1) central execution and reliance on the development of metropolitan design institutes; as such, Ukrainian urban planning focused on the local design center – the development of research and design institutes in Kyiv; 2) the existence of housing cooperatives was revived, but only to bring the population's money to the financing the construction of identical panel five-story buildings; 3) the process of urban compaction by demolishing the central (historical) parts of cities and replacing them with prefabricated blocks was ultimately rejected at the orders of the central planning and economic bodies; new construction began to be implemented in "open" areas outside the city.

Odesa-Cheryomushky embodied all the major and distinctive architectural and town-planning features of Khrushchev's reform: 1) placing a residential area outside the city; 2) integration into the urban structure through to the routing of highways between large town-planning units / micro-districts; 3) formation of a three – stage system of cultural and consumer services for the micro-district; 4) erection of residential buildings with the support of the local construction base, mainly employing building materials and serial elements produced in local factories and house-building plants; 5) development of transport infrastructure for servicing remote districts from the center, providing them with all types of intercity passenger transport.

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