

HOUSING IN CROATIA
IN BETWEEN LOCAL AND GLOBAL

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CROATIAN AREA AND HISTORY

- prehistoric remains (Krapina)
- area of Roman Empire
- 125/615 :Salona(near Split) was city of 60.000
- around 800. conversion to Christianity
- 852:"dux Croatorum"first sign of Croatian state
- IX,X,XI century: peoples dynasties
- since 1102.under Hungarian and latter K&K crown
- presence of Venice on coastal areas
- surroundings during the history:
 - Hungarians (north) Austro-German (northwest)
 - Venetian-Italian (southwest),Ottoman-Turkish (east)
- 1612: Built Theatre in Hvar.
- 1669:.founded Zagreb University
- 1848: liberation of peasants (pro-Austrian *ban* Jelačić)
- XIX century: National Revival
- 1874:.Modern University in Zagreb
- demand for Croatian independence (Starčević-father of nation)
- tum of century: big emigration to New World
- 1918:state with the other south Slav peoples
- XX/1: Peasant Party (Radić) the most popular among
 - people - peasants romanticism
 - more than 80% rural population
 - (agriculture, fishing, crafts)
 - "village is good, city is spoiled"
- WW2: bloodshed, destruction, deep confrontation
- XX/2: Communist-socialistic ideology (Tito)
 - intensive industrialisation and urbanisation
 - (non-alliance , self-management)
 - since '60s open borders:
 -tourist-boom,
 - intensive building of hotels
 - "domestic style" : "international style"
 - and private tourist accommodation
 -*gastarbeiters* exodus, and come back to build(big)house
 -better information about world architecture
 - housing policy:
 - building own (modest) house, or
 - getting (existenzraum) apartment
 - getting a very favourable loans for build or buy

- New industrialised materials and equipment is in use more and more

- 1991. Croatia (4.600.000)- independent state,
 - Zagreb(1.150.000), Split,Rijeka,Osijek
 - war and peace
 - strong own identity feeling, democracy,
 - private enterprise, increased role of religion
 - tourist orientation (magnificent coast), aim:western standards
 - housing policy is inside free market
 - cost of 1 m² is 1000-3000(or more) DM

LOCAL

"domestic", "own", rural,
traditional, folk architecture
"romantic past"

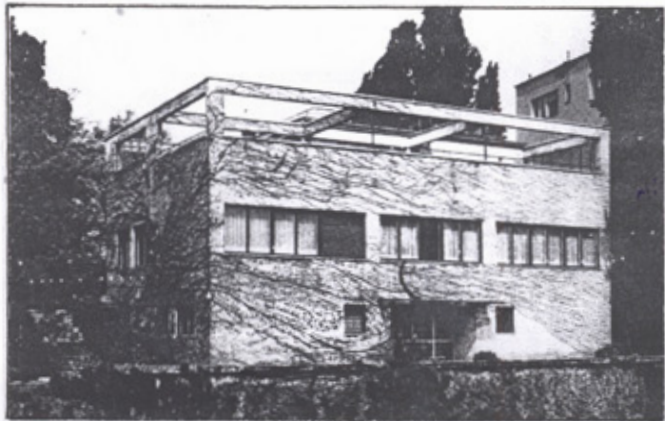
- natural materials
 - stone (Adriatic area)+
 - wood(Panonian areas)
- simple shelter alike *bunja* of stone,
- one space later is divided into three
- stone house, wooden house
- simple function,
- elementary form with pitched roof
- casual ornamentation
- Adriatic:stone houses of compact villages with courts
or small coastal places by narrow streets
- Panonia:free standing wooden houses or
latter(along a street) brick houses
- mostly ground floor houses and some types
with 1.floor , pitched roof
- 1885/1905.research of own traditional
Croatian house
- traditional shapes pointed as a value
- architects are looking for inspiration in
vernacular, "sincere"
architecture of the "unspoiled people"
- "stylistic architecture is sign of foreign supremacy!"
- 30s-vernacular/ modern house
- since '30s Hlebine circle of naive painting
with local, rural themes (Generalić)
- '50s-peoples architecture
- '60s,'70s-regional styles architecture
- houses became bigger (with more flats)
equipped with contemporary installation
new (industrialised and transported) materials
- intention to keep small scale,
broken volumes with many small roofs
and arches, outside fireplace, etc.
- house catalogues
- participation of dwellers in process of building up
a lot of ad-hocism and improvisation
- small scope regulation areas, many built
without building permit
- pitched roof(s) is" sign of traditional
romantique"-even in the Zagreb regulation since 1986:
flat roof for a family house is not allowed (!)
(neither cascade type on hilly areas is allowed-?)
- two neo-vernacular lines:"costal" & "continental"
- present search for own regional house expression
(seven regions of traditional architecture)
two (failed) competitions for regional houses

GLOBAL

stylistic, international, bigger scale and gesture,
more complex, artistic, "theoretical", urban

- 295/305. built the Diocletian Palace in Split
- Middle age fortress alike Klis, Knin
- Town -Republic of Dubrovnik and its numerous renaissance summer villas,
- historic towns of Dalmatia and Istria
- hundreds of rich castles , residences and manors for noblemen in north Croatia-baroque, classicism ,neo-historistic or eclectic style (Tabor, Trakošćan, Januševac,etc)

- 1809.*Baumeister* B.Felbinger (classicist) came from Wien to work and live in Zagreb for a life
- 1877-came architect K.Waidmann and worked until 1906. (when he returned for the rest of his life to Graz)
- 1876.-came architect H.Bolle from Wien, and stayed for life
- 1882-. School for Arts and Crafts in Zagreb
- 1895-:Helmer&Fellner:New Theater Building in Zagreb
- Significant Croatian architect studied in Austria:
 - V.Kovačić, the most popular Croatian architect studied in "*Wagner schule*" from 1896-1899.V.Bastl,too.
 - H.Ehrlich studied at TU Wien 1897-1903 worked after Loos on Villa Karma,
 - B.Auer /TU Wien/ influenced by Loos
 - Z.Neuman studied and worked at Loos
 - A.Urlich studied at J.Hoffman,
- 1919.TU with Architectural Department is founded in Zagreb
- 1926-41.Department of Architecture at Academy
- '30s many modern villas (influenced by Loos, Corbusier/5 points/, Weissenhoff, Werkbundziedlung,Bauhaus,)
- 1933.participation in 4. CIAM Congress in Athena, E.Weissmann
- 1929-36.Artistic group "Zemlja" (Soil) promoted both new formal ideas and interest for social justice
- Zagreb between WW1/WW2-(280.000),three mega-areas:
 - a.pattern of urban residential blocks with significant public building,
 - b.free standing houses and villas on northern hilly part and
 - c. quite neglected low rise housing and industry area between railway and river Sava
- '50s & '60s urban ideas of "*le ville radieuse*" + C.Perry theory "school neighbourhood concept" (new Zagreb)
- '70s urban ideas of TEAM-10, more compact urban concept
- '80s urban block pattern revival (dwelling units al the time: smaller than needed)
- a lot of residential (multidweling blocks) interpolation in existing environment
- stylistic figure:structuralistic,internationalistic. regionalist, post-modern, deonstruivistic
- examples of terraces, rows,urban carpets and urban villas
- participation in international competition for house design
- the Zagreb (triennial) salon for architecture
- present architectural magazines: Arhitektura, ČIP, Prostor



- 1.
- 2.
- 3.
- 4.

1. "Croatian House" research, 1885.
2. "people build on stone"-research, 1962
3. V.Bastl: "Studie fur eine villa in Agram"-at Wagner schule, c.1900
4. M.Kauzlatić & S.Gomboš: Villa Spitzer in Zagreb, 1932.