

FUNCTIONAL ZONES OF FLATS IN THE PERIOD OF ART MODERNE IN NIŠ (1930-1941)

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Abstract. *This paper analyzes organization of flats built in the Art Moderne in Nis in the period between two world wars. In the Moderne period flats one may observe a more complex structure of flats with several different rooms, in comparison to the previous period. This is an undeniable contribution to the quality design of this period, even though it does not follow the examples of "the open plans" which existed in the developed communities in Serbia and Europe. Time distance of almost eighty years since the first buildings of the Moderne movement were built in Niš, is a sufficiently long historical period to conduct an objective and quality analysis of the contribution and influence this style had in forming the contemporary organizational arrangement of flats in of Niš.*

Key words: *art Moderne in Niš, flat spatial organization, residential zones.*

1. INTRODUCTION

The research of Art Moderne has proven that in this period the large flats were dominant, if the flat size parameters are those of the present day flats. [1] Small flats are very rare, and the bachelor flats – as a type of housing units, can be found only in several instances.[2] A typical structure of the Art Moderne flat of Nis most frequently consisted of: an entrance part (hall, entrée), dining room, as a central part for gathering and dining, which sometimes had a function of an entrance part, a salon for reception of guests, rooms, a kitchen – with an obligatory food storeroom, maiden room, and sanitary block with separated rooms for bathroom and toilet, as well as a balcony or a large terrace. In the part related only to tenants, along with the dining room and the reception salon there are bedrooms, large, as a rule. Along with the salon, we can at some places find the study room. In such an organization of a flat, the kitchen, maiden room and sanitary block and auxiliary rooms are facing the backyard façade.[1]

The representative areas of the salon, dining room, study room and bedrooms, if possible, were oriented towards the main, street facade. Out of such disposition of the rooms we may infer that the most representative part of the flat was facing the street façade or the corner of a corner building, while the other rooms, sanitary blocks and auxiliary area was oriented towards the interior of the building block or towards the secondary façades.[2]

2. FLAT ORGANIZATION

The flat organization as was the most frequent in the period of Art Moderne raised the quality of dwelling, primarily in terms of introduction of a sanitary premises into the housing unit, which was not the case prior to WWI, and also in terms of increase of the number of rooms in the flat and of organization of the dining rooms as a central point of gathering, which represents a precursor of the living room as we know it today. All this is an irrefutable improvement in raising the quality of dwelling and functional organization of flats in Nis. However, as opposed to the open area flats implemented in Europe of the time, the Nis Art Moderne flats retained the characteristic of organization which had been applied in well developed areas in the preceding period. The reasons lie in the fact that in Nis, as opposed to other, considerably more developed communities such as Belgrade, Novi Sad and other large cities in Serbia which were liberated from the Turkish occupation a longer time a new civil class was well formed which imposed the new manner of urban living, and thus dwelling, preferring the multi-family living in multi-storey buildings. [2] The consequence is that in other area, primarily in Belgrade, even before the WWI there were high-rise residential buildings, with a large number of flats on a floor, and a complex flat structure which can be termed the "the Belgrade flat". The architects designing in the spirit of the Moderne in Nis assumed the pattern of the 'Belgrade flat' and implement it as a developed residential form in their buildings. [2]

The second reason lies in the inherited method of construction and masonry structural system which permitted no large spans and open areas, as well as in the conservatism of the investors and architects who did not dare or did not want to venture into new spatial organization and new technologies such as reinforced-concrete structures.

3. FLAT ANALYSIS

In the low structures, in which the ground level is also a residential floor, there are often two entrances, the main one and an auxiliary – service entrance. In this instance, the flat is zoned to residential zone and to household zone. The main entrance is connected to residential zone functions and rooms, dining room, salon, rooms and bathrooms, while the auxiliary one is connected to the household zone, meaning kitchen, maiden room, food storeroom, etc. Residential and household functions are connected via *entrée*. Here the functional and transit lines of two functional zones do not mix. (Fig.1)

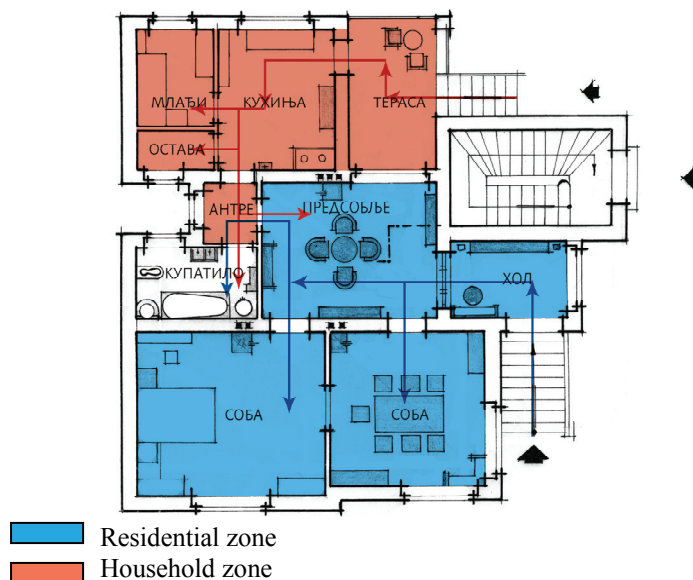


Fig. 1. Zoning of the flat with separated main and service entrances on the ground level

In the high rise structures, there are examples of floor plans containing one flat, most often in the case of structures where narrow street front was interpolated, where similar way of zoning as in the previous example can be noticed. Here too, separation of functional zones is accomplished via a main and auxiliary entrance, with the exception that the household zone is connected to the auxiliary entrance through a terrace. This is a frequent example of separation of functional zones in the Art Moderne in Nis (Fig.2).

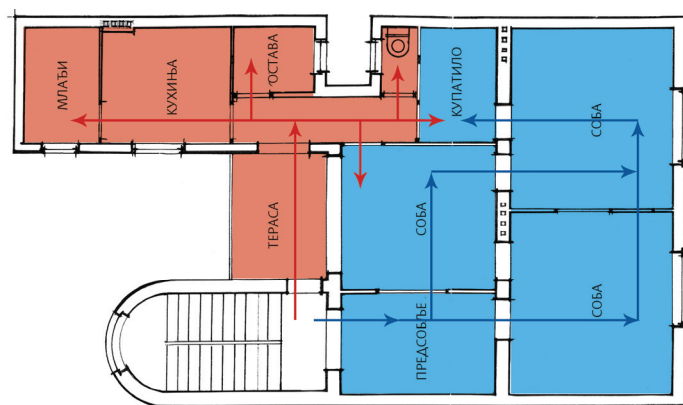


Fig. 2. Zoning of the flat with separated main and service entrances on the upper floor

In the event of high-rise buildings with interpolation of a wide street front, most often there are two flats on the residential floor. This sort of residential composition of the residential floor is a precursor of contemporary organization as we know it. The structure of

the flats and zoning inside them are similar, as in the previous example, except for the fact that the separation of functional zones is accomplished by the entrance hall. Here, too, two functional zones can be observed: residential and household zones (Fig. 3).

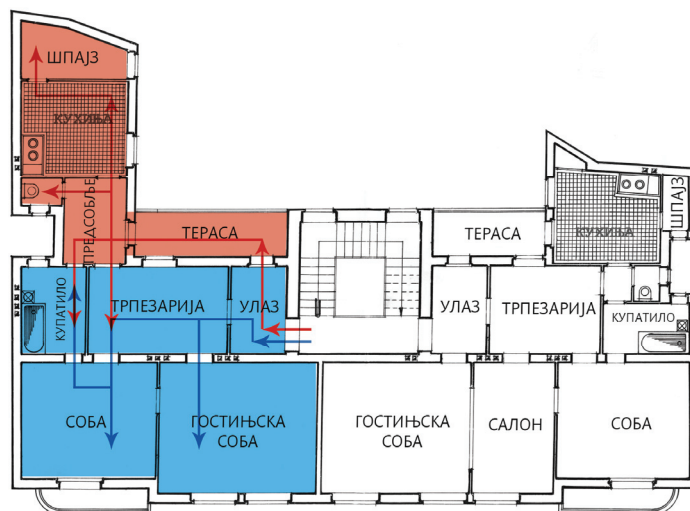


Fig. 3. Zoning of the flat with one entrance on the floor with two apartments.

On the basis of previous analysis of various examples of flats in different building types with diverse composition of flats on a floor, the following flat structure can be observed: residential zone consisting of an entrance part, dining room, salon, rooms, sanitary block, and balcony, while the household zone is constituted by the kitchen – with an obligatory food store-room, maiden room, and sanitary block and a large terrace very often forming connection between the auxiliary entrance and household rooms. Along with the salon, we can at some places find the study room. In such an organization of a flat, the household premises (the kitchen, maiden room and auxiliary rooms) are as rule facing the backyard façade.

The representative areas of the salon, dining room, study room and bedrooms, if possible, were oriented towards the main, street façade. Out of such disposition of the rooms we may infer that the most representative part of the flat was facing the street façade or the corner of a corner building, while the other rooms, sanitary blocks and auxiliary area was oriented towards the interior of the building block or towards the secondary façades. All the rooms in the flat are naturally illuminated and ventilated. Particularly interesting is the design of the sanitary block which was as a rule placed next to the gable wall, in a way so as to form a sort of a niche which along with the same niche of the adjacent structure constituted a light well and kind of a large ventilation shaft.

4. CONCLUSION

The structure of the flats during Art Moderne period in Nis, can be divided into two zones: residential and household zone.

The household zone consists of an entrance part, dining room, as a central part for gathering and dining, a salon for reception of guests, rooms, a bathroom and a balcony.

The household zone consists of a large kitchen – with an obligatory food storeroom, maiden room, and a large terrace. [2]

The household room is as a rule oriented towards the backyard façade. The residential zone, if possible, is oriented towards the main, street façade. [2]

Such organization of a flat raised the quality of dwelling, primarily in terms of introduction of a sanitary premises into the housing unit, which was not the case prior to WWI, and also in terms of increase of the number of rooms in flats and of organization of the dining rooms as a central point of gathering, which represents a precursor of the living room as we know it today. All this is an irrefutable improvement in raising the quality of dwelling and functional organization of flats in Niš. However, as opposed to the open area flats implemented in Europe of the time, the Niš Art Moderne flats retained the characteristic of organization which had been applied in well developed areas in the preceding period.

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FUKCIONALNE ZONE U STANOVIMA MODERNE NIŠA OD 1930. DO 1941.

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U ovom radu se sagledava organizacija stanova Moderne Niša u periodu između dva rata. Kod stanova Moderne u Nišu se uočava složenija struktura stanova sa više različitih prostorija u odnosu na predhodni period. Ovo predstavlja nesumljiv doprinos kvalitetnom stvaranju u tom periodu iako u potpunosti ne sledi primere stanova "otvorenog plana" kakve imamo u razvijenim sredinama u Srbiji i Evropi. Osamdesetak godina od izgradnje prvih objekata Modernističkog pokreta u Nišu, predstavljaju dovoljno dug istorijski period da se izvrši objektivna i kvalitetna analiza njihove funkcionalne analize stanova i uticaja koji je ovaj pravac u arhitekturi izvršio na stvaranje svremene organizacione šeme stan u Nišu.

Ključne reči: *Moderna Niša, organizacija stanova, stambene zone.*