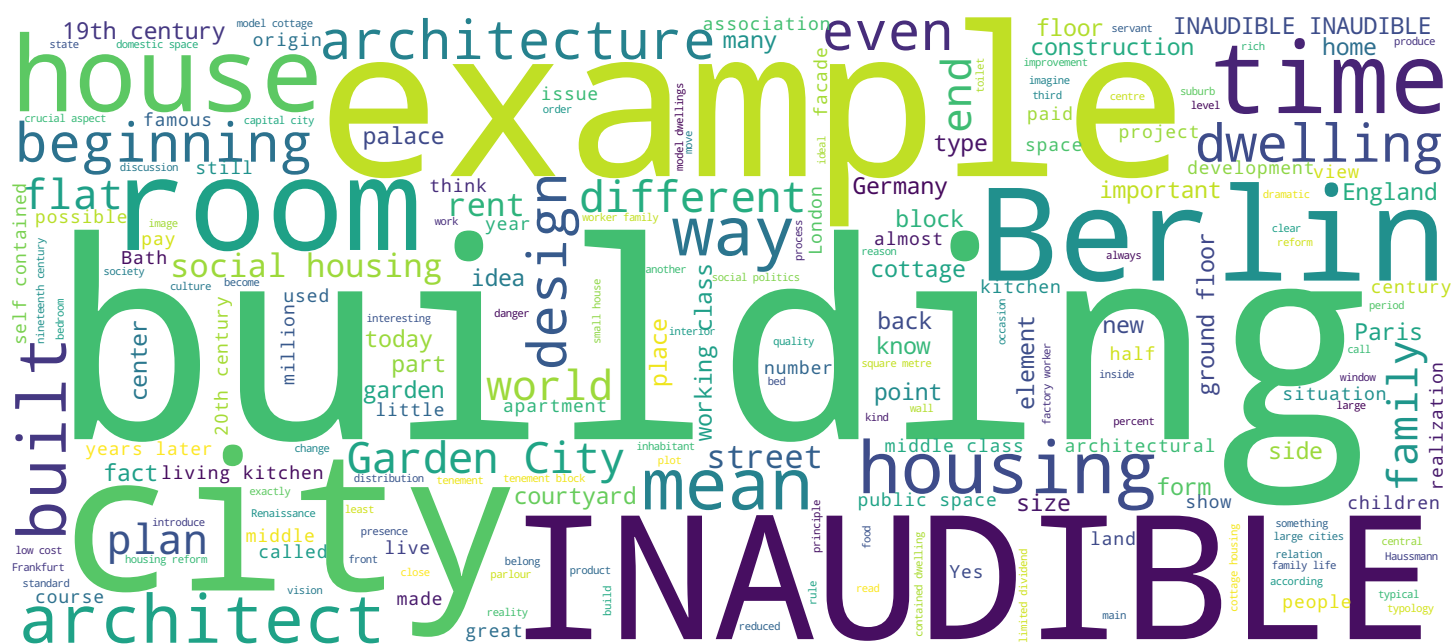


a Housing and Cities course video



EPFL



a lecture by Marco De Michelis
architect and emeritus professor at the IUAV

Wohnungsreform. The reform of housing. That's the title of my lecture. This is a precise location where our story begins and this location is the European city towards the middle of the 19th century.

Notes

Summary



0m 08s



When around 1850, when the European city rapidly became a new very peculiar urban form, something totally unknown until the moment, named "the metropolis". Mass housing is a metropolitan phenomenon its origin, it's coincident with the birth of modern city, that is the starting point of my contribution. Let's try to introduce some more crucial and precise information. As you can see for example from the first slide, as you can see in this diagram, around the middle of 19th century, Berlin, the Prussian capital city population did not yet reach the threshold of 500000 inhabitants. 25 years later, one generation later, around 1875, it was 1 million and at the end of the century the total population of the German capital city was of two millions. See it was something like a ludic explosion, not an organic growing process. Between 50 years, Berlin had to plan and build dwellings for one million and half new inhabitants. Something like a new city of thirty thousand inhabitants every year during fifty years. It has been not a peculiarly isolated trend for Berlin, but a general European and the old American process.

Notes

Summary





Table 1 Population of France, and of major French cities, 1801-86

	1801	1836	1866	1886
France	27,350,000	33,541,000	38,067,000	38,219,000
Paris	547,756	899,313	1,825,274 ¹	2,344,550
Marseilles	111,130	146,239	300,131	376,143
Lyon	109,500	150,814	323,954 ³	401,930
Bordeaux	90,992	98,705	194,241	240,582
Lille	54,756	72,005	154,749 ¹	188,272
Toulouse	50,171	77,372	126,936	147,717
Nantes	73,879	75,895	111,956	127,482
Rouen	87,000	92,083	100,671	107,163
Roubaix	8,000	—	65,091	100,299
St Etienne	16,259	41,534	96,620	117,875
Mulhouse	6,000 ²	16,932 ¹	58,773	—

POPULATION OF FRANCE AND MAJOR FRENCH CITIES
1801-1886

For example in 1801, the beginning of nineteenth century, the population of Paris, the second largest European city after London, was of five hundred forty seven thousand. Eighty years later, 1886, it was exploded until two million and 350000. Similar, that was not only for the largest cities although for the medium size city. If we consider this diagram, you see that medium sized French city like Marseilles, Lyon or Bordeaux multiplied their population from around 100000 to 3 or even 400000 during the same 70 years. The emergence of the housing problem is strictly related to theses demographic explosions. The expansion of metropolitan populations and the insanitary housing conditions in the European large cities were already attracting public attention toward the middle of nineteenth century. In London, the publication of the Chadwick's, the very famous Chadwick's report on the sanitary condition of the labouring population of Great Britain in 1942 marked a turning point in public attitude to conditions in which so many were forced to leave. You should not forget, during this time, 40s 50s of 19th century, the leading political philosophy was the liberal one.

Notes

Summary





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POPULATION OF FRANCE AND MAJOR FRENCH CITIES
1801-1886

The one forbidding any direct intervention from the state or from the city administration into the public affairs, and asking, hoping that the market alone could rule himself. So the idea, modern idea of social politics did not yet exist. So the Chadwick's report was something like an ideological revolution asking public authorities to take care of general interest. In France, it was almost at the same time in 1840 the publication of Villermert Table of physical and moral condition workers in cotton, linen and silk factories. Few years later, although in Germany Victor Aimé Hubert started denouncing the inadequacy of the housing of the working classes. There are two interesting aspects: on one side, Chadwick, but even more Hubert did not belong to the fresh establish the socialist movement. Hubert was a conservative and even a reactionary, and Chadwick was although more conservative politician. So the origin of the question begins inside of the leading political forces of these countries. The second aspect you should consider, we are very near, very close to 1848, 49, the years of the European revolution where Germany, Italy, France, England not but England received in an indirect form the influence of very little INAUDIBLE.

Notes

Summary

4m 17s





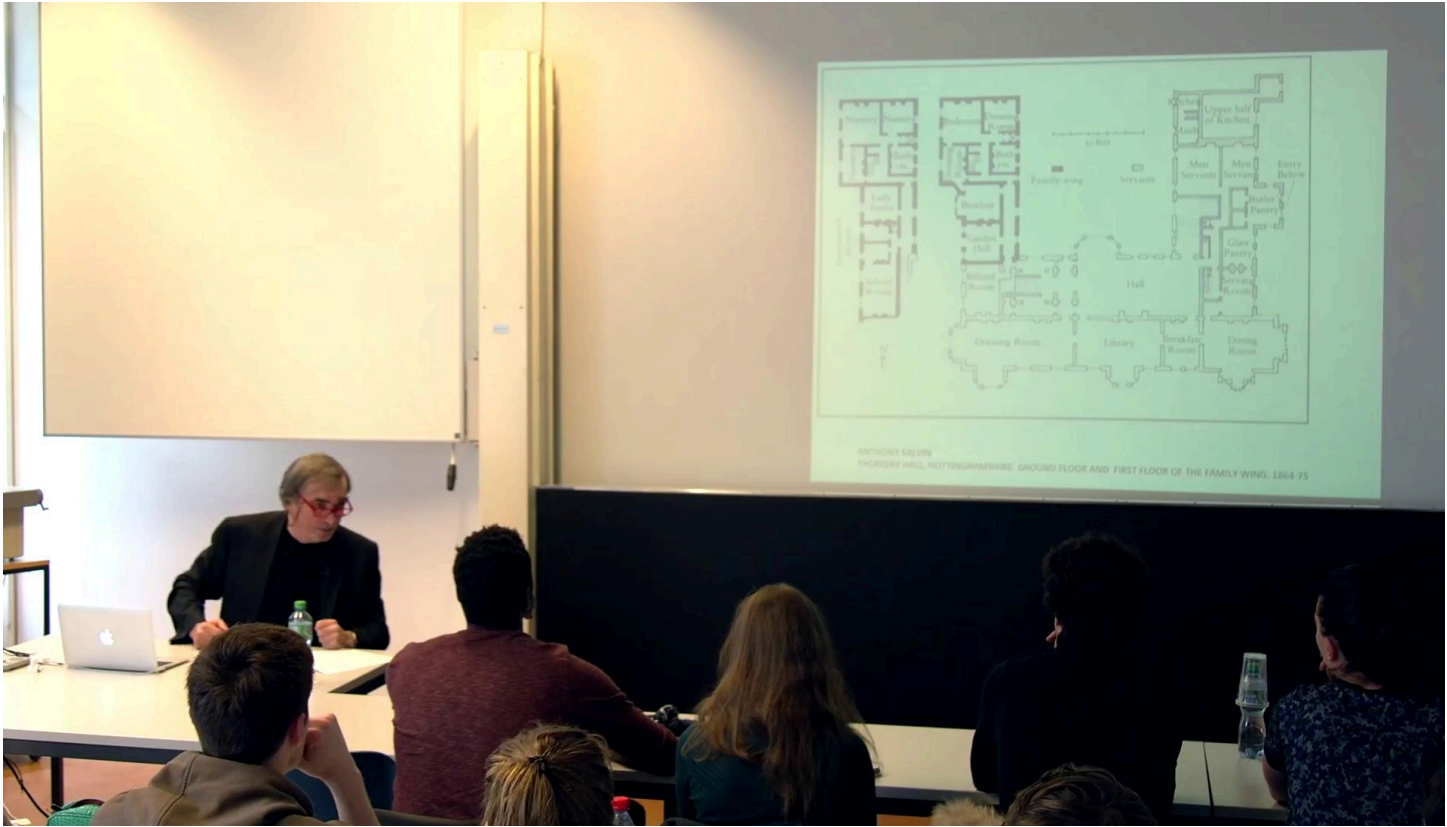
Now, eighteen forty eight were the year when two young German people named Karl Marx and Friedrich Engels published a Manifesto of the Communist Party. The middle of nineteenth century is the crucial threshold before and after. When at the beginning of the 80s these issues began to receive a true public attention, there was agreement among all housing reformers on the vital importance of the home. It was the very foundation of a strong family life, the basis of a sound society. Well, how the worker would be healthy, industrious disciplined and conscious of his stake in the existing order of society. Ownership of one's own home would further strengthen this sentiment. But how should this home be conceived? The only existing positive example was that domestic interior of the upper classes, as it had been developed and specialized during the first half of the century. The reform of the domestic interior begins inside of the largest share of the wealthiest European homes. A very influential example of this process was, for example, the development of the Victorian Country house in Great Britain with it several different rooms.

Notes

Summary

6m 26s





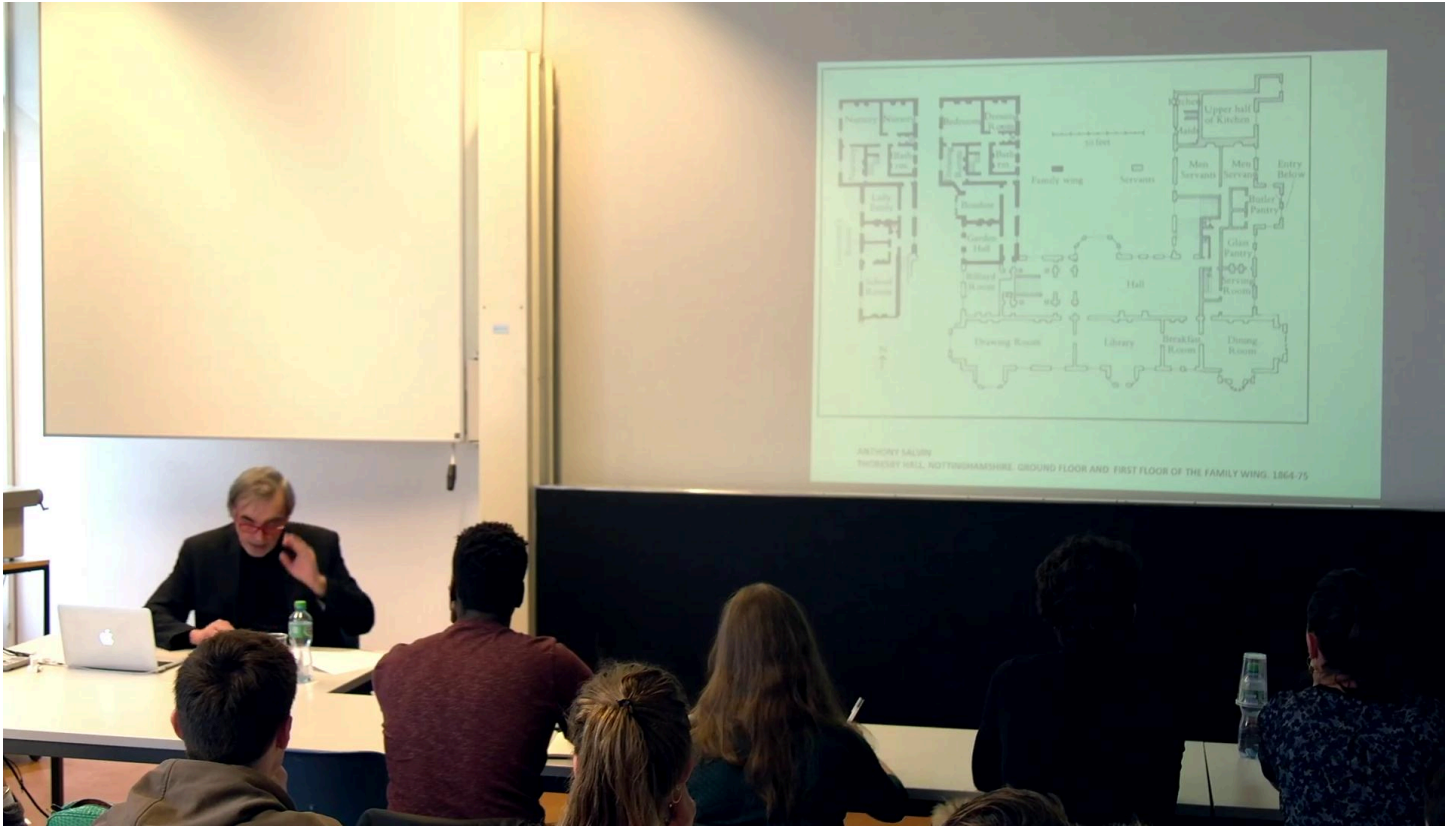
The growing specialization give a look to see this plan, only for giving you an example, the growing specialization of domestic spaces following the genders, the separation of patrons and servant of children and adults, the day and night in different function, the private and the public spaces. The increasingly complex system of stairs and corridors connecting the different domestic zone. We can resume: inside of the Victorian Country house, each room became a name; they were the drawing room, the billiard room, the smoking room, the dining room, the breakfast room, the family room, day and night nursery and and and and so on. Before this process, the interior of the home, even in the large villas did not know any differentiation, did not know any name. I always remember to my students, when you read, and I am sure you just did it at least twice, when you read The word and games by Torlstoy, there is an occasion where the young Natasha was looking for a place where to rest. That mean had not her own room. And the occasion was a festive one, because the parents of Natasha were looking for a room where organize the dining table.

Notes

Summary

8m 15s





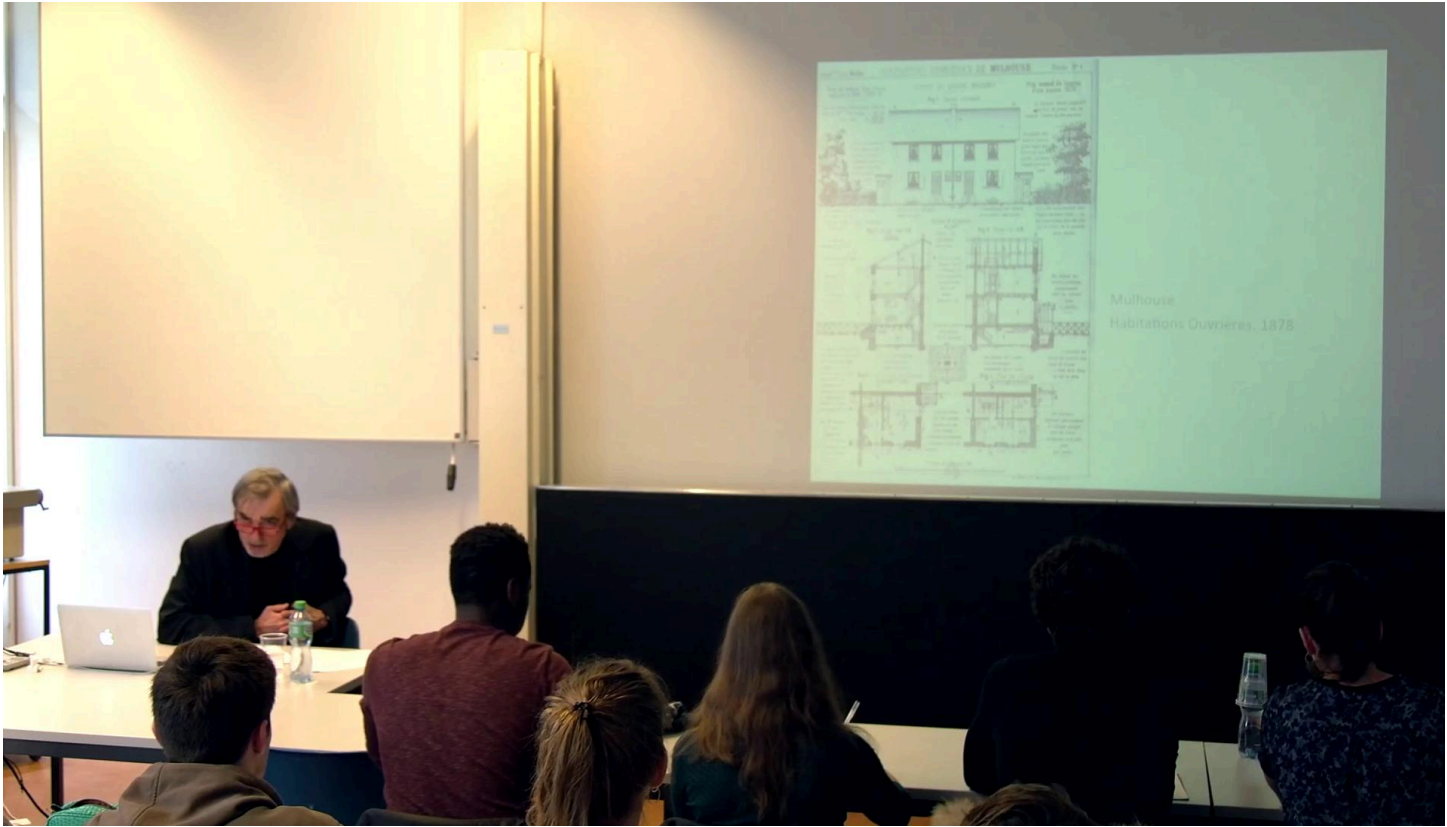
It was the only store around the middle of nineteenth century that a dining table received a precise location, possibly several precise locations depending from the size of the table. But anyway, a room became a dining room, different from other rooms in size. The question was a very exciting one. How could this is home get reduced to the minimal, to the tiny size of an acceptable worker house? And how was this housing to be provided? What were the ideal form of that building? The vision of the home for which the reformers campaign was essentially the product of social attitude of the middle class values held by the reformers themselves. Here, it was not a process starting from below, from their potential user, from the factory workers. It was a process starting from the middle class, who tried to introduce, to extend to a larger social groups the improvement, the domestic improvement which had just happened inside of the domestic bourgeois home. In place of the reported facts of working class life, the crowds and squalid intimacy of overcrowded tenements which corroded virtuous such as honesty thrift or temperance, The reformer championn the self-contained dwellings are the key to strengthening the family.

Notes

Summary

10m 00s





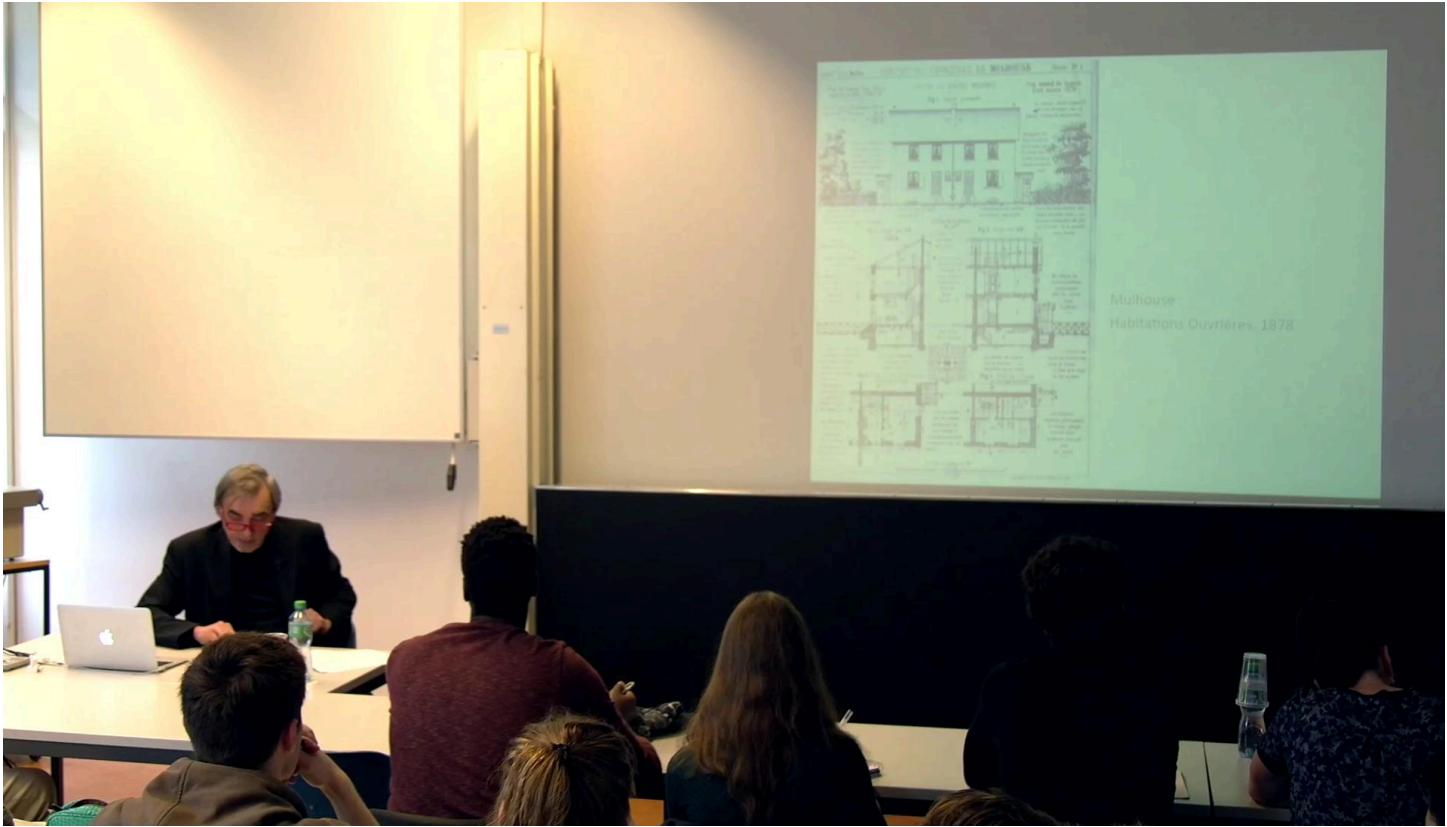
Take note of these notions: "self-contained dwelling". That is a crucial aspect of our discussion. The cottage setting its own garden was invariably held up as a most deiverable kind of home. It offered, the cottage offered the healthiest form of dwelling a secluded setting for the vital intimacies of family, and at least in theory even the impossibility of home ownership the ideal escape from any revolutionary socialist illusion. the foreign family model cottage designed by Henry Robert for the crown prince Albert and presented at the legendary London World Exhibition of 1851 remain aconvincing prototype, until the end of the century. You see the famous building as model cottage having four different, but independent domestic unit on two floors. This prototype, for example, its influence is clearly visible still in the similar cottage introduced very few years later, 1852, the beginning of the story by Moules in Cité ouvrière in Mullhouse. No doubt, many would have chosen such a form of housing had it be accessible, but the to those faced with a need to find housing within reach of walk, or the necessity of taking in lodgers just to pay the rent. The reformers idea must have appeared an unattainable ambition.

Notes

Summary

12m 07s





That is the second crucial contradiction between desire, ideal vision and the reality of a rent that should be remain very low for being possible to be paid by a normal worker family. Despite the reformers enthusiasm for the cottage, the high cost of land in central areas of large cities and the need to provide housing within easy reach of walk incline the debate on the most appropriate form of model housing in favor of the tenement block. In practice, reformers recognized that salubrious tenement was the only practicable means of providing the ideal of reasonable rents in the city, properly designed, even in the tenement could provide a suitable setting for family life. It was a self-contained dwelling, one for each family and each with its own kitchen and hers, that was agreed by all housing reforms as a first necessity of civilized life. Of private bathroom and even of private toilet, it was not yet question for permitting a suitable rent for a worker family. The connection between INAUDIBLE and pool housing was recognized early on. And in England, Germany and France, anxiety of a public health was one of the first and most powerful stimuli to improve housing conditions.

Notes

Summary

14m 21s





Higher standards in the layout and the construction of new housing and strong regulations, that was a very difficult aspect, a strong regulation over the use of existing housing. I show you only to example, very dramatic, this map of Berlin in 1867, shows they cholera diffusion during the epidemic cholera of 1867, revealing that the pool districts, the one red, were presenting a large diffusion of the epidemic, then the central areas and the wealthy residential suburbs. There was a very direct correlation between housing condition and diffusion of the sickness. The second one, a very educative diagram from 1920, some decades later, showing the relation between juvenile criminality and living conditions. Number of thieves for example and number of habitable rooms in their homes. Small house and heavy occupation were the premise for criminal behavior. No one. You see when you have four rooms for each dwelling, you don't almost have any criminal, on the other side of the diagram you have two hundred fifty five thieves leaving in more than two people each room. The cottage remains a favorite layout in the model communities built in England and later already in the continent by enlightened employers.

Notes

Summary

16m 17s





INAUDIBLE INAUDIBLE INAUDIBLE only for remembering the most famous example and after 1898, for the Garden City movement and its first realized prototype. That mean we have a splitting of the process; on one side, inside of the large cities. It was necessary, it was unavoidable to address the intention to the reform of tenement houses outside of the city, industrial areas, you know that many industrial sectors during the 19th century seem to be incoherent with the existence of large cities. Textile industry needed a lot of fresh water for example. But it was impossible to have textile industry in the center of London or in the center of of Berlin. The same happened with mining industry. Mining industry where coal and steel were dearly... the founding energies of the development of modern capitalist industrial production. Mining industry needed to be where the material exists; so outside the rural region in the north of Germany for example, there, where the need for new social housing happens to be concentrated outside of the city and where new urban vision like the Garden City movement was growing there the cottage solution happened to be the most important one.

Notes

Summary

18m 26s





But inside the city it was something different. The tenement improvement. The choice between tenement and cottage was not just an architectural issue but one which raised larger questions. It was increased in the cost of land, that made the tenement block the only viable form of housing in the center of a large city. It was the need to be within easy reach of work that tied the working class family to housing in this central locations. It is a land question that forms the last of our major reform themes. How were the land to be made available cheaply enough and in the right location to build housing that the workers could afford? In Germany, the land question was not only widely regarded as central to the housing problem, but also attracted many other interests extended far beyond the issues of housing. But it's not, I don't have time for really discussing this issue, but please don't forget for example the Garden City idea was the product of a critical discussion of the land question. Began, the city was not the origin, the origin for INAUDIBLE are the true question worth to fight against land speculation. The starting point for making possible the Garden City was the public property of the land.

Notes

Summary



20m 26s



There is no garden city without the common share of property of the land. So there is a very stringent relation between the two issues, housing reform and land reform. But will remain today, for me at least only this memory. Since the eighteen forties, reforms had been explored in ways in which housing could be provided by means that did not rely on the market mechanism and the promise of profit so necessary to private enterprise. Early experiments in England during the forties, with limited dividend housing companies that mean companies, private companies which accepted to reduce their income not 8 percent, but a limited dividend of 4 percent, no 3 or 4 percent. Early experiment in England with limited dividend housing companies such as the Society for the improvement of the condition of the laboring classes were eagerly observed in Germany and in France. In all three countries employers recognized the advantage of good housing in attracting and then retaining a stable and doubly dependent labour force. Model dwellings were to demonstrated to the developer that salubrious housing could be built and could be laid at rents that were within the reach of the working class family.

Notes

Summary

22m 21s





But until 1914, 1914 beginning of first world war, 1948 a revolution, 14, the beginning of the first world war, but until 14, model dwellings were generally too expensive even for the improvable and the servant pool. Certainly the volume of housing built by voluntary private effort remain pitiful. To many, the achievement of the housing reforms were too little and too late. In London by 1914, all the philanthropically motivated organizations together had been under forty thousand dwellings, a contribution that seems dramatically smaller still when one considers that nearly 75 dwellings had been demolished during the same time under the cross acted to make way for the building had been cleared to make way for the railway, 75 dwellings and 5500 dwellings in London had been demolished to make way for the building of modern dwellings. So there was a very clear deficit between what the reformer were able to produce and the deficit of a low cost apartment. For understanding social politics and housing reform after World War 1, we need to look at the activities of the prewar movement. Let's consider in depth the events in Germany. In 1846, the rural population in Prussia still accounted 72 percent of the total.

Notes

Summary

24m 20s





That means, only 28 percent of the Prussian population used to live in the side of cities, of urban structure. But in 1850, the 12 largest towns in Germany had a combined population of over 1 million, altogether. Short after these days, Berlin, as we have already observed, suddenly exploded until two millions at the end of the century. Many of the new inhabitants of Berlin were single and moral indignation was already awakened to the dangers of the system of, how do we say, "Schlafgänger", lodger, casual lodger: people renting a bed or only partial use of a bed. Whereby a lodger rent not a room but a bed or reave and shade of a bed in a room of used by the family itself. Thank you that we can perfectly observe in a very famous and very popular etching by INAUDIBLE, the artist of the proletarian Berlin at the beginning of 20th century. The moral denunciation of this representation is very clearly recognized, however for the host family, Schlafgänger provide an essential supplement to family income, representing an economic benefit rather than the moral liability suggested by the reform. In 1875, twenty one percent of all families in Berlin took in casual lodgers.

Notes

Summary

26m 27s





	Size of dwelling expressed in no. of habitable rooms					% of small dwellings with 0-2 rooms
	0	1	2	3	4+	
1905						
City of Berlin	1.1	49.1	29.8	10.8	8.8	80.2
Via	1.2	58.4	27.1	8.7	4.4	86.9
Vi	1.1	69.8	20.4	8.8	2.9	91.1
VIIIa	1.2	51.0	28.1	10.0	7.9	81.5
VIIIb	0.8	94.7	12.8	8.3	1.2	88.1
Vi	0.9	91.4	12.2	11.6	1.9	84.5
VIIIa	0.7	55.1	31.8	7.4	1.0	89.6
Wien-Innere Stadt	0.1	41.9	41.7	11.0	2.7	85.9
Wien-Neubau	0.5	90.5	18.1	7.8	2.7	89.1
Wien-Margareten	0.9	55.0	14.1	7.3	2.2	90.2
Wien-Neubau	0.6	54.1	15.7	7.1	2.0	90.4
1910						
City of Berlin	1.7	47.2	32.6	10.2	7.1	81.5
Via	2.0	69.8	20.8	4.9	1.8	90.8
Vi	2.2	58.9	27.0	7.7	1.5	91.1
VIIIa	2.7	51.2	28.1	9.5	1.8	84.2
VIIIb	1.8	90.8	17.6	7.1	2.3	90.4
Vi	1.9	91.8	18.9	7.1	1.4	91.2
VIIIa	1.9	57.2	31.6	9.4	1.7	92.7
Wien-Innere Stadt						
Wien-Neubau						
Wien-Margareten						
Wien-Neubau						

So it was not a marginal presence, it was a factual presence. The houses were built of the very cheapest materials, of the poorest quality, with only stud partitioning between dwellings. These dwellings were minimal in size, consisting of a single room, four metres and seven, twenty eight square metres around, equipped with a stove for cooking and heating. As you can see, between 1861 and 1881 50 percent of the dwellings in Berlin had only one room. In the worker district, even 60 percent. Dwellings with four, five or six rooms was at absolute minority. At the beginning of 20th century, still around 80 percent of the dwellings in Berlin had one or two rooms. Frequently two families shared the room so that, as many as eight or nine people were living together in about twenty eight or nine people were living together in about twenty eight square meters. In 1880, the average number of inhabitants for a one room dwelling was of 3.9, slowly reducing to 3.75 in 1885. The memory of a lost golden age in the country was a pure literary invention.

Notes

Summary

28m 23s





One of the most successful ideas during this discussion was away from the metropolis, from the horrible metropolis back to the country, but that was only a pure fantasy, because the reality had been in the country leaving INAUDIBLE impossible promiscuity between animals and human beings, between Stahl and habitable rooms, between members of the family and world and between children and adults. Going back to their country did not mean going back to the golden age, but going back to unforgettable horror. Metropolis finally was much better than the origin of the new urban inhabitants of the time. A photographic report made during the first years of 20th century in Berlin at the occasion of the home visit of a doctor to the sick members of our a worker health insurance and that means, be careful, that means not the poorest of the poors. Being a member of our voluntary health hope insurance meant having a job, getting a salary to belonging, in a certain sense, to the aristocracy of proletarian workers in the city. This report, you will see three example of it, is an extraordinary document showing real life condition of a proletarian family in a difficult moment of sickness and need.

Notes

Summary

30m 17s





Though exist a lot of thousands of photographs of proletarian families made during the second half of 19 century, but it was the occasion where the family was trying to show itself in the best shape, dressed clean, with children well prepared showing, documenting the best possible mood. What we are seeing here is something different in a moment where the family is not showing its best mood, but its probably, its most tragic mood. The sick mother or the sick children and so on. Begin checking always the number of people represented in these images, like for example here you have 3, 5, 6, 7 children around a sick mother. So you have a situation of seven, sometimes eight persons, children and adults sharing the same room in the same Couch, each square centimeter of living surface. In these photos is danger of drink for the father, the corrupting presence of the Schlaf INAUDIBLE, of the lodgers for the purity of the daughter and the mother's illness caused by the dam and overcrowding are vividly portrayed. Even the most casual inspection of the sanitary and medical statistics shows how much great was the probability of falling ill for the resident of working class district in Berlin, or how much less favorable the chances of they living in the same age as the inhabitants of more prosperous quarters.

Notes

Summary

32m 23s





Victor Aimé Hubert were the first asking for an active improvement of housing condition in Prussia, strengthening the family and family life already around 1848, associations for Hubert were to be formed, which would provide well constructed housing, either in the centre of cities at high density near existing employment, or in the suburbs as cottage housing near new industry. Here family life was too flourish uncontaminated by the dangers of the industrial city. the dangers and the huge industrial city which Hubert like Engels during the same years himself knew from his visit to England in 1844, visiting Manchester at the time, what happened to be something like a revelation. Seeing the horror, the existing horror and expecting to get the same house although the task of the reformers was to stimulate the building of model dwellings at reasonable rents to force private landlords to raise a standard of their housing in Metropolis. Berlin, which was rapidly becoming an endless sea, as you see, INAUDIBLE INAUDIBLE That was a nickname of the mass housing built during the second half of the 19th century. Same height, five floors, and so on in the entire urban, inside of the metropolitan limit.

Notes

Summary

34m 26s





The model dwellings were to be built either by Co-operative Association or by companies conceived as in England for limited dividends, around 4 percent. We don't need to discuss extensively the existing growing oppositions against this first reformistic experiment. like the attack addressed by Friedrich Engels the paragon of Karl Marx in the early 70s and repeated in the early eighties. For Engels, the housing problem was simply another manifestation of the fundamental ills of capitalist society. The only solution to the problem was not to tamper with issues like housing, but to attack the central issue to seek to overthrow off capitalist society itself. We can read from Engels, it is perfectly clear that the existing State is neither able nor willing to do anything to remedy the housing difficulty. The state is nothing but the organized collective power of the possessing classes. It was a reasonable position perhaps, but at the same time the origin of a political absence of the socialist movement, of the workers movement from a crucial social problem until the rescission of yhis political strategy at the beginning of 20th century. In the meantime it seemed unavoidable to invent a new domestic device.

Notes

Summary

36m 30s





Berlin was becoming a Weltstadt, a world city and as Welma Hegmann will formulate, was becoming a Mythkasernenstadt, a city of rent barracks. The Hueberer Plan the general plan of Berlin was quickly extending the borders of high density, new edification until the urban periphery. New fact for them. Homeworking started becoming extremely diffused where the woman was not directly working outside of the home, she brought work in to the house involving their children of course. And the new form, that is a very crucial aspect to frequently forgotten, in the new form of Urban Nomadism seem to get established. The short average length of tenancy reveals a very high mobility of the lowest income groups and the frequency with which the poorest families were forced to move, either by doing a very famous or infamous midnight fleet. That is a very popular atching by Domier in France, documenting: the home owner tended to close, the rent had to be paid on Friday or on Saturday morning. Friday night the home owner tried to close the entrance door to the house for make it impossible for the inhabitant to go, to leave before paying the rent.

Notes

Summary

38m 11s





And that means, the midnight flee meant going out of the flat during the night, avoiding in this case to pay the rent that could not be paid because of sickness, no working a job and so on. All the risk of being ejected again, a popular etching showing demenagement. The family used to take the few possessions, a few furniture and so on and move. It was the point, it was exactly the situation, which produced the birth of a new dramatic social institution, the asyl, the Obdachlosenasyll, how do you say, the families ejected by the rent, by the flat had to find a new one, in the meantime, they found protection and a bed in an... how do you say asyl in French? For dramatizing my speech, at the beginning of first world war in 1914, average one third of Berlin population was changing residents every year. Can you imagine the mass movement, instead the instability of relations between home and inhabitants at a time? Because that must be clear. Middle class did not change, did not move at all. This move was concentrated to the poorest section of urban population. There appear to be a former consensus that the ideal was the single house and its garden, preferably as a detached house but also in terraced form and so on.

Notes

Summary

40m 13s





The cottage is a castle for the defence of the family. That was ideology. The tenement however remained the only feasible solution, one more image, the tenement however remains the only feasible solution for housing the working classes. Reluctantly, the reforms came to accept that the working classes had to leave within convenient reach of employment, often located in the centre or in suburbs of a city, where high land values made the construction of cottage housing totally economic. The cottage had been a realistic solution in suburban location like this city of INAUDIBLE in Mullhouse. Mining or textile industry, we just spoke about that. They needed a residential solution close to the factories and therefore outside of normal urban limits. These concrete necessities met sometimes with a good will of genius industrialist and starting from England, company towns have been successfully rebuilt in Europe. You see a, Croydon, 1861, the more famous Bournville or INAUDIBLE, built at the end of the century already in the form of a garden city. The morphological solutions are exactly the same which have been introduced by the realisation of the first garden city in Letchworth in England and two years later in INAUDIBLE in Germany.

Notes

Summary

42m 26s





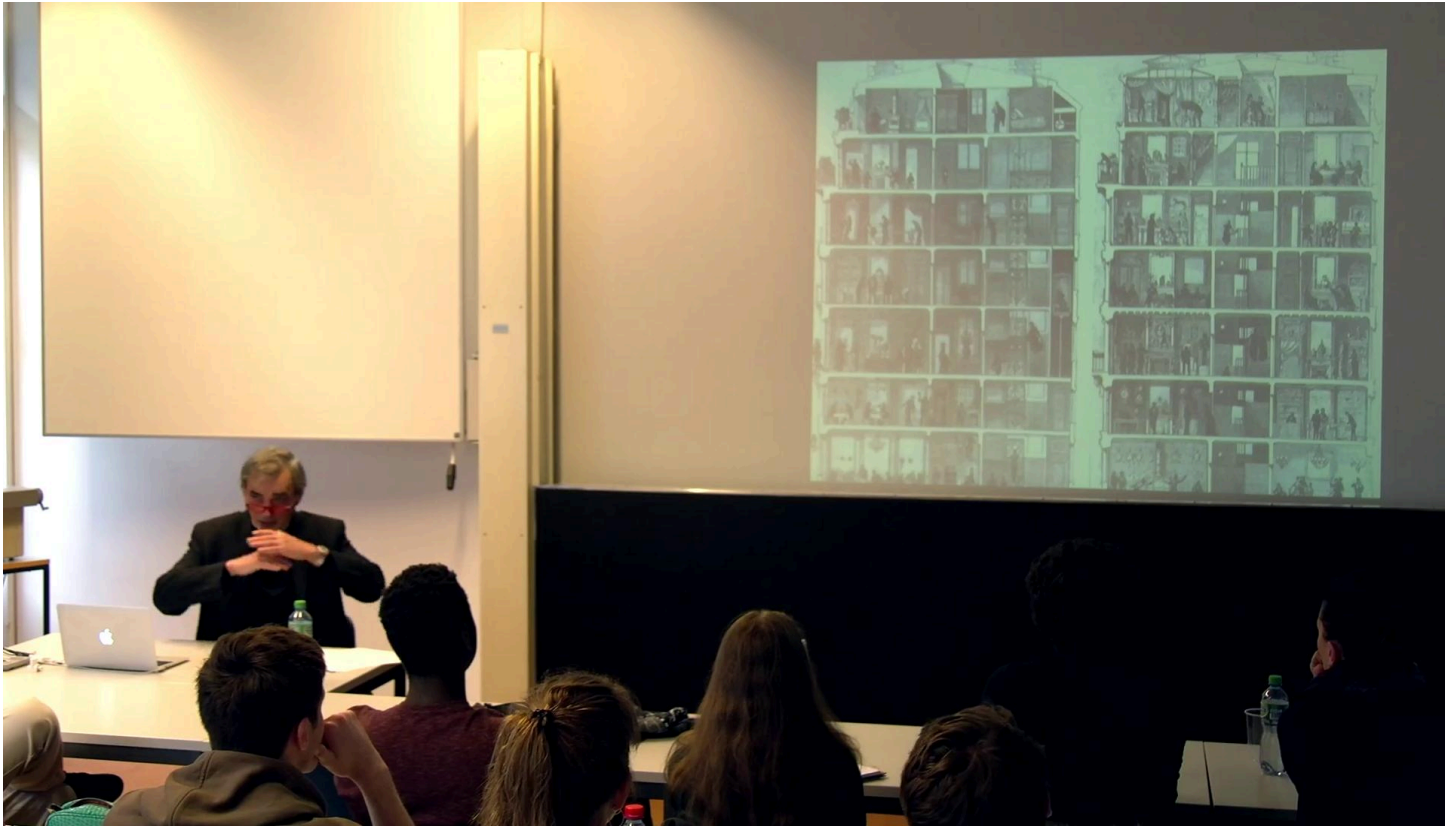
Company town where the ideal location for documenting the obvious advantages of low density cottage housing or other form of offene Bauweise, open construction system. In that decade, before the first world war the INAUDIBLE INAUDIBLE settlement and garden cities built by employers and nonprofit housing association in Germany demonstrated how the cottage ideal could be combined with a new approach to planning. Inspired by INAUDIBLE for example, the champion of aesthetic value in city planning and byEbenezer Hour and his garden city idea to create a model workers community. You see for example one of the famous, most famous German company town INAUDIBLE INAUDIBLE and almost the same time the group settlement designed by Robertsmall in INAUDIBLE These two examples are the most successful and better known development by the group, industrial giant for ensuring better living conditions to its workers. Dissimilarity between the morphology of Garden City and for example INAUDIBLE is very evident. We have single family cottages but put together in rows with Imperio of the block transformed in some of private garden, sometimes even in the middle with a public garden, with a common garden and a precise partial hierarchy of the street organization with residential street narrower and with some large streets crossing the settlement until its center.

Notes

Summary

44m 24s





There is little written in favor of the tenement housing as an ideal or even as an acceptable form of working class housing before the nineties. It was only INAUDIBLE, The author of the Berlins Bebauungsplan who argued that the tenement block offers unique opportunities for combining the dwellings of the poor and the rich on the same side. That's in theory that the lower classes are uplifted and encouraged towards a more moderate way of life by the gentile manners of the betters. That means lower floor occupied by middle class families. And the top floor low and Möller were occupied by poor occupants and families. While, so Holbrook, the rich are reminded of the duties of Christian eucharisty toward the inferiors, something like the vertical social zoning that we can recognize in Paris in the year after Baron Haussmann, where you had the same social stratification, social but even physical, because if you consider this beautiful representation of the interior of residential buildings, you see that the height of the different floor changed, get reduced from the ballottage to the upper floor until the last floor under the roof reserved for the servants and for the single without family and so on.

Notes

Summary

46m 44s





A true stratification of capitalistic society, the same that happened in a technological way with the realization of a network, of a general network. That means, the residential building happen no more to be isolated inside of the urban structure, but became connected not only through the public space of street and places and garden, but also through the network of water, gas, light, even chromatic post offered the drainage system. So you can easily organize in this second section coming from Paris at the end of 19th century. The reality of the Berlin Mythkasern was different. The most infamous example is the construction of the mayors of developping bedding in northwest of Berlin in 1873 and 74 INAUDIBLE was an interrupted sequence, you can see the plan, the section and photograph at the entrance, was an interrupted sequence of six identical blocks with five floors divided by six identical narrow courts. All the same dwelling had two rooms, a two rooms divided by a common court. Each dwelling was divided by the crossing of a shared corridor extending from one to the other side of the building with the toilet, the hygienic facilities concentrated along the stairs.

Notes

Summary

48m 53s





That was the mayors the most famous Mythkasern in Berlin. Each flat, normally two rooms, a large with a stove and, let's say the kitchen and the second one but divided through a corridor. The early development of the designing of working class housing in England, France and Germany is heavily indebted to the movement for sanitary reform. Effective ventilation, good lighting added with heating the concern of the sanitariums together with consideration of cost and the demand of local tradition as the factor that shapes the design of prototype product like the one for the Peabody trust in Bloomsbury in London designed by the same Handy Robert who had delivered the model cottage for the Universal Exhibition 1851. If you consider the two beautiful watercolor, you see that a crucial element was the size of the court. No more narrow and dark unhygienic space, but something similar to an interior court, to a Square. The economical straight forced the design in Germany as well, you have the European countries to accept severe limits beyond providing minimum standards of hygiene. That seems to be a crucial point. The idea was warrant an independent economic sustainability of the programm, and not yet to consider the introduction of public finance.

Notes

Summary

51m 07s





That is a very crucial aspect. The modern idea of social policy did not yet exist. It was not considered the possibility that, for example city administration or state could support the economically serialisation offer of social housing. But the socialising itself needed to be as economically self-sufficient. That means the discussion about how to design this flat was a very dramatic one because for example we will come again to this issue and it is, we never said bathroom. Bathroom did not belong to the idea of domestic space until the 20s starting with... They did not belong, because there was no possible calculation for getting a payable rent by a normal worker family, if the designer had to consider the cost of a bathroom. That means, of course, the desire was to improve the quality to make the most beautiful flat. But the most beautiful flat destiny was to become too expensive. Nobody could pay the rent and the rent had to be paid because social housing needed to be economically self sustainable. Clear, this situation changed totally that a INAUDIBLE speak about that after first world war when social politics got in directing world with the realization of social housing progress.

Notes

Summary

53m 04s





From the beginning of the 90s, there is evidence of a change in the attitude of the profession towards the design of housing. Still during the 90s, architectural associations were violently discussing about the interest of social housing for a designer. Around the end of the century, young architects in Berlin asked they the association of Berlin architects to organise a competition for young designer, the Shinkle prize. But the Shinkle prize was refused to make a single prize dedicated with the justification that social housing was not an issue for architects. It was a discussion but it was not, so the answer was not so clear that designing, low cost housing belong to the interest of architects. But the 90s changed radically this situation and we have two first examples we need to considern Theodor Geuk and Alfred Messel, two Berlin architects, Alfred Messel was a very good architect, are closely associated with attempts to reconsider the design of the tenement block. Otherwise at the same time, INAUDIBLE only remembering these two names, became involved with the design of cottages for low income inhabitants.

Notes

Summary

55m 04s





During the 90s in Berlin, houses were still being built in which the common corridor was planned in such a way that it divided the typical two rooms dwelling. You remember by yourself. It was this tradition of inadequate housing "where home means nothing more than a place to cook" that Geucke attacked in his call for a redesign of the Arbeiter meat house of the working rented flat in 1890. Geucke called for working class housing to be built to standard acceptable to the reforms and a tolerable rents, rather than repeating yet again the call for cottage housing in the suburbs. By the INAUDIBLE to apartment every stair, by careful and systematic planning of the corner and by increasing the number of staircases, Geucke was able to produce, you see the plan and the section, to produce design in which is a common corridor did not divide the individual flat. at the same, time he was able to provide a distribution of flat sizes that matched working class demand, small and large flats with many, with a majority of two rooms dwellings. His design provided self-contained dwellings, each with its own toilet. Each flat was to have its own kitchen equipped with a stove.

Notes

Summary



56m 54s



In place of the two separate light wells so common in Berlin, there was a real cold, providing not only added weight ventilation, but even a usable open space for a children's play or planting. Theoretically, Geucke was not able to build, to realise his prototypical idea, theoretically rents to be paid for this flat had to be similar to the one paid at the Meiers Hof. At the same time, although Alfred Messel in his first design for the development of the INAUDIBLE for the Association for the improvement of small Houses were experimenting with a design of a court large enough to contain planting and gardens. And you see, the plan of the vice INAUDIBLE development. Look into English example, Marcel set out to offer something aching to the London residential square, as a model for urban living. That means, Marcel was trying to introduce the idea of the interior court as part of a public, if not a semi-public space. And potentially the origin of public services. But you will see the next step. The first successful realization of this idea was to find in Marcel's development of the seeking INAUDIBLE worker district in Berlin built by the Berliner Spar- und Bauverein, by the Association for saving and building in Berlin in 1895.

Notes

Summary

58m 41s





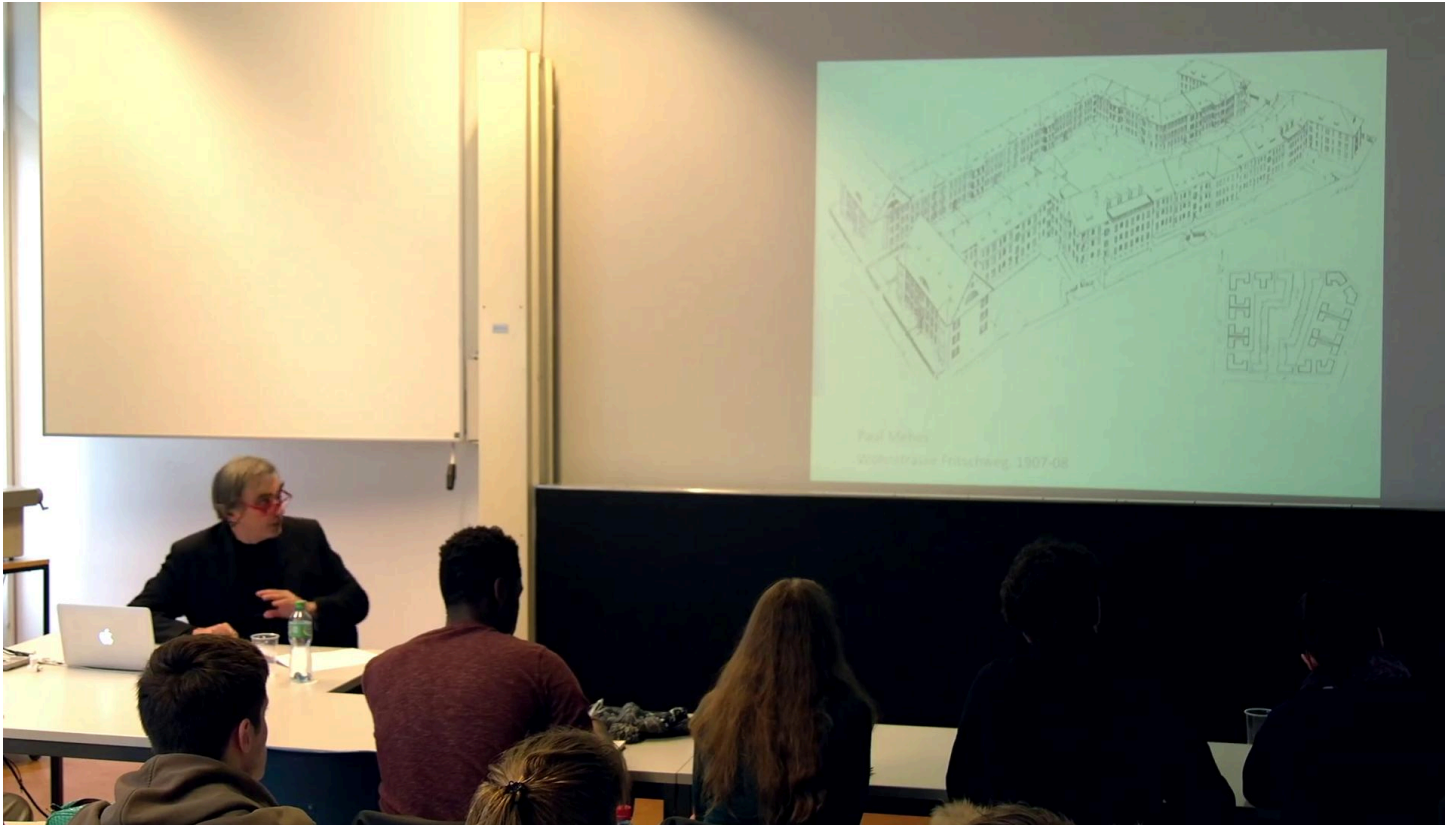
The single large court, 23 meters and 38 really, a public square was planted and even contained the play space for children and a Kindergarten. Despite the size of this open space, the rents were claimed to be no higher than normal. No higher than normal is bit ambiguous definition, means they were not cheaper than on the normal market, cost like a normal market, but improving their quality but not reduces the cost offered. That does not mean at all that a normal factory worker was able to pay his rent. It is evident that only an elite of factory workers, of artisan and white colars could enjoy the high standards of this development. That is a very crucial aspect because this fact declaims a very crucial aspect of social housing politics in Europe during the first half of 20 century. That social housing became more to be dedicated to a society of employee then to a society of factory worker. There were, how do I started our common work horribly, Forty years ago working exactly on this issue social housing nineteen eighty. Thirty five years ago enough. Social housing becomes an issue dedicated to a culture of employee.

Notes

Summary

60m 52s





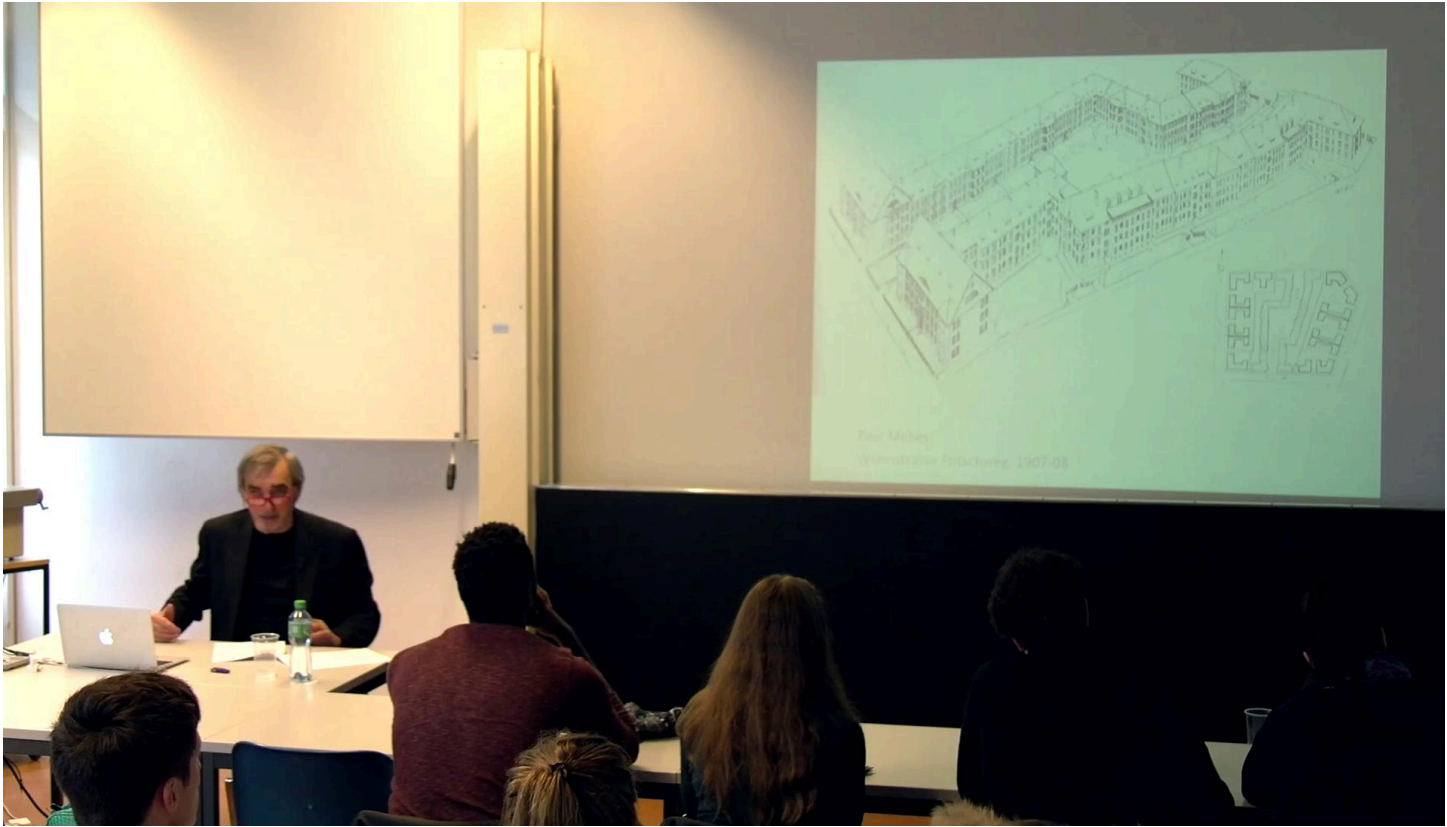
Europeans INAUDIBLE during the 20s and 30s demonstrated for example, that worker family tended to invest to pay more money for food for example of free time, than a middle class family which concentrated investment in the quality of housing. Quality of housing was not directly interesting for a proletarian family, and in a certain sense Engels had interpreted in a correct way says, housing problem was not the priority for a proletarian family around end of 19 and beginning of 20. Marcel was to develop similar ideas in the design for the housing finally built by the Association for the improvement of small houses on a block at the intersection of the Cohan's Straße and the INAUDIBLE His project, you see, the plan on the photograph was built between 1899 or five, and shows self-contained and fully cross ventilated flats. In addition, it provided certain common facilities for bathing and washing and a Kindergarten in the court, in the form of an independent more common building in the center of the court. During the years before World War One, there were in Berlin several more experiment by architects like Gessner or Paul Mervis which result to some extend the architectural and sanitary, if not the economic problems of high density low cost housing.

Notes

Summary



62m 57s



These products by Paul Mervis for a residential street of Fritch Weg is very interesting because you see, the court become a true public space. A street crossing the block from one side to the other and offering two good sides for the houses. No more are street side than in a court side, but two street sides for the houses and the cross ventilation became easy to be..... It's a very interesting issue, Lucho Teli was remembering in his introduction The adventure of the residential court in red Vienna during the twenties and thirties. Dont forget that Vienna during the 20s and 30s was really directly rethinking prototypes and ideas which had become forms in Berlin before the World War. Not nothing really new has been invented after the war. But these examples are important for several reasons. One of them, these reasons, is that as you see housing reform was becoming urban reform, was addressing urban issues in a direct way and was able to introduce very original solutions for issues like the design of metropolitan periphery, was designing a new periphery, new relation between street and block, and even more a new continuity between the street and the interior of the block.

Notes

Summary

64m 52s





But the originary cottage idea was not forgotten at all. The enthusiasm for vernacular forms and the qualities of design to be found in the villages And more market town found the focus in the design of the cottage and the layout of cottage estate. What is clearly recognizable is the already discussed group. Colonies like Margaret and INAUDIBLE. The typical plan show a two floor unit with kitchen and more parlour, in famous German word "Stube". on the ground floor and two bedroom upstairs. The toilet would be in the back, together with almost, with very frequently, with more style and that private garden conceived as an extension of the interior domestic space. The garden was not decoration, was not ornament of the cottage, was essentially part of its domestic structure. These solutions started living discussion, for example about a kitchen, a living kitchen or a cooking one. This second case, the cooking kitchen, that means a small kitchen conceived only for preparing the food, this second case made necessary the presence of parlour of a gute Stube, of a living room in the ground floor. The first, a living kitchen where food could be prepared but all the food could be consumed and the family could meet together around the table.

Notes

Summary

66m 59s





Other floors described the existence of a dining table as the first principle of modern living. modern living begins when the family has a table around which sit all together, consuming dinner altogether, so laws. But the first solution, the one with living kitchen allowed the presence of a third bedroom on the ground floor. And therefore the very necessary separation of children of different gender; the parents on the bedroom on the ground floor and children male and female, divided in two rooms on the upper floor. The solution favored by master reformers from INAUDIBLE was the construction of a small scullery, where the activities involving water and washing could be concentrated away from the main living kitchen; that means the final solution was a living kitchen where a family could meet, and the symbolic act of cooking could be realized. But the humid, the wet activities, washing, cleaning and so on in a small gallery divided from the first. From a sanitary point of view, a very crucial innovation. In any case, as we earlier said, a bathroom did not yet belong to any domestic interior and to the front. It seems still impossible to respect the limits of a low rent and the cost of a bathroom.

Notes

Summary

68m 48s





It will be only the innovation of the following 1920s, which introduced this new standard into the plan of a small house. This process towards then increases this specialization of the domestic spaces introduced the very controversial issues about the size of the cottage, all of the flat in a tenement house. You remember in the description we made of a flat in the mire of twenty seven square metre for a family flat occupied from six to nine people. In 1871, it was calculated that a family with three children would need a floor space of about 20 square metres divided in two small bedrooms to ensure separation of boys from girls, and the large living kitchen, a relatively large living kitchen, in which the parents would also sleep. This area, 20 square meter would be sufficient for the family needs, but it was only a starting point as you can imagine, because by the turn of the century, 30 years later, recommended standards had substantially increased for both cottage and tenement house. It was this increasing that moved the sense itself of social politics from workers family to middle class, to employee culture. Because of course increasing the standard meant all the increases in rent.

Notes

Summary

70m 37s





Recommend standard has substantially increased for both cottage and tenement housing. A cottage was to have a floor area of up to 60 square metres. This was to be broken down into a living kitchen of 15, 20 metres with a scullery and at least two bedrooms. To this, there might be added a parlour, a third bedroom and in all probability an internal water-closed. That was a usual standard we will find in the isolated cottages and the terrace houses in the first garden cities in England. You see the past advertising, the realisation of the first garden city in England that was as well in Germany like INAUDIBLE, first German Garden City and its small houses designed by Henry Tezzano. You see a terrasse house or a one family and two familie house. If you look at the plan, the situation does literally correspond to the description I just made: kitchen and parlour on the ground floor, two bedrooms on the roof, quite a large garden in the back and the water closed open to the garden, part of the ecology of the garden and not of the ecology of the dwelling.

Notes

Summary

72m 25s





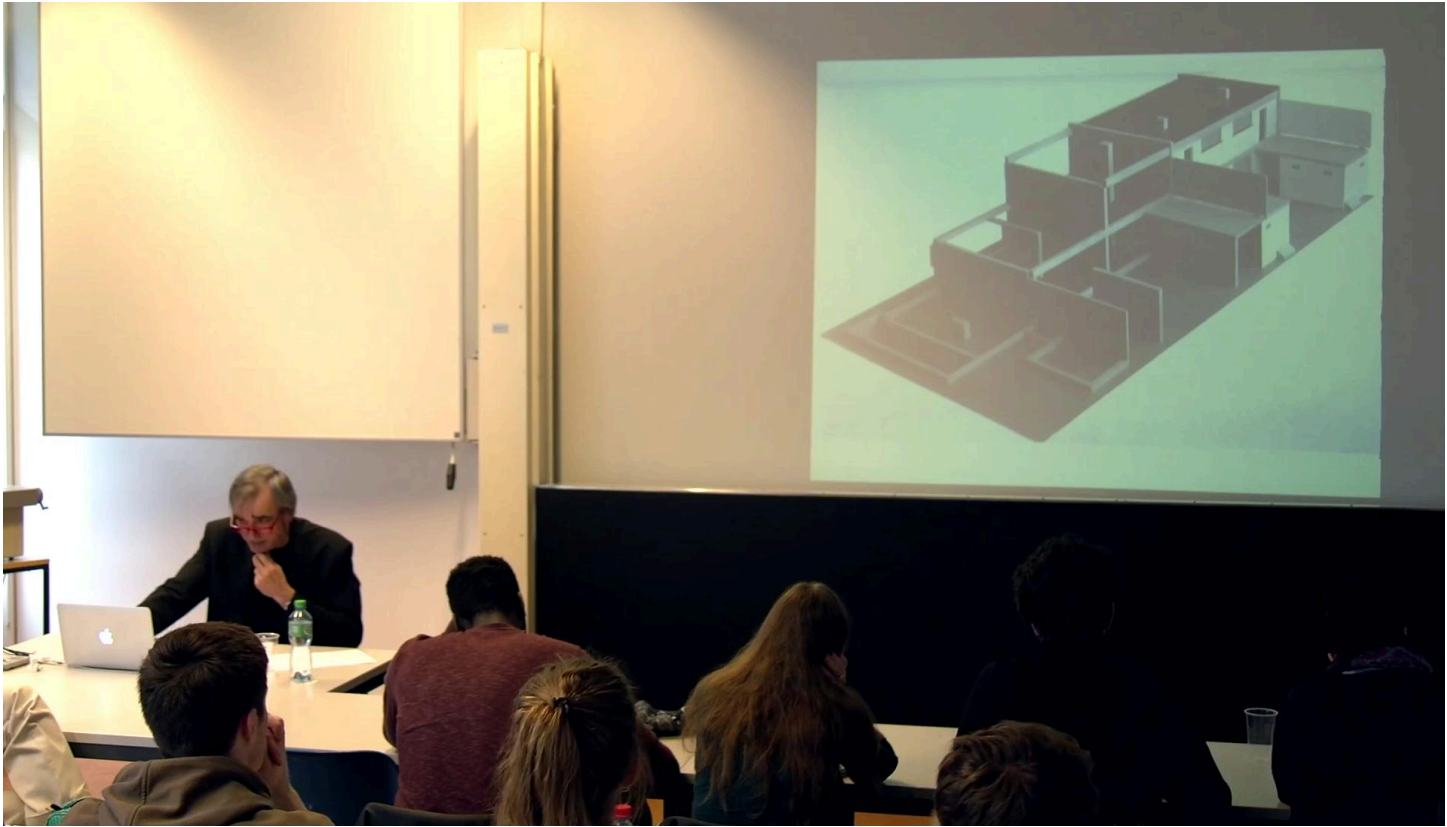
And not different situation in a second very famous INAUDIBLE idealisation, the garden city of Far Campberd near to Berlin in the capital city, German capital city designed by INAUDIBLE dedicate before beginning of first world war the famous garden city because of its coloured houses grouped and in a residential court, INAUDIBLE and presenting the usual typology of a terraced house; one family house or four families house repeating again the legendary prototype of the model cottage by Robert 50 years earlier. Short before the explosion of the First World, there was not so much more to be invented. At the end of the war it seemed to be even dramatically necessary to reduce again standards in size and costs, for making feasible a new social housing policy. Germany had lost the war, the economic situation was dramatic and we recognize this situation, if we consider plan and the realizations of emergency houses, housing problem was really dramatic after the war, Tezzano designed and realized some emergency houses in the periphery of Dresden, where the standard of the earlier Garden City were reduced to a minimum and another future hero of modern architecture, Hans Main, the future chief architect of Frankfurt.

Notes

Summary

74m 09s





Main designed some emergency houses in INAUDIBLE, where he was a leading building, a Gemeinde, a building society, a public building society. When the economic situation improved after 1923 the end of the inflation, a new beginning of the social policies in Germany became possible. The new issue became the one of industrialization. I will show you very small fragments of this process, the invention of new industrialization system like the Baucasten system by Walter Grobius, where the prefabrication was conceived in the form, you know the toys, children's toys for building houses with wood, small element, that mean not pannels, but three dimensional elements being put together for a giving form to a house or like prefabricated concrete panels produced in Frankfurt am Main by Hans Main in the Häuser Fabrik, in the housing factory of Frankfurt invented by Hans Main, that is the housing factory of Frankfurt. That was the result of the standardization of the settlement with same orientation of each element. But that will be happening INAUDIBLE Again the industrialized concrete panel introduced by Walter Grobius in the realization of the settlement of Turiton in Dessau, we are in the second half of the twenties.

Notes

Summary

76m 23s





You see, the building system and the homogeneous image of is at very low cost is very interesting because of the low cost settlement of Torton and although by INAUDIBLE and Martin Wagner in the realization of the settlement of Berlin. INAUDIBLE INAUDIBLE fer de cheval INAUDIBLE INAUDIBLE INAUDIBLE in English. Thank you. In French is fer de cheval INAUDIBLE was the new motto in the architectural form became increasingly pure and elementary, but the ground ideas were not different indeed. A house with a garden in the back, the bedroom upstairs, the water-closed in the back, and sometimes still a small style. Only the ground floor, only on the ground floor, a cooking kitchen will come its late success like the legendary Frankfurter Küche, the kitchen of Frankfurt, designed by INAUDIBLE at the middle of the 20th. Thank you so much.

Notes

Summary

78m 26s

