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**HRVOJE MARINOVIĆ
IVAN MLINAR
ANA TOMŠIĆ**

SPLIT 2 HOUSING DEVELOPMENTS PLANNED FROM 1957 TO 1968

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FIG. 1 AERIAL IMAGE OF SPLIT FROM THE WEST. MARKINGS INDICATE THE SCOPE OF SPLIT 2 HOUSING DEVELOPMENTS AND AREAS PLANNED FROM 1957 TO 1968





HRVOJE MARINOVIĆ¹, IVAN MLINAR², ANA TOMŠIĆ³

^{1,3}ARCHITECTURAL STUDIO MARINOVIĆ, LJUBE KARAMANA 8, SPLIT, CROATIA

²UNIVERSITY OF ZAGREB, FACULTY OF ARCHITECTURE, KACICEVA 26, ZAGREB

arhitektura.marinovic@gmail.com

ivan.mlinar@arhitekt.hr

ana_tomsic@yahoo.com

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SPLIT 2 HOUSING DEVELOPMENTS PLANNED FROM 1957 TO 1968

CONCENTRIC CONSTRUCTION SITES

HOUSING

HOUSING DEVELOPMENT

SPLIT

SPLIT 2

Split 2 is a significant part of urban and architectural heritage in Split and Croatia. This arises from the scope and reach of the rational urban planning and use of space, inventive architectural design focused on construction technologies, operations and materials which were mainly organized in concentric construction sites of housing developments and areas which predominantly featured standardized residential buildings and residential high-rises in the period from 1957 to 1968.

INTRODUCTION

Split is urbanistically and architecturally renowned for Diocletian's Palace, Poljud City Stadium and Split 3. Split 2 is a less known stage of urban and architectural development of the city which therefore merits integral and thematic analysis, valorization and presentation in a systematic manner (Fig. 1). In addition to the texts which had been written mainly by the protagonists and addressed the planning, design and development of Split 2, some scholarly and professional papers were published retrospectively. They mostly treated the urban and architectural development of Split 2 from 1945 to 1968 in a thematically fragmented manner.

Urbs magazine, number 6 from 1966 published a series of articles by the protagonists of Split 2, addressing certain housing developments of Split 2. Slavko Muljačić published the works "Development of Split 1944-1969" in Urbs magazine, number 8-9 from 1969 and "Development of Split 1944-1990" in the book "Split in Tito's time" published in 2002, discussing housing of Split 2 (Muljačić, 1969a; Muljačić, 1969b; Muljačić, 2002). Josip Vojnović, one of the protagonists of Split 2, in 1977 completed and in 1978 defended his doctoral dissertation "Rationalization and evolution of housing and communal construction in the planning process" which partially analyzed certain housing developments of Split 2 (Vojnović, 1977). Retrospectively, the books by Darovan Tušek stand out among

the published work on Split 2. These include his books "Architectural competitions in Split 1945-1995" published in 1996, and "Lexicon of modern architecture in Split" from 2018 (Tušek, 1996; Tušek, 2018). He also edited „Split : Architecture of the 20th century : A Guide", published in 2011, and which contains reference texts authored by young scholars, on certain residential buildings and high-rises.¹ In 2011, Marina Majić published the book "Architecture of Split 1945-1960" which deals with some residential buildings of Split 2 (Majić, 2011). Sanja Matijević Barcot defended her 2014 doctoral dissertation "The Impact of Socially Organized Housing Strategies on the Architecture of Split 1945-1968" in which she touches on housing developments of Split 2 (Matijević Barcot, 2014). She deals with the topic in her paper "Housing Construction in Split in the Immediate Post-war Period (1945-1951)" published in Prostor scholarly journal in 2019 (Matijević Barcot, 2019: 71-75).

These works, in their scope and reach, together with other reference works, constitute the basis and impetus for this paper, which is a continuation of previous research on Split 2. It is methodologically and thematically focused on contributing to a systematic analysis, valorization and presentation of housing developments in Split in line with the 1951 Directive Regulatory Planning Guidelines of Split and which were constructed predominantly in concentric construction sites, following the establishment of the Department for the Organization of Construction and the Department for Analysis and Records at the Bureau for Urban Planning – Split 1957, up to the Competition for the Urban Planning Solution of the eastern part of Split – Split 3 in 1968. The research question, problem and subject matter of the paper are urban and architectural features and significance of Split 2 housing developments from 1957 to 1968 in the context of urban and architectural development of Split. The research discourse and the aim of the paper is to examine the thesis on the significance of the scope and reach of Split 2 housing developments from 1957 to 1968 for the urban and architectural heritage of Split and Croatia by applying systematic review method. The expected scholarly contribution of the research is to provide a uniform and clear overview of the housing developments planned in Split from 1957 to 1968. This topic has been mostly dealt with in a segmented and partial manner in the available reference literature, mostly within broader topics related to Split 2 or Split in general.

¹ The authors of reference texts are Hrvoje Bartulović, Ana Grgić, Sanja Matijević Barcot and Vesna Perko Jović.

² At the end of the 1960s, nearly 1,800 unplanned residential buildings were constructed. (Muljačić, 1969a: 33)

PLANNING AND CONSTRUCTION OF SPLIT 2

Split was, to a certain degree, demolished in the Second World War in the Allied air strikes carried out in 1943 and 1944 (Karačaš Obradov, 2008: 349). The ruins of the devastation were cleared out and the damaged infrastructure and buildings were rebuilt after the war (Družević, 1957: 25; Muljacić, 1966: 33; Gamulin, 1989-1991: 29). Split soon grew into a regional administrative, economic and transport center of Dalmatia, affected by a significant housing shortage. The construction of new apartments in Split 2 was undertaken at a gradual pace disproportionate to the population growth. Split 2 spatially developed along the perimeter of the historic center in the city cassettes of the hitherto suburbs, which at the same time were experiencing unplanned construction of family houses (Bjelajac, 1970; Klempić, 2004: 112-114).²

Poljud, the inaugural housing development of Split 2, features six standardized residential buildings constructed in the period from 1947 to 1949. In 1948, a residential colony was developed in Put Brodarice, which typologically belongs to a residential hotel for singles and couples without children. Simultaneously throughout 1948 and 1949, colonies of single-family houses in Table, Špinut and along Mitnička Street were also constructed, while a housing development with small single-family houses and low-rise residential buildings was built in Bacvice. Due to low density housing typology of modest family houses, the City People's Committee decided that such development represented irrational use of the land in comparison with multi-storey residential buildings, which have since come to dominate housing in Split (Matijević Barčot, 2019: 71-74).

The reconstruction and development of Split until 1950 was carried out in line with the Regulatory Plan of Split, as envisaged by Werner Schürmann's competition entry from 1924 (Tušek, 1994: 35, 39; Piplović, 2006: 473), the 1940 Amendments to the Regulatory Plan and in a series of improvisations (Družević, 1957: 25, 27). In 1949 a new Directive Regulatory Planning Guidelines of Split were drafted at the Urban Institute in Split by Milorad Družević and Budimir Pervan with associates, which were subsequently adopted in 1950 (Čičin Šain, Pervan and Vekarić, 1951: 17-19; Pervan, 1966: 44; Piplović, 2011: 272).

The Directive Regulatory Planning Guidelines of Split represent the planning basis of Split 2 with theoretical origins in the Athens Charter, Functional City concept and CIAM guidelines, which organized the city into function-based



zones – for residential, business, recreational and transport purposes. The network of pre-existing and planned main city roads defined the residential cassettes for future housing developments (Tušek, 1996: 115; Fig. 2). Housing was planned in 23 housing units or developments for a total of 164,000 dwellers across 687.5 hectares, mostly on the southern slopes of Split peninsula with beautiful vistas of the central Dalmatian islands, and protected from the wind and dust coming from the northern port-industrial zone. The housing developments were dimensioned and organized in accordance with the capacity of the primary school planned for each individual housing unit, including a kindergarten (one per every 100 apartments), children's and recreational playgrounds, sports and supply centers and service, as well as administrative and social facilities. The planned number of residents in the housing developments ranged from 3,000 to 6,000 (Čičin Šain, Pervan and Vekarić, 1951: 28), while the planned average housing density was 240 dwellers per hectare. A single-car garage unit was planned for one car per every ten residents (Kalogjera, 1966a: 49-50).

After 1952, partial infill of the vacant locations occurred within uncompleted city blocks, blocks which had been demolished in the Second World War or locations along continuously developing city structure. This was due to the decision of the City Department for Communal Affairs on infill of partially developed residential blocks (cassettes) with free-standing residential buildings because urban

FIG. 2 DIRECTIVE REGULATORY PLANNING GUIDELINES OF SPLIT FROM 1951. BLACK AREAS DISPLAY THE RESIDENTIAL ZONES OF SPLIT 2 HOUSING DEVELOPMENTS AND AREAS PLANNED FROM 1957 TO 1968 ARE MARKED AS FOLLOWS: 1 – HOUSING DEVELOPMENT ŠPINUT I; 2 – HOUSING AREA LUČAC – GRIPE; 3 – HOUSING DEVELOPMENT ALONG OSJEČKA STREET; 4 – HOUSING AREA MEJE; 5 – HOUSING DEVELOPMENT ALONG SOLINSKA ROAD; 6 – HOUSING DEVELOPMENT ŠKRAPE; 7 – HOUSING DEVELOPMENT SKALICE – GLAVICINE; 8 – HOUSING DEVELOPMENT ŠPINUT 2; 9 – HOUSING AREA BOL – PLOKITE; 10 – HOUSING AREA BOL I; 11 – HOUSING DEVELOPMENT BOL II; 12 – HOUSING DEVELOPMENT GRIPE – LOKVE; 13 – HOUSING DEVELOPMENT PLOKITE



FIG. 3 A PLAN OF SPLIT DISPLAYING SPLIT 2 HOUSING AND AREAS PLANNED FROM 1957 TO 1968: 1 – HOUSING DEVELOPMENT ŠPINUT 1; 2 – HOUSING AREA LUČAC – GRIPE; 3 – HOUSING DEVELOPMENT ALONG OSJEČKA STREET; 4 – HOUSING AREA MEJE; 5 – HOUSING DEVELOPMENT ALONG SOLINSKA ROAD; 6 – HOUSING DEVELOPMENT ŠKRAPE; 7 – HOUSING DEVELOPMENT SKALICE – GLAVICINE; 8 – HOUSING DEVELOPMENT ŠPINUT 2; 9 – HOUSING AREA BOL – PLOKITE; 10 – HOUSING AREA BOL I; 11 – HOUSING DEVELOPMENT BOL II; 12 – HOUSING DEVELOPMENT GRIPE – LOKVE; 13 – HOUSING DEVELOPMENT PLOKITE

planning was conditioned by the pre-existing structures and communal infrastructure. Partial infill of the city blocks with free-standing residential buildings is seen by experts as limiting for the development of Split, as it failed to provide ideal housing conditions aligned with functionalist criteria, i.e., it prevented orientation and disposition of apartments aimed at optimal sunlight, ventilation, and pollution protection (Pervan, 1950: 3; Čičin Sain, Pervan and Vekarić, 1951: 28). Residential building complexes were also developed throughout the 1950s, for example in Biokovska Street, as well as housing developments with standardized single-family houses in Brda, Kman, Sućidar, Krizine and Visoka (** 1959b: 2; Bombardelli, 1966b: 91; Matijević Barčot, 2014: 89). The housing crisis in Split peaked in 1957. With approximately 16,000 apartments and a population of 81,000, there was a shortage of almost 6,000 apartments. Annual construction rate stood at 400, meeting less than half the annual demand (Muljačić, 1969a: 17; Tušek, 1996: 80; Muljačić, 2002: 206).

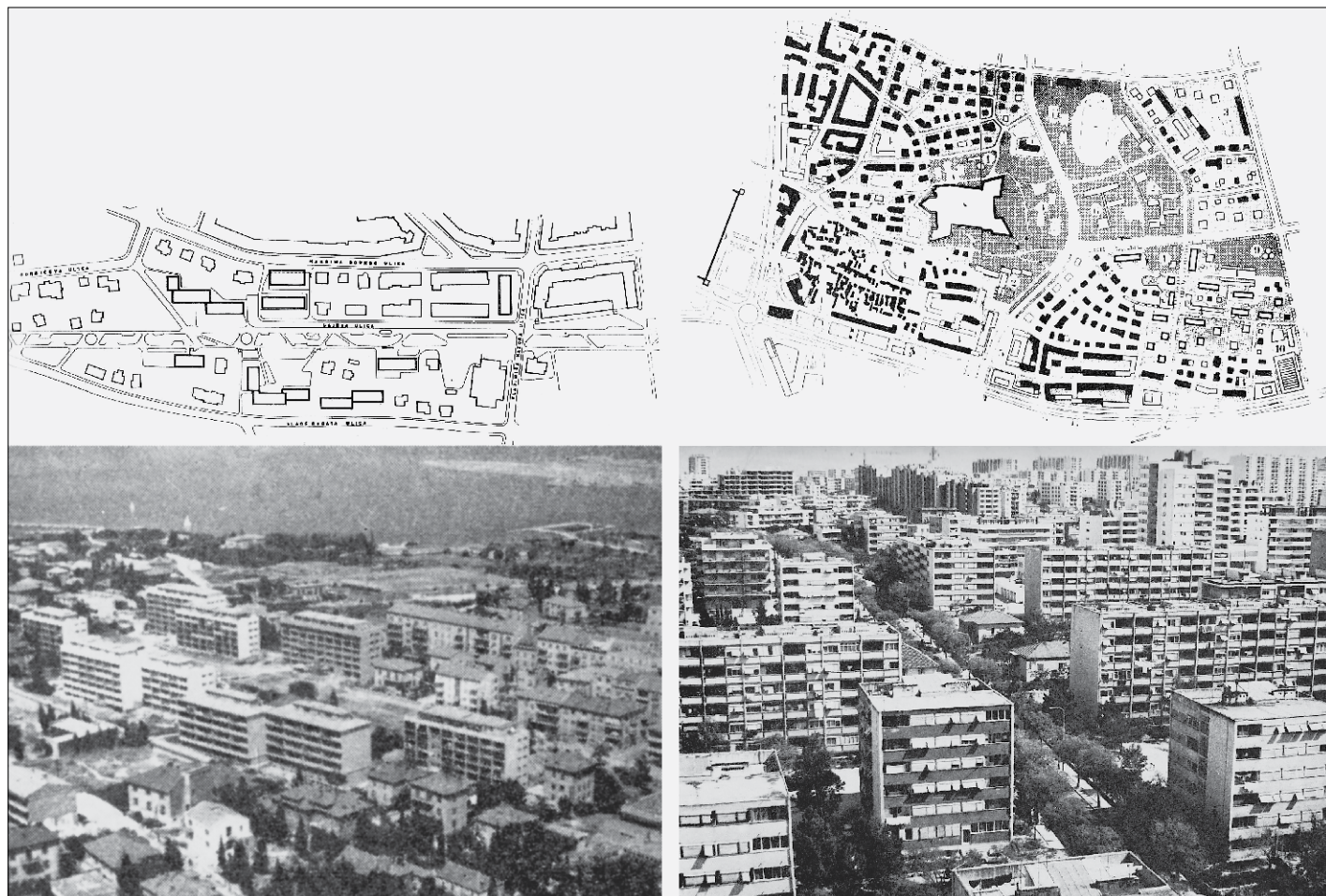
An important incentive for the housing came from the establishment of the Department for the Organization of Construction and the Department for Analysis and Records at the Bureau for Urban Planning – Split 1957, when more extensive housing construction was initiated in concentric construction sites, which led to the further expansion of the Directive Regulatory Planning Guidelines of Split from 1951 (Pervan, 1957: 48; Pervan, 1966: 44). In 1958, the Urban Planning Council of Split adopted the idea of developing standardized residential buildings in concentric construction sites of housing developments in undeveloped city cassettes in order to rationalize and increase housing productivity (Matijević Barčot, 2014: 155), because the earlier model of infill in the partially developed city cassettes with residential build-

ings proved to be ineffective. A concentric construction site in Split, i.e., a location defined mainly by city roads, was assigned to one the construction companies operating in the city, which was then able to rationalize the number of construction elements and architectural details (Perković, 1957: 43, 45). That enabled more efficient use of resources, work force and mechanization and allowed for the construction of communal infrastructure and accompanying housing facilities within a certain project.

Housing development of Split 2 in concentric construction sites was designed and revised in 1958 pursuant to the Decision on the Direction and Rational Design of Housing in the Area of Split, and in line with Technical and Financial Guidelines of a Standard Apartment from 1962, drafted by Josip Vojnović and associates at the Municipal Fund for Social Housing. The 1958 Housing Contribution Act provided the administrative, organizational, and financial framework for systematic development of housing and introduced the imperative of rationalization and efficiency in construction.

The organization and implementation of housing construction of Split 2 was headed by the Department for the Organization of Construction and the Department for Analysis and Records, which were spun off from the Bureau for Urban Planning – Split into the newly established Housing Administration in 1959 and subsequently in 1961 set up as the Municipal Fund for Social Housing – Split (Pervan, 1957: 48; Muljačić, 1969a: 17; Klempić, 2004: 97; Matijević Barčot, 2014: 134-136). Split Construction Company was set up in 1965 following a merger of the Municipal Fund for Social Housing, the Institute for Land Preparation and part of the Institute for the Construction of Commercial Facilities. It played a key role in the management of the housing stock and in the organization and implementation of housing (** 1965; Muljačić, 1969a: 31; Vojnović, 1977: 10; Matijević Barčot, 2014: 189). The efficiency of the housing model originated in Split which included standardized residential buildings and high-rises in concentric construction sites in the spirit of the so-called crane urbanism (Kovacic, 2016: 67), resulting in 300, 500 and finally 800 apartments, enabled every other family in Split to move into a new apartment by 1965. (Kukoč, 2010: 168; Matijević Barčot, 2014: 177).

Since 1957, a number of Split 2 housing developments and areas were planned and developed in Meje, Škrape, Skalice and Glavicine, Špinut, Bol and Plokite, Gripe, Lokve and in the former Sućidar. The construction of residential buildings and high-rises continued even after 1968 Split 3 competition (Fig. 3).³



ANALYSIS OF HOUSING DEVELOPMENTS AND AREAS IN SPLIT PLANNED FROM 1957 TO 1968

Špinut 1 housing development, formerly known as housing development in Ljudevita Gaja Street in Špinut⁴, was designed in 1957 by Vuko Bombardelli and associates at the Design studio for urban planning and architecture Architect from Split (Fig. 4). The urban design project aimed to connect the northern slopes of Marjan peninsula and the park-forest with Špinut area and across Stari Plac to

³ Housing developments are urbanistically and architecturally homogeneous parts of housing areas dimensioned in accordance with the planned capacity of the primary school and accompanying residential amenities, while housing areas are mostly larger areas which are urbanistically and architecturally heterogeneous with occasional urban amenities.

⁴ Housing development and area Špinut is also known as Špinut.

⁵ Slavica Bombardelli, Olga Pavlinović, Savka Sasunic and Mira Zupan collaborated on the urban design project for the housing development and the architectural design of the residential buildings E-57. (***) 1959a: 2)

the city center with a wide park stretching along Ljudevita Gaja Street. The park was the backbone of the urban design project with orthogonally positioned residential buildings and single-family houses. The plans included mostly standardized residential buildings, with a total of 248 apartments for 1,017 occupants. Five E-57 residential buildings designed by Vuko Bombardelli and associates in the period from 1957 to 1959 are notable among the standardized residential buildings (***) 1959b: 2; Muljačić, 1969b: 66; Vojnović, 1977: 159; Grgić, 2011a: 76).⁵ The construction of the first standardized residential building E-57 commenced in mid-1958 (***) 1958: 6; Matijević Barcot, 2014: 153; Tušek, 2018: 161).

The investors in the housing development in Ljudevita Gaja Street in Špinut from 1958 to 1962 (Muljačić, 1969b: 66; Grgić, 2011a: 76), were the Municipal Fund for Social Housing Split and Design studio for urban planning and architecture Architect from Split (Bombardelli, 1966a: 85), with the contractor was Tehnogradnja (Muljačić, 1969b: 66; Matijević Barcot, 2014: 153).

FIG. 4 URBAN DESIGN PROJECT AND IMAGE OF ŠPINUT 1 HOUSING DEVELOPMENT [LEFT] AND PRELIMINARY URBAN DESIGN AND IMAGE OF LUČAC – GRIPE HOUSING AREA [RIGHT]

Preliminary urban design for **Lučac – Gripe housing area**, formerly known as housing units VII and VIII, was prepared by Petar Mudnić at the Bureau for Urban Planning – Split in 1957 and 1958 (Mudnić, 1966b: 109; Vojnović, 1977: 16). It included the area next to the medieval settlement Lučac and Gripe fortress (Fig. 4). The urban design project retained, to a great extent, the pre-existing buildings, adding planned residential buildings, other residential amenities and educational and community facilities. Renovation and upgrades of the communal infrastructure were planned for the previously developed parts, with construction of standardized and block-type residential buildings. In total, 500 apartments for roughly 2,150 occupants were planned in the first phase, in order to distribute the dwellers in harmonized and diverse designed housing developments with approximately 130 apartments each. Among other residential buildings, the residential buildings URBS-1, URBS-4 and URBS-5 stand out, while E-247 designed by Ivo Radić and one residential complex on the slopes of Gripe featuring two residential buildings and one residential high-rise by Stanko Fabris should be highlighted as well (Tušek, 1996: 102-103, 125-133; Bartulović, Uchytíl and Šerman, 2013: 251). The first phase of the housing area was constructed in the period 1958-1959, and the last residential buildings were completed in 1962 along the present-day Osječka Street (Mudnić, 1966b: 109-110; Vojnović, 1977: 158).

Housing development along Osječka Street, formerly XX. dalmatinske divizije Street, was designed by Petar Mudnić at the Bureau for Urban Planning – Split (Fig. 5). The preliminary urban design was aligned with the preliminary urban design for the Lučac – Gripe housing area. Standardized residential buildings⁶ designed by Josip Vojnović and Lovro Perković in 1958 in the first concentric construction site, were added to the pre-existing single-family houses (Kalogjera, 1966a: 45; Muljačić, 1969a: 19; Muljačić, 1969b: 71; Vojnović, 1977: 9, 158; Gamulin, 1989-1991: 30; Žižić, 2011: 78-79; Uskoković, 2015: 193-202; Tušek, 2018: 163). Josip Vojnović designed the standardized residential building URBS-1, while Lovro Perković designed the standardized residential buildings URBS-4 and URBS-5.⁷ The dynamic orthogonal layout of the standardized residential buildings and interspace with gardens and car parks is harmonized with the roads and the surrounding pre-existing family houses and residential buildings. The contractor of the residential buildings and the communal infrastructure and communal space was the Construction Company I.L. Lavčević. Preparatory work

commenced at the end of 1958, the first standardized residential buildings were constructed at the beginning of 1959, and the first occupants moved in at the end of 1960 (Z.B., 1959: 8; Muljačić, 1969b: 71-72; Vojnović, 1977: 162-165; Matijević Barčot, 2014: 157, 159-160).

Meje housing area, was designed from 1958 and in line with the regulatory competition for Meje in 1959 and 1960. The urban design project was prepared by Petar Mudnić and his associate Zlata Šakić in 1961 and 1962 at the Bureau for Urban Planning – Split (Fig. 5). The urban design project for this attractive area was adopted in 1964 (Piplović, 2010: 176), and it was developed together with the urban planning study of the wider Marjan area (Tušek, 1996: 111-112; Matošić, 2012: 151). The urban design project encompassed the pre-existing residential buildings and single-family houses with a total of 2,700 occupants and provided for new residential buildings and single-family houses with a total of 580 apartments accommodating a total of 2,320 occupants on 52 hectares. Additional residential amenities and educational and community facilities were also planned. The urban design project aimed to both preserve the landscape of Marjan and vistas of the undeveloped areas by applying fragmented construction, and to improve the pre-existing standard of living. The construction of the first residential buildings commenced in December 1964 (Mudnić, 1966a: 77-80). The constructed residential buildings include two-storey buildings designed by Ivo Radić in 1965, standardized multi-storey buildings designed by Vuko Bombardelli in 1968 and 1969 and a residential and commercial building Lloyd's Register of Shipping designed by Neven Šegvić in 1961/1962 and built in 1963 (Muljačić, 1969b: 86, 89, 95; Odak, 1989-1991: 50; Tušek, 1996: 86, 150; Uchytíl, Barišić Marenić and Kahrović, 2009: 207, 209; Bartulović, 2011a: 84; Bartulović, 2011b: 93; Popić, 2012: 109, 118-123; Tušek, 2018: 175).

Housing development along Solinska Road (formerly known as Žrtava fašizma Street) was planned by Berislav Kalogjera in 1959 at the Bureau for Urban Planning – Split. The development is positioned at the entrance to Split from the direction of Solin (at the time the only entrance of that kind) and in the part of the housing area Bol – Plokite between the present-day Domovinskog rata Street and Tršćanska Street (Popić, 2012: 114; Fig. 6).⁸ The preliminary urban design of the elongated stretch of the city cassettes along one of the main roads in the city provides for standardized residential buildings corresponding to the pre-existing buildings, and four 12-storey residential high-rises, which dynamize

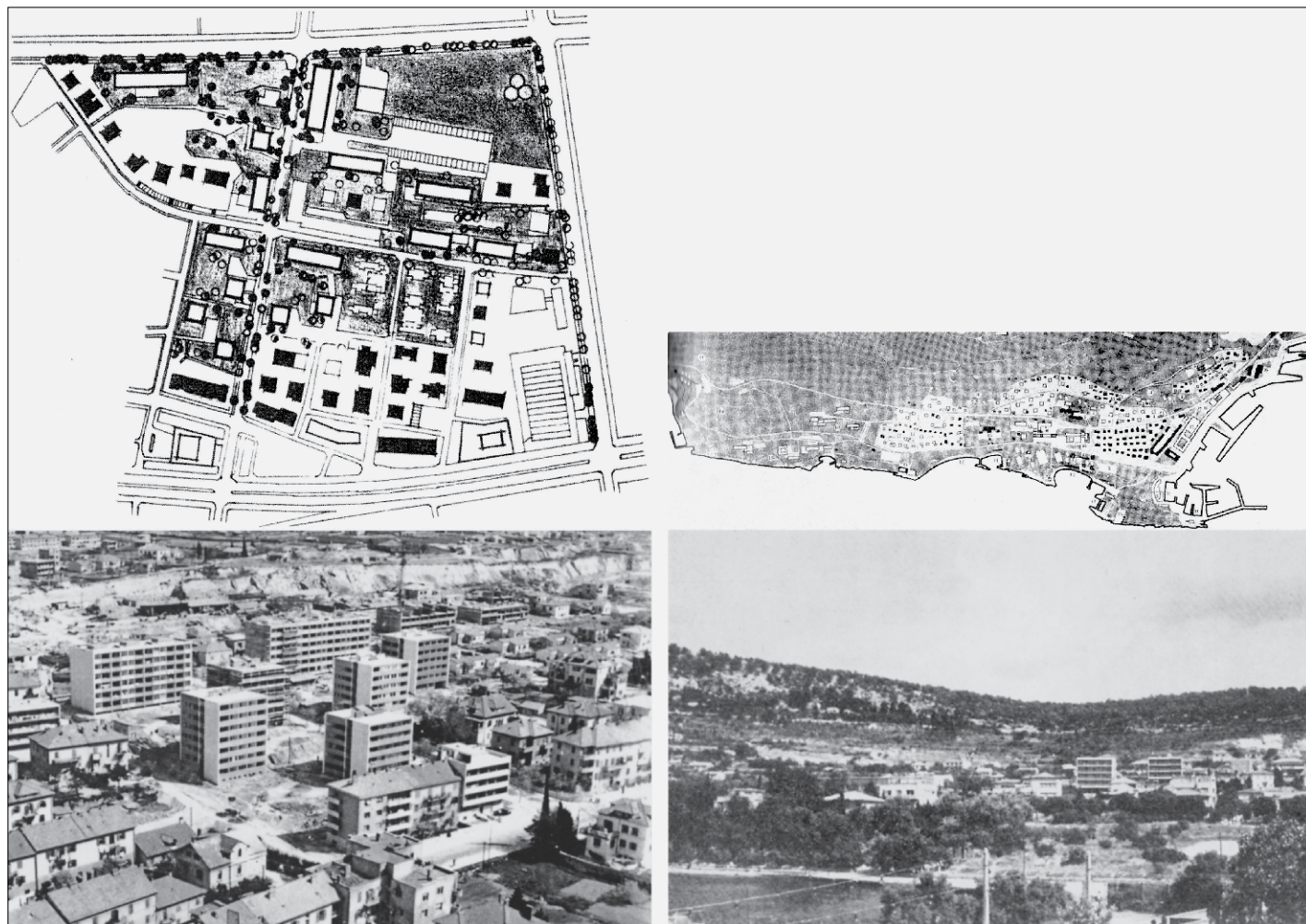


FIG. 5 PRELIMINARY URBAN DESIGN AND IMAGE OF THE HOUSING DEVELOPMENT ALONG OSJEČKA STREET (ORIGINALLY XX. DALMATINSKE DIVIZIJE STREET) [LEFT] AND URBAN DESIGN PROJECT AND IMAGE OF MEJE HOUSING AREA [RIGHT]

6 The competition for the standardized residential buildings conducted in Split at the end of 1957 is significant as it stimulated the process of mass development of new housing in concentric construction sites and increased efforts in rationalization and efficiency in productivity. (Tusek, 1996: 80)

7 URBS standardized residential buildings were constructed along Osječka and Lovreška Streets, Mazuranićevo setalište, Firule, Skalice and Glavičine. Apart from Split, they have also been constructed in Pula, Lovran, Šibenik, Knin, Trogir, Kastel Gomilica, Omis, Makarska, Ploče, Dubrovnik and Herceg Novi. (Muljačić, 1969b: 71, 75-76; Majić, 2011: 180; Matijević Barčot, 2014: 160; Uskoković, 2015: 199)

8 The available sources refer to this project as either Housing development along Solinska Road (Kalogjera, 1966e: 95) or Housing development in Žrtava fašizma Street (***) 1965?: n.p.; Mrkonjić, 1967: 1, 3; Muljačić, 1969b: 84-85). The housing development was constructed along the city road, which was initially called Solinska Road, later renamed to Žrtava fašizma Street and finally to Domovinskog rata Street as it is known today (Matijević Barčot, 2010: 338).

9 The available sources refer to Rendić as both Čedomir (Rendić, 1966a: 98; Rendić, 1966b: 106) or Čedomil Rendić (Tusek, 2018: 14, 184, 188, 193, 350). The authors have used Čedomil hereinafter.

10 Project associates were Ante Vukov and Jakov Vodanović. (Tusek, 1996: 116-119)

segmented city blocks with their height, rhythm and floor plan elusion. These predominantly standardized residential buildings and high-rises in the housing development, which mostly relies on the nearby residential amenities and facilities, were designed by Ivo Radić at the Bureau for Urban Planning – Split (Muljačić, 1969b: 82; Tusek, 2018: 170, 172; Matijević Barčot, 2011a: 81), one building was designed by Branko Franičević, and the investor in the 450 apartments was the Municipal Fund for Social Housing (***) 1965?: n.p.; Kalogjera, 1966e: 95; Mrkonjić, 1967: 1, 3; Popić, 2012: 109, 112-117, 126).

Skrape housing development was designed on the basis of the preliminary design from 1959 and the competition entry from 1962 by Čedomil Rendić⁹, Ivo Kurtović and Luka Kovacević with associates at the Project Bureau of the Construction Company I.L. Lavčević (Piplović, 2011: 275; Fig. 6).¹⁰ Communal area with single-family houses was planned in the northern part of the rectangular project area with a meandering segment-

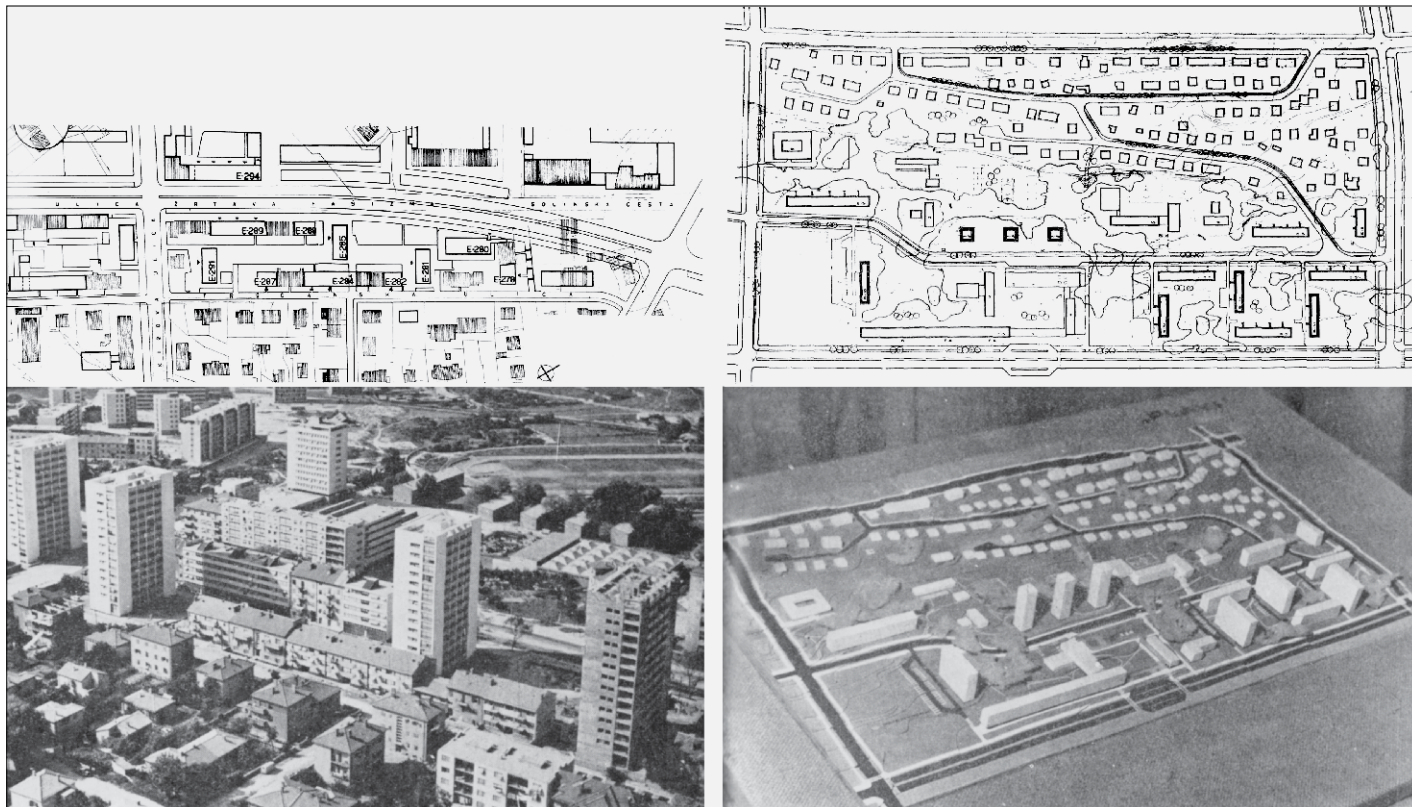


FIG. 6 URBAN PLANNING SITUATION AND IMAGE OF THE HOUSING DEVELOPMENT ALONG SOLINSKA ROAD [LEFT] AND PRELIMINARY URBAN DESIGN AND MODEL FOR ŠKRAPE HOUSING DEVELOPMENT [RIGHT] (PREPARED FROM: KALOGJERA, 1966E: 97, 96; RENDIĆ, 1966B: 107)

ed block of residential buildings in the southern part with separate kindergarten units. Residential high-rises with residential amenities and educational and community facilities were envisaged in the central part. A total of 800 apartments were planned for approximately 3,200 occupants on the total surface area ranging from 11 to 20 hectares. The longitudinal collector street with connections to the ring roads was planned to extend in the direction east-west, with a connected system of residential streets adapted to single-family houses and slope configuration of the terrain. Because of the proximity of the Military hospital, the investor was the Administration for Military Construction. Although the construction of the housing development Škrape had been planned for the period from the end of 1966 through to the end of 1969 (Rendić, 1966b: 106-108), the Construction Company I.L. Lavčević built the standardized residential buildings and high-rises designed by Čedomil Rendić from 1968 to 1972, and those designed by Jakov Vodanović and Zdeslav Perković from 1968 and 1970 (Muljačić, 1969b: 96; Matijević Barcot, 2014: 208-209; Tušek, 2018: 195-196).

Skalice – Glavičine housing development was constructed in line with the urban planning study from 1961 and the urban design project from 1962 developed by Berislav

Kalogjera and associates at the Bureau for Urban Planning in Split (Fig. 7).¹¹ The foundational urban settings were appropriated from the 1960 urban design project for the city center (also authored by Kalogjera) which envisaged that the southern part of the housing development next to the city center would be used for the purposes of the city center extension with predominantly public and social buildings and spaces running along the central part of the development (Kalogjera, 1959: 23; Kalogjera, 1966b: 71-72). The aim of the urban design project was to harmonize the layout, surface area and height of the buildings with the pre-existing structures in the southern part of the development, and to accentuate the northern part with six high-rises. Standardized residential buildings were designed by Josip Vojnović and Lovro Perković, one residential and commercial building was designed by Branimir Gruica (Tušek, 1996: 151, 155), and Vuko Bombardelli designed the first residential high-rise in Split, built from 1959 to 1962 (Muljačić, 1969b: 72; Grgić, 2011b: 77; Tušek, 2018: 162), while

¹¹ The associates on the project design included Petar Mudnić, Srđan Baldasar and Stanislav Tedeschi. (Kalogjera, 1966c: 86)

¹² The competition entry was authored by Zarko Turkeć, Frane Gotovac, Mihovil Anticević and Boris Alujević. (Tušek, 1996: 142)

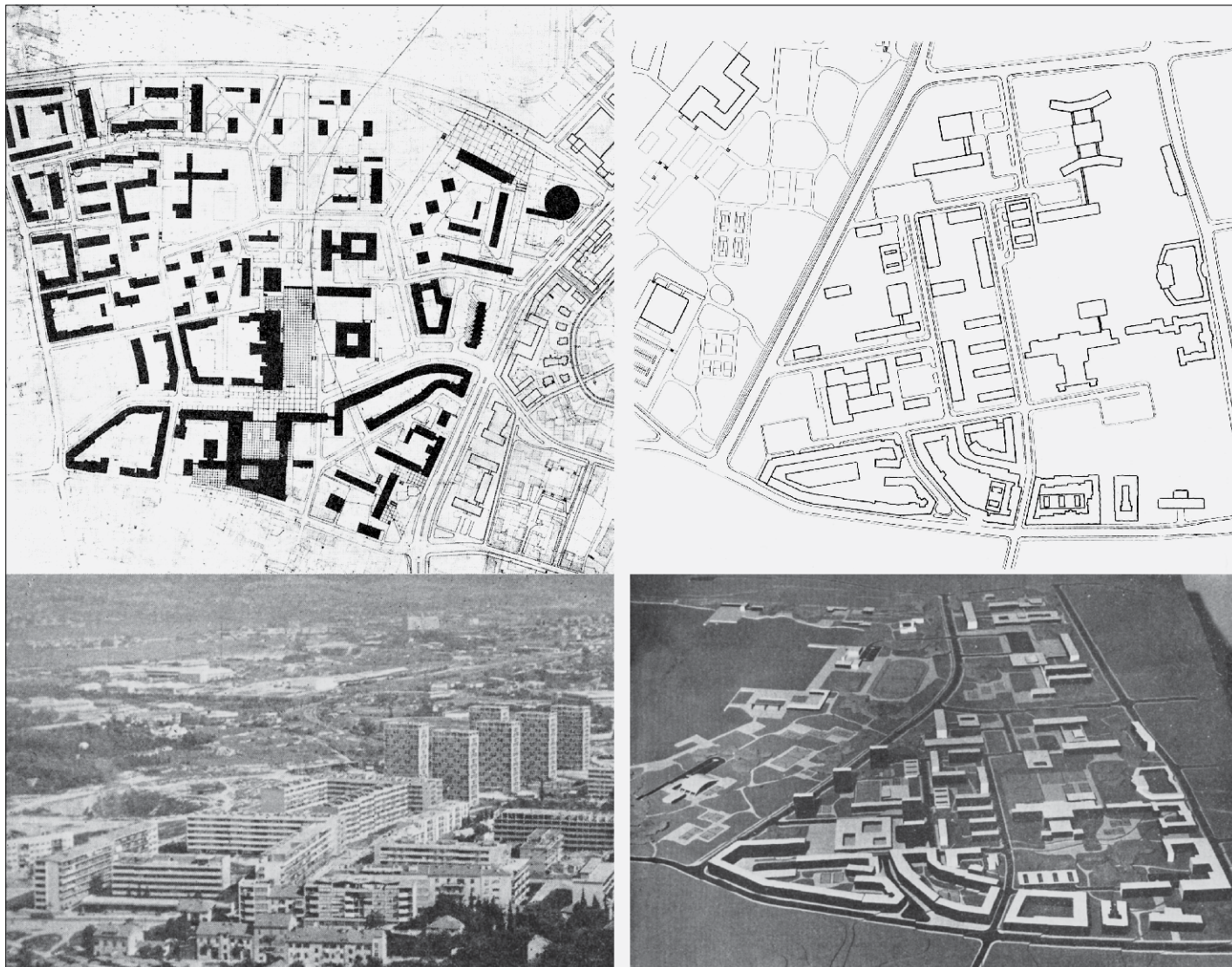


FIG. 7 URBAN DESIGN PROJECT AND IMAGE OF SKALICE – GLAVČINE HOUSING DEVELOPMENT [LEFT] AND PRELIMINARY URBAN DESIGN AND MODEL FOR ŠPINUT 2 HOUSING DEVELOPMENT [RIGHT]

Stanko Fabris designed residential high-rises (Muljačić, 1969b: 82; Bačić, 1999: 99, 101; Uchytil, Barišić Marenić and Kahrović, 2009: 95, 97, 158; Perković Jović, 2011a: 86; Grgić, Matijević Barčot, 2013: 71; Tušek, 2018: 171), and a residential complex with one residential high-rise and a semi-detached residential building with commercial units on the ground floor in Žrtava fašizma Street (present-day Domovinskog rata Street; Muljačić, 1969b: 81-82; Bartulović, Uchytil and Šerman, 2013: 252-253; Tušek, 2018: 171). Prior to the construction of the newly designed residential buildings and high-rises, the 48-hectare project area housed 4,714 occupants, of which 4,100 remained occupying the pre-existing residential buildings of good quality. It was planned that newly constructed residential buildings and high-rises would contain 1,300 apartments for 5,900 occupants. Residential

amenities and educational and community facilities were planned in the housing development, which was intensively constructed in the period from 1962 to 1964. The investors in the housing development were the Municipal Fund for Social Housing, the Yugoslav People's Army and a number of public companies and institutions. The contractor was, for the most part, Tehnogradnja (Kalogjera, 1966c: 86-88).

Spinut 2 housing development was designed and planned by Žarko Turketo and Mihovil Antičević with their associate Tomislav Dujmić at the Urban Planning Institute of Split District on the basis of an entry for the regulatory competition for Spinut – Poljud from 1963, which had divided the area of Spinut and Poljud into a recreational and sports zone to the west and an educational zone to the east of the housing zone (Fig. 7).¹² The

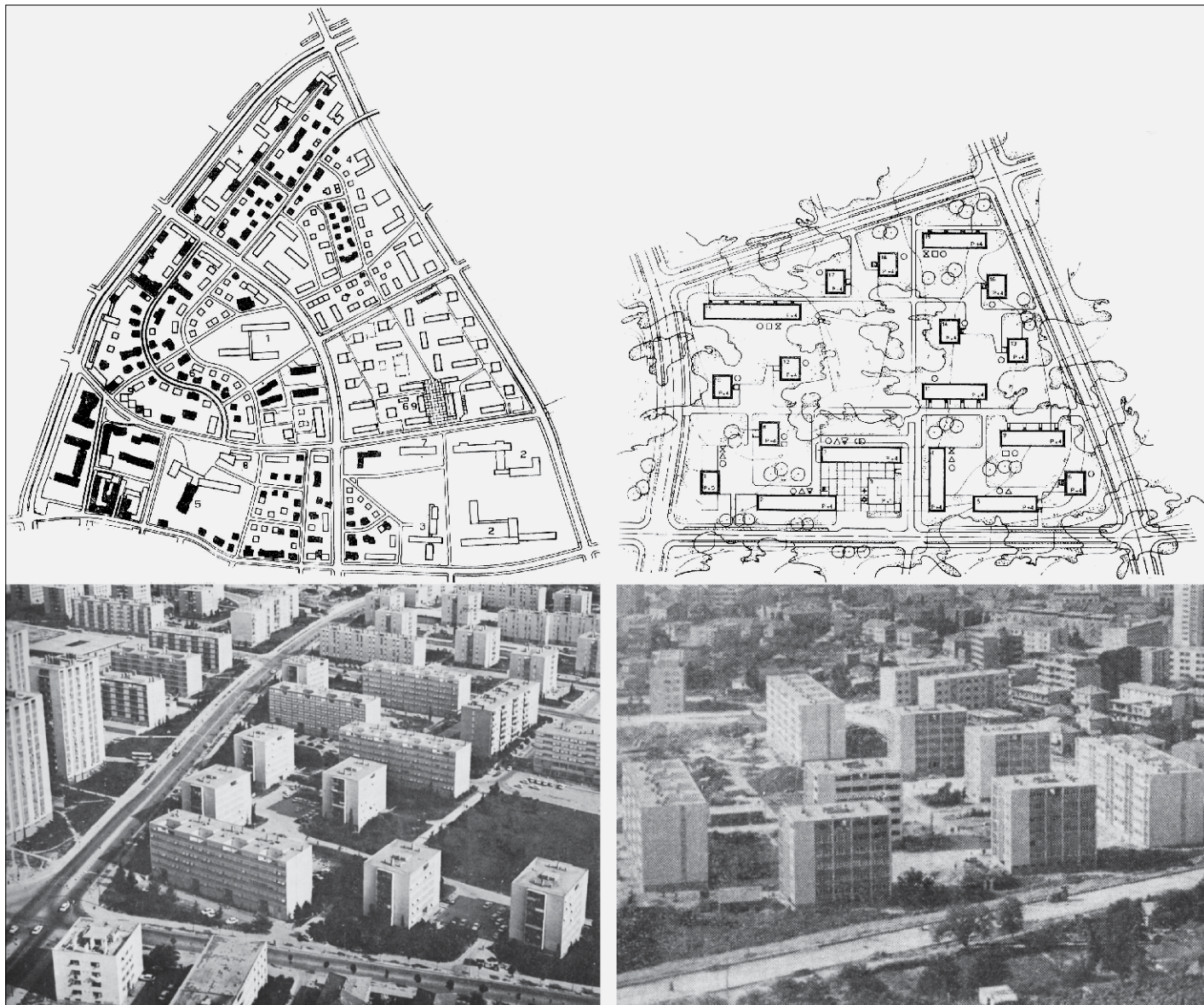


FIG. 8 URBAN DESIGN PROJECT AND IMAGE OF BOL – PLOKITE HOUSING AREA [LEFT] AND PRELIMINARY URBAN DESIGN AND IMAGE OF BOL I HOUSING DEVELOPMENT [RIGHT]

regulatory plan was drafted in 1963, and the urban design project in 1964 for a housing zone of 10.6 hectares envisaged for a total of 5,600 occupants between the old and the newly-planned Hajduk Stadiums. The plan also included the pre-existing residential buildings constructed into a block with approximately 2,500 occupants and provided for 41 new apartments in extensions or retrofits, as well as 769 apartments in new residential buildings and high-rises, with an emphasis on the compositional elements and residential amenities, for a total of 2,600 new residents. These mostly standardized residential buildings and high-rises were designed by Ivo Radić (Muljačić, 1969b: 93; Odak, 1989-1991: 53; Grgić, 2011d: 96; Popić,

2012: 110, 124-129), Ivan Vitić (Muljačić, 1969b: 93; Tušek, 1996: 158-159; *** 2005: 170; Grgić, 2011c: 95), Antun Šatara, Lovro Perković, Nikola Grabić and Frano Gotovac (Muljačić, 1969b: 93, 99; Gamulin, 1989-1991: 31-32; Odak, 1989-1991: 54; Perković Jović, 2010: 155; Perković Jović, 2011b: 99; Perković Jović, 2011c: 104-105; Kuzmanić, 2012: 196-209; Tušek, 2018: 201). Three residential high-rises designed by Ivo Radić and constructed from 1967 to 1969, and two high-rises designed by Ivan Vitić, constructed in 1967 and 1968 are exceptional architectural achievements (Muljačić, 1969b: 93; Tušek, 1996: 158-159; Tušek, 2018: 189-190). The investors in the development of Spinut 2, constructed until 1979, were the Yugoslav Peo-

ple's Army and the Municipal Fund for Social Housing (Turketo, 1966: 81-82; Muljačić, 1969b: 99; Perković Jović, 2011c: 104-105).

Bol – Plokite housing area, nowadays known Bol¹³, was planned in 1960, 1961 and 1963 by Srđan Baldasar at the Bureau of Urban Planning – Split on a triangular area of approximately 43 hectares divided by three roads into five city cassettes of irregular shapes with the adjusted layout of the houses, buildings, and promenades (Fig. 8). The western and the southern parts of the area of approximately 15 hectares had been constructed prior to the Second World War. After 1951 the pre-existing residential buildings and single-family houses, which had been housing 3,100 occupants, were incorporated into the urban planning for a total of 9,300 residents. Residential amenities, educational and community facilities and urban public facilities were constructed in the housing area. Two south-eastern city cassettes were initially planned for secondary and higher education. However, an urban design project for the northern cassette of Bol I was completed in 1965 (i.e. formerly known as 26. listopada), while in the southern cassette the housing development Bol II was constructed starting from 1969 (Muljačić, 1969b: 99; Klempić, 2004: 98; Matijević Barčot, 2014: 206), and starting from 1959 Berislav Kalogjera prepared the urban design project for the northwestern edge of the area of the housing development along Solinska Road (Kalogjera, 1966d: 89-90; Rendić, 1966a: 98; Kalogjera, 1966e: 95; Vojnović, 1977: 66a). Standardized residential buildings and high-rises constructed in the Bol – Plokite housing area were designed by, among others, Vuko Bombardelli with associates at the Design studio for urban planning and architecture Architect from Split¹⁴, Ivo Radić and Branko Franičević at the Bureau for Urban Planning – Split and Ivo Kurtović and Luka Kovačević at the Project Bureau of the Construction Company I.L. Lavčević (*** 1965?: n.p.; Kalogjera, 1966e: 95; Mrkonjić, 1967: 1, 3; Muljačić, 1969b: 87; Tušek, 1996: 86, 133).

Bol I housing development (formerly 26. listopada) was planned in 1964 and 1965 by Ivo Kurtović with associates at the Project Bureau of the Construction Company I.L. Lav-

čević (Fig. 8).¹⁵ About fifty single-family houses were removed from the moderately sloping plateau of the surface area of seven hectares and 18 residential buildings with 784 apartments for nearly 3,000 occupants and residential amenities mostly positioned around the square along Mazurančić promenade were orthogonally planned. The investor in the housing development, which was mostly completed by 1967, was the Municipal Fund for Social Housing. The position on the plateau provided most of the apartments with plenty of sunlight and vistas over the Bay of Kastela, Špinut or Marjan (Rendić, 1966a: 98-100; Muljačić, 1969b: 89). Standardized residential buildings were designed, in line with the Technical and Financial Guidelines of a Standard Apartment by Josip Vojnović and associates from 1966, Ivo Kurtović and Luka Kovačević at the Project Bureau of the Construction Company I.L. Lavčević which was also the lead contractor of the housing development. This marks the beginning of the practice of commissioning and recognizing design studios operating within local construction companies. In addition to the Project Bureau at the Construction Company I.L. Lavčević, design studios within construction companies Tehnogradnja and Konstruktor should also be mentioned (Muljačić, 1969b: 87; Tušek, 1996: 86).

Gripe – Lokve housing development was constructed from 1965 in accordance with the urban design project by Milorad Družević and associates prepared in 1964 and 1965 at the Bureau for Urban Planning – Split (Fig. 9). The location of the housing development is in the suburbs, on the slopes of Gripe, Sucidar and Visoka hills. The surface of the rectangular project area covers approximately 18.75 hectares, and it is determined by the main ring roads. Three standardized residential high-rises were planned in the heart of the housing development, with standardized residential buildings along the edge of the development. The orthogonal composition of the housing development with a total of 1,660 apartments for nearly 6,640 occupants is dynamized by the curves of the collector street which connects the residential access points, car parks and garages with the main ring roads. 103-105; Piplović, 2011: 307). Franjo Buškariol from the design bureau at Tehnogradnja construction company designed the standardized residential buildings, including the first significant example of a prefabricated standardized residential building in Split. Dinko Kovačić designed three standardized residential high-rises and one residential building 87, 92, 99; Matijević Barčot, 2011b: 97; Kovačić, 2013: 14, 156, 160; Kovačić, 2014: 10, 188; Kovačić, 2016: 80; Tušek, 2018: 199). Tehnogradnja constructed

¹³ What was once housing area Bol – Plokite is today known as Bol, while the name Plokite is used for a housing development which had been planned and constructed under the name Sucidar, which is nowadays used for the former housing area Vrh Sucidra. (Klempić, 2004: 100, 115)

¹⁴ The sources occasionally list just Split as the location of two standardized residential buildings (Matijević Barčot, 2014: 153), which had been constructed in Špinut 1 housing development (Majić, 2011: 140; Grgić, 2011a: 76).

¹⁵ The associates included Čedomil Rendić and Luka Kovačević. (Rendić, 1966a: 98)

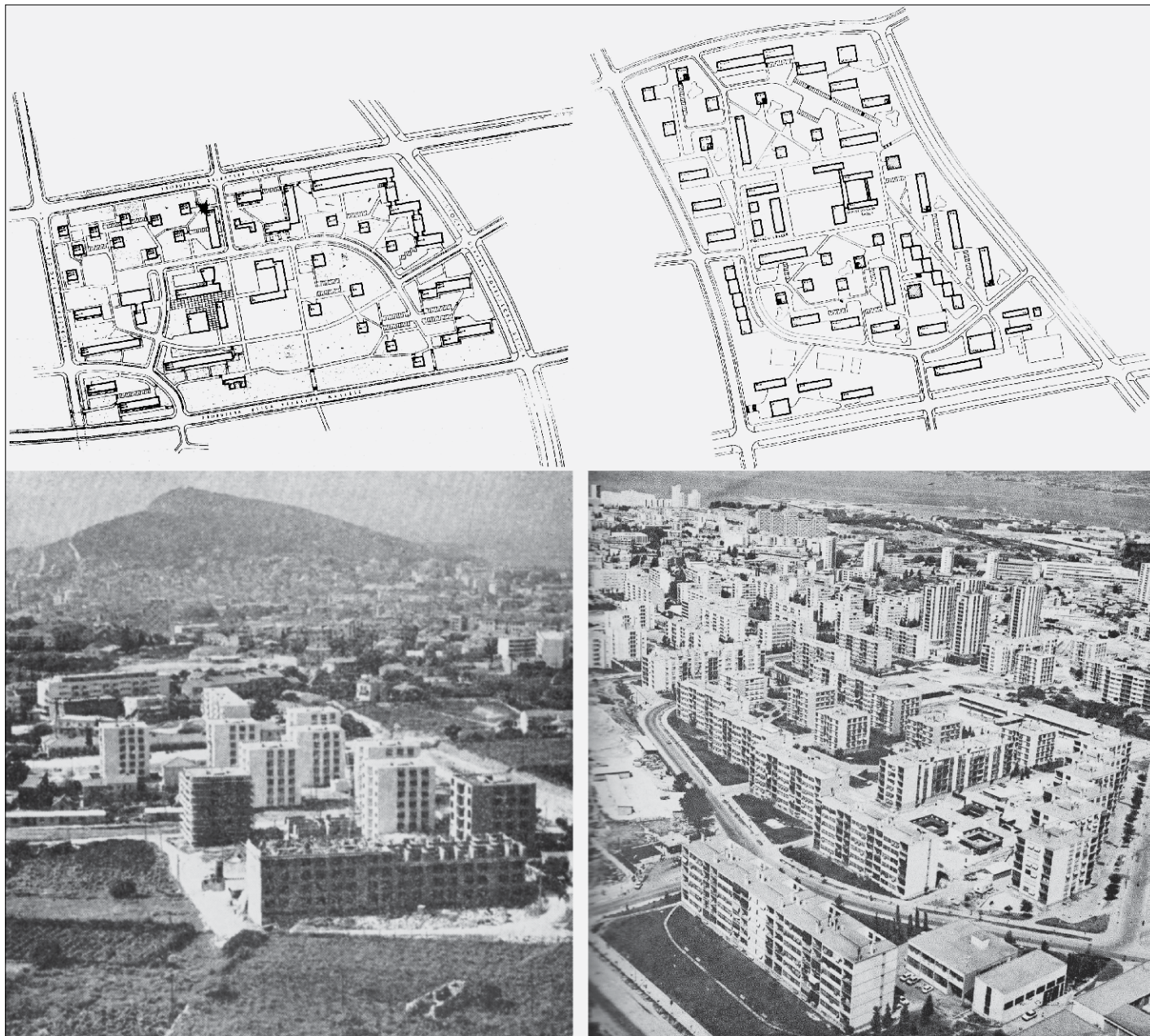


FIG. 9 PRELIMINARY URBAN DESIGN AND IMAGE OF GRIPE – LOKVE HOUSING DEVELOPMENT [LEFT] AND PRELIMINARY URBAN DESIGN AND IMAGE OF PLOKITE HOUSING DEVELOPMENT (ORIGINALLY SUCIDAR) [RIGHT]

the majority of the residential buildings and high-rises, and other contractors include Melioracija and Konstruktor companies (Matijević Barčot, 2014: 206).

Plokite housing development was designed in 1965 under the name Sucidar by Berislav Kalogjera and associates at the Bureau for Urban Planning – Split as the last concentric construction site of Split 2 (Fig. 9).¹⁶ The city

cassette with surface area of 13 hectares of approximately rhomboid shape on a mild northeastern slope was planned with residential amenities in the center. Residential buildings and high-rises were orthogonally positioned around the center, along a comprehensive collector street connected to each of four ring roads. Standardized residential buildings featuring square floor plans

¹⁶ The associates included Srđan Baldasar, Stanislav Tedeschi and Josip Neveščanin. (Tušek, 1996: 163)

¹⁷ Construction of certain residential buildings and high-rises of Split 2 continued into the 1970s.

were constructed in the center of the development, while those along the edges had rectangular and segmented floor plans, in accordance with the designs by Čedomil Rendić, Josip Vojnović and Luka Kovacević. Standardized residential high-rises designed by Luka Kovacević were constructed along the northeast edge of the housing development in the period from 1968 to 1974 (Tušek, 2018: 197). A total of 2,011 apartments housing approximately 7,867 occupants were planned for the Plokite housing development. A neighboring recreational complex Sućidar was planned in the housing development and this reduced the area covered with gardens. Nine children's playgrounds were envisaged along separate units for kindergartens on the ground floors of residential buildings and high-rises. Service and craft business facilities were planned along the edges of Plokite housing development, to serve the needs of the residents in the neighboring developments (Kalogjera, 1966f: 101-102). The residential buildings and high-rises were constructed by the Construction Company I.L. Lavčević starting from 1966 (Mujlajić, 1969b: 92; Tušek, 1996: 169-174).

CONCLUSION

Split 2 was planned and constructed around the historical center of the City of Split in the period from 1945 to 1968³⁷, that is, from the beginning of the post-Second World War reconstruction and development up to the Competition for the Urban Planning Solution of the eastern part of Split – Split 3.

The planning basis of Split 2 were the Directive Regulatory Planning Guidelines of Split adopted in 1951 and the establishment of the Department for the Organization of Construction and the Department for Analysis and Records at the Bureau for Urban Planning – Split which were set up to intensify the housing efforts. Split 2 can be divided into three planning periods: the first planning period spanning from 1945 to 1951, the second planning period from 1951 to 1957 and the third planning period from 1957 up to 1968.

The first planning period of Split 2 was marked by the planned development of a small number of standardized residential buildings, one example of ideologically and substantively experimental residential typology of a hotel for singles and couples without children and colonies of modest single-family houses, which were demolished before the 1960s.

The second planning period of Split 2 is renowned by inventive free-standing residential buildings of exceptional architectural value, but modest in scope with regard to the housing needs of the booming population. A small number of economical standardized single-family houses on the outskirts of Split were constructed to accommodate these rising needs.

The third planning period of Split 2 was marked by intensive construction of housing developments and housing areas in concentric construction sites using cranes and formwork which allowed streamlining of construction technology used for standardized residential buildings and high-rises. Rapid, rational and economic housing construction enabled quality at a time of intensive immigration flow to Split. The city boasted an efficient system of urban planning, design and development since the late 1950s.

The analysis of the housing developments and areas of Split 2 planned from 1957 to 1968 has indicated that there was a high average of urban and architectural achievements which are aligned with local historical and modernist ideals, and surpass generalized criticism mainly focused on fragmentation, monofunctionality and schematism of the housing developments subordinated to the productivity and technology of the concentric construction concept, as well as uniformity and monotony of the standardized residential buildings and high-rises and hyper-standardization of apartments. Certain shortcomings of the housing developments and areas of Split 2 planned from 1957 to 1968 pertain to the uneven level of realization of the accompanying residential amenities and educational and community facilities, shortage of gardens and car parks, technical equipment of the standardized residential buildings and high-rises, and mainly to insufficient, underdeveloped and disorganized maintenance.

Appropriate, measured, and systematic protection, restoration and maintenance should also be directed to significant and exceptional modern buildings and urban and architectural units of Split 2 and not just limited to the valuable and exceptional historical buildings in such as Diocletian's Palace. The housing developments and areas planned from 1957 to 1968 in their scope and reach constitute a significant part of the urban and architectural cultural heritage of Split and Croatia.

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HRVOJE MARINOVIĆ and **ANA TOMŠIĆ** are Ph.D. students in Architecture and Urbanism and teaching associates at the Graduate Study of Architecture and Urbanism at the Faculty of Architecture, University of Zagreb.

IVAN MLINAR, Ph.D., professor at the Faculty of Architecture, University of Zagreb, where he is actively engaged in teaching, scientific and professional work.

All authors have equally contributed to all segments of the paper.

ILLUSTRATION SOURCES

- FIG. 1 Prepared from: Banović, 2015
- FIG. 2 Prepared from: Ćičin Šain, Pervan and Vekarić, 1951: 20b
- FIG. 3 Prepared by authors
- FIG. 4 Prepared from: Bombardelli, 1966.a: 85; Mudnić, 1966b: 109; Vojnović, 1977: 65a
- FIG. 5 Prepared from: Matijević Barcot, 2014: 170; Mudnić, 1966a: 77-78
- FIG. 6 Prepared from: Kalogjera, 1966e: 96-97; Rendić, 1966b: 107
- FIG. 7 Prepared from: Kalogjera, 1966c: 86-87; Turketo, 1966: 81-82
- FIG. 8 Prepared from: Kalogjera, 1966d: 89; Vojnović, 1977: 66a; Rendić, 1966a: 98-99
- FIG. 9 Prepared from: Družević, 1966: 103-104; Kalogjera, 1966f: 101; Vojnović, 1977: 67a

