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ZAGREB LOWER TOWN – URBANISTIC TRAITS OF THE EASTERN PART 1905-2017

URBANISTIČKA OBILJEŽJA ISTOČNOG DIJELA DONJEGA GRADA U ZAGREBU 1905.-2017.



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The dissertation has 654 pages, 11 chapters with 49 secondary and additionally 74 tertiary subchapters, 133 illustrations, 27 tables, 597 footnotes, 148 bibliographic units and 186 catalogue units.

The thesis investigates urban traits of the eastern part of Zagreb's Lower Town up to the limits of its planned expansion to the east, as established in Lenuci's regulatory basis from 1905. What is particular about the researched area is the therein applied method of natural planning, which, respectful of natural and existing spatial traits, shapes modified block structures, establishes new spatial relations and introduces new typological templates and shapes into the already applied block matrix of Zagreb's Lower Town.

During the 20th century, several different (historical) building interventions were identified within the built, but never completed historical urban tissue, either in form of individual block interventions or larger-scale urban metamorphosis. Urban heritage research of the eastern part of Zagreb's Lower Town came about as a consequence of the recognition of its value, primarily on the perceptual and environmental level, as well as by a lack of appropriate planning and implementation tools that would serve to preserve and build on its value.

Among an array of heritage research and interpretation approaches, herein selected and applied, is the contemporary method of *heritage urbanism* [HERU] that puts an emphasis on the urban approach and integrated view of heritage together with its surrounding environment, and considers heritage revitalisation and advancement in spatial, urban and landscape context. In this context, three important indicators stand out: determinants (of identity, influence and value), criteria (for heritage evaluation, improvement and revitalisation) and models that are important for heritage regeneration and enhancement.

The aim of the research was to establish *urban traits* of the eastern part of Zagreb Lower Town for which, in the context of *heritage urbanism* [HERU] approach, *identity determinants* of the researched area could be derived from. That was to answer the following research questions: 1) what are the determinants of identity, influence and value of the eastern Lower Town urban heritage, based on which the criteria for the evaluation of enhancement interventions and heritage regen-

eration are established, and 2) how to apply those criteria in the design of contemporary regeneration interventions and urban heritage enhancement in the eastern part of Zagreb's Lower Town.

Comprehensive research of 67 urban blocks, which was based on collected and processed archival material classified into six catalogue attachments, yielded scientifically measurable determinants of the spatial phenomenon of the eastern part of Zagreb's Lower Town.

Research results incorporate the following: a) urban traits of each individual block from different viewpoints: culture-historical, urban-architectural, functional, social and economic, as determined through the application of *expanded urban analysis* method that was designed during doctoral research; application of 73 criteria yielded 12 urban traits that distinguish 13 different block types for 5 traits overall, b) historical planning approaches in the urban planning of the eastern part of Lower Town from 1905 to 2017, with a genealogical account of construction of the researched area, and c) recorded and classified construction interventions in each block and in the researched area in its entirety in order to establish models and criteria for the evaluation of historical construction interventions.

Types of historical construction interventions in the built tissue of the block, as recognised and established in the research, are classified according to the following: a) impact they produce on the physical traits of the block (replacement, amendment and modification of the built tissue of the block), b) coverage boundaries and area affected by intervention, c) contribution they give to enhancement, revitalisation and regeneration of historic buildings, namely, built tissue of the block, and d) affiliation to a developmental stage. Additionally, the research also recognises construction interventions that play a necessary role in the modification of the city's social space, those that contribute to the promotion and conservation of heritage and those that remain unrealised.

Based on research results, the following were determined: a) *identity determinants* of the

eastern part of Zagreb's Lower Town – *universal identity determinants* on the level of research area coverage and *specific identity determinants* based on typological traits of the block or the kind of historical construction interventions that occurred in the block, b) *criteria for the evaluation* of potentially significant contemporary regeneration interventions and heritage enhancement based on the evaluation of historical construction interventions and established identity determinants, c) a multidisciplinary approach and starting points for the design of *models for contemporary regeneration interventions and heritage enhancement* graded in relation to the type, spatial impact and extent of intervention.

Based on three important indicators (*identity determinants, criteria for evaluation and models for contemporary interventions*), a gold-standard *heritage urbanism* [HERU] research approach for planning contemporary regeneration interventions and heritage enhancement is fully applied in the doctoral research.

The conducted research corroborates the initially established hypotheses. The eastern part of the historical Lower Town area stems from Lenuci's 1905 regulatory plan, which applied block urban matrix, adjusting it to existing space primarily with an aim to connect the Lower Town central area to Maksimir Park, and thus generated a good quality urban metamorphosis of the unbuilt city space in the east, established new spatial relations and introduced new typological templates/forms. The applied template of sequential planning considers spatial defaults and firstly shapes *empty*, unbuilt spaces with streets and squares (as imagined in the 1905 regulatory plan), and then *fuller* block spaces, following and during a longer period of time (but always in accordance with the spatial plan). The stability of *empty* / unbuilt space in the urban tissue of the eastern Lower Town is not only its general identity determinant, but also the key to its sustainability. The research has shown that the model of urban block has played a generative role in the conception (as well as survival) of the city centre, whilst the urban matrix has been the main carrier and determinant of the value of its urbanity.