

GUDesing network Thematic Node\_Housing People, Shaping Cities Thematic Node  
**Cooperative House-Building Practices in the Aftermath of WWII**



Co-ordinators: Panayotis Tournikiotis and Konstantina Kalfa



In the aftermath of WWII and during the era of global economic expansion pressing housing demands in Europe and beyond were met by the well-established pre-war policy of housing blocks. Next to these state-led schemes, however, housing was also realized by cooperatives engaged in ad-hoc practices of house-building and real estate exploitation. An indicative example is the case of the Greek postwar city. Rural migrants that vastly increased the Athenian and other Greek cities' population between 1950 and 1970, found themselves transforming the city through a popular contract of exchange of land for new apartments on this land, known as *antiparochi*. *Antiparochi* spread the typical modern-inspired mid-rise apartment block, the polykatoikia, creating a sense of progress, prosperity and modernization, from the level of everyday facilities to the overall image of the city.

GUDesign Seminar 'Cooperative House-Building Practices in the Aftermath of WWII' gathers researchers who draw on similar house-building practices, which expand our perception of the possible strands and forms of architectural modernity and the subjects that produce and/or consume it. The Seminar seeks to advance beyond theorizations of historical instances of small-scale enterprise and cooperative house-building practices, idealized as spontaneous and bottom-up approaches to housing or, at the antipode, criticized as failed attempts and incomplete transitions to modernity. It, instead, aspires to develop critical stances toward the framing of such examples of home-making which led to different forms of urbanization. The examination of the administrative, political and economic context and the impact of Cold War politics are here crucial for the understanding and comparative examination of the different cases. Our aim, in this seminar, is to critically revisit and investigate patterns of similarities or map out structural differences between the various cities and countries, and between the various periodizations of history.

## **-PROGRAMME-**

Juhana Heikonen - *Aalto University, Finland*

### **The Finnish Limited Liability Housing Companies Act in Helsinki and Affordable Housing for the New Urban Working Classes**

November 3, 2021 – 5pm CET\_ [Join Zoom Meeting](#)

Sıla Karataş- *École Polytechnique Fédérale de Lausanne, Switzerland*

### **How the Labour Self-Build: Marshall Plan and Workers' Housing Cooperatives in Turkey**

November 10, 2021 – 5pm CET\_ [Join Zoom Meeting](#)

Maryam Shafiei - *University of Queensland, Australia*

### **Agencies of Individuals in Changing Settlement's Morphology: Small-Scale Cooperative Housing in Rural/Urban Settlements of Tehran**

November 17, 2021 – 1pm CET\_ [Join Zoom Meeting](#)

Marija Drėmaitė - *Vilnius University, Lithuania*

### **Co-operative Housing in State Socialist Lithuania as a Field of Architectural and Social Experimentation**

November 24, 2021 – 5pm CET\_ [Join Zoom Meeting](#)

Ana Esteban-Maluenda and Celia Castro Gonsales - *Universidad Politécnica de Madrid, Spain and Universidade Federal de Pelotas, Brazil*

### **A Manifesto of Minimums. The 'Poblados Dirigidos' of Madrid as a Laboratory of Modern Social Housing (1955-1967)**

December 1, 2021 – 5pm CET\_ [Join Zoom Meeting](#)

Christos Kritikos - *National Technical University of Athens, Greece*

### **'Urbanophilia' VS 'Urban Reconstruction' Across the Post-War Greek Political Spectrum**

December 8, 2021 – 5pm CET \_ [Join Zoom Meeting](#)

## -ABSTRACTS-

1. **Speaker:** Juhana Heikonen

**Title:** The Finnish Limited Liability Housing Companies Act in Helsinki and Affordable Housing for the New Urban Working Classes

**Abstract:** The Finnish "Asunto-osakeyhtiö" is a similar housing arrangement to various condominium, *Wohnungseigentümergeinschaft*, etc. However, since the Finnish arrangement is legally a joint stock company, and thus, it is a part of the law regulating any joint stock companies owned by its shareholders, this makes the history of mass housing in Finland slightly different to the rest of Europe. In practice this means jointly shared real estate is built, traded, and administered as a joint stock company (further on *housing company*).

The history of this arrangement starts from the 19th century but was regularized into a sub-law in 1926. This occurs at the same time when Finland started to urbanize, and the housing shortage was dire. The law had two implications: first it enabled the homeowner to borrow money against the stock and secondly, it abled the company itself to borrow money from the banks. Thus, the banks were able to lend offshore, which was crucial for the Grand Duchy of Finland (independent 1917) short of capital. Founding a company was surprisingly effective way to battle the housing shortage and it was also favored by the mainly social democratic cooperatives which functioned as umbrellas to their members.

The founders of these companies were varied: municipalities, religious organizations, property developers, banks, cooperatives and professional groups. The latter could be anything from university professors to railroad workers. Before WW2 the state, or any other official, did not finance these building projects. What is interesting is how these various socio economic groups financed, planned and executed their building programs.



After WW2 11% of the population had to be re-housed due to the land concessions to Soviet Union (1944). This was done by land collectivization and mainly with new single family wooden type houses that were mostly self built outside the cities. Due to the protests of the bigger cities a new re-housing law (1949) was given to fund also these housing companies and their new shareholders (hard hit by the war and with no capital). This caused almost overnight newspaper advertisements to call up for meetings to set up new housing companies for housing. Due to the self organizing nature of these companies they proved again to be very successful.

## 2. **Speaker:** Sila Karataş

**Title:** How the Labour Self-Build: Marshall Plan and Workers' Housing Cooperatives in Turkey

**Abstract:** This presentation aims to discuss the transnational activity and discourse behind the programmatic shift in spatial production and layout of workers' housing in Turkey from the state-financed model of the interwar period to the assisted self-help model by the introduction of the Marshall Plan after the World War II. In particular, the paper argues that the ideological and spatial activity and discourse of the Marshall Plan indoctrinating 'democracy, cooperation and freedom' instrumentalized workers' housing cooperatives for the promotion of postwar Americanization.

Turkey, like other participating countries of the Marshall Plan, witnessed domestic migration and rapid urbanization, and thus a great housing shortage and informal construction boom at the peripheries of cities due to industrial and infrastructural development as well as to agricultural mechanization. This postwar development activity was guided by financial and technical assistance programs of the United States and related multilateral organizations. Cooperative housing was popularized by the state as a low-cost and efficient construction model against the housing shortage and as an element of Fordist decentralization, but rather to construct the productive and affluent middle class 'worker' of the postwar welfare state through home ownership in especially single-family housing.

Based on workers' pension funds released from the Workers' Insurance Agency and loaned by the Mortgage Loans Bank, the legislative and institutional layout of this self-help model eliminated the state-financed technocratic practice of the interwar period for free/rental housing in factory site. Instead, it introduced an assisted community practice of workers for home ownership by providing free/cheap land and construction loans but also by casting a role for worker inhabitants as builders, which pioneered the current real-

estate development as it channelled workers into informal systems of capital, construction, and home ownership. This housing practice also guided modern urbanization and urban sprawl through specific settlement morphologies and architectural typologies in urban peripheries. Single-family detached house promoted in the initial years of the model shifted to multi-family housing block due to the rise of land prices and construction costs, which made apartment block on individual parcel as the common practice of modern housing in Turkey.



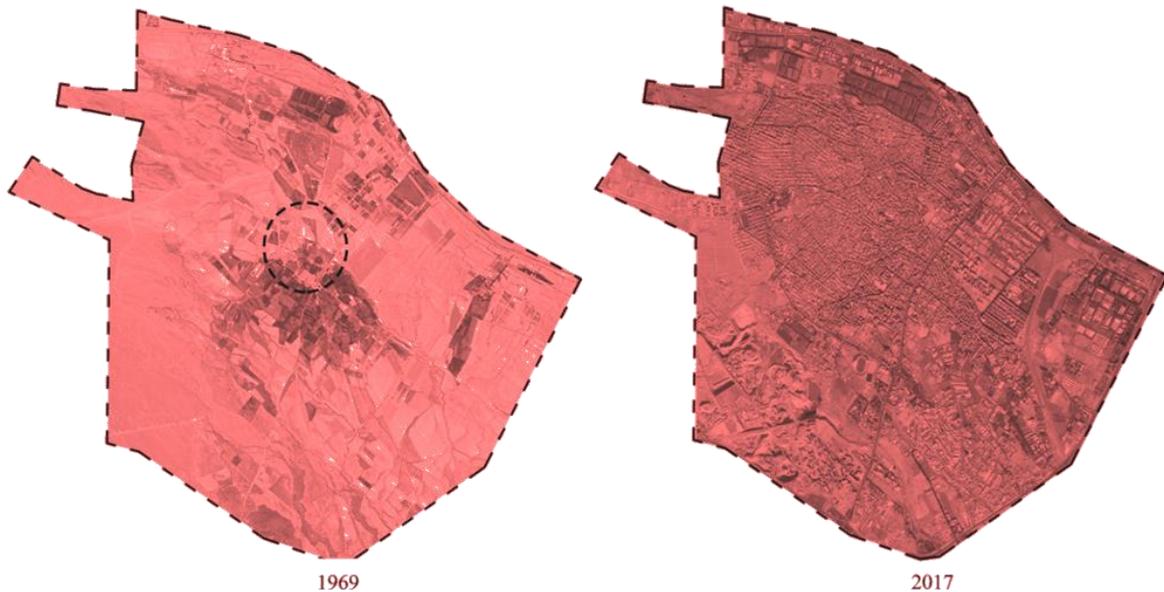
The presentation refers to official documents and reports prepared by foreign experts as well as to practices of political parties, social policy officials, planners, architects, and labour unions next to exemplary cooperative settlements. Therefore, it aims to highlight the role of the Marshall Plan and related transnational activity on local policy, program, and architectural practice of workers' housing as well as the political and spatial instrumentality of cooperatives for postwar Americanization.

### 3. **Speaker:** Maryam Shafiei

**Title:** Agencies of Individuals in Changing Settlement's Morphology: Small-Scale Cooperative Housing in Rural/Urban Settlements of Tehran

**Abstract:** While the literature has commonly attributed the shifts in rural/urban morphology to the top-down policy changes, this paper shows the bottom-up process and 'individual' have also made significant impact on changing the settlement's morphology particularly in developing countries. As an example, reconfiguration, expansion and densification of settlements in the Tehran region after the World War II have been materialised not just through development of new infrastructure and government-led construction of social and institutional housing, but also through various kinds of private and cooperative housing constructions by individuals.

Informed by examples from direct observation of several settlements in the Tehran region, this paper highlights how these individuals, namely building developers, landowners, real-estate agents, and prospective buyers with entrepreneurial and socio-cultural motives, have contributed to rapid changes in the settlement patterns of Tehran city since the 1960s. It then provides evidence that this small-scale collaborative construction has not remained an urban phenomenon as it has expanded to the adjacent villages especially in 1970s-90s and then into remote villages. Predicted to continue to the coming years, the paper urges for better understanding this phenomenon and configuration of non-professional architecture and small-scale practices that have shaped the image of the cities and villages across Tehran.

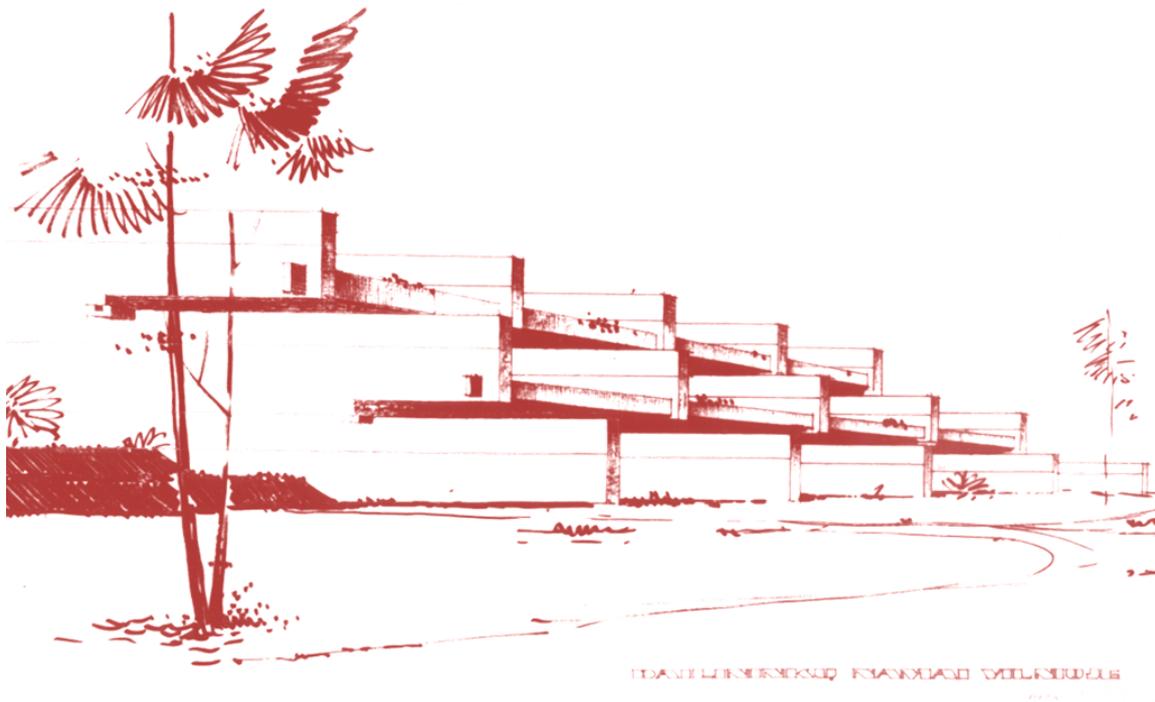


#### 4. **Speaker:** Marija Drémaitė

**Title:** Co-operative Housing in State Socialist Lithuania as a Field of Architectural and Social Experimentation

**Abstract** The social stratification of society is usually defined by income and profession, but, in the Soviet Union, social ranking was guaranteed rather by power and privileges. The socialist ‘market’ as a politically regulated field of social relations is the guide, by which sociologists study the various social groups and the elite in the supposedly classless Soviet society. The prohibition of building individual homes in large cities in 1958 re-introduced a co-operative housing program in 1962 as a substitute for the cessation of private (individual and single-family) houses in large urban areas. Co-operative apartment arrangements meant that residents contributed their own funds to housing construction, thereby

shortening their time on the waiting list and securing the opportunity to build an apartment that was larger than what may have been allocated to them according to regulations. Politically, co-operative housing promised a solution to the difficult situation posed by the well-known Soviet apartment shortage. Architecturally it served as a field for experimentation for architects eager to express more varied planning ideas. From a social perspective, the process accelerated the concentration of more affluent urban dwellers. In viewing the class structure through the housing consumption, a hypothesis that the acquisition and consumption of co-operative housing helped to shape a Soviet middle class is proposed.



5. **Speakers:** Ana Esteban Maluenda and Celia Castro Gonsales

**Title:** A Manifesto of Minimums. The 'Pobladors Dirigidos' of Madrid as a Laboratory of Modern Social Housing (1955-1967)

**Abstract:** In the early 1950s, immigration from the countryside to Spanish cities in search of a better livelihood was generating unhealthy settlements of thousands of people on the periphery of Madrid. In 1954, the Franco government promulgated the 'Ley de Viviendas de Renta Limitada' (Limited Income Housing Law), whose main objective was to facilitate decent housing for the inhabitants of those peripheries. According to it, the State could finance – at 50 years without interest – 75% of the total price of the housing, which would give access to modest housing in property and not in rent.



Nevertheless, many of the future homeowners could not even make that first capital contribution, so an aided self-help system of “personal services” was proposed for allowing to pay that amount in the form of labour during the construction. This is how the ‘pobladors dirigidos’ (supervised settlements) of Madrid emerged, probably one of the most interesting urban experiences that have been carried out in the city in the second half of the 20th century. A mixed entity of property promotion was responsible for providing everything necessary (land, project, technical management, materials) and owners only had to pay the land and overhead. With a strong social character, this system guaranteed access to housing for citizens regardless of their level of income. It

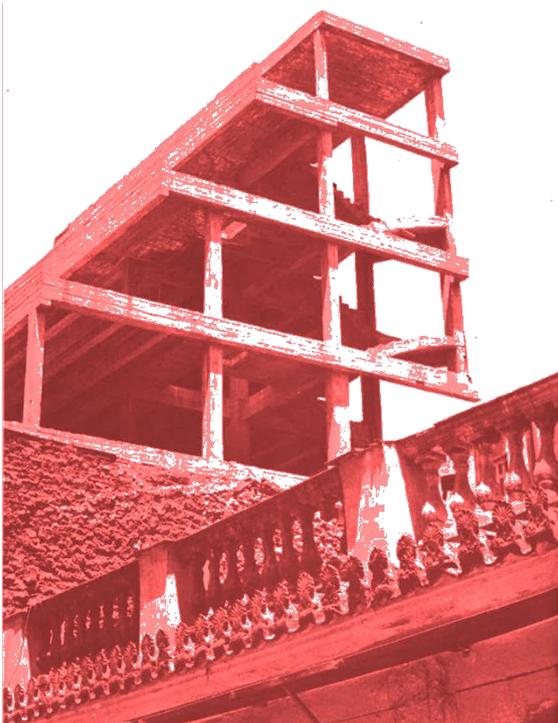
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should also be noted the quality of the team of architects who were responsible for its design and development, among them Sáenz de Oiza, Carvajal or Corrales & Molezún. This paper aims to review the confluence of all these social, economic, cultural and political circumstances, which resulted in the creation of the seven ‘pobladors dirigidos’ that were built in the 1950s and 1960s. Particularly, it will focus on Caño Roto, a settlement characterized by the high quality of its urban spaces and the successful mix of housing types. The Caño Roto’s experience was so positive that the architects who designed it – Íñiguez de Onzoño and Vázquez de Castro – lived there for years and it was very celebrated and published in the European magazines of the moment: an authentic laboratory where users and architects came together to embrace modernity.

6. **Speaker:** Christos-Georgios Kritikos

**Title:** 'Urbanophilia' VS 'Urban Reconstruction'  
Across the Post-War Greek Political Spectrum

**Abstract:** Through research in the archives of the Greek parliament proceedings from 1946 to 1967, we revisit the political discourse around the legislation and policies that are connected to post-war internal migration and urban reconstruction. We will be viewing excerpts of discussions that illuminate what the political discourse was concerning the reconstruction of Athens, a phenomenon that had already been systematized with the implementation of the 28<sup>th</sup> Psifisma (1947) that partially led to the system of 'antiparochi' and the prevalence of the mid-rise apartment block in urban environments.



Two specific parliament conversations from the early 60s have been chosen to examine the spectral political discourse concerning two different but correlating subjects: the greek 'problem of urbanophilia' and the benefits of private small-scale investment that resulted in a - positive at the time - 'building frenzy'. On 22 February 1961, G.Mavros shares a critique of the rising wave of 'urbanophilia', allegedly caused by the K.Karamanlis administration's lack of proper developmental and infrastructural planning for

the province. A conversation concerning the institutional, infrastructural and even educational centralization that may have created the 'urban monster' of Athens begins, revealing opinions stemming from all sides of the political spectrum and commonly accepting the negative aspects of internal migration.

On 9 August 1962, G.Mavros also opposes a legislation act that would limit the flourishing building activity in the Greek cities, stating that the latter benefits citizens of all classes and professionals from all sectors. The following conversation addresses the benefits of small-scale private ownership but also of the building activity, both 'keeping people in the capital and in the cities and keeping them from leaving the country', while of course supporting the national economy.

Furthermore, we discern how the typical modern inspired mid-rise apartment block (polykatoikia) is described as the 'people's house', an opinion that can be connected to a written piece by Ilias Iliou, the renowned Greek lawyer and writer, called "Boxes' Eulogy" (1937). We explore Iliou's positions as a member of the parliament during the era of Greek urban reconstruction, where he expressed certain restraints against an amendment of the 28<sup>th</sup> Psifisma in 1957 as well as concerning the symbolic matter of forcing the demolition of a polykatoikia in an area surrounding the acropolis in 1965, because it would contest the ancient monument.

This presentation aims to reveal the ambiguity in the political discourse of a specific period that addressed the 'Making of the Modern House' and the Greek urbanization, exploring different positionings along a complex common institutional context.

## -SHORT BIOS-

**Panayotis Tournikiotis** is Dean of the School of Architecture, NTUA, Professor of History and Theory of Architecture and Director of the *Laboratory of History and Theory of Architecture*. Among his books, abundantly cited throughout, are: *Adolf Loos* (1991), *The Parthenon and its Impact in Modern Times* (1994) (awarded the International Architectural Book Award of the American Institute of Architects in 1995 and 1997 respectively) *The Historiography of Modern Architecture* (1999) (prize of the Academy of Athens, 2000, translated into Greek, Spanish, Chinese) and *The diagonal of Le Corbusier* (2010). He is a member of DOCOMOMO International Executive Committee, a member of the Advisory board of the Oslo Center for Critical Architectural Studies (OCCAS) and a regional Editor of several scientific journals.

**Konstantina Kalfa** is a Post-Doc Research Associate at the National Technical University of Athens and Adjunct Professor of architectural history at the Athens School of Fine Arts. Her research focuses on informal housing practices and how these are intertwined with multiple types of politics and social conflicts. She is the recipient of numerous awards and highly-competitive research grants, including the current PI Research Grant from the Hellenic Foundation for Research and Innovation and the General Secretariat for Research and Technology. Her publications have appeared in the *Journal of the Society of Architectural Historians*, *Rethinking Marxism* and *Architecture and Culture* (special issue dedicated to the *Industries of Architecture* Conference).

**Juhana Heikonen** is an Architect SAFA, D.S. (Tech.) and a post-doctoral researcher in the ERC funded project *Law, Governance and Space. Questioning the Foundations of the Republican Tradition* at the University of Helsinki. He is specialized in the history of housing production and the impact of classical antiquity on western architecture.

**Sıla Karataş** is an architect and awarded Master's degree with the thesis "Building Marshall Plan in Turkey: The Formation of Workers' Housing Question, 1946-1962" at the Middle East Technical University in 2015. She worked as assistant and lecturer in Turkey between 2012-2019; took part in design studios and gave Case Studies in Social Housing and Community Planning among other courses. Since September 2019, she is a PhD student and doctoral assistant at EPFL. Her PhD research concerns postwar workers' housing programs of the Mediterranean countries participated in the Marshall Plan (France, Italy, Greece, Turkey), and is a comparative analysis of local models in relation to the transnational activity by the United States and multilateral organizations on postwar development, labour affairs and housing. This research is awarded a Swiss Government Excellence Scholarship for PhD.

**Maryam Shafiei** completed two coursework architectural degrees and a PhD in Architecture and Urban Planning fields. For her PhD, she studied the typology of changes in the settlement and housing patterns in urban edges in the Asian context particularly in Tehran (Iran). Since 2017, She has actively contributed as a tutor and research assistant to ongoing teaching and research efforts at the school of Architecture, the University of Queensland. She published papers and presented in several conferences, and was awarded several prizes and scholarships for her design and research outcomes.

**Marija Drémaitė** is a Professor at Vilnius University, Faculty of History. She holds a PhD in the history of architecture (2006). Her research is focused on 20th century architecture, housing and cultural heritage. She is the author of *Baltic Modernism: Architecture and Housing in Soviet Lithuania* (Berlin: DOM Publishers, 2017) and editor of *Architecture of Optimism: The Kaunas Phenomenon, 1918-1940* (Vilnius: Lapas, 2018). Currently she leads a research project on residential architecture in soviet Lithuania.

**Ana Esteban Maluenda** is tenured Associate Professor at the School of Architecture of the Universidad Politécnica de Madrid from 2008. For more than two decades, she has been publishing research on modern Ibero-American architecture in Spain, Portugal, Italy, United Kingdom, Estonia,

Croatia, United States of America, Australia, New Zealand, Japan, Brazil, Mexico, Colombia, Argentina and Chile. Her research has been granted by several institutions, among them the SAH and the GAHTC (USA), and the Government of Spain. General Editor for the Global South at Architectural Histories, journal of the EAHN, and Chair of the 7 th EAHN conference, to be held in Madrid in 2022.

**Célia Castro Gonsales** is Programme Director of the Master Course in Architecture and Urban Planning and Professor of architectural theory, criticism and history at the Faculty of Architecture and Urban Planning at the Federal University of Pelotas, Brazil. She has carried out Post-Doc research at the Universidad Politécnica de Madrid and her research focuses on social housing in Latin America and its impact on the construction of cities, especially in the second half of the 20th century. She is a member of National Association for Research and post- Graduate Studies in Architecture and co-author of the book *A Casa Contemporânea Brasileira – The contemporary Brazilian house* (2019).

**Christos-Georgios Kritikos** is an architect and a PhD candidate (NTUA) based in Athens. His research focuses on the way heritage practices inform architectural historiography and the general perception of the built environment. He holds a MA in Architectural history from the Bartlett School of Architecture, U.C.L. (2016), a M.Sc. in Methodology of Research in Architecture from the National Technical University of Athens (2017) and a Diploma in Architecture from the same university (2014). Until now he has been working as an architectural historian, a teaching assistant (NTUA) and a research associate in various research programs.

