

«Как-то серовато...»

**Американская пресса
о советском массовом жилье
в 1950-1980-е гг.**

Иван Сергейчев

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ИСТОЧНИКИ :

- **Whitney T. Soviet Building Program Riddled by Inefficiency // Kingston daily freeman. 1953. 1 October.**
 - **Huxtable A. L. Soviet Building: Trial, Error... And Triumph // The courier-journal. 1967. 19 October. P. 13.**
 - **Soviet housing drab, scarce // The Advocate, Newark, O. 1979. 15 March. P. 20.**
 - **Eaton W. J. Soviet housing shortage leads to underground // The Miami Herald. 1984. 2 December. P. 23.**
 - **Associated Press. Soviet housing crunch given 14-year deadline // Fort Worth Star Telegram. 1986. 25 April.**
-

26 августа 1948 года

- ❑ **Право собственности на маленькие дома**
- ❑ **«Установить, что каждый гражданин и каждая гражданка СССР имеют право купить или построить для себя на праве личной собственности жилой дом в один или два этажа с числом комнат от одной до пяти включительно как в городе, так и вне города».**
- ❑ **Указ Президиума Верховного Совета СССР «О праве граждан на покупку и строительство индивидуальных жилых домов»**
- ❑ **Земельные участки для строительства теперь передаются жителям СССР в бессрочное пользование.**



В новой квартире. Фотография Л. Вильнера. Алтайский край, 1950-е годы

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Томас Портер Уитни (1917-2007 гг.) — американский дипломат, журналист, писатель, переводчик.



- ❑ В 1937 году он получил степень бакалавра истории в Амхерсте, а в 1940 году - степень магистра русской истории в Колумбийском университете.
- ❑ С 1944 по 1947 год Уитни был атташе и начальником экономического отдела посольства Соединенных Штатов в Москве. В 1947 году он поступил на работу в агентство Ассошиэйтед Пресс в качестве корреспондента, позже став руководителем московского бюро.
- ❑ Впоследствии занимался книготорговым бизнесом, был владельцем сети книжных магазинов (Whitney Book Shops Connecticut).
- ❑ Томас П. Уитни перевел на английский язык роман «В круге первом» и «Архипелаг ГУЛАГ» Александра Исаевича Солженицына.
- ❑ Уитни также написал мемуары "Россия в моей жизни" (Рейнал, 1962), в которых описал девять лет, которые он провел там в конце сталинского режима.

- ❑ Неустойчивость конструкций, в частности балконов.
- ❑ Устаревшие технологии строительства.
- ❑ "Грязное покрытие", людям казалось, что зданию 50 лет, но на самом деле оно было построено 5-8 лет назад.
- ❑ Бревенчатые дома.
- ❑ Отношение правительства к этому вопросу.
- ❑ Зарплаты работников.

Whitney T. Soviet Building Program Riddled by Inefficiency
 // Kingston daily freeman. 1953. 1 October.

Soviet Building Program Riddled by Inefficiency

There is a revealing look into construction methods for both logs and roads. It is given by "correspondent who spent nine months in the Soviet Union. This is fourth in a series."

By TOM WHITNEY
 London, Oct. 1 UP.—I was out on a walk in Moscow one autumn a few years ago. My meditations were interrupted by a roar—a crash. Across the street a cloud of dust and plaster arose. People ran from all directions.

It was easy to see what had happened. A fine Soviet building—by Soviet standards—stood beside me. Three floors up were used to be a balcony. The balcony had simply fallen off the side of the building. The cause, I do not have to be an expert to realize that most of the buildings are poorly constructed. I am not an expert, but I am watching new buildings go up. You can walk up to an older building and start gasping when it was built. An American might say 50 years; the cornerstones show it was erected 8 or maybe 15 years ago. But it already looks old. The work was poor. The building is dirty.

Old Before Finished
 Some buildings in Moscow are years old even before they are finished. Most are built of brick. But the bricklayers do not have facing brick. Instead they cover over the surface with plaster.

The plaster sometimes starts flaking off before the building is even finished. Even when it stays on it does not look good. It is usually painted with some sort of water paint—often in a pasted shade. This surface collects dirt. Within a few months it is old and bad. There are many brick buildings which were intended to have a plaster facing but never got it. They look even worse.

Soviet architectural design is generally good. Architects tend to put a lot of ornate decoration on buildings—on buildings. Most of this is poorly conceived, almost all of it poorly executed.

Has Been Improvement
 Nevertheless there has been considerable improvement in the quality of work in the postwar years. A good many steel frame structures are going up. Many are using reinforced concrete for walls. New ceramic facing materials have been developed which look better than anything the Russians have used heretofore. There has been emphasis on simplicity of design in the interest of economy. The extensive use of construction machinery has lowered building costs.

Space Is Wasted
 All these are healthy tendencies. But the Russians have a long way to go. I lived in an apartment house completed in 1951 with 72 apartments for foreigners. Much space was wasted. In our apartment a long corridor could have been used to enlarge the three small rooms. No central hot water system was provided. The gas and water were partly exposed; so was some of the wiring. The double windows were poorly fitted, and a draft came through them.

There were no walls necessitating the purchase of expensive wardrobes. There was no laundry room. Some of the apartments were inadequate. Some of the corridors did not work.

And this was an excellent apartment house.

Elevator Didn't Work
 The new American building was completed in the spring. When the embassy moved in, having put its offices on the 9th and 10th floors at the very top, it discovered the single small

built in the sense that the pine logs are carefully fitted. In between the logs there is moss insulation. They are good warm homes for the Russian winter.

Wood Is Wasted
 But they are small and just think of the waste of good wood in them! Each log cabin must have enough to make three fairly large homes if the wood were saved.

Why is the Soviet building industry so antiquated, inefficient and costly to boot? For one thing, the government does not give the building industry enough attention. It is not putting its best brains and executives to

work in this field. Also, construction workers are among the worst paid in the country.

Is construction work on industrial enterprises as bad as that on Moscow housing? I suspect that it is not much better.

One of Russia's greatest curses always has been—and still is—lack of roads.

Highways Are Secret
 The statistics on hard-surfaced highways are a state secret. But it is possible to estimate that the entire Soviet Union—one sixth of the world's land surface—has fewer macadam, concrete and even cobblestone motor roads outside cities than any averaged-sized

state of the United States. There are a few more or less modern motor highways. Such for example are the highways from Moscow west to Minsk (built before the war) which has for a considerable part of its distance from four to six lanes, and also that from Moscow south to the Crimea (built since the war).

Once off these few main arteries, one makes the acquaintance of the Russian dirt roads. Even when the weather is dry they are frequently impassable for a passenger car because of deep ruts and holes.

The first printing press was imported into this country in 1639.

Announcing the Beautiful All-New
1954 HUDSON
including a magnificent new
HUDSON HORNE



Flight-Line Styling for the fabulous, new 1954 Hudson Hornet Sedan!

Introducing Instant Action Engines with Super Induction

Never before a car

COME, see these beautiful, exciting new Hudsons for 1954! Nothing can match their all-new Flight-Line Styling, their lush Salon Lounge Interior, their upholstery in rich fabrics, their "Instant Action" and "Instant Power Brakes", and take you on a new Hudson and let you feel the surge of its Instant Action Engine with Super Induction!

Whether you choose the fabulous Hudson Hornet, the spectacular Hudson Wasp, or the exclusive Hudson Jet in the Hudson line, you'll get the power and zip of the new Instant Action Engine; each in its class. Be outstanding in the newest new car for 1954.

124 No. Front St. Telephone Kingston, New York

Строительство дешевого жилья с отдельными квартирами

- Принимается решение максимально снизить стоимость строительства нового жилья, чтобы построить как можно больше отдельных квартир.
-

«...В 3-месячный срок пересмотреть проектно-сметную документацию на строящиеся объекты с целью решительного устранения в проектах излишеств в архитектурной отделке, планировочных и конструктивных решениях».



Москва строится. Черемушки. Фотография Льва Бородулина. 1954 год

4 ноября 1955 года

Постановление ЦК КПСС, Совмина СССР «Об устранении излишеств в проектировании и строительстве»



В 1956 г. на XX съезде КПСС были осуждены парадность и излишества в архитектуре, считалось недопустимым, «чтобы миллионы рублей тратились на бессмысленное украшательство в угоду дурному вкусу некоторых архитекторов».

Настоящий план городского развития, предусматривавший увеличение темпов

жилищного строительства, его удешевление и ликвидацию недостатков в жилье впервые в советской истории, был одобрен в 1957 г. Его основная идея заключалась в строительстве целых серий домов по единому типовому проекту.

1956

В жилищном строительстве произошел переход на застройку городов крупными кварталами и микрорайонами.

Хрущёв Никита Сергеевич — советский государственный и партийный деятель. 1-й секретарь Центрального Комитета Коммунистической партии Советского Союза, Председатель Совета Министров СССР, генерал-лейтенант. Никита Сергеевич Хрущев находился на посту Первого секретаря ЦК КПСС с 7 сентября 1953 года по 14 октября 1964 года.



- **Никита Хрущёв принял решение построить как можно больше жилья, чтобы расселить людей из коммуналок в собственное жилье. Квартирки были маленькими, с неудачной планировкой, но зато они были во много раз комфортнее коммуналок, что не могло не радовать обычного советского человека.**



Хрущевки

- ❑ «Начиная с 1958 года в жилых домах, строящихся как в городах, так и в сельской местности, предусматривать экономичные благоустроенные квартиры для заселения одной семьей».
- ❑ Заселение происходило в порядке очередности. Идея дать каждой семье отдельную квартиру приобретает статус национальной политики.



Переезд на новую квартиру. Фотография В. Петрова. Череповец, 1962 год



31 июля 1957 года

Постановление ЦК КПСС, Совмина СССР «О развитии жилищного строительства в СССР»

Возвращение жилищных кооперативов

- «Осуществить в ближайшие годы постепенный переход от строительства в городах и поселках городского типа индивидуальных одноквартирных жилых домов к строительству, с привлечением средств населения, многоквартирных благоустроенных кооперативных жилых домов».



Экспериментальный 9-й квартал Новых Черёмушек. // pastvu.com



Свердловск. ЖБИ. // pastvu.com

1 июня 1962 года

Постановление ЦК КПСС, Совмина СССР
«Об индивидуальном и кооперативном
жилищном строительстве»

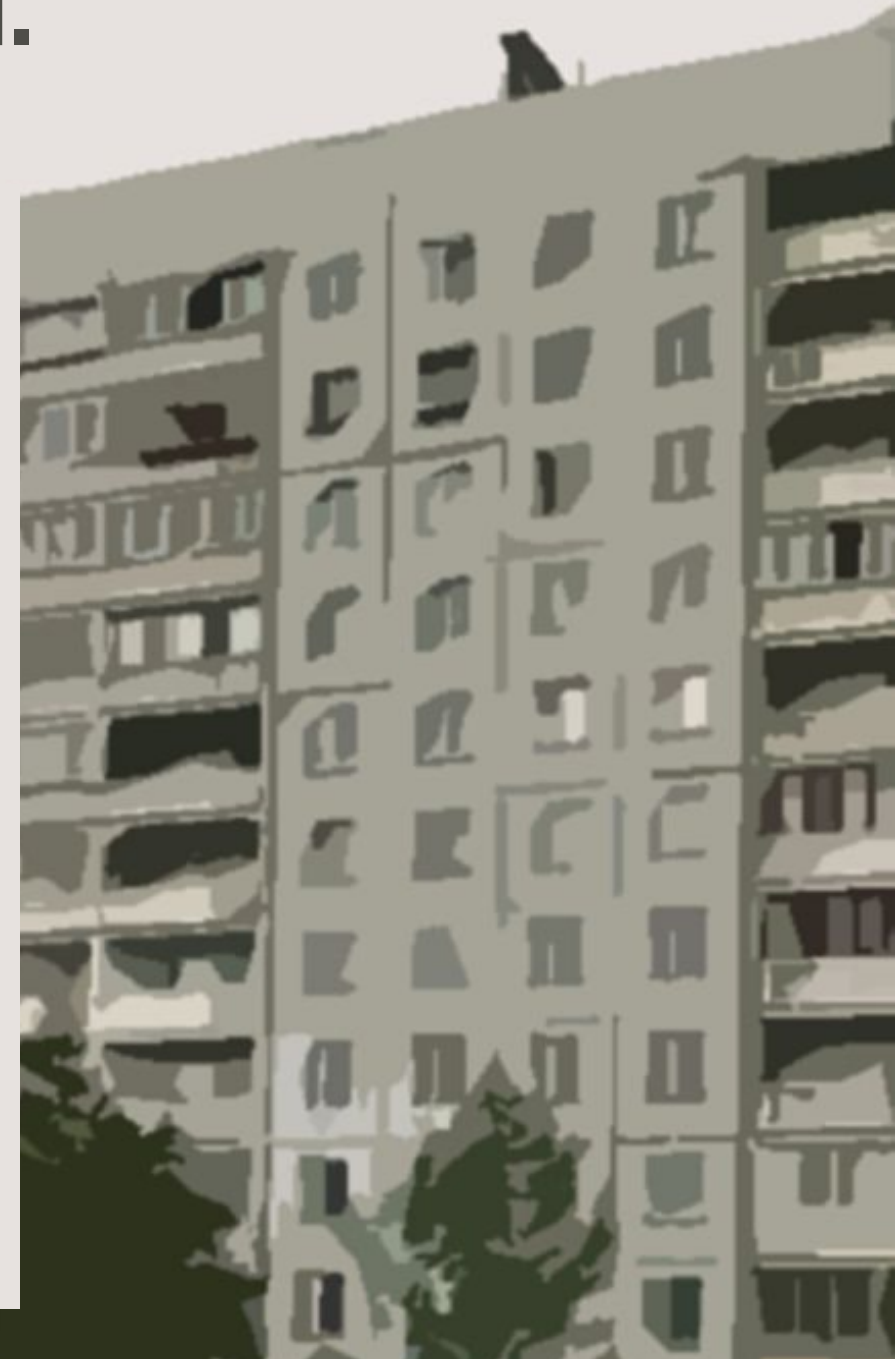
Леонид Ильич Брежнев - советский государственный деятель, с 1964 по 1982 годы занимал высшие руководящие должности в СССР, был генеральным секретарем ЦК КПСС.


- **Понятие «застой» принято ассоциировать именно с брежневским периодом правления, когда при отсутствии серьезных политических потрясений вырос уровень жизни и установилась социальная стабильность. В тот период было построено около 1900 новых предприятий, развивалось жилищное строительство, выпуск автомобилей и военная промышленность, население Советского Союза выросло на 12 миллионов человек.**



Брежневки. 1964 г. - 1985 г.

- ❑ На смену хрущевской типовой застройке пришла брежневская эпоха просторных девятиэтажек. Из планировки исчезли проходные комнаты, появился коридор, между туалетом и ванной выросла стена. В отличие от хрущевок, жилая застройка 1960-х–начала 1980-х годов отличается разнообразием. При Брежневе ввели в эксплуатацию 1,6 млрд. кв. метров жилой площади, благодаря чему бесплатным жильем было обеспечено 162 млн. чел.
- ❑ В 1969 году руководство страны поставило перед строителями задачу «повысить художественно-эстетический и эксплуатационный уровень жилья».
- ❑ Благодаря новой политике в сфере домостроения ДСК получили определенную свободу в выборе материалов, технологий, а также планировки помещений. В связи с этим мы получили множество серий и типов домов, которые заполнили российские города.





Лифты появились в девятиэтажных брежневках. В пятиэтажных домах их нет. В четырнадцатизэтажных зданиях предусмотрены не только пассажирские, но и грузовые лифты.

Входная группа широкая. В многоэтажках к подъезду часто ведут ступеньки без поручней. Пандусы в типовых проектах брежневок не предусмотрены.

Крыша плоская, с внутренним водоотводом. Чердак (технический этаж) предусмотрен в улучшенных многоэтажных брежневках.

Мусоропровод есть в многоэтажных зданиях. В пятиэтажных брежневках встречается редко. Мусоропроводы находятся на площадках между этажами.

Площадь лестниц и лестничных площадок в сравнении с хрущевками увеличилась. Появилось место для хранения велосипедов.

В зданиях старого типа балконы есть только в некоторых квартирах. В «новых» брежневках проектировщики предусмотрели наличие балконов и лоджий во всех квартирах выше первого или второго этажа.

Ada Louise Huxtable

была архитектурным критиком и писателем об архитектуре. Хакстебл основала архитектурную и городскую журналистику в Северной Америке и повысила осведомленность общественности о городской среде. Ада Луиза Хакстебл была главным архитектурным обозревателем *New York Times*. Хакстебл была архитектурным критиком *The Wall Street Journal*, должность, которую она занимала с 1997 по 2012 год.

Она написала более десяти книг по архитектуре. Была признана одной из главных сил, стоявших за созданием Комиссии по сохранению достопримечательностей Нью-Йорка в 1965 г.



Soviet Building: Trial, Error... And Triumph

By ADA LOUISE HUXTABLE, New York Times News Service

The 5th anniversary of the Russian Revolution is being celebrated in the Soviet Union with a series of events. In the past 14 years, the Soviet Union has built more than 100 million square feet of new housing, including the construction of the first skyscraper in the Soviet Union, the 14-story, 145-foot-tall Kiyevskaya in Moscow.

The year the first skyscraper was built in the Soviet Union, the first skyscraper in the Soviet Union was built in the Soviet Union.

The year's first new building was built in the Soviet Union, the first skyscraper in the Soviet Union was built in the Soviet Union.

The visitor who comes to see the first skyscraper in the Soviet Union, the first skyscraper in the Soviet Union was built in the Soviet Union.

RUSSIA TODAY: 50 Years of Communism

Half a century finds the self-proclaimed communist state still in the process of building a new society.

One of the main goals of the Soviet government is to build a new society.

Old structures are being demolished, and new ones are being built.

Behind the skyscrapers and the progress of the Soviet Union, the first skyscraper in the Soviet Union was built in the Soviet Union.

On Moscow's skyline, new skyscrapers are being built, and the first skyscraper in the Soviet Union was built in the Soviet Union.

While the skyscrapers are being built, the first skyscraper in the Soviet Union was built in the Soviet Union.

The change in the Soviet Union, the first skyscraper in the Soviet Union was built in the Soviet Union.

Mark behind the first skyscraper in the Soviet Union, the first skyscraper in the Soviet Union was built in the Soviet Union.

While they are being built, the first skyscraper in the Soviet Union was built in the Soviet Union.

To meet its housing shortage, the Soviet Union, the first skyscraper in the Soviet Union was built in the Soviet Union.

A brick is being laid, the first skyscraper in the Soviet Union was built in the Soviet Union.

It is a new, the first skyscraper in the Soviet Union was built in the Soviet Union.

There is one significant exception, the first skyscraper in the Soviet Union was built in the Soviet Union.

It is sometimes hard for the visitor to see the first skyscraper in the Soviet Union, the first skyscraper in the Soviet Union was built in the Soviet Union.

A REVOCAPED for Moscow, the 13-story Council of Mutual Economic Assistance Building, Moscow, under construction.



CONSTRUCTION CRANE

The CONSTRUCTION CRANE is a symbol of activity in the Soviet Union. Here, new apartment buildings are going up in a Moscow suburb. Says one U.S. expert: "The Soviet Union can now produce a four-room apartment for \$3,000 to \$3,500, that would cost \$10,000 in the United States."

Most of housing space was constructed in cities and towns between 1950 and 1960. Of the new houses, 50 to 65 per cent are said to have been industrial plants.

The Soviet suburbs are not like suburbs that are American in style. They are more like the industrial plants of the United States.

By the 1960s, an housing shortage was apparent in the Soviet Union. The government is now trying to solve the problem.

Now, the government is trying to solve the problem. The government is now trying to solve the problem.

There are no wedding cakes in Moscow's new construction. The city, 35 miles from the center of Moscow, is being built.

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That Crazy, Mixed-up Game They Call Golf

By Joe Creason's Kentucky

LATLY I'VE been playing a mixed-up game of what, counting on the fact that I have included the more than 100 million people who play it every year.

It's a game that's a mix of golf and tennis. It's a game that's a mix of golf and tennis.

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- Замена зданий
- Наполеоновской эпохи.
- Новый Классицизм.
- Пригороды захватывают города.
- Нехватки жилья
- преследует Революции.
- Одна из пяти советских Семей вынуждена жить в коммуналке.
- Новые обещания, новые меры

It's time for storm doors and windows

Storm doors and storm windows are an investment that will save enough on your heat bill to pay for the installation in a few years. A Liberty Bank FHA Home Improvement Loan is easy to make, easy to repay. The cost is only 5%. Take up to 5 years to repay. See the Manager of your nearby Branch Bank or contact our Main Office.

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Soviet housing crunch given 14-year deadline

Associated Press

MOSCOW — The Communist Party has pledged to alleviate by the year 2000 the Soviets' chronic housing shortage, Pravda said Thursday.

One of five Soviet families is forced to live in a communal apartment, the party newspaper said. In a resolution adopted April 17, the party's policy-making Central Committee promised to provide separate quarters for "practically every family" by the turn of the century, Pravda reported.

Communist Party leaders have grown impatient with a housing construction system that is troubled by regular delays and shortfalls, the resolution said.

Lack of housing has plagued the country since before the 1917 revolution. The problem intensified in the last two decades when dwellings erected during Josef Stalin's post-World War II building campaign aged and fell into disrepair.

The party has promised several times to tackle the housing shortage. In 1961, Premier Nikita S. Khrushchev pledged that all housing needs would be met by 1980. When the party in October issued its pro-

gram for the future, it contained a similar promise.

The central committee resolution mentions some new measures for increasing and improving housing construction, but it is generally vague on how it intends to solve the problem.

The panel said builders who meet or exceed their construction schedule should be awarded money or citations.

The resolution also encourages everyone to help build dwellings, especially in rural areas. The appeal apparently refers to construction of small homes on state and collective farms and on private gardening plots.

Construction of permanent homes on gardening plots previously was condemned by party officials as incompatible with socialist principles.

Soviets were allowed to build small quarters on their private plots, theoretically to allow the gardeners to spend a night or two on the premises. But people who managed to acquire the necessary building materials often built multi-room dachas, or country homes, that rivaled or exceeded the size of their city apartments.

Another Short Stride

ANOTHER SHORT stride of 104 will be that apartment, the first that Mr. Moser in 23 years will be the only married couple to live in it.

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Heres to Emulate

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Plans to Confer

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The Sun and Moon

THE SUN and moon were seen on the horizon at the same time in the sky over the city of Annapolis.

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Two Planning Factors

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It's time for storm doors and windows

Storm doors and storm windows are an investment that will save enough on your heat bill to pay for the installation in a few years.

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- **Движение по созданию молодёжных жилых комплексов (МЖК) зародилось в СССР в середине 1970-х г. Уже давно существовала потребность в создании жилых домов с обслуживанием, которая и легла в основу распространения в стране МЖК.**

Строительство МЖК осуществляли сами будущие жильцы, которые не имели возможность получить от государства или от предприятия отдельную квартиру, или не желающие годами ждать своей очереди на жилье. Главным отличием от традиционного государственного жилища был принцип создания МЖК, который заключался в непосредственном участии будущих жильцов в процессе проектирования, строительства и эксплуатации своего жилища.

**5 июля 1985 г.
Постановление Совета Министров СССР**

«О дополнительных мерах по строительству МЖК и кооперативных жилых домов для молодёжи»



Soviet housing drab, scarce

Copley News Service

There are some housing headaches in this country — but nothing to compare with the ongoing severe housing pinch and other problems in the Soviet Union.

This becomes clear in a talk with Barry McComie, the head of a major development firm who was part of a U.S. delegation which toured Soviet housing developments recently.

McComie is president of Avco Community Developers, the firm which built the new communities of Rancho Bernardo and Laguna Niguel in Orange County, Calif.

The main target of the visit was the so-called Soviet "new towns."

"It's evident that Russia is still suffering from a severe housing shortage despite major building activity there," McComie said.

He said the Soviet housing built in its new towns isn't attractive and probably would repel most Americans.

The "standard" single-family housing that Americans are accustomed to is almost unknown in the Soviet Union.

People there mostly live in apartment houses, many of which are high-rises and maintenance is poor.

McComie described "contemporary Soviet standards for housing as the mass development of high-rise structures all similar in design and in general of poor construction quality."

The new towns there are made up of concrete constructed high-rise apartments ranging in height from five to 20 stories, he said.

"The outside of the buildings look very sterile," he said. "There's no beauty in them."

About 100 square feet is allowed for each individual living in the apartment. That means a family of three will have 300 square feet.

McComie said normally there was a small kitchen, one bathroom and a couple of other rooms.

The high-rise new towns usually are built near an industrial center to house factory workers.

"Of course, the whole thing is planned by the government," he said. "The industrial base goes in, the housing goes up and the people are assigned to live there.

They pay a percentage of their earnings as rent."

There were more appealing apartment buildings in some communities, he said, but that was probably because they were occupied by high-level scientific types who got better housing because of their positions.

He said Soviet officials who

visited his Rancho Bernardo and Laguna Niguel developments thought planning for the sprawling, mostly single-family residential developments reflected inefficient use of the land.

"But I think they just weren't used to seeing American-type residential development where we have to make it comfortable and attractive to the buyers," he said.

In the Soviet Union there are no private housing developers, he said.

The government does all the building.

Although McComie said he didn't like much of what he saw, he did spot one technique used by the Soviets that could be applied here — their use of computer technology to plan new towns.

"This use makes planning much more sophisticated and scientific," he said. "I think that some of that same technology could be applied here."

But he emphasized that it could only be used for legitimate new towns where a whole new community with residential, commercial and industrial areas are planned.

He said several new towns set up with the aid of the federal government here have failed because of faulty planning.

- ❑ Острая нехватка жилья, несмотря на масштабную строительную деятельность.
- ❑ «Советское жилье, построенное в новых городах, непривлекательно» .
- ❑ Многоквартирные высотные дома с плохим техническим обслуживанием.
- ❑ 9 кв метров пространства на человека.
- ❑ Новые дома строятся рядом с фабриками.
- ❑ Строительством занимается государство, а не частная компания.

using in Russia appears relatively drab when compared to bustling U.S. de-

steyn will
ave city

CINCINNATI (AP) — Jeff Golsteyn, a junior forward from West Allis, Wis., has left the University of Cincinnati to return to Concordia Junior College, now a

four-year institution, athletic department officials say. The 6-foot-8 Golsteyn had been a starter for the Bearcats until midseason, but lost his job to freshman David Duarte.

Уильям Дж. Итон (1930 - 2005) - американский журналист.

- В 1970 году он получил Пулитцеровскую премию за репортаж в *Chicago Daily News* о битве за подтверждение кандидатуры Клементы Хейнсворта.
- В 1980 году он разделил премию Джеральда Леба для крупных газет за свои репортажи об энергетическом кризисе в США .
- С 1984 по 1988 год Итон был руководителем московского бюро *Los Angeles Times* . Он вышел на пенсию в 1994 году, затем стал куратором журналистской программы им . Хьюберта Хамфри в Университете Мэриленда . Он был бывшим президентом Национального пресс-клуба.

4 июля 1991 года ПРИВАТИЗАЦИЯ

«Каждый гражданин имеет право на приобретение в собственность бесплатно, в порядке приватизации, жилого помещения в государственном и муниципальном жилищном фонде социального использования один раз».
Закон РСФСР «О приватизации жилищного фонда в РСФСР»



Без названия. Фотография Сергея Зиновьева. Сыктывкар, 1989 год

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