

*«Как-то серовато...»*

# **Американская пресса**

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## **О советском массовом жилье в 1950-1980-е гг.**

**Иван Сергейчев**

**Дарья Асачукова**

**Дима Светлов**

**Вероника Куницкая**

## ИСТОЧНИКИ :

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-

- **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  
© Мультимедиа-арт-музей

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

- ❑ 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 an American correspondent who spent nine months in the Soviet Union. This is the first of a series.

**Space Is Wasted**  
 London, Oct. 1 UP.—I was out for 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. I 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 believe, does not have to be an exact realization that most of the buildings are poorly constructed. I think that almost the whole construction industry is inefficient and antiquated. You can see this 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 cornerstone shows 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 the dirt. Within a few months it looks 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. 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. **Space Is Wasted** 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 elevator 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**



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**NEW Perfected Power**  
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**EXCLUSIVE "Step-Down" Exclusive Monohilt Brake**  
**EXCLUSIVE Triple-Safe**  
**NEW Dual-Range Hydraulic**

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# Строительство дешевого жилья с отдельными квартирами

**«...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».**

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



Москва строится. Черемушки. Фотография Льва Бородулина. 1954 год

## 4 ноября 1955 года

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



Большая Советская энциклопедия // Collib.net

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 недостатка 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.*

Хрущев



# 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 многоквартирных жилых домов к строительству, с привлечением средств населения, многоквартирных благоустроенных кооперативных жилых домов».



orskukokt.ru



Свердловск. ЖБИ. // pastvu.com



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

## 1 июня 1962 года

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

Брежнев (1906 –  
1982)

Брежневки. 1964 г. - 1985  
г.



# Ada Louise Huxtable







# 1970

Первоначально данная социальная технология зародилась в подмосковном городе Калининград (ныне город [Королёв](#)). Здесь в [1968 году](#) среди молодых учёных (космическая отрасль) появилась группа энтузиастов (Синица С. С., Черваков В. А., Богданов Р. Н.), решивших попробовать построить дома с элементами нового коллективистского быта. Был создан [комсомольско-молодёжный строительный отряд](#) (50 % — молодые учёные, 50 % — рабочая молодёжь) и в [1971 году](#) была вбита первая свая первого в стране МЖК. Опыт МЖК-1 был одобрен VII пленумом [ЦК ВЛКСМ](#) (ноябрь [1980](#)) и XIX съездом [ВЛКСМ](#). Данный МЖК был награждён «[Премией Ленинского Комсомола](#)» (1976).



**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 жильё.**

**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

**Благодаря МЖК оперативное (от 2 до 5 лет) обеспечение полноценным жильём наиболее трудоспособной группы населения (25-35 лет) способствовало сокращению доли непроизводительных затрат на производство, укреплению семей, использованию трудовых ресурсов.**



## 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**



Waiting for an apartment can take years, despite efforts that have added 50 million dwellings since the early 1960s.

## Soviet housing shortage leads to underground

**BY WILLIAM LATON**  
**AP/WIDEWORLD**  
 MOSCOW — It is a 22-story, 100,000-sq-ft building, one of the 100,000 that have been built since the early 1960s. It is a typical example of the Soviet housing program that has added 50 million dwellings since the early 1960s. It was built in a hurry, and it is a typical example of the Soviet housing program that has added 50 million dwellings since the early 1960s. It was built in a hurry, and it is a typical example of the Soviet housing program that has added 50 million dwellings since the early 1960s.

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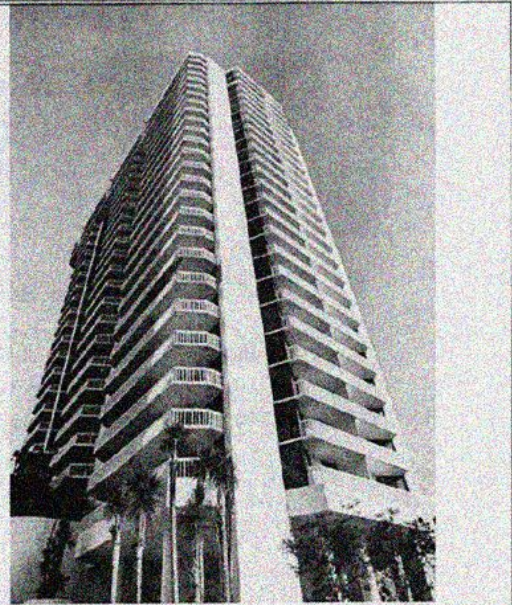
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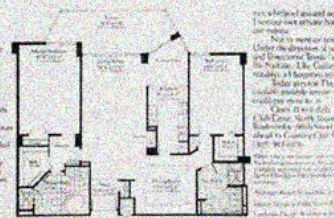
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- Иногда из-за нехватки жилья разведённая пара вынуждена продолжить совместное проживание.
- Улучшенные Хрущевские дома на окраине.

Eaton W. J. Soviet housing shortage leads to underground // The Miami Herald. 1984. 2 December. P. 23.



**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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