

LEATHER FACTORY "DJUKA DINIC" IN NIS – POSSIBILITY OF REVITALIYATION

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Summary: *After the final liberation from the Turks, South Serbia with Nis as its center, slowly begins to grow, while at the beginning of the twentieth century is rapidly rebuilding and approaching economically towards more developed north. Oriental appearance of the city is changing along with the economy, in addition to trade and craftsmanship, industrial production is introduced. During this period wealthy businessmen who invest in the construction of new production facilities are standing out, when Leather Factory of Nis commercial bank is being assembled, later as the factory for leather manufacture "Djuka Dinic". Through historical analysis of establishment of the Factory, urbanistic display within a century, this work will present architectural object as the part of industrial heritage. Also, it will consider the possibility of renewal through a new feature, because with its change of owners, abandoning the production and lack of investment in maintenance, the building lost its importance but retained part of the original beauty and visual authenticity.*

Keywords: *Factory for leather manufacture "Djuka Dinic", architectural heritage, industrial heritage, architectural analysis, reconstruction, revitalisation*

1. INTRODUCTION

During the great expansion of mechanical industries in England, which spread rapidly to northern Europe and even in America, while "erlin giant of electronic industry AEG" [2] (General electric company) hired Peter Berens as artistic advisor and designer to "certain advanced technical structure transform into monumental architecture" [2], Serbia was still to develop and become economically stronger. For a German

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finance investor Karl Bensajt industrial buildings are not only places of production where a lot of people resident and work, but, according to words of architect Walter Gropius, who redesigned the shoe factory Fargus, whose above mentioned magnant was the owner, must be designed in order to "will of art erases seemingly insurmountable obstacles in every material there is artistic potential laying" [2]. In Pancevo, which was located on the territory of the Austro-Hungarian Empire in 1722 year, was built the first industrial premise in the Balkans, founded by Abraham Kepis, and 125 years later became the property of Ignacio Waifert [4], which still represents, in its monumentality, an architectural model. Small, modestly built manufacturing workshops in southern Serbia, such as leather factory of Nis commercial bank, after the liberation from the Turks grow into larger, and after the World War II get confiscated and industrialized to giant companies, setters of the economy in a ravaged country.

Although the existing Law on Cultural Property through importance of "the development of society, culture, tech and science" and "socio-economic development ... in a certain period" evaluates the importance of individual immovable cultural properties, industrial heritage within is not recognized as special segment [9]. However, in 2007, signing of the Protocol on the partnership cooperation between the integral protection of industrial heritage is of historical, technical, social, architectural and scientific importance on the territory of Republic of Serbia, created the initial conditions that the signatories, especially the Ministry of Culture, the Republic Institute for Protection of Monuments of culture - Belgrade, regional offices responsible for the protection of cultural heritage, and the Museum of Science and Technology, with joint work and individual efforts contribute to the protection, promotion and popularization of scientific technical immovable and movable cultural property [14]. Of course, we should not forget that in addition to the established immovable cultural property protected by the provisions of the Act, the total fund of industrial heritage makes numerous architectural works, such as the aforementioned Leather Factory of Nis commercial bank, whose importance to the local community is not negligible.

2. HISTORICAL DEVELOPMENT

The first part of the Leather factory, of Nis commercial bank, established in 1910. as a limited company, when with its two steam engines and 18 different machines for leather manufacture, was considered as the best arranged and most modern of its kind in the Balkans. During World War I it manufactured soldier shoes for the Serbian army, and during the Second World War produced for the needs of occupying forces. The second part of the factory was established in 1914. as Leather factory "Balkan", which after the Second World War in 1949. merged with the Leather factory "Arsen Balkanski". Given a new name " Djuka Dinic" – factory for leather and rubber products. Both factories that have brought new one were confiscated by the state. Last change of "Djuka Dinic" was in 1953., with the separation of rubber enterprise - Rubber products industry " Vulkan"

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while in 1979. the production moves to a new location in which property remains one part of the separate premises, the object known as building "Stari Vuklan" [5]. Within industrial complex "Djuka Dinic" during the seventies of the twentieth century were built new facilities and production capacities expand.

In the only comprehensive monograph of cultural property on the territory of Nis "Monuments of Nis" by author B . Andrejevic, better known as facility "Stari Vuklan" is presented as part of the complex of Leather company "Djuka Dinic". Facilities under that name within the factory grounds were never identified as cultural property nor registered as an industrial heritage that needs to be preserved and protected [1].

3. LEATHER FACTORY THROUGH PLANNING REGULATIONS

The first master plan that will set the guidelines for organizing, once oriental city of Nis, is Winter's "Project for the regulation of the town of Nis" dates from 1878., was released a month after Serbian army troops entered the city. The largest part of Winter's ideas will be, in urban regulatory terms, realized within the limits of the observed spatial interventions [5] .

When it comes to the factory itself, the choice of its positioning was largely dependent merely on technical factors. As technological process of production beginning with raw leather to final product requires a large amount of water, a logical choice of location was imposed for the construction nearby river Nisava, near its southern coast, on the outskirts of undeveloped city, outside the outer trench. There are no stored data on how and in what way did the Nis commercial bank provide the land for the construction of the factory, but it is known that the first leather factory with all the necessary facilities was charted into "General Regulation Plan " by M. J. Andonovic in 1925. [5] .

General master plan of the City of Niš dating from 2010-2025, which establishes a long-term guidelines and urban planning standards, solutions for construction as well as reconstruction of the facilities, the purpose of the factory area and the surrounding area is industrial production .

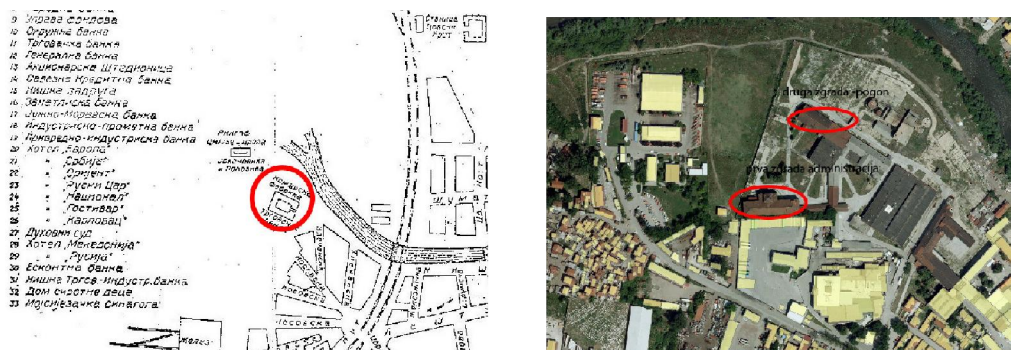


Figure 1 a) master plan for in 1925. indicating the object, b) current image of the parcel, (taken jan.2014. from: www.geosrbija.rs)

4. ARCHITECTURAL FEATURES OF THE COMPLEX

Data on how once used to look like buildings of the factories destroyed during World War II are very few, so there is no present technical documentation on them, neither does on those facilities that have resisted the lapse of time. What is well known is that the buildings that made up the ground floor, one floor and attic were of brick, plastered on the outside. By construction, the basis of the factory complex was shaped like Cyrillic letter „П“. Two to today preserved buildings, of rectangular base area over 1,000 m², are characterized by facades with large windows arranged uniformly. And it is the logic of the architectural design of these buildings, designed in a manner typical for the beginning of the 20th century, can be recognized in the writings of Le Corbusier who, in his article "On the surfaces" writes : "... architecture is the house, a temple or a factory. Area of the temple or the factory is usually riddled wall with windows and doors, these openings are often form destroyer, they need to be made into elements that stand the form" [2] .



Figure 3 .North facade of the building (taken jan.2014. from maps.google.com)

5. SIGNIFICANCE AND POSSIBILITY OF FACTORY COMPLEX REVITALIZATION

The importance of industrial heritage, as an important carrier of social, historical, technological and historical values is evident, especially because until recently an important aspect of the identity of the city of Nis was based on mass production. Nowadays, when city itself experienced an economic decline, followed by collapsing of numerous manufacturing centers, the culture has been recognized as a factor in local economic development.

Unlike the buildings of "Starog Vulkana", which was in 1987. set for a cultural monument, complex of former Leather factory of Nis commercial bank, that is Leather Factory "Djuka Dinic", is not adequately protected and architecturally valorized. Due to its historical and architectural significance, and the fact that in the immediate vicinity of once active factory is densely populated district and the administrative part of the urban core of the city, it is possible to question the validity of the decision entrenched Master

Plan of the City of Nis 2010-2025. that in this region continues to place production activity. Namely, in this important document beforementioned industrial buildings were not recorded as part of the architectural heritage that requires additional conditions of protection which may affect their planned or uncontrolled destruction. In addition there is a risk imposed by the fact that, after several unsuccessful privatization processes, the final sale of the bankruptcy estate, land over 5 hectares and facilities that have not been registered in the Real estate Cadastre, occurred on 2008th [13]. As the form of ownership has transformed, a preserved part of the complex transferred to private ownership of legal persons [13], the legal representative of the buildings that have not been declared as a cultural heritage, it is not obliged to comply with the Law on Cultural Property and materially preserve the architectural value of industrial heritage .

Leather Factory "Djuka Dinic" as a symbol of former progress is significant testimony of local history and a part of the city and civic identity. Today derelict and inaccessible, typical scar in the urban fabric, this building has the potential of public space, open and accessible to visitors, which may become one of the modern options for the cultural development of city of Nis.

There are many examples around the world of industrial buildings usage with the aim to promote cultural values, which can be applied to the architectural heritage of Nis. Of course, creative approach to the revitalization of abandoned industrial complex requires the initiative of the local community towards ending the destruction and neglect of these buildings. In return, there are numerous possibilities for their repurposing, depending on the needs of the community, location and architectural features of the buildings. Recover process driven by the culture in this case would not exclude forming of space for alternative and artistic activities for creative individuals and groups, such as studio and exhibition space, much needed in Nis. Also, establishing of museum contents, space intended for presentations and creative workshops, factory complex could be included in the list of tourist attractions which would support local economic development. It should be noted that, when it comes to the former leather factory, cultural revitalization and greening of the complex to influence change in the environmental image of the former polluters, and thus potentially revive the whole neighborhood.

6. CONCLUSION

.... "Any future will one day become the present. Each present will be history in the future"[3]. Declaring the complex of the Leather factory "Djuka Dinic" as immovable cultural property, it would preserve one of the few testimonies of public architecture from the beginning of early twentieth century, a significant example of the historical beginnings of industrial production after the liberating Serbia from the Turks, outstanding aesthetic, cultural and visual values. Although the Institute for Protection of Cultural Monuments in the city of Nis, in accordance with the Law on Cultural Heritage, should refer an initiative for technical documentating, recording, assessment of the situation and a proposal to protect the building, its revitalization should be long-term and strategically designed process in which team work of all factors will be cooperating in chain of decision-making.

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ФАБРИКА КОЖЕ ”БУКА ДИНИЋ” У НИШУ – МОГУЋНОСТИ РЕВИТАЛИЗАЦИЈЕ

Резиме: Након коначног ослобођења од Турака, југ Србије са Нишем као центром, полако почиње да се развија, док се почетком двадесетог века убрзано изграђује и економски приближава развијенијем северу. Оријентални изглед града се мења као и привреда, поред трговине и занатства, уводи се индустријска производња. У том периоду издвајају се имућнији привредници који улажу у изградњу нових објеката за производњу, када настаје и Фабрика коже Нишке трговинске банке, касније Фабрика за прераду коже „Бука Динић”. Кроз историјску анализу настанка Фабрике, урбанистички приказ током једног века, у овом раду биће приказан архитектонски објекат као део индустријског наслеђа. Такође, разматриће се и могућност обнове кроз нову функцију, јер је мењањем власника, напуштањем производње и неулагањем у одржавање, зграда изгубила на значају али сачувала део првобитне лепоте и визуелне аутентичности.

Кључне речи: Фабрика за прераду коже „Бука Динић”, градитељска баштина, индустријско наслеђе, архитектонска анализа, обнова, ревитализација