

GOOD CONSERVATION AND RESTAURATION PRACTICE FICHE

Composed by working party of: Docomomo Serbia

0. Name of building/ group of buildings/ urban scheme/ landscape/ garden & picture of before and after

Before conservation/ restauration	After conservation/ restauration
	

Depicted item: Zorka's (chemical industry) high-rise in Šabac with Vinaver's square in front of it
Sources: Milena Zindović, Đorđe Đerić
Dates: August 2019, March 2020

- **Other images or documents**



Zorka's high-rise a few years after its construction (Photo: National Museum Šabac)



Zorka's high-rise during construction (Photo: National Museum Šabac)

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Visualization of the facade for the purpose of energy efficiency improvement (Municipality of Šabac)

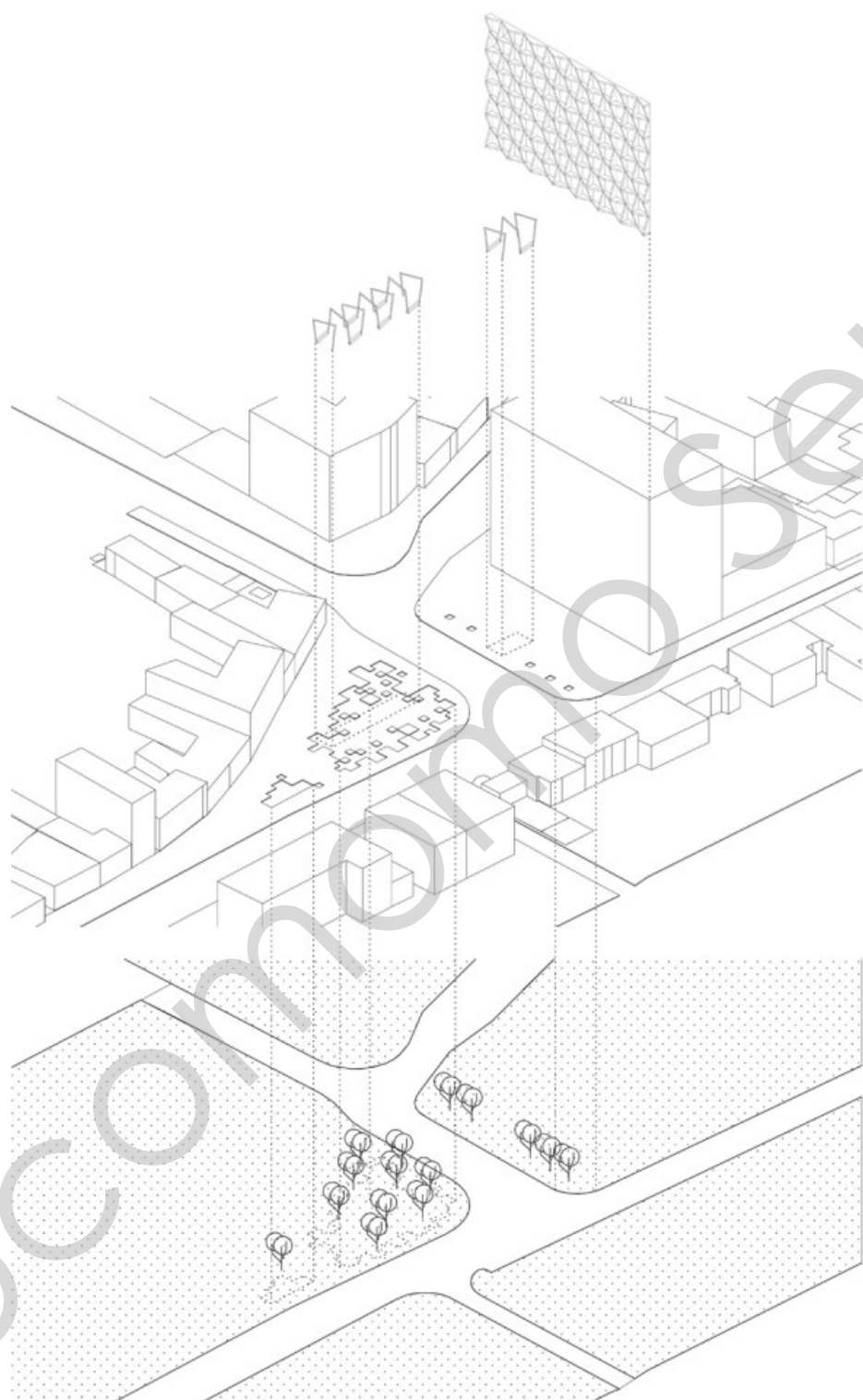


3D model of the reconstruction

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Axonometric diagram of the reconstruction

- Data for identification

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current name: Zorka's tower/high-rise on the Vinaver's square
former/original/variant name: Zorka's tower/high-rise and Small Market
address/ number(s) and name(s) of street(s): Pop Lukina 2
town: Sabac
province/ state: Mačva Region, Republic of Serbia
post code: 15000
country: Republic of Serbia
geographic GPS coordinates: 44°45'12.4"N 19°41'58.7"E
current typology: URB, RES
former/original/variant typology: RES

comments on typology: the public space in front of the residential tower, originally, has not been integrated in the urban design of the residential tower. In time, it was used as a parking lot, overcrowded with cars, with scarce greenery. A part of the present-day square was a road, hence the traffic of the area had to be planned differently during the reconstruction.

- **Status of protection**

protected by: not protected, record only

grade: -

date: -

valid for: -

remarks: the building and the square are not protected as cultural heritage but are registered as valuable and are protected as authored work.

- **Accessibility**

opening hours/ viewing arrangements.

The square is accessible 24 hours a day, while the high-rise is residential building, visits could be arranged only upon agreement with the residents' council or private persons residing in the building.

1. History of building(s)

- **Chronology**

Commission/ competition date: 1960

design period (s): 1960

start of site work: 1960

completion/inauguration: 1961

- **Summary of important changes after completion**

type of change: besides the basic maintenance and the repainting of the facade, no changes were made since construction

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date(s): -
circumstances/reasons for change: -
effect of changes: -
persons/organizations involved: -

2. Summary of restoration

- **Summary of important changes after restoration**

type of change: energy efficiency improvement of the residential building, reconstruction of the public space - square

date(s): October 2019 – March 2020

circumstances/reasons for change: thermal losses of the building and a need to improve the quality of life of the residents of the building and the citizens of Šabac.

effect of changes: energy efficiency of the building improved, quality of the public space in front of the building reconstructed and improved by repurposing the road and relocating the motor vehicles' traffic and parking.

persons/organisations involved: JKP Toplana Šabac (Public Company Heating Plant Šabac) – energy efficiency improvement; Milena Zindović, architect, Katarina Dubljanin, architect – reconstruction of the square.

- **Current use**

of whole building/site: original use of the residential building remains; the public space is now accessible only to pedestrians

of principal components (if applicable): -

comments: the public space was originally not purposed as an integral public space adjacent to the residential building. The reconstruction was done by repaving the area, planting new greenery in addition to the already existing, and putting up benches and pergolas in the public space. The facade of the Zorka's tower is embellished by the red panels, to match the pergola.

3. Evaluation of restoration/conservation

Give the scientific reasons for selection for Docomomo documentation.

Intrinsic value

- **Technical evaluation:**

The building is of no special technical value since the materials and technologies applied (reinforced concrete and brick) were well known and extensively used by the construction companies in Serbia and Yugoslavia. However, the tower, which is eight stories high was the first high-rise built in Šabac, hence becoming the threshold of the development of local construction sector as well as the urban planning of the city, which led to more complex developments to be realized in the decades to come and for the city to grow in height. The reconstruction and the change has been done on a very limited area of the facade, enhancing the thermal properties and the visual features of the building, but in general the technical solutions applied are in use for at least two decades now all over the world,

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and in case of Serbia, it is a low-cost way of restoring the emblematic modernist buildings that do not have enough intrinsic value to become a designated cultural property, but nevertheless have a certain significance for the local community.

- **Social evaluation:**

Zorka Šabac was a chemical industry, one of the largest in former Yugoslavia, which had around 10000 employees at its peak years. The factory was well known for its workers' wellbeing, especially the fact that it had invested into construction of around 2500 housing units in Šabac for its employees, most emblematic being Zorka's tower, Trkalište housing estate (<http://www.docomomo-serbia.org/atlas/stambeno-naselje-trkaliste/>) and Benska Bara housing estate (<http://www.docomomo-serbia.org/atlas/stambeno-naselje-benska-bara/>), as well as the workers' colonies and loans for private houses, but also many of the urban amenities that the city of Šabac had needed. This was not uncommon practice, as within the workers' self-management the municipal investments were often intertwined with the economic capacities of a certain municipality: factories, combines, companies. The employees of these enterprises were often voting for investments of their company's profit into the municipal (communal) infrastructures as they considered this to be a common benefit of the local community and the entire society. Zorka Šabac was a very profitable company in a very profitable branch of industry (producing and also exporting artificial fertilizers, Copper(II) sulfate/blue vitriol, tin, ceramics, etc) that had continuously invested into its own development, becoming one of the largest industrial construction sites in this part of Europe, but also invested into the city's infrastructure and acted as a sponsor for various cultural and sports manifestations of the Šabac region, as well as a major sponsor of the pupils' and students' scholarships. Zorka's tower, being the first of those larger investments of Zorka enterprise in the city, became a symbol and an urban memento of that era in the city's development. The reconstruction has helped reimagine this building and its immediate surroundings and contribute to its new urban identity.

- **Cultural and aesthetic evaluation:**

The reconstruction of the tower and its accompanying public space is done using simple, yet effective techniques, and it had improved the quality of space without diminishing the previously existing qualities and the identity of the building and the urban space of the *modernism of use value*. Furthermore, given the fact that this project was done in a very important but smaller urban centers in Serbia, the city of Šabac, which has not been the usual places of the high end architectural production, it might encourage smaller local communities to embrace and preserve their modernist heritage, which is abundant but still ill accepted and often devastated in Serbia.

4. Documentation

- **Archives/written records/correspondence etc: (state location/ address) National museum Šabac, Masarikova 13, Šabac 15000**
- **Principal publications (in chronological order): journals of the workers' collective of Zorka Šabac, Glas Podrinja newspaper**
- **Visual material (state location/ address): National museum Šabac, Masarikova 13, Šabac 15000**

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original visual records/drawings/photographs/others: National Museum Šabac

Post restoration photographs and survey drawings: Milena Zindović, Đorđe Đerić

film/video/other sources:

<http://www.mzstudio.rs/en/portfolio/vinaver-square-in-sabac/>

<http://arhitekton.net/ideja-trgova-i-stanislaw-vinaver-kao-inspiracija/>

- **List documents included in supplementary dossier**

Case Study: City of Sabac (Serbia). Financing energy efficiency improvement of multi-family buildings in Šabac

Fiche report

rapporteur: Jelica Jovanović

date of report: 27.08.2020.

Examination by DOCOMOMO national/regional section

approval by working party co-ordinator/registers correspondent (name): Vladana Putnik Prica

sign and date: 28.08.2020.

examination by DOCOMOMO ISC/R

type of ISC Registers/Urbanism/Landscape/Gardens:

name of ISC member in charge of the evaluation:

comment(s):

ISC approval:

Sign and date:

Working party/ID n°:

date:

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