

3 | VINOHRADY – FROM VINEYARDS TO AN ATTRACTIVE INNER-CITY AREA

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The political village of Vinohrady was founded in 1849. It included the now divided Vinohrady and Žižkov and was created by 68 solitudes and homesteads of the Viniční hory with 169 inhabitants. The ban on building houses within 600 yards from the Prague fortification (the so-called demolition reversal), valid until 1875, meant that in the area of Vinohrady there were mainly fields and large gardens with country homesteads and summer houses (Státníková, 2012). The nearest continuous development was located on the territory of the settlement of Wolšany (Hrůza, 1989). The first significant building boom in Vinohrady came with the decision to demolish the fortification. In the 1870s, the Vinohrady became an independent town. The reasons why Vinohrady did not join the capital as soon as possible were mainly economic and political. This included concerns about a higher tax burden since low apartment taxes in Vinohrady reduced the construction price of houses by 40 percent compared to Prague. Furthermore, builders and members of Vinohrady's saving bank, who were involved in apartment construction, were representatives in the municipality, which delayed the connection of Vinohrady with Prague for a long time (Platovská et al., 2011; Státníková, 2012). Královské Vinohrady remained an independent municipality until the establishment of Greater Prague, and in 1922 it became the XII. Prague city district. At the end of the 19th century, Vinohrady, with 35,000 inhabitants, was one of the largest Czech towns (Horčáková, Semotanová, Chodějovská, 2010). Originally a recreational and agricultural hinterland of Prague, it has been transformed into a residential suburb with street lighting and cobbled streets.

As the territory's population has grown, so have the needs of its citizens. Basic civic amenities and buildings for commercial, cultural and entertainment purposes are still being built in Vinohrady. Meanwhile, the administrative function is still represented by the town hall on the corner of náměstí Míru and Jugoslávská street, built in 1878. Another important building is the Na Smetance neo-Renaissance school, which is only a decade younger. Tyl Square was an important market centre for many decades, with other markets held at Jiřího z Poděbrad Square, Legerova Street and Seidl Field, a vacant plot next to today's Vinohrady Market built in 1903 to provide traders and shoppers modern facilities and greater comfort. Cultural buildings included temporary theatre arenas built in the second half of the 19th century, as well as the new German theatre (now the State Opera), the National House and the Vinohrady Theatre built on the former Eichman Garden in the first decade of the 20th century (Figure 3.1).

Among the buildings from the first half of the 20th century that further shaped the character of Vinohrady, are, for example, the functionalist house of the Jednoty čsl. soukromých úředníků at the Francouzská street, the houses of Czech Radio, the Vinohradská Sokolovna, or the now demolished Transgas. Since the 1990s, several residential condominiums have been built in Vinohrady, along with houses in the immediate vicinity of Žižkov above the Main Railway Station and residential buildings around the Vondračka homestead, residential areas in Zvonařka and the former Vinohrady brewery and confectionery factory. The newest administrative complexes include buildings on Bělehradská, Nad Muzeem, Hradecká Street, Benešovská and the Crystal high-rise building.

Although we consider Vinohrady primarily to be a residential suburb, over the years several important transport buildings and factories have been built on the territory. Most notable is the Main Railway Station located outside the Prague fortification on the territory of the Vinohrady cadastre, the construction of which began in 1869 together with the construction of the Vinohrady tunnels leading under today's Londýnská Street. Significant Vinohrady constructions also included the Vinohrady Brewery, Maršner's confectionery factory, Antonín Chmel's ham and sausage factory in Zvonařka, Emanuel Maceška's sausage factory and the Frič brothers' plant for fine mechanics and geodetic instruments (Platovská et al., 2011).



Figure 3.1: View of náměstí Míru (Peace Square) with the preserved Eichman Garden - around 1900.

Source: Státníková (2012).

Unlike neighbouring Žižkov, Vinohrady is situated on a finely modelled relief with a slight incline and sufficient sunlight. It consists of a regular street network with radially diverging main streets (Hrůza, 1989). The directions of the original roads starting from the New Town gates, together with the network of former alleys, are still preserved in the layout of today's Vinohrady streets (Horčáková, Semotanová, Chodějovská, 2010). Many apartments in Vinohrady are surrounded by large green areas, including the remains of former gardens. For example, in the northern part of the territory, there is Riegrovy sady, which was built between

1904 and 1908 on the former Kanálka Garden and neighbouring homesteads. Havlíčkovy sady was built from 1871 to 1888 and includes the three-storey Gröbe villa. Folimanka park was built after the completion of the construction of the Nuselský bridge. Smaller green areas include Bezručovy sady, Bratří Čapků sets and Svatopluk Čech sets. Dominant buildings in Vinohrady include the neo-Gothic church of St. Ludmila in náměstí Míru and Plečnik's Church of the Sacred Heart of the Lord on Jiřího z Poděbrad square, built in the 1920s.

Information on the history of Vinohrady can be drawn from books about the city district of Prague 2 (Augusta, 1996). An overview of the former form of the Prague suburbs is provided in a rich photographic appendix in a book from the Museum of the Capital City of Prague (Státníková, 2012). A lot of interesting information can be found in historical atlas of cities in the Czech Republic (Horčáková, Semotanová, Chodějovská, 2010). The characteristics of Vinohrady are described in geographical guides by geographers from Charles University: Jiří Král (1946) and Ctibor Votrubec (1965). The construction and architectural development of the cadastre is described by Hrůza (1989) or Platovská et al. (2011). The development of the social and physical structure of the district in recent years is described by Sýkora (1996; 2001).

Development of the number of inhabitants, houses and apartments

The development of Vinohrady's population was influenced mainly by the demolition of the Prague fortification and the promotion of Vinohrady to a city. Before the demolition of the fortification, Vinohrady had the character of a rural area, on the territory of which there were numerous farmsteads with extensive gardens, fields and vineyards. Even in 1850, the population of Vinohrady did not exceed 250 (Král, 1946). Twenty years later, less than 1,300 people lived in Vinohrady. With the demolition of the fortification, population growth accelerated. Ten years later, the population had multiplied by 10, and in 1880 almost 15,000 people lived in Vinohrady. The sharp increase in population continued until 1910. Over the years, Vinohrady was transformed from a rural location with a predominantly agricultural and recreational function into an attractive Prague suburb. Unlike Žižkov, it was home to officials, artists and entrepreneurs (i.e. mainly residents with higher social status). After 1910, the growth of the population slowed down, reaching its peak in 1960, when over 100,000 people lived in Vinohrady. Table 3.1 captures the settlement structure and shows the number of houses and inhabitants in individual parts of Vinohrady. The data are based on the 1930 population census.

Under socialism, like many central localities in Prague, Vinohrady went through a physical decline. Along with the nationalisation of small shops, crafts, restaurants and services, which were for a long time part of the living business mushroom of Vinohrady, there were changes in the housing stock. Based on political decisions, there was a redistribution of inherited housing space, division of large housing units and nationalisation of tenement houses (Musil, 2001). However, even this did not prevent the decline in population that had been taking place in Vinohrady since the 1960s. Despite these significant changes, Vinohrady still retained

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a higher social status and was perceived as a prestigious address even under socialism (Ouředníček, 2020).

Settlement	Character	Number of houses	Population
Královské Vinohrady	district	2 184	95 359
colony, cluster of temporary dwellings	colony, cluster of temporary dwellings	29	123
Folimanka	individual house	1	15
Královské Vinohrady – total	district	2 214	95 497

Table 3.1: Settlements forming the cadastral territory of Vinohrady (Census 1930).

Source: Statistical Lexicon (1934).

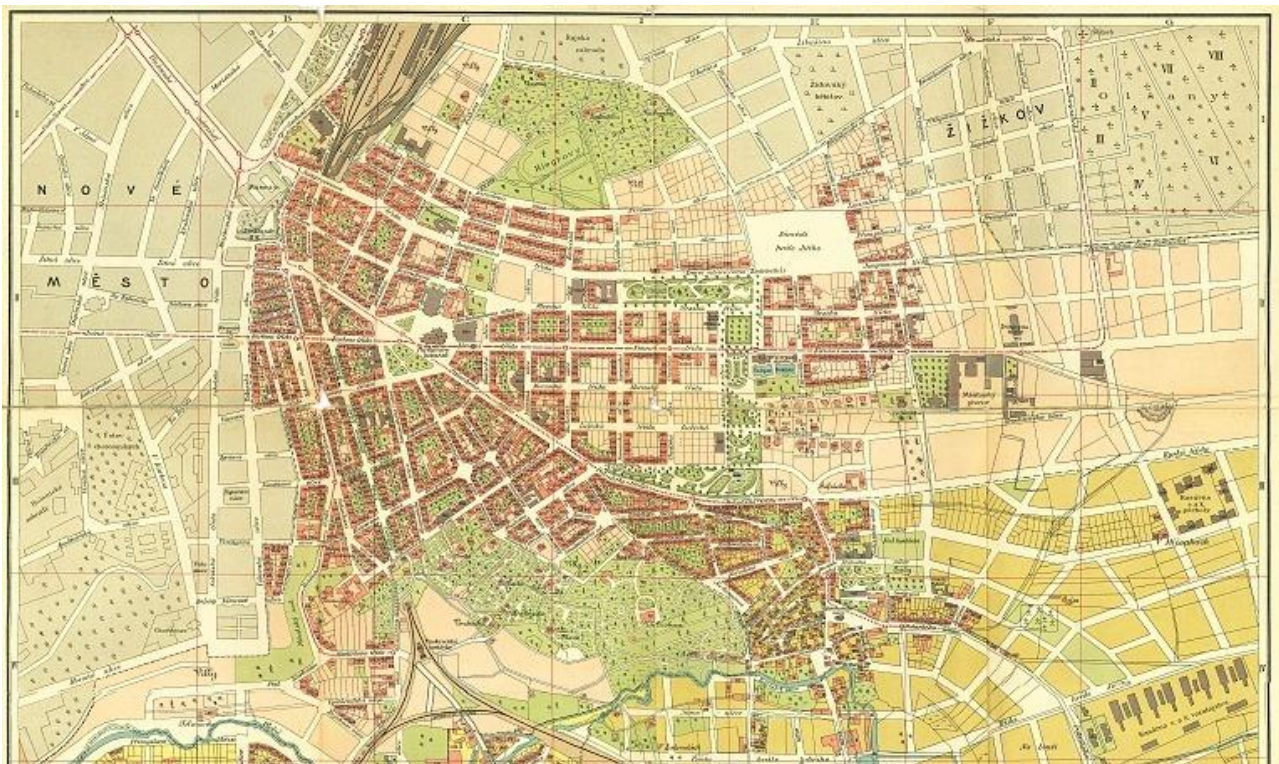


Figure 3.2: Orientation plan of the towns of Vinohrady, Nusle and Vršovice (1905).

Source: Praha na starých mapách (FB).

Following its decline during socialism, Vinohrady has been physically restored since the 1990s. Thanks to the restitution process, a significant part of the housing stock has been returned to the original owners. For example, in the Londýnská urban district, 67 percent of

houses were restored to their owners and 2.8 percent of houses were privatised (Sýkora, 1996). Gradually, residential buildings are being reconstructed, and part of the housing stock is being transformed into office space or accommodation facilities. In Vinohrady, as in one of the first localities in Prague, we find signs of a gentrification process. In localities where there are newly reconstructed tenement houses intended primarily for foreign clients, there is a gradual change in the social composition of the local population. The original inhabitants are being replaced by those with stronger incomes, and in addition to foreign workers of international companies, the locality is also becoming attractive for well-situated Czech households (Sýkora, 2001). At present, over 50,000 inhabitants live in the territory of Vinohrady.

The development of the population is closely linked to the number of houses and flats in the locality. A year after Vinohrady was promoted to a town (1879), there were already over 3,500 houses there. According to Horčáková, Semotanová and Chodějovská (2010) and Král (1946), Vinohrady was already fully built in the 1930s. As the graph of the development of the number of houses and the main map shows, the number of houses reached its maximum in the 1970s. Since then the number of houses together with the number of registered flats has been declining. Apartment buildings predominate in the Vinohrady residential area. While the oldest apartment buildings were rather short, newer apartment buildings grew higher (Horčáková, Semotanová, Chodějovská, 2010). The oldest apartment buildings (from before 1880) can be found in the northwest and southwest of náměstí Míru and along Francouzská Street, near Jana Masaryka and Máchova Streets (Semotanová, Havelková, 2010). This early construction period was characterised by blocks of flats with richly decorated Neo-Renaissance facades. However, the overall housing standard was still low, with the so-called barracks-type apartments being entered via a courtyard balcony into the kitchen and having a room facing the street. Dry toilets were located on the courtyard balconies and regular hygiene was still performed mainly in the city spa (Platovská et al., 2011).

The newer apartment buildings from the period between 1881 and 1890 are located south of náměstí Míru, along Belgická and Americká streets; between Slezská and Francouzská streets; and in the vicinity of Jiřího z Poděbrad square. The response to the growing demands for quality housing in the expanding middle-class was the emergence of the so-called Vinohrady' třítrakt (Figure 3.3), for which two flats on the one floor with a complete bathroom are typical (Platovská et al., 2011). Over the years, the richly decorated apartment buildings in the Neo-Baroque and Art Nouveau style were followed by modern houses from the early 20th century, such as the houses built on vacant plots next to the Vinohrady Market (Orbis, Fireman's a Maceška's houses and house of Agrarian enlightenment). Towards the end of World War II, the territory of Vinohrady was severely hit by an American air raid. During the bombing, 1,037 houses were slightly damaged, 100 houses were severely damaged, and 21 houses were destroyed (Rajlich, 2015).

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In Vinohrady we can also find an example of the so-called garden city, which consists of both villas in spacious gardens and garden apartment buildings (Král, 1946). The construction of this locality occurred around the turn of the 19th and 20th centuries, continuing into the 1920s and 1930s (Horčáková, Semotanová, Chodějovská, 2010). The garden city residential development is located between Korunní/Šrobárova and Ruská streets. It is bordered by the Royal Vinohrady University Hospital in the east and by Bezručovy sady and the Čapek brothers' orchards in the west.

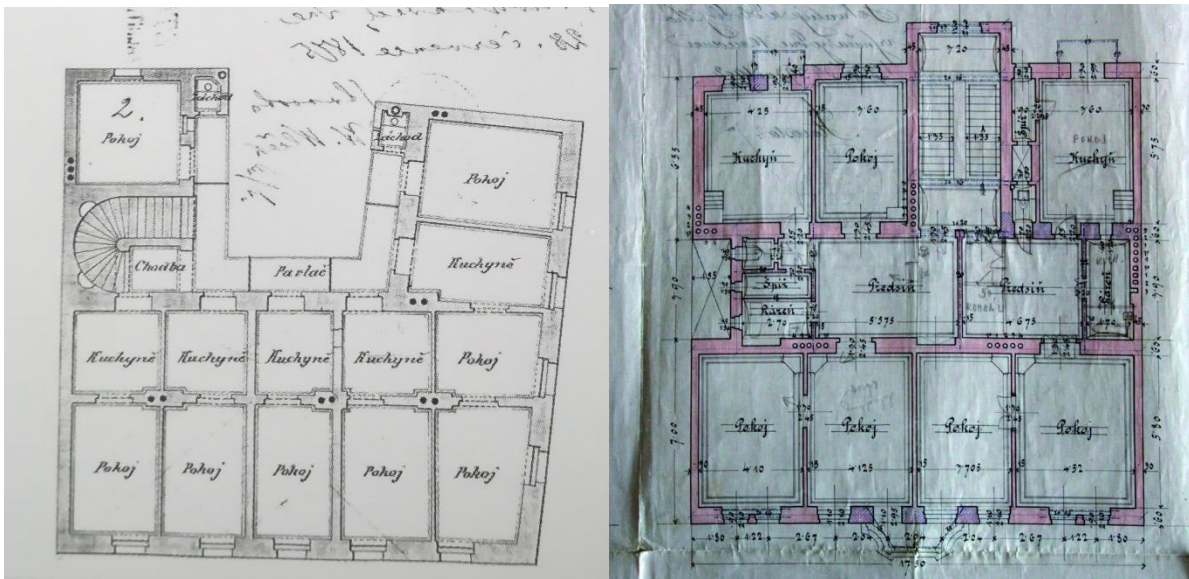


Figure 3.3: Apartments of the so-called barracks type and Vinohrady's třítrakt with two apartments on the floor.

Source: Platovská et al. (2011) and Encyclopaedia Prague 2 (2020).

Development of the social environment and age structure

In 1869, Vinohrady had a very young age structure, as shown in the age pyramid, which narrows from the base to the top. There was also a significant disproportion in the ratio of both sexes between 16 and 35 years. This disparity was due to the departure of the male population to the army and their intentional non-registration in the place of the original residence. The same gender disparity was evident in the years that followed. Apart from the lack of a male population serving military service, which was not included in the census, the disparity was also exacerbated by the presence of female servants at a young age. Over the years, the base of the age pyramid narrowed, so in 1890 and 1900, children under the age of 5 were no longer the most strongly represented age group. Instead, people between the ages of 16 and 35, especially from the female population, were the most strongly represented. Although the age pyramid developed for 1921 is divided into different age intervals, we assume that even in this period the group of young people aged 20 to 24 remained the most

represented. Later pyramids show a significant change in the age structure of the Vinohrady population. At the beginning of the 1990s, middle-aged people were more significantly represented; a higher share of the total population was also achieved by older people, especially women aged 75 and over. Children under the age of ten and people of pre-retirement age were the least represented in the population. The representation of individual age categories in the population was, in contrast to other age pyramids, almost homogeneous without significant notches. Thirty years later, the population is dominated by young and middle-aged people, but there is also a further weakening of the child population; in contrast to 1991, the relative proportion of seniors has also decreased. The latest available data from 2019 show, compared to 2011, a slight increase in the share of the child population and a halt to the decline in the relative representation of seniors. Based on the development of the age index, we can state that the aging process, which culminated in Vinohrady at the beginning of the new millennium, is weakening today. While in 2001 there were 100 children per 177 seniors aged 65 and over, in 2019 there were only 128 seniors per 100 children.

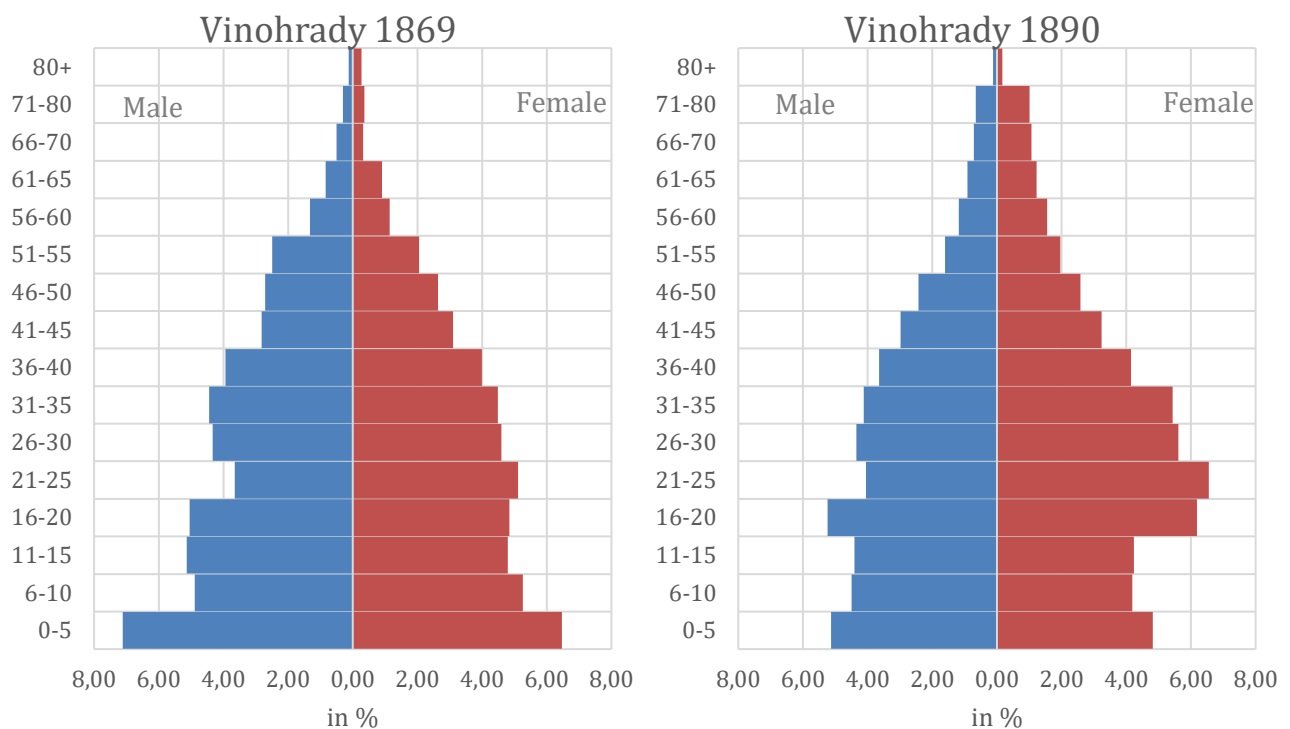


Figure 3.4: Age pyramids for 1869 and 1890.

Source: 1900 Census.

In this case, Vinohrady is not divided into urban districts (these were created in the 1970s), but into 12 census districts. In each of the 12 districts, it is possible to analyse the composition of the population according to occupational structure. The workers' profession was most significantly represented in the peripheral southern Vinohrady districts III, VI, VII, XII.

Officials, on the other hand, had a higher representation in the northern part of Vinohrady in districts V, IX, X and XI in the vicinity of today's Italská, Vinohradská, Korunní and Slezská streets. Businessmen (trades, industry, trade or crafts) predominated around Anglická Street. In less residential areas in districts III, VII, XII, among other professions, attendants had higher representation. The highest average amount of rent was reached by most districts adjacent to the New Town and in the vicinity of náměstí Míru (near today's Bělehradská street, Moravská, Slezská). Lower rents in the area of VII, X, XII could also be influenced by the higher level of vacancy of this area in 1900.

At the beginning of the 20th century, the Jewish and German communities were significantly represented in Vinohrady. In 1921, less than 7,000 people professing the Israeli religion lived there (Boháč, 1923), which represented 6.9 percent of the Vinohrady population. Representatives of the German minority represented 6.7 percent of the local population. The Vinohrady's Synagogue that stood on today's Sázavská Street was an unpreserved, significant monument connected with the Jewish community; however, it was damaged during the bombing of Prague in 1945 and demolished for political reasons six years later.

Knowledge about the social status of the population in a given area can be obtained both by classical characteristics, such as education or predominant occupation, as well as information on the selling price of properties in a particular location. Based on this indicator, we decided to evaluate the social status of the inhabitants of Vinohrady at the end of the 1930s. The average price of building land in Vinohrady ranged between CZK 248 / m² and CZK 15,000 / m². The highest land prices were in the area adjacent to the New Town. These were mainly the area around the Main Railway Station, the State Opera and above the Museum. The most lucrative areas were in the vicinity of the very important commercial artery leading to today's Anglická Street (Státníková, 2012). Higher selling prices were also recorded in the areas adjacent to náměstí Mírů. On the contrary, the lowest prices were typically found in peripheral parts, which today serve mostly public functions - Riegrovy sady, Grebovka, Folimanka, or Vinohrady Hospital. It is interesting that lower acquisition costs in the 1930s were also characteristic of land in today's residential area in the vicinity of Hradešínská Street.

According to data obtained from the census in 1970, 35 percent of the population living in Vinohrady had secondary and university education, which is five percentage points more than in the whole of Prague (SLDB, 1970). With this level of education in this period, Vinohrady resembles Braník or Břevnov; on the contrary, in the cadastre Záběhlice or in Dejvice, the educational level of the population was higher in the same period (40 to 42 percent). Within the Vinohrady cadastre, the higher educated population could be found in the residential and attractive urban district of Hradešínská and in neighbouring areas. The districts around Legerova Street outside the Smetana Theater district had a lower level of education. In 1970, the share of workers in Vinohrady did not exceed 38 percent of the economically active population. Less than 57 percent of economically active people were employees. Compared to

Prague, the share of the working population in Vinohrady was five percentage points lower, while there were more employees in Vinohrady compared to the entire capital. The highest representation of workers could be found in the urban district of Londýnská and Řipská and in the spatially smaller districts of Folimanka, Fidlovačka and Vršovice západ. The lowest representation of the working class could be found in the socially strong districts of Hradešínská and Smetana Theater.

At present (2011), the share of the population with higher education in Vinohrady reaches 61 percent of the population. Almost all urban districts in the Vinohrady cadastre achieve a higher level of education compared to the whole of Prague (59 percent of the population aged 15 and over). Among the urban districts with a lower level of education are the districts in the eastern part of Vinohrady. The highest representation of people with a higher level of education is in the Hradešínská district, where typical residential development is supplemented by smaller apartment buildings. The higher territorial concentration of the population with completed secondary and tertiary education is in the western part of the Vinohrady cadastre. Nevertheless, according to the data of the last census (SLDB, 2011) Vinohrady can be considered from the point of view of educational structure as a homogeneous locality without significant differences in the distribution of people with higher education.

According to current data from 2019, Vinohrady has a foreign population of 21 percent. Most of these foreigners are Slovaks, Ukrainians, Russians, Americans and Britons, followed by nationals of other European Union countries, Vietnamese and Indians. The urban districts with the highest proportion of foreigners include U Orionky (32 percent), Na Kleovce (26 percent), Francouzská-Voroněžská, U Riegrových sadů, Na Smetance and Náměstí Míru (25 percent each). On the contrary, the fewest foreigners live in the districts of Nad Olšinami (5 percent), Hradešínská (6 percent) and U Flory (13 percent). In all urban districts it is possible to find a very similar structure of foreigners; atypical districts are mainly those with a lower representation of the Vietnamese community (Na Smetance, U Riegrových sadů, U Flory, U Orionky and Hradešínská). There is a higher representation of the Uzbek nationality in Kleovka.

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