



Szent István University

HOLIDAY RESORTS IN THE VICINITY OF PEST BETWEEN THE
COMPROMISE OF 1867 AND WORLD WAR I

Theses of the Ph.D. dissertation

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Ágnes Bechtold

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Name of the doctoral school: Szent István University
Doctoral School of Landscape Architecture and Landscape Ecology

Research field: agricultural engineering

Head of the doctoral school: Dr. László Bozó
University professor, DSc, MHAS
Szent István University
Faculty of Horticultural Sciences
Department of Soil Science and Water Management

Supervisor: Dr. Péter István Balogh
Associate professor, PhD, DLA
Szent István University
Faculty of Landscape Architecture and Urban Planning
Department of Garden and Open Space Design

The candidate fulfilled all the conditions prescribed in the Doctoral Regulations of Szent István University, the remarks and suggestions made in the preliminary disputation were taken into account during the revision of the dissertation, therefore the dissertation can be submitted for defense.

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Approval of the School Leader

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Approval of the Supervisor

RESEARCH HISTORY AND AIMS

Apart from bathing resorts, the holiday resorts of 19th century Hungary have not been studied systematically. This is especially true for holiday resorts around the Hungarian capital.

The main goal of my research was to get an overview of the holiday resorts around Pest between the Compromise and the First World War and to analyze them on the basis of the character of the settlement and its landscape design. With the knowledge gained, I aimed to explore the current condition of the former holiday resorts today and to examine the possible ways of protecting their values.

I was searching for answers to the following questions:

1. What were the driving forces behind the creation of 19th-century peri-urban resorts?
 - a. What are the factors that contributed to the creation of 19th century peri-urban resorts?
 - b. What are the conditions of the establishment of holiday resorts?
2. How does the peri-urban holiday resort relate to the simultaneously occurring urban architectural phenomena?
 - a. What is the connection and the difference between the holiday resort, the holiday estate and the villa estate?
 - b. What is the connection and the difference between holiday resorts and related phenomena such as the garden city, the artificially established city, the workers' estates and the officials' estates?
3. What influences the character and settlement structure of holiday resorts?
 - a. What are the physical factors that influence the character and settlement structure of holiday resorts?
 - b. Which urban and landscape design principles influenced the character of holiday resorts?
4. What are the structural features of the holiday resorts around Pest (location, extent, street system, street image, street width, plot size, location and

character of the buildings, character of the gardens, public functions, garden functions)?

5. How are the former holiday resorts around Pest present in today's urban fabric?
 - a. What is their role in the urban fabric today? What are their current values?
 - b. How can their values be preserved?

MATERIAL AND METHODS

There were written and pictorial sources available for the analysis, and the examined sites themselves served as sources. In addition to the relevant literature, as written sources I used articles published in the contemporary press and archival written sources, as image sources contemporary photos of the examined sites, postcards, maps and plans from different periods.

The topic can be interpreted in the framework of several fields of science: historical sciences, urban planning and landscape architecture. Methodologically the research is based on the methodology of historical sciences and landscape architecture. For background historical research I used primary and secondary literature sources. I identified the holiday resorts around Pest by studying written and image sources, and specified the extent of the resorts with the help of an on-site inspection. For the analysis of the seven resorts around Pest I developed a system of criteria: I examined in detail the circumstances of their formation (the time and way of their establishment), the character of the location (topographic factors, previous land use, holiday potential, transport facilities, target audience); the character of the resort (existence of regulations, method of establishment, size of the resort, size of the plots, the arrangement of buildings on the plots, construction density, the number of floors of buildings); the image (street image, public spaces, architectural and landscape design image); and their community and garden functions. Based on the above listed criteria it became possible to compare the individual sites. During my research, it became possible to follow

the changes in the condition of the former holiday resorts and to obtain size data by drawing the sites.

SCIENTIFIC RESULTS

THESES

T1

The creation of 19th century holiday resorts was driven by physical, intellectual and social factors.

These factors are the following:

SOCIAL FACTORS: 1. strengthening of middle classes, 2. population growth

PHYSICAL FACTORS: 1. urban development – congestion – apartment building; 2. industrialization – bad air conditions; 3. development of transport; (4. lower plot prices, looser regulations)

INTELLECTUAL FACTORS: 1. attitude to nature; 2. results of medicine; 3. architecture: the criticism of the apartment building – a commitment to family houses and villas.

T2

Conditions of the establishment of 19th century holiday resorts: social demand, the available territory, the circumstances of the natural environment, infrastructure.

The conditions fall into two categories.

- Necessary conditions are the territory, the circumstances of the natural environment, and transport facilities.
- Potential conditions: technical infrastructure (utilities), municipal infrastructure (services, recreational opportunities).

T3

The urban architectural character of the holiday resorts around the city are defined by the way and the time of their formation, the date of their creation, topographic conditions, their relationship to the “mother settlement”, the previous use of the land, their holiday potential, their ownership and urban architectural principles.

Based on the methodology developed in the dissertation, it can be stated that street structure of holiday resorts is influenced by the topographic conditions, previous land use, urban architectural principles and the way and time of their formation; the size of plots is influenced by the topographic conditions, the previous land use and the circle of owners;

the architectural and landscape design character is influenced by the time of the formation of the holiday resort, the way and time of the formation of the settlement and significantly by the circle of owners;

the quality of the architectural and landscape design is influenced by the circle of owners.

T4

Within the type of holiday resort around the city, I defined subtypes based on the way of their formation. These are the following:

a) spontaneously formed holiday resort

b) semi-planned holiday resort

c) planned holiday resort = holiday estate

a) spontaneously formed holiday resort: A place that was not originally established as a holiday resort but with time it gradually became one. Its characteristic is that it develops unregulatedly, its street structure is organic and irregular, the size of plots varies, the arrangement of buildings on the plots and their character is varied, and the nature of the garden design is varied.

b) semi-planned holiday resort: A holiday resort which is the result of targeted parcelling, which is settled in gradually, its street structure can be organic or

irregular depending on geographical features and previous land use; the size of the plots can be the same or varied, the arrangement of buildings on the plot is varied; its architectural and landscape design character is similar or varied depending on the circle of owners.

c) holiday estate: An area parcelled out at the same time, with a regular street structure, designated public spaces, the size of plots is fixed, regular, the arrangement of buildings on the plots is nearly identical (depending on regulations), their character is similar, the garden design is similar.

T5

The simplest way of the formation of holiday resorts around the city is the spontaneous one: a place that was originally not designed to be a holiday resort but gradually transformed into one.

The most basic type is the holiday resort that comes into being through the transformation of vineyards, orchards and the small houses on the plots owned by the urban bourgeoisie or by settling in an area of attractive geographical features around the city (surrounding mountains, forest, lake, river water or bathing area).

T6

In a narrow sense only those planned holiday resorts can be called holiday estates where the principles of the estate-like construction prevail: the principle of simultaneity, the targeted group of population, and the principle of homogeneity.

It is created by simultaneous parcelling and (ideally) simultaneous construction, it is a well-defined unit, typically with a regular settlement structure (chessboard-plan), designated public spaces, the size of the plots is fixed, regular, the arrangement of buildings on the plots is nearly identical (depending on the regulations).

T7

The holiday estate around the city is an urban architectural phenomenon that is related to the workers' estate, the officials' estate, the villa estate and the garden city.

It is a common feature of holiday estates and villa estates that they are both defined by the principles of estate-like architecture, they consist of one or two-floored villas and they are typically designed for the middle class. Holiday estates are inhabited only temporarily, while villa estates are permanent residences. Villa estates can be formed inside towns or cities, while holiday estates can be found on the outskirts of towns or cities. The gardens of villa estates can be really small, while holiday estates typically have large gardens.

The officials' estate is a subset of the villa estate. The relationship between holiday estates and officials' estates can be described similarly to the relationship of holiday estates and villa estates, but in officials' estates houses appear on the front street as well.

A common feature of the holiday estate and the workers' estate is that both are characterized by the principles of estate-like architecture, both are subsets of estates. The targeted social group, the method of building arrangement, and the appearing functions are different.

The common features of holiday estates and garden cities is that they both try to find a solution to the negative effects of urbanization on the outskirts of the city, they both intend to combine the advantages of the city and the countryside, and their appearance is similar: architecturally high-quality housing stock in a green area, spaciousness, community functions.

T8

In terms of the time of establishment, in the vicinity of Pest first spontaneously formed holiday resorts came into being, and from the 1880s on holiday estates were established.

Rákospalota “summer quarters” from the 1850s (spontaneously formed holiday resort), the villa line of Újpest from the 1860s, Pestszentlőrinc, Lónyay estate established from 1876 (semi-planned holiday resort), holiday estate of Mátyásföld from 1887, Rákosszentmihály – Almásy estate from 1889, Rákoshegy, Zsófia estate from 1892 (the holiday estates in Rákosszentmihály can only partially considered to be one).

T9

The results of the research show that the period from the 1880s to 1919 can be interpreted as an independent period in the development of holiday resorts in Hungary.

Previously holiday resorts were typically spontaneously formed or semi-planned (see Thesis 8, but also Krisztinaváros from the end of the 18th century, holiday resorts in the Buda Hills from the 1840s, the Városliget area from the 1840s). From the 1880s onwards there was an increased social demand for holidays and the parceling of larger plots of land started, in which the phylloxera disease also played a part. At that time typically holiday estates were established (Mátyásföld holiday estate from 1887, Rákoshegy, Zsófia estate from 1892, Fonyód, Bélatelep from 1894, Római fürdő estate from 1896). After the Treaty of Trianon altered social demands – a shift towards simplicity and economy – changed the destinations of holidays as well as the types of holiday buildings.

T10

In the case of the Mátyásföld holiday estate, in a unique way among the holiday resorts around Pest, the principles of construction were formulated earlier and were stricter than those of the holiday resort regulations of the first Building Regulations of Budapest later.

In Mátyásföld, in 1887 the first statutes of the association prescribed the minimum plot size of 23 400 square feet, the fencing of the plots and the villa-like construction. It was only possible to build at least 3 meters from the neighboring

plots, at least 6 meters from the street line, and in 1905 it was added that no firewall structures could be built. Livestock farming, commercial and catering establishments were restricted, industrial activity and the construction of workers' dwellings were banned, and the way of sewage disposal was regulated.

The first Building Regulations of Budapest in 1894 prescribed only free-standing, front-garden, holiday house-like building arrangement in holiday areas, and a minimum plot of 23 400 sq ft on the Pest side. The example of Városliget shows that the regulations were often not followed. The second Building Regulations of 1914 were already a little stricter: they required a free-standing construction, with a maximum of 20% construction on a plot of at least 23 400 sq ft; maximum building height of 11 meters; at least 80% of the area to be left free.

T11

At holiday resorts community functions are related to physical and mental recreation (catering, sports, entertainment and religious activities).

Holiday resorts were the epitome of retreat and served the well-being and health of the holidaymakers, yet it was important to create social spaces. Parks, restaurants and cafes were established for the purposes of relaxation, theaters and later cinemas and casinos for the purposes of entertainment, and mostly beaches, tennis courts and bowling alleys for the purposes of sports. Churches were built to exercise faith. However, not all of these can necessarily be found in holiday resorts around the city because they were not needed due to the proximity of the city or a nearby town or village.

T12

The gardens of holiday houses are typically ornamental gardens and they might also have a vegetable garden and sports function.

If both the ornamental garden and a vegetable garden are present, the former is located on the representative street front, the latter at the back. Typical elements

of the ornamental gardens: carpet bedding, fountain / pool, rock garden, pergola, pavilion, sculptures, flowerpots, benches.

T13

It is a general tendency that the former holiday resorts remained suburban residential areas, but the size of the plots decreased, the construction density increased, the villas were often divided, and there are only remains of the original gardens.

On the one hand there are historical reasons, on the other hand regulatory reasons for this. The process of suburbanization that became significant in the 1910s intensified with the immigration after the two world wars. Social needs also changed, making it difficult for a family to sustain large holiday properties. In this period construction regulations were weak on the outskirts of the capital, and residential areas with gardens proved to be potential construction sites. This was accompanied by the transformation of holiday resorts into municipalities and their subsequent connection to Greater Budapest, which also involved the establishment of public institutions.

T14

Well-defined holiday resorts – typically former holiday estates – can still be better demarcated in the fabric of the settlement, depending on the proportions of building arrangement on the plots at the time and the extent to which they have been modified or damaged throughout history.

Where the fabric of the settlement was not homogenous in the first place, it is difficult to delimit the original resorts. In the case of once well-defined holiday resorts, the delimitation can become more difficult due to the subsequent construction of buildings that do not fit into the original fabric. Such construction of buildings have typically taken place where either a plot was left undeveloped or a building became damaged to such an extent throughout history that in its

place the possibility of creating a new building that does not fit into the original fabric opened up.

PRACTICAL RESULTS:

E1

The terms “holiday resort” – “holiday estate” – “villa estate” are used inconsistently both in everyday language and scientific literature. I defined the relationship of these phenomena to each other, their characteristics and differences, and illustrated it in a set diagram.

E2

I mapped the holiday resorts around Pest from the period between the Compromise and the First World War and indicated them on site plans.

E3

I developed an independent methodology for the analysis of the individual holiday resorts around Pest. I examined the conditions of the formation of holiday resorts in detail (including the time and method of establishment), the location (topographic factors, previous land use, holiday potential, transport facilities, target audience), the character of the holiday resort (existence of regulations, the method of establishment, the size of the resort, the size of plots, the arrangement of buildings on plots, construction density, the number of floors in buildings), the image (street image, public spaces, architectural and landscape design image) and their community and garden functions. This system of criteria can also be applied to the study of other holiday resorts.

E4

The examination of the seven holiday resorts around Pest provides a basis for a more precise delimitation of the areas valuable from the point of view of the appearance of the locality and for the registration of the valuable architectural and

landscape design elements of holiday resorts. Thus in the architectural design regulations of local governments, more attention can be paid to the still existing values of former holiday resorts.

E5

To register the remaining landscape design values of former holiday resorts, I created a sample data sheet. With the help of this data sheet an inventory of value can be created of individual garden elements, which can be easily identified with the help of the attached site plan and photographs, and on the data sheet it is possible to make suggestions for the preservation of the given value, which the owners can also use as a practical guide.

To the research questions belong the following scientific results:

RESEARCH QUESTION	THESIS	RESULT
1. What were the driving forces behind the creation of 19th-century peri-urban resorts?		
What are the factors that contributed to the creation of 19th century peri-urban resorts?	T1	
What are the conditions of the establishment of holiday resorts?	T2	
2. How does the peri-urban holiday resort relate to the simultaneously occurring urban architectural phenomena?		
What is the connection and the difference between the holiday resort, the holiday estate and the villa estate?	T3	E1
What is the connection and the difference between holiday resorts and related phenomena such as the garden city, the artificially established city, the workers' estates and the officials' estates?	T4	
3. What influences the character and settlement structure of holiday resorts?		
What are the physical factors that influence the character and settlement structure of holiday resorts?	T5	
4. What are the structural features of the holiday resorts around Pest (location, extent, street system, street image, street width, plot size, location and character of the buildings, character of the gardens, public functions, garden functions)?	T6 T7 T8 T9 T10 T11 T12	E2 E3
5. How are the former holiday resorts around Pest present in today's urban fabric?		
What is their role in the urban fabric today?	T13	
What are their current values?	T14	
How can their values be preserved?		E4 E5

CONCLUSION AND RECOMMENDATIONS

I have mapped the holiday resorts around Pest and examined them in detail on the basis of the character of the settlement and the landscape design. I made a cross-section of the current state of them and made a proposal for the preservation of their remaining values. The research could of course not explore all areas of the subject, but it can serve as a basis for the following further research:

- The systematic mapping of the holiday resorts in historical Hungary, the sophistication of terminology and a landscape design focused analysis
- A comparative analysis of holiday resorts around cities and other holiday resort types
- Making stock of all the holiday resorts in the catchment area of Budapest and analyzing them with a landscape design focus – a detailed analysis of all sites that did not fit into the scope of the present research due to restraints of time or location: holiday resorts established in the Reform Era or after the discussed period; holiday resorts of the Buda side; holiday resorts outside the resorts immediately adjacent to the city.
- Comparative analysis of holiday resorts around towns and cities established at other times or at different places and the holiday resorts around Pest.
- Typology of the typical garden elements and the exploration of workshops that made them.
- Making an inventory of value of individual holiday resorts (including the buildings and the gardens).
- Based on the inventory of value the formulation of municipal regulations.
- Comparison of the development of the surroundings of former Pest and the surroundings of the city today: similar tendencies and lessons learned from previous experience.
- Lessons learnt from holiday resorts: What can we use today from the urban architectural knowledge and experience of former holiday resorts?

THE AUTHOR'S PUBLICATIONS RELATED TO THE TOPIC

Book

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