



Residence for artists  
Transformation of the  
former family hotel  
*U Černého koně*

Milena Raičević



## Madam Beta

Beta is a name that symbolizes one life, the family, one time, two faiths and two cultures, and above all love, devotion, persistence, and the most important values of life. Therefore, this residential program will inherit her name.

Barbara Špačkova-Šoškić, known as “Madam Beta“, the heritor to the hotel *Černý Kůň* (eng. Black Horse) was born on 8th of August, 1900 in Prague, as the third of five children, from father Vaclav and mother Ana. It was a family of high intellectuals and great wealth, known and valued in Prague.





At Charles University she met, fell in love and married with Dr.med.pediatrician Vukman Soškić from Montenegro. Due to his patriotism for the homeland, they left Prague few years before WWII started. Life with her husband and five children continued first in Serbia, then in Montenegro, working in a pharmacy. People entered her pharmacy as a temple, full of love and respect to their *Madam Beta*, whom they experienced as a living saint. With her character and work she managed to pass a part of the Czech culture and the spirit of „Golden Prague” to all of them.





Czech Technical University Prague  
Faculty of architecture

**Transformation of the  
former family hotel and the restaurant *U Černého koně*  
into residence for artists**

**Master Thesis**

Author: Bc. Milena Raičević  
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Ateliér Kordovský – Vrbata  
Summer semester 2019



Прво и најважније, морам да захвалим породици на њиховој бескрајној љубави и највећој подршци током мог живота.

Захваљујем се свом ментору доц. инг. арх. Петру Кордовском за све инспиративне разговоре и сталну подршку током магистарског рада.

Ову књигу посвећујем мојој баби Даници.

First and foremost, I have to thank my family for their endless love and the biggest support throughout my life.

I would like to thank to my mentor doc. Ing. arch. Petr Kordovský for all of the inspirational talks and constant support and encouragement throughout the diploma project.

I dedicated this book to my grandma Danica.



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Czech Technical University in Prague, Faculty of Architecture

## 2/ ASSIGNMENT of the diploma project

Mgr. program navazující

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Diploma Project Theme: **U Černého koně, Hadkovičky hotel, Praha 4**  
See the Application Form for DP

### Assignment of the Diploma Project:

1/description of the project assignment and the expected solution objective

2/description of the final result, outputs and elaboration scales

3/list of further agreed-upon parts of the project (model)

To this list further attachments can be added according to necessity

- I will be happy to return to the family roots, working on my Master's Thesis. Being neglected for years brought our family hotel to an almost ruinous state, close to total disappearance and forgetting, and a flood that only emphasised it.
- I would like to do a detailed analysis of this whole area (hotel complex framed by a hill with blossomed nature, and from the other side by Vltava river, with a cycle and sailing trail along with it). Through the lens of history and urbanism, I want to focus on hotel complex (accommodation units, restaurant, dancing hall, big yard...) which is now quite problematic and challenging. But challenge breeds inspiration.
- It is necessary to revitalize and preserve the remaining structure, and to design new functions as well as enriching existing units.

Date and Signature of the Student

Date and Signature of the Diploma Project Tutor

Date and Signature of the Dean of FA CTU

6.3. 2019

Milena Rajčević  
12.2. 2019



CZECH TECHNICAL UNIVERSITY IN PRAGUE	
FACULTY OF ARCHITECTURE	
<b>AUTOR, DIPLOMANT:</b>	
<b>AUTHOR OF THE DIPLOMA WORK / DIPLOMA PROJECT</b> Milena Raičević	
Academic Year : Summer semester 2019	
TITLE OF THE DIPLOMA WORK / DIPLOMA PROJECT (IN CZECH LANGUAGE)	
<b>TITLE OF THE DIPLOMA WORK / DIPLOMA PROJECT</b> Transformation of the former family hotel (IN ENGLISH LANGUAGE) and the restaurant U Černého koně into residence for artists	
<b>LANGUAGE OF THE DIPLOMA WORK / DIPLOMA PROJECT:</b>	
<b>Diploma Work / Diploma Project Supervisor</b>	<b>Ústav: Department</b> Ateliér Kordovský – Vrbata  doc. Ing. arch. Petr Kordovský
<b>Diploma Work / Diploma Project Opponent</b>	
<b>Key Words</b> (Czech)	nostalgie vzpomínky historie působení umění kultura obrození
<b>Annotation</b> (Czech)	Toto je příběh nostalgie a vzpomínek. Ctí minulost a zachraňuje příběh od zapomnění a zmizení až po současný stav hotelu. Bohatá historie mi pomohla při přemýšlení o koncepci, která toto místo opět oživí a naplní radostí, uměním a zároveň respektuje jeho kontext. Záměrem je vytvořit sídlo z ateliérů a ubytovacích jednotek, ale také místo, které bude opět místem setkání místních obyvatel. Interakce umělce z různých zemí, různé zážitky, zájmy, výměna kultur. Interakce mezi místními a umělci, pořádání veřejných akcí, podpora umění, ale také přemýšlení o kulturním životem v Hodkovičkách.
<b>Annotation</b> (English)	This is a story of nostalgia and memory. Honoring the past, and saving this story from the forgetting and disappearance, since the current state of the hotel. Rich history helped me during thinking of the concept that will again make this place live and full of joy and art, and at the same time respect its context. The idea is to create a residence made of ateliers and accommodation units, but also the place that will again be the meeting point of locals. Interaction between artist from different countries, different experiences, interests, exchange of cultures. Interaction between locals and artists as well, organizing of public events, supporting the art, but also thinking about cultural life in Hodkovičky.

The Author's Declaration

I declare that I have elaborated the submitted diploma work / diploma project independently and that I have stated all the used information sources in coherence with the "Methodological Instruction for Ethical Preparation of University Final Works".

*(The complete text of the methodological instruction is available for download on <http://www.fa.cvut.cz/En>)*

In Prague on .....Signature of the Diploma Project  
Author

*This document is an essential and obligatory part of the diploma project / portfolio / CD.*



## ABSTRACT

I have always felt connected to Prague as a city, because my family roots are from there. I will be happy to return to the same roots, working on this project. I still remember my grandma's inspirational stories, so descriptive that it was not difficult for me to imagine and visualize all the details about her family and their hotel *Černý Kůň* (eng. *Black Horse*). Hotel, of not many big size, was favorite among the people of Prague, who were happy to run from the center to have a beer at *U Černého koně*.

Even today you can feel in every space, in former rooms, dancing hall, garden, a special atmosphere and the spirit of that time, and visualize the movement and action of people. Unfortunately, the state it is in today is far from optimal. There are some parts, being neglected for years. Despite the part which one of the owners reconstructed, there are some new functions. This running from its primary function brought it to an almost ruinous state, close to total disappearance and forgetting.

Owned by the Špačkov family, since 1958, and then owned by Barbara Beta Špačkov, one of the five children. After her death, it is owned by her five children, including my grandmather Danica.

Many important things in life will always be erased from memory if they are not recorded. These pages keep photos and the most beautiful memories of her life, the lives of her family, the city and the place where her mother was born, grew up and lived until marriage and going to Montenegro. I aimed to make unique collection of their personal memories, a valuable record of her family, written and approached with the new proposal and design carefully and with love.

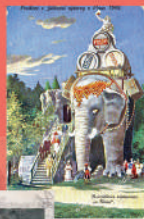
This is not just a story about the hotel, which is nothing but ordinary building or rows of bricks. This is a story about the people who worked in it, lived and died, the story of the past, the present and the future time of one family and their descendants. This is a story of nostalgia and memory. Story of reuniting and meeting and cooperating with many people. The story of disappointment, taking into account the current situation. Understanding and honoring the past, and saving somehow this beautiful story from the forgetting and disappearance. Hoping that *Černý Kůň*, as a witness of those times, will continue to be a symbol of family, love, togetherness and happiness, this work was created.



## 01. PRAŽSKÉ VÝLETNÍ RESTAURACE

Prague excursion restaurants known as *Green Shelters* of Prague residents, and their transformation in space and time - from the Vltava islands to the periphery, the second half of the nineteenth century to the end of the 1930.





zázdrav z Divoké Šárky.  
Restaurace Záhradka

Restaurace Pátekova, Štěpánská a Újezd

Pozdrav z Prahy, Milý Rade!  
Všechno nejlepší vám přeji a přeji vám, aby vám bylo vše  
dobře a šťastně. S láskou a úctou  
L. J. Čech

Moravina na Zlaté  
Pražský Soudní dvůr  
Pražský Soudní dvůr  
Pražský Soudní dvůr



Vokrestaurace  
Střelecký ostrov  
v Praze.  
Pražský Soudní dvůr  
Pražský Soudní dvůr



Pozdrav  
od Kiefa.



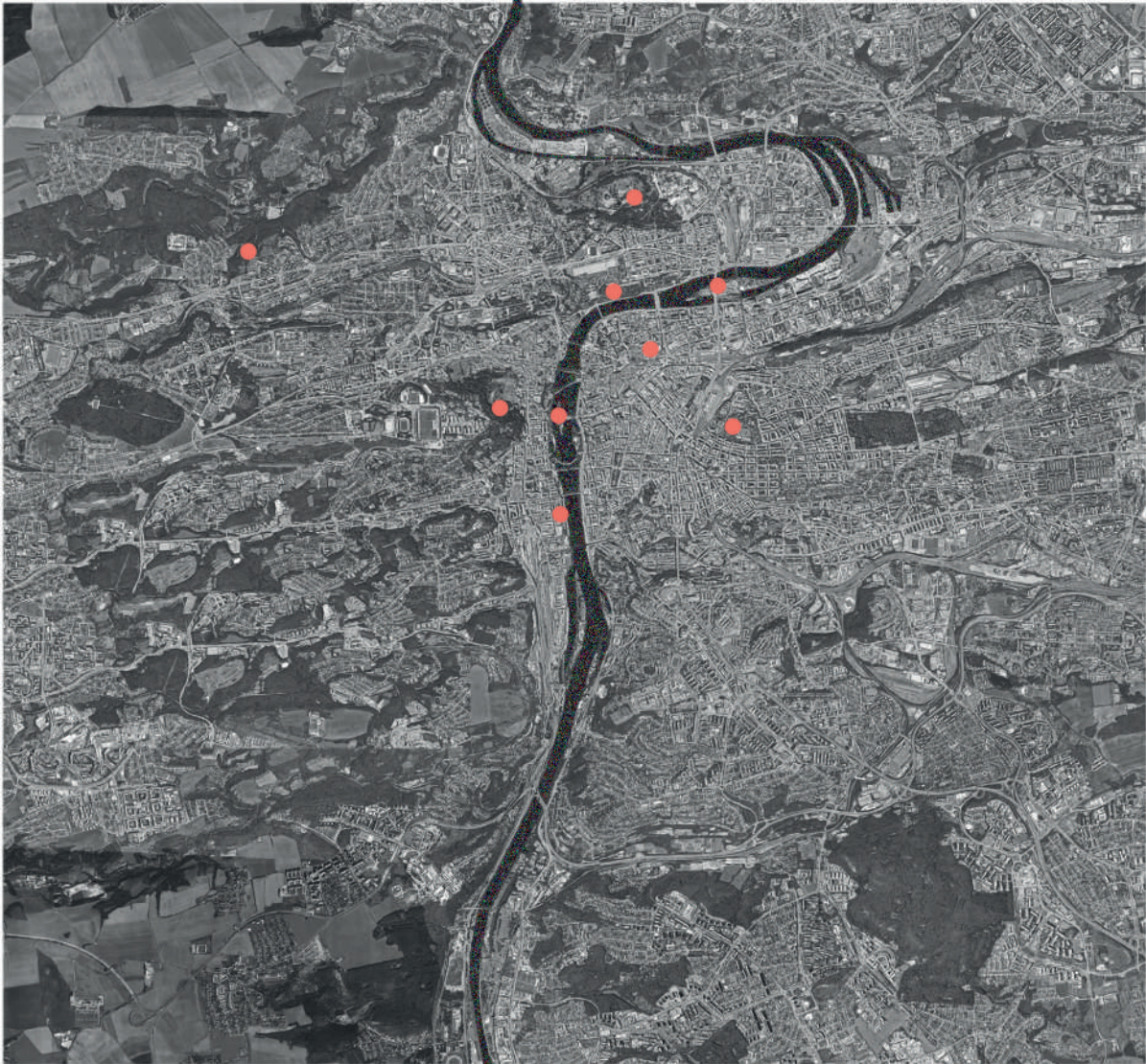
PRAHA - Střelecký ostrov 19. květen







*Transformation from Vltava Islands and parks*





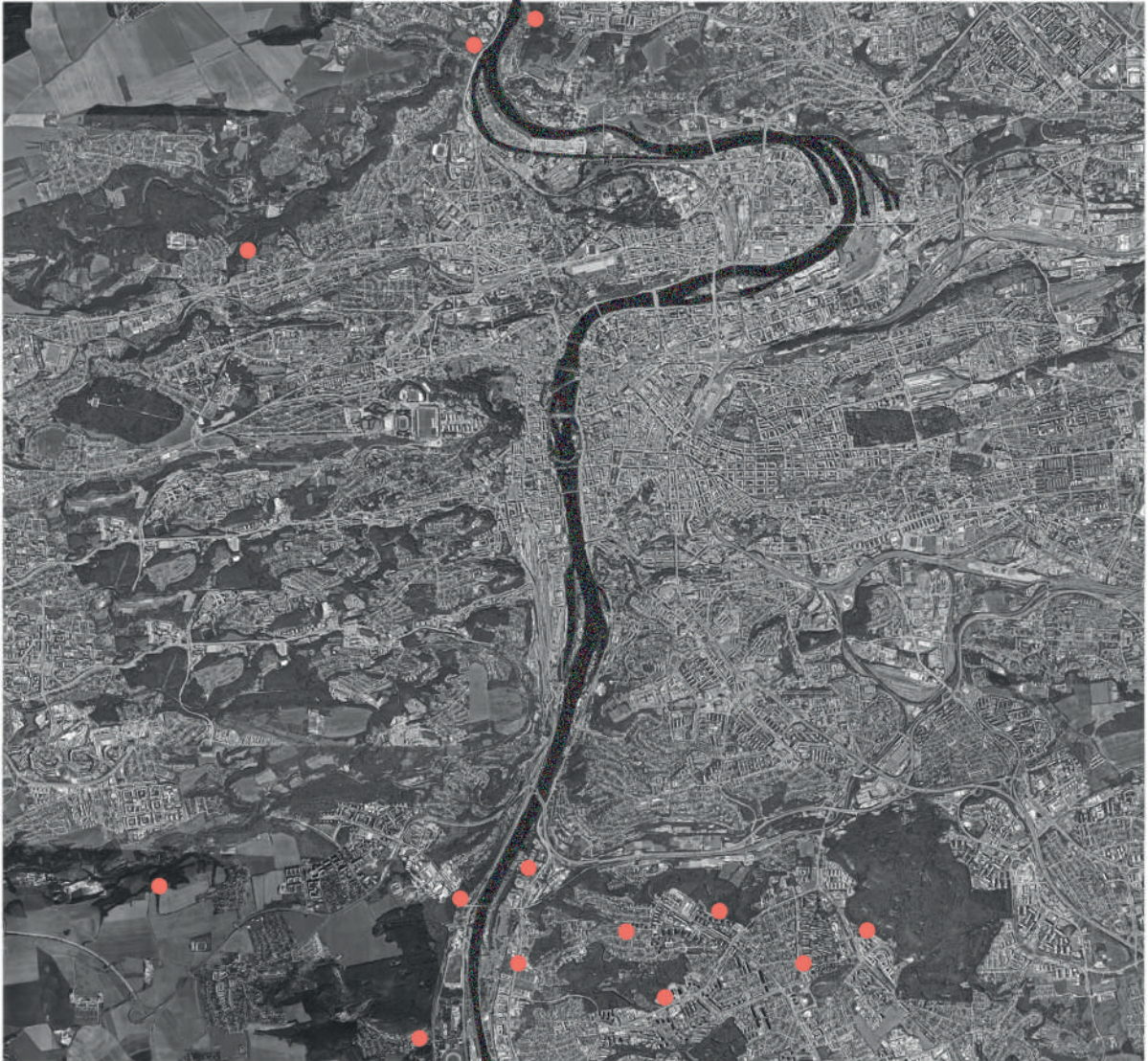
**p**ražské výletní restaurace (Prague excursion restaurants) were known as *Green Shelters* of Prague residents, from the Vltava islands to the periphery, the second half of the nineteenth century to the end of the 1930.

*You will rest, you will refresh your body, you will calm your nerves, you will strengthen your health. ; Outside Prague and yet in Prague. ; Prague residents, after hard work you need rest, peace and refreshment! The beneficial climate out of Prague will benefit all of you. Your body is tanned, your eyes aglow with satisfaction. ; Out from stifling Prague, breathing fresh fresh air.*

They were some of the slogans to attract the people of Prague to the restaurants that were growing in the capital and its environs, from the second half of the nineteenth century. The phenomenon of restaurants whose clientele was recruited among hikers and Prague excursionists, tradesmen, students, business travelers to local elite, is an important chapter in the social life of the inhabitants of the capital during the last two centuries.

“This is probably one of the most enjoyable pages in the life of our ancestors. They enjoyed the sweetness of living in inns and restaurants that bordered the Vltava docks and islands, which adorned the public parks and also attracted guests outside the city. They went to the suburbs and further afield in the vicinity of Prague to visit these establishments which offered them refreshing drinks, succulent and not too expensive dishes and, free of charge, the green freshness of the Czech countryside. They were thousands to be seduced, especially on Sunday, by this irresistible invitation, by this possibility of getting out of the daily chaos and leaving the hard pavement of the city for the mellow lawns.”

*Later expanding locations along the periphery*



“I wanted to demonstrate in my book that the inhabitants of Prague did not only go to parks like those of Žofín, Letná, Stromovka and Petřín, but that they also went further. They followed the courses of the Berounka, Sázava and Vltava rivers, by boat, by bicycle, later by car. In the 1920s and 1930s, after the development of the suburbs of Prague, the new inhabitants arrived, many new jobs were created. In the summer, Prague pushed hikers in its surroundings. To escape the suffocating heat of Prague was the slogan of the time. ”

Tomáš Dvořák in his book *Pražské výletní restaurace*.

As lifestyle of Prague citizens changed, in the 19th century that became the driving force behind the creation of many legendary pubs and restaurants. If people wanted to relax and stay in the city, they had several options. The restaurants on the Vltava islands were popular, they used to go to Stromovka or to the terraces at Barrandov. A great boom of those restaurants came in the interwar period. This is especially the surroundings of Prague.



*Depending on the location, restaurants were being approached by train, boat, tram, bike or on foot.*

By train, boat, tram, bike and on foot, the choice of transport varied from place to place.

For more distant places such as Štěchovice, Modřany, Chuchle, Slapy or Zbraslav, which is already a part of Prague, boat, steamboat or train were used, for example. Excursions to the Vltava islands, behind the walls to Kravín, by tram to Stromovka to Šlechta restaurant, steamboat to Štěchovice and on foot to Radio Restaurant and from there by Svatojanské stream back to the steamboat, by car or train by exotic route to Roztoky to Sakura restaurant in Japanese style.

Pubs and restaurants went through a gradual development, but by far the most widespread was model of the local, where dark varnished wood-paneled walls were complemented in the upper part with decorated wallpaper or various thematic decoration or painting (in the inns, which were a gathering place of various Czech patriotic associations, the painting was often accompanied by motifs from Czech history and mythology), where there were wooden massive tables and benches or thonet chairs and a bar counter with a brass tap.

Billiard tables, orchestrion (the forerunner of today's jukeboxes), forbes (then a small slot machine) and a bowling alley in the outdoor area were often in the lounges. A frequent part of rural but also some municipal taverns was a hall for social events and even summer, smaller or larger garden seating under the trees.

According to the most general definition, an inn was regarded as a "social gathering place". The inn's attributes were draft beer from tap tooms and good cuisine, also offering of the accommodation, which was similar to hotels.

The tastes of the customers of these inns and restaurants were sometimes quite modest. For example, they enjoyed a slice of bread with lard, sausages and a goulash. Eating buttered bread with a glass of milk was common place. And of course the draft beer. We see that the tastes of the clientele of these establishments were quite different from those of current customers.





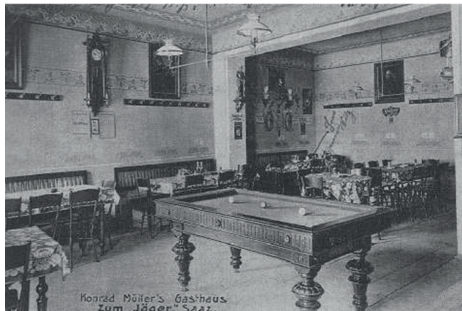
1.



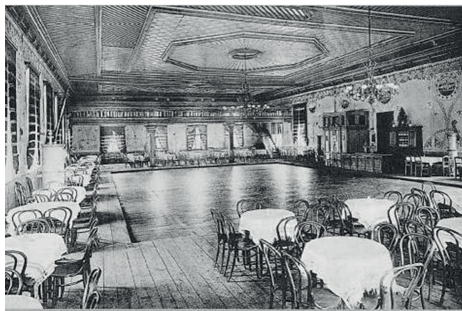
2.



3.



4.



5.

Some of the characteristic elements  
 1. garden; 2. furniture; 3. wall panelling  
 and decoration; 4. entertainment as bil-  
 liard, slot machines and similar, 5. dan-  
 cing hall)

This model of a traditional, welcoming business, basically acceptable to everyone, has begun to recede to modernity already in the First Republic. Especially in bigger towns (in the absence of monument preservation and protection at that time), many historic houses with pubs fell unfortunately for new construction. Modern, mainly functionalist new buildings were built on the lucrative plots, with no classical pub, but a spacious airy restaurant, a café or a self-service buffet.

The tendency of the young urban generation to the cafés, and the overall change in lifestyle, preferring more and more the emerging swimming pools or sports grounds than smoky pubs, was strong and rising. The golden era of traditional pubs has come to an end, but the greatest disaster was yet to come with the onset of Communists.

Mostly family-run restaurants and taverns were gradually forcibly under the wings of various municipal and state-owned enterprises. Proper care and the emotional relationship of particular owners replaced the indifference of unspecific joint ownership. Small pubs were often directly disturbed and various socially needed establishments were created in some of them. Many have been abolished, others have been transformed into corporate canteens, a few have been flooded, and in some of them, the original owners and operators were employed. There are not many restaurants of this kind that have been preserved.

November 1989 brought many changes for the better, especially in the equipment of pubs and many new restaurants were created (although many of the original Czech pubs, on the other hand, disappeared at the expense of various casinos or other international gastronomic businesses).

But the best of that golden pub era has failed and will probably never be established again, although there are, of course, exceptions in the form of various restored honest family businesses or new traditional restaurants. The old postcards, which for some time were one of the main advertising tools for pubs and restaurants and the golden age of Czech pubs and restaurants, are witnesses of those past times.

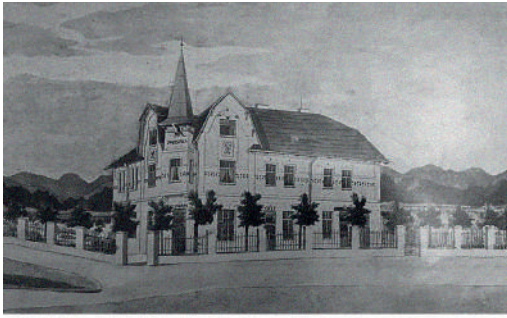
These establishments existed, lived because of the people and for the people, they shaped one special period and social life in Prague, and they could only exist thanks to the Prague clients. And yet today, many of these restaurants exist only on postcards.





## 02. Character of the location

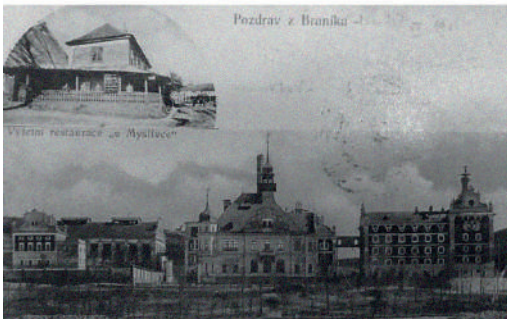
The area where hotel is located is called *Hodkovičky*. It belongs to the Prague 4 district. It has a huge potential, since it is located in the immediate vicinity of forest-park and the Vltava river, as well as due to very good connection with the city center.



1. Lhotka, zájezdní hostinec Daliborka, 1916 (today Villa Voyta)



2. Hodkovičky, restaurace U Lesa



3. Braník, výletní restaurace u Myslivce



4. Braník, Lázeňská velkorestaurace  
Ve Mlýnku, 1928



5. Nusle, výletní restaurace na Jezerce, 1935



5. Hodkovičky Lesní restaurace, 1920

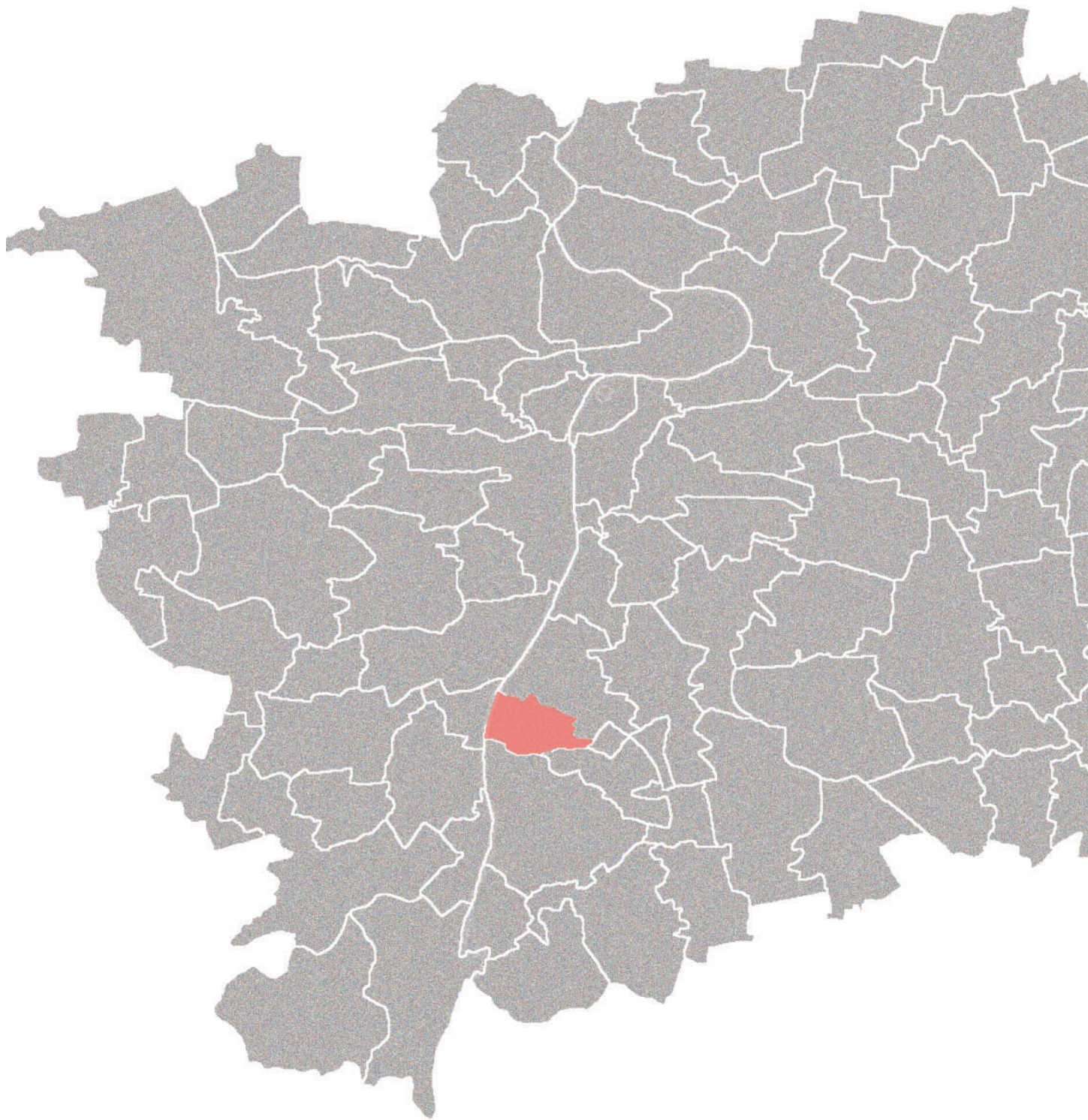


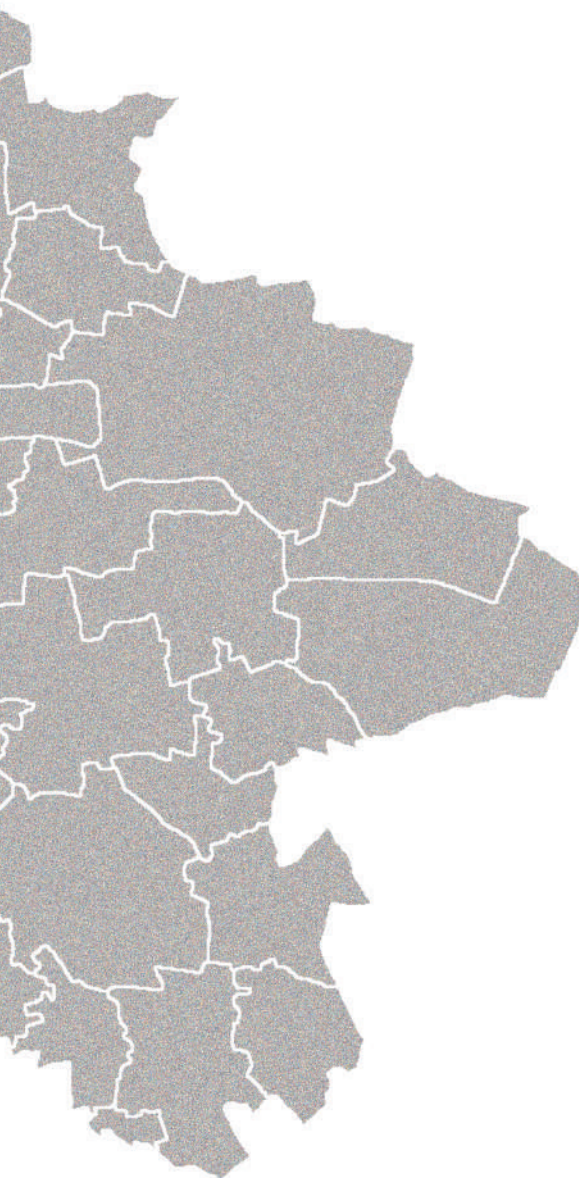
One of them was the *Hotel U Černého koně*, built in 19th century by Špaček family, in Hodkovičky, in Prague 4.





Position of hotel *U Černého koně* in Prague





**t**he hotel complex is located in Hodkovičky, a district and land area in Prague with an area of 208 hectares. It belongs to the Prague 4 district. It has over 3,000 inhabitants. In 1245 they are mentioned as the property of the Vyšehrad chapter. In 1900 Hodkovičky (Hodkovička, Malé Hodkovice, a small name was used to differentiate from the village Hodkovice, 8 km southeast) with 346 inhabitants with villas and kitchen gardens in the district of Královské Vinohrady.

In connection with the annexation of this territory to Prague (as part of Prague XV) in 1922 a part of Modřany, Zátiší, was added to Hodkovičky. The whole area had less than 1,200 inhabitants with 127 houses.

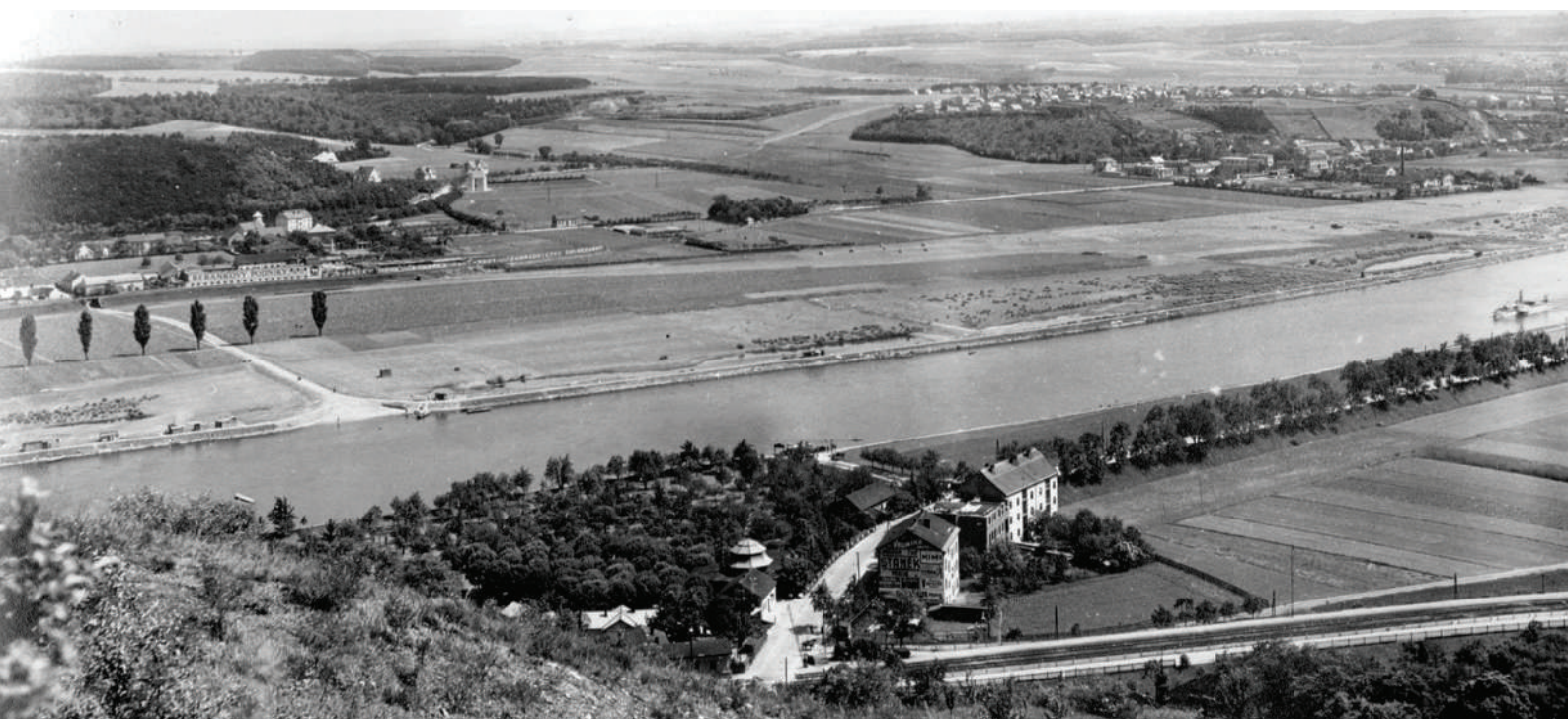
In 1949 the Hodkovičky is incorporated into the administrative district Prague 15 (Braník , Podolí..).

In 1960, Hodkovičky became part of the new district of Prague 4 and in 1990 they became part of the Prague 4. Hodkovičky is adjacent to the north with Braník; to the east with Lhotka; in the south with Kamyk and Modřany; in the west (across the Vltava River) with Little Chu-





South of the Barrandov Rocks are the forested hills above Malá Chuchlí. From there, on a five-part panorama from 17th June 1927, we see the opposite bank - Hodkovičky and on the right the village Modřany. By 1922, Little Chuchle with the famous spa was an administrative part of Great Chuchle.



June 17, 1927

In 1900, Hodkovičky, with 346 inhabitants, villas and estates was part of Královské Vinohrady. In 1922 they joined Prague. At that time, the part of Modřany called „Zátiší“, where its beautiful summer villas in the Neo-Renaissance style of Prague honor, and also the famous Rücklovy sun baths, added to them. Today, the Sanatorium Pronatal, a sought-after artificial insemination center, is located here.

Hodkovičky was then an agricultural area. There were statues bearing the names of their owners. Nearby local estates were local pubs: Orlik, Black Horse, and Lesan, which offered sitting under the chestnuts.

These were the lower Hodkovičky, situated in places where today is Modřanská Street, where the chapel dedicated to St. Bartholomew is completely isolated. Once upon a time, there was a pond in which the frogs were loudly dangling. Both the pond and the trailer disappeared.

From Modřanská street rises the hill, which citizens call the Vorličák. It is characteristic for its length and significant elevation. The street that leads it is the center of this quarter.





Unique rondocubist villa. The adaptation of the older building from the 19th century was carried out in the years 1921-1922 according to Pavel Janák's project in cooperation with the artist František Kysela.



The neighboring building of the school is newly renovated; there is since 1960.



Rücklovy sunbathing. Warming up with sun rays under the glass dome of the sun baths, was the great pleasure. Today heals infertility.



Functionalism. In Hodkovičky, we can see villas built in a functionalist style, as well as ordinary family houses. There are also a few blocks.



Dolní Hodkovičky lay in the place where today is the Modřanská Street



The chapel dedicated to St. Bartholomew is completely isolated.



Below the railway bridge you can even play golf



The pond that was existing near the hotel



In the thirties of the last century, the Prague municipality offered to sell its land on the very top of this hill, and thus started a new era of Hodkovičky. Priority right to purchase was given by magistrates. New landowners built here houses and villas.

Some of the local villas are protected. Functionalist villa of director Friec and the world's unique rondocubic villa, that stands almost across the street.

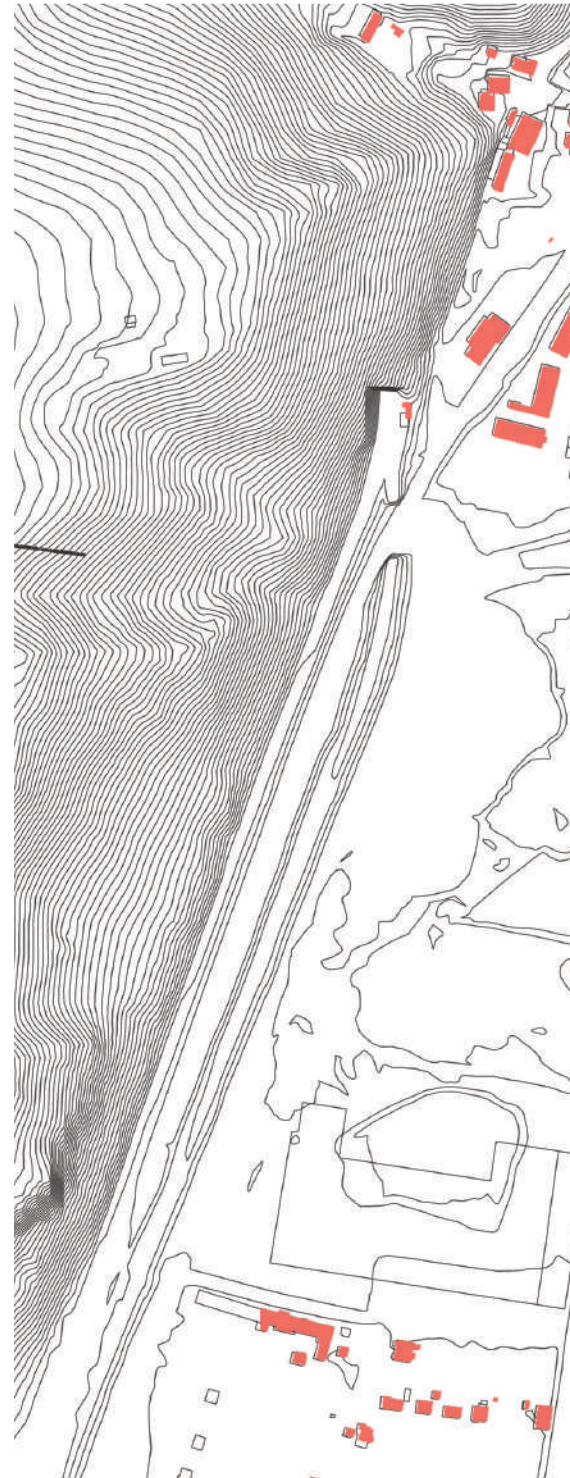
The war and the communist regime have influenced the development of the area. Some people died, others had to flee across borders. In time, a special connection appeared in their neighborhood: a functional villa in a functionalist style, next to a common family house and several wooden okálů.

One thing however, in particular, is common for the villas of the indigenous inhabitants: the attic. For residents of Hodkovičky the more preferable is the multigenerational housing. Today, there are three thousand inhabitants, and Hodkovičky has grown to an area of 200 hectares. The beauty and tranquility of this neighborhood has always attracted artists and glories.

I have always felt connected to Prague as a city, because my family roots are from there. I will be happy to return to the same roots, working on my Master's Thesis. I still remember my grandma's inspirational stories, so descriptive that it was not difficult for me to imagine and visualize all the details about her family and their hotel *Černý kůň*, in Hodkovičky, Prague 4. Hotel, of not many big size, was favorite among the people of Prague, who were happy to run from the center to have a beer at "U Černého koně".

A true example of a good, human scale design, a traditional approach, a simple but very practical organization and construction, with all necessary functions; it had a wonderful dancing hall, accommodation units, a café and open central space - the garden of the hotel. Even today you can feel in every room and space, a special atmosphere and the spirit of that time, and visualize the movement and action of people. Unfortunately, the state it is in today is far from optimal. There are some parts, being neglected for years. Despite the part which one of the owners reconstructed, there are some new functions, as firm for gardening and the other one for windows, renting the place. This running from its primary function brought it to an almost ruinous state, close to total disappearance and forgetting, and a flood that only emphasised it.

-  Location of the hotel in Hodkovičky
-  buildings (built-up)
-  important connections/roads
-  main road (Modřanská)
-  train rails
-  the river










-  important connections/roads
-  main road (Modřanská)
-  train rails
-  the river

From the one side, hotel is framed by a hill with blossomed nature, and villas of enviable architecture of the 20th century. From the other side is Vltava river, with a cycle and sailing trail along with it. Taking a 20 minute tram ride from a city center will take you to this natural setting, where the forest and small households function perfectly. This location is quite peaceful and serene. The neighbourhood functions well, with good security, multiple generations and the connection with river. It is great for sport activities, relaxation. It was even more harmonious before the new road construction located between the river and the hotel.

It was necessary to do an analysis of this whole area. Through the lense of history and urbanism, I want to focus on hotel complex, which is now quite problematic and challenging. But challenge breeds inspiration. It is necessary to revitalize and preserve the remaining structure, and to design new functions as well as enriching existing units.

Particularly interesting is the relationship with the hill, as well as the slightly shaken relation with the river, and the great potential of its coast. Of course, new concepts and ideas are based on the respect of tradition and the environment, in a deep connection with the inspirational context, with a strong connection with water, as well as on the responsibility that I feel, because it is the preciousness belongs to my family.

-  approach
-  characteristic points
  - 1 the hill Vorličák
  - 2 former tennis courts
  - 3 former pond
  - 4 the chapel of St. Bartholomew
  - 5 the crossing main road bridge
  - 6 crossing under the train rail
  - 7 golf court
  - 8 active river banch
  - 9 the river
  - 10 Malá Chuchle

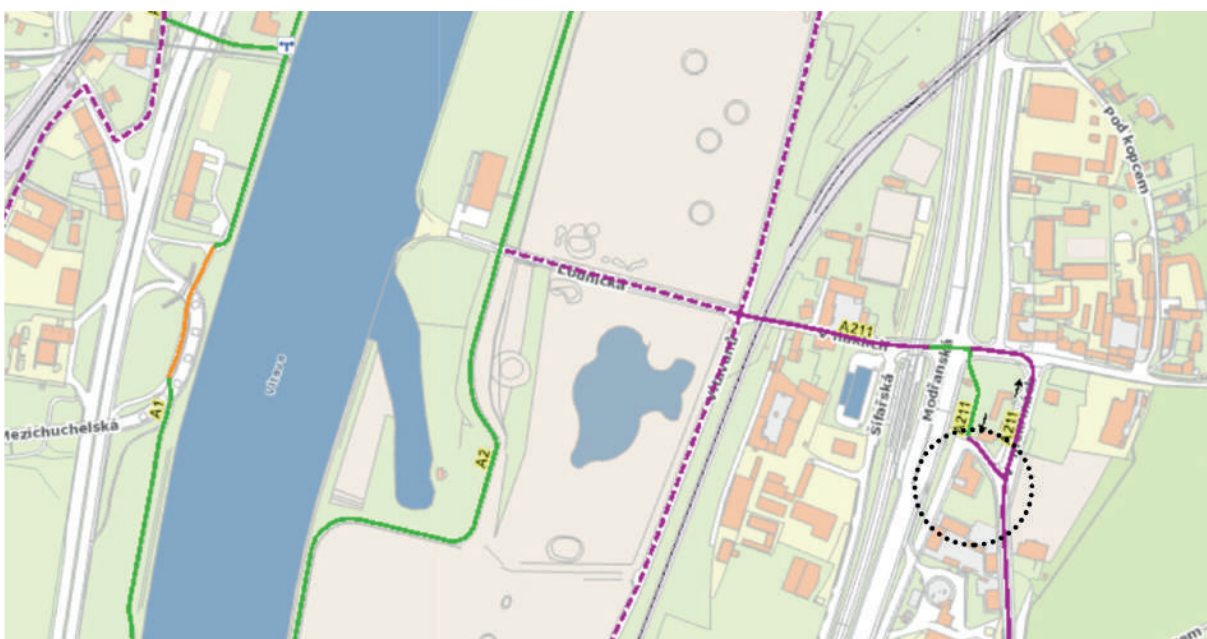
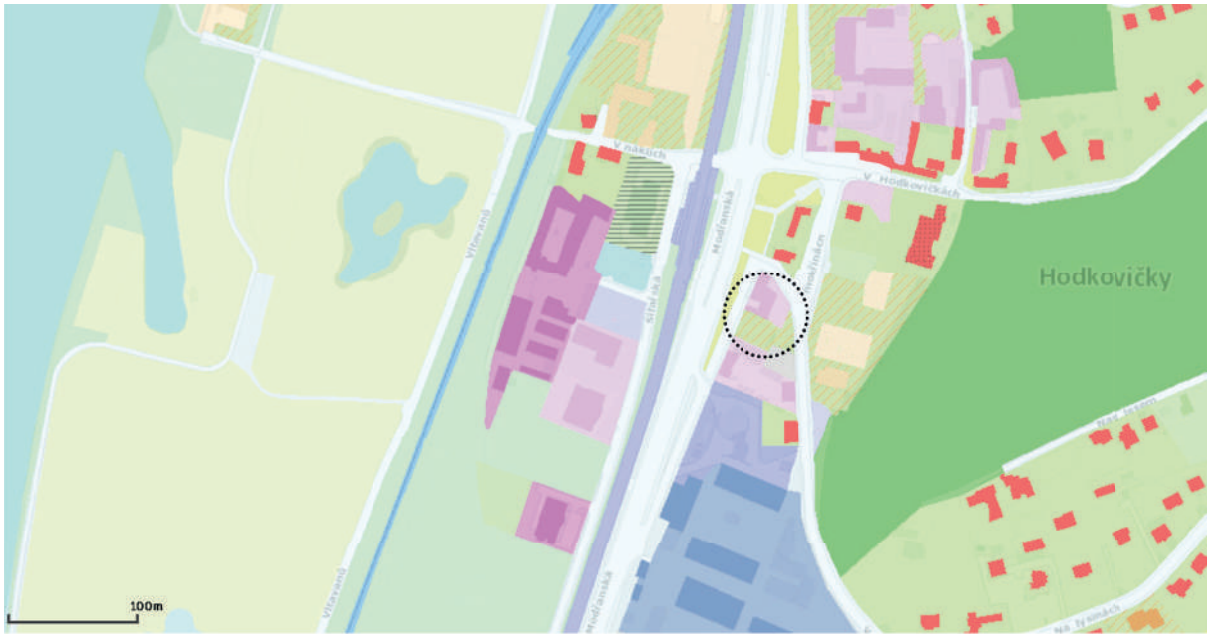
 Location of the hotel in Hodkovičky











## Usage of territory

- Watercourse
- Housing
- Civic amenities, public infrastructure
- Civic Equipment - Trade, Services
- Landscape
- Sport and recreation
- Transport infrastructure - railway
- Infrastructure - water
- Production, mining, waste
- Areas without use

## Public Transport

- Tram station
- Bus station
- Bus line
- Tram line
- A metro line
- Parking zones
- RES - Residential section (blue)
- MIX - Mixed section (purple)

## Bicycle Trail

- marked cycle path
- recommended route
- strong traffic on the recommended route
- main cycle route
- protected solution

As we can see from the map, there is the dominant main road and civic amenities and production following it. Landscape is one of main advantages and it's surrounding the location of the hotel on every side. These landscape areas are also mostly the main points for meeting of residents and their recreation. Usage of territory varies depending on location. Near the river there are landscape, sport and recreation areas. But going more to the main road there are production, infrastructure and services and road as a disturbing border. Going more east there is huge park area and housing. The main problem is that there are not some basic civic amenities and there are not cultural centres, beside primary school and kindergarten.

There is excellent range of public transport options. Regular trams into the city centre- every 3-4 minutes and short distance from it. Investment in public transport to reduce reliance on cars, especially helpful for older generations, allows independence and mobility.

Cycle infrastructure focussed around river, goes all the way into the city, safe and enjoyable. Well used, even more so in summer months. Viable commuting route. Off this route, cycling is not necessarily encouraged, because of dangerous roads. In some points it is necessary to improve links to this trail. More off road routes and parking stations are required.

## Interview no. 1

To get a clearer picture of Hodkovičky from resident's point of view, I talked to locals. I asked them three questions and here are some of the interesting answers that helped me to perceive the locality in a better way.

**• What is your general opinion about Hodkovičky and life here, and is there any content that is missing and that could complement life in this region?**

Very mixed, I live here 70 years and the feeling today is strongly nostalgic. *(Věra, 71)*

I live here very happily for 35 years. I see the biggest positivity in large natural and green areas, as well as good accessibility of public transport. Until now, there was also an advantage in the relatively low population density of the surroundings, which, however, is rapidly changing due to massive construction around the river, and I find this fact strongly negative. There are no basic civic amenities, such as the proximity of post offices, doctors, shops, etc. *(Dana, 35)*

Hodkovičky, in the historical sources known as a settlement with a pond and a mill, is a very pleasant neighborhood, where the atmosphere still reminds on village rather than the town. Unfortunately, the oldest part of Hodkovičky gradually lost its pond and the village square and natural center thus moved to areas outside the built-up area and the construction of apartment buildings on open spaces was already on. The original character of the lower part and the access to the Vltava river were significantly affected by the construction of transport infrastructure and busy traffic in Modřanská Street. Civic amenities such as shops, post office, or library are missing and citizens must commute to neighboring neighborhoods. *(Jaroslav, 37)*

The general opinion of Hodkovičky is rather negative, although there have been significant changes recently, especially in the lower Hodkovičky area- it is no longer a quiet place. *(Eduard, 74)*

**• What are your favorite public spaces in the municipality and where are the places where neighbors (locals) meet and spend time together, organize certain events and so on?**

My favorite space has decreased, so today practically none. Either they are re-built or not maintained. Thanks to several enthusiasts, there is a well-kept area around the chapel of St. Bartholomew. *(Věra)*

The most popular place for me is the forest and meadows in the upper part of Hodkovičky. Near the playground in the street Nad údolím there are a number of local events (carnival, neighborhood meetings), where local residents meet. *(Dana)*



My favorite places are in the back part of Hodkovičky around the meadow and the forest park. Local residents organize and meet on various occasions, just in the greenery or around the playgrounds. (Jaroslav)

In the area of the lower Hodkovičky there are popular public spaces, mostly around the Vltava. (Eduard)

**• Is there interaction between local people? Is the social structure fixed, not changing for years, or has it changed, for example, in generational differences, new residents, foreigners?**

It has changed a lot, of course, by the generations, but also by the new inhabitants through appearance of new developments. Partially foreigners. (Věra)

In my opinion, the interaction between neighbors is disappearing over time, in earlier times the neighborhood was more frequent and warm. With new immigrants, the neighbor's bond is no longer so strong. (Dana)

The interaction between residents is largely influenced by the specific location of their residence. In the past, the biggest influence on the change of the population was probably by the municipal officials and other newly immigrants who built most of the family houses here, and later the residents of the newly built housing estate. (Jaroslav)

A large number of new residents have also affected the development, so the old-age structure has changed. (Eduard)

**• Have you ever heard of the Černý kůň restaurant? Do you think that this concept can work again in this time?**

I think this concept might have a chance. The old style with a cultural and relaxing focus, targeted at all generations. (Věra)

Černý kůň restaurant is in my awareness as a very popular place, where visitors from all over Prague used to come for a Sunday trip. Multifunctional and multicultural concepts are popular nowadays. Restoring this style of business directly would have a chance for high traffic again. (Dana)

Yes, somewhere on the pond island there used to be a water fortress with a stone tower. I like the concept of an open garden restaurant personally and in Hodkovičky it's a traditional matter with an interesting history. There is still a need for a pub as a meeting place. In the neighborhood, it is planned to build other development projects, so the number of inhabitants and potential customers will continue to grow. So I think that this concept can work. (Jaroslav)

Returning the former restaurant U Černého koně to its original use could be an interesting project. (Eduard)



### 03. History and memories

Owned by the Špačkov family, since the middle of the 19th century, and then owned by Barbara Beta Špačkov, one of the five children. After her death, it is owned by her five children, including my grandmother Danica. Many important things in life will always be erased from memory if they are not recorded. These pages keep photos and the most beautiful memories of her life, the lives of her family, the city and the place where her mother was born, grew up and lived until marriage and going to Montenegro.

I aimed to make unique collection of their personal memories, a valuable record of her family, written and approached with the new proposal and design carefully and with love.

I  
P  
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veskera prava vynrazena.

# U černého koně

Píseň a polka.

Slova: JOŽKA LÍMAN.

Hud



POZDRAV Z HODKOVIČEK  
(Hôtel „U černého koně“.)



*Handwritten text: Prodejovna písní  
15. srpna 1913*



*Handwritten text: Prodejovna  
J. P. Soud  
Hodkovičky*





**h**otel "Black Horse" (Černý Kůň) was built by Vaclav Špaček in the middle of the 19th century.

The first part of the hotel was built around 1840. Vaclav had land around Vltava, so the best location for the positioning of the hotel was chosen. It was built next to the chapel, right after the line and the chapel belt, which, according to the belief of the people from Hodkovičky, defended them from the flood of the Vltava River (the water would always come to it and stop there). Before it got the function of the hotel, the building was built as a smaller family house. At that time, Hodkovičky was an agricultural area, and they raised their own animals, had a garden and always fresh vegetables. In the immediate vicinity there was a factory for ice, with whom they were supplied, so that the beer, fruits and vegetables could be kept longer. So, they always had a cold beer, which was brought from the brewery of Branyk. Especially interesting and touching story is the name of the hotel "Black Horse".

Vaclav, serving as a soldier, received a black horse, which saved him a life many times during the war and offering him a lot of good luck. After returning home from the war, he often rode the horse on the streets of Prague and near Vltava river. It was then that Ana Bohacheva noticed him. The horse, not Vaclav! The beauty of the black horse fascinated young Anne and she came to help him with the animal, admired its strength and grace. That's how the young couple met and fell in love. As a symbol of their love, their family hotel was named after a black horse.



Pozdrav z Hodkoviček

lde člo- věk v  
když to' mu -  
při- jde - me k'  
REFRAIN  
1: 3 U čer







The final part of the hotel was built around 1930. The old part went through several reconstructions, one large phase was done in 1948, and then again after the flood of 2002. There are several reconstruction plans in the cotu archives, which were never used do to various circumstances at a given moment.

The location of the hotel is extraordinary. Visibility, accessibility and suitability of the terrain, the proximity of the river, but also the access roads were of great importance. The name of the tram and bus stations are also called "Black Horse" in consort with the hotel's name. The hotel had not only functional, but commercially profitable, as well as artistically significant.

It became the meeting spot for many artists, often the guests were students and young people. Over time, the hotel became a periodic home for many well known personalities and celebrities. From the memory of my relatives, the famous Austrian painter Oskar Kokoschka spent 3 months at the hotel, living and creating there. One of his paintings remained hanging in one of the hotel spaces, but disappeared after the war. One Czech co-author even created his own music studio, using eggs cartons as soundproofing and creating schismatic at the hotel.





### Nejnovější šlágry Jožky Límana:

1. Pod parapíčkem. (Valčíková píseň.)
2. Ještě ně... (Píseň a Fox.)
3. Dej si kamaráde ještě jednu. (Píseň a Polka.)
4. Vzpomínky krásných dnů. (Valčíková píseň.)
5. Na rozloučenou. (Píseň a Polka.)
6. Tam za mořem. (Tramprská píseň.)
7. Na shledanou. (Píseň a Tango.)

Hudbu složili k číslu: 1. 2. 3. 4. Míla Zabranský,  
— 5. 6. 7. Ant. Konečný.

Největší šlágry  
„Špačkovy restaurace“

„  
Hotelu „Černý kůň“:

Prvotřídní kuchyně a skvělé pivečko!!!!!!



**U ČERNÉHO  
KONĚ**

**PÍSEŇ  
POLKA**

**SLOVA: JOŽKA LÍMAN  
HUDBU: ANT. KONEČNÝ**



# U černého koně...

Píseň a polka.

Slova: JOŽKA LÍMAN.

Hudba: ANT. KONEČNÝ.



1. Když slu - ní - ťko hře - je smě - les, krev se bou - ří  
2. Dě - vu vy - hle - dání si rá - zem, kte - rá klo - pí  
3. Za rok po - tom má A - ni - ťka, vzpo - mí - ná si



hned vmám té - le, ží - zniv jsem jak pai - mi - ťka,  
o - ťi na zem, po - ru - čím ji ka - pí - ka,  
na ko - ní - ťka, hou - pat bu - de za - krát - ko,



ne - chut - ná mě vo - di - ťka,  
per - ce je vždy ve - li - ká,  
ta - ky ma - lé pou - pá - tkoj



na - vští - vim hned Hod - ko - vi - ťky, kam cho - děj hez -  
Pak se jde - me pro - jít kle - ma, ces - lou se už  
Li - tu - je - me uy - ní o - ba, do lé - tu že



ké za - bi - ťky, za - sed - nu si u ko - ně,  
lás - kou tře - su, chci těž z to - ho ně - co mít,  
dlou - há do - ba, jen až slun - ka vze - jde jas,



kde člo - věk v pi - vě to - ne...  
když to mu - sím za - pla - tit...  
pfi - jde - me k Vám ji - sté zas...



1. 3. U čer - né - ho ko - ně,



pí - vo - maj jak kien,



to se mů - že pí - ti,



tře - bas ce - lý den,



děv - če naj deš ta - ky,



v stí - nu a - le - je,



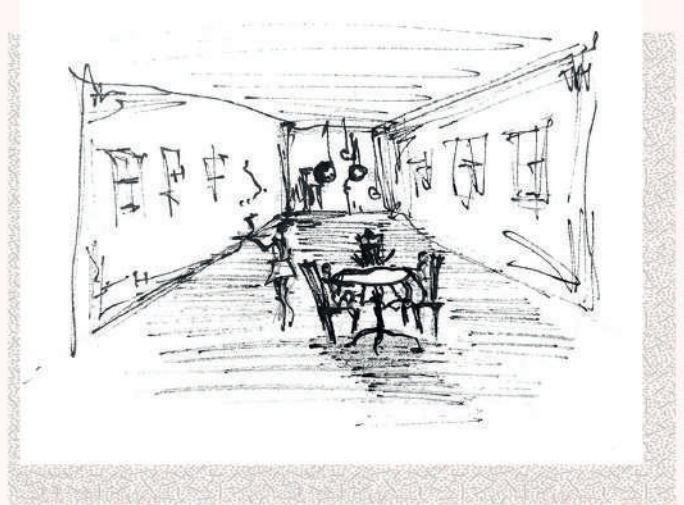
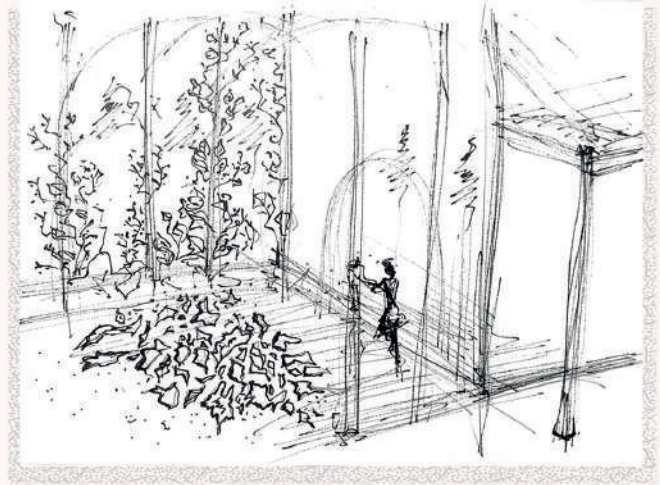
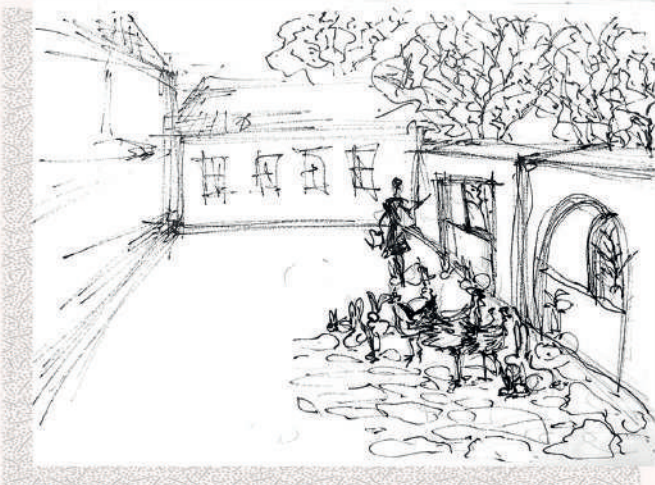
hu - bič - ku když o - na dá ti,



ru - mě - nec tě po - le - je.



Memories from my grandmother Danica's childhood related to hotel  
(after the war)



### *Under the chestnuts*

The First President of Czechoslovakia, Tomasz Masaryk liked to rest at the Černý Kůň garden and to exchange a word or two with Vaclav and to hear opinion on complex political issues, before Czechoslovakia gained independence from Austro-Hungarian empire and later. The orchestra often played in the garden of the hotel, under the canopy of chestnuts, and in the dancing hall, numerous guests enjoyed the music and dancing.

The “Black Horse” was also featured in songs, as a sign of gratitude for the unforgettable moments spent there. The famous Czech sculptor has done a sculpture of a horse, which stands on the wall of the hotel. Because of its social significance, the hotel was once protected as a historically important building.

Until 1949, the hotel and the restaurant were still in service and after that, it never again regained its original form, function and content. After war, nothing was the same. My grandmother remembers, all restaurant chairs stacked up on the side, empty dancing hall, but still family’s maintaining of the garden and animals, children enjoying the huge yard and climbing the trees.

Today, a part of the building premises is rented out to windows and gardening supply companies, while one part, unfortunately, is completely closed and quite ruined. In order to brighten the hotel again in its full shining glory, with even more rich content and significance, the idea for this project and the development of master’s degree was created.





Situation, 1840-43



Situation, 1920-24



Situation, 1938



Situation, 1944





*Situation, 1975*



*Situation, 1989*



*Situation, 1996*



*Situation, 2017*





Situation today, current state



### *Development of the area through the years*

Changes of micro-location of hotel complex are very interesting and important for its growing. From the agriculture area, then the period when the complex was surrounded by the pond, main streets, main connections and axes remain until today. But definitely, its relation to the river and hill changed; as well the traffic solutions, but good connections with all parts of the Prague are worth of talking. Especially are interesting changes inside of the complex.

The complex consisted of a hotel building (rooms, kitchen, laundry room, dance hall and other rooms), a large courtyard with chestnuts, in which shade many guests enjoyed (students, intellectuals, artists..), as well the greenhouse. Still we can find on the door of the dance hall the so-called „rosette”, and the cut letters in the tree and other beautiful traditional decorations and details. The hotel hosted concerts, plays, poetry evenings, exhibitions and other cultural events.

Today, apart from the one floor that was reconstructed for living by one of the relatives, there are other parts that are in bad conditions. Garden is being neglected and used by one of the companies for testing their machines. Dancing hall represents today a storage for those machines. Many of original trees are gone, and some workshops were built, without any organization or consideration of the context.



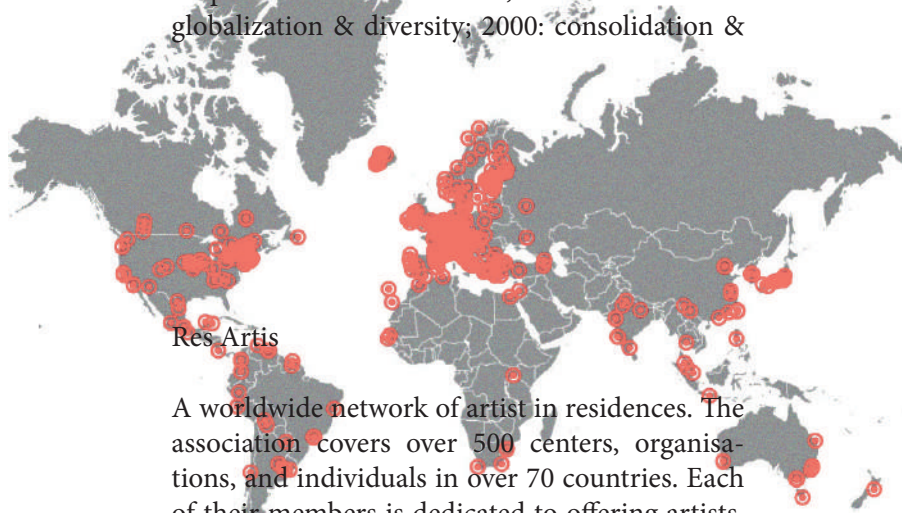
## 04. Artists in residence

Artists and other creative professionals can stay and work elsewhere temporarily by participating in artist-in-residence programs and other residency opportunities. These opportunities offer conditions that are conducive to creativity and provide their guests with context, such as working facilities, connections, audience, etc..

No artist-in-residence programme is the same.



**a**rtist-in-residence programmes have a history that stretches back much further than you may think. Due to its current popularity it seems that we are dealing with a new, fashionable phenomenon that owes its explosive growth to the globalization of artists' nomadic behaviour. However, artist-in-residence programmes did not appear out of the blue. 1900: patronage and artists' colonies; 1960: utopia and social interaction; 1990: globalization & diversity; 2000: consolidation &



### Res Artis

A worldwide network of artist in residences. The association covers over 500 centers, organisations, and individuals in over 70 countries. Each of their members is dedicated to offering artists, curators, and all manner of creative people the essential time and place away from the pressures and habits of every-day life, an experience framed within a unique geographic and cultural context. Res Artis believes the following core principles are crucial to the definition and success of any model and scale of Artist Residency.

Artist Residencies are:

- Organised and sufficient time, space and resources
- Enablers of the creative process
- Reflective of their lexical meaning as 'an act of dwelling in a place'
- Based on clear mutual responsibility, experimentation, exchange and dialogue
- Engaged with context by connecting the local to the global
- Crucial to the arts ecosystem
- Bridging mechanisms between different arts disciplines and non-arts sectors
- Tools for inter-cultural understanding and capacity building
- Essential professional and personal development opportunities
- Catalysts for global mobility
- Encounters with the unknown
- Profile-raising with immediate and ongoing artistic, social and economic impact
- Important contributors to cultural policy and cultural diplomacy

Rich and interesting history, full of various stories helped me during thinking of the new functions and a new concept that will again make this place live and full of joy, laugh, life, love and art, and at the same time respect its history and context, neighbourhood, use good traffic connection and advantage of location, one of the ideas was to create a residence that welcomes artists of all specialties and nationalities to Prague. The idea to create a place made of ateliers and accommodation units, but also to create the place that will again be the meeting point of residents. The affordability is very important aspect, as well the interactions. Interaction between artist from different countries, different experiences, interests, exchange of cultures. Interaction between locals and artists as well, organizing a lot of public events, supporting the art, but also thinking about cultural life in the locality.

There are few examples of residences like this in Prague. From the former factory, to the old cottage in the mountains, it is always appreciated and inspirational for the visitors and artists if there is an interesting story or history behind it. This global network is becoming more and more popular through the years.

#### Disciplines

Sculpture
  Multi Media  
 Media Art
  Film  
 Drawing & Painting

Language  
English

Founded  
2001

Duration  
1 to 6 months

Paid by host  
Studio space.

Media and PR support through the MeetFactory channels and social media. Management of the project and curatorial support.

There are also some bilateral agreements with e.g. the USA, France, Germany, the Netherlands and the Visegrad fund which can support the artist's residence. In case of financially demanding projects, artists or curators are recommended to seek for individual grant support.

Paid by artist

Artists in residence are responsible for all other expenses – material, travel, a transport costs, meals&IF

#### Disciplines

Visual Arts
  Performing Arts  
 Music
  Design

Language  
Czech, English

Founded  
2015

Duration  
2 months

Paid by host  
Studio PRAM covers rent of the atelier.

Paid by artist  
Transport, material and his/her personal expenses.

Application guidelines  
Email the following to:

- contact information (name, address, home institution, email, phone)
- bio.c.v. (date of birth, nationality, education, exhibitions, projects and participations)
- examples of work (JPG, PDF)
- intended residency project
- at least one professional reference

## MeetFactory



**Description**  
MeetFactory is a non-profit international center for contemporary art founded in 2001 by the artist David Černý. In the wake of the destructive floods of 2002, MeetFactory was forced to evacuate its previous premises in Holešovice. The project was resurrected three years later in an industrial building in Prague's quarter Smíchov, in a unique space squeezed between a motorway and an active railroad. The program of MeetFactory consists in four dramatic departments – music, theatre, gallery and the artist-in-residence program.

The international Artist-in-Residence program is the largest studio

#### Address:

Ke Škárne 15  
MeetFactory o.p.s.  
150 00 Praha  
Czech Republic

Telephone  
+ 420 251 551 796

Email

Website

#### Update my listing

If you see an error or omission on this page, please let us know by filling out the

#### Add your experience

If you would like to share your experience with this residency, please let us know by filling out form.

#### Disciplines

Performing Arts

Duration  
1 week to 1 month

Paid by host  
Catalogue.

Paid by artist

Approximately 95€/120. This fee covers accommodation and food costs.

#### Application guidelines

CESTA requires at least one aspect of each residency project be accessible to interaction with the local Tábor community. This could include anything from an open studio day to an on or off-site collaboration/participation.

## CESTA

### Cultural Exchange Station in Tábor



#### Description

The aim of the program is to open CESTA's resources to performing artists, scholars and scientists so that they may not only find a place where they can work with focus and intention, but also where they may participate in and add to the artistic and intellectual exchange and network that the center has created. They require at least one aspect of each residency project be accessible to interaction with the local Tábor community. This could include anything from an open studio day to an on or off-site collaboration/participation.

#### Accommodation Information

Modest accommodation is provided in the CESTA facility- a century old mill surrounded by parkland. Private rooms are available for individuals, or shared rooms for groups. Raw studio/work space is available- some private and some shared- depending on the needs of the participants. Participants are expected to share in communal meals and in basic housework with other residents, staff and visitors. To view the space, please see their web site for the facility sketch.

#### Address:

Nováková 387  
39001 Tábor  
Czech Republic

Telephone  
+42 381 258004

Fax  
+420 381 258004

Email

Website

#### Update my listing

If you see an error or omission on this page, please let us know by filling out the

#### Add your experience

If you would like to share your experience with this residency, please let us know by filling out form.

## Studio PRAM



**Description**  
The PRAM Studio gathers 12 graduates of the Academy of Fine Arts and the Academy of Arts, Architecture and Design in Prague. Given the unique space of the building, they aim to extend the range of their activities to services and cultural events for the public benefit. Their studios, sanitary facilities and a multifunctional hall are located in the suburban area of Prague-Vyšehrad, in the building of a former laundry which has undergone a delicate reconstruction, retaining its industrial style. They took the building over from the Trafička civic association, and continue its tradition of cultural activities, with organizing various cultural events ranging from

#### Address:

Cerpádlová 536/4  
19000 Prague  
Czech Republic

Telephone  
+420 730 576 699

Email

Website

#### Update my listing

If you see an error or omission on this page, please let us know by filling out the

#### Add your experience

If you would like to share your experience with this residency, please let us know by filling out form.

#### Disciplines

Sculpture
  Printmaking  
 Photography
  Multi Media  
 Media Art
  Drawing & Painting

Language  
Sufficient knowledge of English language is requested.

Founded  
2003

Duration  
2 to 3 months

Paid by host

Accommodation, studio and professional support and assistance during the whole length of the residency.

Paid by artist

Travel, material costs and other spendings.

#### Deadline

July

## AIR Futura



#### Description

Air Futura Prague is a residency programme running in cooperation with 14 international art centres located all around the world. Based on reciprocal cooperation, foreign artists are able to carry out their projects with professional assistance in Prague accommodated in a separate, centrally located flat and granted a studio / exhibition space in Karlin Studios, whilst Czech artists can enjoy residencies abroad under the same conditions.

#### Location

The Futura centre for contemporary art is a three-floor exhibition space with a total area of 1,000 m<sup>2</sup> located in Prague's Smíchov quarter.

#### Address:

Holečkova 49  
150 00 Prague  
Czech Republic

Telephone  
+420 734 244 579

Email

Website

#### Update my listing

If you see an error or omission on this page, please let us know by filling out the

#### Add your experience

If you would like to share your experience with this residency, please let us know by filling out form.

## Interview no. 2

I asked artists, living in Prague, coming from different countries about their perspective of this topic.

**1.** Have you heard about Artists in Residences program? As an artist living in Prague, do you see a potential in organizing this program (to participate, to create and be accommodated) in former old traditional family hotel in Prague?

**2.** What is the perfect studio for you? What is necessary and obligatory to have there? Would you share studio with someone?

**3.** Are public places and surrounding around the residence important? What about importance of tradition and the history of the place? Would you prefer interaction with locals or local artists (cooperation, classes, workshops, presentations)

*Idil, 26, Turkey, dancer:* I was part of this program once. While I was attending the Orian Dance Theatre, I stayed in Cite Internationale des arts in Paris. It was one of the best accommodation experience where the accommodation offers studios to work and supports the collaboration between artists, where creativity increases.

There is good potential for organizing this kind a program in former old family hotel in Prague, where the rooms were actually designed for accommodation. Since the main idea of this program is to offer artists a place to stay and create, transforming the former hotel building for a contemporary way of accommodation would add extra value to the place and answer the today's need while functionally it is not requiring big change.

Perfect studio for me as a dancer should support intersection areas with other arts, where we get more open to new ideas and exchange happens. I would share the studio with some other people, doesn't necessarily to be the same type of work. Flexible places are more sustainable.

Public spaces and surrounding around the residence are very important. They are the places where we are not blocked between 4 walls and we are kind of „free”. It is for sure perfect to have the opportunity to do some of stretching or yoga in garden rather than spending whole day in studio. Or for example contact improvisation with nature is a creative practice. Tradition and history of the place usually inspire us. This is how we create the contemporary. Any kind of intersection opportunity with locals and local artists is best to add into ourselves and improve what we know that take our creativity further.

*Milica, 25, Serbia, painter:* For sure I see the potential in creating project like this. Art studios in Prague are not so cheap and it would be great to have a place to focus on work somewhere in Prague.

I imagine a perfect studio as an empty as possible space, with a lot of natural light and good artificial light as well, so that I could work in the daytime but also evenings.

I think the environment and the historical part about the building is important for the inspiration.

Workshops and cooperation sounds great as long as it's not the main part of the program, because I think the atelier time when there is only you with your work is the most important.



**Matías, 31, Chile, periodista:** For me, it would be a remarkable experience, to live and participate in one of these places, developing what I love, and sharing it with other people to generate spaces of culture and art. Maintaining these types of spaces, serve to preserve art in a small battle trench, within a society that is immersed in culture as cheap entertainment, for the masses, away from their creative and educational role.

The participating in an artistic residency, for me, would mean a great challenge, to constantly seek strategies to attract public art and bring it closer to critical thinking, working on the development of a society that is torn between ignorance and progress. It is known that nowadays, it is increasingly difficult to be economically stable with pure, genuine art: That is the main reason that attracts me to participate in this type of places, to develop strategies to combine art with economic sustainability.

My specialty is the audiovisual world and literature, so I would need some basic implements, as lights fundamentally. I would like to share the space with other artists, to create works together and have a nutritive feedback.

The place that surrounds the space has importance, because it must be cozy, like a home. Many times there are spaces that are not attractive to the naked eye, but it is the human warmth that makes it special. A beautiful public place, with nature and architecture, it will work to have spaces for meditation and thought, a key point for the creative process, but not mandatory, because from ugliness and sadness a lot of inspiration is also taken.

A world without history is a world without a present. You can never deny the past, even in the worst cases. Because they are the pillars that lead us to the present, that is why it should be mentioned and honored in case that history is positive, in the place where you are living. You must understand and honor the past, to know where you are standing in the present. I would be happy to collaborate with Czech artists, work together and understand their thinking. But, anyway, I do not close myself to work with people from other nations either. Borders do not matter, much less in art.

**Sugandha, 30, India, architect:** I am not much aware about it but I know some of friends living in a similar atmosphere in Berlin, and it was a very wholesome experience.

For me, a perfect studio is where I can feel „work from home”. It should be cosy, comfortable and fluid. I would prefer to not share a studio, as I usually work in extreme silence

I think public places are extremely important for a retain our sanity in this digital (read dystopian) era. I have been interested in history, but I don't think sticking to traditional things as they are is much relevant. I would prefer that our future generations is more educated about the facts so as to learn from it. Regarding the history of a city, it is defined by the people who live their rather than how a third person sees it. I would definitely like to collaborate with locals for all the works I carry out. Especially as an architect, I think I have a huge responsibility to build for the people, and no one understands a place better than the locals.



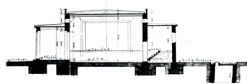
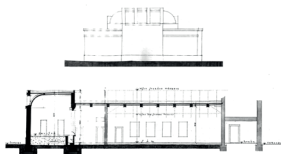
## 05. Concept and the proposal

The building used to be the hotel once, so its basic organisation of rooms and scheme of other spaces were planned according the accommodation of the people in the best way, for a long period. That is what's making this process of transformation easier, the logical thinking about revive the old functions, thinking about new needs and demands, functionally not requiring big change, but having on mind future as well and flexibility of whole complex.





2.  
 PŘÍSTAVBU JAKO DÍL HOTELU „ČERVÝ KŮŮ“  
 V PRÁZE – MĚSTSKÉ MĚSTĚ



The remained structure (1) of the hotel will stay untouched. All facades, including the wall and the fence, surrounding the hotel, will remain as the frame and evidence of all changes that happened during years.

The change that I want to make is through returning the original color of the facade of the front northern part, recently changed into orange-red. Checking the archive of Prague 4 and discussing with the owners, I found some helpful informations and a lot of plans and sections of previous reconstructions that were realised, as well the other ones that've never been realised, just on the paper. But, the positive circumstance from this is that from the last inspection and verification by experts, since the last reconstruction, the construction (walls, foundations) is in good conditions.

The part that really needs reconstruction is the roof of the dancing hall, serving today as a storage of a company. It is in a very bad state, close to collapse. Instead, my proposal is to follow one of the plans of its reconstruction from 1934 (2), which was never realised, because of the financial situation in that moment. That plan includes glass extension of the dancing hall as a new stage for it.



**Slavko (1929-2009)** Although the oldest of children, he was a large child in the soul. An eternal dreamer, an optimist, an initiator of many actions and activities, traveling, adventure. Full of talents, playing on all musical instruments, especially accordion. He was singing beautifully, painting. An outstanding athlete, and with all that, a good medical doctor-psychiatrist, healed the souls of people and was favored by the people.



**Aleksandra - Leka (1933-2007)** She was a second mother to her younger sisters. Always self-sacrificing, caring, reliable. She expressed her passion by sewing wardrobe to her sisters and herself. Later she was dealing with her pharmacist's profession call. With her sophistication, gentleness and aduality she was robbed all people around wherever she was.



**Olga (1935-1989)** Always fearless, rebellious and strong. She expressed her courage and sport spirit as a pilot, teaching and training a generations of young pilots with their first steps in knowledge of aviation. Her selfless bravery and heroism, sacrificing her life to save the life of a young pilot (her life and death are described in the encyclopedia „Heavenly heroines of the world“). Also, like the rest of the family, she played violoncello beautifully.



**Anka - Ana (1939)** Always silent, restrained and unobtrusive, but on the other hand very caring and consistent. She is a polyglot, knowing several foreign languages, and most of all in her profession, she devoted her time in teaching of a generations of French-language students. Her gentle attitude and mannerism are something special. Books were always surrounding her and made her companion. She plays a piano wonderfully and she love to sing and recite poetry too.



**Danica - Dana (1941)** Although the youngest child, the most decisive and the most persistent of all. Always happy, positive, valuable, ambitious, honest, free spirit. Everyone loves her in her family and society for her character, energy, beautiful voice and violin playing. Having sport spirit and being a child she was very active in aviomodellism, glider sailing and parachuting sport. The enormous passion and skills for gardening and cooking have always enriched the life of her family.







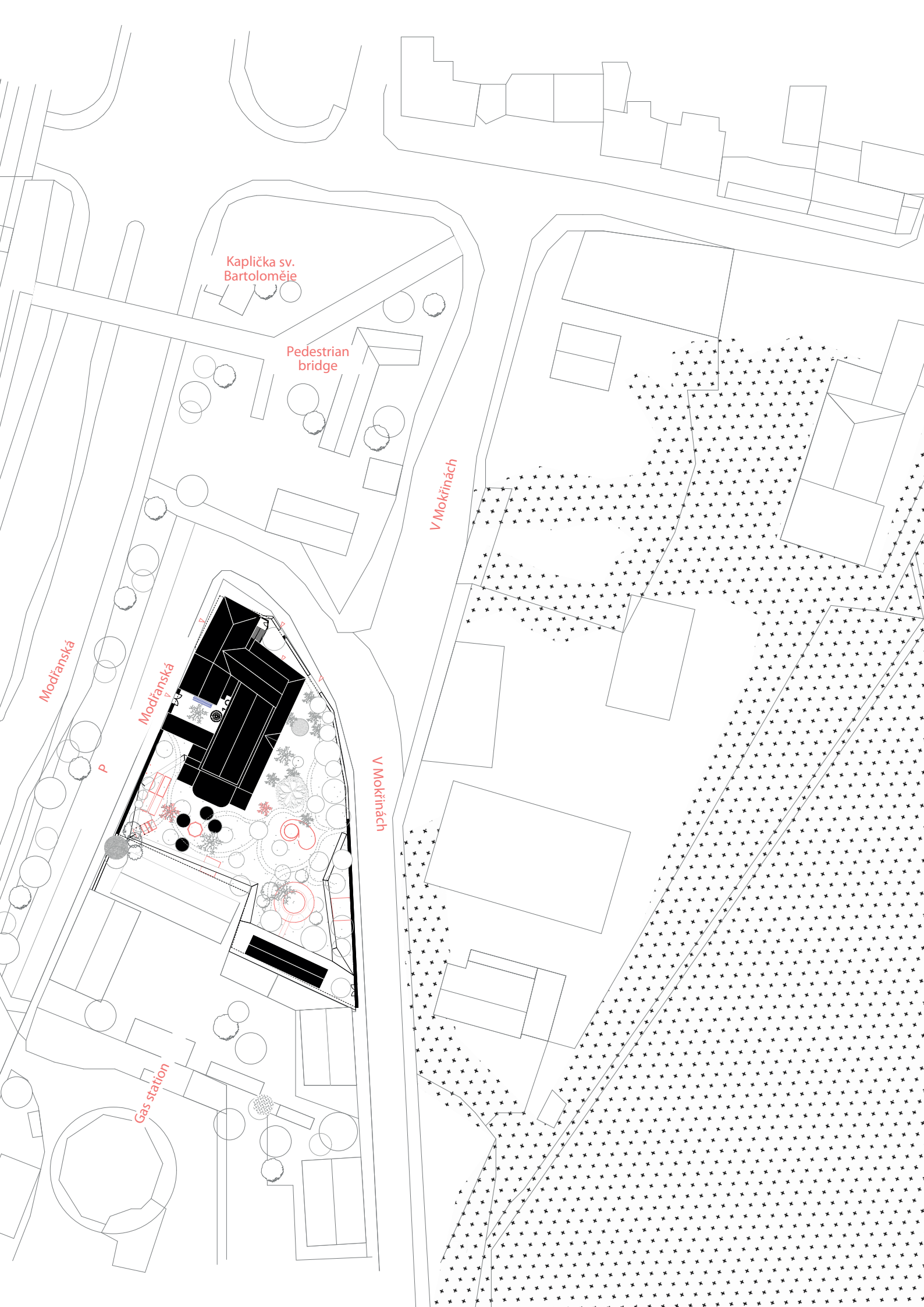
New functions inside will follow the original ones. The pub as the meeting point will again be there. Because of the creating art, I divided area for accommodation from the studios. Rooms are mostly surrounding the small yard, with the good orientation and their own entrance to the complex. There are 5 types of rooms. Each of them is inspired by one of Beta's children, because each of them has unique character and life story, that I want to tell to visitors. Life story, that was always full of music and songs, even more when it's the hardest for them.

There are two types of studios, single and common one for more artists. Dancing hall, gallery, yard can be used as studios, workshops, lessons as well. Studios are meant for painters, musicians, architects, sculptors, writers, photographers, dancers, offering period for staying 1-6 months. In the yard, there are several different parts, differing in mood and contains. I aimed to create magical, dreamy, atmosphere outside, inspired by Josef Sudek's photos of magic in gardens (3) (*J. Sudek From the Window of My Atelier 1940-1945; A Walk in the Magic Garden. 1954*).

Returning again the garden restaurant under the chestnuts, having the free space for the market and other events for the locals. Also considering former pond (sculptures garden), garden full of roses and vegetables, traditional gazebos (gazebo and writer pavilion), having the central part for the orchestra (piano pavilion), cozy and warm area open for public, each of these segments inspired these parts of the yard (4). There are also remains of old structures, marking the position of the future pavilions. The trees I have chosen (5) are either related to the location history, or it looks like a sculpture.

Situation 1:1000





Kaplička sv.  
Bartoloměje

Pedestrian  
bridge

V Mokřinách

V Mokřinách

Modřanská

Modřanská

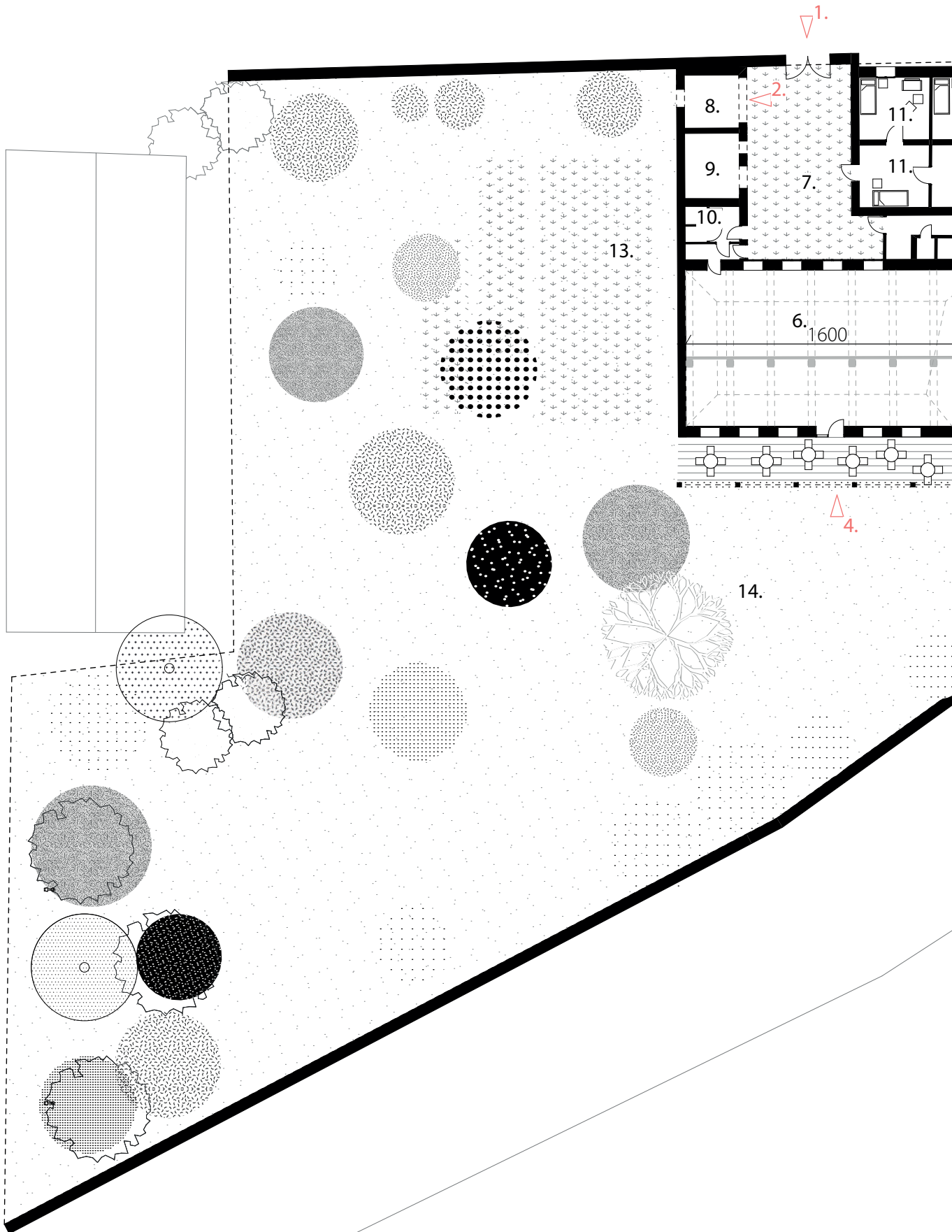
P

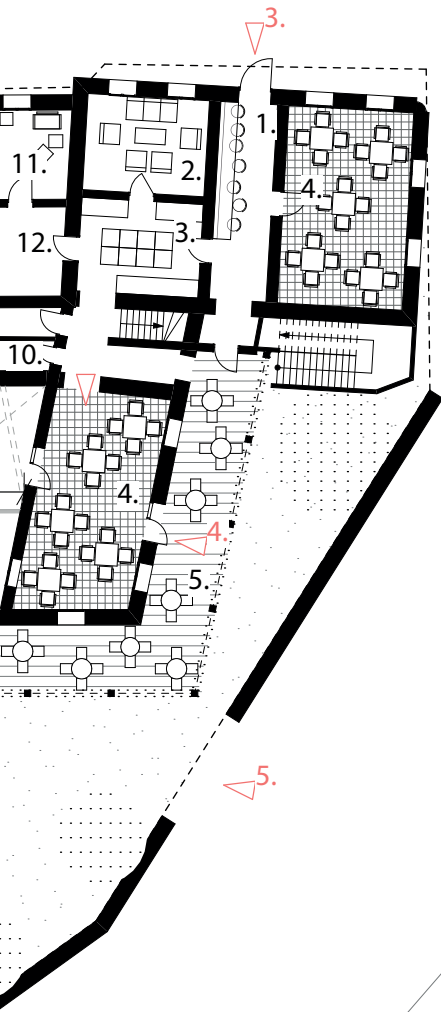
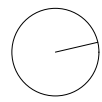
Gas station



Plan of the former structure and function as the hotel

Main street



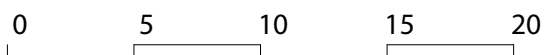


**Entrances:**

- 1. from the street to the garden
- 2. passage to the yard
- 3. to a bar
- 4. to a restaurant
- 5. main gate entrance

**Legend:**

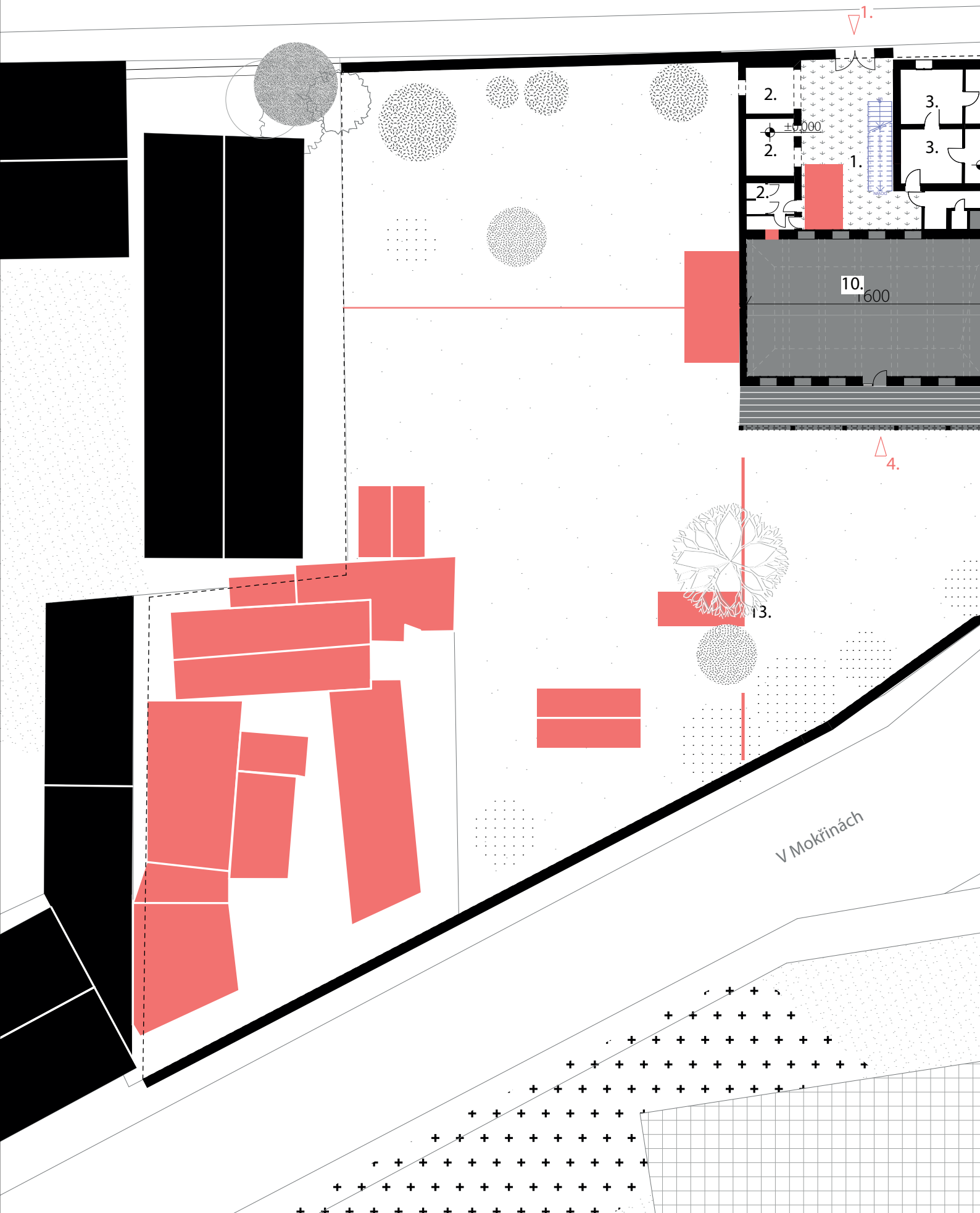
- 1. the tap-room
- 2. club-room (klubovna)
- 3. kitchen
- 4. pub
- 5. veranda
- 6. the hall
- 7. backyard
- 8. storage
- 9. horse stable
- 10. toilets
- 11. room
- 12. storage
- 13. garden
- 14. front yard



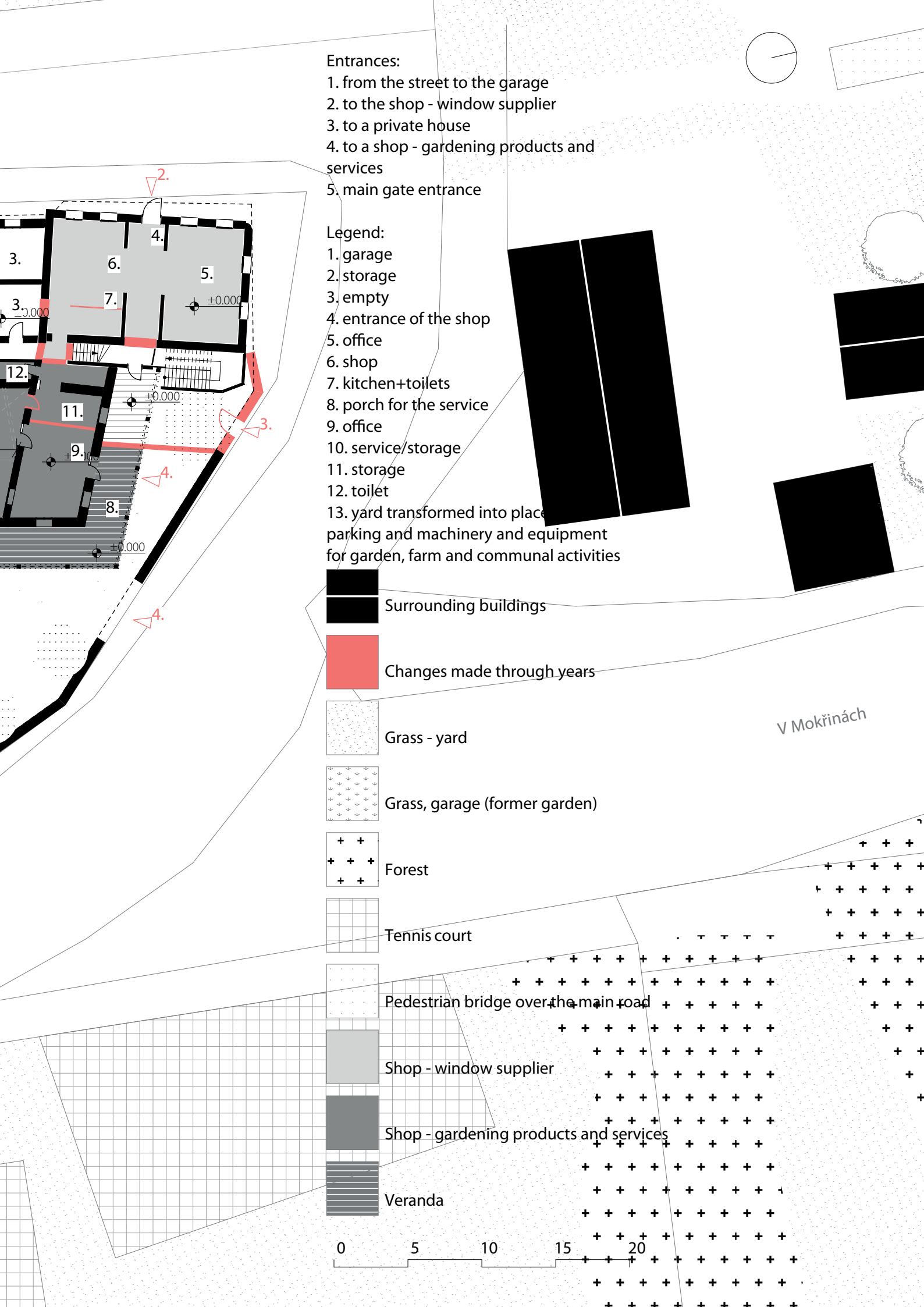
Plan of the ground floor current  
changes made through years

P

Modřanská

















**Entrances:**

- 1. from the street to the garage
- 2. to the shop - window supplier
- 3. to a private house
- 4. to a shop - gardening products and services
- 5. main gate entrance

**Legend:**

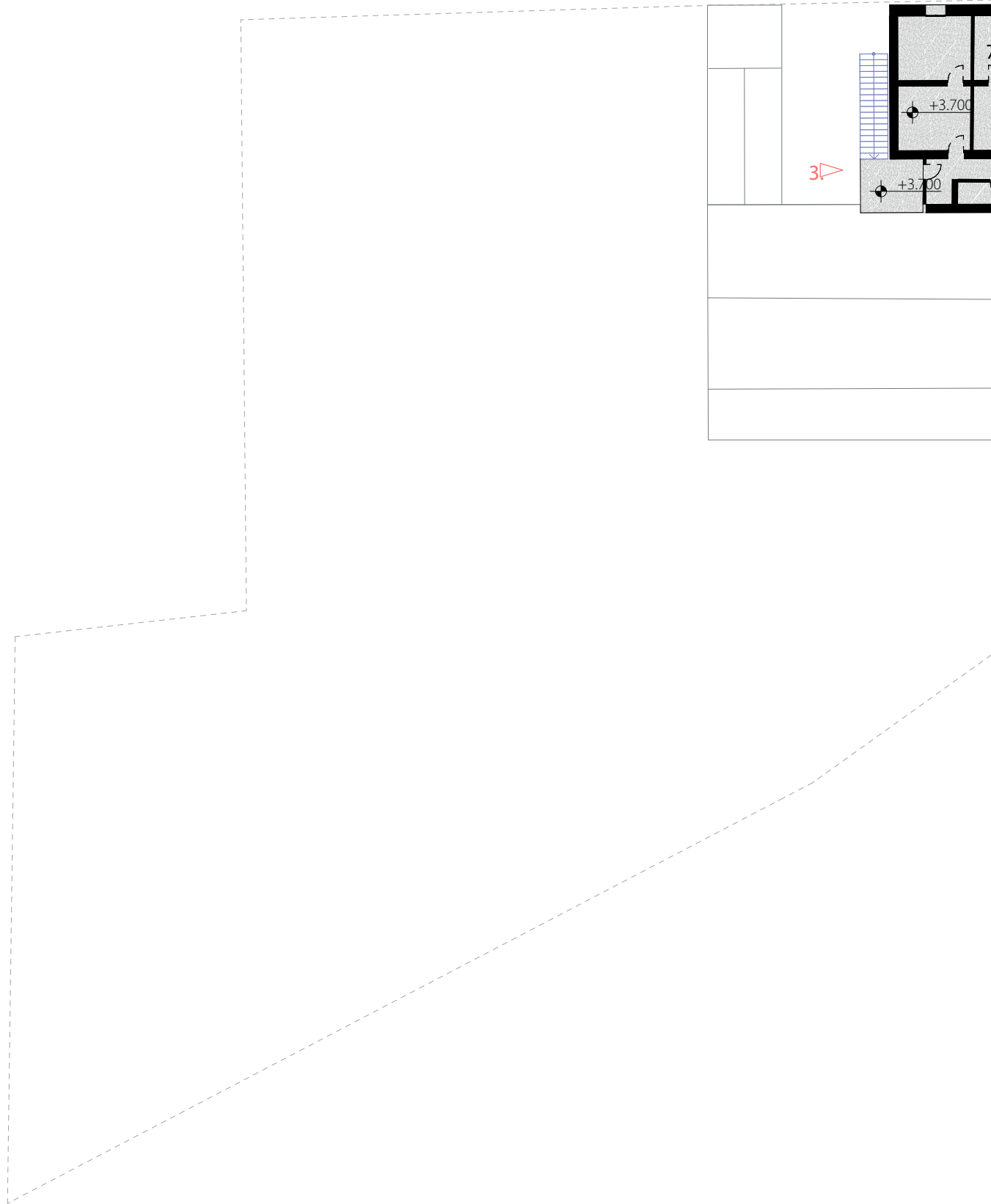
- 1. garage
- 2. storage
- 3. empty
- 4. entrance of the shop
- 5. office
- 6. shop
- 7. kitchen+toilets
- 8. porch for the service
- 9. office
- 10. service/storage
- 11. storage
- 12. toilet
- 13. yard transformed into place for parking and machinery and equipment for garden, farm and communal activities

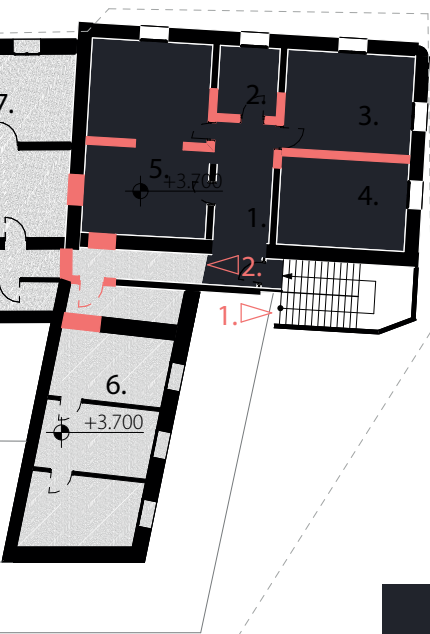
-  Surrounding buildings
-  Changes made through years
-  Grass - yard
-  Grass, garage (former garden)
-  Forest
-  Tennis court
-  Pedestrian bridge over the main road
-  Shop - window supplier
-  Shop - gardening products and services
-  Veranda



V Mokřinách

First floor with changes made through years

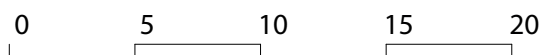




Entrances:  
 1. to a private house  
 2. entrance closed  
 3. entrance closed

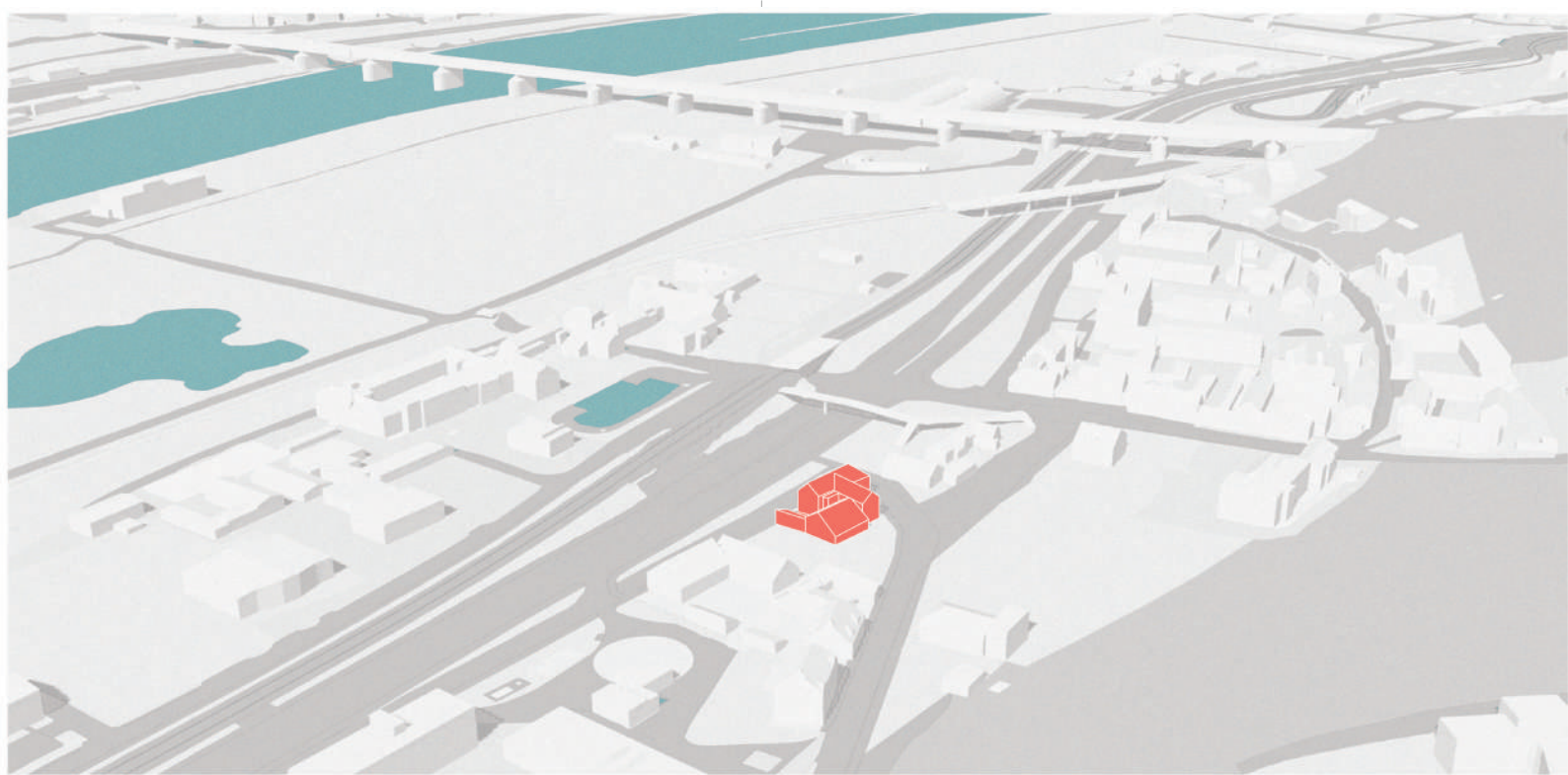
Legend:  
 1. hall  
 2. bathroom  
 3. room  
 4. room  
 5. kitchen+dinning room  
 6. empty neglected space  
 7. empty neglected space

-  Private home (reconstructed)
-  Neglected empty space
-  Changes made through years

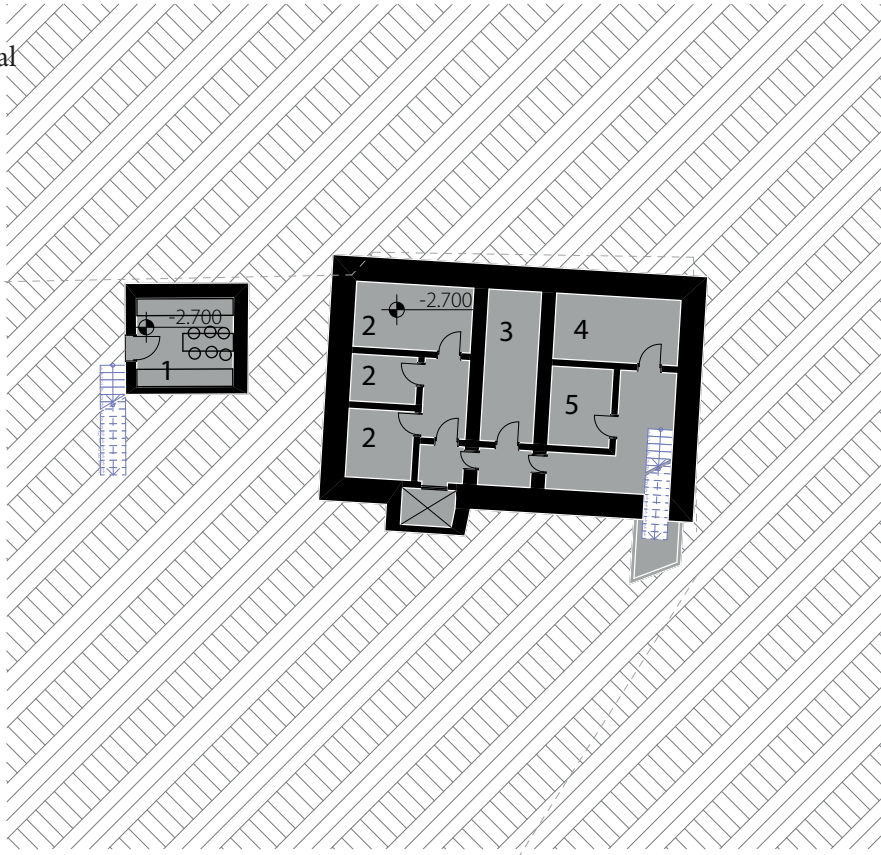
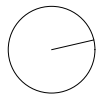




Surrounding of the hotel



My proposal  
Floor -1

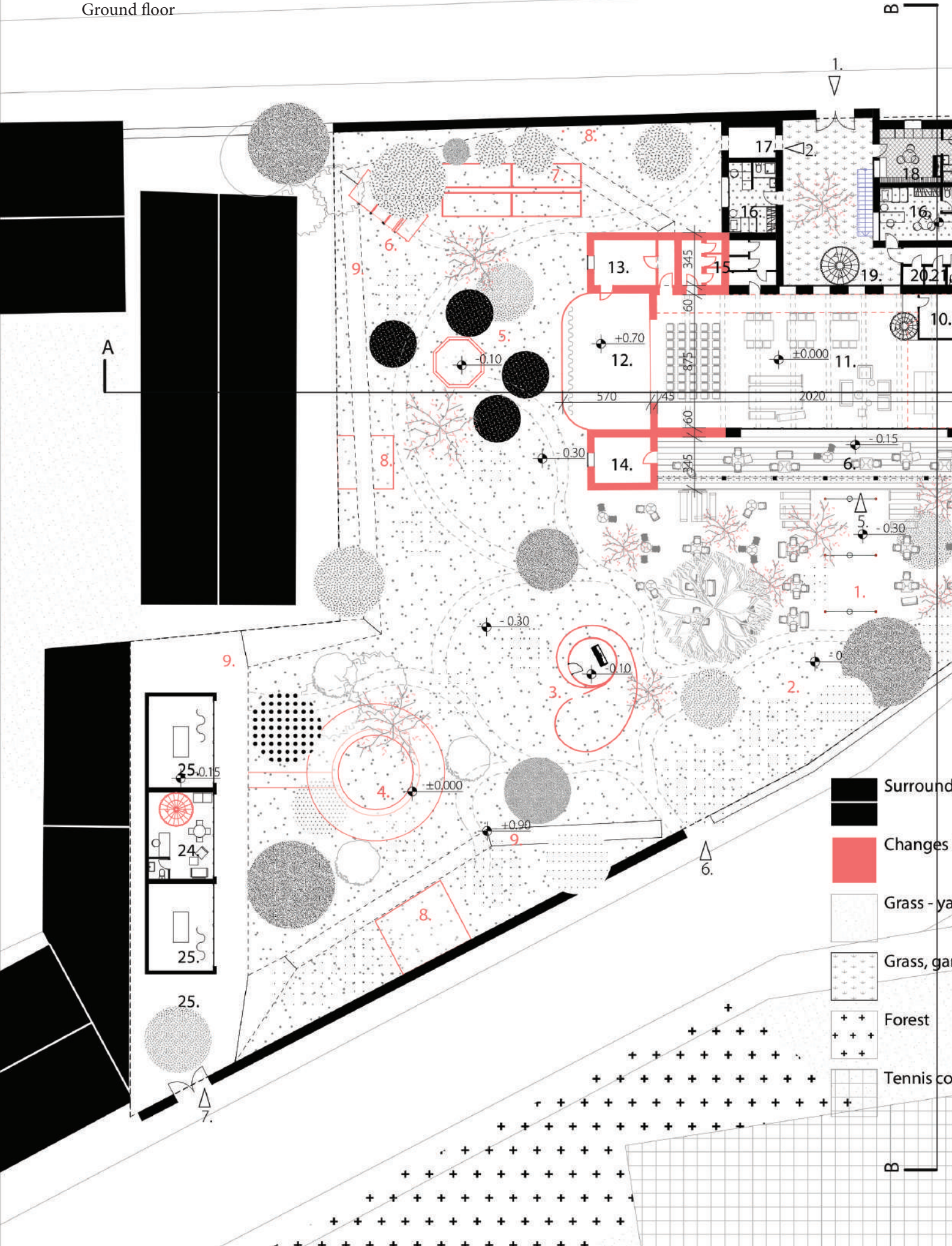


1. Darkroom for photographers
2. Technical room
3. Storage
4. Laundry room
5. Cold storage

0 5 10 15 20

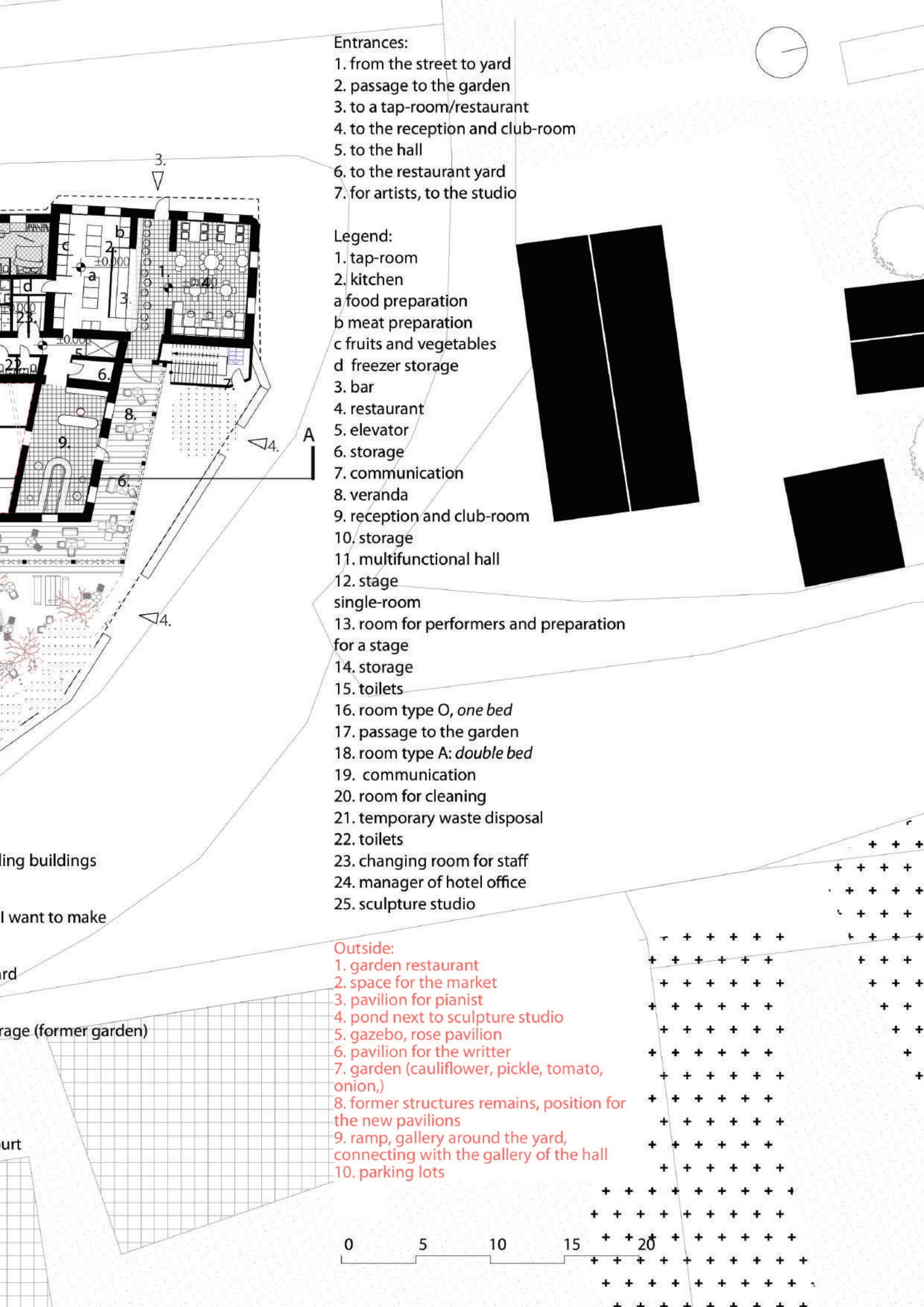
My proposal  
Ground floor

10.



- Surround
- Changes
- Grass - ya
- Grass, ga
- Forest
- Tennis co





**Entrances:**

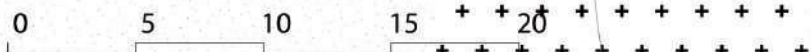
1. from the street to yard
2. passage to the garden
3. to a tap-room/restaurant
4. to the reception and club-room
5. to the hall
6. to the restaurant yard
7. for artists, to the studio

**Legend:**

1. tap-room
2. kitchen
- a food preparation
- b meat preparation
- c fruits and vegetables
- d freezer storage
3. bar
4. restaurant
5. elevator
6. storage
7. communication
8. veranda
9. reception and club-room
10. storage
11. multifunctional hall
12. stage
- single-room
13. room for performers and preparation for a stage
14. storage
15. toilets
16. room type O, one bed
17. passage to the garden
18. room type A: double bed
19. communication
20. room for cleaning
21. temporary waste disposal
22. toilets
23. changing room for staff
24. manager of hotel office
25. sculpture studio

**Outside:**

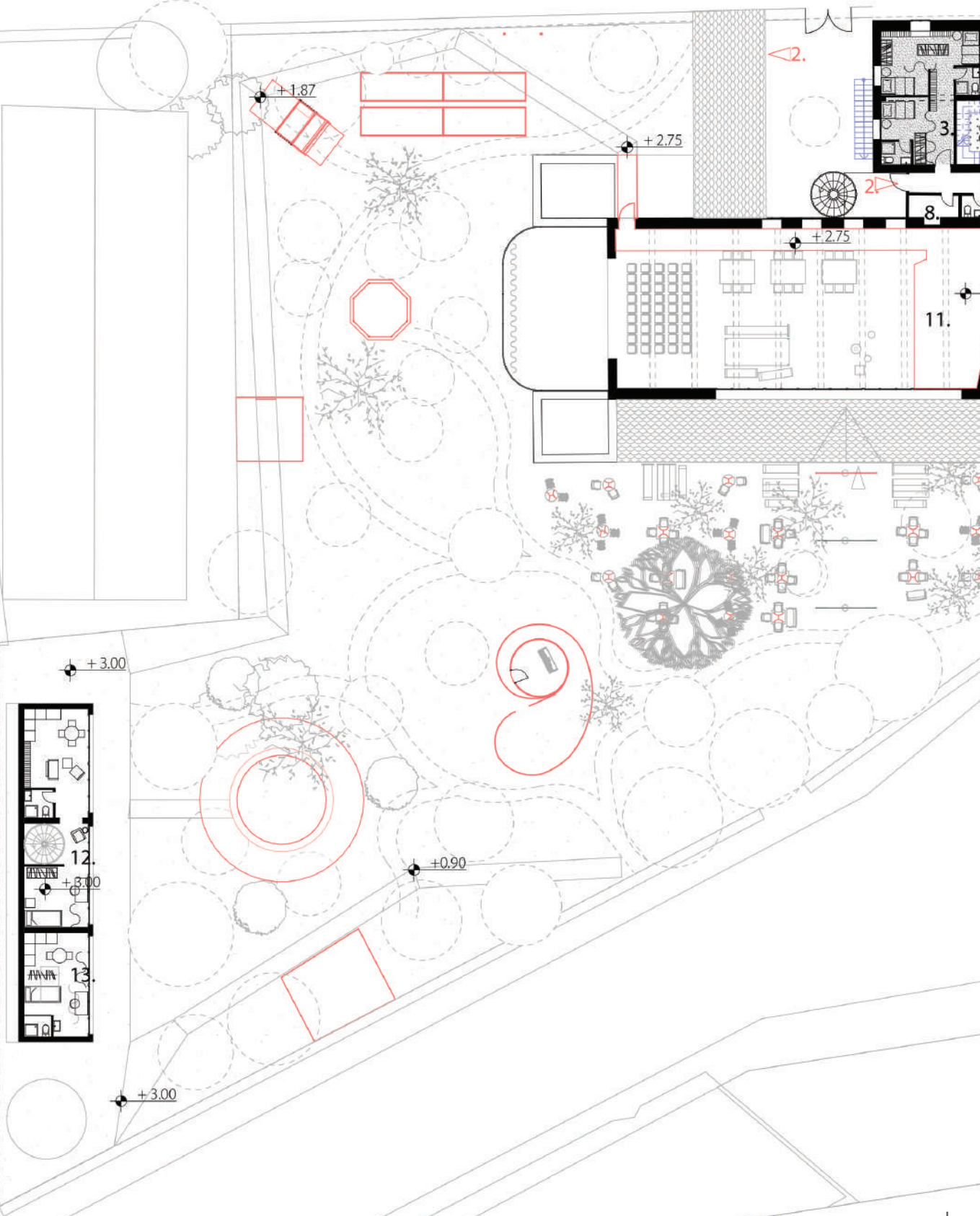
1. garden restaurant
2. space for the market
3. pavilion for pianist
4. pond next to sculpture studio
5. gazebo, rose pavilion
6. pavilion for the writer
7. garden (cauliflower, pickle, tomato, onion,)
8. former structures remains, position for the new pavilions
9. ramp, gallery around the yard, connecting with the gallery of the hall
10. parking lots



My proposal  
First floor

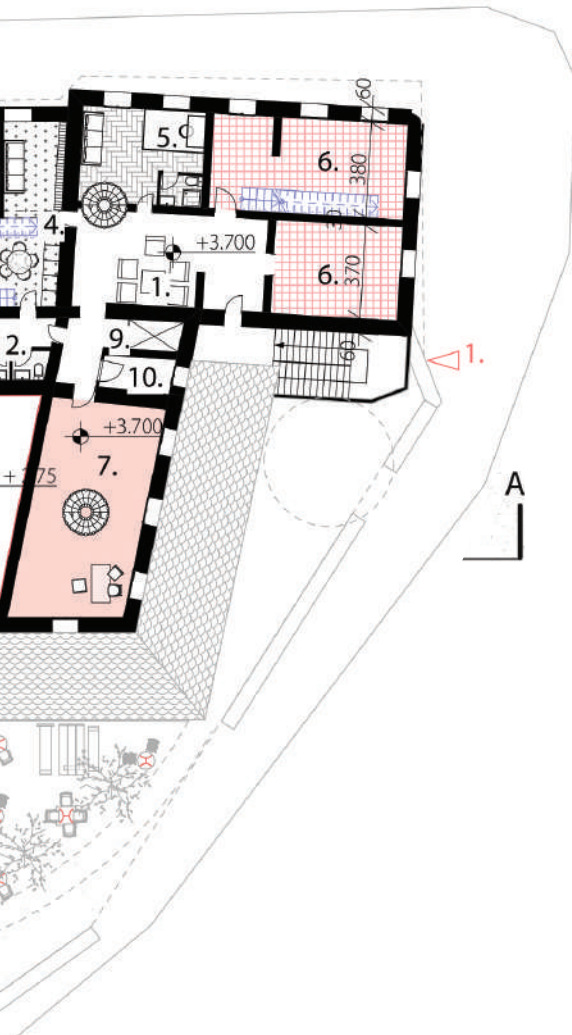
B

A



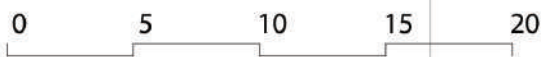
B





Entrances:  
 1. from the porch  
 2. from the yard

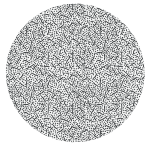
- Legend:
- 1. common space
  - 2. toilets
  - 3. room type L: 3 beds
  - 4. room type D: kitchen + 3 beds upstairs
  - 5. room type 5: studio+room, varies, (two+1 beds)
  - 6. studio, individual
  - 7. studio, common
  - 8. storage
  - 9. communication, elevator
  - 10. storage
  - 11. gallery
  - 12. accommodation of manager
  - 13. room for sculptor



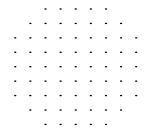


My proposal  
Second floor

Trees on the site:



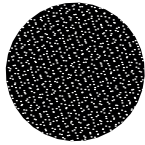
Oak tree *Quercus*



Chestnut tree *Castanea*



Pine tree *Pinus*



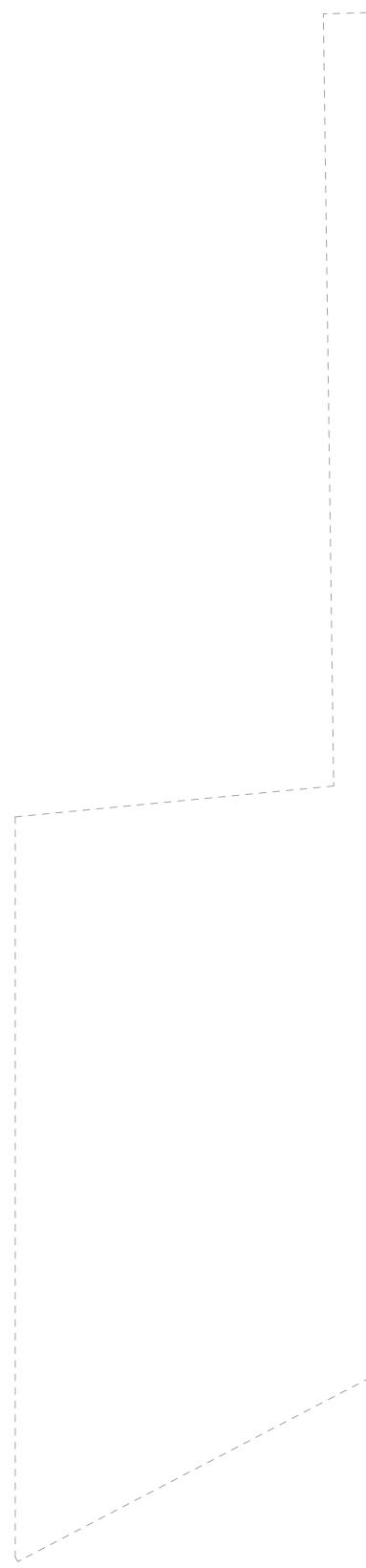
Roses (bush) *Rosa*

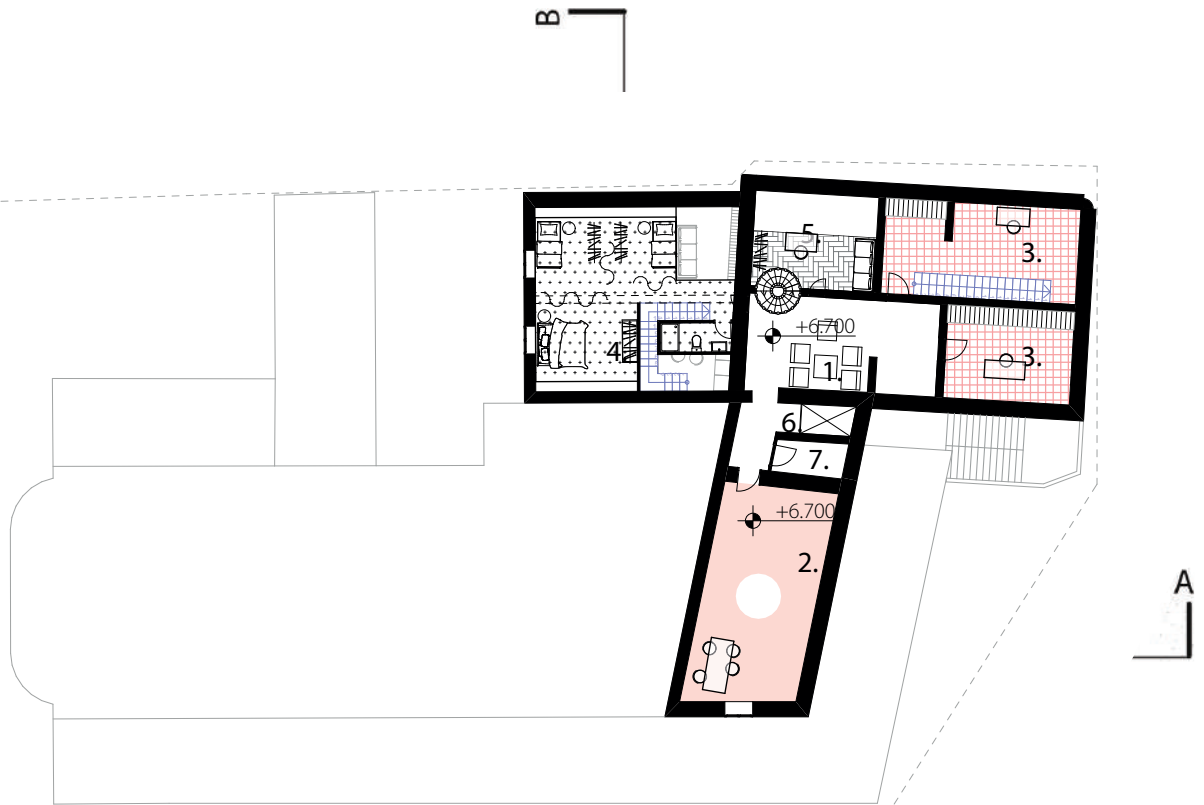


New chestnut tree

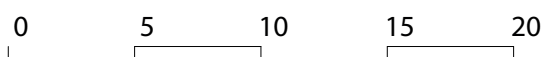


Weeping tree *Salix alba pendula*

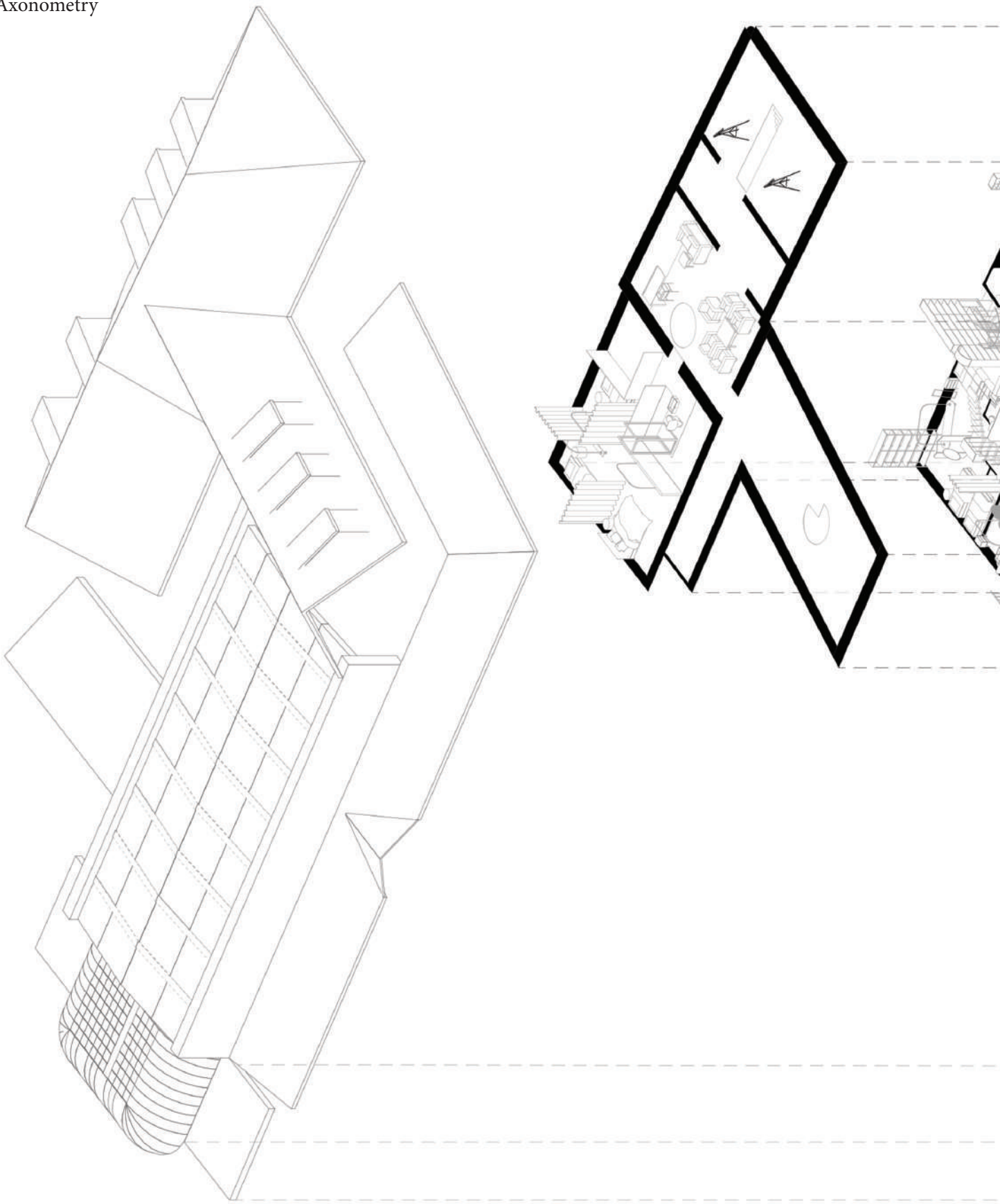




- 1. common room
- 2. studio for more artists
- 3. individual studio
- 4. room type D (3 beds)
- 5. room type S (varies)
- 6. communication
- 7. storage

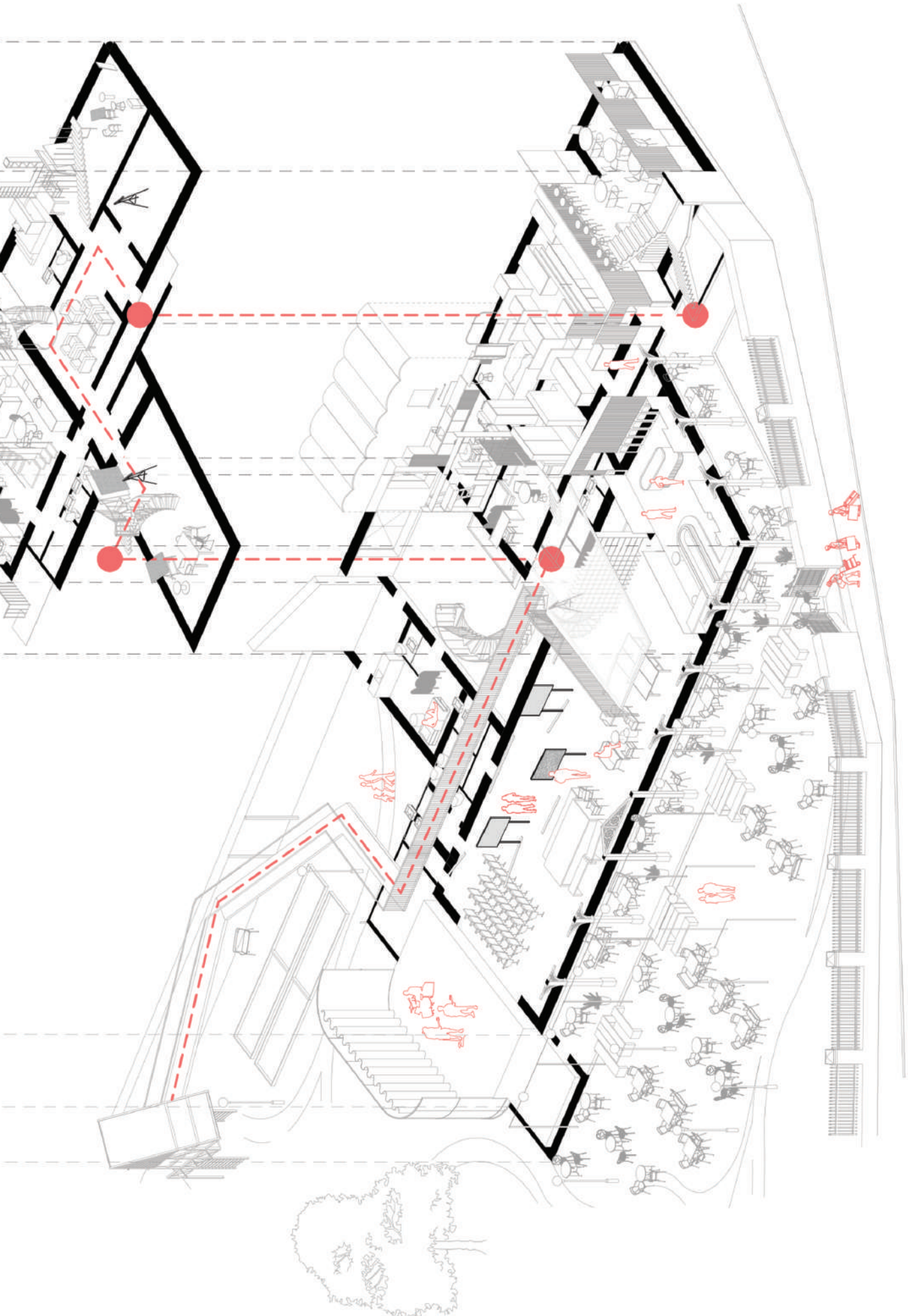


Axonometry

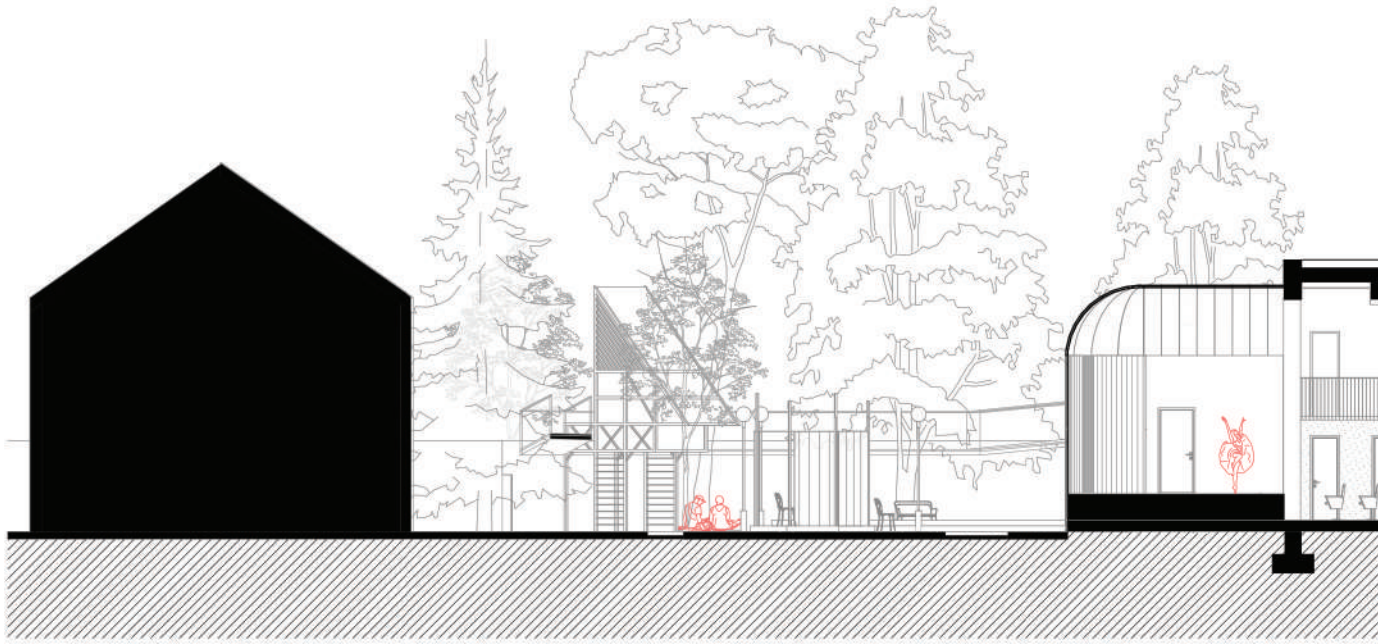


— — — *Line of the movement through the open studios (exhibitor) time*





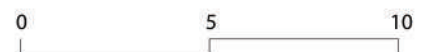
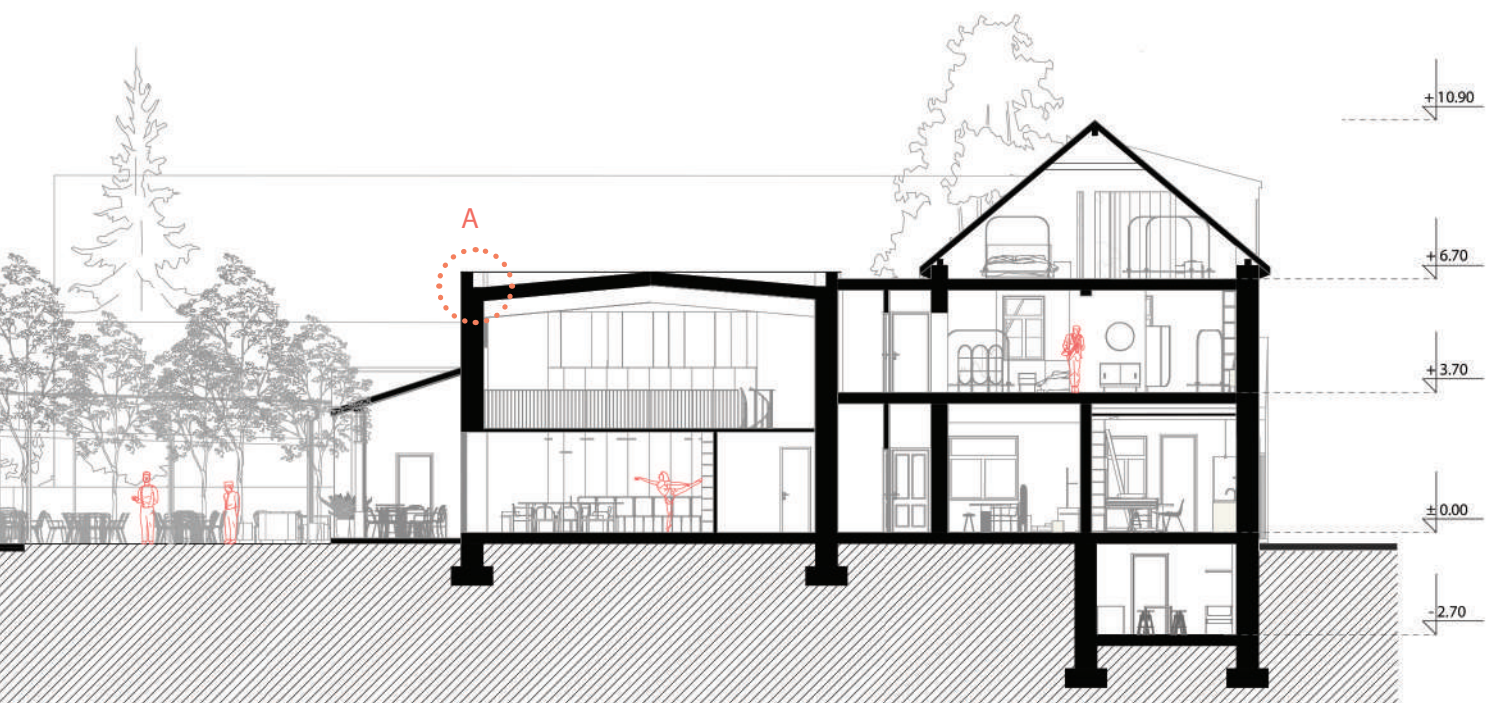
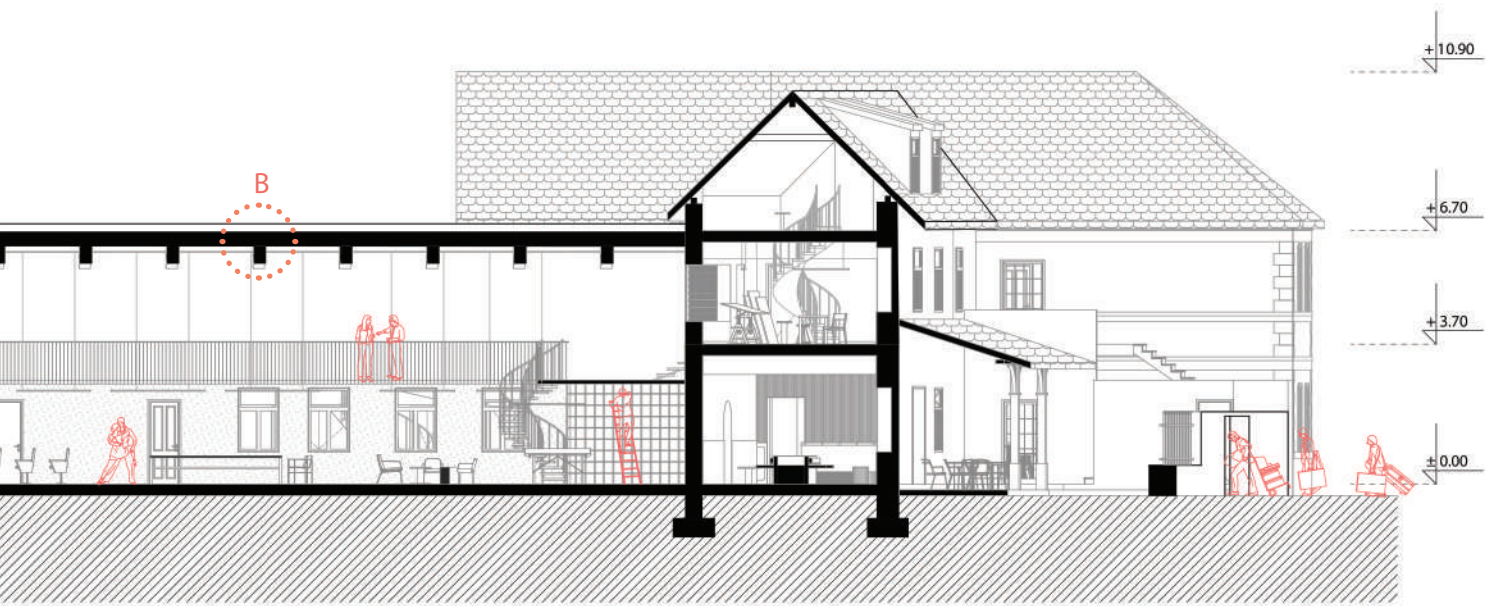
Section AA



Section BB

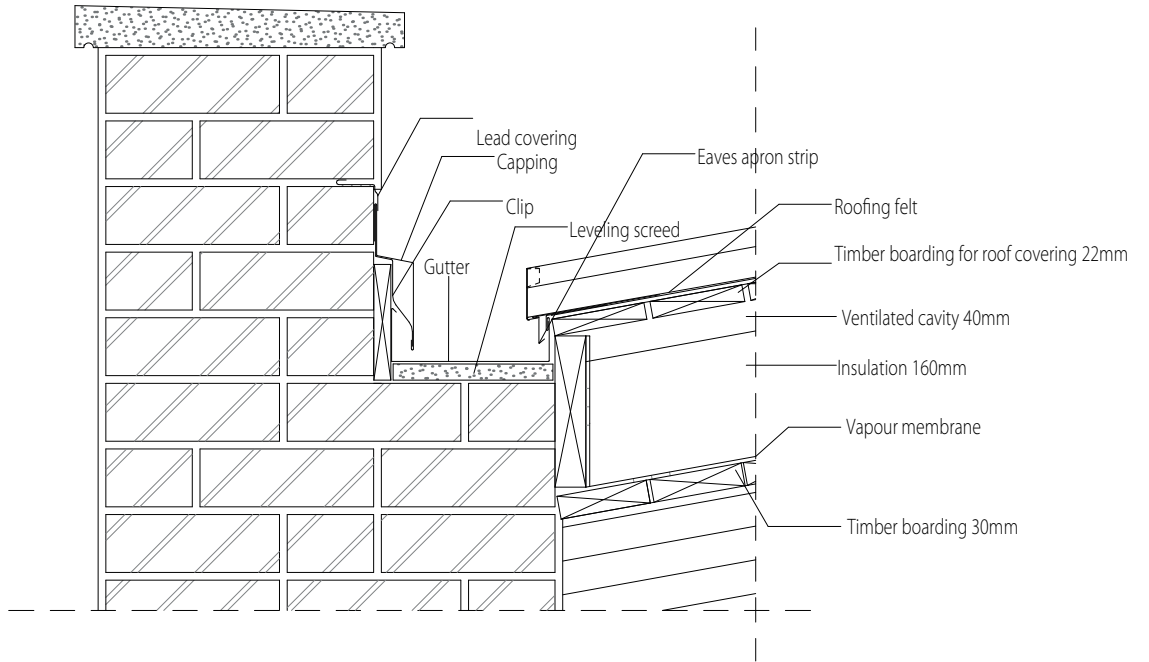




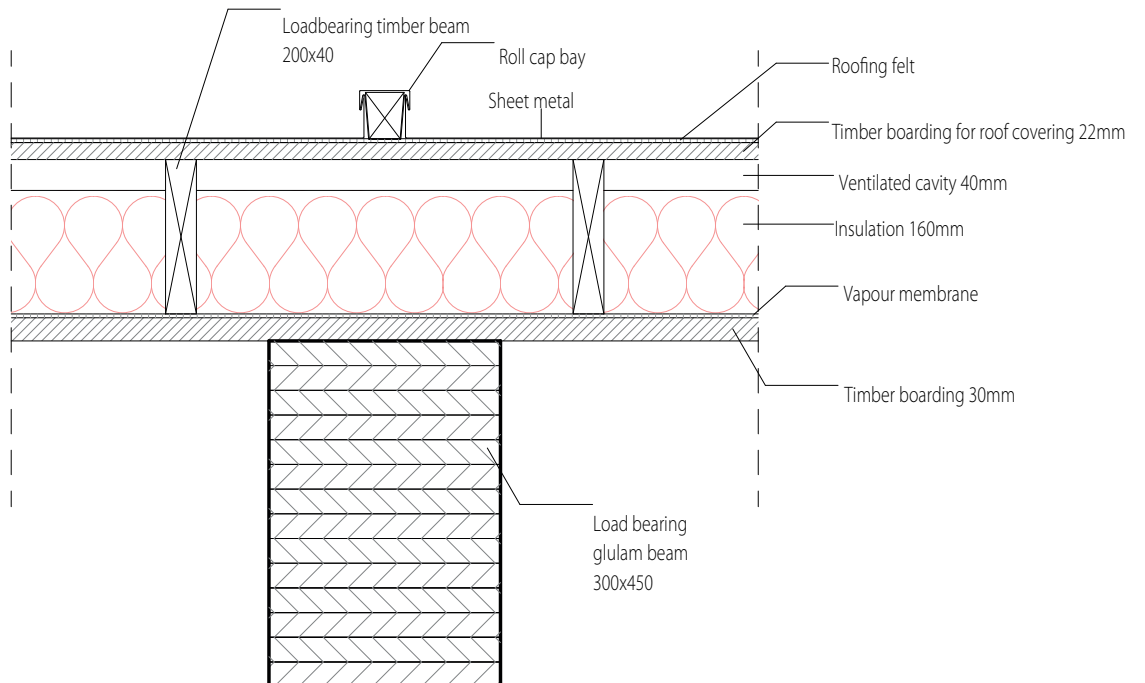


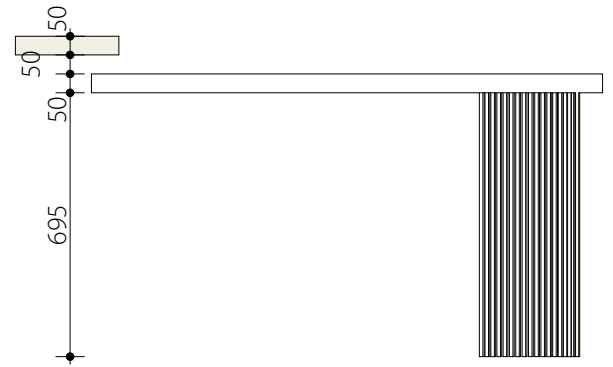
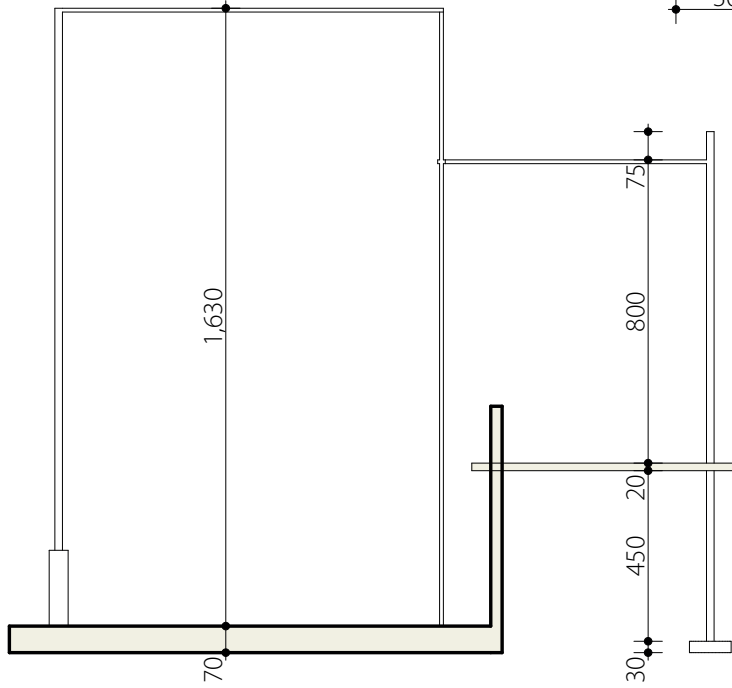
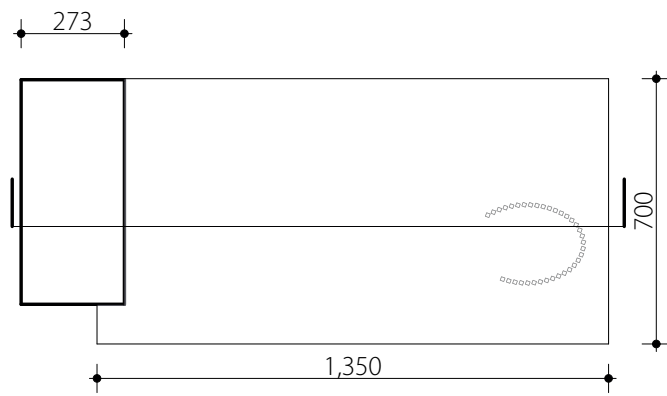
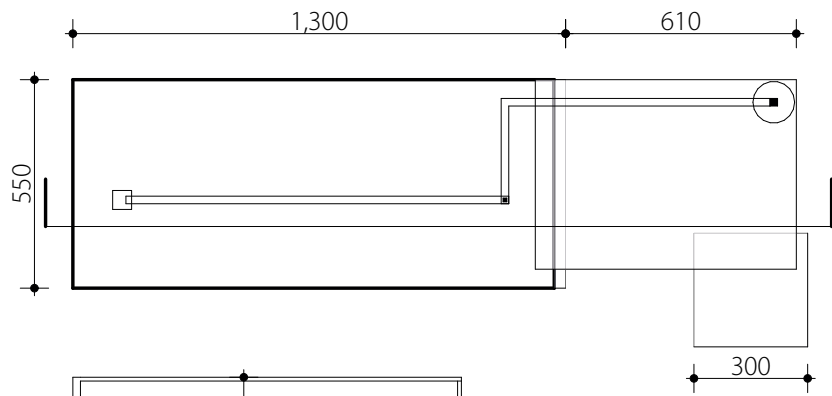


Detail A

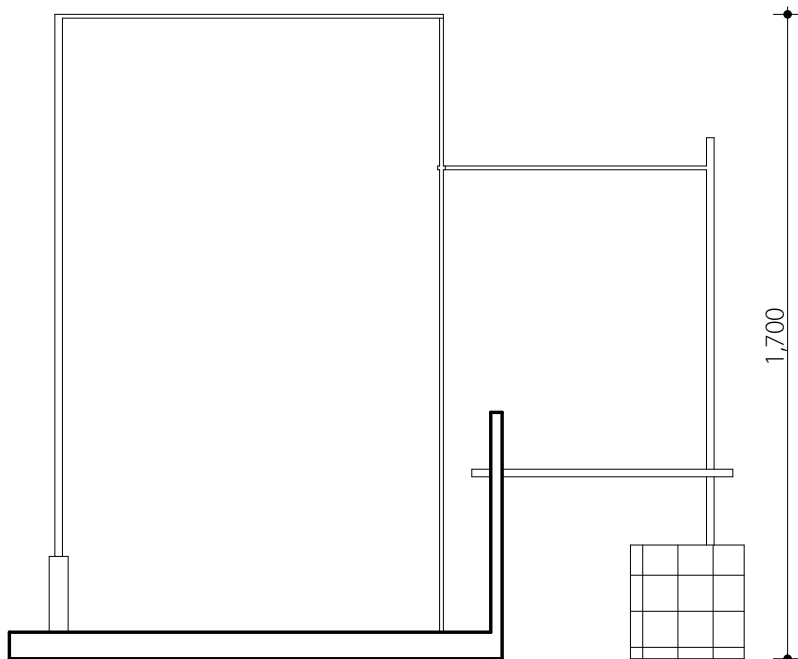
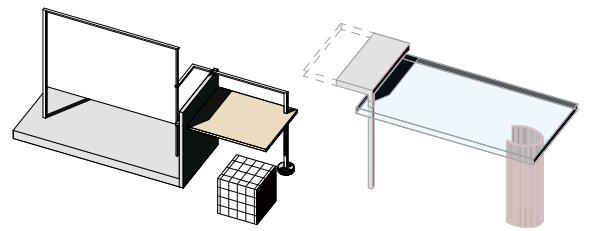


Detail B





Details of the furniture (table and hanger for clothes)



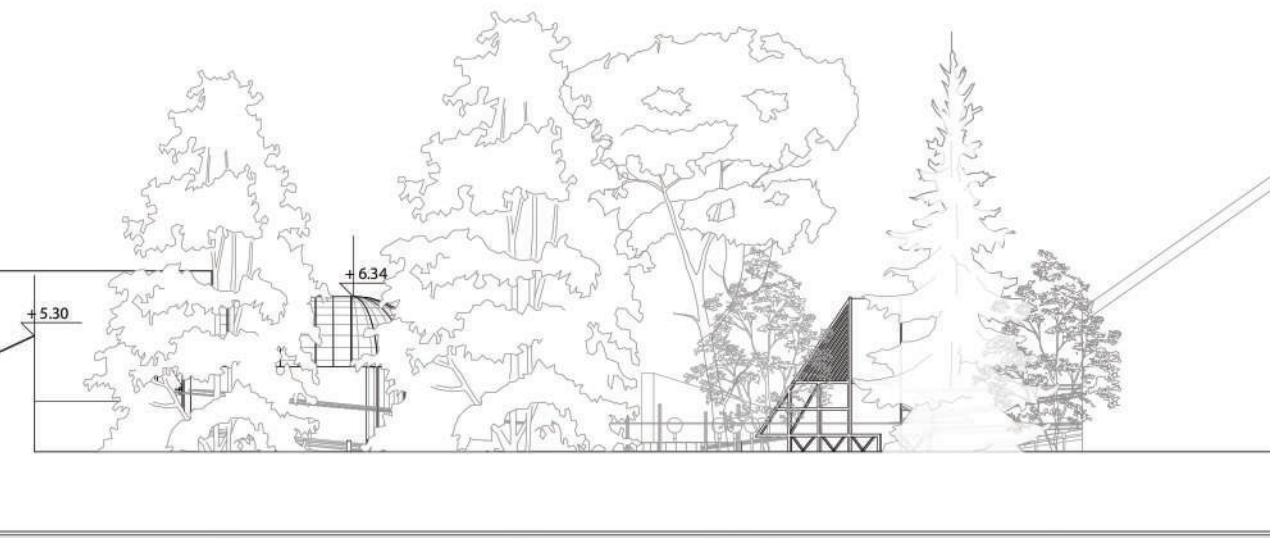
West facade



East facade







North facade

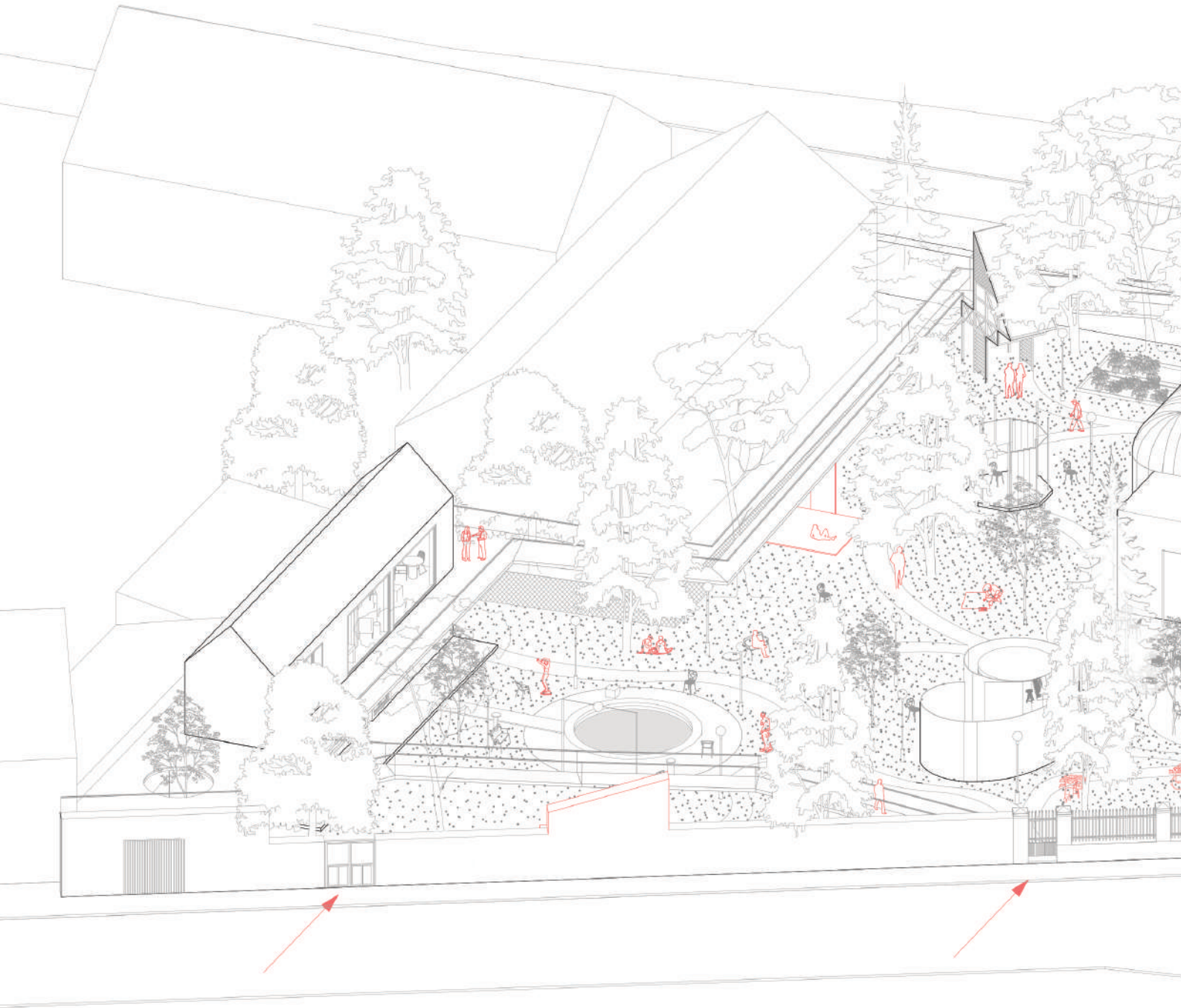


South facade

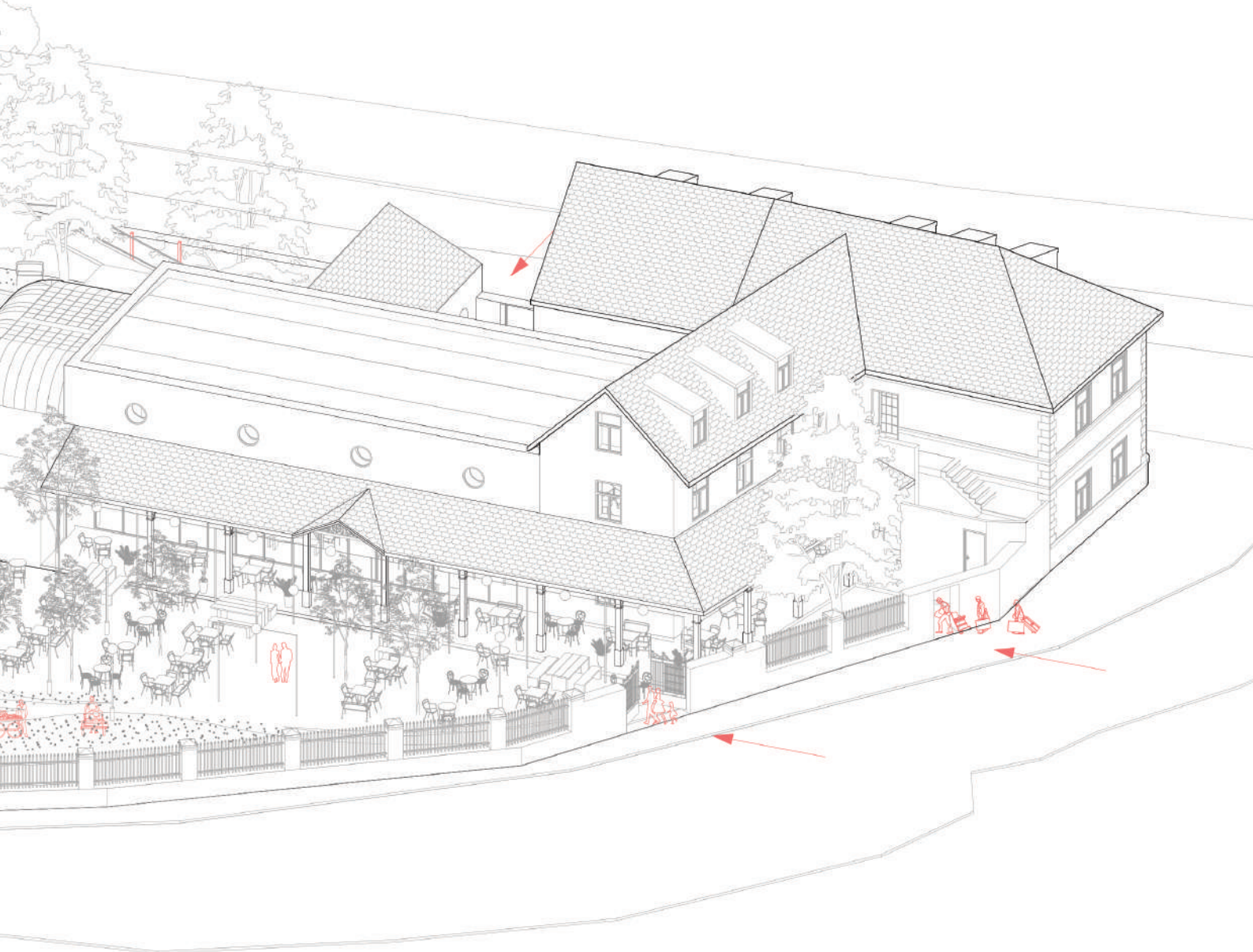








Axonometry of the residence





*Visualization*



Room type A  
*double bed*



*Visualization*



Room type O  
*single bed*

*Visualization*



Room type *L*  
*three beds*

*Visualization*



Room type *D*  
*kitchen + three beds upstairs*



*Visualization*



Reception, informations, lobby

*Visualization*



Reception and the entrance for the dancing hall

*Visualization*



Restaurant



*Visualization*



Multifunctional hall

*Visualization*



Restaurant garden



*Visualization*



Garden, the pond, manager house and office  
+ sculpture studios (inside and outside)





## 06. Resources





*Bibliography:*

Viktor Šlajchrt, *Srdečný pozdrav z hospody*, Paseka 2008

Tomáš Dvořák, *Pražské výletní restaurace*, Muzeum hl. City of Prague , NLN - Lidové noviny 2010

John Ashurst, *Conservation of Ruins*, Routledge 2006

Vladimír Czumalo, Václav Kratochvíl, Martina Flekačová, Sarka Koukalova (ed.), Eva Novotná, Radoslava Schmelzová, Stanislav Svoboda, Jaroslav Šulc *Letní rezidence Pražanů. Dobřichovice a vilová architektura 19. a 20. století*, NPÚ, ÚOP of Central Bohemia 2016

*Text and informations about Prague's restaurants (pages 19,21,23,25) partly taken from:*

<http://www.pivniobzor.cz/clanky/2009-03-15-klasicke-ceske-hospody/>

[www.radio.cz](http://www.radio.cz)

[www.horydoly.cz](http://www.horydoly.cz)

*Text and informations about Hodkovičky (pages 31,33,35) partly taken from:*

[https://www.idnes.cz/bydleni/na-navsteve/hodkovicky-bydleni-v-praze-dobra-adresa.A170227\\_151433\\_dum\\_osobnosti\\_web?utm\\_source=facebook&utm\\_medium=sharecd&utm\\_campaign=desktop](https://www.idnes.cz/bydleni/na-navsteve/hodkovicky-bydleni-v-praze-dobra-adresa.A170227_151433_dum_osobnosti_web?utm_source=facebook&utm_medium=sharecd&utm_campaign=desktop)

<https://cs.wikipedia.org/wiki/Hodkovi%C4%8Dky>

*Old photos:*

<https://www.stare-pohledy.cz/> (pages 16,17,24, 68)

<https://www.facebook.com/Hodkovicky/> (pages 28, 32, 34)

*Maps:*

<http://www.dveprahy.cz/>

<http://www.geoportalpraha.cz/>

*Other sources:*

MČ Praha 4: Oddělení správní archiv

[http://www.resartis.org/en/residencies/about\\_residencies/definition\\_of\\_artist\\_residencies/](http://www.resartis.org/en/residencies/about_residencies/definition_of_artist_residencies/)

Facebook group *Hodkovičky*

Family albums

Inspirational talks with locals, family members, artists

