

Ph.D. dissertation. Characteristic solutions and motives in the architecture of Warsaw tenement houses from around 1900 to 1914 on the example of architectural works by Ludwik Panczakiewicz and the partnerships of Waclaw Heppen – Józef Napoleon Czerwiński and Henryk Stifelman – Stanisław Weiss – general summary.

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Tenement houses also known as income houses were the basic and usually most important type buildings forming great European cities at the turn of the XIXth and XXth century. In Warsaw the role of the tenement houses was even greater in the overall scenery of the city due to peculiar urban structure, extremely high level of building density, comparatively little number of important representative and monumental buildings, as well as the restrictions resulting from the city's role as a military fortress. The greatest importance to the city's scenery at that time was created by particularly high tenements, the ones erected with the use of modern construction and installations, as well as those created with the influence of the latest architectural trends, all of whom were built after the annulment of the regulations restricting the maximum height of the front facades (1904). The majority of the considered buildings were completely destroyed, or severely damaged during the years 1939-1945. It is also important to remember, that tenement houses erected at the turn of the XIXth and XXth century were not a subject of broader interest, research and documentation throughout a considerable part of the XXth century. This interrelated with the beliefs common before 1939, and also after 1945 among the architects, urban planners and architecture historians, treating tenement houses as uninteresting type of mass urban tissue and an unhealthy relic of the past period. Aforementioned state of affairs is a major cause creating the present state of knowledge about the architecture of Warsaw tenement buildings incomplete.

The goal of the hereby dissertation was to supplement the existing knowledge about Warsaw tenement houses erected around the turn of the XIXth and XXth century, and also to investigate the architecture of a selected group of income buildings raised after the year 1900 with the relation to their creators on the behalf of distinctive attributes of their architecture, including the favorite solutions and motives.

At the outbreak of the first world war Warsaw was built-up in greater part with tenement houses erected after the year 1850. The majority of the tenements being discussed was raised soon before the year 1900, usually creating compact street frontages that were equalized in size and similar in architecture. Tenement houses built after the year 1900 and especially in the period from 1904 to 1914 had a slightly bigger importance to the city's scenery and in most cases their architecture was very individualized. Because at that time certain factors such as i.e. changes in the building regulations, new architecture styles, and modern construction or installation methods converged together. The discussed causes contributed to a radical raise of the tenements overall height, a slight dissemination of modern installations and inner-equipment, a visible raise in the level of the unrepeatability of their architecture, which all together caused a major increase of the tenements importance comparing to other types of building in the city. Keeping in mind the above factors, within the hereby dissertation it was decided to focus the research on the income houses erected from around the year 1900 until the year 1914, also including the tenements raised in the last years of the XIXth century. In the part relating to the

characteristic solutions and motives, the decision was made to investigate three most important designers of Warsaw's tenement houses at the discussed period. This marks the architects and builders such as Waclaw Heppen (with Józef Napoleon Czerwiński), Henryk Stifelman (with Stanisław Weiss) and Ludwik Panczakiewicz. The creators mentioned above were selected among the others complying with conditions such as: the overall number of raised tenements, their height, novelty, extraordinariness and their overall importance in the city's urban tissue. The research was led with the participation of 70 examined tenement houses raised according to the design of authors mentioned above, or most possibly built with their share.

Within the hereby dissertation a wide archival, bibliographical and terrain research was performed. Rare original designs as well as later auditions with measuring included were engaged in the range of the investigation. The primary and particular source of knowledge were the measurements, designs, photos, estimates, descriptions, sketches, correspondence and protocols gathered at the Archives of the Capital City Reconstruction Office and the Archives of the City's Real Estate Managing Institution. The research was also made on the historical cartographical materials, especially the so called Lindley Plan, updated to the years 1908-1914. As a supplementation of the archival research, an analysis of historical photographic collections was made with the inclusion of the so called „Exteriores Report”, the archives of the Museum of Warsaw Uprising, archives of the „Karta” center, or German air photos made in the year 1943. Within the bibliographical research, the analysis of the classified technical and architectural newspapers published from around 1900 until 1914 was made, especially the publications such as „Architekt” and „Przegląd Techniczny” were included. As a supplementation to the above, additional research was made with the use of all contemporary publications regarding tenement houses erected from around 1900 until 1914, such as the so called “Historical studies of the downtown urban quarters”, accomplished by the City's Design Office „Warcent” in the years 1982-1984 under the supervision of Halina Kujawa. (at the moment preserved at the Archives of the State's Landmark Conservator's office). The hereby dissertation was also completed with additional terrain research, including measuring the existing tenements, creating drawings and sketches, as well as photographic documentation made in the years 2005-2016 and the author's own conservation and design practice at Anna Rostkowska's “Proart” architectural office.

The distinguished part of the research were the studies regarding the selected architects, including their biography, qualifications, practice, voyages, connections, and families. Upon studying the architects, a wide query was made, including appointments and discussions with the living members of their families, research on their writing and publishing works, as well as investigating the cultural and ethnic environment they were connected to. A valuable knowledge was brought i.a. by Irena Heppen (Waclaw Heppen's granddaughter), professor Andrzej Buchner (Ludwik Panczakiewicz's grandson), and Jan Jagielski of the Jewish Historical Institute in Warsaw.

The hereby dissertation is combined from two basic parts. The first part was devoted to the general terms regarding the tenement buildings in the city's landscape from around 1900 and until 1914. This part of the dissertation creates the basis and determines the second part, that was devoted to the characteristic solutions and motives in the tenements raised by the selected architects and builders.

The first part primarily focused on Warsaw's landscape after the year 1900 with the inclusion of historic, political and geographical conditions, urban structure and the typology of buildings. Most important developments raised at the turn of the XIXth and the XXth century

were presented, including sacred, public, residential and industrial investments focusing on the meaning of the tenement buildings before 1914. Afterwards the architects and builders environment was presented, including the factors such as: regulations and legislations, capabilities of architectural education, changes in the definition of the architects profession, changes in organizing the design practice, association activity, and international relations. A review of architects and builders active around the year 1900 was also presented with the selection of most active and important authors, and underlining the creators especially merited in raising tenements. The first part of the hereby dissertation was finished with a trial of putting the knowledge about Warsaw's tenement house architecture around the year 1900 in order, marking out the primary components such as: creating the plan, forming the section, the architecture of the elevations, architectural decoration and elements of the fixed interior equipment, as well as the construction and technical infrastructure. In the second part of the dissertation the following subjects were discussed: legal and position conditions, plan schematics on different plots, the floor height matters, types and forms of the roofs, architectural composition affairs, elements of architectural decoration, questions about the addition of stories in existing tenements, toppings, window openings together with their frame, balconies and bays, materials and the way they were finished, interior decoration in the residential spaces and collaborative communication spaces, elements of the fixed equipment such as doors and windows, floors, heating furnaces, fireplaces and kitchens, fixed furniture, fixed courtyard equipment, as well as construction elements such as the walls, ceilings and roofs (including their technology), and installations such as water conduit with canalisation, heating and ventilating, lighting and elevators.

The second part of the dissertation was dedicated to the issues regarding the individual elements of the selected tenements on the background of typical income buildings investigated earlier in the first part. The silhouettes of the selected architects and builders Waław Heppen with Józef Napoleon Czerwiński, Henryk Stifelman with Stanisław Weiss, and Ludwik Panczakiewicz were presented with their life histories, private and family life, education and the place of it's hold, practice, activity in competitions, recognized creations, publishing and social activity, as well as their activity in the years not ranged by the hereby dissertation. Afterwards recognized characteristic and individual solutions were presented on the example of the selected designers with the division to the elements mentioned before in the first part of the dissertation: creating the plan, forming the section, the architecture of the elevations, architectural decoration and elements of the fixed interior equipment, as well as the construction and technical infrastructure. The second part was finished with a trial of formulating conclusions regarding characteristic solutions and motives in Warsaw's tenement houses from around the year 1900 until the year 1914 on the example of selected creators.

The hereby dissertation was also supplemented with a catalog presenting the gathered knowledge, drawings and illustrations regarding 70 tenements raised, or possibly raised according to the designs made by Waław Heppen in cooperation with Józef Napoleon Czerwiński, Henryk Stifelman in cooperation with Stanisław Weiss and Ludwik Panczakiewicz. The catalog was a trial to put the following issues in order: history of the particular tenements, exploited plan solutions, construction type, inner installations used, description of the elevations with the way they were finished. A list of reviewed iconographic and measurement materials, as well as all source materials and bibliographical materials regarding particular buildings.

14.06.2015