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OLD TENEMENT HOUSE IN THE STRUCTURE OF THE MODERN CITY

KAMIENICA STAROMIEJSKA W STRUKTURZE WSPÓŁCZESNEGO MIASTA

Abstract

Old tenement houses determine the individual character of old European cities. The functional and formal-plastic typology of the former townhouse reflects the transformation process, carried out with changing utility requirements, discoveries of construction technology, use of new devices, visualised by the stylish evolution of changing aesthetic canons and artistic tastes. The type of tenement house reflected the stages of development of the ancient, medieval, modern and contemporary architecture of the cities of the Old Continent. Natural disasters and destruction of the war lead to the old cities being rebuilt, introducing modifications to the appearance and technical as well as functional improvements. A separate chapter in the history of tenement houses, located within the cities designated on the basis of medieval location acts, defines trends of our time to create the modern archetype of old tenement house, combined with reconstructed, most valuable in terms of artistic solutions of facades that were not rebuilt after the ravages of World War II.

Keywords: old tenement house, architecture of modern tenement houses, structure of old cities

Streszczenie

Kamienica staromiejska określa indywidualny charakter starych miast europejskich. Typologia funkcjonalna i formalno-plastyczna dawnego domu miejskiego odzwierciedla proces przekształceń, dokonywanych przy zmieniających się wymaganiach użytkowych, odkryciach technologii budowlanych, zastosowaniu nowych urządzeń, uwidocznionych przez ewolucję stylową zmieniających się kanonów estetycznych i upodobań artystycznych. Typ kamienicy odzwierciedlał etapy kształtowania się starożytnej, średniowiecznej, nowożytnej i współczesnej architektury miast Starego Kontynentu. Kataklizmy naturalne i zniszczenia wojenne skłaniały do odbudowy dawnych miast, wprowadzając modyfikacje wyglądu oraz udoskonalenia techniczne i funkcjonalne. Odrębny rozdział historii kamienic, zlokalizowanych w obrębie miast

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wyznaczonych na podstawie średniowiecznych aktów lokacyjnych, określa tendencje naszych czasów do tworzenia współczesnego archetypu kamienicy staromiejskiej, zestawianej z rekonstruowanymi najcenniejszymi pod względem artystycznym rozwiązaniami fasad, które nie zostały odbudowane po zniszczeniach II wojny światowej.

Słowa kluczowe: kamienica staromiejska, architektura współczesnych kamienic, struktura starych miast

1. TYPOLOGY OF OLD TENEMENT HOUSES

Shaped in a complex process of evolution, individualised functional-spatial and formal-plastic typology of old tenement house, constituted for centuries a characteristic element of the landscape architecture of European cities. Shapes of old tenement houses filled with urban structures that were planned by: a). ancient organisation systems of the urbanised space; b). location privileges from the Middle Ages; c). modern urban plans; d). monumental urban planning from the period of Fin de siècle; e). plans for the reconstruction of urban centres reflecting the industrialisation process of the industrial revolution; f). modernist ideas of transforming fragmented and irregular networks of street of old cities; g). functionalist concepts (also idealised utopias) for design of optimal structural and spatial solutions of the twentieth century; h). concept consisting of adapting existing systems to modern urban conditions; i). original urban projects from the turn of the twentieth and twenty-first century, based on the principles of sustainable development (economic and social).

2. CHANGES IN URBAN SYSTEMS

Originally, city's tenement houses were built in large part as stand-alone buildings – in the cities organised based on the medieval location, modern regulatory plans, also in the nineteenth century in the area of downtown districts in the early stage of suburban areas' development, which were not covered by the necessity of intensive development caused at the height of the period of technological and economic development, by increasing the number of inhabitants in the most industrialised industrial centres (also by speculative considerations)¹. In the first half of the century, small rent tenements (expanded type of the suburban house) erected in the central districts as stand-alone buildings, surrounded by front yards and gardens within large parcels – before the period of transformation of residential districts in the system compared to the barracks system (“Mit Kaserne”²).

¹ P. Fiuk, *Miejska kamienica czynszowa z drugiej połowy XIX i przełomu XIX/XX wieku na przykładzie miasta Szczecina. Charakterystyka form i źródeł inspiracji z analizą możliwości adaptacyjnych (...)*, promotor B.M. Pawlicki, Szczecin-Cracow 2000, (an unpublished typescript of dissertation, in the Main Library of the Cracow University of Technology), 2000, in: http://suw.biblos.pk.edu.pl/resources/i1/i5/i1/i2/i1/r15121/FiukP_MiejskaKamienica.pdf [online, access 12.02.2014].

² P. Fiuk, *Kamienica czynszowa z XIX/XX wieku w Szczecinie – źródła inspiracji i analogie z architekturą berlińską*, [in:] *Kamienice w krajach Europy Północnej*, ed. A. Sołtysik, Baltic Cultural Centre,

In the history of architecture, the typology of tenement house building is dominated by examples of fragmented and compact cadastral divisions, filling the limited space of old cities, while narrowing the width of the streets and extending fronts beyond the initial regulatory line. The scale of the density of old cities' building systems stemmed from many requirements of the military, engineering, communications, utility, economic, building codes and legislation ordinances: – fiscal system (cadastral rates calculated in a number of cities in Northern Europe according to the width of the parcel front, leading to determine narrow roads from the streets and squares side, far extended inside the dense quarters); – standards of fire protection and climatic factors (factors primarily affecting the structure and form of roofs – with a slight slope in the Mediterranean, an area with a smaller scale of precipitation and seasonal amplitude of temperature differences, and with steep roofs in the northern part of the Old Continent, hedged against the risk of fire by high fire walls or shaping recessed roofs in the adjacent buildings). The regularity of urban systems was related to the rational organisation of communication and transport, the use of the potential of the surface of construction parcels.

Changing solutions for interiors adjusted to the utility requirements of apartments, money changers, shops, service outlets; using, available in subsequent periods, new technologies and materials, composition developments of facades reflected the metamorphosis of aesthetic canons of architectural styles from the classic eras.

3. ARCHITECTURAL FORMS

Functional solutions and the appearance of tenement houses evolved from houses that filled the small parcels of medieval towns, urban palaces from modern times, extensive neo-style and eclectic rent tenement houses of the era (realised even after reparcelling of medieval parcels), geometrised in plans storeys and cubature of regular modernist and functionalist buildings, as well as the contemporary ones – restoring the traditional system of house-tenement, filling dense frontages of European cities.

Multifamily building units and modernist houses from the early twentieth century, initiated by the societies and professional associations, also erected in the programs of cooperative housing and social housing – implemented within or adjacent to areas of downtown – retained architectural features of tenement houses, whose solid and plastic solutions (with explicit to identify the individual appearance) were multiplied forms of a traditional city house.

The unification of the appearance of the multi-family building took place in the 30s of the twentieth century and after the Second World War, along with the spread of (in a radicalised version) functionalist concept of the environment of CIAM and Bauhaus, implementing the concepts of modularity and prefabrication, associated with the exposed primacy of the purist aesthetic – the search for solutions to rationalise technology and reduce the cost of the construction process³, of which the opposite was the complex, formal and plastic composition of

Faculty of Architecture of Technical University of Gdańsk, Gdańsk 2004, p. 355–386.

³ S. Giedion, *Przestrzeń, czas i architektura. Narodziny nowej tradycji*, PWN, Warsaw 1968, p. 507–602, 675–746, 785–795, 805–815; – Norbert-Schultz Ch., *Znaczenie w architekturze Zachodu*, Wydawnictwo Murator, Warsaw 1999, p. 186–88.



Ill. 1. Old-city and contemporary tenement in environment of preserved and restored old cities. [1] Wrocław: restored polychrome of facade at the former tenement house in the western frontage of the Market Square. [2] Wrocław: Salt Square – North side, contrast of modernist building with old tenement houses. [3] Florence: restoration of the ruined city with compositional and plastic reference of the contemporary architecture to the historic neighborhood (region of Ponte Vecchio – view of Via de’ Guicciardini). [4] Berlin-Friedrichswerder: restored structure of historic district with created background of a traditional area of the city in Northern Europe – without reconstruction of urban dividing, cadastral regulations and appearance of old buildings (Caloline-von-Humboldt-Weg). [5] Hamburg-Hafencity: realization of a multifunctional complex – a new center of important administrative and office, service and industrial, and port center of northern Germany – on the site of destroyed tenement houses and granaries of the old port (“area of brownfield”), with the reflection in the contemporary urban and architectural structure and individual solutions of buildings (plasticity of detail, textures of walls, elements of the infrastructure and ground communication) “industrial” features which have been compared with original compositions of modern buildings. (Photographies of author)

old tenement houses, individualised by wealth of detail, precious finishing materials, created for the wealthier strata of society.

Type of tenement building – located in the districts of old town and downtown – preserving the old principle of compositional, formal and functional hierarchy, is today for a significant proportion of the inhabitants the reference to the values represented by the historical continuity and preserve (or restore) of the tradition; supported in terms of utility for the distinction of “the reporting address” from the location of “the typical living” on suburban “block of flats”. Critical reference to the unified space of modernist housing estates, with anonymous and largely decapitalised buildings, is evident in the tendency to remodel the rectangular outer walls to the shapes that, by divisions in separate sections (details made of polystyrene), imitate the appearance of historic tenement houses – in the area of the old town districts of, among others, Chojnice, Gorzów Wielkopolski, Legnica).

4. DISASTERS I DESTRUCTION OF CITIES

A separate category of the tenement house development of European cities was the reconstruction of destroyed urban complexes and individual buildings, realised as a result of: a). natural disasters (construction works on the basis of functional and spatial solutions tailored to the requirements of the material culture of the era, the stage of technological development and the existing architectural styles); b). cataclysms of war and caused by following their consequences (projects of reconstruction of ruined cities reflected different assumptions ideas: faithful reproduction of old architecture or free reference to the appearance of the destroyed houses, and the opposing to mentioned tendencies, consisting in shaping of modern – according to contemporary criteria – functional and spatial structures.

5. RECONSTRUCTION OF EUROPEAN CITIES IN THE NINETEENTH AND EARLY TWENTIETH CENTURY

The contemporary look of cities, seen as a testimony to the centuries-old urban and spatial transformation and evolution of architectural styles, was dominated in the nineteenth and early twentieth century by an extensive scale of reconstruction and new investments carried out in developing smaller centres, replacing old buildings with magnificent tenement houses, of which construction used new technologies and materials, and the fronts as well as representative interiors developed according to composition and decorative programs referring to classic eras – affecting the idea of the architecture of Gothic, Renaissance, Baroque and Neoclassical by suggestive solutions of eclectic and neo-style compilation⁴. In the era of the Industrial Revolution, a purist renewal of the old architecture based on the concepts

⁴ A. Zabłocka-Kos, *Nowe w naprawę starym. XIX-wieczne przebudowy zespołów staromiejskich na przykładzie wrocławskiego city*, [in:] *Architektura współczesna w mieście zabytkowym*, Konferencja naukowa, Muzeum Architektury, Wrocław, 27–28 November 2000, ed. A. Zwierzchowska et al.: R. Eysymontt, T. Rudkowski, post-conference publishing, Wrocław 2003, p. 93.

of eclecticism historicist was made⁵. Costumes of the classic styles provided a setting for monumental compositional assumptions and representative buildings of capital and major urban centres⁶.

6. DISORDERS OF CONTINUITY IN SHAPING THE OLD CITIES

During the domination of modernist architecture and urban planning, it disrupted the continuity of the principles of shaping the architectural plan and landscape of the cities, which for centuries were a compact and uniform spatial arrangement. The development of civilisation in the nineteenth century, magnified by the scale of contemporary processes of reorganisation of towns and cities, has led to blurring of the former character of the oldest urban organisms, affecting the transformation within the old town complexes. It planned the transformation of old cities into modern urban organisms.

The destruction of the war, and post-war transformation implemented by ideas from the Athens Charter of Urban Planning from 1933, have led to significant changes in the landscape of old districts. In the period of systemic transformation in Poland after 1989 and in the united Germany after 1990, a process was launched of rebuilding certain old cities, ruined in the years 1939–1945 – not rebuilt after the war; with the reconstruction of the most valuable in terms of artistic and historical tradition of tenement houses and monumental buildings. At that time, it restored the continuity, identity and cultural identification of the destroyed historical centres.

7. NEW TRADITIONALISM

The restoration of traditional ideas about the old city was also implemented without consistent reference to the former scheme of quarters and parcels. A characteristic example of new traditionalism in architecture is the form of an intimate complex of quarters in the complex of Friedrichswerder in Berlin⁷, which restore the principle scheme of the old city, filled with an individualised form of tenement houses (distinguished by “refined” composition of the facade with references to historical styles and sophisticated modernist and modern plastic solutions); contemporary tenement houses.

⁵ E. Małachowicz, *Konserwacja i rewitalizacja architektury w środowisku kulturowym* (collaboration with M. Małachowicz), Oficyna Wydawnicza Politechniki Wrocławskiej, Wrocław 2007, p. 34.

⁶ M. Arszczyński, *Idea, pamięć, troska. Rola zabytków w przestrzeni społecznej i formy działań na rzecz ich zachowania. Od starożytności do połowy XX wieku*, Wydawnictwo Muzeum Zamkowe w Malborku, Malbork 2007, p. 116–183; – Frycz J., *Restauracja i konserwacja zabytków architektury w Polsce w latach 1795–1918*, Państwowe Wydawnictwo Naukowe, Warsaw 1975, p. 87–261.

⁷ P. Fiuk, *Berlin-Friedrichswerder. Przywracanie tożsamości historycznej dzielnicy*, [in:] *Nowoczesność w architekturze, Transformacja – Technologia – Tożsamość: Modernity in Architecture. Transformation – Technology – Identity*, Vol. 1, ed. J. Pallado, Faculty of Architecture, Silesian University of Technology, Gliwice 2012, p. 89–98.

Functional and compositional distinctiveness of Friedrichswerder reflects the historical structure of European cities, built by individual tenement houses, which belonged to middle-class families, merchants, craftsmen.

The process of obtaining a parcel as the property – designated as seemingly small plots with narrow fronts (two or three axes of windows), filled with extensive, compared with the size of apartments, multi-storey buildings with separate garages in the basement, terraces providing panoramic views of the historic dominance of the capital city, and (projected) pools on roofs with gardens enclaves – it was a potential for economic elite of residents of the united German capital.

An urban and architectural concept of the Friedrichswerder complex is implemented as a complex ideological program created by H. Stimmann⁸ – reconstruction and additions to the structure of the historical city centre, destroyed during World War II and degraded during the administration of the GDR (in the East Berlin made on a large scale demolition of old tenement buildings, decapitalised and damaged after 1945, in place of which multiband transport routes were built, modernist housing estates with service and commercial pavilions, and repeatable multi-storey blocks erected based on the technology of prefabricated construction; in the cities of the eastern and western part of Germany after 1945 the performed demolition of monumental historic buildings – including city palaces in Berlin and Braunschweig).

8. RECONSTRUCTION OF RUINED OLD TOWN SYSTEMS

Today, in many European cities, especially in Poland after the political changes of 1989 and after the unification of Germany in 1990 (Elbląg⁹, Frankfurt am Main, Hildesheim, Szczecin¹⁰), there was a return to tendency of rebuilding the ruined old districts and reconstruction of buildings, which are most valuable in architectural terms. Decisions are made about the demolition of modernist building complexes, planned after the war according to functionalist-modernist

⁸ The concepts of restoring appearance of the historic city with separate tenement houses, distinct from modernist, unified buildings, referred to the idea of returning to the traditional city, presented in the 60s of the twentieth century by A. Rossi; [in:] Stimmann H., *Townhouses. Construction and Design Manual*, DOM Publishers, Berlin 2011, p. 15–21.

⁹ M. Lubocka-Hoffmann, *Elbląg. Stare Miasto*, Państwowa Służba Ochrony Zabytków w Elblągu, Oficyna wydawnicza Excalibur, Elbląg 1998.

¹⁰ P. Fiuk, *Problem autentyczności w odbudowie szczecińskiego Podzamcza – kwartał XII, kamienica Kurza Stopka 3/4*, [in:] Międzynarodowa Konferencja Naukowa, Gdańsk 10–11 May 2001, *Tożsamość miasta odbudowanego – Autentyzm – Integralność – Kontynuacja : The Identity of the Rebuilt City. Authenticity – Integrity – Continuation*, Gdańsk 10–11 May 2001, ed. R. Cielątkowska, Polish National Committee of the International Council on Monuments ICOMOS, Office of the City of Gdańsk, Gdańsk 2001, p. 34–37, 167–170, 275–278; – Z. Paszkowski, *Restrukturalizacja miasta historycznego jako metoda jego współczesnego kształtowania na przykładzie Starego Miasta w Szczecinie*, PhD dissertation defended at the Faculty of Civil Engineering and Architecture, Technical University of Szczecin in 1987; promotor: S. Latour; reviewers: W. Cęckiewicz, P. Zaremba, [in:] typescript in the Main Library of Szczecin University of Technology; I edition Hogben, Szczecin 2008; – Słomiński M., consultation in the field of archaeology: Wilgocki E.G., *Szczecińskie Podzamcze. Staromiejska dzielnica nadodrzańska i jej odbudowa – kwartały XIV i XVI*, Wydawca Spółdzielnia Mieszkańcowa „Podzamcze”, Szczecin 1998.

spatial conception, in which the historic structure and tenement houses in their old forms were not restored, they did not completed the construction with environmental characteristics.

During the reconstruction of old districts – not rebuilt after the war and not developed properly in the coming decades (Głogów, Kołobrzeg) – along with reconstructions and historical stylisations, launched the process of creating individual architectural solutions whose ideas have sought to reflect the individual and creative solutions typical for old tenement houses, while specifying the nature of contemporary architecture. The most outstanding creations of contemporary architecture refer to the artistic level of the old tenement houses, maintaining the continuity of the structural-plastic evolution of historic urban centres.

9. STATUS OF OLD DISTRICTS IN MODERN STRUCTURES

Regardless of the complex cultural, artistic, and physical factors, functioning of the old districts is supported by a contemporary, large-scale growth of the tourist industry. Identification and identity of the oldest urban centres, distinguished by valuable monuments of architecture and art, acquired in the era of globalisation and international reference (by heightening trends familiar from history, referring other centres to the most outstanding architectural solutions) – inspiring to the stylish references in different locations and conditions of spatial and landscape; a significant impact for the merging of trends and patterns results from the wide access to various forms of publication, incomparable to the scale of the former artistic journeys and the range of templates and directories.

10. MODERN ARCHITECTURE WITHIN THE OLD CITIES

The architecture of tenement houses for centuries defined the image of European cities, changing in subsequent stylish periods. The panorama of urbanised complexes, frontages of streets and squares were formed by individualised compositions of facades, composed according to distinct aesthetic canons. They reflected the changing artistic tastes, functional requirements, application of new technical solutions and materials. The architecture of tenement houses was the image of the cities and their inhabitants, it shows the hierarchy of social and political, economic status, artistic aspirations, and plastic tastes of owners-users¹¹; also, the natural principle of the rivalry between the representatives of the state of trade, artisans and entrepreneurs.

Contemporary tenement houses are complementary to urban systems of the old town and downtown districts. Type of tenement building serves for restoring the old structure of historic districts, which the harmonious panorama was disturbed by “Post-Cubism” projects from the period of modernism and functionalism¹², negating the traditional forms of buildings and location¹³. Degradation of European cities, caused by the enormous scale of transformation of the old spatial systems and implementation of large investments (multi-family residential

¹¹ Rubens House in Antwerp, designed by the artist-painter to reflect his social position and aspirations.

¹² J. Wujek, *Mity i utopie architektury XX wieku*, Arkady, Warsaw 1986, p. 62.

¹³ Modernist and functionalist ideas, derived from the environment of CIAM and Bauhaus, sought to transform the overcrowded old city (shaded courtyards, insufficiently sunny apartments deprived of hygienic and sanitary facilities); above all implementation of the modern – according to ideas

districts, multi-functional centres of shopping, service, administrative, educational and public, industrial complexes and expanded transport and communications infrastructure) in the twentieth century – based on the principles of urban planning and architecture of the Modern Movement [14], related to the modernist ideals and principles of functional urbanism – resulted in a significant part of the local community reaching a crisis of confidence in the modern architectural concepts and visions of development.

Prescriptions for changing the image of cities and its space – with the expected restoration of proper relations of residents with the environment, references to the “human” scale of buildings and elements of development reflecting the classical canons of axial and symmetrical compositions (known from paintings of “beautiful old cities”) – was sought (in an utopian way¹⁵) in the post-modern¹⁶ architectural direction (60s-70s of the twentieth century in Western Europe, 80s-90s in Poland), and in restoring the former rules of composing building complex and developing the appearance of the buildings by the popularisation of architectural traditionalism at the turn of the twentieth and twenty-first century, in the urban and architectural projects sought to restore the old compositional and spatial relationship.

The restored principle of interpenetration of open, free measured plans, with the regularity of the composed axis (organic street plan, whose routes were surprising for new users, was replaced by geometric communication routes with a predictable sequence of direction changes); rejection of rational principles of planning modern communication systems in many cases adversely affected the solution of communication and transport problems of contemporary cities.

The challenge was to maintain a balance between solutions related the tradition and the requirements of the utility (size of premises, open recreational spaces, permeation of buildings with bands of green, optimisation of communication in conjunction with parking zones and pedestrian routes); compact housing of regular systems and open spaces providing the perspective of viewing neighbouring buildings and the surrounding natural landscape. The intimate scale of regular squares is more desirable for residents than abstractly designated vast spaces.

Projects of constructional and functional structure and of appearance of old tenement house facades – against traditionally composed buildings whose owners did not have the possibility (or needs) to implement sophisticated utility and formal solutions, with visually rich elevations – represent the search for the most outstanding artists in subsequent periods of classic architectural styles.

In our times, it created outstanding performances – works of art of architecture – referring to the artistic level of lavish tenement houses of old patricians, merchants and burghers. Against the background of interesting compositional and formal solutions of writers known in local environments, ideological concepts are distinguished (unrealised, known through publication of author’s drawings) and completed tenement houses investments (or buildings

of that time – urban complexes and buildings, not „loaded” with the old, functional-spatial and formal-aesthetic determinants.

¹⁴ W. Kosiński, *Miasto i piękno miasta*, Wydawnictwo Politechniki Krakowskiej, Cracow 2011, p. 13.

¹⁵ It is not possible to use „simple” recipes to solve complex problems the scale of which reflects the decades of realization of multi-faceted social and economic processes.

¹⁶ E. Węclawowicz-Gyurkovich, *Postmodernizm w polskiej architekturze*, Politechnika Krakowska, Zakłady Graficzne Politechniki Krakowskiej, Cracow 1998, p. 28–29.

located in a compact housing frontage of streets and squares), created by the greatest architects of the twentieth and twenty-first century¹⁷.

Historical compositions of facades provide an excellent background for modern architecture – used to underline the contrast of the former formal-plastic wealth with modern technological capabilities;

A different issue is the public perception of, used with pleasure by the designers of the younger generation (younger by age and spirit), contrasts of the contemporary architectural compositions – rejecting referring to traditional principles, regardless of location in the historic environment – with the facades of old buildings that have been developed by artistic programs of classic styles¹⁸.

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¹⁷ Among others: J. Bogusławski (Warsaw), Le Corbusier (Paris), A. Loos (Vienna, Paris), E. Mendelsohn (Gliwice), P. Oud (Rotterdam), G. Ponti (Milan), G. Rietveld (Utrecht), F.L. Wright (Venice), P. Zumthor (Zurich), J. Żórawski (Warsaw), [in:] Cohen J-L., *The Future of Architectura. Since 1889*, Publisher Phaidon, New York, 2012, p. 92–97, 143–146.

¹⁸ *Architektura współczesna w mieście...*, Muzeum Architektury, Wrocław 2003, p. 11–54, 131–140, 153–184.

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