

Kazimierz Kuśnierz

Dominika Kuśnierz-Krupa (dkusnierz-krupa@edu.pl)

Faculty of Architecture, Cracow University of Technology

ZAKOPANE – IN DEFENCE OF CULTURAL LANDSCAPE – CLERKS’ PARCELS

ZAKOPANE – W OBRONIE KRAJOBRAZU KULTUROWEGO – PARCELE URZĘDNICZE

Abstract

This article addresses the issue of cultural values regarding the need to protect one of the housing estates in Zakopane – known as the Clerks’ Parcels. From the north-west the area is enclosed by Sabaly St., from the west by Piłsudskiego St., from the south by Czecha St., and on the east side it borders on the Faluszowy Brook. It was designed and shaped during the 1920s according to the project of the renowned architect, Karol Stryjeński. The Clerks’ Parcels area is not merely a defined, consciously shaped urban layout, but also culturally significant objects listed in the heritage register and entered in the district monument records. In the opinion of the authors of this article, the area deserves to be under a statutory form of protection, namely listed in the immovable monument register of the Lesser Poland Voivodeship, which would safeguard that space against degradation and cultural annihilation.

Keywords: Zakopane, Clerks’ Parcels, urban layout of Zakopane

Streszczenie

Niniejszy artykuł dotyczy problematyki wartości kulturowych oraz potrzeby ochrony jednej z dzielnic Zakopanego – Parceli Urzędniczych. Teren ten od północnego zachodu zamknięty jest ul. Sabaly, od zachodu ul. Piłsudskiego, od południa ul. Czecha, zaś od strony wschodniej ogranicza go Faluszowy Potok. Został zaprojektowany i ukształtowany w latach 20. XX wieku według projektu znanego architekta Karola Stryjeńskiego. Obszar Parceli Urzędniczych to nie tylko zdefiniowany, świadomie ukształtowany układ urbanistyczny, ale także ważne kulturowo obiekty wpisane do rejestru oraz ujęte w gminnej ewidencji zabytków. Zdaniem autorów przedmiotowego artykułu obszar ten zasługuje na objęcie go ustawową formą ochrony jaką jest wpis do rejestru zabytków nieruchomości województwa małopolskiego, co uchroni tę przestrzeń przed degradacją oraz kulturowym unicestwieniem.

Słowa kluczowe: Zakopane, Parcele Urzędnicze, układ urbanistyczny Zakopanego

1. Introduction

Currently, Zakopane is one of those towns in Poland that are most culturally characteristic, and which can boast a vast range of cultural heritage objects. Among them there are about seventy objects and spaces inscribed in the heritage register, such as for example, the wooden church dedicated to St. Anna in Harenda; Kalatówki or the hermitage complex of St. Brother Albert with the monastery, the chapel of Our Lady the Queen, the chapel of the Most Sacred Heart of Jesus in Jaszczurówka, the convent building of the Sister Servants of the Most Sacred Heart of Jesus; numerous villas (e.g. “Jutrzenka”, “Ornak”, “Leontynówka”, “Koliba”, “Turnia”, “Pod Jedłami”), as well as Rówień Krupowa and Krupówki Street [1].

Besides those most important, inscribed in the heritage register, there are also other no less valuable objects which should also be protected. In the case of such a town as Zakopane, where the pressure from private investors wishing to build the largest possible objects and complexes related to the town's tourism activities, this task is of particular importance, and establishing effective protection is essential.

Similar issues pertaining to protecting the cultural landscape can be observed in other resorts in Lesser Poland, such as Rabka Zdrój, which also struggles with uncontrolled development [2, 3].

One of the culturally invaluable urbanist-architectonic spaces in Zakopane that, primarily because of its attractive location, is at risk of investment expansion is the Clerks' Parcels area, which this article will discuss.

2. Clerks' Parcels – cultural landscape

The historic urban layout of the “Clerks' Parcels” area is located in Zakopane, in the south part of the town. From the north-west the area is enclosed by Sabaty St., from the west by Piłsudskiego St., from the south by Czecha St., and on the east side it borders on the Faluszowy Brook. In this area, there are two objects listed in the heritage register and 27 objects entered in the district monument records, which have been preserved until today.

The beginnings of establishing a defined urban layout in the town of Zakopane is associated with the need to prepare the first complex regulation plan and building of the fundamental town facilities. These activities were related to the wide-range discussion addressing the issue of the shape and directions in which the village developed dynamically during the last decade of the 19th century. The discussion concerned e.g. basic functional, compositional and viewing relations. The need for establishing the above mentioned regulation plan was also connected to solving sanitary problems, including the necessity to install the water supply system [4, 5].

Among the demands referring to the regulation plan, there was the issue of creating an urban-planning document corresponding to the future needs of Zakopane, in the perspective of the next 30–40 years. Those demands are inextricably linked to the urban development of Zakopane towards the south, to Czecha St. and the area of the later Tatra Mountains National Park.



Fig. 1. Map of Zakopane with marked location of the Clerks' Parcels. Prep. by Authors using the map of Zakopane from the Archive of the Zakopane Cultural Centre (source: [11])



Fig. 2. Site plan of the Clerks' Parcels in Zakopane. Current state (source: Archive of WUOZ in Krakow)



Fig. 3. Fragment of the map of Zakopane from 1948. The area of the Clerks' Parcels is marked on the map (source: Archive of the Chair of HAUiSzP FA CUT)



Fig. 4. a, b. Copy of original sketches (no 186 and 187) concerning "Clerks' Parcels" (source: Archive of WUOZ in Krakow, s.v.)

It should be added that the above complex urban and functional-spatial layout was consistently realised and completed before World War II.

The Clerks' Parcels in Zakopane is an area intended for civil servants which has its own history. It started with the establishment of the Christian Cooperative Housing Association of Civil Servants in Zakopane, which took place on May 25, 1924. The area of the Clerks' Parcels had previously belonged to Władysław Zamoyski, who leased it for a lengthy period with an option of buying it out. The contract was concluded on June 14, 1923 and was to be valid for the next 50 years (until July 1, 1973). In 1936, the name of the Association was altered to: the Settlement Cooperative of Civil Servants. Plans of the new housing estate were drawn by a renowned architect, Karol Stryjeński, and the construction supervisor was Karol Szpondrowski [6, 7].

The first on site sketches of the division of the Clerks' Parcels for the town of Zakopane were drawn by engineer Rudolf Gołąb in the year 1930 [4]. They constitute an example of historic formation of urban space with the functional-spatial structure in accordance to the project idea. It is a complete creation. It definitely requires maintenance, preservation and revalorisation.

3. Clerks' Parcels in the heritage register

In the authors' view, the "Clerks' Parcels" which are currently entered only in the district monument records, should be inscribed in the heritage register of the Lesser Poland Voivodeship.

Besides being recognised as a monument of history, establishing a cultural park, establishing protection in the local spatial development plan or in a suitable decision, the heritage register is one of the four statutory forms of monument protection in Poland.

The heritage register of monuments which are located within a given voivodeship is kept by the voivodeship monument conservator in the form of cards, separately for immovable, movable and archaeological monuments.

Inscribing a monument in the register is conducted on application of its owner, perpetual user, or by an administrative decision of the appropriate voivodeship monument conservator.

Among the arguments supporting the idea of entering the Clerks' Parcels in the voivodeship heritage register, besides the already mentioned, one should also indicate exceptional historic value of the area, both from the urban-planning and architectonic viewpoint.

The composition of the urban layout, especially in the centre of the area discussed, is very interesting. It consists of three arteries: Szymanowskiego St., Żeromskiego St. and Tuwima St. Those streets constitute visual axes directed towards the enclaves of the present Tatra Mountains National Park (e.g. the Białego Valley, Bogówka and Zwierzyniec). That composition has survived in an almost unaltered form until the present time.

Another argument confirming the unique character of the area is the unusual accumulation of historically valuable objects there. Within the Clerks' Parcels area there are 2 objects inscribed in the immovable monuments register and 27 objects listed in the district monument records of the town of Zakopane [8].

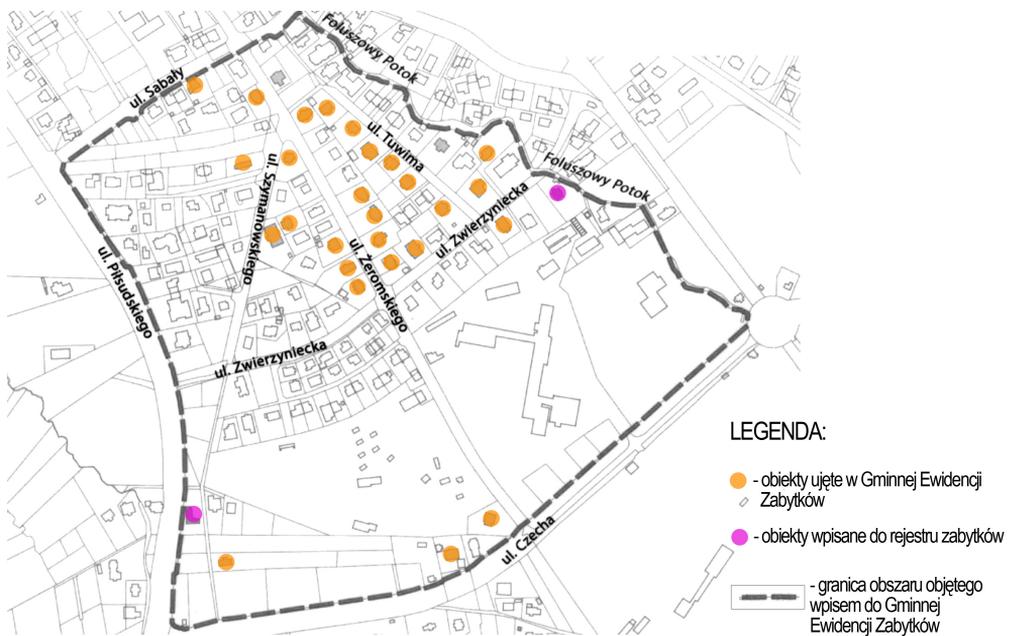


Fig. 5. Map of the Clerks' Parcels with marked culturally valuable architectonic objects (objects entered in the District Monument Record, objects listed in the heritage register) (prep. by Authors using the address card of the immovable monument – Historic urban layout of the "Clerks' Parcels" area – [in:] Archive of WUOZ in Krakow)

As has been mentioned above, two objects from the discussed area have been inscribed in the heritage register. They are: the "Koszysta" villa and the "Irmik" villa.

The "Koszysta" villa is situated at 69 Piłsudskiego St. It is a wooden building, erected around the year 1900 by a carpenter from Nowe Bystre, Henryk Jarosz. It is also famous for the fact that in the years 1955–1970 the well-known Polish poet and satirist, Jan Sztaudynger, used to live there [9].

The "Koszysta" villa was inscribed in the heritage register in September 1974. The entry includes the building with its surroundings which consist of a garden and historic trees.

The other object from the Clerks' Parcels area inscribed in the heritage register is the "Irmik" villa (originally "Zgryzotka") from 1933. The "Irmik" villa is a wooden building, designed by Franciszek Kopkiewicz for engineer Mikołaj Radziewanowski from Grodno. The object is a very valuable example of regional architecture from the 1930s with modernist elements.

The "Irmik" villa was inscribed in the heritage register in June 1995. The entry encompasses both the building and its surroundings, namely the garden with its original deciduous and coniferous trees [10].

As has already been mentioned, besides the already described "registered" buildings, in the Clerks' Parcels area there are located around thirty objects listed in the district monument records. The majority of these objects were erected during the 1920s and 1930s, in the regional



Fig. 6. "Koszysta" villa at 69 Piłsudskiego St. in Zakopane (photo by authors, 2018)



Fig. 7. "Irmik" villa at 5 Zwierzyniecka St. in Zakopane (source: [12])



or modernist style, due to which the building development in this quarter of Zakopane has a uniform character, both in regard to individual houses, materials used in their construction, details, and land development.

Unfortunately, those valuable objects are usually in poor technical condition. This is related to the fact that some of them have been renovated (insulated, plastered, painted) in a very unprofessional way. Yet they have still preserved their original size, proportions and character, even though several decades have passed. Also, the cultural landscape of the place has been preserved, which constitutes a considerable value.



Fig. 8. House at 12 Tuwima St. (photo by authors, 2018)



Fig. 9. House at 16 Tuwima St. (photo by authors, 2018)



Fig. 10. House at 20 Żeromskiego St. (photo by authors, 2018)



Fig. 11. Houses at 33 and 35 Żeromskiego St. (photo by authors, 2018)



Fig. 12. House at 11 Zwierzyniecka St. (photo by authors, 2018)



Fig. 13. House at 4 Szymanowskiego St. (photo by authors, 2018)

4. Summary

The above discussed area of the Clerks' Parcels in Zakopane is an example of a housing district, extremely valuable from the cultural viewpoint, whose both urban layout and architecture crystallised practically during the 1920s and 1930s, and has survived until today.

In the opinion of the authors of this publication, inscribing the area of the Clerks' Parcels in the heritage register will prevent the ongoing degradation of this housing district, the cultural aspect of which is so important for the town. It will protect the existing buildings and their surroundings. It will also contribute to the preservation of viewing axes, the Tatra Mountains vistas, as well as the preservation and revitalisation of objects representing historic, cultural and architectonic values.

References

- [1] *Immovable monuments register of the Lesser Poland Voivodeship*, http://www.wuoz.malopolska.pl/images/file/2018/Rejestr_malopolski_alfabet2018.pdf (access: 03.04.2018).
- [2] Krupa M., *Rabka Zdrój. Aspekty urbanistyczno-architektoniczne dziedzictwa kulturowego*, Publ. DWE, Kraków–Wrocław 2018.
- [3] Kuśnierz-Krupa D. *Problematyka rewaloryzacji zabytkowych willi w miejscowościach uzdrowiskowych na przykładzie willi: Primavera, Jaworzyna oraz Wawel w Rabce Zdrój*, "Czasopismo Inżynierii Lądowej, Środowiska i Architektury, JCEEA", Vol. 62, No. 3/I/2015, 265–273.
- [4] Moździerz Z., *Architektura i rozwój przestrzenny Zakopanego 1600–2013*, Publ. Tow. Muzeum Tatrzańskiego, Zakopane 2013, 336–345.
- [5] Moździerz Z., Marcinek R., *Rys historyczny rozwoju przestrzennego i architektury obszaru parku kulturowego Krupówki w Zakopanym*, typescript, Zakopane–Kraków 2016.
- [6] Bielawa J., *Zarys działalności Chrześcijańsko-Spółdzielczego Stowarzyszenia Urzędników Państwowych w Zakopanem*, [in:] *Władysław Zamoyski 1854–1924*, S. Sierpowski (ed.), Kórnik–Zakopane 2003, 223–228.
- [7] Moździerz Z., *Opis miejsc i obiektów*, [in:] Z. Moździerz, J. Roszkowski, *Szlak Zamoyskiego*, Zakopane 2013.
- [8] Kuśnierz K., Kuśnierz-Krupa D., *Opinia konserwatorska dotycząca zasadności wpisu do rejestru zabytków układu urbanistycznego wraz z zespołem zabudowy i otoczeniem obszaru Parcele Urzędnicze w granicach ulic Sabały, Piłsudskiego, Folszowy Potok i ul. Czecha w Zakopanem*, typescript, 2018.
- [9] *Decision on inscribing cultural heritage in the heritage register concerning the "Koszysta" villa*, No. A-423/139, from 10.09.1974, [in:] Archive of WUOZ in Krakow.
- [10] *Heritage Card for "Irmik" villa*, Prep. ODZ in Warszawa, [in:] Archive of WUOZ in Krakow.
- [11] www.zakopane.pl (access: 05.04.2018).
- [12] NID Archive, www.zabytek.pl (access: 04.04.2018).