

Lviv's villas of 1918-1939: selected contemporary problems of protection and transformation

Abstract

The subject of the research presented in this paper are examples of Lviv villas in the years 1918–1939. Reflecting the characteristic stylistic features of European architecture and urbanism of the interwar period, these buildings have undergone various transformations between the end of the Second World War and the present. The beauty of this aspect of Lviv's historical heritage has been threatened by the consequences of the city's development policy, while war had become a direct threat to their very survival. This research constitutes a synthetic characterisation of the types of villa developments built in Lviv in the interwar period, emphasizing their features on an architectural and urban scale. At present the villas' condition, ownership and use vary. Systemic protective measures covered by consistent legislation and conservation supervision are needed as is the continuation of multifaceted research to expand the archival database which forms the basis of projects planned for their renovation, modernisation or transformation.

Słowa kluczowe: willa, zabytki, architektura, dziedzictwo, renowacja
Keywords: villa, monuments, architecture, heritage, restoration

INTRODUCTION

Lviv's villa developments dating from 1918–1939 are of exceptional value both from a local point of view and because of their importance to the common historical heritage of Ukraine and Poland. They are the result of the formation of residential development patterns influenced by traditional and historicizing architecture as well as contemporary and modernist tendencies. In these examples we find representations of evolving models of urban community life from the interwar period through the decades after the Second World War to the present day.

Detached single-family houses, or villas, built in Lviv after the First World War, were an emanation of the traditional family model, becoming an expression of the multi-generational history of their inhabitants and the social status of their owners. The family, ancestry, the house and the plot formed a kind of urban historical code. The functional and spatial arrangements of villas represented the changing ways of organisation, development and cyclical dynamics of families over time. The building of villas stimulated characteristic transformations of the city in its urban scale.

After 1939 and the Soviet invasion of Lviv the villas of the interwar period became communal property and were transformed into homes for several families. Their rightful owners were often deprived of the right to remain in their own homes. These circumstances led to the buildings being transformed, losing their original functional layout and frequently damaged or even destroyed.

Today, these interwar villa developments with their large plots of land, proximity to the city centre, surrounded

by parks attract commercial investors and developers. The new owners adapt them to their own needs, change their original functions, which often results in corruption of the historic architectural features. Cases of arbitrary transformations or even unlawful demolition also occur. In the face of such threats these structures must be urgently systemically protected.

The purpose of the research described in the article is to identify today's main problems of protection, conservation, modernisation, restoration and use of Lviv villas constructed between 1918 and 1939. To achieve this goal an analysis of selected examples was carried out with emphasis on three problem areas:

1. Statistical analysis – numerical summaries characterizing the significance of the buildings in question and the villa districts created city-wide.
2. Architectural and urban analysis – the genesis and history of the creation of plots of land for villa development with the specifics of their location in the city plan, characterisation of the functional layouts of villas according to different groups of owners, description of the stylistic features of their architecture and the landscape qualities of the villa districts.
3. Formal and legal analysis – the functioning of the rules of conservation protection of the buildings in question with examples of enforcement of liability for offences in this regard.

In order to achieve the stated goals several research methods were used in the work. The main research was carried out on the basis of a multifaceted analysis of source materials: relevant literature, Internet resources, cartographic documentation, project documentation, photographs and archival maps. In order to detail and

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update the source materials in situ field research was carried out; the result is a photo inventory and data sets that specify the current state of the studied buildings in terms of their condition, use and ownership.

STATUS OF RESEARCH ON HISTORIC VILLA CONSTRUCTION IN LVIV

'Lviv. Architecture of Modernism' is the latest project, partly devoted to the subject of villa construction. As a result, an electronic information portal on the architecture of interwar modernism in Lviv was created; it also initiated the creation of a database of information on architecture of the interwar period including a detailed description of the owners and architects who created and lived during the period of modernism (Liakhovych, 2017a). The topic of Lviv architecture in the years 1918–1939 is the subject of the work of Y. Bohdanova (2012). The specifics of the residential development of the 'New Dawn' district in Lviv in the interwar period were studied by Y. Bogdanova and A. Kharytonova (2008). O. Boyko, T. Kazan ewa and M. Za harczyshyn (2015) conducted historical and field research into the Ramulta villa in Lviv and presented concepts for its renovation. An important work addressing the issue of the historical context of the architecture of the interwar period is the study of the architecture of Lviv between the 13th and the 20th century. (Biriulov, 2008, pp. 524–574). This work analyses the stylistic, structural, compositional and typological features of buildings classified according to their purpose in different historical periods of Lviv's development. The guiding idea of the project '100 Years of Modernism in Lviv', implemented within the framework of the programme 'Lviv 2020–2021: Focus on Culture', was to prevent further loss of valuable buildings of Lviv modernism and to start the intensive process of their preservation. The project included the creation of informative guidebooks 'Lviv Modernism' and 'The Path of Lviv Modernism'; a photo album 'Lviv. Architecture of Interwar Modernism'; and a series of advertisements about modernist buildings (Onyshchenko-Shvets, Bohaichyk, Kolodka et al., 2020–2021).

A survey of Lviv's architectural heritage conducted as part of the development of the historical and architectural plan of the city of Lviv in 2017 revealed 462 newly discovered heritage constructions of significant historical and cultural value. The vast majority of these buildings from the 19th and 20th centuries were of residential nature, in particular villas, tenements, residential buildings, stately homes and similar (Tomilovych, Habrel, Baczynska et al., 2017).

'Villas in the landscape of an industrial city' by Katarzyna Łakomy (Łakomy, 2015) is an important foreign language work on the subject. It includes a comprehensive approach to the issue of villa construction in the Prussian districts of Upper Silesia in the 19th and early

20th centuries, with a particular focus on urban villas. It shows the role of villas in creating the landscape of the industrial city of the time.

In 'The Mathematics of the Ideal Villa and Other Essays' (1977) Colin Rowe formulates original concepts of architecture throughout the 20th century. The work analyses and compares Palladio's Villa Malcontenta (1559–1560) with Le Corbusier's Villa in Garches (1926), discusses modern and neoclassical architecture and the architecture of utopia. James Ackerman's book (Ackerman, 1990) presents villas in different times and stresses their role in linking urban and rural life and the impact of this type of architectural design on social, cultural, economic and political aspects. The author shows that villas have always embodied the fantasies and ideals of those who sought rest and social status in the countryside.

The problem of preserving villas is reflected in a number of works on contemporary residential architecture (Hnes 2013). Communal spaces, the natural environment, neighbourliness, stylistic simplicity, and architectural elegance of the villas of the interwar period in Lviv is reflected in the modern architecture of residential areas (Hnes, 2011, 2022).

The problem of the architecture of villas in Lviv, dating back to the 19th and 20th centuries, is taken up in numerous studies by Professor Romana Cielątkowska. A special contribution to the literature on the subject is the work entitled: 'The detail of housing architecture of Lviv of the 19th and 20th centuries (R. Cielątkowska, L. Onyshchenko-Szwets, 2006).

Polish villas from different periods, from the 16th century to the present day, were studied by R. Nakonieczny. The author pays special attention to the legacy of modernism and the Polish avant-garde of the interwar and postwar periods (Nakonieczny, 2012).

1. STATISTICAL ANALYSIS

Analysis of statistical data on the number of villas included in the list of monuments and cultural heritage buildings of the city of Lviv in two different years – 2018 (Tomilovych, Habrel, Baczynska et al., 2017) and 2023 (Lviv Council, 2023) reflects the dynamics of change in the recognition of these buildings as cultural heritage. Thus, the total number of architectural monuments is growing, indicating an increased interest in Lviv's cultural heritage. Despite the overall increase in the number of monuments the total number of villas in 2018–2023 decreased from 444 to 442. It should also be noted that the number of villas built in 1918–1939 decreased in 2018–2023 by nineteen. Twenty-four villas were removed from the list of monuments and five new ones were added. It is possible to remove villas from the list of cultural heritage sites. The 2018 list of cultural heritage sites put forward for inclusion in the state

Table 1. Comparative analysis of the number of villas in different years. Author: Kseniia Bevziuk.

Year	Total number of architectural monuments	Total number of villa monuments	Number of monuments of villa construction in 1918–1939	Percentage of the number of villas between 1918 and 1939 compared to the total number of architectural monuments (%)
2023	2421	442	314	12,9
2018	2419	444	333	13,7

register includes 10 villas and 5 villa plots, which have not yet received the status of architectural or urban historical monuments of local significance (Tomilovych, Habrel, Baczynska et al., 2017; Lviv City Hall, 2023).

2. Architectural and urban analysis

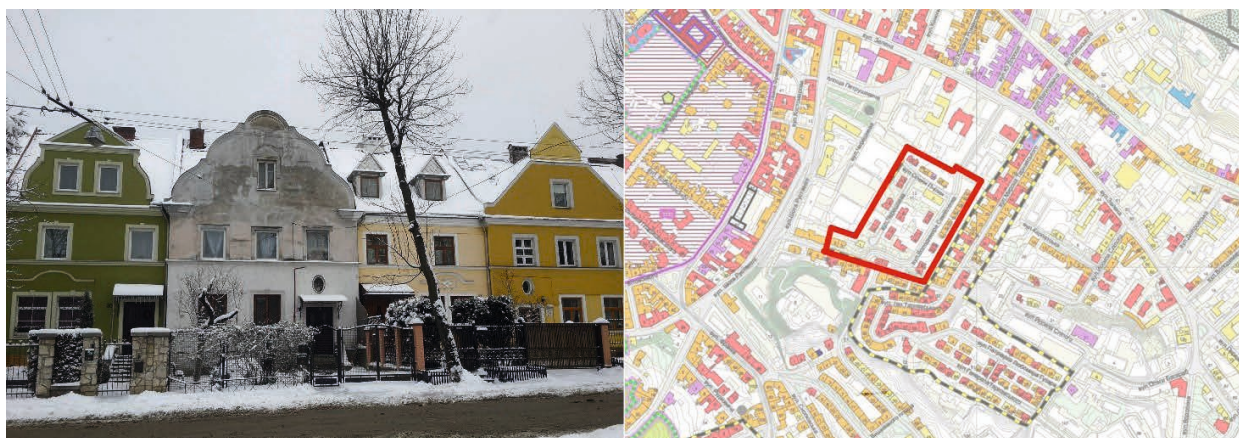
The study included four compact complexes of villas from the interwar period: 'Kolonja Oficerska' ('Officers Estate'), 'Własna Strzecha' ('Our Own Roof'), 'Kolonja Profesorska' ('Professors Estate') and 'Kastelivka'. What they have in common is that they belong to the same period when the influence of modernism in European architecture and urbanism was evident. The villas on these plots form a compact layout. They have achieved the status of architectural monuments of local significance. Their significance in the layout of individual plots provides a basis for efforts to grant this building complex the status of an urban heritage monument. (Tomilowycz, Habrel, Bachynska et al., 2017).

The Officers Estate is a residential complex for military personnel located between the former Saint Jacek and General Tarnovsky Streets (today's O. Archypenko and M. Tarnavsky Streets). It was built after the First World

War in the context of overcoming the financial crisis in the city and was intended for employees of various professional and private organisations including employees of the Pension Institution, teachers from the Polytechnic, savings banks employees. The Officers Estate was designed and built in 1923-1926. The district consisted of two-family houses and was built under the supervision of the following architects: Witold Jakimowski, Roman Wepel, Marian Nikodemowicz, Tadeusz Obmiński and Mieczysław Stadler. New streets were created as part of this project – Strzałkowska (today's Olena Pchilka), Oficerska (today's V. Samiilenko) and others (Sadowska, 2015; City History Centre, 2023).

The Professors Estate was a special housing complex located on a hill and bordered by the former Lychakiv – Podzamche railroad line built in the interwar period. The houses here were one-, two- and three-storey, and surrounded by orchards and gardens. Today, the Professors Estate has lost its original authenticity and architectural appeal. Many houses have deteriorated due to a lack of interest from the authorities and ignorance of the owners. The few houses that remain intact are distinguished by their characteristic clinker construction of

III. 1. Left: Officers Estate district villas on former Oficerska Street (today's V. Samiilenko Street), source: Wikipedia, https://uk.wikipedia.org/wiki/%D0%92%D1%83%D0%BB%D0%B8%D1%86%D1%8F_%D0%A1%D0%B0%D0%BC%D1%96%D0%B9%D0%BB%D0%B5%D0%BD%D0%BA%D0%B0_%28%D0%9B%D1%8C%D0%B2%D1%96%D0%B2%29#/ (accessed: 04.11.2023). Right: Officers Estate district villas on the map of the historical architectural plan of the city of Lviv, source: Tomilovych, Habrel, Bachynska et al, 2017



III. 2. Left: Professors Estate district villa at 4 Adama Kocka Street, Lviv. Photo: Kseniia Bevziuk, 2023. Right: Professors Estate district villas on the map of the historical architectural plan of the city of Lviv, source: Tomilovych, Habrel, Bachynska et al, 2017



the exterior walls, original windows and muted colours of the render. These buildings, once elegant examples of functionalist architecture, often remain abandoned (Liakhovych, 2017b).

In the 1920s the western part of New Lviv was transformed into a villa estate called 'Our Own Roof' built for government officials and representatives of the middle classes. Two typical palace-style designs by architect Władysław Klimczak were used in shaping its architecture. The neighbouring street Nad Jarem, now known as Energetyczna, was developed between 1920 and 1930 with three-storey buildings in the early functionalist style, designed by Zbigniew Rzepecki (Media-hub 'Your city', 2021).

'Kastelivka' is an unfulfilled dream of a 'garden city'. In the 1880s the area of today's district was separated from the outside world; it was set amid attractive scenery and was conveniently located within easy reach of the city centre. The main thoroughfare of Kastelivka was Na Willach Street (today's Kotlarewskiego Street), where 64 villas and several additional buildings were to be located according to the plan. A natural ornamental feature of the area was to be Sobka Pond formed by two separate water reservoirs. Today, Lviv Elektrotrans

sports stadium is located on this site. The planned development was never fully built – Antoni Franc created his company within this location which contributed to the construction of the current Konovalets Street (formerly 29 Listopada Street) (Prokopiv, 2016).

At the beginning of the 20th century the Kastelivka district turned into a dormitory town with impressive villas. In the interwar period modernist architects created a project modelled on the idea of a 'garden city' on an undeveloped site near today's Akademik Sakharov Street. Construction began in 1935, and by 1938 was mostly completed. A distinctive feature of this architectural complex was the irregular organic building line which allowed the arrangement of on several different planes. All houses were distinguished by their distinct functionalist form. They were characterised by high standards and unique detailing, which makes this complex one of the most outstanding examples of Lviv functionalist architecture. These buildings – Modernist tenements – embodied the new architectural spirit of the time (Liakhovych, 2017c).

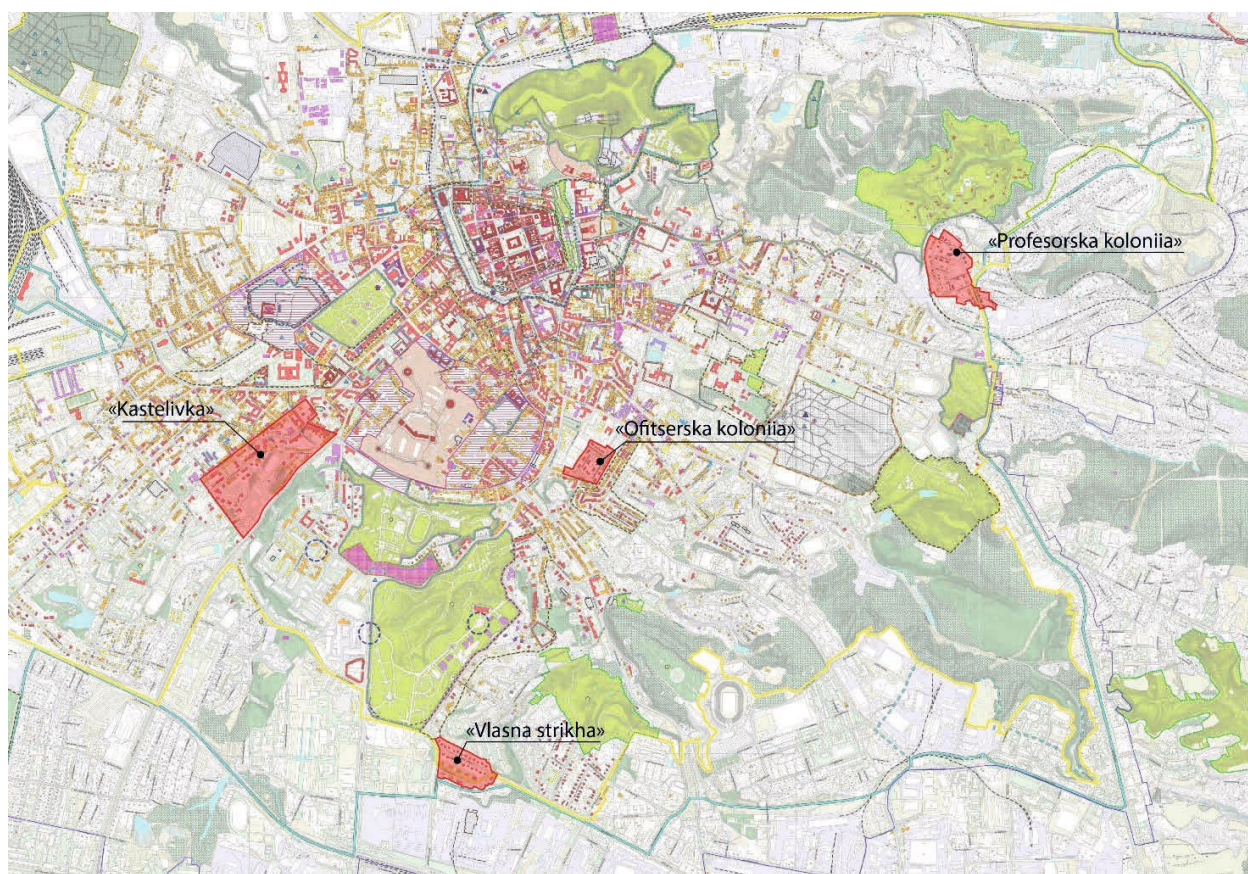
The villas built in the 1930s in Lviv are examples of the architectural phenomenon of modern urban living and recreational space. They were mostly located in large

Ill. 3. Left: 'Our Own Roof' district villa at 24 Panas Myrny Street, Lviv. Photo: Kseniia Bevziuk, 2023. Right: 'Our Own Roof' district villas on the map of the historical architectural plan of the city of Lviv, source: Tomilovych, Habrel, Bachynska et al, 2017



Ill. 4. Left: residential building of the Kastelivka (formerly Kastelivka) district on today's 12 Kastelivka Street (formerly Kastelówka Street), Lviv. Photo: Kseniia Bevziuk, 2023. Right: Kastelivka district villas on the map of the historical architectural plan of the city of Lviv, source: Tomilovych, Habrel, Bachynska et al, 2017





III. 5. Location of villa plots on the historical architectural plan of the city of Lviv, source: Tomilovych, Habrel, Bachynska et al, 2017

green areas outside city centres. To understand the essence of this type of development, it is important to look at its ownership structure. Its character was largely determined by the people who settled there: doctors, architects, artists, public figures, athletes, bankers, professors, military men, aristocrats, industrialists. Representatives of these groups of the urban community are people who can appreciate space, comfort and privacy. They created a mosaic of various accompanying functions in their living environment, according to the profile of their professional activities, passions or aspirations. One of the villas in question houses an art museum created by artist Ivan Trush (Siomoczkin, 2015). Another family adapted their villa for a sporting lifestyle. The spacious house with two verandas is complemented by a fencing room with gymnastics equipment located in the garden area. A tuberculosis sanatorium for children operated in this villa between 1944 and 2020 (Bojko, 2015a). Horse connoisseur Michal Kowalczyk, owner of the Podolanka villa, built a stable on his villa plot (Bojko, 2015b). The Kozłowecki family's villa was home to a photo lab, an expression of the passion of one of its residents (Zarechniuk, 2018).

The original functions of the villa underwent various transformations, both partial and full. The villa of Doctor Jan Dylewski became the private Henryk Jordan Humanities High School. According to the new design the principal's office, teachers' room, teaching rooms for secondary school students and bathrooms were

located on the ground floor, while the library, teaching rooms, teachers' room, workshop and bathrooms were located on the first floor; the doctor's room and several more classrooms were located on the third floor. Today the villa is home to the Lviv O. Novakovsky Children's Art School (Zakharchyshyn, 2018). The villa whose original owner was the architect Władysław Godowski was purchased in 1911 by the Kernica-Lwów Protestant Mennonite community. In it the Mennonites created a chamber for services, an office, an apartment for the pastor and housing for Mennonite students. Soviet authorities nationalised the building and adapted it for housing (Bojko, 2015c).

The architecture of Lviv in the interwar period was characterised by a clear focus on the idea of providing residents with comfortable and modern living conditions. Residences of this period were famous for their high aesthetic quality and practicality. Modernist architecture followed the idea of functionality and aesthetic simplicity. These were created by dispensing with aesthetic decorations, exposing the qualities of functional comfort and using high quality durable building materials. The finish of the facades was limited to the use of structural render with the addition of mica. The balconies were of noble simplicity. The characteristic balconies of modernist villas were rectangular panels with balustrades made of lapidary shaped steel orthogonal bars. The structural possibilities as used in modernist architecture influenced the freedom of shaping



Ill. 6. Left: Adolf Finkelstein's villa at today's 12 Halytska Armia Street, Lviv. Photo: Kseniia Bevziuk, 2023. Right: The Baczewski villa at 35 Vitovsky Street, Lviv. The villa after reconstruction. Photo: Andriy Moskalenko. Source: 'Your City', Media-hub 2020, https://tvoemisto.tv/news/yak_vyglydaie_villa_bachevskiyh_u_lvovi_pislya_rekonstruktsii_foto_110334.html / (accessed: 04.11.2023)

the surface and shape of windows. These were given striped arrangements and were also incorporated into the corners of the exterior walls. The window joinery was stripped of sculptural decorations. It was made of wood and more often of steel and was double-glazed. Doors in modernist buildings broke with the traditional structural and decorative features of entrance doors. The frivolous ornamentation and shapes of Art Nouveau changed to geometrised forms and lines. 'The structure of the door is now hidden; the door gives the impression of a flat panel. They were made of wood, less often of metal, and covered with clear transparent varnish. Flat planes and glazed surfaces are interrupted by individual horizontal weaves' (Enhel, Yunhhans, Onyshchenko et al., 2011).

Buildings following this trend were precisely designed and equipped with advanced technology. They were surrounded by a planned layout of greenery, giving residents a sense of privacy and contributing to the quality of life (Liakhovych, 2017d; Onyshchenko-Shwetc, Bohachyk, Kolodka et al., 2020–2021).

FORMAL AND LEGAL ANALYSIS

The condition of the surveyed villas can be ranked in the following groups:

- 1) completely preserved condition – occurs very rarely, only when the villa was moderately exploited, without changes in use, and had a limited number (preferably one) of users;
- 2) almost preserved – from the outside with no deformations or revisions, but lacking some elements in the interior;
- 3) deformed original layout – haphazardly introduced superstructures and additions, changes in interior layout;
- 4) deformed architectural and structural structure – bringing the building to an endangered state while preserving the urban layout of the plot;
- 5) deformation of the original urban layout – development of the plot with new structures.

Under modern formal and legal conditions, preserved villa complexes from the interwar period face various

challenges and threats. Villa owners do not always understand their historical architectural and urban value. The construction of new housing complexes and buildings with other functions in their vicinity leads to the loss of the natural landscape, undermining the attractiveness of the site and compromising their original integrated character. The initial concepts of estates with houses surrounded by gardens, attracted owners and investors. The construction of tall multi-functional buildings with mainly offices built in recent decades on vacant land next to historic villa developments irreversibly degrades the historical, cultural and architectural values of these developments.

Effectively implemented processes of renovation and conservation of Lviv's historic villas require an individual approach to each category of villa. It is important to take into account the conclusions of precise valuations of individual buildings. Experience in this area to date is illustrated by two examples representing extremely diverse relations between the applicable system of formal and legal regulations in this area and the degree to which they are respected in reality:

1. Renovation of Adolf Finkelstein's villa located at today's 12 Halytskaya Armia Street (arch. Artur Stahl) – the condition of the villa was stylistically maintained in modernist character, the expression of which is the rounded corner of the house, round portholes, flat roof and terrace; the villa fits perfectly into the surrounding landscape (Liakhovych, 2017e)
2. Reconstruction and restoration of the Baczewski villa built in 1926, located at 35 Pełczyńska Street (now Witowski Street), (arch. Witold Jakimowski) – as part of the work carried out the windows were restored to their original appearance, the original doors were completely restored and equipped with a handle similar to the original ('Your city' Media-hub, 2020). The new owner of the building, Kas Consulting, made the assumption that the villa was not an architectural monument and proceeded to renovate it incorporating changes. In the first version of the villa's reconstruction in 2016 the dark grey colour of the façade and the addition of a glass

extension were approved. However, the Historic Environment Protection Department did not allow these changes and imposed a fine of 17,000 hryvnias. The fine was paid, but the work was not stopped ('Your city' Media-hub, 2018). In accordance with the court's decision, the glazed extension was removed from the historic building in February 2020. The previous tenant, Kas Consulting, was fined, and the new tenants, the state-owned PrivatBank, restored the Baczewski villa to its original state ('Your City', Media-hub 2019, 2023).

CONCLUSIONS AND RECOMMENDATIONS

The current state of research on Lviv's historic interwar villas points to their increasing relevance. Many aspects remain only partially studied. There are also many unresolved issues concerning the protection of this part of the heritage of historic architecture. The work reveals a number of problems related to the preservation, protection and use of Lviv's villas from 1918–1939. Statistical analysis reveals their varying number in different periods of research. Between 2018 and 2023 the number of villas recognised as historical decreased by 19 as their cultural value was not fully demonstrated. Despite the decrease in their number, researchers continue to work on newly discovered buildings of this part of the cultural heritage.

Architectural and urban planning analysis has revealed the historical and planning value of villa lots. The

problem is the neglect of the urban values of the villa districts. New owners of the villas often deliberately limit protective measures by building new commercial buildings on the plots, thereby irreversibly destroying the historic architectural and landscape values.

Conclusions from some of the surveyed sites confirm that over the course of their history the villas have not always retained their residential function. Changing their function sometimes led to modifications and re-designs that affected their original construction. At the same time such examples testify to the vitality of the villas and their ease of adapting to new needs.

Experience of preservation, conservation and restoration of villas proves that the current involvement of research into the value of the villas from the interwar period is insufficient. The threat to the future of these buildings stems from inadequate care for architectural monuments on the part of their owners and cultural institutions, insufficient financial support for their protection and preservation, and aggressive commercial activities of investors in the areas directly adjacent to the historic villas.

The basic condition guaranteeing the protection of interwar villas is to ensure their status as monuments with full respect for legal regulations regarding maintenance, modernisation and renovation. This is associated with the codification of investment policy standards in the city in areas with existing historical development.

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