

Interwar-period villa development in Katowice's so-called South District: overview, authenticity and integrity of the cultural landscape

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Typesetting: Anna Pawlik,
Cracow University of Technology Press

Received: February 4, 2025

Accepted: June 25, 2025

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Data Availability Statement: All relevant data are within the paper and its Supporting Information files.

Competing interests: The authors have declared that no competing interests exist.

Citation: Łakomy, K. (2025). Interwar-period villa development in Katowice's so-called South District: overview, authenticity and integrity of the cultural landscape. *Technical Transactions*, e2025008. <https://doi.org/10.37705/TechTrans/e2025008>

Abstract

The development of Katowice was determined by many factors – political, economic and spatial, as well as the railways and industry. The two decades of the interwar period proved especially crucial here, as the city, as a capital of the autonomous Silesian Voivodeship, expanded considerably during this time. The objective of this study was to identify distinctive features of the landscape of the so-called south district of Katowice and the stock and state of preservation of the districts' villa-type buildings. This area is positively distinguished by its architectural and landscape diversity, and there are visible links to 19th-century urban planning principles here. The villa buildings, on the other hand, together with their surrounding gardens, are a fairly diverse group, occurring in compact ensembles. The largest group consists of buildings that form so-called colonies, with the next most-numerous being singular buildings that form layouts or individual structures that supplement colonies and layouts. Stylistically, they present a wide spectrum – from Academic Classicism to Functionalism. Unfortunately, as found over the course of this research, modernisation works negatively affect the buildings' authenticity, and thus their historical, cultural and landscape values diminish.

Keywords: villa, functionalist style, Katowice, spatial development, continuity

1. Introduction

In the history of Katowice, we can identify a number of events that proved crucial to its development as a city – the granting of city rights on 11 September 1965, the incorporation into the Second Polish Republic on 20 June 1922 and the establishment of the independent Silesian Voivodeship with its capital in Katowice (Szaflarski, 1978; Starnawska, 1990).

The creation of Greater Katowice by a resolution of the Silesian Sejm on 15 July 1924 provided the impetus for extensive measures to adapt the city to its role as an administrative, economic and cultural centre. Due to financial autonomy, extensive building projects were possible, but the problem was the scarcity of suitable building sites, both for the necessary public buildings and for housing for various social groups (Szaflarski, 1978; Nakonieczny, 2014).

The original area of Katowice was 450 ha and included the area of today's city centre. In 1914, the area of Katowice was enlarged by the addition of land to the south (a fragment of Brynów and Hałda) totalling – 888 ha, while in 1925 it increased to 4,023 ha by the addition of the five previously independent municipalities: Bogucice, Zawodzie, Załęże, Dąb, Ligota and Brynów (Nałęcz-Gostomski 1926, Szaflarski 1978). A number of problems with the city's development and its adaptation to new functions arose from, among other things: the ownership structure, the large number of diverse industrial and post-industrial areas and the existing development structure (Tkocz, 1996). Katowice was divided into four districts, and urban plans from 1924 and 1930 delineated the main settlement zones. A comprehensive plan for the regulation and development of the city only emerged as a result of a competition held in 1935, and by the beginning of the Second World War it had been implemented only marginally (Szaflarski, 1978).

Vacant plots of land were therefore developed with singular buildings or ensembles, with the intention of forming compact complexes wherever it was possible. At the time, the city was perceived as very modern. Thus, Katowice was written about as a city of sky-high buildings and the most American of Polish districts (Kłębowski, 1932; Ilustracja Polska, 1932).

One of the most interesting examples of the architectural and urban planning and design of the time is the section located on the south side of the railway line, between Mikołowska and Francuska Streets. In the contemporary division of conservation zones, Kościuszki Street can be considered a demarcation line. To its west is the 'Historic urban layout of the so-called southern district of Katowice Śródmieście 1900–1939', listed in the Silesian Voivodeship's register of monuments under no. A/370/12 of 23 March 2012. It has highly valuable urban, architectural and landscape assets and the diversity and quality of its development forms, details and varied greenery is astonishing. In addition to iconic realisations such as the Tax Office Building (designed by T. Kozłowski, 1929-1930), the St. Casimir's Garrison Church (designed by L. Dietz d'Arma, J. Zarzycki, 1930) or numerous houses by prominent architects such as: T. Michejda, K. Schayer, F. Brenner, and K. Korn's firm (Odorowski, 2013; Nakonieczny, 2014), the area also contains a group of interesting villa buildings located inside gardens¹. Unfortunately, after initial field analyses, it was found that there had been a significant decline in value due to contemporary modernisation measures.

The objective of the study was defined as follows:

- to identify the characteristic landscape features of the so-called southern district, in terms of the integrity of the space, the relationship between historical and modern forms and the contemporary state of conservation of characteristic forms of composition.

¹ Other important villa layouts of this period include the officials' colony in Katowice-Ligota (Ziemiński, 1983; Łakomy 2024). Villas were also sited in the area of the streets: Astrów, Bratków, Różana, the streets: Misjonarzy Oblatów and Górnika, in the Bogucice-Zawodzie and Załęże-Dąb districts (Nakonieczny, 2014).

- ▶ to determine the forms of villa architecture, the state of preservation of the originality and authenticity of the villas located in the area – as an indicator of the highest value, as well as an indication of the principles of further conservation.

The temporal scope of this research covers the years 1924–1939 – the interwar period, also called *dwudziestolecie międzywojenne* in Poland – a period when Greater Katowice was in its prime. Contemporary analyses were conducted intermittently, starting in 2014. The spatial scope is the already mentioned so-called southern district. It is an area of approximately 15 ha, demarcated by the following streets: Kościuszki to the east, Kopernika to the north, Kilińskiego to the west and the property boundaries of the unlisted properties to the south. The detailed substantive scope of this study includes the architectural type known as the villa.

1.1. State of research

The interwar period in Katowice is a fairly popular and positively viewed subject, certainly due to a sizeable number of popular science publications (Janota, 2010; Syska, Kietkowski, 2015). Waldemar Odorowski's 1994 monograph, reissued in 2014 (Odorowski, 2013), remains the most important academic publication on the subject. It was also discussed by, among others, B. Chojecka, R. Nakonieczny and A. Borowik (Nakonieczny, 2002; Tomkiewicz 2016; Waryś, 2020). The history and development of the city in the interwar period is presented mainly in older publications: By Nałęcz-Gostomski from 1926 (Nałęcz-Gostomski, 1926) and monographs edited by Szaflarski (Szaflarski, 1978) and Mrozek (Mrozek, 1976). Contemporary works of note include the doctoral thesis of R. Nakonieczny, A. Tomkiewicz, E. Waryś (Chojecka, 1987; Nakonieczny, 2014; Borowik, 2012; Szczypka-Gwiazda, 2000). Research on villas focused on buildings designed by Tadeusz Michejda (Syska 2014), the colony on Zajączka Street (Syska, 2019), the officials' colony in Ligota (Ziemiński, 1983) and the Kocur villa (Łakomy, 2013). More broadly, the values of villas of the Modernist period and their contemporary threats were also identified (Łakomy, 2024), in addition to the criteria for assessing a Modernist villa estate – in terms of landscape composition, landscape permanence, and original and historic expression (Łakomy, 2024).

1.2. Materials, methods, aim and scope of the study

The following was performed as preliminary research: 1. general field research and comparative research, 2. literature review: historical literature (including the periodicals 'Architekt' – volumes 1922–1926, 'Architektura i Budownictwo' – volumes 1925–1939 and other period publications) and contemporary peer-reviewed literature, 3. queries of archival construction documentation.

The spatial layout of the so-called southern district was analysed in a multifaceted way using archival materials (city plans from the years 1856–1936) and in situ research – analyses of buildings, urban and landscape contexts through:

- ▶ the origins, legibility and state of preservation of the urban layout;
- ▶ architectural forms;
- ▶ landscape elements: composition, visual linkages, public and private greenery.

The previously used methodology for assessing a Modernist villa estate (landscape composition, landscape constancy, original and historic expression) and assessing villa buildings (state of preservation of the original: massing – proportions, facades – rhythm, colour and texture, window and door frames, garden area and fencing) was then adopted. On this basis, the characteristics of the villa buildings of the interwar period in this part of the city were identified and the threat to the preservation of the building forms' authenticity was confirmed.

2. Urban, architectural and landscape characteristics of the district in the interwar period

It is hard to believe that, in the late 19th century, today's elegant District I of Katowice was the Arcona mining fields. The whole area was undeveloped, crossed by several local roads and numerous mining pits. The area was defined by the railway to the north, the city limits and the forest to the south. From the east and west it was bound by two straight, parallel roads delineated towards the south, with a slight deviation to the west (the present-day Mikołowska and Kościuszki streets). Plans from the early 20th century show that these roads were to be connected by a grid of perpendicular and additional parallel streets. However, the layout that was actually built is much more complex, but used this proposal in part. Some streets are a continuation of the grid laid out parallel to the railway, which was also introduced on the eastern side of Kościuszki Street (e.g., PCK Street, which is an extension of Powstańców Street, enclosed by the body of the Church of Saints Peter and Paul). The course of old roads was also used (e.g., present-day Kilińskiego Street or Poniatowskiego Street – an extension of the former Feld Strasse, contemporary Szeligiewicza Street). Therefore, the southern part of the layout has a more freeform character, and the slightly undulating course of Zajęczka Street also creates picturesqueness. It is worth noting that many of the streets change course due to historical reasons (Fig. 1).

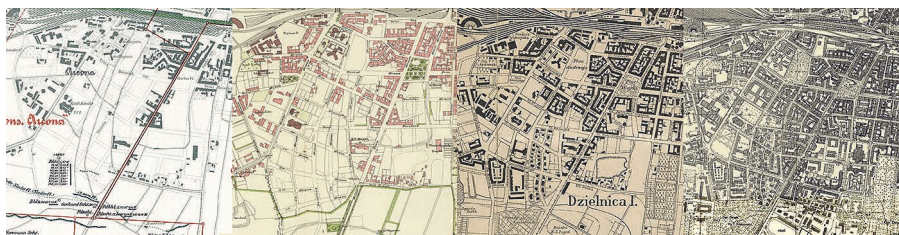


Fig. 1. Spatial development of the district – map fragments from the year: 1883, 1900, 1926, 1958-61)source: National Archives Katowice, <https://geoportal.orsip.pl/>, access: 04.02.2025)

Thus, the district has a typical 19th-century layout with block development with peripherally located buildings and dark inner courtyards. The blocks are formed primarily of residential buildings, both from the turn of the 19th century and built in the interwar period. The use structure is quite homogeneous – there is one religious building, a ‘skyscraper’ with a Tax Office’s spaces on its lower floors, and only the ground floors of the oldest tenements house commercial and service units (mainly in Kościuszki and Kopernika Streets). In terms of the type of architectural form, the existing buildings can be divided into tenements and villas. Odorowski divides multifamily buildings into those of high and average artistic rank. Another subdivision could be: buildings that have two facades (corner buildings), infills – located in a row of existing tenements, and detached buildings. Tomkiewicz proposes a systematic that distinguishes: workers’ housing complexes (which could be described as intended for the less well-off) and multi-family block developments (tenements for better-off residents) (Tomkiewicz, 2016). The initiators of the buildings’ construction was the Voivodeship Office and cooperative, private and individual owners (Nakonieczny, 2014). In terms of style, we can find buildings that belong to the main currents of Modernism, such as Academic Classicism and modernised revival styles, the expressive-decorative style and the avant-garde functionalist style. The architecture of Katowice’s tenements featured a noticeable phenomenon called ‘compromise Modernism’ or ‘semi-Modernism’ (Olszewski, 1963), characteristic of the period of the breakdown of Functionalism (after 1934). In detail, the architectural forms used for the buildings of the district in question have already been the subject of extensive stylistic characterisation (Odorowski, 2013; Nakonieczny, 2014; Syska, Kiełkowski, 2015), their distinction being shown in Figure 2. Interestingly, both the timing of the buildings’ construction and the local conditions resulted in a noticeable shift away from the ideals of Functionalism to external original,

decorative qualities. As Odorowski writes, ‘the prestige of the owner came to the fore’, which is why the architecture was also called ‘luxurious’².

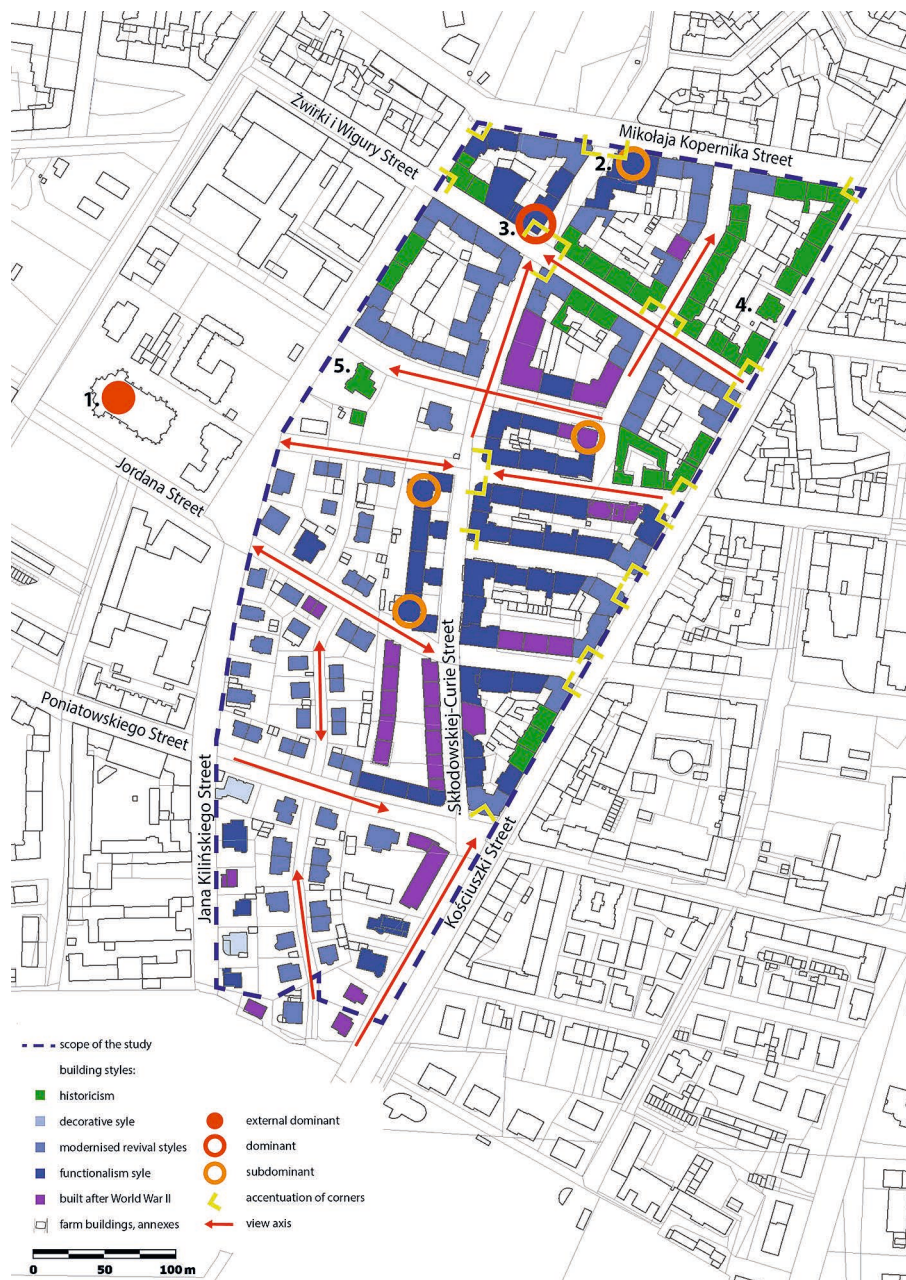


Fig. 2. Urban, architectural and landscape characteristics of the district. 1. Church of the Apostles Peter and Paul, 2. St. Casimir's Garrison Church, 3. Tax Office Building, 4. Schneider Villa, 5. Kocur Villa (own elaboration)

The neighbourhood's landscape is shaped by the terrain, but defined to a considerable extent by architecture and greenery – both in the area under study and in its vicinity. This is because it is surrounded by public green areas (Andrzeja Square, Miarki Square, Hłonda Square), sacred areas (the garden of the Discalced Carmelite Sisters' convent of the Holy Virgin Mary Mother of the Church and St Joseph) and allotment gardens to the south. The so-called boulevards (fragments of today's Barbary and Kościuszki Streets), created at the turn of the 20th century, connected the district to Kościuszki Park (the former Südpark, opened in 1888). Rows of greenery, varying in condition and age, accompany most streets, forming green interiors. They are complemented by numerous front gardens (e.g., along P. Stalmacha Street, and M. Skłodowskiej-

² This term was first introduced by Stefan K. Jaroszewski (Nakonieczny, 2014).

-Curie Street). Private gardens that surround the villas are the dominant form of greenery. Apart from a narrow green area between the buildings at 39–48 Skłodowskiej-Curie Street and 13–13d Jordana Street, the block courtyards are dark and lack greenery.

The Gothic Revival Church of the Apostles Peter and Paul (designed by J. Ebers, 1898–1902) acts as an architectural landmark, but is located outside the layout. The so-called ‘skyscraper’ is the landmark of the area, and several sub-landmarks are also discernible – St. Casimir’s Church, the taller fragments of the buildings at 27–29 Skłodowskiej-Curie Street and 17 Drzymały Street.

The lie of the land together with the not entirely regular course of the streets, the varied form of architectural objects, the materials and details used, as well as the greenery, give the district a very diverse urban interior, which is emphasised by the closures of perspectives (PCK, Zajęczka streets) and attractive shaped intersections (e.g., PCK and Skłodowskiej-Curie, Żwirki i Wigury and Skłodowskiej-Curie, Fig. 2). The landscape of the streets is also enhanced by accents. These are mainly interestingly shaped corners of tenements and residential buildings, overhangs, balconies, bays or large glazings. So-called conservatories are typical of new multi-family developments. Their presence stems from both the functionalist idea of providing light to the flats and to compensate for the lack of public greenery, including neighbourhood greenery in the courtyards. In the conditions of Upper Silesia, they were also a response to the poor state of air quality.

3. Villas

The villa is a formal residential building, essentially designed for one family, surrounded by a garden that allows one to isolate themselves from the surroundings but also have free contact with nature. The villa peaked in popularity in the late 19th century, when it became the favourite development form of the upper social classes, mainly those of cities and industrial centres (Łakomy, 2025). It was also very popular in the Katowice area (within its former boundaries); the densifying urban fabric meant that the typical urban villa, was replaced by a suburban one at the turn of the 20th century. Two of these are located in the area in question: The Schneider Villa (designed by L. Schneider, 31 Kościuszki Street) and the Kocur Villa (designed by A. Zimmermann, 1907, 17 Stalmacha Street).

New villa-like buildings appeared in the central and southern parts of the layout in question. Based on their common spatial relationship, three groups can be distinguished: stylistically similar buildings in planned colonies, individual buildings that form layouts, and individual buildings that complement layouts.

The first houses designed and built in 1924 by Strzecha Budowlana S.A. (Odorowski, 2013: 123) were built for the Osada Building Cooperative. It is a colony of 12 houses on Zajęczka and Kilińskiego Streets (south of Poniatowskiego Street). It includes detached and semi-detached houses, which can be classified as a part of Academic Classicism. They are compact, cube-like structures, single-storey with a usable attic. They are covered by hipped roofs with dormer windows, have geometrised details in cornices and lintels, and the facades are further varied with pilasters, bay windows or oval and triangular windows and even volutes. Each building was designed individually and asymmetrically, in an even building line. They are surrounded by small gardens.

The second colony is the Housing Estate Construction Society Colony (Kolonía Towarzystwa Budowy Osiedli), and consists of 32 houses (at Zajęczka, PCK, Jordana, Kilińskiego streets). Construction operations on it began in 1925 to designs by Zjednoczone Przedsiębiorstwo Budowlane Sp. z o.o. They consist of ‘single-unit houses’ and ‘two-unit houses’ (AUMK³), one-storey

³ AUMK – Archives of the Katowice City Hall.

with a usable attic with simple, elongated masses covered with gabled, high roofs. The attic gable walls with varied patterns are a distinctive element of these. As on the previous estate, every building here has individual features, and the diverse sizes and placement of window openings and dormers gives them picturesqueness. The buildings were also surrounded by gardens with stone fences. The development plan of the estate shows that their siting was quite freeform, which is further emphasised by the undulating layout of the main axis of the composition – Zajęczka Street (AUMK)⁴.

Individual, independent villas which, due to preceding parcellation, were built alongside each other and form an easily identifiable spatial complex, form a much more diverse group. These are: Tadeusz Michejda's villa (designed by T. Michejda, 1926, 19 Poniatowskiego Street), Karol Sitko's villa (probably his own design, 1935, 42, 44 Kilińskiego Street), Karen Hamerlokowa's villa (designed by T. Michejda, 1931, 46 Kilińskiego Street), the villa of Tadeusz's brother, Doctor Władysław Michejda (designed by T. Michejda, 1927, 50 Kilińskiego Street), and a second house owned by Władysław Michejda (designed by T. Michejda, 1935, 52 Kilińskiego Street). The complex of villas designed by Michejda, in a way, illustrate the course of his creative exploration. In the first villa, his own, we can see references to Formism and Wiktacy's ideas. As the building was constructed, the author's creative posture also changed, which is why the building completed in 1930 differs significantly from the 1927 design. The building is cube-like, with two facades vertically split by lesenes with clustered windows. The design and photographs of the Hamerlok Villa appeared in Michejda's article in 'Architektura i Budownictwo' as an illustration for the designer's article (Michejda, 1932: 142). Despite its novelty, expressed in the compositional arrangement of the masses and the steel structure, the building also has several compositional inconsistencies (size of windows, height of lintels, semi-circular balcony, proportions of the facade). Władysław Michejda's villa, on the other hand, is a rather elaborate, highly articulated and dynamic massing with prominent cornices and windows covered by common bands and characteristic rustication between them.

At Kościuszki Street there are two more buildings visually linked to the colony at the southern section of Zajęczka Street. At number 65, a house belonging to engineer Jan Krygowski was built, designed by Michejda (T. Michejda, 1927). It is a villa on a near-rectangular plan with a flat roof, with balconies and terraces and numerous glazed openings. It had an elaborate use programme (in the basement there was a design office, a study and the caretaker's premises, on the first floor there were residential uses – including the living room, dining room, a room with a semi-circular veranda, and bedrooms on the first floor). It is a building with Functionalist features (but with a distinctive form of ornamentation in the form of brick inserts between the windows). Right next door, the Tadeusz Stankiewicz Villa (designed by K. Korn, 1935) was built in 1935. It was opened a year later, and – as we have learned from its technical documentation – the construction was halted due to a complaint from a neighbour, Mr Krygowski, concerning the building's height and its distance to the plot boundary⁵. Indeed, it is a two-storey villa of substantial size, with a characteristic semi-circular risalit and a fairly regular, repetitive window pattern.

The last group under discussion are independent villas, which, as it were, complemented the existing layouts – these are the most formal buildings, drawing on the tradition of villa architecture. However, each has a different, individual character. The first to be built at 29 Poniatowskiego Street was the

⁴ Odorowski characterises these buildings as being reminiscent of Baroque townhouses. Assuming, as he also writes, that there German architects had still been employed with Zjednoczone Przedsiębiorstwo Budowlane, it appears odd, especially as it is difficult to find such prototypes in Poland. In Odorowski's opinion, it is more likely that they were referencing the pre-existing villas in the Dutch Renaissance Revival style in Katowice – the Gerdes Villa or the Schneider Villa. The layout itself, meanwhile, shows an aspiration to the picturesqueness familiar from Ebenezer Howard's idea of garden-cities.

⁵ Construction records of the building at 67 Kościuszki Street (AUMK).

villa of the director of the company Lignoza, Tomisław Morawski (designed by R. Fischer i Spółka, 1925). It is a building with almost symmetrical facades and a high stacked roof with dormer windows. The building has a basement and a habitable attic, the first floor featured formal rooms (e.g., reception room, study, music room), and on the first floor there were private rooms. Both the front and garden-side facades emphasise the central axis – from the street a two-storey, two-column portico in the Tuscan order, above it a massive dormer ending in a triangular gable, from the garden a terrace with stairs and a balcony with a high window of the house owners' bedroom. The archival drawings show more complex detailing (e.g., volutes at the gables), but the forms as-built are simplified and geometricised, and in its overall expression this villa draws most strongly on the tradition of Historicism, particularly Baroque palaces.

In contrast, architect Karol Krompec's own villa at 22 Stalmacha Street references Palladian ideas. The building, with a roughly square-shaped plan, still has a functional layout typical of the 19th century, with a central hall and enfilade rooms around it. The building's mass is compact, with a terrace and veranda on the south side, in almost symmetrical facades, with a rustication motif around the windows on the first floor. It is covered by a high, hipped roof with dormers. The current form is a simplified version of the 1927 design, which shows typical Renaissance details such as acroterions in the window pediments.

A fully Functionalist form is presented by the villa of engineer Władysław Zagrodzki (designed by K. Sołtykowski, 1933, vertically extended in 1935), at 6 Zajęczka Street – in the arrangement of houses of the Housing Estate Construction Society. The contrast of form and scale is very strong, and although it has become a contemporary part of the local landscape, its construction has caused considerable controversy among its neighbours⁶. It is a two-storey building with a fairly compact body, a flat roof with a semi-circular risalit and numerous balconies. The form's variety is enhanced by the characteristic round windows and semicircular balconies.



Fig. 3. Examples of villas: Housing Estate Construction Society Colony, houses designed and built by Strzecha Budowlana, villas on Kilińskiego Street, Karol Krompec's own villa at 22 Stalmacha Street (photo by Katarzyna Łakomy)

Today, villa colonies are still highly legible in the landscape. They are a fairly diverse group, connected by time and place of their construction (Table 1). The masses of the buildings have not been significantly altered. The original plot areas were not reduced either, but in 62% of cases new buildings (garages) appeared, gardens were turned into parking areas and front gardens were removed. The state of preservation of the original elements of the villa layouts for each of the three identified groups of buildings is shown in Figures 4 (Fig. 4).

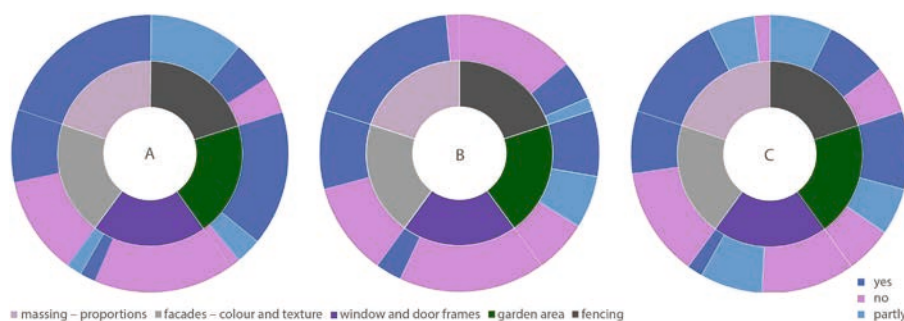


Fig. 4. Preserving original elements: A. Osada Building Cooperative Colony, B. Housing Estate Construction Society Colony, C. independent villas (own elaboration)

⁶ Construction records of the building at 6 Zajęczka Street (AUMK).

In general, it can be concluded that the authenticity of the historic buildings located in the area is in decline. Gardens and historic fences are disappearing from the landscape, and new window and door frames and highly varied facade colours, together with modern fencing materials or details – will dramatically change the aesthetic expression of buildings and building complexes. In the opinion of users, the modernisation of the buildings enhances their usefulness, but lower their historical value.

Table 1. General characteristics of the villas (own elaboration)

general information	<ul style="list-style-type: none"> ▶ location ▶ construction time
origins	<ul style="list-style-type: none"> ▶ 19th-century tradition of the villas of Silesian industrialists ▶ 19th-century concepts of cooperative colonies (with reference to the garden-city) ▶ global ideas of the Functionalist villa
stock	<ul style="list-style-type: none"> ▶ Housing Estate Construction Society Colony – 32 buildings ▶ colony of the Osada Building Cooperative – 13 buildings ▶ individual buildings – 11 buildings
ownership (at planning stage)	<ul style="list-style-type: none"> ▶ cooperative – 44 ▶ private – 1 (Ligzoza directors' villa) ▶ individual – 10
layout	<ul style="list-style-type: none"> ▶ in colonies – 44 ▶ individual buildings that form layouts – 8 buildings ▶ individual buildings that complement layouts and colonies – 3
style	<ul style="list-style-type: none"> ▶ Academic Classicism – 3 ▶ Modernised Historicism (semi-Modernism) – 44 ▶ expressive-decorative style – 2 ▶ avant-garde Functionalist style – 6
state of preservation (based on preservation of original elements)	<ul style="list-style-type: none"> ▶ good 27% ▶ average 52% ▶ poor 21%
conservation forms	<ul style="list-style-type: none"> ▶ register of monuments – 1 (Michejda's own villa) ▶ register of monuments – historical urban layout of the so-called southern district of Katowice Śródmieście – 55 ▶ local spatial development plan of a fragment of Katowice Śródmieście in the area of Kościuszki and Mikołowska Streets – 55 ▶ municipal monument records – 55 ▶ without protection (outside the register area) – 1

The current scale of the alterations, in the context of listing the site into the register of monuments in 2012, raises doubt as to the quality of statutory conservation. The alterations to the buildings will be difficult to reverse, especially when it comes to restoring the plasterwork (Korpata, 2017). Separate conservation guidelines should be set for each colony or group of buildings. One of the most important tasks will be to unify the landscape – recreate the historical colour schemes of the buildings, the old fences (in many cases their original design documentation has survived), and gardens. As the case of the villa at 65 Kościuszki Street shows, this can be possible even in cases of extreme deterioration. Spectacular examples in this area are known, e.g., from Wrocław, Brno and Dessau (Urbanik, 2014; Ambroz, 2012; Maurerová, Hirš, 2014; Markgraf, 2006). However, many researchers point to the great difficulty but also the urgent need to protect the heritage of the villa architecture of the period in question (Szmygin, 2013; Dragutinovic, 2017; Tostões, 2018).

The villas in Katowice should certainly be subjected to a multi-faceted analysis, mainly in terms of assessing the state of preservation of the original elements, the stylistic quality of the buildings and the surroundings. Each building should be treated individually. It would appear that the qualities of the district in question, and in particular the independent villa buildings, define its uniqueness in terms urban layout, architecture, the landscape, economics, tourism or place-based identity. Their proper protection should therefore be a priority for conservation authorities.

4. Conclusions

In spite of the negative conclusions of the analyses of the state of conservation of the villa buildings, this study also yielded many interesting results in terms of the integrity of the space, the interrelationships between the historical and modern forms of the layout of the so-called southern district. Despite the fact that, as it is commonly believed, it presents itself in a very modern manner, we have here a kind of integration and interpenetration of urban structures created in the initial period of development – the turn of the 19th and 20th centuries and in the second phase of development – the years 1924–1939. Table 2 shows how the distinguished features of the original layout of Katowice were applied in the analyzed fragment of the southern district (in the first phase of development). And how they were continued in the second – interwar phase. This is the specificity of this space but also its extraordinary value, which was demonstrated in the research.

Below are the characteristic features of the district:

- ▶ a continuation of the urban layout from the 19th century, but treated in a more freeform manner and with reference to the old dirt roads;
- ▶ external and internal landmarks are present and based on the classical principle, there are also interesting visual axes, and the visually appealing design of road intersections by suitably planning and designing street corners;
- ▶ traditional forms of urban greenery and a continuation to the old forms of greenery – villa gardens, tree rows, avenues, boulevards, front gardens, are a reference to the idea of garden-cities;
- ▶ articulation and scale – reference to neighbouring forms (e.g., villas on Poniatowskiego Street), attractive designs of the corners of townhouses, the introduction of winter gardens;
- ▶ there is a lack of services (on the ground floor of second-phase buildings) and places for the local community to integrate in
- ▶ it features references to the tradition of building villas surrounded by gardens that had been present in Katowice since the late 19th century; the introduction of the villa colony, a form that had been absent in the city in the 19th century.

Table 2. Traditional elements of Katowice's urban structure (own elaboration)

	Defined elements of the 19th century Katowice urban composition	Their application in the first phase of development of the southern district	Their application in the second phase of development of the southern district
urban	regular development grid urban landmarks visual linkages	+ + +	+ + +
architectural	tenement house villa ground floor services accentuation of corner buildings	+ + + +	+ + – +
landscape	front gardens rows of trees promenades/boulevards villa gardens block/courtyard gardens squares/garden squares	+ + + + – –	+ + + + – –

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