

# SPATIAL LAYOUT AND ARCHITECTURE OF INTER-WAR VILLAS OF THE FORMER POGORZEL MANOR, NOW PART OF THE TOWN OF OTWOCK

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## Introduction

The following article presents one of the threads which were undertaken along years of research about Otwock's spatial development and buildings by its authors.<sup>1</sup> It considers couple of forgotten villas from inter-war period which these days are located in South-West part of Otwock placed on the territory of the Pogorzel manor, which are incorrectly called "Soplicowo" (il.1)<sup>2</sup>. They were presented on the historical spatial layout, incorporated into the boundaries of the town of Otwock in 1932, kept in geodetic division of this grounds. The point of reference to the research were archival materials assembled in the Otwock Division of The State Archive of the Capital City of Warsaw, The Central Archives of Modern Records in Warsaw and the Land and Mortgage Register Department of the Regional Court of Otwock. Those files let look at preserved villas among pine wood as extraordinary original buildings with surprising architectural style, interior decor and reference to capital's villas. Unfortunately, peripheral location and former lack of recognition of their architectonic and landscape values have led to substantial transformations and therefore degradation or - in radical situations- complete dismantling of the buildings. Article hereby continues previous research inspired by Professor Jadwiga Roguska. The authors are grateful to Professor Joseph Rykwert, without his kindness and unpublished reminiscences about his family house and autobiography this piece wouldn't have been written.

## The parcel plan of the Pogorzel manor

Important period of building development in the town and health-resort was enlargement of the Otwock's boundaries in the 1932, which included estates belonged to different rural districts: Wiązowna, Glinianka and Karczew. In those territory were adjoined inter alia The Official's Housing Estate "Soplicowo" (created between 1921-1922 on estate of Wawrzyńców Glinianka, district Glinianka and neighbouring parts of parcelled lots of the Anielin and Pogorzel manors, district Karczew. Planning and existing boundaries of the town of Otwock at that time was shown on *General map of the Town of Otwock situated in Warsaw district and voivodeship with marked lands which were planned to incorporate into its boundaries*<sup>3</sup>. drawn in January in 1929 by certified surveyor eng. Marcei Jeżowski. On this plan were put lines which are dividing particular parts of craved up estates with given surface area and drawn out sanitary protection zone of the health resort( il.2)<sup>4</sup>. Description of the boundaries together with register of new lands was placed in "05.09.1932 in Ministers Council Regulation about Otwock's boundaries change in district and voivodeship of Warsaw"<sup>5</sup>.

The Pogorzel manor was owned by count Władysław Jezierski. According to foregoing Plan 97 ha 5529 square meters of forest lands were excluded from this territory. Unfortunately there is no saved the plan of parcelling out Pogorzel's grounds in the property's Registration<sup>6</sup>. The author and the

<sup>1</sup> E. Popławska-Bukała, *Abram Gurewicz's Spa in Otwock w: „Mazovia”, 1994, nr 2, p. 39-42, B. Chmielarska-Łoś, E. Popławska-Bukała, *Unknown Buildings of Modern Architecture of the 1920s and 1930s in Śródborów*, "Architectural and Town Planning Quarterly", t. LVI, 2011, z. 1, p. 82-102.*

<sup>2</sup> In the literature and the titles archival Design of buildings on this territory often is used incorrect locations' name. One part of objects is called "Osada Soplicowo", another "Śródborów" or "Anielin" it depend on the neighbourhood of property. Historic area of the housing estate Soplicowo was bordered on former manor of Pogorzel in the West, it was sorounded by Streets: Armii Krajowej, Narutowicza, Poniatowskiego i Skrzyneckiego.

<sup>3</sup> The Central Archives of Modern Records in Warsaw (ANN) Records Ministry of Interior (MSW), folder The widening the town Otwock's borders, syg.9. This Plan is preserved to in the Otwock Division of The State Archive of the Capital City of Warsaw (APW Otwock Division), Records of the town of Otwock (AmO), sig.4386.

<sup>4</sup> The Report on 29.07.1923th, of Komisjon of Spa.

<sup>5</sup> Journal of Laws of the Republic of Poland nr 79, on 24.09.1932 th, poz.701.

<sup>6</sup> The Land and Mortgage Register Department of the Regional Court of Otwock. Land Registry "Folwark Pogorzel", t.1-4, sig. 130,131.

date of its creation remains unknown as well. Likelihood we can assume that the plan was made between 1931-1935<sup>7</sup>. Its redrawn fragments appeared in subsequent indicative sketches concocted by incorporate surveyor Władysław Bem between years 1933-1935<sup>8</sup> and placed in plans of separation several lots. They present road system, numeration of contiguous lots and planned function of the terrain. On their bases we can say that parcels had varied creage from 4000 to 6000 square meters. Borders of parcelling out lands of Pogorzal manor incorporated it the town of Otwock area were running through today's Skrzyneckiego Street (from the North side) Hrabiego Street (from the South side) and in parallel to Jastrzębia Street (from the East side) and Bernardyńska Street (from the West side – il.3). Settlement of the streets had a character of the forest roads. Up to present the least clear is the western border, running parallel to Bernardyńska Street (the last street of the former Anielin manor) and eastern parallel to Jastrzębia Street. The axis of the old parcel plan is Redutowa Street perpendicularly running from Skrzyneckiego Street and dividing it on two parts. From the East side lots were parcelled out perpendicularly to Redutowa Street. From the West side of the same street there is a cuneiform set of big irregular lots which were probably typed under public usage and park. Redutowa Street is perpendicularly crossed by four others Myśliwska, Lipowa, Litewska, Bukowa Streets they don't have continuation in neighbouring grounds of the Anielin manor. Between Hrabiego and Litewska Street is a group of building plots and the land between Litewska and Bukowa Street includes local hill.

## The Rykwerts' villa "Arcy" designed by Lucjan Korngold

In 1935 Mrs. Elżbieta Rykwert and Mr. Szymon Rykwert<sup>9</sup> bought the biggest parcel of land of the former Pogorzal manor (surface area 4,7 ha). This corner parcel included nine plots and was located on confluence of Hrabiego and Myśliwska Streets (today's address is 2 Myśliwska Street). It was extending along borders of adjoining part of land of Anielin manor (called The Soplicowo Settlement). Maybe it was the size of the real estate located on a small hill and its domination in the area inspired the owners to call the "Arcy" Villa. The errand for the project of the villa was given to Lucjan Korngold well-respected architect from Warsaw. Together with Piotr Maria Lubiński or Henryk Blum<sup>10</sup> he designed many residential houses: villas and apartment houses.

To his achievements adhere projects of residential house on 10 Koszykowa Street, 12 Marszałkowska Street and the villa on 2 Fracuska Street as well as interior arrangement and furniture design. According to information gained from the professor of architecture Joseph Rykwert<sup>11</sup>, Korngold designed inter alia living and dining room in Rykwerts' Warsaw flat on 9 Kaliska Street. In the living room there were "ottoman and armchairs with beige upholstery and rococo-chippendale wooden framing (more or less)"[...], in the dining room were "table, chairs and glass cupboard all made of light yellow wood (sycamore?) with black details [...] rather neoclassical, 'empire' style"<sup>12</sup>. Professor mentions that it's thanks to Korngold- who was an often guest at his

<sup>7</sup> The layout of parceling was showed on *The programme's sketch of the common building of Otwock* by A. Paprocki, W. Brzozowski, on 14.12.1935 th. ( APW KII sig.201).

<sup>8</sup> The Plans preserved in Register of Pogorzal property, t. IV, Department of the Regional Court of Otwock.

<sup>9</sup> Simon M. Rykwert was born in Warsaw in 1895, he was an engineer of electro-mechanic. His project the electro-locomotive's brake was patent (PKP) in 1932, <http://pubserv.uprp.pl>

<sup>10</sup> The Works of L.Korngold is broadly described in doctoral dissertation of dr inż. arch. G.Rytel *Polish Architects of XX century. Lucjan Korngold 1897-1963*, Faculty of Architecture Warsaw University of Technology, Warsaw 2008 and his article *Creative continuation-the rules of polish school of architecture in works of polish architects -immigrants in Brasil, during two post-war decade*, Białystok 2011, p.151-173. Secondly attention deserves Anat Falbel's doctoral dissertation *Lucjan Korngold: the trajectory of an immigrant architect* Sao Paulo 2003.

<sup>11</sup> Joseph Rykwert was born in Warsaw 1926, son of Elisabeth and Simon Rykwert. In 1939 Rykwerts' family emigrated from Poland to England and lived in London. Joseph Rykwert is Paul Philippe Cret Professor of Architecture Emeritus at the University of Pensilvania. He has lectured or taught at the most major schools of architecture throughout the word and has held visiting appointments at Princeton, the Cooper Union, New York, Harvard Graduate School of Design, the University of Sydney, Louvain, the Institut d'Urbanisme[...]. His major publications include: *The Dancing Column* (1996), *The Seduction of Place* (2000), *The Judicious Eye* (2008). Information by *Sketches and eseys for twenty Years of ICC 50/20*, Kraków 2011, p. 220.

<sup>12</sup> According to prof. J.Rykwert's correspondence.

<sup>13</sup> The State Archive of the Capital City of Warsaw, the Otwock Division ( APW Division Otwock) Archival Records

family house- he has decided to choose the school in London, recommended on account of his interest about Le Corbusier works. Whereas from the childhood spent in the suburban "Arcy" Villa professor remembers couple of interesting facts: "House [...] was built- I suppose- between years 1935 and 1937. As a stripling i had teased builders to show me how to put bricks. That is how it all started, my enthusiasm to construction... As well I remember that the house was rather in my mother's style than Korngold- he probably wanted to add more of «Le Corbusier» and she wanted to live like in Hollywood". Words of Józef Rykwert are confirmed in preserved archival files: projects from years 1935 and 1936 found in Otwock Division Archival<sup>13</sup>. Analysing them we must say that Korngold had modified his early design. In the first project the interior: mainly hall and the stair case of the storey villa with varied solid and crowned double pitched roof looked differently. It got less impressive design. Even if the location of the open terrace on the first floor neither arcaded entrance on the ground floor haven't been changed but different forms and partitions resulted with new windows decorated with ornamental trellis which eventually didn't match the prototype. Facade with the entrance exposed by a small roof and arcades in elevation were the element saved in the alternative project (executed) but in earlier design those element had been modestly (il.4, 5a-d). Genesis of the changes are explained in professor Rykwert's memories. Probably the deciding voice about villas character had his mother and the final look is an effect of her cooperation with the architect.

Villa was designed as all-season storey family house, traditionally brick constructed with partly wooden ceilings. It was projected in a "L" letter shape. Inside part of private apartments was separated from representative interior. On the ground floor there were main entrance leading to the hallway with a staircase, wide hall - living room with a fireplace and stairs to the upper tier which was connected with dining room. From the dining room as well as from the hall there was an exit to two leveled terrace (il.6 a). Through arcades we were entering representative garden shaped around the villa and surrounded with a stone wall because of big difference of levels.

In the northern part of house were placed so called cupboard, bathroom, living room and servants' room (il. 6b). Owners' bedrooms were on the top floor where were as well hallway, children, parents, nursemaid and servants bedrooms. Wardrobe was located next to the parents' bedroom. Both rooms had the exit to the terrace which was the roof for the living room on the ground floor. Bathroom and toilet were directly adjoining to the wardrobe. Basements had various functions: charcoal storage, laundry room, boiler room etc. Front-view composition was distinguished by balanced proportions and some kind of discretion in windows locations and design. Except the different form they were contrasted by materials and textures. Walls were plastered in rustic style with noble plaster, plinth finished up with the stone same as escarpment wall was supposed to emphasize connection with nature. Rykwert's house is an example of modern and traditional art fusion. In its design is no avant-garde confidence neither it cannot be qualified as a representation of architectonic mainstream of the breakthrough between XIX and XX centuries. We find here elements of the folk art which are connected with opposites: simplicity and art deco detail. As professor Rykwert claims architecture nor interior design weren't uniform. Very eye-catching in arched front-view are rectangular windows decorated with wooden shutters (existing up to '60). Windows of the western elevation were marked out with mosaic framing which existed until 2002 (il.7). Today in the transformed building still have remained such elements of the decoration as biforial windows on the ground floor, decorated with trellis and big rectangular windows on the lower tier of each elevation, decorated with different than other lattices (il. 8-10). Folk motive appeared as well inside the house. Dining room was originally very characteristic because of the ceiling with clay vases (unfortunately none of them was saved). Similar solution may be found in later buildings from the end of 1930's: in Korngold's own house on 3 Queen's Aldona Street (1938) and in the another own villa of a famous architect Bogdan Pniewski, as well (27 Na Skarpie Avenue, 1938). In Pniewski's house vases from different parts of Poland were embedded in concrete on the ceiling in the library<sup>14</sup> and at Korngold's vases with hutsulian

of the town of Otwock (AmO), no.4093, *Project of Residential Building in Soplicowo near Otwock on Lots 97-105, owned by S. Rykwert, 8.10.1935* and no.4094 *Alternative Project of Villa in Soplicowo near Śródborów, owned by S. Rykwert, 20.11.1936.*

<sup>14</sup> M.Czapelski, *Bohdan Pniewski-Warsaw's architect of XX century*, Warsaw 2008, p.166.

<sup>15</sup> H. Faryna-Paszkiewicz, *Saska Kępa*, Warsaw 2001, p.79.

motives were exposed in the ceiling of the hallway on the ground floor (il.11)<sup>15</sup>. Rykwert explains it's his mother influence that Korngold was using this kind of decoration of the ceilings designed. "Using 'Hutsul' painted vases was an idea of my mother (at least she thought so) and I remember when she claimed that Korngold drew off 'her' idea. But to my mind vases in our house were local. I remember a regular peasant who from time to time was selling from the big basket those painted clay vases (which were beautiful for me) just in front of the Evangelic Church and my the Mikołaj Rej School. Few times I bought couple of them and brought home. Was it my mom's inspiration? I don't know. Those are only memories. There are no documents for it, of course". From other professors memories it is worth to mention that in the summertime whole family life moved from the dining and living room to the terrace.

Lucjan Korngold had many sources of inspiration. His artistic preferences are still intriguing. His own aforesaid villa on Saska Kępa and Rykwert's family house proof that he wasn't only a proponent of the cubist and avant-garde structures fully fascinated with Le Corbusier idea (what is confirmed by his other projects for example villa on 2 Francuska Street)<sup>16</sup>. In the plan of Rykwert's house except ceiling decoration and emulation of previously designed forms there are other elements used in his own house in Saska Kępa in example biforical window in the southern elevation, wooden cantilevers under forwarded ventilating hood, small square windows from the front with almost analogical trellis to those in Pogorzelski and other with similar composition (il.12,13). Analogical solutions to those used in Rykwert's house can be noticed in the main doors even if they are not original but probably are very alike. Decorative elements used in this cubist lump are completely unexpected rendering about individual research of the architect, for example Moorish style windows in Southern elevation lodge. The "Arcy" Villa located on a small hill was a dominant element in the area, perfectly inscribed in the leveled planning of the surrounding. The archival project of the villa hadn't included grounds development but we can assume that Lucjan Korngold projected garden as an inseparable part of the building. The sig-

nificance element of composition villa's garden was the avenue of Lombardy poplars along the graveled drive way on main axis. Despite today's changes of the terrain function the original composition is still visible (il.14). As well solid granite wall with buttress which was closing terrace area around the house remained preserved (il.15)<sup>17</sup>. Negative change between functionality and spatial relations of the villa and the garden was arcades closing and transforming the old terrace. Thank to arcades the curative climate of the spa was available all year long. Through them we could enter the two leveled garden. The first terrace had rectangular shape extended to south. Stone slab pavement around the building united with the lawn which was crossed by two perpendicular paths they were connecting opposed to each other stairs. Originally paths were probably planted with perennials today there are only stone rectangular slabs with the grass grew up in. The second terrace was more narrow: wide stairs led to East side of the garden where was the swimming pool. Usage of natural stone, mainly granite and basalt shaped in blocks, bricks and slabs as a main material of the garden's composition was a reference to Californian style villas designed by American architect Frank Lloyd Wright. Geometrical flower beds with finest selection of flowers, bushes and perennials were a perfect fulfilment of the garden space. Dominant spice was pine accompanied with spruce and deciduous trees. Basing on preserved elements of the old setup we can say that it was a modernistic garden which together with villa created inseparable functional and compositional whole. Elements of the garden had geometric shapes based on straight lines and some kind of asymmetry in details. Terraced garden referred to the space of living room. It remained in accordance with fashionable in that time "livingable" garden. It was aptly described in 1935 by architect Zofia Dziewulska: "We want to get from the room to the garden in the most simple way. That is why the terrace is a perfect link- with a solid floor which lets to bring out the furniture and big freedom of movement despite humidity. Covered with the roof terrace is actually still a room, partly devoid of walls. Uncovered is already a garden. Where are the borders of the landscape and architecture? Do not investigate it and just

<sup>16</sup> The most prominent work of 30 years XXc., design together with M.Lubiński. Indeed how H.Faryna-Paszkievicz gives "This is elegant synthesis modern experiments in architecture (...) calm version of funkcjonalnie architektury (...) with boldness solution

of spiral stairs" in garden side elevation. H.Faryna-Paszkievicz, op.cit.,p.53.

<sup>17</sup> Wall of terraces was made of grey-blue granite brought from Wolyń's quarry, belongs to brothers of Elisabeth Rykwert.

let it dissolve. Let's let the garden on the house and extend house into the garden. [...] Either really geometrical motives or widely spaced greenery blend with the character of today's garden. Usually we are happy to see landscape's fortuitously and garden is just slightly organized part of it"<sup>18</sup>. Thanks to information gained from professor Józef Rykwert we know that modernistic garden next to the villa was only a part of the lot and from the south and east side it abutted with an orchard and vegetable fields about which took care the agronomist hired by the owners. Prewar development of the grounds in Pogorzel can be compared to common in that time program of suburban villas development with the outbuildings part with kitchen garden parts<sup>19</sup> or to traditional planning of the manor-house gardens with orchards and vegetable garden. On the terrain of the estate there was a storey outbuilding as well projected by Lucjan Korngold<sup>20</sup> (the only parts which have remained today are parts of foundations and stone wall). It's style referred to the main house (il. 16). On the ground floor was a garage with the coach-house, storage and stock rooms and cote. On the first floor were kitchen with bathroom and two flats for the driver and gardener with his family. Actual look of The "Arcy" Villa is a result of changes made after the second World War. In 1945 the estate was confiscated and let to use by State Orphanage. It followed interior and exterior changes as the villa was used to other purposes. Unused before attic was converted to another floor with additional windows in multi pitched roof covered with tin (originally tiled). On the front part was built forwarded axis tower crowned with precipitous roof. It has been insulated from the outside, characteristic parts of the architectonic decoration were liquidated. Significant are words of professor Rykwert who said "unfortunately added floor is rather ugly and it's a pity that the arcade

to the has been walled . And the melancholy of the empty swimming pool...". In the last decade on the divided part of the garden was built a terraced house-the only one in the grounds of historical land property of Pogorzel.

### House of Ludwik Krakowski

The house of Ludwik Krakowski was perfectly fitted in forest landscape of the former manor of Pogorzel. The building proves the architect talent to make an advantage of forest and nature while projecting. Architecture and greenery is connected by open terraces and stone walls. The idea of the house was to fit into given landscape and use local materials. All the same it is a popular in that time manifest of the rule of building and nature symbiosis.<sup>21</sup> It is worth to mention that the design<sup>22</sup> had a character if summerhouse: it was small wooden bungalow (il. 17). The most characteristic are deformed these days: terraces, stone walls and stairs, horizontally planned windows and double slightly pitched roof (il. 18). In the afterward period it has not only been enlarged but also plastered.

Krakowski same as Korngold was a graduate of the Faculty of Architecture at Warsaw University of Technology. He was known from modernistic architectonic forms and projects. He wasn't only a booster of modernity, his projects same as Korngold's were balancing between tradition and functionalism.

A tribute to modern trends are shown in the project of the house for Nowomiast's brothers located on the land of property Anielin neighbouring with Pogorzel's manor (today's Otwock)<sup>23</sup>. Five rules of Corbusier haven't been overdosed in the elevation's design with liberally composition. Local elements were connected with spiral stairs, integrated terrace with garden (il. 19). It put this villa's design abreast

<sup>18</sup> Z. Dziewulska, *The living garden*, "Arkady", 1935, no. 3, p.133, 138.

<sup>19</sup> W. Tański, *Trees and bushes in flower garden, with 5 sketches and describing in addition to "The Gardener" s for 1 quarter of 1938*, "Dendrology message and landscape's protection", Warsaw 1998, no. 3(25), p. 97.

<sup>20</sup> Design of this building are included in already quoted projects: *Project of Residential Building in Soplicowo near Otwock... as well as Alternative Project of Villa in Soplicowo near Śródborów, owned by S. Rykwert....* (APW, AmO no. 4093,4094).

<sup>21</sup> K. Łakomy, *Modernistic Gardens of Katowice; s Villas - Overview, Faces of Art 20 years of Inter-War Period on the*

*area of Śląskie voivodeship. The Materials from Sesion of SHS, Division Górnośląskie 24-25.03.2011*, ed. T. Dudek Bujarek, Katowice 2011.

<sup>22</sup> APW Division Otwock, AmO, no.3990 *Project of Wooden Single Storey Building on lot no. 66A , Borought of Pogorzel in Otwock, owned by arch. L. Krakowski*, 22.06.1937.

<sup>23</sup> APW Division Otwock, AmO, no. 3538, *WWPP Nowomiastów House on Lot4 Group L of the Folwark of Anielin, named Sopliców by ul. Tadeusza*, 29.10.1937, arch. L. Krakowski. This house until now has't been recognaized by authors in Otwock.

with the most interesting residential buildings' project of Krakowski.

### **Other suburban houses on terrain of the former manor of Pogorzel**

On the terrain of Pogorzel have preserved currently eleven buildings, built in pre-war period (between years 1934-1939)<sup>24</sup>. Most of them were transformed as we can see on previous examples. Unfortunately it is hard to say how many buildings from the plans were actually built and how many of them were destroyed in recent years<sup>25</sup>. On the basis of identified archival projects and building on the lands we can risk a statement that in that area were popular summer or all season family houses, made of varied material and architectonic style. Their shape brings up the fact that toed motives were dominant. It is a proof that avant-garde aesthetics wasn't accepted by rich investors and traditional forms and folklore were popular among architects.

Among existing villas for attention deserve houses on: Bernardyńska 17 Street (1934), Litewska 20 Street (1935), Myśliwska 5 and 9 Street (1936), Redutowa 39 Street (1937), Lipowa 2 Street (1937) and Lipowa 4 Street (1938). In 2009 wooden and plastered house on Redutowa 23 Street (il. 20) designed for Zofia and Tomasz Tomaszewski<sup>26</sup> by Kazimierz Prokulski<sup>27</sup> has been just dismantling. The exterior of the building hadn't shown that it was a guesthouse<sup>28</sup>. Modernistic solid was connected with different height cuboids. Facade got a character thanks to the windows balanced by the "thermometer" of the staircase, vertical bars of arcades, terraces, balconies and porch. On the ground floor were several rooms from which we could enter the terrace with balustrade. From the north-west side was

walled tiered porch crowned with first floor terrace. There was a dining room to where was the entrance from the corridor of the ground floor. Staircase was symmetric glassed in a projection. Guesthouse was integrated with forest landscape by climbers on elevation and balconies, the plant had hidden the shape of the house (il. 21).

Other rebuilt houses are aforementioned: Villa on Lipowa 2 Street<sup>29</sup> (originally simple shape of building was transformed in stream line, wooden decorative elements were added on walls il. 22); house on Myśliwska 9 Street (in style of manor house, il. 23) and house on Litewska 20 Street recently has been finished restructuring of it. (il. 24).

Buildings on Lipowa 2, Myśliwska 9 and Bernardyńska 17 Streets are standing on a boundary lots of the former manor of Pogorzel. The biggest attention should be paid to the house on Bernardyńska 17 street which the same as villa on Lipowa 4 Street has been preserved it's pre-war character. It doesn't remind splendour of modern styled conception, it seems to be quite decent - like another suburban houses in Pogorzel designed by Lucjan Korngold or Ludwik Krakowski. Freely formed, has individual front-view and irregular windows (il.25). It brings on mind the oldest building from the housing estate "Soplicowo" which is known only from the designs and pictures<sup>30</sup>. It is referred to national style and tradition of "Soplicowo" in symbolic meaning as an ideal place. This small, wooden house was designed by Waław Weker, the well known author of modernistic buildings in Warsaw. The project is distinguished by the concept of the functional and spacial plan- of the summer house called "villa with a small flower garden" combined with bigger part of lot - called "farm of manor house" and area with tennis court (il. 26, 27)<sup>31</sup>.

<sup>24</sup> There are houses of following address: Jastrzębia 2; Redutowa 6, 21, 39; Litewska 20 (residential building and outbuilding); Myśliwska 2, 5 (former outbuilding) and 9; Lipowa 4, on boundary territory with former "Soplicowo" Lipowa 2, (former ul. Bernardyńska) and ul. Bernardyńska 17.

<sup>25</sup> Authors have got to archival projects of all villas and outbuildings existing on this territory and two designs of demolished buildings. Additionally were found two projects of houses on Redutowa street, probably haven't been implemented (on terrain haven't been found any marks on it).

<sup>26</sup> APW Division Otwock, AmO, no. 4149, *Project of Construction of Villa on Parcel no. 52, owned by Teodor and Zofia Tomaszewski, Parcelled out from the Forest Folwark of Pogorzel, Located in Śródborów, County and Province of Warsaw, Radom, May 1936, Design office of Kazimierz Prokulski.*

<sup>27</sup> Architect is named "Builder of Radom". Author mainly designs of sacral objects, (he designed in Radom District 44 churches - 40 implemented, e.g. wooden church of St. Stanislaw /www.coolturaalnyradom.pl/).

<sup>28</sup> On design was drew changes of the function same interior for guesthouse.

<sup>29</sup> Villa was put up by design of arch. Stefan Ambrożewicz, 1937, preserved in APW Otwock Division, AmO, no. 2372, *Project of Residential Detached House on ul. Bernardyńska [now ul. Lipowa 2] housing estate Soplicowo, Otwock, owned by Maria Chmielewska.*

<sup>30</sup> E. Kasperowicz, *Guide- Otwock Spa*, Warszawa 1912.

<sup>31</sup> APW Otwock Division, AmO, no. 4088, *Project of Villa Made for Leon Dzwonkowski on Lot 121 of the Soplicowo Settlement in Otwock, 27.08.1934, arch. W. Weker.*

Other example of preserved features of the pre-war architecture is the latest house on Lipowa 4 Street designed for J. Blaustein in 1938. Comparison of two projects of this building found in Otwock's Archives, the conception was made by Rubin Szwarc in 1936<sup>32</sup> and alternative by T. Wasilewski<sup>33</sup> let us to say that the first project haven't been modified a lot. In both cases solid of Blaustein's house was fragmented and the interior settlement was asymmetric. Small changes were made in the room functions and decoration of some parts of the eastern and southern elevation. Important element were added stairs of semicircular terrace of the avant-corps which connected wide hallway on the groundfloor with the garden. Both projects mark off rather avant-garde than national tradition of manor house (il. 28, 29). Ribbon of windows remain with a close connection with wide stripe of smooth walls in-between. Actual form of the building confirms that despite after-war

refurbishments<sup>34</sup>, the original look of exterior design have been remained (il.30).

## Ending

Warsaw suburban buildings from the inter-war period haven't been totally recognised. It is shown not only in the authors researches but as well in work of other architects, historians and art historians. We still haven't known whole creativity work of Lucjan Korngold, author of extension in historical modernistic style a few wooden houses e.g. Zofia Ajzensztat's<sup>35</sup> guesthouse in Otwock. Buildings located on the grounds incorporated to Otwock in 20's and 30's of XX century such as an former land property of Wawrzyńców-Glinianka (Soplicowo) and Anielin require scientific recognition. Fortunately it is possible because today we dispose wide range of archival materials<sup>36</sup>.

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<sup>32</sup> APW Otwock Division, AmO, no.2808, *Project of a Single Family House of Bricks on Lot No 74,76 Pogorzele in Otwock, Owned by Jakób Blaustein*, 22.07.1936, arch. R.S. Szwarc. R. Szwarc designed two outbuildings on Blaunstein's lots by *Project of build garage on servant's house...* 23.11.1936 APW, AmO, No. 3991. This buildings don't exist now.

<sup>33</sup> APW Otwock Division, AmO, *Alternative Project of Residential House of J.Blaustein in Soplicowo, Lots 74,76*, 11.07.1938 by T.Wasilewski.

<sup>34</sup> Plan of the first refurbishment in 1948 AmO no 3991, the last refurbishment 2009 information by I.Strasz, *Modernism in Garden City on example of Soplicowo*, "Spotkania z zabytkami", may 2012, p.10.

<sup>35</sup> Together with H.Blum in 1930, *Project of Extension of one-storied wooden guesthouse on property of Zofia Ajzensztat*, APW, AmO, no. 3930.

<sup>36</sup> Obtaining so many information wasn't been possible without kindness of employees Otwock Division of APW.