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ARCHITECTURE AND THE CITY – STAROMIEŚCIE-OGRODY ESTATE IN RZESZÓW

ARCHITEKTRA I MIASTO – OSIEDLE STAROMIEŚCIE-OGRODY W RZESZOWIE

Abstract

Architectural and urban concept and architecture of “Staromieście-Ogrody Estate” in Rzeszów by the architect Mieczysław Gała (1939–2020) and his team, inspired reflection on the *Architecture and The City* – the importance of architectural and urban composition, an urban development block, and a character of designed architecture. Urbanity conceived as a reference to street frontages, a square, architectural dominants and characteristic points of a post-modern residential district, was complemented by the idea of an *Estate Park*, where a kindergarten, a primary school, a junior high school and a *Church with its Parish Centre* were planned amongst the greenery. The housing offer of the estate is complemented by a *Residential Care Facility for Older Adults*. On the outskirts of the establishment along Lubelska Street and Jana Welca Street, centre-forming services were planned. Time will tell if the partly realised idea of a residential district of Rzeszów will be continued in the area covered by the development concept of the “Staromieście-Ogrody Estate”.

Keywords: architecture of Rzeszów, architectural and urban composition, architectural form, threads of significance in contemporary architecture

Streszczenie

Koncepcja urbanistyczno-architektoniczna i architektura „Osiedla Staromieście-Ogrody” w Rzeszowie, autorstwa architekta Mieczysława Gały (1939–2020) z zespołem, zainspirowała rozważania na temat *Architektury i Miasta*: znaczenia kompozycji urbanistyczno-architektonicznej, kwartału zabudowy miejskiej i charakteru projektowanej architektury. Miejskość, pojmowana jako odwołanie się do pierzei ulicy, placu, dominant architektonicznych i punktów charakterystycznych ponowoczesnej dzielnicy mieszkaniowej, została dopełniona przez ideę *Parku Osiedlowego*, gdzie pośród zieleni usytuowano przedszkole, szkołę podstawową, gimnazjum i *Kościół wraz z Centrum Parafialnym*. Uzupełnieniem oferty mieszkaniowej osiedla jest *Zespół mieszkalno-opiekuńczy dla Seniorów*. Na obrzeżach założenia, wzdłuż ulic Lubelskiej i Jana Welca, zaplanowano usługi o charakterze centrotwórczym. Czas pokaże, czy częściowo zrealizowana idea dzielnicy mieszkaniowej Rzeszowa będzie kontynuowana na obszarze objętym koncepcją „Osiedla Staromieście-Ogrody”.

Słowa kluczowe: architektura Rzeszowa, kompozycja urbanistyczno-architektoniczna, forma architektoniczna, wątki znaczeniowe architektury współczesnej

1. THE WORK OF THE ARCHITECT MIECZYŚLAW GAŁA IN RZESZÓW

Architecture and urban planning are an important factor in determining a city's beauty and identity, co-determining its residents' quality of life. The architecture in an urban space

is a testimony to the talent and skills of architects, but also to the culture of the principals and the community in question. In 1945, Rzeszów became the capital of the Rzeszów Voivodeship and in 1999 the Podkarpackie Voivodeship, which influenced the dynamics of the development of urban planning and city architecture. Today's Rzeszów is the seat of local and province authorities, a central academic, cultural and economic hub of the region. The intensive development of the province capital continues... There is a very special place in the architectural landscape of Rzeszów for the work of the Cracow architect Mieczysław Gała¹, largely dedicated to the capital of the Podkarpackie Voivodeship.

The early but at the same time important design studies by Mieczysław Gała include competition works and conceptual designs devoted to the architecture and urban planning of Rzeszów. Participation in the 1965 competition for the *Higher School of Pedagogy* in Rzeszów and the winning design by the team of authors comprising: arch. Tadeusz Lamers, arch. Witold Sychłowy, arch. Mieczysław Gała – Design and Research Studio for General Construction “Miastoprojekt” in Rzeszów, was connected with the realisation in 1966–1970 of a part of the campus of the Higher School of Pedagogy in Rzeszów: *Faculty of Technical*

¹ Arch. Mieczysław Gała, MSc. Eng. (1939–2020), a graduate of the Faculty of Architecture at the Cracow University of Technology (1958–1964), in 1964 he defended his thesis entitled: “Residential Estate for 20,000 residents” – the thesis supervisor: Prof. Witold Cęckiewicz. Since the mid-1960s, Mieczysław Gała had family and professional connections with Rzeszów. He was the husband of the architect Anna Krygowska-Gała. Architects Mieczysław Gała and Anna Krygowska-Gała are co-authors and award winners of numerous architectural competitions organized by SARP (Association of Polish Architects) and TUP (Society of Polish Town Planners). From 1965, Mieczysław Gała worked for “Miastoprojekt”, a General Construction Design and Research Studio in Rzeszów, in the years 1967–1982 as an architect and Chief Designer of the BPBBO “Miastoprojekt” designing team in Rzeszów. In 1974, he received the Commission of National Education Medal – *for his contribution and achievements in the field of school construction*, and in 1986, the Status of Innovative Architect. The design work largely devoted to the architecture of Rzeszów Mieczysław Gała continued with the designing team at the Cracow Design and Research Studio for General Construction in Cracow (1983–1990), in cooperation with PUA SARP Studio in Rzeszów, PUA SARP Studio in Cracow, Architektura Design Studio Marta Koziellec (1993–1995) and BPBBO “Miastoprojekt” in Rzeszów. In the years 1995–2020, Architect and Chief Designer of the Architektura Design Studio Monika Gała-Walczowska Mieczysław Gała in Cracow. Member of SARP Rzeszów (1965–2003), SARP Cracow (2003–2020) and the Małopolska Chamber of Architects (2004–2020). Author of dozens of conceptual designs and many realised designs. Author of school buildings, e.g. Higher School of Pedagogy in Rzeszów (co-authors: arch. Tadeusz Lamers and arch. Witold Sychłowy), Vocational School Complex of WSK in Mielec, Educational Complex in Ustrzyki Dolne, Primary School at 2 Lipińskiego Street in Cracow, Educational Complex at Nowe Miasto Housing Estate in Rzeszów, Primary School at Michałów Housing Estate in Radom, Primary School at Pod Skarpą Housing Estate in Wadowice (co-authors: arch. Jarosław Kazior and arch. Marta Koziellec), Secondary School Complex at 2 Kazimierza Wielkiego Street in Niepołomice. Author of the “Białawena” Sanatorium in Wysowa-Zdrój, the centre of Krosno – the Provincial Office, PZU and Bank PKO SA, the Jednostka B1 Residential and Service Centre Complex in Rzeszów, including Bank PEKAO SA, Bank Handlowy and the “Ameryka” Shopping Centre, the “Rejtan” Shopping and Administration Centre in Rzeszów and the “Hotel Prezydencki” Hotel and Conference Centre in Rzeszów. Author of numerous housing complexes in Cracow, e.g. 22 Pilotów Street, 16 Rostworowskiego Street, 5 and 7 Zachodnia Street, 11–14 Przykopy Street, 166a-168 Kobierzyńska Street, 11a-d Sołtysovska Street, as well as housing estates in Stalowa Wola – Block 22: Centralne Estate and Pławo Estate, in Bochnia – Proszowska Wygoda Estate, and above all in Rzeszów – Kasprzaka/Kwiatkowskiego Estate, Pobitno-Południe Estate, Profesorskie Estate, Staromieście-Ogrody Estate.

Education and Faculty of Mathematics and Physics (now the University of Rzeszów) at 16C T. Rejtana Avenue. Participation in the SARP Competition resulted in the conceptual design for the *Nowe Miasto Residential District* in Rzeszów², developed in 1970, in collaboration between arch. Mieczysław Gała and arch. Krzysztof Degórski. A competition design for the development of an *Urban and Architectural Concept for the Centre of Rzeszów* – SARP Competition No. 520/73, was created in cooperation between arch. Mieczysław Gała and arch. Anna Krygowska-Gała³. Among others, the following conceptual designs are worth mentioning: *Spherical cinema for 70 mm film in Rzeszów* – design 1969, *Concept of Residential District for 40,000 residents in Rzeszów* – design 1969, *Administrative and service complex of WKZZ in Rzeszów* – design 1970, conceptual design of *Housing estate at Pawła Findera Street* on the Wisłok river, in the area of today's W. Głowackiego and A. Fredry Street and *Complex of small residential houses at Leszka Czarnego Street in Rzeszów* – conceptual design 1987.

From the viewpoint of history and presence of Rzeszów, the realised designs of Mieczysław Gała in Rzeszów seem to be the most important. The first realisation of the architect in Rzeszów, co-author arch. Tadeusz Lamers, was a *Residential and service complex at 24–26 Hetmańska Street and 17 Staszica Street* (design 1968, realisation 1968–1974) – two 11-storey residential buildings, composed perpendicularly to Hetmańska Street, together with a horizontal block of a service complex, accommodating a café and *Kaprys Restaurant*⁴. In the neighbourhood, in 1984, the Cracow architect designed the *Residential and service complex* at 22 Hetmańska Street (realisation 1984–1988). From the perspective of the city public space, the *Residential and service complex “Centre of Rzeszów Unit B1”*, located in the

² W. Hennig, *Rzeszowski alfabet miejsc często już zapomnianych i osób z nimi związanych*, Podkarpacki Instytut Książki i Marketingu, Rzeszów 2012, p. 219.

³ Arch. Anna Krygowska-Gała, MSc. Eng. (1938–2017), a graduate of the Faculty of Architecture at the Cracow University of Technology (1959–1965), in 1965 she defended her thesis entitled: “Residential Estate for 20,000 residents” – the thesis supervisor: prof. Witold Cęckiewicz. A graduate of the Post-graduate Studies in Urban Planning at the Faculty of Architecture at the Cracow University of Technology (1966–1968). In 1965, she started working at the Provincial Urban Planning Office in Rzeszów. Since 1972, head of the regional team at the Provincial Spatial Planning Office in Rzeszów, serving in the field of spatial planning, the south-eastern part of the Rzeszów Voivodeship. Between 1975 and 1985, head of the Detailed Plans Studio at the Provincial Spatial Planning Office in Rzeszów. Between 1986 and 1990, head of the Detailed Plans Studio at the Development Office in Cracow. Between 1993 and 1995, she worked at the position of the Head Designer at the Provincial Spatial Planning Office in Rzeszów. In the years 1995–2017, the Plenipotentiary of the Architektura Design Studio Monika Gała-Walczowska Mieczysław Gała in Cracow. Anna Krygowska-Gała was the Head Designer of: *General Plan for Spatial Development of Wysowa Zdrój*, *General Plan for Spatial Development of the Settlement Units Teleśnica Sanna and Sokole at the Solina Lake*, *Detailed Plan for Spatial Development of the Housing Estate and Service Centre in Wysowa Zdrój*, *General Plan for Spatial Development of the City of Łańcut*, *General Plan for Spatial Development of the City of Sędziszów*, *General Plan for Spatial Development of the City of Błażowa and Development Plan of the Błażowa Commune*, *Specific Plan for Spatial Development of the Housing Estate “Słocina” in Rzeszów*. Anna Krygowska-Gała and Mieczysław Gała were co-authors and winners of many architectural competitions organised by SARP and TUP. Member of SARP Rzeszów (1979–2017), the Podkarpacka Chamber of Architects of Poland and the Society of Polish Town Planners.

⁴ In 2000, Mieczysław Gała, together with the designing team of Architektura Design Studio, created the *Modernization of “Społem” service centre* in Rzeszów, at 26 Hetmańska Street (realisation in 2001).

heart of Rzeszów, at the junction of Józefa Piłsudskiego Avenue and Łukasza Ciepelińskiego Avenue is the most important realisation of Mieczysław Gała. The urban and architectural concept of the centre included a residential development of varying heights, 8–11 storeys, planned in L-shape projection, located at 7 Stanisława Jabłońskiego Street (design 1978–1986, realisation 1986–1990). The service complex designed during the *political transformation*, was created by buildings accentuating the junction of Łukasza Ciepelińskiego Avenue and Józefa Piłsudskiego Avenue: *Bank PKO SA in Rzeszów* – currently *Bank PEKAO SA*, 1 Łukasza Ciepelińskiego Avenue (design 1989, realisation 1990–1992), *Bank Handlowy in Rzeszów* – currently *Salon Goldenmark*, 3 Łukasza Ciepelińskiego Avenue (design 1992, realisation 1993–1995) and *“Ameryka” Shopping Centre*⁵ (design 1993–1998, realisation 1996–1998), 40 Józefa Piłsudskiego Avenue. The buildings of the service complex realised in stages share the post-modern character of architecture, visible through porticos accentuating entrances to the banks, simplified chapters highlighting the rhythm of the columns – pillars in the passageway, the lighting and the colouring of the elevations, in which the dominant white of the plasterwork is combined with navy blue, fragments of stone cladding, and, in the *Shopping Centre* building, with a curtain wall with reflective glass planned on an arch. “It was the postmodern movement that became a symbol of the renewal of architectural life”, emphasises Janusz Sepioł, “it marked a turning point and, in various forms, lasted more than a decade. It also fundamentally influenced the shape of the post-1989 architecture of opening”⁶. The architecture of the *“Centre of Rzeszów Unit B1”* is a valuable realisation of the 1990s, however, the large number of advertisements on the elevations of the buildings disturbs the perception of the architecture itself. On the opposite side of the Wisłok River, according to the design of Mieczysław Gała, the following facilities were erected: *Educational Complex of the Primary School No. 30 with a kindergarten and indoor swimming pool on the “Nowe Miasto” Housing Estate* (design 1985–1998, realisation 1992–1999), the *BOZ Commercial Pavilion in Rzeszów*, 3 Geodetów Street (design 1994, realisation 1998, reconstruction 2002) and the *BOZ Warehouse in Rzeszów*, 4 Geodetów Street (design 2000, realisation 2001) and the *Hotel and Conference Centre “Hotel Prezydencki”*⁷ in Rzeszów, 48 Podwisłocze Street (design 2005–2010, realisation 2006–2011).

Among the designs and realisations of Mieczysław Gała, regarding modernisation, adaptation and extension, it is important to mention: *Hartbex Office Building in Rzeszów* at 6 Lenartowicza Street⁸ (design 1993, realisation 1994) and 4 Lenartowicza Street (design

⁵ The name of the “Ameryka” Shopping Centre was given in order to commemorate emigrants from Podkarpacie region living in the USA, becoming a symbol of freedom and success of the Polish diaspora from Podkarpacie in the United States of America, in: H. Nicpoń, *Ludzie i mury. 60 lat Spółdzielni Zodiak w Rzeszowie*, Spółdzielnia Zodiak–Wydawnictwo Edytorial, Rzeszów 2019, p. 47.

⁶ J. Sepioł, *Architektura wolnej Polski* [in:] A. Jasiński (ed.), *Wolny rynek – lepsze miasto? 25 lat wolnorynkowych doświadczeń polskiej architektury. Materiały konferencji “Wolny rynek – lepsze miasto?”, która odbyła się w dniu 15 października 2015, w ramach Międzynarodowego Biennale Architektury Kraków 2015*, Stowarzyszenie Architektów Polskich. Oddział Kraków, Kraków 2015, p. 21.

⁷ The “Hotel Prezydencki” *Hotel and Conference Centre*, realised according to the design of Mieczysław Gała in the years 2006–2011, is located near to the old “Budimex” *Hotel, Service and Administration Complex* in Rzeszów – now Prezydencki Hotel, according to the design of the Production and Service Company “GEOZ” Sp. z o.o. (design 1989, realisation 1993).

⁸ *The office building* at 6 Lenartowicza Street in Rzeszów, by Mieczysław Gała (design 1993, realisation 1994), was designed in accordance with conservation guidelines, limiting the maximum height

2004–2005, realisation 2006–2007) – at the moment *Podkarpackie Innovation Centre*, modernisation, adaptation and extension of a historic tenement house to become a *Branch of Bank BPH SA in Rzeszów* at 7 Bernardyńska Street (design 1996–1997, realisation 1996–1998) – currently the *District Council in Rzeszów*, adaptation, modernisation and extension of the production facility “Polsrebro” to become “*Rejtan*” *Shopping, Administration and Banking Centre* together with a Branch of PKO BP Bank in Rzeszów (design 1999–2000, execution 2000–2001) – currently *Rejtan Medical Centre*, 53 Rejtana Avenue, the administrative building of the *Gasworks* in Rzeszów, 5 Wspólna Street (project 2000, realisation 2000–2002), adaptation, modernisation and extension of a typical kindergarten building into the *PROMAR Centre for Linguistic Education – School of Foreign Languages in Rzeszów*, 12 Bohaterów Street, (design 2001–2002, realisation 2002–2003) and extension and rebuilding of the Bank PKO BP SA at 17 Grunwaldzka Street in Rzeszów (project 2011, realisation 2012)⁹.

Residential architecture has a prominent place in the work of Mieczysław Gała. The architect designed several interesting single-family houses and private residences in Rzeszów. However, the most important, from the point of view of the city and its residents, are the housing estates designed for the local housing cooperatives. The *Housing Estate at Kasprzaka Street* in the area of today’s Kwiatkowskiego Street (designed in 1984, realisation 1987–1991), was commissioned by “Energetyk” Housing Cooperative in Rzeszów. In spite of the use of the *large panel system*, the efforts were made to give the designed buildings varying heights, and some of them were composed in the form of urban blocks. Most of the studies concerning multi-family housing architecture in Rzeszów Mieczysław Gała designed for the Tenants and Owners Housing Cooperative – currently the Zodiak Housing Cooperative in Rzeszów. As part of the first stage of *Osiedle Pobitno-Południe* (design 1988–1995), multi-family buildings were erected at 2–12 Twardowskiego Street and 12 Marusarzówny Street, as well as single-family terraced houses at Czecha Street and Nazimka Street (design 1995–1998, realisation 1998–2002). Stage 2 of the *Housing Estate Pobitno-Południe* included buildings at 11–29 Twardowskiego Street (design 2004–2006, implementation 2006–2008). The intimate *Professors’ Housing Estate*, located at 17–25 Dunikowskiego Street (design 2004–2007, realisation 2005–2007), was built somehow simultaneously. The housing estates designed by Mieczysław Gała are distinguished by a clear urban and architectural composition, respect for the character of the place and accentuation of the qualities of the location, frequent references to traditional residential blocks, the individual character of the architecture¹⁰ – attention to architectural form, detail and a varied housing offer.

to two storeys, due to the proximity of the *Lubomirski Castle* in Rzeszów. Unfortunately, this architecturally valuable low-rise office building has recently been demolished and a much taller building has been erected in its place.

⁹ The building at 17 Grunwaldzka Street in Rzeszów was designed by architect Krzysztof Degórski.

¹⁰ The work of Mieczysław Gała encompasses 55 years of professional life. The architecture of the Cracow architect begins in the mid-1960s., in the period of modernist fascination. During this period, competition designs and realisations kept in the spirit of post-war modernism were created. In the 1980s and 1990s, the architect turns to the search for individuality of form, composition and meaning, drawing inspiration from the past of architecture and urban planning. The first two decades of the 21st century saw a renewed fascination of Mieczysław Gała with works of 20th century modernists, while respecting the character of the place and drawing from closer and further past of architecture.

2. ARCHITECTURAL AND URBAN CONCEPT OF STAROMIEŚCIE-OGRODY ESTATE IN RZESZÓW

A vast area of approximately 49 ha, located in the northern part of pre-localisation Staromieście District in Rzeszów, was encompassed by the *Local Spatial Development Plan no. 5/2/96 "Staromieście-Ogrody" in Rzeszów*, resolution no. XXVIII/6/2000 of the City Council in Rzeszów of 25th January 2000. The Spatial Development Plan No. 5/2/96 "Staromieście-Ogrody" in Rzeszów, was developed at the City Development Bureau of Rzeszów, by the planning team consisting of: arch. Anna Raińczuk – Head of BRMR, arch. Lucjan Podkowa – Chief Designer, cooperation: arch. Marta Trybus, arch. Stanisław Wiercioch, engineer Stanisława Ciupińska, engineer Leszek Woś, engineer Sław Forczek, engineer Renata Ataman, construction technician Bożena Grębowska. The area covered by the Local Spatial Development Plan "Staromieście-Ogrody" in Rzeszów, is almost entirely owned by the Tenants and Owners Housing Cooperative – currently the Zodiak Housing Cooperative in Rzeszów. The borders of the area are determined by the communication framework: from the east the Lubelska Street, from the south the designed main function street – currently Romana Krogulskiego Street, from the west the designed 45KZ street – currently Jana Welca Street, and from the north – the designed collective 46KZ Street. The convenient legal and ownership situation allowed for the design of a coherent urban and architecture concept in terms of composition, aesthetics, as well as a programme and communication. "On a number of occasions, the Zodiak Housing Cooperative has set the directions for the expansion of Rzeszów", emphasises Edward Słupek – President of the Zodiak Housing Cooperative. "At the moment, our biggest project, which will shift the focus of the city in the long term, is the construction of the Staromieście-Ogrody estate"¹¹.

In 2002, commissioned by the Tenants and Owners Housing Cooperative – later known as the Zodiak Housing Cooperative in Rzeszów, Mieczysław Gała designed the *Urban and Architectural Concept for the "Staromieście-Ogrody" residential and service area in Rzeszów*. The conceptual design was developed at Cracow-based Architektura Designing Studio Monika Gała-Walczowska Mieczysław Gała, by a designing team consisting of: Author and Chief Designer arch. Mieczysław Gała, cooperation: arch. Miłosz Łucki, arch. Anna Romer, arch. Grażyna Strzałka-Orkisz, arch. Witold Sztorc, arch. Monika Gała-Walczowska. The principles of the *Residential and Service Concept of "Staromieście-Ogrody" in Rzeszów* were developed basing on the Local Spatial Development Plan no. 5/2/96 "Staromieście-Ogrody" in Rzeszów. "Thanks to the exemplary management of the Rzeszów Development Office, we have received an excellently prepared draft zoning plan", emphasises Mieczysław Gała. "It was our basis for preparation of the initial architectural and urban concept"¹². *The architectural and urban concept* was completed by urban plans, constituting an integral part of the design: *Study of connections with neighbouring areas – Spatial Construction Scheme, Spatial Composition Scheme, Greenery Arrangement Scheme. Study of connections with neighbouring areas – Spatial Construction Scheme* delineates the framework of the planned multi-family and single-family residential development, the architecture

¹¹ J. Burtan, H. Nicpoń, *Miastotwórcza pasja – Rozmowa z Edwardem Słupkiem, prezesem Spółdzielni Zodiak*, "Nasz Rzeszów" 2021, no. 3(185), pp. 5–6.

¹² Interview with Mieczysław Gała, author of the "Staromieście-Ogrody" architectural and urban concept in: K. Zieliński, *Osiedle jak marzenie. Kompleks urbanistyczny „Staromieście-Ogrody”, "Rzeszowskie Rozmaitości", 20.07.2004, p. 4.*

of public services and commercial services, the architecture of educational and cultural services, as well as the planned low and high greenery, the communication arrangement – the planned collective streets, local streets, access streets and pedestrian routes and the communication connections of the designed estate with the neighbouring areas and the city. *Spatial Composition Scheme* presents the concept of the *Staromieście-Ogrody Estate* in the context of main elements of the urban and architectural composition: blocks of multi-family housing developments and free-standing low-rise block, as well as single-family terraced housing architecture, designed streets and squares, composition axes and view dominants. The intention of the author of the *Staromieście-Ogrody* concept Mieczysław Gała was to create a “coherent residential complex in a park of several hectares”¹³. Urbanity conceived as a reference to street frontages, a square, architectural dominants and characteristic points of a post-modern residential district, was complemented by the idea of the *Estate Park*, where a kindergarten, a primary school, a junior high school and a *Church with its Parish Centre* – the semantic dominant of the whole concept, were planned amongst the greenery. The housing offer of the estate is complemented by a *Residential Care Facility for Older Adults*. In accordance with the author’s concept, the *Greenery Arrangement Scheme* was also developed, delineating the framework of the *Estate Park*, public and recreational greenery, greenery accompanying the service complexes and greenery within the residential blocks, taking into account isolating greenery linked to the transport system and pedestrian routes.

In the area covered by the *Architectural and urban concept of the residential and service area “Staromieście-Ogrody” in Rzeszów*, with an area of approximately 49 ha, a residential area for about 8,000 residents was designed, together with primary, centre-forming and commercial services. According to the concept of Mieczysław Gała, *Staromieście-Ogrody Estate in Rzeszów* was to be the beginning of a new residential and service district of the city¹⁴. In the designed urban and architectural composition, the complexes of centre-forming and commercial services, located along the existing and planned streets delimiting the borders of the study, are to constitute the compositional framework of the blocks and residential development complexes. The outer edge location of the service complexes ensured that the proposed residential development was shielded from the nuisance of the main and collective streets surrounding the development site. In the same time such a location of the centre-forming services creates the possibility of shaping architecture of a representative character, located along the main streets of this part of the city, creating places of functional connections of the *Staromieście-Ogrody Estate* with neighbouring areas and the centre of Rzeszów, inspiring the creation of architectural and spatial dominants on the closures of the viewing axes of the housing estate. In the strip of land adjacent to Lubelska Street a complex of commercial centre-forming services was designed, with designated pedestrian communication area, leading to the centrally located park greenery, sports and recreation facilities, residential blocks and complexes. In the north-east part of the estate the hotel and the service complex with an indoor swimming pool and recreational and sports services was placed, constituting the dominant feature at the closing of the Lubelska Street viewing axis. On the other hand, in the north-west part of the area of the *Staromieście-Ogrody Estate*, adjacent

¹³ *Ibidem*.

¹⁴ M. Gała, *Koncepcja zagospodarowania terenu Osiedla „Staromieście-Ogrody”* [in:] *Opis koncepcji urbanistyczno-architektonicznej obszaru mieszkaniowo-usługowego „Staromieście-Ogród” w Rzeszowie*, Archive of the Architektura Designing Studio Monika Gała-Walczowska Mieczysław Gała.

to the intersection of the designed collector streets, currently in the area of Jana Welca Street, a second complex of commercial services of a centre-forming character was placed, bringing together retail, restaurant, crafts and office buildings. The service complexes located on the opposite side were connected by the main pedestrian string and local estate streets. Three centres for the primary services of the planned residential area were designed: crafts, commerce, catering and public administration, which have been distributed evenly in relation to the multi-family residential development, within walking distance of up to 300 metres from the place of living. At the same time, regardless of the primary services centres, the possibility of placing non-intrusive commercial services on the ground floors of multi-family residential buildings was anticipated.

Multi-family residential architecture was designed basing on a traditional grid street plan and urban block – an archetype of European cities. The form of residential urban blocks with inner courtyards-gardens, creating semi-private recreational space for residents. In order to diversify the composition and view openings towards the adjacent area, the free-standing low-rise block was also implemented. The way of shaping the multi-family residential urban blocks was chosen in order to create estate street frontages and mixed zones, designated for pedestrian and vehicles. The urban quarters together with complementing point blocks were given a unified height of 4 floors and a staircase scheme of internal communication. The sculpturally deconstructed corners of the residential urban blocks, characteristic for Mieczysław Gała and standalone blocks of flats, were topped with hip roofs¹⁵, flanked elements of flat roofs, establishing the contemporary character of the architecture. The staircase scheme of communication in the residential buildings is visible on elevations and in corner staircases, lit on the corners. In the central part of the *Staromieście-Ogrody Estate*, on the north-south axis, two complexes of intensive single-family housing were proposed, enriching the housing offer and diversifying the composition of the estate, while expanding the interior space of the adjacent blocks of the multi-family residential development.

In the central part of *Staromieście-Ogrody Estate* the *Estate Park* was designed – the park greenery area together with the main pedestrian route, in the east-west direction. Such a location of the park areas, walking routes and cycle paths, coincides with the route of the existing sanitary and stormwater drainage system, creating opportunities for the storage of rainwater for park greenery. In the middle of the *Park*, in the heart of the *Staromieście-Ogrody Estate*, Mieczysław Gała placed the *Church with its Parish Centre* and church square, a primary school for 600 pupils, a junior high school for 300 pupils and a kindergarten for 100 children.

The main pedestrian routes and cycle paths, with east-west, north-east, north-west and south-east directions, link park areas and service complexes with residential quarters development. The composition of the main pedestrian and cycling routes is accentuated by the stripes of designed and existing greenery, as well as by the layout of squares located at the intersections of pedestrian crossings and in places resulting from the compositional and programme solutions of the designed development. The communication within the *Staromieście-Ogrody Estate* is provided by the network of estate local streets, supported by subsidiary streets in the form of mixed, pedestrian and vehicle traffic zones, compatible with the urban and architectural composition of the whole complex. Parking spaces were designed as open car parks, situated along estate streets, local streets and partly along some of the

¹⁵ Respecting the guidelines of the *Miejscowy Plan Zagospodarowania Przestrzennego nr 5/2/96 „Staromieście-Ogrody” w Rzeszowie*.

mixed zones. On the ground floors of the residential buildings box garages were designed and multi-space underground car parks were designed for multifamily residential urban blocks. Parking spaces for centre-forming commercial services were placed within the borders of the areas designated for their location, in the form of external car parks and underground multi-space garages.

3. ARCHITECTURE OF *STAROMIEŚCIE-OGRODY ESTATE* IN RZESZÓW

The design work for the phased realisation of the *Staromieście-Ogrody Estate* residential development in Rzeszów began in 2005. Part of the estate, realised based on the *Architectural and urban concept of the residential and service concept of "Staromieście-Ogrody Estate" in Rzeszów*, according to the design of Mieczysław Gała, covers the terrain in the south-east part of the complex, between the streets: Antoniego Gromskiego, Teofila Niecia and Skrajna.

As a part of the first stage of *Staromieście-Ogrody Estate in Rzeszów*, the team including: the Author and Chief Designer arch. Mieczysław Gała, cooperation: arch. Anna Romer, arch. Grażyna Strzałka-Orkisz, student of architecture Elżbieta Wlezień, arch. Monika Gała-Walczowska, started designing the Task 1 (2005) – multi-family residential block at 2 Gromskiego Street, together with a point block at 4 Gromskiego Street and the Task 2 (2007) – residential multi-family architecture block with services at 8 Gromskiego Street, together with a residential, multi-family free standing low-rise block at 6 Gromskiego Street. The Tasks 1 and 2 were planned in the form of the urban blocks, which were decomposed and partly open from the east side, complemented by free standing low-rise block, performing the function of compositional accents. A multi-family residential block accommodating 87 flats was planned as the Task 1. The urban block proposed as the Task 2 accommodates 75 flats, and parallel to the residential function also a commercial and service section was planned around a semicircular square, concentrating main communication circulation areas, adjacent to Antoniego Gromskiego Street. The designed urban blocks and buildings have 4 storeys above ground topped with hip roofs, with non-utilitarian attic and provided with a full basement. Some of the basements were designed for multi-space garages, available directly from the particular staircases, storage and technical units, as well as individual garage boxes, available from the outside. The service development that forms the central part of the Tasks 2 and 3 (2008–2013) – 10 and 12 Gromskiego Street, opening onto a semi-circular square, connects the two staircase wings of the residential development urban block. The ground floor level is planned for 4 service or retail units, which will not cause any disturbance for the neighbouring flats. Office units were initially planned for the upper floors, but these were eventually converted into flats. The Task 5 (2009–2011) creates an urban block consisting of two parts, composed as mirror image, in relation to the north-south axis – 1 Gromskiego Street and 3 Teofila Niecia Street.

The architectural form of the proposed multi-family residential development was determined by the concept of the urban block sculpturally decomposed in corners and a free standing low-rise block accentuating the composition. The way of shaping designed architecture is linked with the connections between the hip roofs, enriched by dormer windows and flat roofs in the corners of urban block. The free standing low-rise blocks were also topped with hip roofs and parts of flat roofs with an attic above bay windows. The composition of the elevations is interpreted through entrance vestibules accentuating the entrances, the dormer

windows crowning the balcony units, the rhythm and proportions of the windows, especially the corner windows of the staircases and the architectural details. In the buildings realised within the Tasks 1–5, the colour scheme of the elevation in shades of beige and grey is consistent with the colour scheme of the roofline and the grey of the roofing sheets.

The following stage of the *Staromieście-Ogrody Estate in Rzeszów* designing was carried out by a team consisting of: the Author and Chief Designer arch. Mieczysław Gała, cooperation: arch. Elżbieta Wlezień, arch. Tomasz Kozłowski, arch. Monika Gała-Walczowska. The design work regarding the realisation of Task 6 (2010–2019) and Task 4 (2014–2020) was connected with changes requested by the Investor and more freeform development.

Within the 2nd stage of *Staromieście-Ogrody Estate in Rzeszów*, according to the design of Mieczysław Gała, a part of the estate exposed from Romana Krogólskiego Street was realised. The design work concerned the Task 1 (2012–2017) – a multi-family building on a horse-shoe-shaped plan at 1 Teofila Niecia Street and Task 2 (2014–2017) comprising a multi-family residential development consisting of two-point blocks at 7 and 9 Teofila Niecia Street and four multi-family buildings at 3, 5, 11 and 13 Teofila Niecia Street, each on an L-shaped plan, forming a large residential urban block. The character of the designed residential architecture was slightly switched. However, the architectural form of the urban blocks and buildings maintains the character of the previous stages, there is a stronger accent on the attica of flat roofs, partly covering the hip roofs, which are enriched by simple dormer windows, significantly receding against the outline of the Task 6 buildings. The composition of the elevation is reminiscent of the modernist architecture of the 1930s. The entrances to the buildings are accentuated by the vertical glazing of the staircases and the protruding solids of the entrance vestibules. Architectural details become simplified – balcony and loggia railings are solid, in *terracotta* colour – Stage II Tasks 1 and 2 or *old pink* – Stage I Task 6 and partly glazed. The elevation colour scheme is lighter – dominated by the white and grey.

Several conceptual designs by Mieczysław Gała, dedicated to the *Staromieście-Ogrody Estate in Rzeszów* have not been realised and remain in the form of architectural concepts. One of the examples is the *Complex of terraced residential development* – conceptual design 2010. In 2015, Mieczysław Gała prepared the conceptual design of the *Church with its Parish Centre*, which was planned in the middle of the *Estate Park*. The Local Plan guidelines regarding the temple demanded a maximum height of 20m to the ridge and also specified the height of the bell tower – 25m. The church was composed on a square plan. The main entrance is placed in the corner of the square plan. The solid of the temple has diverse height. The main nave, covered by a gabled roof, is approximately 20m high. Side-aisles, covered by a flat roof, are approximately 10m high. The designed church does not have a traditional transept. The side altars, located at opposite corners of the church plan, somehow replace the transept. Planned in the corner of the church's square plan, the main altar was defined in detail by the architect. The composition of the elevation is not overwhelming. Stained-glass windows were placed above the main entrance, in formally important places, emphasising the interpenetration of the different parts of the building of varying heights. The solid of the church dominates the composition by its form and height. The church creates the compositional, formal and functional whole with significantly lower building of the *Parish Centre*, topped with a flat roof. The programme of the *Parish Centre* accommodates: a meeting room, 3 flats for priests, a kitchen, a dining room and facilities and garages. The architecture of the *Church with its Parish Centre* is complemented by the rhythm of the arcades of the *Parish Centre* and the colonnade planned in the corners of the sanctuary.

The housing offer of the estate is complemented by the *Residential Care Facility for Older Adults*. The conceptual design by Mieczysław Gała was created in two versions, designed in 2014 and 2017¹⁶. The *Residential Care Facility for Older Adults* consists of 4 residential buildings connected by a single storey service and care building, accommodating the club and gastronomic area, primary medical care facility, exercise and physiotherapy rooms and a swimming pool with its facilities on -1 floor. In 2018, Prof. Tomasz Kozłowski, PhD, DSc, presented his own version of the *Residential Care Facility for Older Adults at Staromieście-Ogrody Estate*. The location of the *Residential Care Facility for Older Adults at Staromieście-Ogrody Estate in Rzeszów* was intended to integrate its residents with the residents of the estate and to share green areas and services.

4. STAROMIEŚCIE-OGRODY ESTATE IN RZESZÓW – SYNERGY OF ARCHITECTURE, URBAN PLANNING AND COOPERATIVE MOVEMENT

The Architectural and urban concept of the residential and service complex of “Staromieście-Ogrody” in Rzeszów, together with the buildings and urban quarters of residential, together with residential and service developments, the streets and squares, realised according to the concept of Mieczysław Gała, form the nucleus of a new city district. “The Estate will be a showcase of modern Rzeszów. A striking district will be created, well connected to the rest of the city. The unified architectural complex in a park of several hectares. The principle of a city was realised there, with its most important, besides the residential function, elements: a church, kindergartens, schools, shops, a cinema, squares and impressive urban closings”, said Mieczysław Gała in 2004. “Besides that, the name obliges. The buildings immersed in the greenery will drown in trees, shrubs, there will be a huge amount of planting”¹⁷. The realisation of the *Staromieście-Ogrody Estate* in Rzeszów already shows the importance of the urban and architectural composition, which is visible through the adopted idea of a postmodern district based on the order of the grid street urban plan and traditional residential blocks with internal courtyards-gardens, creating a semi-private space for residents’ recreation.

The key idea for Mieczysław Gała, the idea of a common, open, aesthetically pleasing and friendly public space in the *Staromieście-Ogrody Estate* in Rzeszów, remains at the heart of the efforts of the *Zodiak Cooperative* in Rzeszów, but also appears to be important for the residents of the district. “Works of architecture, regardless of their scale and the utility attributed to them, engage in a dialogue with promenades, streets, squares, courtyards, parks... which, among the buildings, acquire their proper sense”¹⁸, underlines Professor Maria Misiągiewicz. The open common space of the *Staromieście-Ogrody Estate* in Rzeszów, created by the streets and squares, cycle lanes, pedestrian routes, planned greenery and most of all the *Estate Park* and service complexes of centre-forming character, determines the essence of urbanity.

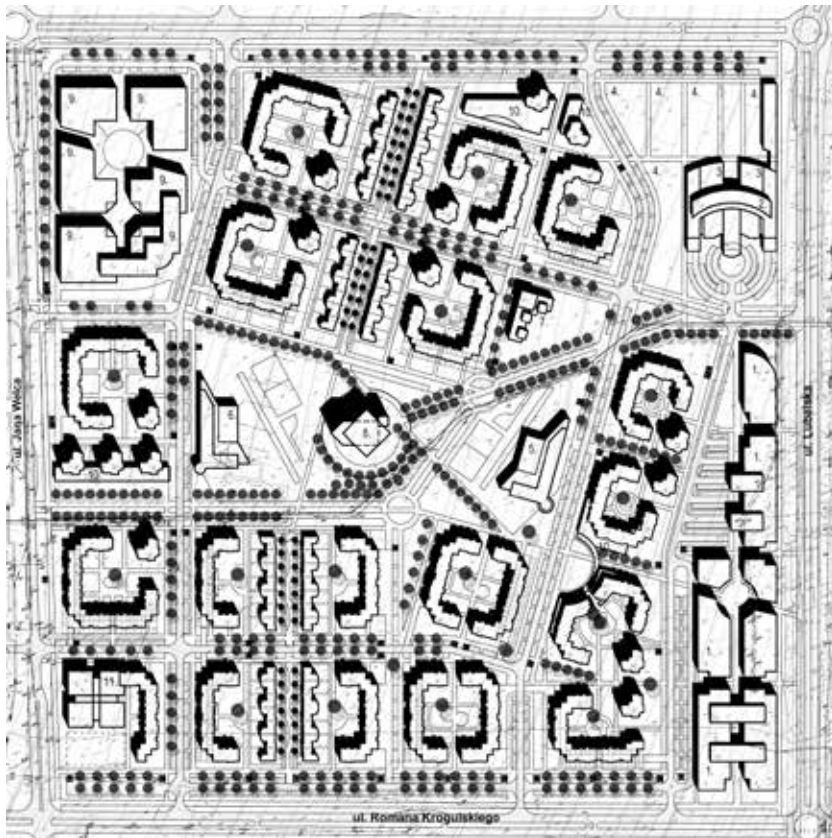
Currently, the last part of the *Staromieście-Ogrody Estate in Rzeszów* according to the design of arch. Mieczysław Gała is being realised. In spite of the great loss of the Head

¹⁶ In 2013 and 2015, Mieczysław Gała prepared conceptual designs for the *Residential Care Facility for Older Adults*, Solskiego Street, *Pobitno-Południe Estate* in Rzeszów.

¹⁷ K. Zieliński, *op. cit.*, p. 4.

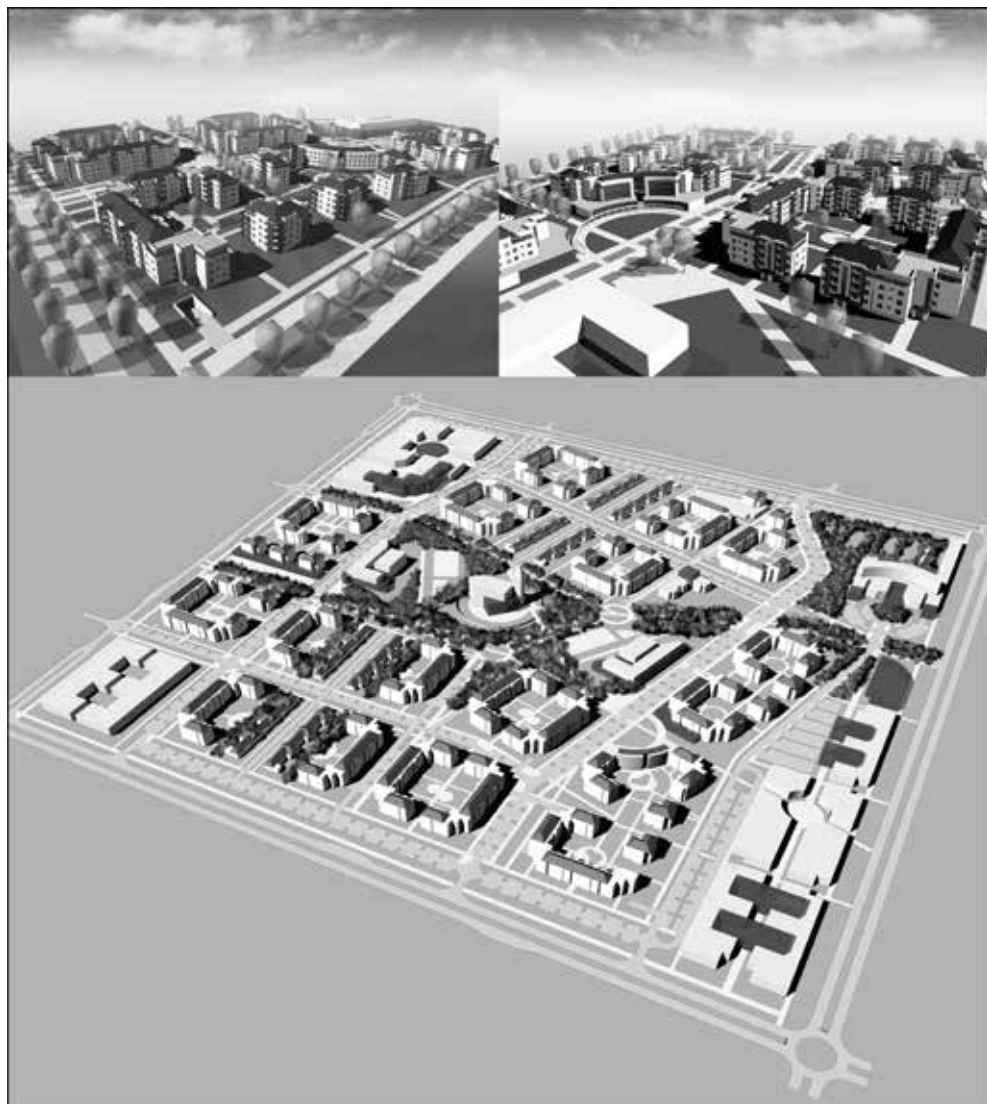
¹⁸ M. Misiągiewicz, *Przestrzeń estetycznie otwarta*, [in:] *Definiowanie przestrzeni architektonicznej – Dzieło architektoniczne w przestrzeni współczesnego miasta*, „Czasopismo Techniczne” 2008, no. 6 – A, pp. 105–109.

Designer and Author of this development, it is necessary to look to the future with hope for the continuation of the designing works based on the *Architectural and urban concept of the residential and service complex of “Staromieście-Ogrody” in Rzeszów*, also with hope for the design and realisation of the *Estate Park*, as well as the planned among greenery architecture of the *Church with its Parish Centre*, kindergarten, schools... after all, “the city is created by architecture”¹⁹.



- III. 1. Architectural and urban concept of “Staromieście-Ogrody Estate” in Rzeszów – the concept for land development: 1. Commercial services complex of centre-forming character, 2. Hotel complex, 3. Indoor swimming pool and recreation functions, 4. Public recreation and sports areas, 5. Designed primary school, 6. Designed junior high school, 7. Designed kindergarten, 8. Designed church, 9. Commercial services complex of centre-forming character, 10. Primary services, 11. Commercial services complex, Chief Designer and Author: arch. Mieczysław Gała, cooperation: arch. Miłosz Łucki, arch. Anna Romer, arch. Grażyna Strzałka-Orkisz, arch. Witold Sztorc, arch. Monika Gała-Walczowska; source: Archive of the Architektura Design Studio Monika Gała-Walczowska Mieczysław Gała in Cracow.

¹⁹ T. Kozłowski, *Architecture and The City – Thesis of the XXII International Scientific Conference Defining the Architectural Space* Chair of Architectural Design, Faculty of Architecture, Cracow University of Technology and National Institute of Architecture and Urban Planning, www.dpa.arch.pk.edu.pl (access: 25.09.2023).



Ill. 2. Architectural and urban concept of the residential and service area of “Staromieście-Ogrody” in Rzeszów, Chief Designer and Author: arch. Mieczysław Gała, cooperation: arch. Miłosz Łucki, arch. Anna Romer, arch. Grażyna Strzałka-Orkisz, arch. Witold Sztorc, arch. Monika Gała-Walczowska; computer model – arch. Miłosz Łucki, source: Archive of the Architektura Design Studio Monika Gała-Walczowska Mieczysław Gała in Cracow.



III. 3. Photographs of parts of the realisation of “Staromieście-Ogrody Estate” in Rzeszów, Chief Designer and Author: arch. Mieczysław Gała, cooperation: arch. Anna Romer, arch. Grażyna Strzałka-Orkisz, student of architecture Elżbieta Wlezień, arch. Monika Gała-Walczowska; photographs: Mieczysław Gała, Monika Gała-Walczowska; panoramic photograph: <https://nowiny24.pl/>.



III. 4. Parts of “Staromieście-Ogrody Estate” in Rzeszów, Chief Designer and Author: arch. Mieczysław Gała, cooperation: arch. Elżbieta Wlezień, arch. Tomasz Kozłowski, arch. Monika Gała-Walczowska; photographs: Monika Gała-Walczowska, panoramic photograph: Farby Kabe Polska, <https://www.chemiabudowlana.info/>.



III. 5. *Church with its Parish Centre* at “Staromieście-Ogrody Estate” in Rzeszów – conceptual design 2015, Author: arch. Mieczysław Gała, cooperation: arch. Elżbieta Wlezień.

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