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## To Live Better: The Sonnenland Estate in Jelenia Góra against the Backdrop of the Activities of the Schlesische Heimstätte

### Mieszkać lepiej: osiedle Sonnenland w Jeleniej Górze na tle działań Schlesische Heimstätte

**Keywords:** Silesia, Jelenia Góra, Schlesische Heimstätte, architecture, interwar period

**Słowa kluczowe:** Śląsk, Jelenia Góra, Schlesische Heimstätte, architektura, XX-lecie międzywojenne

#### Introduction

The activity of the Schlesische Heimstätte, which lasted more than twenty years, had a significant impact on the urban and architectural landscape of Silesian cities, towns and villages, at the same time improving living conditions of hundreds of thousands of Silesians. In the times of the primacy of Modernist aesthetics, the residential architecture created in the studio of the Silesian association quite clearly referred to the building traditions of previous epochs, smoothly combining them with the functional requirements of modern times and the imposed economy of means. By any means, this aesthetic conservatism and modern practicality, combined with the typification of formal solutions for social housing, did not contribute to the creation by Schlesische Heimstätte of serial, uniform houses, identical from Zielona Góra to Brzeg and from Jelenia Góra to Milicz. On the contrary, the example of the Sonnenland estate in Jelenia Góra shows that it is indeed possible to achieve individualization within the scope of typified houses, among others by incorporating it into the local historical and natural landscape.

#### The present state of research

The activity of the Schlesische Heimstätte has been mentioned many times in academic studies, but has not been given a monographic or synthetic approach.

So far, researchers have focused mainly on the first years of the society's operation, when it was headed (1919–1925) by Ernst May.<sup>1</sup> The construction activity of the Schlesische Heimstätte after 1925 remains poorly known. The exceptions are the society's projects in the Wałbrzych mining and industrial district.<sup>2</sup> Both the Sonnenland estate in Jelenia Góra, which is the subject of interest to the author of this article, and influence of the local building tradition on the architecture of the Karkonosze in the interwar period, have not been a subject of scientific research so far. A work devoted to the housing estate in Szczawno-Zdrój may constitute a certain analogy for the discussion on including housing construction of the beginning of the twentieth century in the cultural and natural landscape.<sup>3</sup>

#### Schlesische Heimstätte and the housing reform in Germany after the First World War

In March 1918, a new housing law was passed in the Weimar Republic, which was to solve the following pressing problems: lack of hygienic housing for the poor and middle-class population, and the overcrowding of cities.<sup>4</sup> One of the weapons in the fight to improve the housing situation of Germans were local housing care associations established on the basis of the above-mentioned act. Their tasks included building functional, hygienic flats of small and medium volume for less wealthy citizens, designing typi-

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fied single and multi-family houses using standardized elements and promoting modern, small interior furnishings.<sup>5</sup> One such association was the Schlesische Heimstätte, provinzielle Wohnungsfürsorgegesellschaft mit beschränkter Haftung (Silesian Houses, a provincial housing association with limited liability) with its headquarters in Wrocław, operating in Silesia in the years 1919–1941.<sup>6</sup> The statutory tasks of this organization, apart from the abovementioned ones, related to construction of apartments, and included, inter alia, promoting the establishment of building societies or cooperatives in the District of Wrocław and Legnica, advising and supporting local construction societies, cities, and districts as well as private persons in the field of the functional construction of small apartments, including giving opinions on building plots, assistance in preparing construction cost estimates, promoting construction cost reduction by the unification of buildings and standardizing construction materials, support in obtaining financing, including loans for construction projects and brokerage in ordering functional, cheap equipment for small apartments.<sup>7</sup> The mission of popularization and education was carried out by Schlesische Heimstätte in the magazine “Schlesisches Heim,” published by the association in the years 1920–1930 and, mainly at the beginning of its activity, through participation in local exhibitions, where both design and implementation achievements were presented, even featuring model buildings with complete equipment specially prepared for this occasion. Demonstration houses were presented, among others at the Breslauer Technische Messe (Breslau Construction Fair) in 1922 and at the Bau- und Betriebstechnische Ausstellung (Construction and Building Techniques Exhibition) in 1924. At the first of the above-mentioned exhibitions, Schlesische Heimstätte exhibited the so-called Selbsthilfehaus (self-help house)—a wooden, cheap and easy-to-build house that could be built by rural settlers with only basic craftsmanship skills. It was a small, two-story building on a rectangular plan, covered with a gable roof, falling almost to the ground level. Inside there was an exhibition of small-area home furnishings, which included both furniture and handicrafts of local manufacturers, as well as simple home appliances designed by Heinrich Tessenow and Peter Behrens.<sup>8</sup> Two years later, at the following May edition of the Breslau Construction Fair, Schlesische Heimstätte again presented its show house defined as a middle-class house for self-development (*Mittelstandhaus für Alleinbewirtschaftung*). It consisted of three cubic blocks set together—one single-story main building and three one-story outbuildings (garage and utility space) covered with a flat roof. The interior of the building was also used for exhibition purposes, where wall-mounted furniture was presented.<sup>9</sup>

Already in the first years of the operation of building societies, it turned out that the profile of activity adopted by them was extremely effective. Despite

the unfavorable economic situation after the First World War—the hyperinflation raging in the Weimar Republic and the crisis on the building materials market—thanks to social construction, over 160,000 apartments were built in the years 1918–1923 in Prussia alone.<sup>10</sup> Schlesische Heimstätte could also boast of considerable success in the first years of its activity. As stated by May, until 1924 the society was involved in the construction of small apartments in most cities and in many smaller communes of the Silesian Province,<sup>11</sup> which also resulted in the opening of its local branches, first in Jelenia Góra and Legnica, and then in Zgorzelec and Wałbrzych.<sup>12</sup> By the end of 1923, 699 apartments were built in single and multi-family buildings.<sup>13</sup> In the second half of the 1920s, after receiving guarantees in 1926 from the state and provincial authorities for granting more low-interest loans for housing construction, the activities of the Schlesische Heimstätte intensified, as a result of which at the end of 1929, the society could boast of over 5,200 rental apartments and over 1,500 houses for farmers built under its supervision.<sup>14</sup> This result was achieved despite the fact that the initial situation in Silesia was worse than in the western part of Germany. While population density in this area did not differ from the average in the Weimar Republic,<sup>15</sup> the housing conditions were much worse, as indicated in the occasional article by Leon Dunaj, the next chairman of the Schlesische Heimstätte after Ernst May.<sup>16</sup> This is also confirmed by statistical yearbooks: in 1924, almost 100,000 apartments in Wrocław (out of all 136,788) had a maximum of two heated rooms, including a kitchen, of which over a quarter consisted of just one—the so-called residential kitchen (*Wohnküche*).<sup>17</sup> Also, both the income from taxes on the use of the house (*Hauszinssteuer*), which were a source of financing for new housing projects, and the workers’ earnings, lower in Silesia than the national average, did not contribute to the improvement of living conditions.<sup>18</sup>

After the Nationalist Socialist German Workers’ Party (NSDAP) took power in 1933, housing construction was harnessed for ideological purposes. As Johann Wilhelm Ludowici, the Reich Commissar for German Settlement (*Reichskommissar für das Siedlungswesen*) announced in May 1933, “settlement (*Siedlungswerk*) is the most urgent, most important and most difficult task faced by the Reich government.”<sup>19</sup> Local building societies operating throughout the country, with an established structure and many years of experience, turned out to be an ideal tool for the implementation of these plans, therefore they were subordinated to the Reichsiedlungskommissariat.<sup>20</sup> The mission of building societies to create cheap and hygienic housing for low-income workers, farmers and lower-ranking officials perfectly matched the ideological assumptions of the NSDAP. Similarly, the siting of settlements on the outskirts of cities, due to the low cost of land, began to be justified in a doctrinal manner after 1933. Large cities were perceived as unhealthy for the body and spirit,

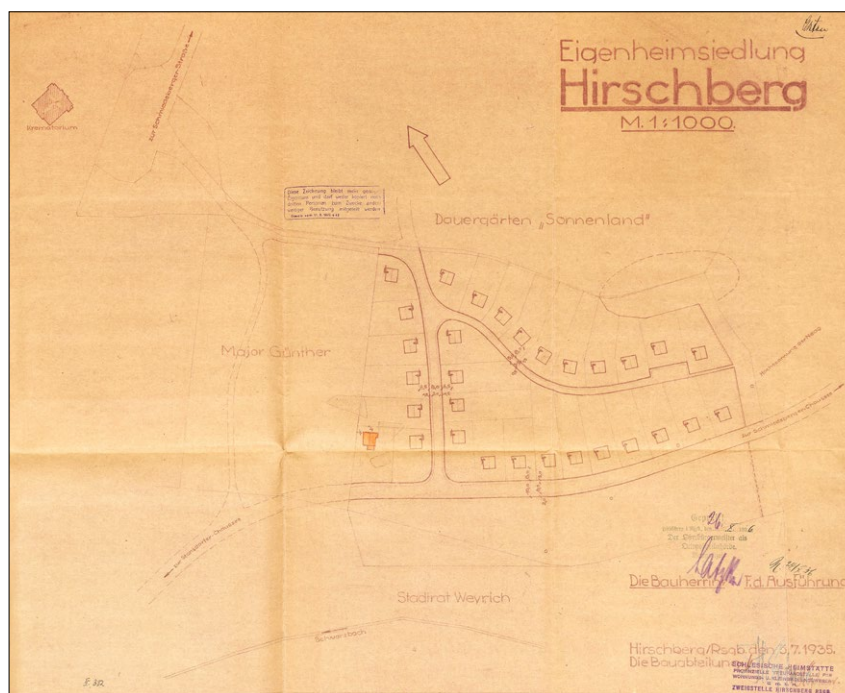


Fig. 1. Hans Höpfner, site plan of the Sonnenland estate in Jelenia Góra; source: APW o. JG.  
 Ryc. 1. Hans Höpfner, plan sytuacyjny osiedla Sonnenland w Jeleniej Górze; źródło: APW o. JG.

and therefore their urban layouts were to be reformed, and the population (120,000 to 180,000 people annually) from downtown districts was to be moved to newly built housing estates in small and medium-sized cities, which was the opposite of the nineteenth-century migration trends.<sup>21</sup>

### The Sonnenland housing estate in Jelenia Góra

The construction of the Sonnenland housing estate in Jelenia Góra began in 1935.<sup>22</sup> There were two institutions behind this undertaking: the Nationalsozialistische Schlesische Siedlungsgesellschaft mbH. Breslau (investor) and the Schlesische Heimstätte (contractor). The design of the entire complex and the typical “Rübezahl” house<sup>23</sup> was prepared by Hans Höpfner, an architect from Jelenia Góra (*Regierungsbaumeister*).<sup>24</sup> Twenty-nine detached single-family houses were erected on land purchased from the city, located south-east of the city center, on edge of the urban development area, between the then Schmiedebergerstraße (currently Sudecka Street) and Stonsdorfer Chaussee (currently Adama Mickiewicza Street). In the previously undeveloped area, new streets with a picturesque, curved course were marked out, and the remaining area was divided into plots of approximately 1,200 m<sup>2</sup>. The same “Rübezahl” type houses were erected along three streets (Lerchernweg, currently Skowronków Street, Rotkelschenweg, currently Dziecinna Street, and Pirolweg, currently Wesola Street), at the front edge of the plot, thanks to which there was a lot of space at the rear for establishment of home vegetable and ornamental gardens and orchards promoted by the state at that time, but also by the Schlesische Heimstätte.<sup>25</sup>

Interestingly, in order to adapt the catalogue design to the optimal insolation of the interior, houses along Dziecinna Street and Wesola Street were gable fronted, as opposed to the houses along Skowronków Street with ridge parallel to the street (Fig. 1).

The house in the “Rübezahl” type (Fig. 2) was a brick structure, with a basement on a square plan, with an added skeleton porch, covered with a high gable roof, with two residential floors (ground floor and attic) with a total living area of 88.10 m<sup>2</sup> and a usable attic. The building had a plinth pierced with windows illuminating the basement partially recessed in the ground, plastered facades with boarding on the gable walls and small, irregularly arranged windows with narrow, beveled window trims, adapted to the use of the interior. Clear and functional organization of the interior was determined by the division into two routes and two axes of different width. The passageway system, reduced to a minimum, was based on small corridors located in the extreme, narrower axis of the front staircase, adjacent to it on each floor, and on the ground floor additionally on the hall. Thanks to this solution, with such a small living space, it was possible to design two large rooms in the front section, on the ground floor (18 m<sup>2</sup> and 15 m<sup>2</sup>) and in the attic (16 m<sup>2</sup> and 13.5 m<sup>2</sup>)—one of the rooms was walk-through room. In the back section, in the axis of the main entrance, there were other utility rooms: a laundry room (in the basement), a kitchen and a toilet (on the ground floor) and a storage room (in the attic). Considering the size of the living space of the houses on the Sonnenland estate, it is surprising that the bathroom was not included in the design. Perhaps it was due to the desire to reduce construction costs. At the same time, the presence in

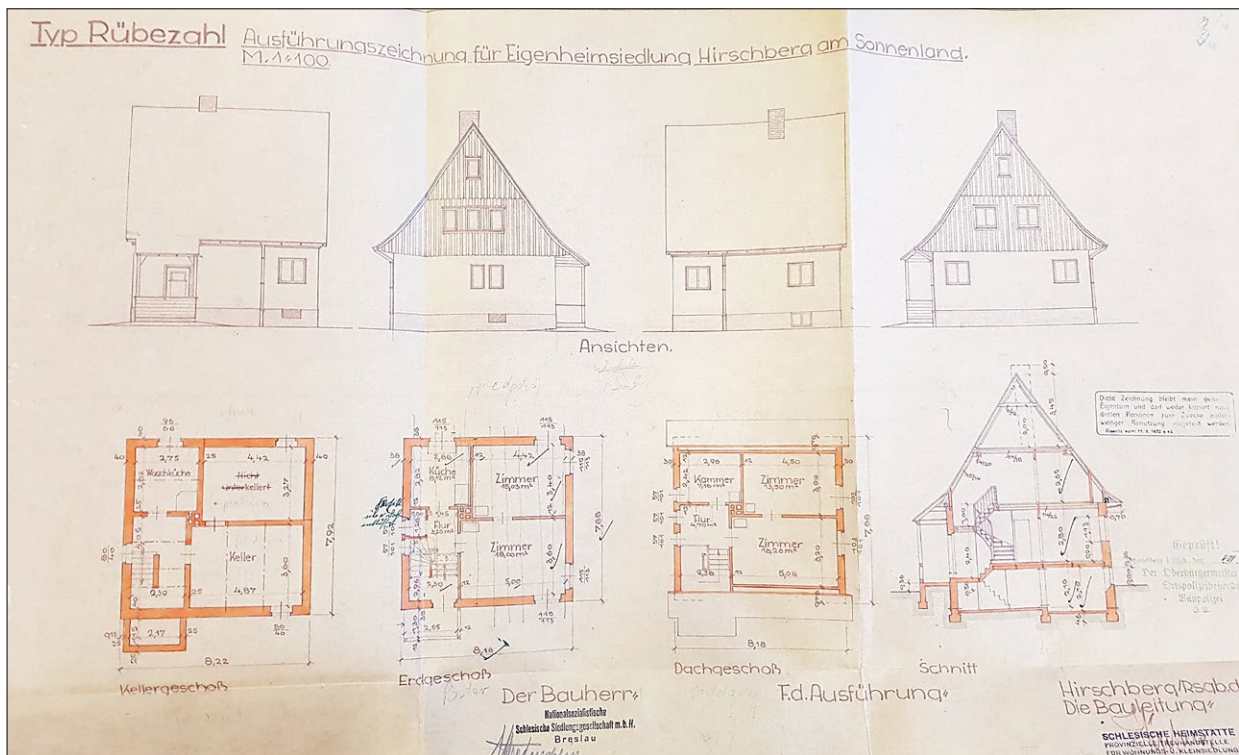


Fig. 2. Hans Höpfner, "Rübezahl" house design: facade view, basement, ground floor and attic floor plans, cross-section; source: APW o. JG.

Ryc. 2. Hans Höpfner, projekt domu „Rübezahl”: widok elewacji, rzuty piwnicy, przyziemia i poddasza, przekrój; źródło: APW o. JG.

the attic of a room described as *Kammer*, located in the vertical of the laundry room and kitchen, made it possible to adapt it to a bathroom. It is also possible that the laundry room had a bathtub for both washing and bathing. This type of solution, indicated already at the design stage, was found, among others in a "Borsig" type house<sup>26</sup> developed by the Schlesische Heimstätte in 1924, or in one of the model houses erected in the Munich-Ramersdorf estate.<sup>27</sup>

The cubic volume of the "Rübezahl" type house, compared to the single-family houses erected in the early 1930s in other housing estates, appears to be medium-sized. This is confirmed, inter alia, by division introduced at Munich's Deutsche Siedlungsausstellung (German Settlement Exhibition) in 1934. As part of this exhibition, the Munich-Ramersdorf estate was created with 192 houses built according to 34 different designs selected in a competition. These buildings, depending on their size, are divided into three types: small (basement, ground floor with a usable attic, three rooms, kitchen (*Wohnküche*), bathroom, restroom—a total of 65 m<sup>2</sup> of living space), medium (basement, two-story, four rooms, kitchen, additional room (*Kammer*), bathroom, restroom—a total of 86 m<sup>2</sup> of living space) and large (basement, two-story, five rooms, kitchen, additional room, bathroom, restroom—129 m<sup>2</sup> in total).<sup>28</sup> It cannot be ruled out that the houses presented at the Munich exhibition set the standards for residential construction around the mid-1930s, especially as they were popularized by both national (including "Deutsche Bauzeitung")

and regional press (in the Silesian Province, among others by the "Ostdeutsche Bauzeitung"). In this context, houses in the Sonnenland estate seem to be medium-sized, but slightly more economical than their exhibition counterparts, which were assessed as not too cheap.<sup>29</sup> The main differences were that in Jelenia Góra, the second floor is located in the attic and there is no bathroom, which in the Munich-Ramersdorf estate was a standard even in the smallest type of houses. Considering the use of solutions aimed at reducing costs, it should be emphasized that a fairly large and well-planned living space was obtained.

In 1924, the Schlesische Heimstätte prepared a catalogue of 16 types of houses: detached, semi-detached, terraced, single-, two-, four- and six-family houses, with a residential floor space of 47.60 to 184 m<sup>2</sup>, named after famous people, mainly related to Silesia: "Herhard Hauptmann," "Karl Hauptmann," "Langhans Vater," "Langhans Sohn," "Willmann, Borsig" etc.<sup>30</sup> Each house type differed not only in form and size, but, above all, were adapted to the needs of various social and professional groups, which manifested in their spatial and functional layout. For example: a house of the "Eichendorf" type, intended for rural or suburban settlers, was a modest detached house, for which a number of projects of additional farm buildings with the possibility of connecting them were developed, while the "Dahn" type house, intended for the middle class—doctors, lawyers, merchants, had additional rooms that could be turned into an office with a waiting room, and rooms for servants, because the

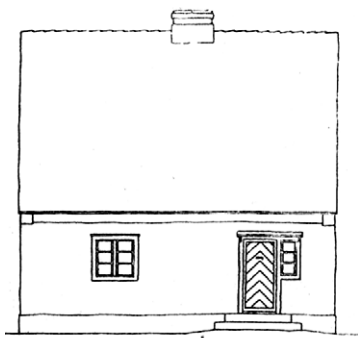


Abb. 2. Typ Eichendorff M. 1:200

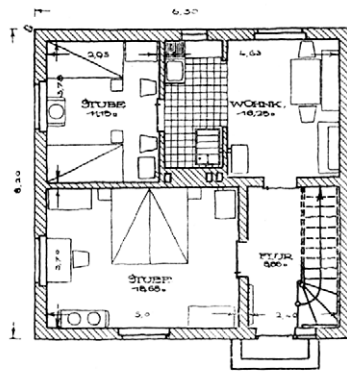


Abb. 3. Typ Eichendorff Erd-  
geschoß M. 1:200.

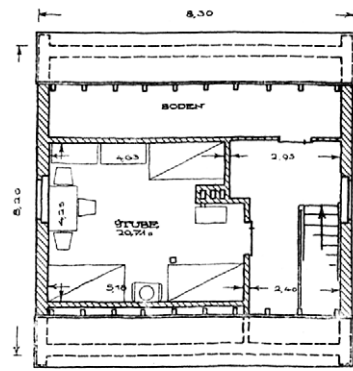


Abb. 4. Typ Eichendorff Dach-  
geschoß M. 1:200.

Fig. 3. House of the "Eichendorff" type, designed by Schlesische Heimstätte; source: "Schlesisches Heim" 1924, vol. 5, b. 3, p. 73.  
Ryc. 3. Dom typu „Eichendorff”, zaprojektowany przez Schlesische Heimstätte; źródło: "Schlesisches Heim" 1924, Jg 5, z. 3, s. 73.

size and rank of the house required additional help in running it. Of course, the design activity of the society in the following years was not based solely on these 16 types of buildings. Contrary to May's declarations about the desire to reduce the number of typical houses, with time they were joined by new ones, including but not limited to "Waldenburg," "Landau" or "Dammn" built in Wałbrzych.<sup>31</sup> To a large extent, they were variants of the types developed in the first half of the 1920s.<sup>32</sup> As Beate Störckuhl noted, after May's departure from the Schlesische Heimstätte in 1925, the society lost "contact with new trends in architecture,"<sup>33</sup> which also translated into a much smaller share of projects in which the authors undertook formal and stylistic experiments. Therefore, until the end of the 1930s, the designs from the beginning of Schlesische Heimstätte based on a simple shape, functional interior design and formal and stylistic motifs taken from the rural buildings enjoyed unflagging success in single-family housing, both in the case of the Lower Silesian and Upper Silesian provinces. This was also what the "Rübezahl" house looked like. Like most catalogue houses by the

Schlesische Heimstätte, it was a rectangular block covered with a gable roof, divided into two sections along the ridge. Layout of the ground floor suggests that it was a variant of the "Eichendorff" house—without outbuildings, but with a wooden porch added at the front and extended with a residential attic story (Fig. 3). Perhaps these modifications were aimed at adapting a modest house intended for workers or small farmers to the needs of a slightly wealthier social class. Indirect confirmation of this thesis is provided by the Jelenia Góra address book from 1939, from which it can be read that the overwhelming majority of the inhabitants of the Sonnenland estate were officials, teachers, senior police and railway employees, and sporadically qualified workers or merchants.<sup>34</sup>

While the formal issues of the "Rübezahl" type house do not constitute a major analytical and interpretative challenge and have been exhausted in the paragraphs above, the regional context is an interesting issue. The topic of a modern residential house, which fits in with the natural and architectural landscape of the Karkonosze Mountains, appeared regularly from around the mid-nineteenth century, which resulted not only in a number of ethnographic works, but also in specific construction implementations.<sup>35</sup> The exhibition facility, Heimathäusel in Karpacz, was established almost simultaneously with the Jelenia Góra housing estate in the spirit of regional architecture.<sup>36</sup> It uses solutions typical for a cottage in the Karkonosze region: layout plan of an elongated rectangle, a half-timbered structure, timbering of the upper tier of the gable walls. Of course, it is impossible to expect such a literal reference to regional architecture in the case of houses from the Schlesische Heimstätte catalogue, but in many cases the society incorporated local rural building motifs into its typical projects in order to fit them into the local natural and architectural landscape. How, then, can the relationship between the "Rübezahl" type house and the Karkonosze region architecture be defined? The name of this project comes from the name of the hero of the local



Fig. 4. Jelenia Góra, view of the gable wall of the house at 2 Skowronków Street, 2020; photo by M. Ostrowska-Bies.  
Ryc. 4. Widok ściany szczytowej budynku przy ul. Skowronków 2 w Jeleniej Górze, 2020; fot. M. Ostrowska-Bies.

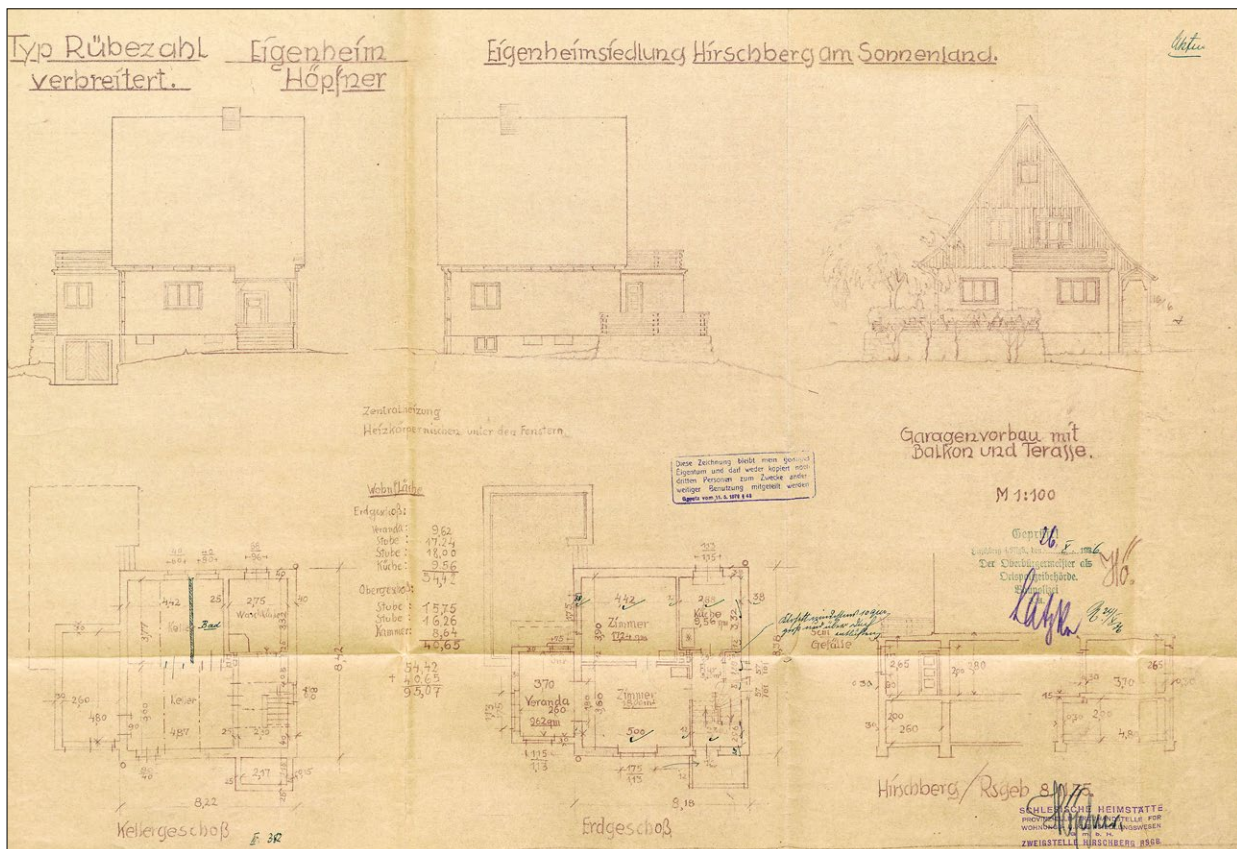


Fig. 5. Hans Höpfner, design of a modified house of the “Rübezahl” type, Jelenia Góra, 23 Wesola Street, 2020; photo by M. Ostrowska-Bies. Ryc. 5. Hans Höpfner, zmodyfikowany projekt domu „Rübezahl” w Jeleniej Górze, przy ul. Wesolej 23, 2020; fot. M. Ostrowska-Bies.

legend—Liczyrzepa, which may indicate that it was created for the needs of local construction, perhaps for the Sonnenland estate. Regional motifs appearing in it are: timbering of the gable walls with planks arranged vertically with sealing strips and a characteristic recess between the floors (Fig. 4),<sup>37</sup> or a wooden porch. Certainly, the name and wooden elements are not enough to consider this house as part of the traditions of local construction, especially since the timbering was often used in the construction of housing estates of that time,<sup>38</sup> similarly to the outbuildings in the timber frame technology. However, in the case of typified buildings, where the overarching goal was to reconcile low construction costs with obtaining a functional and hygienic building, both of these elements, and especially the use of a specific, regionally rooted form of timbering, can be considered a deliberate attempt to fit the building into the local natural and cultural landscape. It was also possible because it corresponded to the formal and stylistic assumptions adopted by the Schlesische Heimstätte and their counterparts from other parts of Germany of creating houses with a simple, cubed body, devoid of elements not resulting from their construction (as May wrote: “Every addition to the form of a small house, which is not organically needed is a lie”),<sup>39</sup> yet cozy and picturesque in their expression. This effect was achieved thanks by referencing old rural architecture, especially from the eighteenth century, popularized,

among others, by Heinrich Tessenow, the multi-volumework *Kulturarbeiten* by Paul Schultze-Naumburg published in the years 1901–1917, or publications devoted to the Frederick Colonization published in the 1930s. With these stylistic assumptions, it was possible to reconcile in the “Rübezahl” house the strict recommendations of the Schlesische Heimstätte with a discreet reference to the local building tradition of the Karkonosze region.

In addition to 29 houses in the Sonnenland estate, in its south-west corner, at what is now 23 Wesola Street, one more house of the “Rübezahl” type was built<sup>40</sup> It was built in 1936 by the author of the entire complex, Hans Höpfner, for himself and his family. Although the starting point was the Schlesische Heimstätte catalogue design, it was slightly modified (Fig. 5). A single-axis, one-story extension (described on the design as a porch) with a terrace and a large terrace extending far beyond the western facade was added to the rectangular block. The latter was faced with stone blocks, which could be a reference to the high stone plinths of traditional Karkonosze cottages. In addition, the window openings on the ground floor were enlarged. Minor changes were also made to the interior: in the basement, a part of the room adjacent to the laundry room was separated and adapted for a bathroom.

Höpfner, just like May in the case of his own house in Wrocław,<sup>41</sup> chose one of the Schlesische Heimstätte catalogue designs. The building, facing the street with



Fig. 6. Houses at Skowronków Street, in the foreground a building in its original condition, Jelenia Góra, 2020; photo by M. Ostrowska-Bies.

Ryc. 6. Budynki przy ul. Skowronków w Jeleniej Górze, w przedpou widoczny budynek w stanie pierwotnym, 2020; fot. M. Ostrowska-Bies.

a timbered gable wall, with a characteristic, high, gable roof with a curved slope at the bottom, became part of the estate's landscape and formed a uniform formal and stylistic concept with it. However, unlike other houses, it is situated deep inside the plot, at its highest point, and stairs lead to it from the street level. In 1937, at the front edge of the plot, a garage was built, partially recessed into the elevation of the plot. The picturesque location of the building, the decorative garden stretching on the slope and the connected terrace with a view of Śnieżka mountain gave this modest house the character of a comfortable suburban villa.

### Conservation postulates

The current state of preservation of the estate and, more broadly, the problem of conservation protection of social housing of the 1920s and 1930s, are a separate issue. Neither the discussed establishment itself, let alone its individual buildings, are entered in the register of monuments, and were entered into the municipal record of monuments as late as in 2010. There is a local development plan for this area, but it was adopted in 2002, so it does not contain recommendations taking into account the presence of registered buildings, and no updated version has been adopted. Currently, the Sonnenland estate does not function as a separate urban layout, but, together with detached single-family buildings, erected on plots marked out at the extended sections of Skowronków and Wesoła streets, it is part of the Skowronków housing estate. The expansion towards the west does not significantly affect the nature of the original layout, and seems even to be provided for in the plans drawn up by Höpfner. The plan from 1935 shows a continuation of the curvilinear route of the streets mentioned above with a dashed line, which



Fig. 7. Houses at Dziecinna Street, Jelenia Góra, 2020; photo by M. Ostrowska-Bies.

Ryc. 7. Budynki przy ul. Dziecinnej w Jeleniej Górze, 2020; fot. M. Ostrowska-Bies.

is in line with the contemporary one. On the other hand, a deviation from the original, compact plan of the estate is the chaotic development of a large area located between parallel routes of extended streets, which began as early as 1937 and continued after the Second World War. While urban changes did not significantly affect the landscape values of the entire complex and its picturesque character, the formal and stylistic integrity of the former Sonnenland estate is much worse. Few of the 29 "Rübezahl" houses there have retained their original appearance (Fig. 6).<sup>42</sup> Construction interference concern both the change of building shape (adding one and/or two-story outbuildings, extension of the porch, opening the roof with dormer windows) and the facade (removal of horizontal divisions as a result of covering with polystyrene, removal of timbering of the gable walls, inserting windows without muntin bars) (Fig. 7). In this case, it seems unrealistic to restore the buildings to their original state. Preparation of a new local spatial development plan with provisions indicating the possibilities of dealing with bodies of buildings and material and color solutions for the facade or including the urban layout of the estate in an entry in the register of monuments could stop these changes. The lack of statutory protection and a low awareness of the value of estates built according to typical designs of that time may contribute to further degradation of the historic building stock. And the loss of formal and stylistic homogeneity of the entire complex, which, apart from the traditional, rural character of the houses, is the most recognizable feature of the Schlesische Heimstätte architecture, contributes to the greatest extent to the loss of this type of heritage.

### Conclusion

While the topic of unification of houses designed by or under the supervision of the Schlesische Heimstätte has

received numerous studies, the problem of individualization of particular implementations still requires a more in-depth analysis. As shown in this article, a possible strategy to give distinctiveness to buildings or their complexes within the framework of a far-reaching typification could be urban planning taking into account natural geographic conditions, technological and material adaptation to local

climatic requirements, or the regional construction tradition.<sup>43</sup> Although the above-mentioned measures, used in the Schlesische Heimstätte implementations, usually resulted from the economy or the theoretical framework outlined by Ernst May, they made the typified architecture take on individual features and perfectly fit into the existing cultural and natural landscape.

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<sup>1</sup> B. Ludwig, *Działalność spółki Schlesisches Heim pod kierunkiem Ernsta Maya na terenie Wałbrzyskiego Okręgu Przemysłowego*, "Quart" 2007, No. 4, issue 6, p. 40–61; W. Kononowicz, *Wrocławskie dokonania urbanisty i architekta Ernsta Maya w latach 1919–1925 – etapem w drodze do funkcjonalnego Frankfurtu*, "Kwartalnik Architektury i Urbanistyki" 2010, No. 1–2, p. 3–26; B. Störckuhl, *Ernst May i Schlesische Heimstätte*, [in:] *Ernst May 1886–1970*, ed. J. Ilkosz, Wrocław 2012, p. 23–31; B. Störckuhl, *Modernizm na Śląsku*, p. 147–156; B. Ludwig, *Najmniejsze osiedla projektu Ernsta Maya. Jak stworzyć kameralny zespół mieszkaniowy*, "Architectus" 2013, No. 1, issue 33, p. 19–36; J. Urbanik, *Notheime – Ergonomically designed crisis houses of the building cooperative Schlesische Heimstätte*, "Universal Access in Human-Computer Interaction. Design for All and Accessibility Practice" 2013, p. 303–313.

<sup>2</sup> B. Ludwig, *Osiedla mieszkaniowe w krajobrazie wałbrzyskiego okręgu górniczo-przemysłowego (1850–1945)*, Wrocław 2010.

<sup>3</sup> Eadem, *Osiedle mieszkaniowe w uzdrowisku na początku XX wieku. Wymogi planistyczne i realizacja na przykładzie osiedla przy ulicy Kasztanowej w Szczawnie-Zdroju*, "Wiadomości Konserwatorskie – Journal of Heritage Conservation" 2020, No. 62, p. 66–78.

<sup>4</sup> O. Gönnewein, *Zum neuen Wohnungsrecht*, "Deutsche Rechts-Zeitschrift" 1947, vol. 2, b. 1, p. 11.

<sup>5</sup> B. Störckuhl, *Modernizm na Śląsku 1900–1939. Architektura i polityka*, transl. B. Ilkosz, Wrocław 2018, p. 146–147.

<sup>6</sup> At the time of its establishment, until 1922, the Schlesische Heimstätte was combined with a slightly older institution—the Schlesische Landgesellschaft.

<sup>7</sup> State Archive in Wrocław, Jelenia Góra Branch (hereinafter: APW o. JG), Files of the City of Jelenia Góra (hereinafter: AMJG), ref. 3905, k. 1.

<sup>8</sup> A. Grotte, *Breslauer Baumesse*, "Zentralblatt der Bauverwaltung" 1922, vol. 42, No. 60, 350–351; K. Langer K., *Breslauer Baumesse*, "Ostdeutsche Bauzeitung" 1922, vol. 20, No. 43, p. 173; E. May, *Das Ausstellungshaus der Schlesisches Heimstätte: auf der Breslauer Technischen Messe*, "Schlesisches Heim" 1922, vol. 3, b. 5, p. 109–112; *Breslauer Baumesse vom 18. bis 20. Mai*, "Ostdeutsche Bauzeitung" 1922, vol. 20, No. 38, p. 153.

<sup>9</sup> *Ausstellung der schlesischen Heimstätte auf der Bau- und Betriebstechnischen Ausstellung in Breslau*, "Schlesisches Heim" 1924, vol. 5, b. 3, p. 87–88; A. Grotte, *Baumesse und Bauausstellung Breslau 1924*, "Zentralblatt der Bauverwaltung" 1924, vol. 44, No. 27, p. 227–230; E. May, *Das Mittelstandhaus mit Einbaumöbeln der Schlesischen Heimstätte auf der betrieblichen und Bauausstellung in Breslau*, "Schlesisches Heim" 1924, vol. 5, b. 12, p. 406–412.

<sup>10</sup> E. May, *Wohnungsfürsorge*, "Schlesisches Heim" 1924, vol. 5, b. 5, p. 406.

<sup>11</sup> Ibidem, p. 406.

<sup>12</sup> F. Baumgarten, *Einiges aus der Tätigkeit der Schlesischen Heimstätte in den Jahren 1920 bis 1924*, "Schlesisches Heim" 1924, vol. 5, b. 12, p. 405.

<sup>13</sup> L. Dunaj, *10 Jahre Schlesische Heimstätte*, "Schlesisches Heim" 1930, vol. 11, b. 8, p. 190.

<sup>14</sup> Ibidem, p. 190.

<sup>15</sup> *Vorläufige Ergebnisse der Völkzählung im Deutschen Reich vom 16. Juni 1925*, "Sonderhefte zu Wirtschaft und Statistik" 1925, vol. 5, special issue 2, p. 17.

<sup>16</sup> L. Dunaj, op. cit., p. 189.

<sup>17</sup> *Statistische Jahrbuch der Stadt Breslau 1924*, Breslau 1924, p. 24.

<sup>18</sup> L. Dunaj, op. cit., p. 192.

<sup>19</sup> *Das deutsche Siedlungswerk*. 1934, "Ostdeutsche Bauzeitung" 1924, vol. 32, No. 19, p. 149.

<sup>20</sup> Ibidem, p. 149.

<sup>21</sup> Ibidem, p. 149.

<sup>22</sup> Design of the estate is dated July 1935, while the "Rübezahl" type house is dated June 1933. APW o. JG, AMJG, k. 2, 3.

<sup>23</sup> Although it is a typical house, at the current stage of research, it has not been possible to find implementation of this design in a different location. This topic requires further inquiries.

<sup>24</sup> APW o. JG, AMJG, ref. 5422, k. 1, 7.

<sup>25</sup> Promotion of horticulture by the Schlesische Heimstätte took place, inter alia, with the help of a multi-page guide "Die grüne Illustrierte," which was an add-on to the "Schlesisches Heim" magazine, where gardening, plant care and vegetable cultivation were taught, and examples of garden arrangements were presented. In addition, with participation of the Schlesische Heimstätte, the Niederschlesische Gartenfürsorge GmbH was established, whose task was to advise on gardening for the needs of the Schlesische Heimstätte; E. May, *Die Grundtypen der Schlesischen Heimstätte mit Finanzierungstabelle*, "Schlesisches Heim" 1924, vol. 5, b. 4, s. p. 411.

<sup>26</sup> E. May, *Die Grundtypen der Schlesischen Heimstätte*, p. 110.

<sup>27</sup> P. Fessler, *Die Mustersiedlung Ramersdorf unter Lupe*. "Deutsche Bauzeitung" 1924, vol. 68, b. 36, p. 701.

<sup>28</sup> L., *Deutsche Siedlungsausstellung München 1934*, "Deutsche Bauzeitung" 1934, p. 389–390; *Mustersiedlung Ramersdorf. Deutsche Siedlungsausstellung München 1934*, "Deutsche Bauzeitung" 1934, vol. 68, b. 34, p. 658 n.; K. Erbs, *Die deutsche Siedlungsausstellung in Muenchen*, "Ostdeutsche Bauzeitung" 1934, vol. 32, No. 33, p. 259; O. Meffert, *Die Mustersiedlung Muenchen-Ramersdorf*, "Ostdeutsche Bauzeitung" 1934, vol. 32, No. 37, p. 289 n.

<sup>29</sup> O. Meffert, *Die Mustersiedlung Muenchen-Ramersdorf*, p. 293 n.

<sup>30</sup> E. May, *Die Grundtypen der Schlesischen Heimstätte*, p. 109–117.

<sup>31</sup> B. Ludwig, *Osiedla mieszkaniowe*, p. 51–52.

<sup>32</sup> This thesis is also confirmed by the alternative nomenclature of typical houses based on numbers: types from 1 to 12 defined additionally by variants a, b, c etc.

<sup>33</sup> B. Störckuhl, *Ernst May i Schlesische Heimstätte*, p. 30.

<sup>34</sup> *Hirschberger Einwohnerbuch 1939*, Hirschberg 1939.

<sup>35</sup> For more information see: M. Ostrowska-Bies, *The Karkonosze House at Lower Silesian Crafts and Industry Exhibition in 1905*, "Quart" 2020, No. 1, issue 55, p. 34–46.

<sup>36</sup> In Heimathäusel, the regional artifacts were presented—local crafts, interior furnishings, etc. The idea to build this facility was born in 1924, but its implementation was not started until 1934; M. O.u., *Das Heimathäusel in Krummhübel*, “Der Wanderer im Riesengebirge” 1936, vol. 56, No. 12, p. 201–202.

<sup>37</sup> This motif appears throughout the Sudetes region; E. Trocka-Leszczyńska, *Wiejska zabudowa mieszkaniowa w regionie sudeckim*, Wrocław 1995, p. 208.

<sup>38</sup> Timbering of the gable walls of houses can be found, among others, in houses in the Langenhorn-Herzmoor estate in Hamburg (1934/1936), Ahrensburg in Hagen (1933/1937), or Eigenheimsiedlung Wolbuch II in Stuttgart (1933/1934).

<sup>39</sup> E. May, *Wohnungsfürsorge*, p. 406.

<sup>40</sup> APW o. JG, AMJG, ref. 5696.

<sup>41</sup> Reference to the house at current 6 Moniuszki Street in Wrocław, erected in 1920.

<sup>42</sup> In this context, the houses at 2 and 8 Skowronków Street with the preserved original window and door joinery as well as window trims are worth paying attention to.

<sup>43</sup> In addition to the above-mentioned strategies for individualization of typified establishments used in the Sonnenland estate, one can distinguish one more, used in the design of early modernist housing estates, also by architects associated with the Schlesische Heimstätte, namely: individualization by shaping green surroundings. More on this subject was written by B. Ludwig, *The Greenery of Early Modernist Housing Estates: The 1919–1927 Wałbrzych Agglomeration, “Sustainability”* 2021, Vol. 13, issue 3921, p. 3921.

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## Abstract

Building societies operating in the region were to be the solution to the housing problems prevailing in the Weimar Republic after the First World War. One of them was the Schlesische Heimstätte, carrying out its mission of building small, cheap, standardized houses in the Silesian Province. One of them was the Sonnenland estate of single-family houses in Jelenia Góra, completed in 1935. For this purpose, the architect from Jelenia Góra, Hans Höpfner, developed a new type of house—“Rübezahl.” The considerations contained in the paper are intended to show how this catalogue design fit into the standards of social housing at that time and to what extent it was possible, in the case of unified and standardized architecture, to include the themes of the style of the Karkonosze region. The problem of the statutory conservation of this type of buildings and contemporary attempts to include it in the local cultural and natural landscape is another, separate subject discussed in this paper.

## Streszczenie

Rozwiązaniem problemów mieszkaniowych w Republice Weimarskiej po I wojnie światowej miały być działające regionalnie towarzystwa budowlane. Jednym z nich było Schlesische Heimstätte, realizujące budowę niewielkich, tanich, standaryzowanych domów w Prowincji Śląskiej. W początkach działalności, w pierwszej połowie lat dwudziestych XX wieku, pod kierownictwem architekta Ernsta Maya towarzystwo wypracowało teoretyczne i praktyczne ramy działania, m.in. opracowało katalog 16 typów budynków nawiązujących stylistycznie do architektury wiejskiej. Zrealizowane w roku 1935 osiedle domów jednorodzinnych „Sonnenland” powstało we współpracy z Schlesische Heimstätte. Na potrzeby tego założenia jeleniogórski architekt Hans Höpfner opracował nowy typ domu – „Rübezahl”. Artykuł ukazuje, jak ów katalogowy projekt wpisywał się w ówczesne standardy domów socjalnych i na ile możliwe było, w przypadku architektury typizowanej i standaryzowanej, włączenie wątków stylu regionu Karkonoszy.