Historical Heritage and Space Transformation

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Abstract. In the article, the authors present the spatial changing in historical heritage and in regional architecture taking into consideration the life philosophy, return to the roots, and the identification of the inhabitants with their “little homeland” as well as with local enterprises. The research was conducted at two different tourist resorts — Karpacz and Zakopane, situated in the Sudeten and the Carpathian mountain ranges. The towns are characterized by different histories — national affiliation and ethnic structure of the population, respectively. Strong cultural tradition does not necessarily contribute to preserving regional patterns in architecture. The only warranty of proper spatial policy on culturally valuable areas is local policy. The operating local law should be strong, effective, and unequivocal. The only warranty of proper spatial policy for culturally valuable areas is the local plans. Keywords: historical heritage, space, regional architecture

1. Introduction

Diversity evokes curiosity and esteem from other people. Distinctive features allow us to define our identity. Currently, regional differences and “little homeland” properties are the features that makes it possible to talk about real tourist attractions. The sense of territorial identity gives meaning to the sense of possessing a “little homeland”, which holds potential, provides opportunities for development, and may influence the improvement of living conditions of its inhabitants. Finally, it may create the new, without destroying our inheritance, heedless of economic aspect only.

In the regional architecture we can find the “roots” of the art of construction. It is the source of inspiration for creating modern architecture. Artistic and structural achievements in different parts of Europe were formed in alternative ways. In creating the architectonic form of buildings such factors as the climate conditions, available building materials, occupation, and temperament of population were of major importance. In a setting with regional features there dominate values compatible with the identity of a certain subregional culture. Greater harmony with the environment, including the form of building, kind, and shape of roofing and topographic profile is visible here.

A man, so to speak, “settles” in the environment. Centuries-old continuation of the form by a given social group or a nation fosters the development of regional architectural features. Unfortunately, history did not favor local cultural traditions, many a time destroying it by resettlement, expelling or mass deportation of the population. It contributed to the destruction of the groups capable of social resistance, destroyed ethnic, cultural, and religious bonds, or cleared particular regions from the elements acknowledged as politically unreliable or socially undesirable. World War Two and the years just after its end brought along — apart from many other dramatic phenomena — extensive, mass relocation of European inhabitants. Such was the fate of, among others, the Poles living on lands incorporated after
World War II into the Soviet Union and of the Germans living in the places located in the present territory of Poland. These are not isolated cases. Creating new order through redefining borders almost always has negative influence on preserving local traditions. The aforementioned considerations indicate that strong cultural traditions should contribute to preserving regional patterns in architecture. In fact, it contributes only to economic growth by attracting tourists on a mass scale, for whom big lodging houses are built, heedless of negative effects for the regional architecture.

The aim of the article is to show what would be the fate of historic building development in the places located on the lands incorporated to Poland after World War II, seen from the angle of changes observed in indigenous Polish lands. For comparison, two tourist resorts Zakopane and Karpacz, were chosen. The inhabitants of Zakopane have lived in the area for centuries, whereas the inhabitants of Karpacz experienced resettlement. Zakopane in Poland holds the title of winter capital of the Tatras, and Karpacz as the winter capital of the Karkonosze.

The authors of the paper have already studied the issue of ecosystem services and sustainable development in the spatial policy of communes located in Poland, in the vicinity of Wrocław – communes environmentally protected as part of landscape parks [1-3]. Furthermore, research was conducted in the past regarding the sustainable development of communes located in environmentally, culturally valuable areas in the Podhale region (Poland) [4, 5], and protection of the urban landscape in the context of advertising [6, 7].

According to Kazak et al. [8] research into landscape change has thus far been a popular study area. Transformations have been analysed in various aspects, scales, and areas on the basis of different source documents analysis e.g. research comprising metropolitan areas [9-10]. But there is still little research where analysis of landscape changes and its capacity to absorb the changes is an essential study element. The features of the two towns are collated as given in Table 1.

| Selected historical and cultural features | Zakopane | Karpacz |
|------------------------------------------|----------|---------|
| Type of resort                            | tourist resort, town | tourist resort, town |
| Location                                  | at the foot of Tatras, in the Karpatia Mountains, in under Tatras ditch, 100 km from Cracow, the capital of Little Poland | The Sudeten Mountains, Karkonosze range, at the Śnieżka mountain, 110 km from Wrocław, the capital of Lower Silesia |
| Name of the region                        | Podhale | subregion of Jelenia Góra – Wałbrzych, euroregion Glacensis |
| Number of inhabitants (registered for permanent residence) | 2,723,500 (status for Dec 2006) | 496,300 (status for Dec 2006) |
| Using the lodging (number of registered people) total | 37,234,700 | 16,697,700 |
| Population background                     | pastoral nationals from Wallachia, wandering by the arc of Carpatia, at the turn of 14th and 15th century, assimilated with local population; the town also grew because of incoming population from other regions of Poland. | middle of 16th century – fellers, “kurzacy”, shepherds, middle of 17th century – refugees from Bohemia assimilated with local population, after year 1945, population from the Eastern borderlands especially Lithuania, Belorus, Ukraine, central Poland, and Tarnów regions. |
| National minorities                       | none | none (singular Germans, Dutch, Irish — new investors) |
| Dialects                                  | Podhale dialect | none |
Selected historical and cultural features

| Zakopane | Karpacz |
|----------|---------|
| **First settlement information** | settlement privilege from year 1578 (missing), confirmed by King Michal Wiśniowiecki in year 1670. | year 1559 — Krumhübel, to the forties of the 18th century in Świdnica county. |
| **Settlement origins** | 16th century; in 1676, a village with 43 inhabitants (together with Olcza and Poronin). | middle of 16th century — dispersed settlements, expansion of herding. Middle of 17th century — inflow of Czech immigrants (important center of folk herb cultivation). First half of 19th — 102 buildings. |
| **Formed architecture style** | Zakopane style | Sudeten style |
| **Beginnings of tourism development** | second half of 19th century | 17th century — pilgrimage movement starting tourism development in 18th century. |
| **Significant tourist and sport events** | world championship in classical skiing in years 1929, 1939, 1962. | International Run on Śnieżka, International Run/Walk from Śnieżka to Samotnia |
| **Cyclic events** | annual World Cup in ski jumping during Big Rafter International Festival of Mountain Folklore; series of cultural events: concerts, festivals. | Poland Championship with Egg, Sliding on Anything; other cultural events: concerts, festivals, races, sport events. |
| **Sport and tourist facilities** | cable railway — Kasprowy Wierch, numerous chair railways and ski lifts, ski-jumping take-off “Wielka Krokiew”, running routes, aqua park, other swimming pools | chair lift, ski lifts, all year toboggan run, training ski-jumping take-off, snowboard gutter, running routes, tennis courts, swimming pools, sports grounds |
| **Social participation in town development** | high social activity | high social activity |
| **Inhabitants identification with “little homeland”** | significant, strong attachment to land | None |
| **Regional products** | Podhale sheep cheese “bryndza” and “oscypek” – registered in European Union as regional products | efforts for registering products such as Kapuśnica Karpaczańska with pork ribs, roasted pork hind on the Karkonosze mode |
| **Return to “roots”** | significant, regional groups, folk bands, cultivating traditional folk craft, painting, sculpture and handicraft. | None |
| **“Highlander style” of living philosophy** | matters greatly, Polish highlander language also gives a specific sense of freedom...– transferred from generation to generation | none |
| **Economic activity of the inhabitants** | High (over 5100 business entities) | High (over 1000 business entities) |

2. History and comparison of the two places with regard to cultural features

Sustainable development policies typically encompass three main themes: economic, environmental and social, but according to the European Landscape Convention (Council of Europe, 2000) and UNESCO’s Universal Declaration on Cultural Diversity (UNESCO, 2002), there is a fourth—cultural—element to sustainability. Prieur [11], discussing the preamble to the European Landscape Convention, refers to its promotion of: “all four ingredients of sustainable development (social, ecological economic and cultural improvement)” [12].
In the period between the two world wars, the towns of Zakopane and Karpacz were located in other countries. Zakopane was in the renewed Polish state and Karpacz on the territory of Germany. The Polish — German border was established by the Treaty of Versailles on June 28, 1919. After year 1945, both towns were found within the borders of the Polish state. The present form of Poland is the result of talks, which were held after World War Two in Teheran (1945) and in Yalta (1945). The Allies decided then, that the eastern land of Poland would pass under the administration of the Soviet Union. After 1945, many of former inhabitants were forced to resettle in the present territory of Poland, and in particular, to the so-called, “retrieved lands” of Silesia, Pomerania, and in southern part of East Prussia (Masuria), where previously Germans resided, who were resettled to their homeland on the same basis [13,14].

Those relocations often caused breaking cultural bonds, destroying the sense of integrity. The socialist authorities thought about the quickest possible ways of eliminating traditions and the quickest possible integration of inhabitants coming from different parts of Poland. The dialect was destroyed and the people were made to feel ashamed of it. This condition was not without influence on the inhabitants’ behavior, their predilection, and place identity (Figure 1).

![Figure 1](https://www.iopscience.iop.org/images/1757-899X/471/11/112030/1)

**Figure 1.** Location of the described places from years 1921 to 2008 in the diagrammatic perspective.
Source: own study

Currently, regional diversity is particularly appreciated and is a subject of true renaissance. Local communities care for retrieving their identity. People try to remember local history, traditional names of places, care for restoring old monumental facilities to former splendor. Local communities have already realized that tradition can be one of the significant elements of local activity. Their creative methods of transformation (e.g. tourism, folk music) are accepted by people coming from other regions of the country and the world.

3. **Elements of historical planning**
As a result of local stocktaking in the two towns, we formulated the characteristics of preservation of regional features in facilities located in the area of these towns (Table 2).
### Table 2. Condition and preservation of features of regional architecture.

| Cechy Zakopane | Karpacz |
|----------------|---------|
| **Degree historical building density** | high in center, low in the suburban part of town | medium in the center (compact buildings with urban nature), low and very low in the remaining parts |
| **Types of historical residential buildings period of their establishment** | residential buildings and holiday houses from the 2nd half of the 19th century to the thirties of the 20th century. Historical buildings are under conservator’s care. | residential buildings (currently monumental villas and lodging houses) mostly from the beginning of the 20th century (mainly from years 1900–1916), only few from the end of 19th century. |
| **Technical condition of historical residential and economical facilities** | mainly average, many buildings after repairs; municipal facilities making multi-family residential buildings — poor condition | mostly average, many renovated buildings, some need restoration; municipal facilities — diversified condition |
| **Property condition of historical residential and economical facilities** | privately owned, some make resources for the Commune and the Treasury | privately owned, some make resources for the Commune and the Treasury |
| **Utilization of historical facilities** | in accordance with original function; also seats of museums and other cultural facilities | in accordance with original function; seats of museums and other cultural facilities |
| **Other facilities and elements of historical planning** | wooden fences, wells | stone, multi-step stairs, wooden church Wang from the 12th century |
| **Historical specificity** | preserved numerous roadside shrines of various types | preserved, renovated or under renovation, historical Sudeten architecture |
| **Value of preserved elements and historical planning** | preserved valuable residential facilities — prototype of Zakopane style, with rich architectonic details, currently, partially seats of museums | preserved valuable residential facilities (characteristic decorative elements, wooden verandas, balconies, original joinery) |
| **Participation of new buildings** | substantial, numerous facilities with big cubic capacity (lodging houses and multi-family residential buildings) | increasing (50%/50%), tourist facilities with big cubic capacity (privately owned lodging houses dominant in building) |
| **Architectonic value of new buildings** | faint and medium | medium and very good, sometimes controversial |
| **Other** | picturesque panorama of the Tatras | picturesque panorama of the Karkonosze |
| **Cultural environment dangers** | replacement of wooden buildings with brick ones, historic to new, big cubic capacity of new facilities | not always proper modernization of historic buildings |

Effects of current activities on preservation of cultural and landscape standards in Zakopane are insufficient. Available methods do not enable the preservation of the qualities of the cultural environment and landscape specificity. Wooden buildings in the towns disappear rapidly; at the same time economic buildings are still preserved to a greater extent [15]. New built facilities have begun to dominate the landscape, unconnected with local building tradition (in the scope of localization, scale, architectonic form, material, and colors); new areas are developed, thanks to realized roads and new technical possibilities. As the landscape becomes more urbanized, original elements disappear. The attempts at using the rule of building boundedness are ineffective.
In the landscape of Karpacz, new built facilities are not as dominant as in Zakopane. However, those facilities contemporarily realized in the scope of localization, scale, architectonic form, material, and colors are sometimes separated from local building tradition (Sudeten architecture style) [16]. New lands are developed in the town, also by foreign investors (German, Dutch, and Irish). Technical infrastructure, especially the roads, is modernized and improved. The authorities put greater emphasis on tourism development, building new facilities, and recreational–tourist units. Similar to Zakopane, the landscape has become more urbanized. Abandoning original elements of architectonic details is observed. However, everything is with the legal consent and within the regulations.

4. Building planning and development

In Polish legal system, the legal tool of the commune’s spatial policy is the local development plan — an act of local law. In Poland, the manner of land management and development is determined on the local level, in form of the local spatial development plan. This document is adopted in the course of a multi-faceted process that should be preceded by relevant analyses and forecasts [17]. Spatial policy determined by the smallest unit of territorial government (commune) constitutes the basis for preparing a local plan and for accomplishing an undertaking [18,19].

This document is a particular elaboration, in which land assignment and the manner of its development are defined. It cannot be substituted by any other document. The plan is binding to all: the commune authorities, public institutions, and citizens. The law does not oblige creating the plan for the whole area of the commune but it is made optionally for all its area or its parts. At the same time valid regulations empower the communes that have no local plans to give decisions on building conditions and decisions on establishing the localization of public purpose investments.

According to scientific researches [20-24] in Poland one is not obliged to assess how much landscape can be transformed in the land-use planning process and specific methods of assessment are non-existent, which entails the landscape being subject to uncontrolled change.

The decision substitutes a local plan in some way; however, its application on a big scale may bring irreversible negative effects to building expansion. Table 3 shows the number and area of valid local plans in Zakopane and Karpacz.

| Data specification | units | Zakopane 2006 | 2014 | Karpacz 2006 | 2014 |
|--------------------|-------|---------------|------|--------------|------|
| Valid local plans of spatial development: | item | 16 | 30 | 13 | 34 |
| town area included in the valid local plans totally | ha | 8 | 2800 | 1820 | 1820 |
| total area of lands assigned in plans for building (existing and planned buildings) | ha | 8 | 915 | 724 | 734 |
| total area of lands assigned in plans for residential building (planned buildings) | ha | 8 | 151 | 300 | 310 |

In the resort of Zakopane, the area of land included in local development plan has increased significantly in the years 2006 - 2014 (from 8 to 915 ha). Inhibited realization of investment without a plan, and based on decisions on building conditions. The plan was set too high intensity of development. Thus, incorrect architectonic solutions are retained, which are sometimes separated from local tradition.

The situation appears to be different in Karpacz. There, the local plans cover the whole area of the town (1,820 ha) since 2006. In accordance with the requirements of local plans, the land reserve is assigned for buildings and significant amounts to 415 ha. Investment development takes place therefore on the basis of decisions contained in local law. Such a version of building planning by the commune authorities is a correct solution, because it does not permit building realization with parameters arising from the average in the analyzed area, and at the same time it imposes the consideration of an
architectonic design according to strictly specified standards (here: building realization referring to Sudeten style). However, controversy over the implementation of the Gołębiowski hotel well above dimensions beyond the local style.

Taking into consideration the rules on which the investment parameters were set, we can state that in Zakopane, the realization of traditional regional architecture is slowly disappearing, the signs of which is seen on a large-scale in the realized buildings. The usable floor space of residential buildings built in Zakopane amounts to an average 492 m², whereas the house built in Karpacz had the floor space of 122 m². This is a large-scale problem, because in the so-called “residential buildings” in Zakopane, tourist services are offered —most of the owners of those houses have rooms to rent. Increasing tourist requirements lead to creating upgraded "residential buildings" with big cubic capacity and big usable floor space that do not adhere to proportions specific to the regional style.

In Karpacz, the overall appearance of the town is influenced by building numerous lodging houses and hotels by private investors (including foreign investors). They constitute a specific dominant urban feature, especially in the context of cubic capacity and used building technologies. Development intensity of Karpacz is, however, much lower than in Zakopane. Between existing buildings, there are vacant plots, wasteland areas, which, as the attractiveness of the town increases, are assigned and built over by investors.

5. Prospects for heritage protection
In Zakopane, for centuries, the inhabitants left the country to work abroad, mainly to America, and coming back they brought funds and ideas that they realized in their “little homeland”. They mainly built residential houses, which they turned into lodging houses. The constructions were carried out in any possible place. Inability of connecting tradition and modernity is a big threat for the preservation of historical values of cultural environment as well as for preserving specific features of the landscape. Tourists even then do not notice the negative effects of building expansion in Podhale (and in Zakopane), whose popularity is not declining, and the town lives through a real siege in the holiday season.

In Karpacz many residential buildings remain unrepaired since the postwar period (after year 1945). Systematically, only attractive holiday houses are submitted to conservation. Old buildings predominate the architectonic tissue of the town. It is the result of population resettlement after 1945. Present town inhabitants had to adjust to existing residential conditions. It was a long-lasting process, because of unstable policy of the Polish state and rumors about alleged transfer of this region to Germany. In such an atmosphere, the population practically did not invest in new buildings. This protected the urban tissue from degradation and transformation. This state caused preservation of town regional buildings. It can be even treated as advantageous to the architectonic value of historic facilities, and the building tissue, though old and out of date, is the trump card of those lands.

Taking into consideration the economic activity of the inhabitants of Zakopane and Karpacz there is a great likelihood that the town of Karpacz will protect itself against the building expansion. It does not seem possible that the development of new buildings in Karpacz will be on a big scale. On the other hand, some foreign investors come to the town, especially from Germany and Holland, and begin investment activities with regard to the town values. The laid out local plan constituting local law in Poland is a barrier for uncontrolled expansion of buildings. The danger would be the change of regulations planned by successive governments that would simplify the building process. According to Furmankiewicz social participation in spatial decision making and the integration of space management remain important [23,24].

6. Conclusions
• The operating local law should be strong, effective, and unequivocal. The only warranty of proper spatial policy for culturally valuable areas is the local plans. Other ways of civil structures realization should be eliminated.
• Strong cultural tradition does not necessarily contribute to preserving regional patterns in architecture, the example of which is the town of Zakopane. The identity should foster the protection of cultural environment, but in Podhale (also in Zakopane) it fosters economic development, generating negative effects for regional architecture.

• To protect the cultural heritage, the community, people should be made aware that some processes are irreversible and may lead to the loss of cultural and landscape values.

• The state should formulate a system to promote and give preference for repairs properly carried out on historic facilities and creative architectonic solutions (help from the conservator's services and self-government).

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