The Dembowski Villa

K. KALINAUSKO STREET 5/ROŽIŲ AVENUE 2 -VILNIUS

Matylda and Tadeusz Dembowski

Rožių Ave.
is included in the top five shortest streets in Vilnius. This street's name appeared at the start of the 20th c., when the Dembowski Villa was built. During the time of the Czar, this street was called Chersono, or Rozovaja Ave.. In between the Great Wars, it was called Aleja Róz. The name of the street never changed. It is said that the name was very suitable because of the beautiful rose gardens that grew there.

On the edge of the Old Town of Vilnius, at the cross-street of K.Kalinausko and Rožių Avenue, stands the Dembowski Villa. It was designed by August A. Klein, one of the most famous late 19th c.- early 20th c.architects and engineers. In 2008, the company Veikmė brought this building back to life.

THE SPIRIT OF POHULIANKA

Over 100 years ago, August A. Klein's designed home appeared in a scenic part of Vilnius, on the side of Pamenkalnio Hill, from which a wonderful view of the Old Town opens. At that time, the area was still called Pohulianka (or Pogulianka). In 1440, it was given to Vilnius when the Grand Duke Kazimieras Jogailaitis gifted a very large forest between Buffalo (Tauro Hill), and Vingriu Lake. According to ethnologist Libertas Klimka, this scenic, slavic territory acquired such a name because the townspeople used to enjoy spending leisure time there since long ago.

"The current J.Basanavičiaus St. was called Bolšaja Pohulianka at that time, and the current K.Kalinausko St.– Malaja Pohulianka, or Gorišťyj Pereulok. K.Kalinausko St. was named in 1940."

Antanas Rimvydas Čaplinskas,

analyst of the history of Vilnius, and author of Vilniaus Gatvių Istorija (The History of the Streets of Vilnius). "In Pohulianka, located somewhere in between the current J.Basanavičiaus and K.Kalinausko Streets, was the most famous inn, which was called Pohulianka by the local people. This inn is mentioned in 18th c. documents. With expansion of the city, the slopes of Pohulianka and Pamėnkalnio became an attractive area to build villas, because of the unbelievable views of the baroque Old Town". Panoramas of the city of Vilnius were created there by cartographer Tomas Makovskis, and artist Jonas KazimierasVilčinskis.

Moderne architecture in Vilnius

The architectural style Moderne, is also commonly referred to as Modern Style. Moderne marked a very significant break in art history at the junction of the 19th c. and 20th c.. Departing from former styles, it dictated individual creativity and expression. The radical style of Moderne in Vilnius couldn't live up to Moderne in Vienna, or Brussels, nor did it leave many memorable examples, like those in neighboring Riga, Lvovas, or Krakow. When travelling through the streets of the Old Town, or New Town, one can come across quite a few examples of this interesting architectural style. One good example is the Dembowski Villa at the intersection of Kalinausko St. and Rožių Ave..

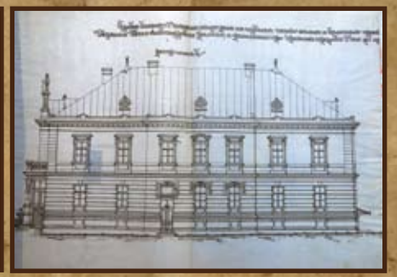
Moderne came to Vilnius through St. Petersburg, Warsaw, and Krakow. It arrived a bit late, at around 1900, and flourished until World War I. Researchers usually divide Moderne into two phases- Early (known for its plastic forms, and floral decor), and Late (known for its rational, geometric stylization).

These styles are well-demonstrated by two private homes that were owned by architects: Anton Filipowicz-Dubowik's home located on M.Valančiaus St. 3 (1903), and Wactaw Michnewicz home on J. Tumo-Vaižganto St. 4/1 (1913).

During the spread of the Moderne style in Vilnius, more variety was used in the building materials, and construction styles. Metal girders, reinforced concrete, decorative tiles, polished stone, hammered metal, manufactured plaster, and wide vitrines with glass were used. The design of these buildings became more rational and more comfortable, and the dimensions- taller and more compact.

August A.Klein

The Lithuanian architect and engineer August A.Klein, who was of German descent, was born in 1870, in the Lovičius district in Poland. From 1891-1896, he studied at St.Petersburg's Civil Engineering Institue, and from 1898 worked in Vilnius. In 1901, he and architect Vladislovas Stipulkovskis established the first construction firm named Vilniaus Statybos Biuras (The Construction Bureau of Vilnius). On Sundays, he taught at the Technical Drawing and Drafting School, which was established by Juozapas Montvila. He designed and built significant Moderne buildings in Vilnius at the beginning of the 20th c. : the Neo-Baroque form hotel Italija (1901, Picture 1), which is currently the Radisson SAS Astorija. Petras Vileišis' Palace Compound in Antakalnis (1906, Picture 2), and the Later Moderne villa of Countess L. Soltan on M. K. Čiurlionio St. 76(1911). Also, O. Goduncova's home on Vytauto St. 11 (1911), houses near Lukiškių square (1911, Picture 3), Dievo Apvaizdos Bažnyčią (Providence of God Church) on Gerosios Vilties St. 17 (1911, Picture 4), and others.




1.


2.


3.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The first owner of the Dembowski Villa- Matylda Julija Dembowskaja-Grosse, the daughter of a Krakow merchant. A portrait from the year 1900.


1.

1. The French Emperor Napoleon.

2. M.I. Platov-Leader of the Cossacks.

3. A.V. Suvorov-Russian military leader .


2.


3.

A WHIRLWIND HISTORY

With Pohulianka's close proximity to the city, and the convenient height of Pamėnkalnis, this was the scene of many historic events . Many famous military leaders stood in this place. In 1794, a battery of cannons of A.V. Suvorovas was positioned here. The Emperor Napoleon came through this territory in 1812. The Cossack leader General M.I.Platovas (Матвей Иванович Платов) stayed here.

AUGUST A. KLEIN'S PEARL

At the end of the 19th c., until the beginning of the 20th c., when industry was on the rise, there was a construction boom in Pohulianka. In 1901, the estate owner Ivanas Aleksandrovičius Falevičius decided to build a city residence on the edge of Malaja Pohulianka, also known as Gorystyj Pereulok, on his own private lot. August A.Klein, one of the most famous architects and engineers from Vilnius at the time, was hired to build the residence.

In January of 1902, the house that August A. Klein was building was bought from the landowner I.A.Falevičius, by Matylda Julija Dembowski-Grosse, the daughter of a very famous merchant from Krakow. The owners changed hands, as did the building's architect and engineer. Another famous architect and engineer from Vilnius, Anton Filipowicz-Dubowik, who had created and built a considerable amount of late 19th c. to early 20th c. Moderne architecture in Vilnius.


Image of Pohulianka in the 19th c.

The Romer Family

The Romer family was of Lithuanian nobility. They moved to Lithuania at the beginning of the 17th c. from Livonija, and settled in Vilnius, and in the area of Trakai. They were known for their work in the military, and in social and cultural affairs . The patriarch of the family was Motiejus Romer, an artillery general in the Lithuanian Grand Duchy, who died in 1699 in Kedainiai, and was buried at the Romer family chapel in Traku Church. One of the most famous family representatives of this age was Mykolas Pijus Paskalis Romer (1880-1945) from the Bagdoniškis Romer lineage. He was a legal analyst, creator of the Lithuanian constitutional field of law, professor, and chancellor, whose ideas were used by Sąjūdis to re-establish independence. The Law University in Vilnius is named after him.

A portrait of Sofija Dembowski-Romer painted in 1935 by S.I.Witkiewicz.

A portrait of Steponas Romeris painted in Sofija's studio in Vilnius.

Sofija in her art studio at the Dembowski Villa circa 1910.

THE DEMBOWSKI VILLA

The Dembowski family built their home on Rožių Ave. in less than a year, the construction of which was financed by part of Matylda's inheritance. **Matylda Juljevna Dembowski's** (1860 – 1920) father, Juliusz Fryderyk Grosse, who was of German descent, was a wealthy merchant in Krakow. His grandparents also were merchants in Krakow, and owned very large vineyards in Hungary. Matylda Dembowski-Grosse's father inherited those vineyards, and the entire business. In 1862, he opened the first specialized delicatessen in Krakow. This store was called Under Three Galleries (Pod Trzemia Gankami), which sold not only wine, but also an assortment of local and imported delicacies. The wide assortment, good quality, and low prices brought in customers and became well-known in all of Krakow, and Grosse became one of the strongest businessmen in the city.

Matylda's husband **Tadeusz Dembowski** (1856-1930) was born in Pultuskis, Poland into a landowner's family. He finished his medical studies at the University of Dorpat in Tartu, where he defended his PhD dissertation, and began to practice medicine.

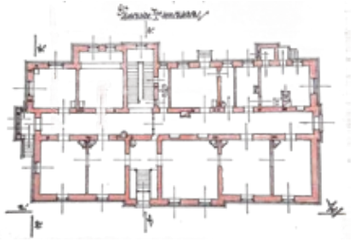
On February 16th,1885 in Tartu, the Dembowski's had a daughter **Sofija Dembowski (ZofiaDembowska)**. The Dembowski's, together with their three year old daughter, moved to Vilnius in 1888. At first they lived on Vokiečių St., and later moved to their own villa, which was built with the money earned from the successful business in Krakow.

On the first floor of the building, Tadeusz Dembowski opened a clinic with a reception area, procedure rooms, patient beds, and the first X-ray equipment in Lithuania. On the second floor, Matylda and Tadeus Dembowski established quarters, and in the loft space, an art studio space was created for Sofija Dembowski.

SOFIJA DEMBOWSKI 'S- ROMER 'S BELOVED, CREATIVE HOME

The Dembowski Villa is closely tied with the famous Lithuanian artist Sofija Dembowski-Romer's (1885-1972) life and creativity. While she lived in the Dembowski home, she created over 50 portraits, still-lifes, and landscapes in oils, and pastels. Later she married the estate owner Eugenijus Romer, and moved to Tytuvėnų Manor. She visited the Dembowski Villa again only after the second German occupation. Eugenijus Romer would often go to landowner meetings from the villa.

owskių Vila



A DESCRIPTION OF THE BUILDING

K. KALINAUSKO ST. 5/ ROŽIŲ AVE. 2 - VILNIUS

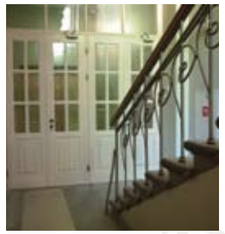
In 2009, the Dembowski Villa was completely renovated, preserving the historic spirit of the building. The villa, on the edge of Tauras Hill, is 1,523.88 m2 in size, and has a 0.2073 ha. landplot at the cross-street of Kalinausko St. and Rožių Ave.. It is a separate representative two-story home with an attic, a loft, a basement, and an enclosed yard. The picturesque Old Town of Vilnius opens before the viewer's eyes.

THE PROPERTY'S PLANNING DECISIONS

The reconstructed building is on the corner of K. Kalinausko St. and Rožių Ave.. The driveway is on the east side of the villa, on Rožių Ave.. The landplot, which borders on the Old Town, is surrounded by a stylish fence. During the time of reconstruction, the fence, and gates were all renewed. The driveway entry gate is automated, and has an intercom with keypad. The inside yard has a newly re-built authentic wooden covered parking area, with 31 parking spaces. The lot is paved with inter-locked bricks. The western portion of the landplot is separated with supporting posts-a supporting wall, decorated with ceramic tiles. Considering the urban location of the property, it gives an excellent view to the panoramic Old Town of Vilnius.

ARCHITECTURAL DECISIONS ABOUT THE STRUCTURE

Currently the building is adapted for office space (general plot of 1,523.88 m2).
If there is a demand for living space, the second floor, and loft space have the potential to be constructed into three apartments (212,66 m2, 238,66 m2 and 181,31 m2). The remaining part of the building (891,25 m2) would remain for office space.



FOUNDATION

A drainage system surrounds the building's parameters. The foundation is insulated with standard and hydroisolation.

FACADE

During reconstruction, the building's facade was cleaned, stuccoed, and re-painted. Lighting was installed to accent the facade.

ROOF

Completely new rafters were construtcted. The roof was coverd in clay tile, and new gutters were placed. Velux windows were installed with a beautiful view to the Old Town.

WALLS

The inside walls of the building were newly plastered and painted on the surface. Walls of the bathrooms, including showers, were finished with ceramic tiles.

ROOF AND CEILING

First and second floor entablature – reinforced monolithic concrete slab. The vaulted ceilings of the corridors in the basement, first, and second floors, have been restored and reinforced. In the loft, the ceiling was created from gypsum cardboard. Armstrong ceilings were installed in the remaining areas of the building.

DOORS AND WINDOWS

New doors and windows were installed in the building. The windows are wooden-framed, with double panes, and swing in two directions. The window frames are painted from both sides-brown on the outside, and white on the inside. The main door of the house, as well as the backyard door, have been created according to cultural heritage requirements. They are oak with hand-carved woodwork, and painted. On the first and second floors of the building, authentic wooden doors have also been created, maintaining required criteria already mentioned. In the basement, as well as the attic, veneer doors were installed.

FLOORING

The stairs of the main entrance into the building are covered in granite. The office space floors are layed with ash tree parquet flooring, or carpets. In the stairwells, as well as the first and second floor corridors, the authentic terrazzo covering has been preserved. The basement quarters, toilets, showers, as well as the attic corridor were laid with stone tiles.

ELECTRICITY

Electricity in the building has been upgraded to contemporary standards with copper wire and cable installation. European produced switches, outlets, and lighting, all meeting ISO 9001 standards, were installed. The first and second floor corridors have wall-mounted sconces, whereas ceiling light fixtures were installed in the other areas of the building. An estimated 138 workspaces have been created, and each space has three electrical outlets. The basement has a newly installed electric meter, which is fed directly from a transformer sub-station. The building has a 150 kW electric capacity.

LOW-CURRENT INSTALLATION

The bulding has computer and telephone networks installed, as well as a security/fire alarm system, secured entry control, and surveillance cameras. Each workplace has computer and telephone connection outlets. Each floor has network connection boxes, interconnected by channels. (Computer and telecommunications installation is not located in the network boxes.) Fire alarms are installed according to fire code. The building's security alarm is directly linked to the security company's system, and motion sensors were installed as well. There are also six external security cameras, as well as three indoors. Near the entrance gate and main door, there is an intercom with a keypad for employees and visitors, allowing entrance from the reception desk

HEATING, COOLING , AND VENTILATION SYSTEMS

The central heating system has a collective dual-duct, water-heated (750C/550C) heating system which is delivered from the central heating location in the basement. Heating devices include steel radiators with thermostat valves. The heating system's master pipes are steel, and the collecting pipes, that lead up to the heating unit, are plastic. They are hidden in the floor's construction. The heating system is connected to the city's network.

The building's ventilation has a mechanical, and natural air delivery and removal system. The basement, first, and part of the second floor's ventilation have two recuperative ventilation installations. The first is a rotational system, which will serve only the conference rooms. The second is a laminated strip recuperator, which will serve the basement quarters, and the remaining areas of the first and second floors. The air intake from outdoors has a common connection to both recuperators. Air is supplied indoors through lattices, which are installed 2 m. above the ground, at the window. The air is then removed through separate ducts through the roof, via outside lattices.

The laminated strip recuperation ventilation system was installed in the basement. The recuperator provides the building with fresh air, which is delivered through air vents, and is removed through a lattice in a door from the corridor. Ducts in the walls remove air naturally. Rotational recuperation ventilation equipment was installed in a separate ventilation room in the basement. This ventilating equipment will be turned on only when the conference rooms are in use. With this system, air is delivered and removed through zinc-tin vents through an air distribution diffuser.

These delivery and removal systems have noise-reduction, fire valves, and regulated closing valves installed. Air is delivered and removed through zinc-tin air ducts through the air distribution diffuser, and internal lattices. The delivery and removal ducts are flexible, and are about 1 m. in length. The body of the installation has sound and fire resistant insulation.

Air removal from the bathrooms, and the housekeeping quarters, have channel ventilation installed. Air is removed through zinc-tin installed ducts that are in the walls. Air is removed, and fresh air is replaced from other rooms, via the delivery lattices in the doors.

A ventilator was installed in the electrical room in the basement, which operates at intervals, ensuring adequate ventilation of the premises.

Aereco air removal equipment was installed. Air removal, from part of the second floor, attic, and loft spaces, was equipped with low-noise acoustic ventilators in the ceiling. Air is removed from the premises via vents, through openings in the walls. Air comes into the building through the natural air flow equipment, or through air vents in the windows. Air is delivered from 2 m. above the surface of the ground. Air exits through an area above the roof.

The ventilation system branches for aerodynamic connection were installed with regulating valves.

All ventilation equipment is equipped with cold air delivery vents (from the outside), that run through the interior, and are insulated with 100 mm. thickness insulation. Only the floor vent insulation has a thickness of 60mm. In order to avoid the effect of vibration, all of the equipment is mounted on frames.

The motor of the ventilation system is integrated with a smoke/fire alarm. In the event the alarm goes off, the system shuts off.

The building also has a dual-piped water cooling system (except in the basement room). The air conditioning unit is mounted in the mechanical room in the basement. The cooling unit is installed outside, on the side where the yard is. Part of the cooling is brought in via ceiling cassettes, and the rest via wall units. In the loft, cooling units were placed, which are operated with remote control devices.

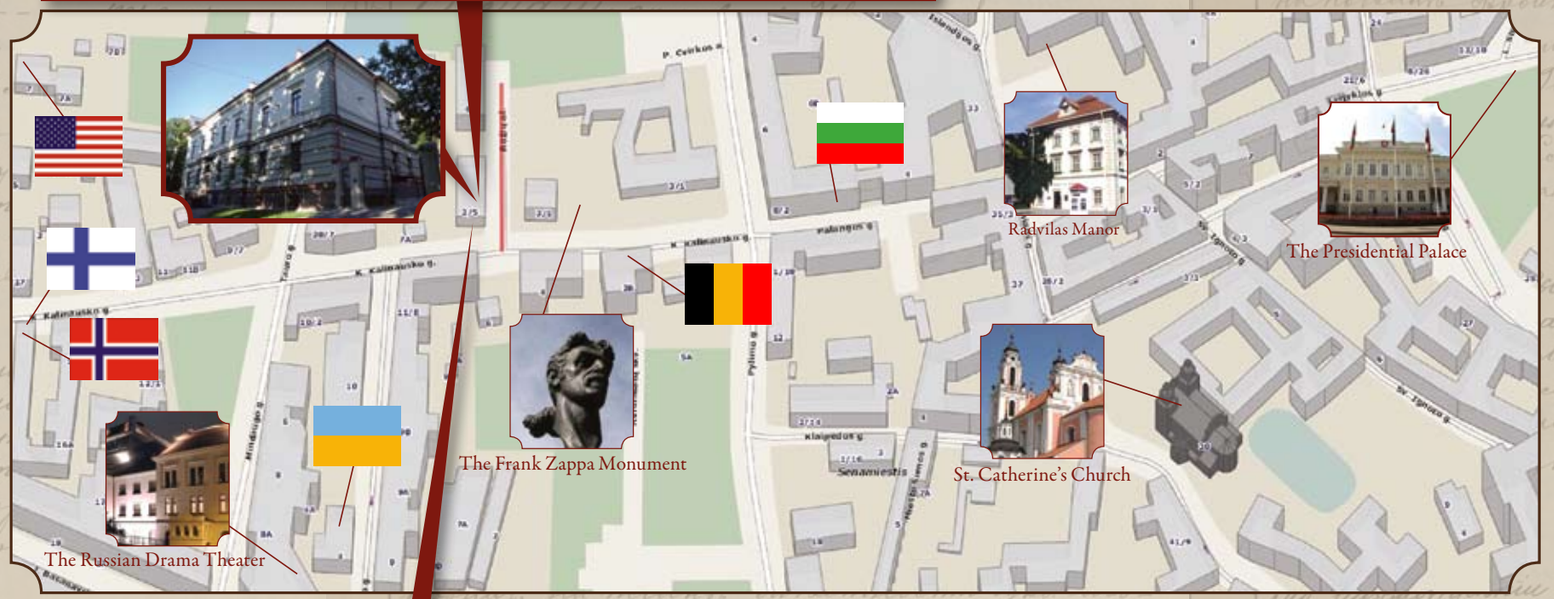
The first floor server room is cooled by a separate cooling unit, which is connected with the internal server unit.

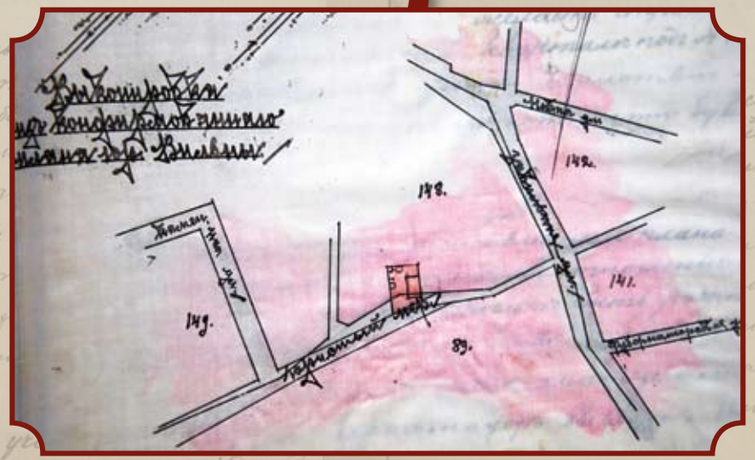
The condensate is brought from each cooling unit into a main condensate line, which is connected to the waste removal line from the building.

WATER FLOW AND WASTE REMOVAL

During reconstruction, a new water delivery, and waste removal system was introduced. A new water meter was also installed. Laufen bathroom fixtures were installed, as well as Hansgrohe faucets. The water supply, for routine usage, and in case of fire, is provided from the city network. The sewage system is connected to the main network also.

THE DEMBOWSKI VILLA K. KALINAUSKO STREET 5/ROŽIŲ AVENUE 2 -VILNIUS

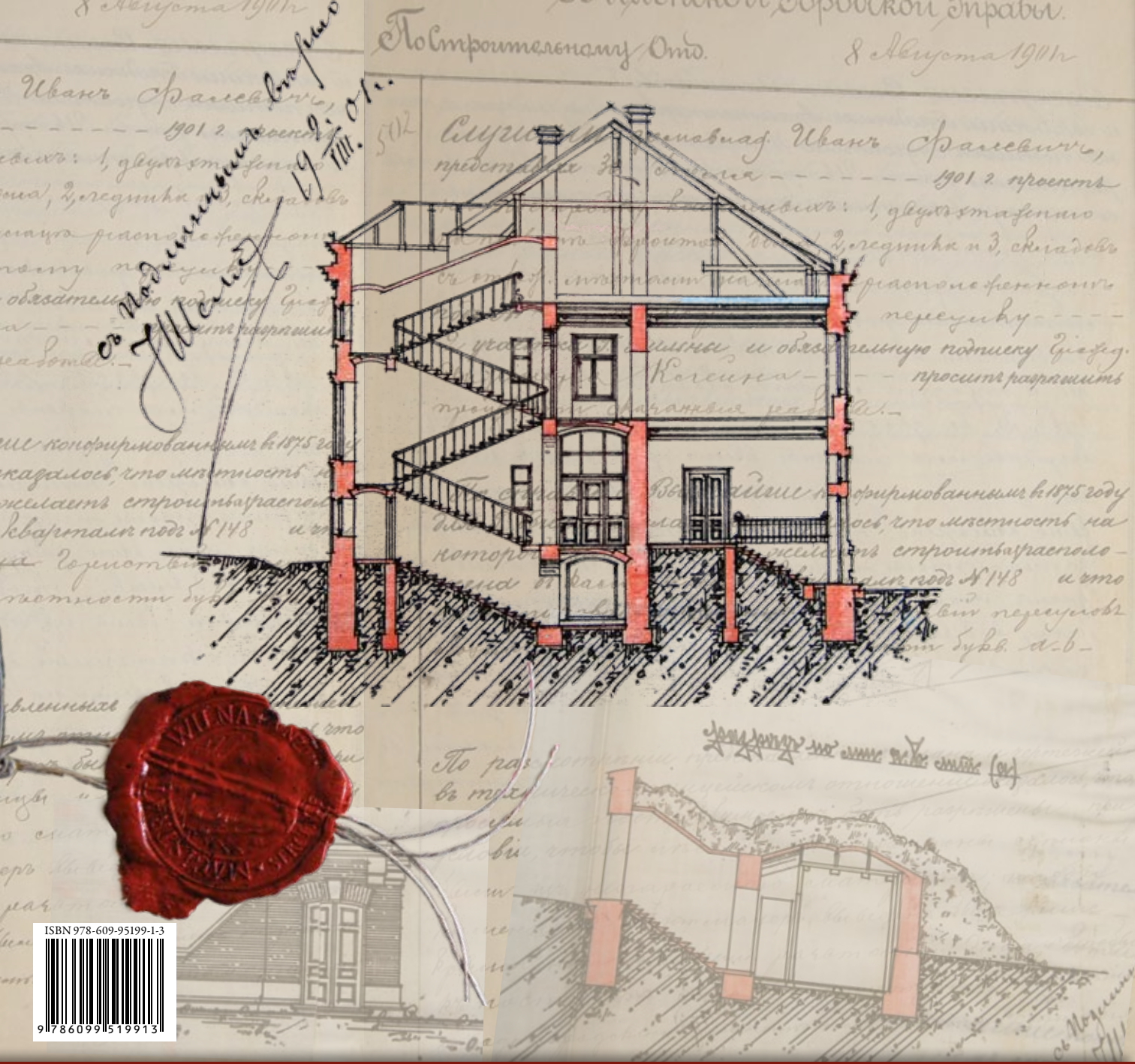




Saulius Pilinkus,
Master of Ceremonies at City Hall, and history analyst.

Many diplomats choose this popular territory for the establishment of embassies. The edge of Pamėnkalnis was the best place for construction of villas at the time, and they don't obstruct the beautiful view of the city. The area was just beyond the wall of the city, just beyond the slope which is now Pylimo St..

The building which is just below, is significant because of its previous owner, the socialization agent of Vilnius, Vladislovas Mikučenis. Further down the street, near the intersection of K.Kalinausko St. and Pylimo St., is the building where the famous author Žemaitė lived. In between the Great Wars, many Jewish merchants, and estate owners lived in the area. During the Soviet occupation, many communist party leaders lived in this area of Pamenkalnio St.



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VEIKME

J. Galvydžio g. 11, LT-08236 Vilnius; Tel. +370 5 278 96 10;
Mob. tel.: +370 614 19 505; **www.veikme.lt**

Text and photo
Design Antanas Brazauskas

PROPAGO