

Kamila BOGUSZEWSKA<sup>1</sup>

## SELECTED RESIDENCES IN THE ZAMOŚĆ ENTAIL – THE STATE OF PRESERVATION AND THE PROBLEMS OF PROTECTION OF THE ESTATES

The cultural landscape of the Lubelskie Region is a subject to irreversible changes. Urban transformation of the structure and architecture of the cities of the Lubelskie Region, the new character and organization of urban space, changes in ownership and subdivision of historical residences including historical parks, palaces and manors are the processes that take place in the space and landscape of the Lublin Voivodeship. The research paper concerns the area of the former Zamość Entail (the Zamoyski Family Fee Tail), which was founded in the Lublin area as early as in 16<sup>th</sup> century. The article presents the results of the survey of the architecture of the selected residences and their surrounding buildings. It focuses on the subject of protection and current state of preservation of the estates that constitute the cultural heritage of the Zamość Region.

**Słowa kluczowe:** historical residences, Lublin region, cultural heritage

### 1. Introduction

The historical residences have become the inseparable part of the cultural landscape of the Lubelskie Region constituting the cultural and historical heritage of the province. The land estates destroyed and ravaged during the World War II and parcelled after 1944 were later adapted to fulfil different functions. Their fates have varied. However, the main goal of the socialist regime in Poland was to completely discredit the gentry. Therefore, the palaces and manors were being transformed into tuberculosis hospitals (Adampol, Gościeradów), psychiatric hospitals (Łysołaje), orphanages (Czemierniki), agriculture schools (Kijany, Jabłoń, Stryjów), welfare homes (Klemensów, Kock etc.). Historical stands were cut down and sport fields were introduced into the parks (Lubartów, Zawieprzyce, Kijany). Old farm buildings were usually taken over by State Collective Farms (in Polish: PGR) until the end of 90-ties of the 20<sup>th</sup> century. Smaller and medium residences were demolished or adapted into apartments of former farm workers

---

<sup>1</sup> Kamila Boguszewska. Samodzielna Pracownia Architektoniczna, Lublin University of Technology, Faculty of Civil Engineering and Architecture, Nadbystrzycka 40, 20-618, Lublin, Poland, k.boguszewska@pollub.pl

(Siedliszczki), smaller health centres (Kanie, Surhów, Samokłęski, Krzesimów) or schools (Brzezice, Chojenec, Sielec). It is estimated that in the 20<sup>th</sup> century about 200 of those buildings ceased to exist – half of them were destroyed before the World War II and 30% of them disappeared in the last half of the century [1].

This article is to outline the subject of the selected residences of the former Zamość Entail against the background of the processes and actions taking place over the last 70 years in the Lublin Voivodeship, and also the state of preservation and problems of the protection of such buildings.

## 2. The contemporary state of research

The subject of historical residences, especially of the manors of the Lubelskie Region, their state of preservation, architectural form, construction materials and construction was the topic of studies that were conducted at the end of the 1970s and in the 1980s. The scientist who was working on the subject of the wooden manors in the Lubelskie Region was R. Brykowski (1981), co-author of the multi-volume publication *The monuments of architecture and construction in Poland - Zabytki architektury i budownictwa w Polsce* (1984 – 1999). Smaller residences of the gentry were also the subject of the work of J. Petera (1978). In her paper she tried to catalogue preserved and already inexistent residences. Over time, her work was supplemented with the findings of other researchers, among the others J. Górak, the author of the article *Unknown manors of the Lubelskie Region (Nieznane dworki Lubelszczyzny - 1986)* and the article which has updated existing knowledge of the subject at the end of 20<sup>th</sup> century: *Of the causes of the architecture of manors in the Lubelskie Region (O przyczynkach architektury dworów Lubelszczyzny)*.

The state of preservation of the farm complexes accompanying manors and palaces of the Lubelskie Region was the subject of research of B. Kwiatkowski. He embodied his discoveries in the paper, and then monograph: *The farm complexes of the Lubelskie Region: the history of the development and construction (Folwarki Lubelszczyzny: historia rozwoju i zabudowy – 2012)*. Historical parks were the subject of research of M. Kseniak (1981, 1982) and D. Fijałkowski (1982). Nowadays the substantial source of information concerning statistical data on the state of preservation and the way of use of the residential architecture of the Lubelskie Region are the reports of the National Heritage Institute (2017) made within the framework of the National Program for the Protection of Monuments and Care of Monuments for 2014 – 2017 [2].

## 3. The situation and quantity of historical residences in the Lublin voivodeship

The biggest concentration of the estates in the Lublin Voivodeship is in the belt between Kazimierz Dolny and Tomaszów Lubelski. It was the area where most of the larger and medium residential complexes were founded [3].

This region is also full of aristocratic residences of trans-regional importance like palace complexes in Kock, Opole Lubelskie, Puławy, Radzyń Podlaski or historical residences in the area of the current Zamość powiat – a part of the area of the former Zamość Entail that is the palace in Łabunie founded by Jan Jakub Zamoyski [4] and the summer residence in the Zamoyski Family Fee Tail in Michałów – Klemensów [2]. According to D. Fijałkowski, at the beginning of the 20<sup>th</sup> century, the number of manors and farm estates in the area of the Lubelskie Region was estimated at 650 [5],[6]. Interestingly, according to J. Górak, the total number of manors, both bricked and wooden was 895, including 234 unrecognized buildings [7]. It's true that a part of the residences of cotters of the farm complexes had the architectural form of country manor, which made them the part of the unrecognized buildings [13].

Nowadays there are 416 buildings in the register of monuments in the area of the Zamość powiat including the Zamość city – the family seat of Zamoyski Family Fee Tail, the city considered as a monument of history. It consists of 16 buildings classified as residential architecture, 37 as historical greenery (parks surrounding manors and palaces) and cemeteries. Twenty-six buildings were former farm complexes.

Nowadays in the collections of the National Heritage Institute, there is documentation of 463 park complexes of the Lubelskie Region, which is 6.22% of the whole number of these facilities in Poland. Historical residences are estimated at 267, so 5.51%, and farm complexes at 307, so 5.71% of the total number for the whole country. The number industrial facilities of the Lublin Voivodeship is most modest: only 71 buildings – 2.71% of the total stock in Poland [2]. It's worth to mention that most of palaces and manors that survived till this day in the Lubelskie Region are in the register of the Lublin's Office of Monuments Protection. The above-mentioned greenery was always connected with palace and manor complexes. A part of it is only one remaining trace of the former residences [2].

#### **4. Zamoyski family fee tail**

Zamoyski Family Fee Tail (in Polish: Ordynacja) was established in 1589 with the decision of the general sejm in Warsaw. The founder of the fee tail was Jan Zamoyski, Great Crown Chancellor and Great Crown Hetman. Emerge of the territorial power in the south part of the Lubelskie Region was started by Jan Zamoyski with four villages inherited from his father, Stanisław Zamoyski: Skokówka, Zdunów, Kalinowice and half of the Pniówek village. Apart from this area, two cities were included in the statute of the fee tail: Zamość and Tarnogród. In four years, szczebrzeskie, turobińskie, gorajskie and kraśnickie estates were joined to the Zamoyski Family Fee Tail. Over the years, the fee tail was becoming bigger and bigger and at the beginning of 17th century it has 3 710 km<sup>2</sup>. [8]

In 1772, there were 189 villages in the area of the Zamość State; 30 years later – 221 [9]. The basis of the economics of the fee tail was agriculture based on the system of farm complexes. At the end of 18<sup>th</sup> century, it was already 97 farm complexes and more modest residences being their part and belonging to the Zamoyski family [8].

In 19<sup>th</sup> century, the Zamoyski Family Fee Tail consisted of 9 cities, 291 villages and 116 farm complexes. The surface of the fee tail was 373,723 ha, and it was populated by 107,764 people [6].

The residences of the bailiffs of farm complexes of the Zamoyski Family Fee Tail have differed in terms of architecture from usual residences of the owners and cotters of farm complexes. They often had the architectural form of the country manor, and after subdivision, they were becoming the residences of their cotters [13]. Many times they had the form of palaces or villas like already inexistent palace in Łukowa. Apart from the residences like palace in Klemensów, Łabunie, they were an inseparable element of the landscape of the area of the Zamoyski Family Fee Tail (Fig. 1).

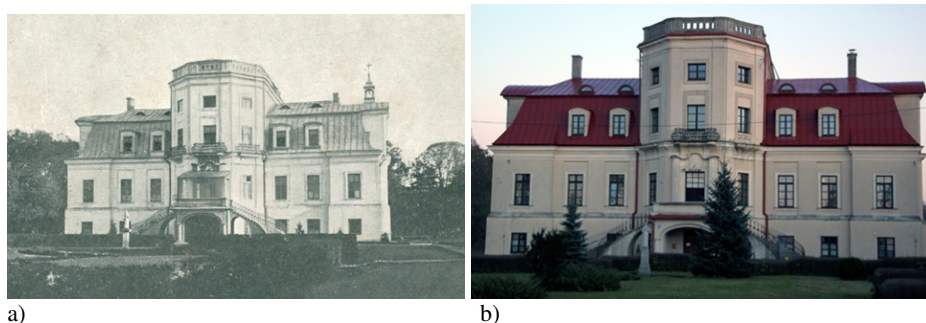


Fig. 1. The palace in Łabunie 1897-1944 (a) ; the palace in Łabunie, current state (b), fot. the author

The article presents three selected residences of such type: we will begin with the palace – park complex in Klemensów and then we will discuss much smaller manors in Sól and Łukowa, which were the residences of the cotters of farm complexes of the Zamoyski Family Fee Tail.

## 5. Palace – park complex in Klemensów

One of the most representative seats of the Zamoyski family was doubtlessly the summer residence in Klemensów situated in the area of Bodaczów village near Zamość by the Wieprz river.

The construction of the palace started in 1740 thanks to the 7<sup>th</sup> Ordynat - Tomasz Zamoyski. It was meant to be used as place of recreation for the future 8<sup>th</sup> Ordynat – Klemens, son of Tomasz, who has suffered from recurring health problems. Construction of the palace has been surveyed by genial engineers and

architects, for example engineer Jan Andrzej Bem, architect Henryk Ittar, Jerzy de Kawe or constructor J. Columbani [10].

The building of the surface of 3000 m<sup>2</sup> was situated in the landscape park, which was extended by the following Ordynats in the English style. After the war, the palace was used as an orphanage (1944 – 1966), and afterwards until 2006, by Social Home run by the Sisters of St. Francis. From the beginning of 2018, the palace – park complex in Klemensów returned to the Zamoyski family. The estate of total surface of 136.62 ha is situated on 12 plots. In 2016, the Zamoyski family requested the return of the estate in Klemensów. The Lublin Voivode agreed to sell the estate to the applicants. The Zamoyski family got a discount of 99.1% of the property value. The palace – park complex of estimated value of 7.3 mln zł was sold for 87 thousand zł, provided that if during 10 years the Zamoyski family decided to sell the property, they would have to pay back the discount to the state [11].

Currently, there are renovation and cleaning works at the palace and its surroundings (Fig. 2–4).

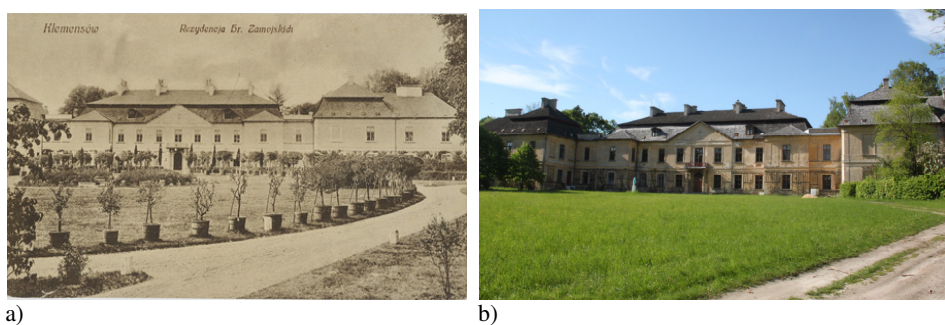


Fig. 2. The palace in Klemensów at the beginning of 20th century (a) ; the palace in Klemensów – current state (b), fot. the author



Fig. 3. The palace in Klemensów – current state, fot. the author

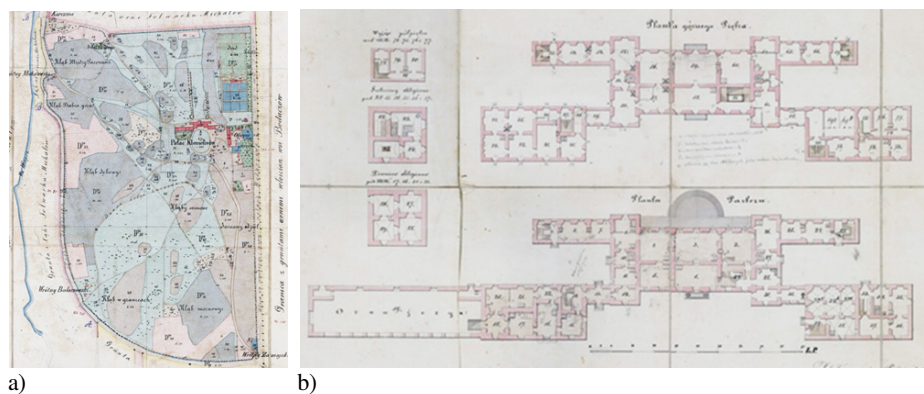


Fig. 4. The plan of the park and palace in Klemensów in 1872 APL, AOZ (a-b)

## 6. The farm complex in Sól

The palace - park complex in Sól is a perfect example of the complex that as a matter of fact has returned to the original owners – Rączyński and Kielczewski family – but still it was demolished in 1944 – 1950 because of its bad technical condition. Construction materials from the demolition were sold to the local residents who used them to build their own houses.

The farm complex was situated in Biłgoraj commune and was the part of the farm complexes of the Zamość Entail. After parcelling of the property in 1923, it became the possession of Józef Kielczewski, and since 1935, of Franciszek Rzączyński.

The surface of the farm complex was then 500 hectares of farmlands and 150 hectares of fields. The complex consisted of half-hectare fruit – vegetable garden and three water reservoirs. The Dąbrowica river was flowing by the farm complex. During the World War II, the river course was changed, when the Germans adapted the property in Sól to horticulture farm and cut down the historical alley leading to the manor [12].

The manor in Sól was probably built in the second half of the 19<sup>th</sup> century. It was laid out on the elongated, rectangular plan. The ten-axis building with irregular window openings disrupted with later extensions was erected solely from the blanched wood based on the brick foundation. The body of the building was covered with wood shingles and partly with tar roofing felt. The characteristic feature was portico on the south-west façade being the front façade of the building. It was based on four columns [13]. Even in surveys concluded in the 1920s, the technical condition of the building was defined as “*passable*”. Apparently already at that time, the secondary layers disrupting the original form of the manor in the form of the attached bay window and the elements that needed to be changed like crooked wooden columns supporting the arcades were clearly visible (Fig. 5, Fig. 6, Fig. 7B).



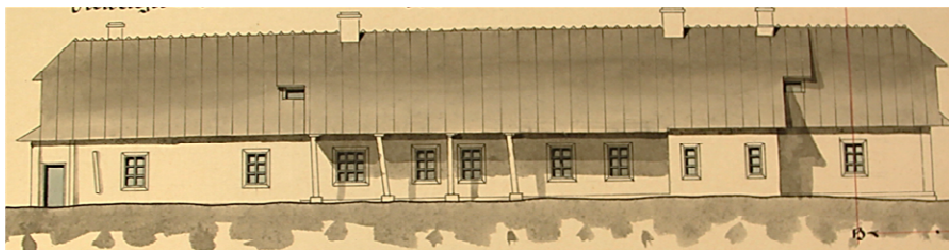


Fig. 5. The front facade of the manor in Sól, the survey of 1922, APL, AOZ, p.

Inside the manor, there were fifteen enfiladed rooms. In the place of the dismantled manor, at the efforts of the Rączyński family, a new residential building was erected in the 1990s. The form of the new building doesn't correspond with the architectural form of the historical seat of the cotter of the farm complex.

The manor was accompanied with a fruit and vegetable garden situated on the north-west side. From the southeast, it bordered on the stable, and from the southeast, on the wooden house of the writer and gardener of the farm complex. The plan of the garden hasn't survived till this day. Pictures from 20<sup>th</sup> century shows flower beds and flower compositions with exotic plants in the pots in most exposed places of the park like for example flowerbeds in Sól (Fig. 7B).



Fig. 6. Ewa and Józef Kielczewscy against the background of the manor with the arcade (the archive of The "Grodzka Gate – NN Theatre" Centre)

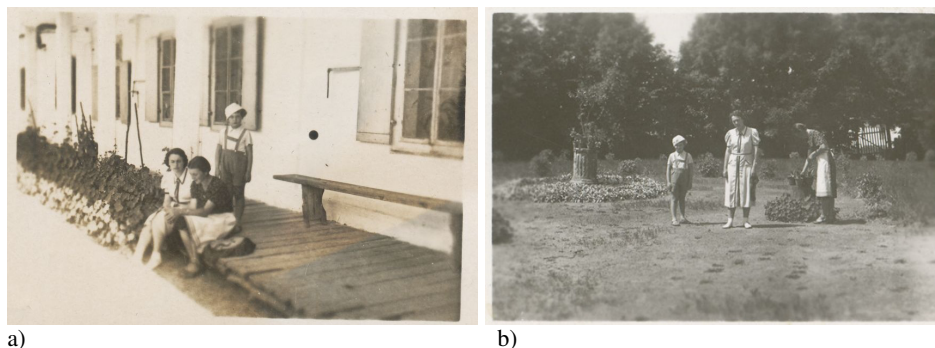


Fig. 7. Anna Rzączyńska, Róża Libek, Juliusz Libek in Sól (the archive of The “Grodzka Gate – NN Theatre” Centre) (a); Planting of flowers in Sól (the archive of The “Grodzka Gate – NN Theatre” Centre) (b)

## 7. The farm complex in Łukowa

There is not even a remaining trace of the former farm complex in Łukowa, which was belonging to the Zamoyski Family Fee Tail. In the 19<sup>th</sup> century, the manor area of Łukowa was partly in the Zamoyski Family Fee Tail and partly private property [14]. Back then there were the starost’s farm complex and two ponds [15]. The palace being the residence of the cotter of the farm complex didn’t survive the World War II turbulences. One and only iconographic material that survived until this day is the survey of the building from the 1920s.

The architectural form of provincial, eclectic building corresponded with palaces and villas erected by Teodor Talowski – architect who was in vogue back then. Palace was built of brick based on the plan of sculptural rectangle with numerous bay windows, which were entrances to the building. The front façade (from the southeast) was highlighted with representative portal. The building was dominated by a three-storey tower in the southwest part of the palace with a streamer with possible date of the construction – 1906 (Fig. 8). From the north-east side, in the middle of the façade, there was a wooden porch with three steps leading to a garden. The roof of the building was covered with two-color cement roof tiles. The rooms were aligned with one another in enfilade, and in the ground floor, apart from kitchen and bedrooms with the direct entrance from the garden, it was small winter garden with characteristic big window closed with an arc.



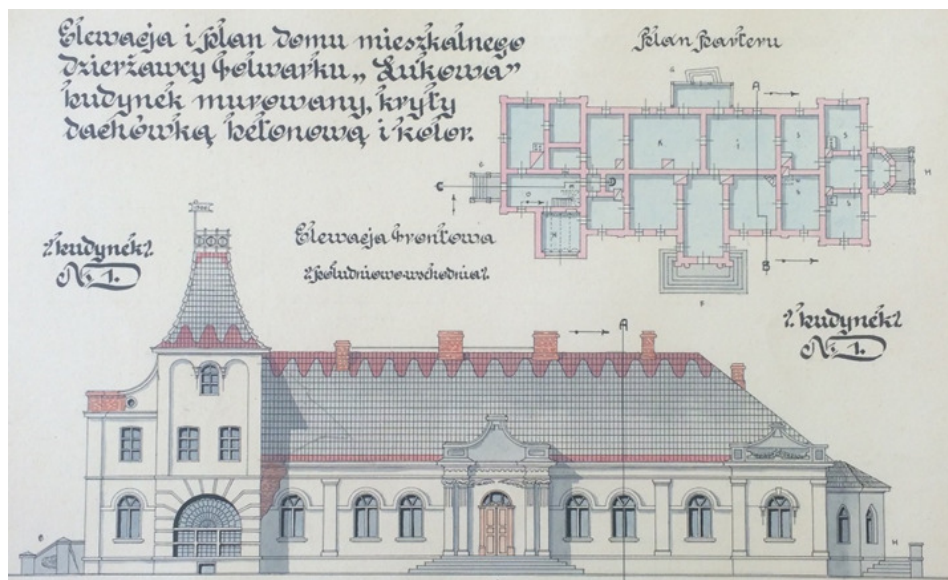


Fig. 8. The front façade of the manor in Łukowa, the survey from 1922, APL, AOZ

## 8. The hazards and state of preservation

The article has discussed three selected historical residences in the Zamość area. As we can see, their fates have varied. Only one of the presented buildings has survived till this day: the palace – park complex in Klemensów. It's a because this building was always in use, and on-going maintenance works were conducted, although not always in accordance with the good engineering practice. Despite the fact that the building was redeveloped and adapted by then authorities, the palace stayed in quite good shape. The fact that the original owners retrieved it gives hope that it will be restored to its former glory.

Two remaining buildings (the manors in Łukowa and in Sól) didn't survive war and after-way period. It's worth mentioning that significant portion of historical manors was destroyed especially in 1950s and 1960s as the symbol of fight with then eliminated gentry. It's true that it was possible to save many of those buildings. Unfortunately, a part of them was dismantled and used for cheap construction material by local residents and a part of them was dismantled because of the "bad technical condition".

In 1983, the number of survived manors in the former Zamość Voivodeship was 29 – on the turn of 1960s and 1970s 21 manors were demolished, and until 1945 – 15 [16]. After 1945, the manor in Antonówka (demolished in 1960), Baranica (demolished in 1961), Bzowiec Dolny or Chomęciska Małe (manor demolished in 1960) disappeared from the area of the former Zamość Voivodeship. Construction materials taken from the demolition were used for

example to build a fire station and new residential buildings. A similar fate was shared by other manors, for example the one in Grabowczyk, which was finally demolished in 1965, Honiatycze, Horyszór Ruski – demolished in 1946, Kryniczki, Nielisz – demolished after 1945, Pularzów – demolished in 1977 and Skierbieszów – demolished after 1950, etc. [3].

Taking into consideration the newest rapport of the National Heritage Institute, the state of preservation of the residential architecture of the Lubelskie Region is on the third place just after industrial buildings and farm complexes which disappears at an alarming rate (these buildings constitutes today 5.59%; so 17 buildings at stake out of 304 in the whole Lublin Voivodeship). Residential architecture on the line constitutes 4.17%, so 11 buildings out of 264 of the whole stock. The biggest threats for the historical buildings are wear and tear of the materials / construction (46 buildings), no resident (27 buildings) or no proper protection and on-going conservation (24 buildings) [2].

Unfortunately, there is no bright future for the residential architecture. Complicated proprietary issues and often no physical presence of the owner really hinder implementation of necessary repairs and renovations. One of the possible solutions to save historical residences is their conscious adaptation and conservation with the use of the UE funds.

## References

- [1] B. Stanek-Lebioda, *Zachowane dwory ziemiańskie Lubelszczyzny – nie wszystko minęło*, [in:] *Ziemiaństwo na Lubelszczyźnie*, The materials from the scientific session organized in the Zamoyski Museum in Kozłówka, elaborated by Róża Maliszewska, the Zamoyski Museum in Kozłówka, (2001), p. 100.
- [2] *Raport o stanie zachowania zabytków nieruchomych w województwie lubelskim, Zabytki wpisane do rejestru zabytków – The report of the state of preservation of the monuments in the Lublin Voivodeship (A and C register volumes)*, Warszawa, (2017), p. 30, 31, 34, 59–63.
- [3] J. Petera, *Wiejskie dworki drewniane na Lubelszczyźnie*, [in:] *Z Zagadnień Kultury Ludowej*, T.,(1978), p. 177–179, 90–155.
- [4] The design of the palace is associated to Bernard Merytyn [after:] J. Kowalczyk, *Zainteresowania i działalność architektoniczna Ordynatów Zamoyskich XVIII wieku*, [in:] *Ziemiaństwo na Lubelszczyźnie*, Materials from the 2nd scientific session organized in the Zamoyski Museum in Kozłówka, 22-24 May 2002, the Zamoyski Museum in Kozłówka, (2003), p. 104.
- [5] D. Fijałkowski, M. Kseniak, *Parki wiejskie Lubelszczyzny, Stan ochrona i rewaloryzacja biocenotyczna*, Warszawa, (1982), p. 36.
- [6] B. Kwiatkowski w publikacji *Folwarki Lubelszczyzny: historia rozwoju i zabudowy*, Lublin: Politechnika Lubelska, (2012), p. 7, 68 it is estimated that in the turn of 19th and 20th century the number of manors and farm complexes in the Lubelskie Region was 645 and the rotation of the owners was 50%.
- [7] J. Górak, *Przyczynki do architektury dworów na Lubelszczyźnie*, {in:} *Ziemiaństwo na Lubelszczyźnie*, Materials from the 2nd scientific session organized in the

- Zamoyski Museum in Kozłówka, 22-24 May 2002, the Zamoyski Museum in Kozłówka, (2003), p. 236. In this article Jan Dworak presented table with results of the survey on the number of bricked and wooden manors – 425, inexistent – 236 and unrecognized – 234.
- [8] M. Kowalski, Państwo magnackie w strukturach polityczno – administracyjnych Rzeczypospolitej Szlacheckiej na przykładzie Ordynacji Zamoyskiej, in: *Przegląd geograficzny*, (2009, 81,2), p. 182–184, 186.
- [9] M. Kozaczka, *Ordynacja Zamojska 1919–1945*, Norbertinum, Lublin, (2003), M. Kozaczka, *Poczet Ordynatów Zamojskich*, Norbertinum, Lublin, (2004).
- [10] D. Kawałko, *Klemensów zespół pałacowo – parkowy*, Biuro badań i dokumentacji zabytków, Zamość, (1986), p. 7.
- [11] A. Ciurysek, *Zamojscy znów w pałacu*, [in:] *Nowy Kurier Zamojski*, 14.03.2017
- [12] <http://teatrnn.pl/leksykon/artykuly/ziemianstwo-na-lubelszczyźnie-majatek-sol/>, acces: 29.06.2018.
- [13] J. Petera, *Nieznane i zapomniane dworki drewniane na Lubelszczyźnie*, *Ziemiaństwo na Lubelszczyźnie*, Muzeum Zamoyskich w Kozłówce, (2001), p. 126.
- [14] *Słownik Geograficzny Królestwa Polskiego i innych krajów słowiańskich*, edited by F. Sulmirski, B. Chlebowski, W. Walewski, Vol. V, Warszawa, (1880), p. 824–825.
- [15] <http://www.lukowa.pl/index.php/historia-lukowej>, access: 29.06.2018.
- [16] J. Górak, *Nieznane dworki Lubelszczyzny*, *Studia i Materiały Lubelskie*, (1986), Vol. 11, 177–179.

*Przesłano do redakcji: 20.09.2018 r.*

*Przyjęto do druku: 22.02.2019 r.*