Problems of Space Shaping in the Surroundings of Former Manors as Presented on Selected Examples in Cracow (Poland)

Rita Labuz¹

¹ Cracow University of Technology, Faculty of Architecture, Institute of City and Regional Planning, Chair of Spatial Planning and Environment Protection, ul. Warszawska 24, 31-155 Cracow, Poland
rlabuz@op.pl

Abstract. Inner city development structure of large cities is greatly diverse regarding form, functions, and historical and cultural values held. Domination of high-density housing development and absence of non-developed areas of large surface results in the fact that in these regions the existing public and green spaces become particularly valuable. The considered areas require protection against further, chaotic development. In inner city development we may distinguish a particular type of buildings that represents valuable cultural, historical, and architectural values - a manor. Manors are associated with residential development, located among green areas. The development of cities resulted in the surroundings of manors located near city centres were subject to significant transformations. A question arises, how does the surrounding space impact on the value of these objects. The paper presents studies on the method of land development of areas surrounding old manor buildings in Cracow’s city-centre development area in the context of shaping public spaces. The analyses stress the quality of surroundings in the vicinity of former manor developments. The purpose of studies is to indicate a method of shaping public spaces around former manors in Cracow and to recognize conflicts present within these areas. In result, the assessment of the impact of spaces on the perception of historic manors in the city space was conducted. The article shows examples of spaces surrounding three old, historic manors in Cracow, Hunter’s Manor House in VII district Zwierzyniec, “Kossakówka” Manor and Park Complex in I district the Old Town, and former manor at Jana Zamoyskiego Street in XIII district Podgórze. Areas surrounding the manors, in particular public spaces, such town squares, were subjected to functional, composition and aesthetic analysis. Based on conducted analyses, their strengths and weaknesses were established. The conclusions show issues regarding the areas neighbouring the selected historic manors in Cracow, while attempting to indicate possible actions that could improve the quality of these spaces.

1. Introduction

The architecture of centres of cities founded in the medieval times often constitutes a representational urban landscape with special cultural, historical, and architectural values. In the case of the city of Cracow it is extremely valuable. Not only does it fulfil representational and commercial function, but it is also important for tourism and constitutes the symbol of the city. Many historic sites of Cracow are located within the perimeter of the inner city. Cultural and historic values testify to the identity of this place and its residents. Culture and tradition distinguish a specific community. One of many elements characteristic for Polish architecture is the Polish manor house. Krzysztof Stefaniński writes about it when...
he writes that a manor house “was a characteristic element of landscape of the Polish countryside even until the early 20th century” [1, p. 18]. A manor house was a building occurring not only in rural areas, but also in towns and cities. A good example in this respect is Cracow. The paper presents research into areas around manor houses in the inner city of Cracow. Krzysztof Stefański provides the definition of the manor house after Słownik terminologiczny sztuk pieknych (Fine Arts Dictionary), which defines a manor house as “a small living residence” [1, p. 17]. Agata Zachariasz invokes the definition of a term “manor complex” after Więckowska J., Założenia pałacowe i dworskie – spójność kompozycji i odrębność w krajobrazie (Palace and Manor Complexes – Cohesion of Composition and Separateness in Landscape) as “a manor house (….) together with an access road to them, other residential facilities (e.g. outbuildings, czworaki /four-room dwelling houses/), utility buildings often connected with ponds, utility gardens (e.g. vegetable garden, herb garden, orchard, apiary), a fence with a gate, and the nearest surroundings” [2, p. 195]. This form of residential architecture represents important values for the identity and tradition of the place where it is located due to its architectural form and its genesis. Surrounding areas of these facilities change their structure and function under the influence of the development of cities and their new architecture. The observable transformations do not always have a positive effect on the future perception and further functions of a given building in the space of the city.

2. Inner-city development in Cracow

The Regulation of the Minister of Infrastructure and Construction dated 14 November 2017 defines the inner-city development as “a cluster of intense development in the inner city, defined in the local spatial development plan, and in the absence of the local plan – in the study on spatial development conditions and directions of a given commune” [3, p. 1]. Due to the need to determine the inner-city development area, the Mayor of Cracow issued an Official Order No. 1/2015 dated 22 January 2015 on the Inner-City Development in Cracow, which defines its limits. The area of the inner-city development in Cracow covers areas belonging to five districts of Cracow: district I Old Town, district II Grzegórzki, district V Krowodrza, district VII Zwierzyniec, and district XIII Podgórze. The limits of the said area are illustrated in the graphical appendix to the aforementioned order. Figure 1 shows location of the analysed manor houses against the background of the inner-city development area. These areas are characterised by compact development, with the prevalence of low buildings (up to 12 m or 4 floors) and medium-high buildings (12-25 m or 4-9 floors)\(^1\). Within the framework of the inner-city development there are urban layouts listed in the register of historical monuments of the City of Cracow, e.g. “urban layout of Cracow within the limits of Planty Park” [4, p. 4].

\(^1\)The height of low and medium-high buildings is defined in the Regulation of Minister of Infrastructure and Construction dated 12 April 2002 on Technical Conditions to Be Satisfied by Buildings and Their Location [5, § 8].
3. Analysis of areas around selected manor houses located within the inner-city development in Cracow

3.1. Hunter’s Manor House

Hunter’s Manor House, or to be more precise manor and park complex, is located in Cracow in the district VII Zwierzyniec. It is situated at Kościuszki street in the vicinity of Na Stawach market square (Figure 2). This site is listed in the register of historical monuments of Cracow [4]. Hunter’s Manor House was erected in ca. 1646 (this date appears on the southern elevation of the edifice) upon the initiative of Kasper Kasprzycki “on the basis of the privilege of the convent of the Norbertines” [8] from 1638. According to the data from the Municipal Spatial Information System, it was erected in the location of the former Ligęziński manor house.

Today Hunter’s Manor House serves as a seat of “Znak” Publishing House (Figure 3). The area around it is developed in the form of a garden, within the perimeter of which there is a small amphitheatre. The entire territory is fenced. In its direct vicinity there are residential buildings and warehouses. The warehouses are utilised by renovation and construction companies, which is clear due to the presence of excavators and trucks (based on site visits conducted in late 2014 and early 2015). The facilities in question are located in the direct vicinity of residential buildings (a multi-family building designed by Prof. Wojciech Buliński). These two functions are in conflict with each other due to the noise and pollution generated by the trucks. Between the warehouses and the seat of “Znak”

Figure 1. Location of the analysed manor houses against the background of the inner-city development of Cracow. Compiled by the Author based on the Appendix to the Official Order No. 2/2016 of the Mayor of Cracow dated 19 February 2016 on Amending the Official Order No. 1/2015 of the Mayor of Cracow dated 22 January 2015 on the Inner-City Development of the City of Cracow [6] and map based on © OpenStreetMap contributors [7].
Publishing House there is an uncontrolled greenery area and a pedestrian path linking Kościuszki street (tram stop) with Na Stawach market square. An overground car park separates the territory of Hunter’s Manor House from the market square, occupying the land along the compositional axis between them. The car park is used by customers and owners of stands at the market square, as well as by employees of nearby offices (e.g. Provincial Labour Office). The office buildings referred to above stand out due to their form and height, different from the nearby structures. Na Stawach square serves as a municipal (local) trade space. Based on interviews with several residents of Zwierzyniec, it can be concluded that they appreciate the opportunity to purchase goods (especially vegetables and fruit) from local producers. The surface of the square is covered with small wooden or steel stands with temporary canopies made of materials such as tarpaulin (Figure 4). Passages between stands are very narrow. Another problem is the lack of a sufficient number of parking spaces for residents and service users on week days. On public holidays the square gets deserted, and closed stands constitute a spatial barrier. Nearby grocery stores, such as EuroSpar and Lewiatan, offering a rich selection of products, are a competition for the market function of the square. Furthermore, from the north and east Na Stawach square is surrounded with a compact frontage development with service outlets on ground floors. The services comprise a shoe shop, a pharmacy, a restaurant, a lingerie shop, a bakery. On the southern side of the square there is an office building. The western side of the square is closed with Bolesława Komorowskiego street, where there is a building housing a healthcare centre (“Salwatorska” Outpatient Clinic) and one-floor buildings which used to fulfil warehousing and production function, and now seem to be deserted. Some of the structures have fallen into ruin, evidence of which are traces of a fire on their outside walls. Hunter’s Mansion House is separated from the Vistula river by a row of buildings along Kościuszki street. Kościuszki street is surrounded by compact frontage development with the residential function and services on the ground floors. In the vicinity of Hunter’s Manor House at Dojazdowa street there is an access route to Vistula Boulevards, rarely frequented by pedestrians and cyclists.

![Figure 2](image_url). Grafic presentation of the land development around the Hunter’s Manor House in Cracow. Own study based on © OpenStreetMap contributors [7].
3.2. “Kossakówka” Manor and Park Complex

“Kossakówka” Manor and Park Complex is located in the centre of Cracow, near Wawel hill in district I Old Town. It is a former seat of the Kossak Family. This is the place where for a time well-known representatives of the world of science and culture lived and worked: Juliusz Kossak, Wojciech Kossak, Jerzy Kossak, Magdalena Samozwaniec, Maria Pawlikowska-Jasnorzewska. This is where Jerzy Kossak’s granddaughters, Gloria and Simona, were raised. Cracow commemorated the figure of Zofia Kossak-Szczucka, Jerzy Kossak’s cousin, placing her bust in Jordan Park in the Gallery of Great Poles of the 20th Century. The Author tackled the problem of land development in the vicinity of Kossaka square and Retoryka street in Cracow in her other works [9, 10]. The aforementioned manor and park complex consists of two buildings: a manor house, and a villa, as well as a garden along with a preserved wall from the side of Kossaka square. These structures are listed in the register of historic monuments of the city of Cracow. The manor and park complex is also listed in the communal register of historic sites of the city. The initial project comprised a larger surface area than today. However, “after Jerzy Kossak’s death, a part of the garden was taken up for the construction of a five-storey townhouse” [9, p. 121]. In the result of further development, “Kossakówka” got surrounded by four- and five-floor buildings (Figure 5). From the east “Kossakówka” is directly adjacent to Krasinskiiego avenue – a dual carriage road with a green belt in between. The avenue is a section of the so-called 2nd ring road of Cracow, which runs along the former peripheral railroad operating in the early 20th century. The garden of “Kossakówka” is separated from the street with and openwork fence and small service outlets, such as kiosks with questionable aesthetic qualities. Next to the stands there is a public bus stop and a pedestrian subway, linking two sections of Morawskiego Street (Figure 6). Since mid-2016 the construction of a multi-family residential building has been carried out on the plot of land adjacent to the garden of “Kossakówka”, with services and a garage for passenger cars. Today the project is still before the finishing stage. A historic villa, located in the vicinity of “Kossakówka”, has been subjected to construction works, too. It should be pointed out that the villa was neglected and abandoned until the time of its reconstruction. Currently, the building is being adapted to a hotel. The “Kossakówka” manor and park complex is located at Kossaka square, which serves as a car park (Figure 7). The western and eastern frontages constitute compact residential and commercial buildings, whereas at Zwierzyniecka street there are small catering facilities and a kiosk. The public space referred to above is dominated by the traffic function, and consequently it is not regarded as a municipal square, but an overground car

2 Data based on the construction site information board, as of 18 Dec. 2016.
3 Data based on the construction site information board, as of 07 Jan. 2018 r.
park. The development that surrounds “Kossakówka” is much higher than the manor and the villa\(^4\). This way the manor and park complex forms a distinct element in the landscape of this part of the city, which is not emphasised amongst the surrounding development.

\[\text{Figure 5. Graphic presentation of the land development in the area of „Kossakówka” Manor and Park Complex. Own study based on © OpenStreetMap contributors [7].}\]

\[\text{Figure 6. View of “Kossakówka” manor and park complex facing Krasińskiego avenue in Cracow, a new multi-family building in the background.}\]

\[\text{Figure 7. View towards “Kossakówka” manor and park complex from Kossaka square, parking spaces on the square in the foreground.}\]

\(^4\) The buildings of “Kossakówka” have two floors, whereas the nearby tenement houses have on average four overground floors.
3.3. Manor House at Jana Zamoyskiego Street in Podgórze District

The manor house at 12 Jana Zamoyskiego street in Cracow is located in district XIII Podgórze. It was erected in ca. 1890, and reconstructed in 1910 [8]. It is listed in the register of historic monuments of Cracow. In 1979 the facility was renovated [8]. Today there are two public spaces located in the direct vicinity of the manor house: Bednarski Park from the south, and Niepodległości square from the north (Figure 8). Bednarski Park stands out thanks to its diverse landform, thanks to which it has high scenic values. It is a perfect place to admire such landmarks as e.g. the Wawel castle. Furthermore, the park is a valuable area for the city due to its natural advantages. There are four nature monuments within its perimeter [8]. The park is dominated by asphalt walking lanes with wooden benches. There are areas, however, where there are no seats available. The greenery of the park consists of lawns and high vegetation. Their layout seems to be accidental, resulting from natural development. Niepodległości square is situated in the compositional axis linking Marshal Józef Piłsudski Bridge and the aforementioned historic manor house (Figure 9). Together with a building of the “Korona” sports club, it is located in the place of former army barracks. They had their seat in the building called “Economie Gebaeude”, which got destroyed in 1945 in a fire. In the mid-20th century the building was disassembled [11]. Niepodległości square is surrounded with compact frontage development from three sides. The only exception is the southern frontage, which consists of two detached residential buildings (the manor house discussed herein and a historic residential tenement house). From the south and east the analysed area is surrounded by overground parking spaces. They are separated from its centre by means of small green areas. The surface of the square is made of yellow cobblestones. This public space fulfils a recreational function. In the middle there is a square on the floor plan in the shape of a four-leaf clover, with small ornamental trees. Along the eastern and western frontage there are isolated wooden benches. Due to the diversified landform and big altitude differences, the area at Zamoyskiego street is quite scenic. Nevertheless, due to the size and form of buildings surrounding the square it does not constitute a dominant, but only a type of a smaller urban landmark. Figure 10 shows the urban interior of the square.

![Figure 8. Grafic presentation of the land development around the former manor house at Zamoyskiego Street 12 in Cracow. Own study based on © OpenStreetMap contributors [7].](image-url)
4. Results and discussions
The selected examples of Cracow-based manor houses are located within the inner city of Cracow. Each of them along with its surrounding area represents considerable historical and cultural values. In the 18th century these buildings were situated outside the city limits (the perimeter of the today’s Old Town). As the administrative limits were shifted and the development was progressing, their surroundings were changing. Based on the analyses it can be observed that in all three cases there is a public space in the form of a municipal square in the vicinity of the manor houses. Clear differences, on the other hand, are visible in the state of the development of these spaces and in the functions they fulfil. Na Stawach square serves as a market square. Due to the chaotic arrangement of the trading stands and their low aesthetic qualities, it does not constitute a representational space. The car park separating the square from the premises of Hunter’s Manor House renders it impossible to combine these areas, although there is a frequented walking path between Kościuszki street and the market square. Furthermore, a small area of greenery situated to the west from the manor house remains uncontrolled. A functional conflict is caused also by warehouses located near the green area referred to above, which generates truck traffic. Hunter’s Manor House is accessible predominantly from Kościuszki street. The gate from the side of Na Stawach square is locked from the outside. The green area around the manor house offers a great potential for the creation of an attractive public space. For this reason, it could be considered to combine the existing green areas and to create a form of a new park, which could highlight historical values of this place. A simultaneous revitalisation of Na Stawach square could contribute to the improvement of the quality of the local urban environment. A similar potential is offered by “Kossakówka” manor and park complex. Revitalisation of the garden and opening it to the public seasonally could be considered. Today, Kossaka square serves as a car park and a taxi rank. One-floor temporary commercial facilities facing Zwierzyniecka street obstruct the view of the square and “Kossakówka”. The areas in the vicinity of the manor house at Jana Zamoyskiego street seem to be the most attractive today. This building is surrounded by two public spaces: a park complex, and a municipal square. Both areas are used by residents and tourists for recreational purposes. Simultaneously, in compositional terms the former historic manor house constitutes an important element in the space, which (along with the nearby historic tenement house) links the square with the park. The compositional layout of the surrounding area and the diversified landform create positive scenic views. The only exception in this respect are cars parked along Zamoyskiego street, which partially obstruct the view of the manor house from the side of Niepodległości square. It could be advisable to consider the possibility of liquidating these parking spaces, due to the presence of an overground multi-level car park in a form of a multi-floor building located nearby. Curiously enough, there are no local plans covering the areas near Hunter’s Manor.
House and “Kossakówka” manor and park complex which would regulate the development of these areas (data on the basis of local spatial development plans in force in Cracow) [12].

5. Conclusions

Highlighting cultural, historical, and architectural values of historic manor houses located in Cracow is extremely important for maintaining the local cultural identity of these places. The problem of the need to make use of the cultural values of historic residential buildings was touched upon by e.g. Marek Kozak in his publication Dwory, pałace, zamki – kosztowne pamiątki czy zasób rozwoju? (Manors, Palaces, Castles – Costly Mementos or Resource of Development?) [13]. The example of Cracow, a city with a rich history and culture, demonstrates how surrounding areas of former historic manors look like. On the basis of the selected examples one can observe that spaces around them fulfill diversified functions. Some of them integrate local communities, such as e.g. the trade function of Na Stawach square, or the recreational function of Niepodległości square. They do, however, require a solution for spatial and functional conflicts occurring in their vicinity in order to improve the quality of the urban environment. A recurring problem is the dominance of overground parking spaces, which limit pedestrian traffic and occupy large public surfaces. Surroundings of manor houses require special treatment owing to valuable cultural qualities they represent. Neglecting these places does not foster the process of building of the local cultural identity. For this reason, it is important to undertake actions aiming to protect these areas against uncontrolled development and degeneration.

References

[1] K. Stefański, “Dwór, pałac, willa – kilka uwag na temat terminologii” [in:] Dwór. Ponowoczesne przygody idei i formy, ed. Cichoń P., Latocha S., Institute of Ethnology and Cultural Anthropology, University of Łódź, Łódź 2016. Available at: http://www.etnologia.uni.lodz.pl/wp-content/uploads/2017/02/d2.pdf

[2] A. Zachariasz, “Why it is worth to preserve the countryside manor. On the protection of manorial and palace complexes, based on a selection of examples from southern Poland” [in:] Topiarius 2 Landscape Studies, University Rzeszów, Faculty of Biology and Agriculture, Rzeszów 2017, pp. 194 – 213. Available at: http://yadda.icm.edu.pl/yadda/element/bwmeta1.element.baztech-ab41eb8a-6017-454f-8307-4645fc0a6717?qt=bwmeta1.element.baztech-dcd90d17-b383-4c46-b1ab-7eb4e30628015&qt=CHILDREN-STATELESS

[3] Regulation of Minister of Infrastructure and Construction dated 14 November 2017 Amending the Regulation on Technical Conditions to Be Satisfied by Buildings and Their Location, available at: http://prawo.sejm.gov.pl/isap.nsf/download.xsp/WDU20170002285/O/D20172285.pdf [access date: 20.02.2018]

[4] Complexes and buildings in the City of Cracow listed in he register of historic monuments (as of February 2018). Available online at: http://www.wuoz.malopolska.pl/images/file/2018/Rejestr_krakowski2018.pdf [access date: 2.03.2018]

[5] Regulation of Minister of Infrastructure and Construction dated 12 April 2002 on Technical Conditions to Be Satisfied by Buildings and Their Location. Available at: http://prawo.sejm.gov.pl/isap.nsf/download.xsp/WDU20020750690/O/D20020690.pdf

[6] Graphical appendix to the Official Order No. 2/2016 of Mayor of Cracow dated 19 February 2016 on Amending the Official Order No. 1/2015 of Mayor of Cracow dated 22 January 2015 on the Inner-City Development of the City of Cracow. Available at: https://www.bip.krakow.pl/?%20dok_id=66447 [access date: 9.02.2018]

[7] © OpenStreetMap contributors, available at: https://www.openstreetmap.org/#map=12/50.0557/19.9577, [access date: 12.03.2018], data available under license Open Database License: https://www.openstreetmap.org/copyright

[8] Municipal Spatial Information System of the City of Cracow. Available online at:
http://obserwatorium.um.krakow.pl/obserwatorium/kompozycje/?config=config.json [access date: 9.02.2018]

[9] R. Łabuz, “The Area of Kossak Square – a Public Space at the Młynówka Królewska Mill Race – in the Context of its Historic, Cultural and Natural Assets” [in:] Topiarius 4 Landscape Studies, University Rzeszów, Faculty of Biology and Agriculture, Rzeszów 2017, pp. 117 – 129

[10] R. Łabuz, M.Sc.-dissertation “The Area of Kossak Square – a Public Space at the Młynówka Królewska Mill Race – in the Context of its Historic, Cultural and Natural Assets”, defended in 2016 at the Faculty of Architecture, Cracow University of Technology, supervisor: Elżbieta Węclawowicz-Bilska, Prof. D.Sc. Ph.D. Eng. Arch. Co-supervisor: Urszula Nowacka-Rejzner, Ph.D. Eng. Arch.

[11] Website of district XIII Podgórze in Cracow. Available at: http://www.dzielnica13.krakow.pl/odzialnicy/warto-zobaczyc/228-plac-niepodleglosci [access date: 19.01.2018]

[12] Map of local spatial development plans in force in Cracow. Available online at: http://planowanie.um.krakow.pl/bpp/plany obow.htm [access date: 21.01.2018]

[13] M. W. Kozak, “Dwory, pałace, zamki – kosztowne pamiątki czy zasób rozwoju?” [in:] Studia Regionalne i Lokalne Nr 2(32)/2008, University of Warsaw - Centre for European Regional and Local Studies (EUROREG) and Regional Studies Association - Polish Section, pp. 92 – 111. Available at: http://cejsh.icm.edu.pl/cejsh/element/bwmeta1.element.desklight-9aa697fd-fcf3-44d4-8ebd-4daf89f8c148.