

## CRACOW LANDSCAPE MONOGRAPHS

3



INSTITUTE OF ARCHAEOLOGY  
JAGIELLONIAN UNIVERSITY IN KRAKÓW

INSTITUTE OF LANDSCAPE ARCHITECTURE  
CRACOW UNIVERSITY OF TECHNOLOGY

## **CRACOW LANDSCAPE MONOGRAPHS 3**

**Landscape as impulsion for culture:  
research, perception & protection**

## **PROBLEMS OF PROTECTION & SHARING**

Kraków 2016

CRACOW LANDSCAPE MONOGRAPHS  
VOL. 3

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ISSN 2451-1692

ISBN 978-83-942469-6-9

Publishers:

Institute of Archeology  
Jagiellonian University in Kraków  
Gołębia 11 str., 31-007 Kraków, Poland  
[www.clc.edu.pl](http://www.clc.edu.pl)

Institute of Landscape Architecture  
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# INFLUENCE OF URBANISATION ON HERITAGE REGISTER SITES. RZESZÓW MANOR-GARDEN ENSEMBLES CHANGES OVER TIME

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## ABSTRACT

*Landscape of Rzeszów dramatically changed within last century. At the beginning of XX<sup>th</sup> century the city was still small, living in the shadow of other regional centres. Particularly quick urban and territorial development took place after WWII. Within the area of Rzeszów commune remain 7 manor-garden complexes set in XVIII<sup>th</sup> and XIX<sup>th</sup> century. Four of them are recorded in heritage register. Apparently it were not the war acts that brought the greatest damages to the manors and its surroundings. Actually it were extensive investments in 1970's and 1980's. Historical ensembles in Staromieście, Załęże, Zalesie and Słocina after WWII were nationalized and there were allocated different public functions. This investments entailed most often far changes in land use of former manor-park ensembles.*

*The article depicts changes in landscape of the city in XX<sup>th</sup> century, especially public investments in planned economy system. Spreading urbanization, particularly location of public services buildings in second half of XX<sup>th</sup> century changed former spatial structure of manor ensembles.*

## Keywords

*manor park, influence of urban development on heritage sites, heritage protection*

## 1. INTRODUCTION

Rzeszów settlement existing in the valley of Wisłok on the route leading from Kraków to Russia received city rights in 1354. In the initial phase the city developed very slowly, creating a new spatial composition around the main square at a small distance from the original settlement in today's Staromieście. Faster development of the city came under the Austrian annexation, especially after the train connection linking up the biggest centers of northern Galicia - Cracow and Lviv. In the early XX<sup>th</sup> century, Rzeszów was still a local center, with an area of 7 km<sup>2</sup>, inhabited by about 23,000 people. Until the mid- twentieth century, the city was used as a small service center for the inhabitants of the surrounding villages. The villages belonged to landowners and there were elected attractive places for manors and surrounding gardens. Changing the country's borders after World War II and the establishment of the province of Rzeszow increased the importance of the city, which has become a regional center. At that time, there has been intensive industry development and a large inflow of people. In the 1950s, the city expanded its territory by more than 30 km<sup>2</sup> and for a decade the population has more than doubled, exceeding 60,000 people (Marcinkowski 2003:9-11). Expropriated after World War II manors were adapted to public functions. The parks surrounding residences were gradually depleted and adjusted to new functions.

## 2. MANOR PARKS IN HERITAGE REGISTER OVER TIME

### 2.1. Manor park in Staromieście

Staromieście in XIX<sup>th</sup> century still called the Old Town, was the actual cradle of Rzeszów, the prelocation settlement (Mamulski 1979:1). In XV<sup>th</sup> century already existed there a wooden fortified manor house. It was situated along the historical Rus' trade route (Kus 2008) on the high banks of Przyrywa Stream the mouth to Wisłok rive (Mamulski 1979:1). It was created by Rzeszowski family coat of arms Półkozic, derived from the first owner of the town Jan Pakosławic from Stróżyska. At the end of XVI<sup>th</sup> century along with other Rzeszowski's estates Rzeszow passed into the hands of Mikołaj Spytek Ligęza. After moving city to the north and the construction of the castle mansion became the center of the Old Town folwark farm. From the mid-seventeenth to the late eighteenth century these estates belonged to Lubomirski family. Brick mansion at the site of the present palace was built probably in the second half of XVIII<sup>th</sup> century. A one storey building had two corner avant-corps from the front and one in the southern facade. Indebted property (Staromieście, Miłocin and Ruska Village) was sold in 1792 to Ignacy Skrzyński. As a result of affinity and purchases the property eventually went into the hands of Adam Jędrzejowicz, owner of few villages north from Rzeszów (Zaczernie, Trzebowniko, Nowa Wieś) in 1880. Jędrzejowicz family involved Tadeusz Stryjeński, well-known galician architect to rebuild the manor. As a result of this extension there was created spacious 2 storey palace with 17 rooms on the ground floor (Czarnota 2001:80) and an attractive, sculptured facade. Investments covered the surrounding park, which has been enlarged (Mamulski 1979:5) in relation to the area shown on the cadastral map from 1849. The farm and agricultural part was transferred to the territory of the former Obozisko and in the composition there was dragged the northern courtyard. At this time it was also created regular four-piece utility garden (Mamulski 1979:5). On the cadastral map the composition of the park it is not applied. The area of the park was similar to current one (approx. 3 ha). During interwar period park area was expanded again to 4,3 ha. At that time, park layout was separated by a fence from the folwark part, greenhouse and palm house were created.

Landscape park composition was shaped with the major axis defined by the entrance to the palace. Before the front façade there was a lawn, followed by the central clearing with exotic plants. In the western part of the clearing was a tennis court. The eastern part opened up to low flower bed and vast landscape of meadows and pastures spreading towards river Wisłok (Mamulski 1979:6-7). In the eastern part there was linded grove with shrine (Mamulski 1979:21). After land subdivision w 1944 the folwark was divided between locals. Park was used by cooperative 'Jedność' ('Unity'). In the manor there were offices and flats for employees. In the park and cold frames there were grown vegetables. There were also cut trees to make room for new pitch (Czarnota 2001:80, Mamulski 1979:3). In 1947, in the south-east corner of the park stood Monument to the Victims of Terror, commemorating ten people working for railway murdered by the Nazis (Kwiatkowski 2010). When Staromieście was incorporated to Rzeszów, part of the park with the manor was handed over to the Regional Hospital. In 1957, the palace was adjusted to anti-tuberculosis hospital, folwark area was used by the Miejskie Przedsiębiorstwo Motorowe (Municipal Motor Enterprise - currently parking lot) and the Miejskie Przedsiębiorstwo Oczyszczania (Municipal Cleaning Enterprise - currently Labour Office). Plans for new hospital buildings were prepared in 1955 (1.).

All manor buildings, apart from the palace were demolished over the years. Within approx. 50 years the park-manor complex area was reduced by approx. 2.2 hectares. In the north-eastern part, where there was a gardener's house and greenhouses, Miejskie Biuro Projektowe was build (Municipal Project Office). The old stables were adapted to the offices of the Municipal Cleaning Enterprise, cowshed and piggery served as garages and workshops. In the north-western part of the estate Zakłady Naprawcze Sprzętu Medycznego (Medical Equipment Repair Center) was located. Inventory map (Mamulski 1979: Map No. 8) from this period shows hospital buildings created in the eastern and north-eastern part of the manor-park complex. Location of new hospital buildings destroyed one of the oldest parts of the composition - avenue planted with trees visible on the cadastral map from the mid-nineteenth century. It is possible that its

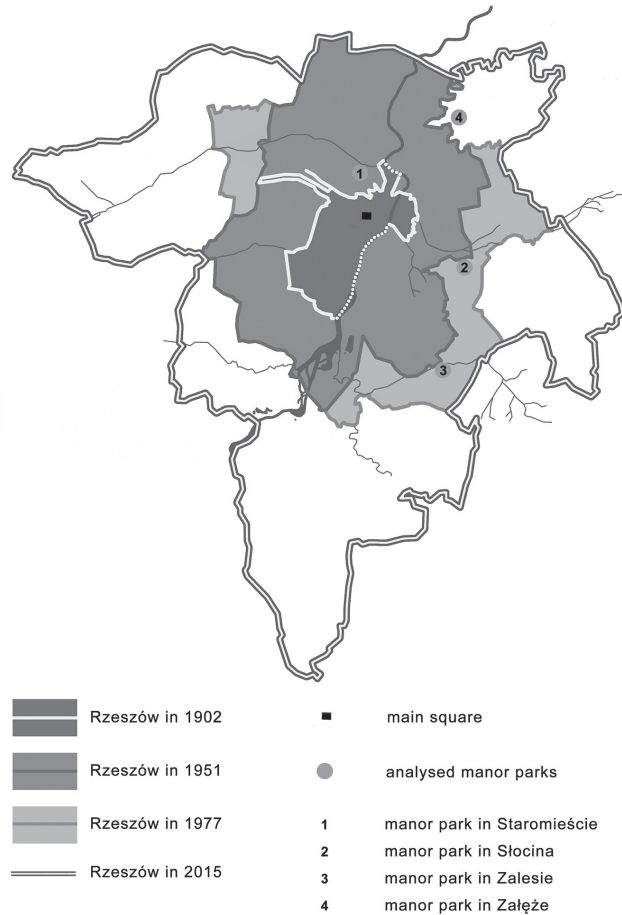


Fig.1. Location of analysed manor parks over spatial development of Rzeszów. Prepared by author, according to grafic annex B17 to City Council act No.XXXVII/113/2000 as amended and study of spatial development (<http://www.rzeszow.pl/miasto-rzeszow/rozszerzenie-granic-miasta/jak-roslo-nasze-miasto>, access 10.01.2016).

history goes back to the days when Staromieście manor was the main residence of the owners of Rzeszów (Mamulski. 1979: 4). At the site of the barn and the granary the first hospital building was establish. In the area of the former vegetable garden there were built boiler-house, dissecting-room and outhouses (Mamulski 1979:11). Gatehouse was demolished. Fenced driveway was introduced from Rycerska Street to the hospital, perpendicular to the main axis. This resulted in a clear division of park into two unequal parts and the complete loss of the integrity of the object. The park manager introduced many changes in the composition, particularly in the immediate vicinity of the palace. Access roads were built both from the front and from the east of the palace, eliminating the flower beds. In the central part of the clearing circular fire tank enclosed by a high net was located, which clearly does not fit to the park composition (Mamulski 1979:12). The health condition of trees at the time was assessed as neglected. In the central clearing dense conifer plantings plantings, as if concealing a new frontier park (Mamulski 1979:20-21). Along the Rycerska Street in the 1970s 10-storey blocks were built, creating a new neighbourhood for the park. After 1979 one more hospital wing was created.



Fig.2. Jędrzejowicz family palace in Staromieście. Picture taken by Edward Janusz between 1896 and 1918.  
Courtesy of Krzysztof Szela, director of Regional Museum in Rzeszów.



Fig.3. Former Jędrzejowicz palace, currently regional centre of pulmonary diseases.  
Current state. Photo by author.

In 2007 the wall surrounding the park from the south and the east was demolished (Kuś 2008). From that moment the inhabitants can freely enter the area where lately benches and litter bins were introduced. Unfortunately, the devastation of the palace is progressing and today it is hard to see traces of its former glory. Monuments conservator recommends capital restoration and cutting down spruce trees planted in the 1970s too close to walls. It is also hard to imagine the full restoration of the park composition.

## 2.2. Manor park in Zalesie

The first documentation of restoration of the manor in Zalesie was carried out in 1976, and entry for register of monuments took place two years later. The study preceded a handover of the estate to the branch of the Agricultural University in Krakow. At that time manor complex covered the area of about 2.6 ha. In 1850 the manor buildings together with the folwark and a small ornamental garden was entirely on left side of the Matysówka Stream. Manor facing south had a view on the river and on the right bank with some greenery, possibly a small forest. It was probably demolished during the construction of the current manor which is one of the administrative buildings of the University of Rzeszów. The new mansion was built probably as a result of remodelling of the brick outbuilding from the end of the nineteenth century. It is situated perpendicular to the road, opposite the former Orthodox church, nowadays the catholic church of Assumption of the Blessed Virgin Mary. Around this time, park was expanded with the part on the other side of Matysówka Stream. It is the only part of the park, where old trees survived. Both parts of the park were connected by a wooden bridge with stairs, which was destroyed during the flood in the 1930s (Peret 1976:3). By the manor there was round bed, alleys were gravel. Orchard was located in the east part of the park. The park was enclosed partially with the brick wall, partially with interwoven picket fence (Peret 1976:3). Behind the palace there was a manor kitchen building. The buildings included also smithy, stables, barns, piggeries, barns, granary and a treadmill. *'Gumiński's folwark was considered as one of the best managed'* (Marcinowski 2003:26). In 1944 parcelation of private properties took place. After 2nd World War it housed primary school, library and post office. In the 1970s the area belonged to the Tyczyn municipality. The mansion was used for residential purposes, among others, as house for teachers. On the east side of the house it was planned to build a school, but the work was halted. This led to significant changes in the spatial arrangement of the older part of the park - stand preserved only on the eastern side (Peret. 1976:8). The whole park was run down with no-maintained paths. Right-bank part of the park was used for arranging festivals and playing football matches. There were also here playing equipment for children (Peret 1976: 5).

Zalesie likewise Slocina in the XVth century belonged to the tyczyński estate (Zachariasz, Hoszowski, Uruska-Suszek 1990). In the 1970s the area belonged to the municipality Tyczyn. The manor was used for residential purposes, among others, as housing for teachers. On the east side of the house it was planned to build a school, but works were halted. However this decision led to significant changes in the spatial arrangement of the older part of the park. It is well preserved only on the eastern side (Peret 1976:8). The whole park was run down, without paved paths. Right-bank part of the park was used for arranging festivals and football matches. There were also playing equipment for children. (Peret 1976:5). According to dendrological cataloguing carried out in 1976 in park there were circa 200 trees. Age of trees was estimated for 70-120 years. In late 1970's park area was similar to the state from 1930's (Peret 1976: 7-8). In 1982-84 during general renovation of the building it was adapted for the needs of Rzeszów branch of the Agricultural University in Kraków. It became administrative building (Wajdowicz 1994). The northern part of the park is a flat area around 1,7 ha (Nowosiad-Sobańska 1997). The oldest trees are preserved in the north part along the Wieniawski street and the east side. Condition of trees was determined as neglected. Remains of the park are in fairly good condition. In the vicinity of the manor there are new university buildings. Manor is available from inside, it belongs to the University of Rzeszów Department of Biology and Agriculture (Libicki 2012: 401).

### 2.3. Manor park in Słocina

The history of Słocina village is dated for the early XV<sup>th</sup> century. The village belonged to Zalesko-Tyczyński estate and was owned by the Pilecki family. Elżbieta Granowska - third wife of the king Władysław Jagiełło inherited this village after her parents (Zachariasz, Hoszowski, Uruska-Suszek 1990). The village remained in the hands of Pilecki family to the end of the XVI<sup>th</sup> century, then it was in the possession of the family Kostka, Branicki, Poniatowski and Potocki. The establishment of the manor and the park in the mid-nineteenth century should be associated with Countess Marianna Mostowska and Maurycy Szymanowski. However, it is thought that earlier in this place was well functioning folwark estate. On the cadastral map from 1849 is presented fully formed object - garden in the English style in a picturesque type. The last owners of the property were Anna and Maurycy Chłapowski. After the expropriation of landowners in 1945, Gminna Spółdzielnia Samopomoc Chłopska (Communal Peasant Self-Help Cooperative) took over the manor-park and adjacent farm (Bosak 2007). Initially the manor was used as a dwelling. In the 1950s, in the building functioned postal office, Register Office, and the Gromadzka Rada Narodowa (National Community Council). General renovation conducted in 1961 resulted in numerous modifications of the interior and the loss of equipment. Change of user for the years 1976 - 1978 resulted in another renovation. Almost 20 years it was the headquarters of the orphanage. Former farm was used by Gminna Spółdzielnia Samopomoc Chłopska. Steward house functioned as Teacher's House and then was converted to flats. In area of orchards and vegetable gardens new buildings emerged since 1980's. After the transfer of the orphanage to another place residence was gradually devastated. Since 2008 the southern part of the park along with the manor building belongs to the Diocese of Rzeszów. Unused for almost 20 years building requires general restoration and dense afforestation needs maintenance and clearances. Undertaken works are only aimed at temporary protection. Manor building is very important in park composition. It plays role of a keystone of composition. Originally, the building was typical modest manor in classical style. In the mid-nineteenth century tower annex was added, which gives the building romantic character (Bosak 2007).

Unlike the other analyzed objects, park in Słocina has not changed significantly. The area is very similar to that registered in the cadastral map. Despite the neglect, it is still possible to find in the area many characteristic features for the picturesque style (according to Mitkowska, Siwniak. 1998:187-188). These are mainly freely sketched paths, border merging into the landscape and exposition of the plants with special visual qualities, mainly exotic. Park uses "natural landscape and values of the place," including openings (Zachariasz, Hoszowski, Uruska-Suszek 1990). The main axis was directed at ponds located in the northern part of the complex (Zachariasz, Hoszowski, Uruska-Suszek 1990). The interior of the park was composed by freely growing group of trees. Worth-mentioning is the relationship between the residential garden and dike limiting the north side and the watercourse Młynówka (Pyrkosz 2001). The landscape surrounding the manor had rural character. In the closest neighbourhood were few houses, mostly wooden. Farm was located to the west part, it was separated by the road of similar line to today's Powstańców Śląskich street. In term of the composition type manor park complex should be considered as mixed in the western part very natural park, in south-eastern part geometric vegetable garden and orchard (Zachariasz 1996). To the folwark buildings were stables, granaries and barns. In the northern part of the park ponds were supplied with water from Młynówka Stream. The hornbeam alley created the western boundary of the complex. In the southern part there were also other buildings such as: so called kitchen or hunting lodge and steward house (Bosak 2007). In the mid-nineteenth century in the north-eastern part of the manor were wooden houses for servants. According to tradition of the villagers in the park there was also an icehouse (Inglot. 1998). In the first half of the XX<sup>th</sup> century in front of the manor grew hydrangeas and roses (Zachariasz, Hoszowski, Uruska-Suszek 1990). In the interwar period the park was fenced partially with brick wall, partially with wooden fence. On the island there was a chapel, closing the axis (Inglot 1998). At the manor about 30 people were employed, including gardener, cook, blacksmith, driver

(Niemaszek 2010: 32). As a result of the land reform the manor building was severely devastated and needed repair. Stables became empty (Niemaszek 2010: 107).

The object was entered in the register of historic monuments in 1968. Currently, the former composition is slightly illegible. The main road, the entrance gate and the hornbeam avenue are still preserved. Park has been reduced by the construction of roads, creation of new building in folwark, orchard and vegetable gardens area (Piórecki 2008). Park is considered to be in relatively good condition, while manor stay in poor condition (Libicki 2012: 400).

## 2.4. Manor park in Załęże

Originally existed here one story manor dated back probably to the late XVIIIth century (Polakowski 2012: 423). Załęże and Pobitno folwarks were bought together with Jasionka and Zaczernie by Jan Jędrzejowicz. Cadastral map from 1849 shows how it looked like when Jan Jędrzejowicz was the owner. The whole complex is divided by routes into 3 parts: the eastern part - with manor house probably surrounded by a small decorative garden (lack of documentation), the western part - typically agricultural, with wooden buildings forming a courtyard, the south part - most likely with orchard and home of the gardener. To the east of the whole complex, on the road from the village Załęże was a foresters's lodge. From the west side the folwark was limited by the road (today's Załęska Street). In 1865 the estate was inherited by Władysław Jędrzejowicz from his father. Eclectic manor in Załęże was built or expanded by Tadeusz Stryeński in 1880-1889 (Kuźniar-Błotko 1994) by a small stream on the north side (Kogut 1983: 6-7). There were added tower and porch with terrace on the first floor. In 1890 Adam Jędrzejowicz, the owner of Stare Miasto, inherited the estate after his childless brother. In 1903 the property was bought by Potocki family from Łańcut. In the 1930s' the property was passed to Tarnowski family, owners of Dukla and Rudnik. In the interwar period the property was surrounded by a wall (manor house, *zrądcówka*, stables and backyard piggeries in the west, granary and wooden houses for servants). In front of elevation there was a law with rosebed and a small swimming pool. From the west side grew a hawthorn hedge, and the eastern part was framed by hornbeam avenue. Some researchers believe that Stryeński built the palace in a different place, that the former manor was in different place (Kogut 1983:2-4). The park covering the area of 4.8 ha was created in the late XIX<sup>th</sup> century.

By 1944, Countess Wanda Tarnowska lived in the palace with her son (Kogut 1983:1). After the agrarian reform the assets were expropriated and manor functioned as hotel for UB (Department of Security) officers. Summer camps for their children were organized here. Piggeries in the northern part of the property continued to perform their function (Kuźniar-Błotko 1994; Kogut 1983: 1). In the years 1949-1956 there was school for UB officers. In 1970 the mansion was adapted for flats for employed in nearby prison. Outbuilding dated probably for the late eighteenth century (perhaps the original mansion) was demolished in 2007. Construction of the prison destroyed the historical spatial arrangement. Remained the brick entrance gate, fence wall fragments and some old trees (Polakowski 2012: 423-424). The palace was renovated in 1971-73. (Kogut 1983). The eastern part was reduced. It is limited by the prison wall. It's northern part (including the granary from the first half of the nineteenth century) has been absorbed by the penitentiary facility. The palace served as living quarters. From the west the area was also reduced. The area for the Zakład Budowlano-Remontowy (Company of Building and Restoration) was separated. There were built administrative building, workshops, sheds used to store building materials and a transformer station. Access road to the house was asphalted and the paths in the park had only curbs, without filler. (Kogut 1983:6-7). Garden elevation has retained its original character, with a two-storey tower and a wide porch supporting the terrace on the first floor. Avant-corps corners are decorated with bossage. The village to the mid-nineteenth century belonged to Łętowski family, then to Jędrzejowicz family. Park is described as neglected. Currently manor is inhabited by many families (Libicki 2012:401). It was entered in register of monuments in 2009.

### 3. CONCLUSIONS

Analyzed objects are associated with mighty families that had great significance for the development of Rzeszów, region and even whole country. Villages Zalesie and Słocina belonged to wealthy Tyczyński estate, which was ruled by Pilecki family, affinal to the king Władysław Jagiełło. Staromieście called Antiqua Reschow was a place of pre-location settlement. The manor remained an important property for the city owners for few centuries. Manor in Załęże was made as the last and there is not much information about its history. There are a lot of things connecting those objects. Starting with manor complex type - residential-park complex - with an extensive edible part. All the parks were created in the English style in XIX<sup>th</sup> century. Like all estates in the country they have been expropriated because of the 1944 agrarian reform. With the territorial development of Rzeszów, after the WWII the parks underwent significant spatial transformations. Firstly, the farm area and edible gardens were parceled. New buildings were created there. Then there were many new investments in the manor parks. The only the manor park in Słocina resisted from vast investments. However it park could not resist the influence of time and the lack of constant care.

Manor Parks in Słocina, Zalesie and Załęże have a common provenance - formerly, all of them were farms. Later, appreciating the proximity to the city center (no more than 4 km), the opportunity to establish a park with representative-leisure functions in an attractive landscape and ease of managing the whole property, the owners started to build manors and surrounding gardens. Palace and park in Staromieście derived from defense court, however folwark part also played a major role there. Worth-mentioning is fact that all the mansions were built nearby streams. Most likely, both from the practical and esthetic reasons. External facades of residential buildings did not change significantly, but the layout and interior design were adapted to the new functions. Currently condition of palaces in Staromieście and Załęże is defined as average. Different kinds of conservation works are required. In the worst condition is Chłapowski manor in Słocina abandoned for almost 20 years. The best preserved building is manor in Zalesie. After the agrarian reform, the authorities had used the expropriated objects for public purposes. This helped meeting the needs of the population in the early postwar years. Along with economic and territorial development of the city and the inclusion of rural areas manors became an attractive area for public investments.

These investments are difficult to assess in terms of monuments conservation. On the one hand, it should be criticized as a programmatic destruction of heritage of 'kulaks', without paying any attention to the timeless values represented by manors. However, analyzing the problem more deeply, the Polish economic realities after World War II should be taken into account. Because of the necessity of providing citizens with the opportunity to live and develop in a country affected by the ravages of war, spatial economy has become very pragmatic. In the empty buildings were located public services, which to this day are considered as an adequate succession of functions for historic monuments. It should also be noted the simple fact that, despite the obvious problems with the management of these objects, they were still in use. This is extremely important because unused objects quickly fall apart. Great example of this is the devastation of the mansion and park in Słocina. In other words, if the objects were abandoned for 70 years, until today probably nothing would have survived.

### NOTES

[1] Technical blueprint of regional anti-tuberculosis station in Rzeszów, Krasicki Street. 1955. National Archive. Branch in Rzeszów.

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