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## Late-Medieval Manor in Nowe Miasto Nad Wartą

### Późnośredniowieczny dwór w Nowym Mieście nad Wartą

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**Słowa kluczowe:** dwór wieżowy, architektura wielkopolska, architektura późnośredniowieczna

Nowe Miasto nad Wartą, located in southern Greater Poland, was already divided into two parts in the late Middle Ages, which resulted in the establishment of two knightly abodes in the town. The older of them, located on the so-called “Kopiec,” north of the city, was described in an extensive monograph in the 1990s.<sup>1</sup> The younger one was examined only last year, during the collection of materials for a popular study devoted to the history of the nearby parish church.<sup>2</sup> The conclusions from this study are presented in this text.

#### Sources regarding the “new manor”

The oldest source entry, confirming *expressis verbis* the existence of the “new manor,” comes from 1448.<sup>3</sup> However, more detailed information appeared in a document from 1450, which mentioned “tres domus, que iacet penes pontem transeundo de civitate ad Laskowka super sinistra parte penes curiam novam,” and a bit further described the resources “pro reformatione molendini, quo molendinum stat super Laskowka ante valvam nove curie.”<sup>4</sup> The document describes both the surroundings of the “new manor” (see below) and its location in the local topography; it stood in the western part of the city, close to the road, by the bridge, on a hill overlooking Laskówka, a former village, later absorbed by Nowe Miasto.<sup>5</sup> Today, in this place, on the bank of a dry stream, on the edge of the fluvial terrace along the Warta River, there is a building traditionally known as “Dwór Grabski” or “Pastorówka.”

#### State of the research

The exact history of the building is unknown and the literature, apart from a short subsection by T. Jurek and R. Grygel, contain brief references only.<sup>6</sup> In the 1930’s, the Nowe Miasto parish priest, Fr Jan Dybizbański wrote that the last hereditary owners of the town, the Grabski family, sold their property to Lieutenant Herrmann Kennemann in 1840. A couple of years later, in 1854, an evangelical school was opened in the building of the former manor house, which also served as a place of prayer until the Protestants erected their own church in Nowe Miasto in 1871.<sup>7</sup> In 1890, a separate school building for Protestants was built;<sup>8</sup> probably at that time the former manor was reestablished as the exclusive seat of the pastor and remained in this function until the Second World War. Describing the issue of the existence of the “new manor,” Tomasz Jurek and Ryszard Grygiel stated, basing on the results of *in situ* inspection, that the entire building “seems to be an unquestionable relic of the former Grzymułtowski and Grabski manor from the second half of the seventeenth century.”<sup>9</sup> All the information, both from sources and from the literature, required, as noted by the above-mentioned authors, verification based primarily on thorough architectural research.<sup>10</sup>

#### Architectural and archaeological research<sup>11</sup>

The former manor house is now a one-story building laid out on a plan in the shape of an elongated rectangle

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Fig. 1. The kindergarten building, containing the remains of the so-called "new manor," view from the southeast; photo by the author.  
Ryc. 1. Budynek przedszkola zawierający relikty tzw. nowego dworu, widok od południowego wschodu; fot. autor.

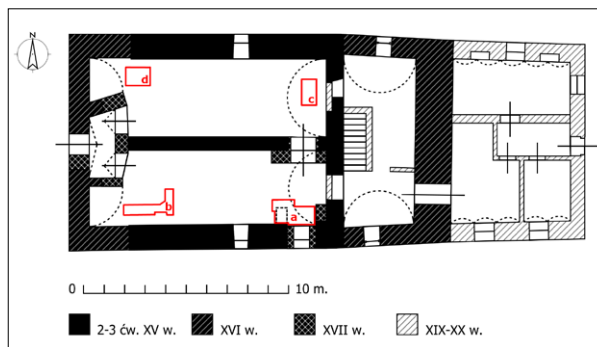


Fig. 2. Manor house in the Nowe Miasto nad Wartą, basement plan with marked probe excavations; comp. by author.  
Ryc. 2. Dwór w Nowym Mieście nad Wartą, rzut piwnicy z oznaczonymi miejscami odkrywek; oprac. autor.

with a usable attic, illuminated by a series of rectangular windows, covered with a gable roof (Fig. 1).<sup>12</sup> Architectural studies of the building allowed to describe its several basic construction phases (Fig. 2). As for the lowest story, the basements, they consist of two, clearly separate, parts. The older one is made up of three chambers covered with semicircular barrels (Fig. 4; Fig. 8): two parallel to each other, located to the west (both lengths approx. 11–11.5 m and a width of approx. 3.6 m) and one transverse to them, located under the central part of the manor (approx. 7.8 m, width approx. 3.6 m; Fig. 9, 10). The younger part of the cellars, located under the eastern part of the building, consists of several chambers covered with the so-called Prussian cap ceiling, divided by thin partition walls.

Due to the use of the Flemish bond, it should be assumed that the two western chambers and the "transverse" central chamber were created, at the latest, by the turn of the sixteenth and seventeenth centuries.<sup>13</sup> In turn, the eastern part of the cellars can be hypothetically connected with the nineteenth-century extension of the manor. As for the above-ground part, the photographs from the time of the renovation of the facade allow the conclusion that it is undoubtedly younger than the oldest part of the cellars. It was built entirely in a English cross bond, with a clear trace of the addi-

tions in the eastern part of the present building, traces of window transformations and the old entrance to the basement, located on the western side of the current porch.

Regarding the oldest part of the manor, it is worth noting that the preserved parts of the cellars differ from each other: the thickness of the northern and southern lateral walls of the two western chambers is approx. 1.25 m, while the outer walls of the central chamber are approx. 0.25 m. thinner (Fig. 2). Therefore, it can be assumed that they were not created in the same construction phase, which would also be supported by the derivative nature of the connecting passages (Fig. 3, 8). In the two-chamber part of the western cellars, several transformations appeared over time: the chambers were slightly extended to the west (probably still in the sixteenth century),<sup>14</sup> creating a new entrance in the gable wall, with a later vestibule covered with a barrel vault with lunettes (Fig. 4, 5). There was also a new passage created between the rooms in the eastern part and a new descent, possibly for loading commodities, in the southern wall (Fig. 3).

Archaeological research of the cellars allowed to extrapolate the original height of the room (apex height of the vault, approx. 2.5 m), as well as its paved pavement, composed of well-fitted fieldstones with a diameter of



Fig. 3. The cellars of so-called "new manor," south chamber, eastward view; photo by the author.  
Ryc. 3. Piwnice tzw. nowego dworu, komora południowa, widok w kierunku wschodnim; fot. autor.



Fig. 4. The cellars of so-called "new manor," south chamber, westward view; photo by the author.  
Ryc. 4. Piwnice tzw. nowego dworu, komora południowa, widok w kierunku zachodnim; fot. autor.

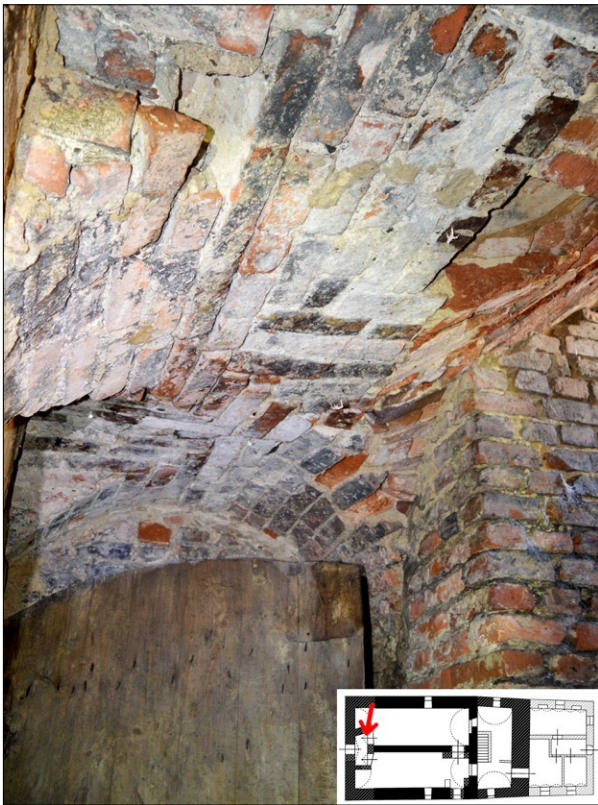


Fig. 5. The cellars of so-called “new manor,” vestibule, southward view; photo by the author.  
Ryc. 5. Piwnice tzw. nowego dworu, przedsionek, widok w kierunku południowym; fot. autor.



Fig. 6. The cellars of so-called “new manor,” southern chamber, excavation b; photo by the author.  
Ryc. 6. Piwnice tzw. nowego dworu, południowa komora, odkrywka b; fot. autor.

approx. 20 cm (Fig. 6). In addition, the study revealed the existence of a type of stone bench that stretched along the southern wall. The later raising of the level of the pavement could be associated with infiltration of groundwater (these infiltrations were found especially in the excavations in the northern chamber). These works were conducted, at the earliest, in the sixteenth century and probably in the seventeenth century, as evidenced by the discovered shards of ceramic vessels and glass. It is difficult, however, to explain the fragments of burnt wood lying on the pavement; perhaps they are evidence of a fire, resulting in the manor collapsing into its interior, although it is more likely that they were brought in due to the raising of the level of the pavement and were not associated with any disaster, at least not one that would interfere with the basement. In the sixteenth or seventeenth century, when the usable level of the rooms was changed, the paving of the northern room was probably also remade (Fig. 7); its derivativeness is evidenced by a worse level of workmanship, location at the level of the current usable level and covering the added western walled section of the chamber with it (Fig. 2).

### Comparative analysis

In the attempt to find architectural analogies for the layout of the preserved part of the cellars of the manor house “in Laskówka,” two possibilities of reconstruct-

ing the construction phases should be taken into account. The first one, based on the observation of the difference in wall thickness, would assume a secondary walling of the room, transverse to the pair of western longitudinal chambers (Fig. 2). In the second variant, all three of the above-mentioned rooms would be a homogeneous structure, and the irregularities mentioned would only be an evidence of negligent masonry.

When accepting the latter proposal, it would also have to be assumed that the “new manor,” appearing in documents from around the middle of the fifteenth century, is probably not corresponding to the oldest parts of the present building. The formal analogies for such a three-chamber basement layout appear rather late. The examples of early implementations of such a layout are the mansions in Wrząca Wielka (dated generally in the fifteenth century<sup>15</sup>) and the manor house in Drzewica (the second half of the fifteenth to early sixteenth century).<sup>16</sup> The one-and-a-half-bay division of the interior in the Nowe Miasto was undoubtedly the most popular (apart from the cross layout), way of organizing the utility levels of sixteenth-century manors.<sup>17</sup> The further examples could be the manor house (so-called “kamienica” type) in Kamionka, erected approx. 1555–1559,<sup>18</sup> or the fortified house in Nowy Jasieniec, built on the foundations of the former Teutonic castle, probably in the first half of the sixteenth century.<sup>19</sup> There were also instances of a similar interior arrangement used in strictly square plan tower build-



Fig. 7. The cellars of so-called “new manor,” northern chamber, fragment of exposed cobblestones; photo by the author.  
Ryc. 7. Piwnice tzw. nowego dworu, północna komora, fragment odkrytych kamieni brukarskich; fot. autor.

ings (Rzemień, a tower from the turn of the fifteenth and sixteenth centuries).<sup>20</sup>

Considering the possibility of the, described here, manor, being erected in two separate phases, it is possible to make a reference to both similarly arranged buildings that function invariably with a pair of parallel basement rooms and to those that were extended with a transverse chamber over time. The first group includes the oldest, tower part of the castle in Żywiec (before 1462), as well as the tower layout in Hawłowice Górne (dating uncertain).<sup>21</sup> As for the extension of two-chamber cellars with a transverse part, the examples could be: the so-called reeve’s tower in Krosno,<sup>22</sup> the reeve’s tower in Warsaw<sup>23</sup> (both in the oldest part of the fourteenth century), as well as the defensive tower in Wojciechów near Lublin (late fifteenth century to the 1520s, probably extended in the second quarter of the sixteenth century).<sup>24</sup>

This brief overview of formal analogies leads to two potential dating possibilities for the “new manor.” According to the first, a single-phase building with a three-chamber basement was erected, at the earliest, at the end of the fifteenth century, or rather in the sixteenth century. The second, which assumes a two-phase structure, would require the western part of the two-chamber part (dimensions approximately 11 x 12.5 m) to be considered<sup>25</sup> as identical to the manor house from before the mid-fifteenth century, and the eastern part of the chamber to be an addition built, at the earliest,



Fig. 8. The cellars of so-called “new manor,” northern chamber, eastward view; photo by the author.

Ryc. 8. Piwnice tzw. nowego dworu, północna komora, widok w kierunku wschodnim; fot. autor.

in the second half of the same century. The author believes that a conclusion may come from an overview of the ownership situation of Nowe Miasto in the fifteenth and sixteenth centuries.<sup>26</sup>

### Document analysis

When analyzing the ownership situation of the part of Nowe Miasto with the “new manor” in the fifteenth and sixteenth centuries, one can come to the conclusion that there are only three periods in which it would be possible to construct a brick manor. These are the years approx. 1420–1444, approx. 1475–1500 and 1541–1551. In the period of approx. 1420–1444, after the death of Jan Doliwa Nowomiejski, the city was divided into two parts; one, with the former fortress, went to Maciej Borek from Osieczna. The second was taken over by Dobrogost from Ostroróg, who, probably having no other seat, could have built a residence in Nowe Miasto, mentioned in sources from before the mid-fifteenth century.<sup>27</sup> In 1444, a period of multiple ownership changes began in Nowe Miasto, after which, in the third quarter of the fifteenth century, the indebted and divided property was given to indigent żupca (judicial low-level clerk) from Pyzdry—Jan Brudzewski. In the years approx. 1475–1497 the legal situation of the part with the “new manor” stabilized under his son, Mikołaj Brudzewski. After that time, however, there was another, constantly progressing fragmentation of property, connected with a conflict with the Rozdrażewski family, which owned the other part of the Nowe Miasto estates. This conflict, fraught with deaths, lasted almost three decades, but ended in 1529 with Hieronim Rozdrażewski taking over the entire property.<sup>28</sup> After his death, the town was once again divided between two heirs: Stanisław, who received half of the estate from the *fortalicium*,<sup>29</sup> and Jan, who inherited the part with the “new manor.” Jan, who is not known to have had his manor elsewhere than in the Nowe Miasto, died before 1551<sup>30</sup> and after his death the property was inherited by three sons.<sup>31</sup> Afterwards, both parts of the property were gradually fragmented further.<sup>32</sup>



Fig. 9. The cellars of so-called “new manor,” eastern chamber, northward view; photo by the author.  
Ryc. 9. Piwnice tzw. nowego dworu, wschodnia komora, widok w kierunku północnym; fot. autor.

Considering the wealth and social position of the aforementioned owners, the author thinks that the burden of constructing a brick manor house would be borne by Dobrogost from Ostroróg, heir to a great fortune and son of the general starost of Greater Poland and the voivode of Poznań, and Jan Rozdrażewski, belonging to the family which built a large brick parish temple in the city and a brick manor on the “Kopiec.” As for Mikołaj Brudzewski, it seems that he was not particularly wealthy since he married his daughters to “average middle-class nobles,” with one of them perhaps married to a burgher from Poznań.<sup>33</sup>

Assuming that the irregularities in the structure of the basement of the “new manor” do not result from the negligence of masons, but from its two-phase nature, the first phase of construction, involving the construction of a pair of western rooms, would therefore initially take place approx. 1430–1447, and the second phase, including the expansion of the whole construction by the eastern chamber, for the years 1541–1551 (Fig. 2). As for the above-ground part of the building (perimeter walls), it was probably built in the second half of the seventeenth century, during the reconstruction carried out by Krzysztof Grzymułtowski, the Marshal of the Sejms and the Voivode of Poznań, the



Fig. 10. The cellars of so-called “new manor,” entrance to the eastern chamber; photo by the author.  
Ryc. 10. Piwnice tzw. nowego dworu, wejście do wschodniej komory; fot. autor.

author of the Laskówka.<sup>34</sup> It is difficult to determine the time of the nineteenth-century expansion—it can be assumed that this event is documented by the date “1890” preserved to this day on the eastern gable.

#### The issue of defensive character of the “new manor” and an attempt to reconstruct the complex

Ryszard Grygiel, writing about the manor of interest, stated that the original description of the former residence as “antiqua curia cum fortalicio” and the simultaneous description of the new one as “curia nova” characterizes the latter as a place “to live in, but devoid of any defensive features.”<sup>35</sup> The author of this article believes this conclusion is premature. The information contained in the documents never directly related to the manor house itself; it appeared incidentally in the context of general location. There is no doubt that the manor was situated on an elevated ground, as stated in a document from 1450, so it could be described as “curia in monte.”<sup>36</sup> The author believes that similar terms were not used here, because in the context of the older manor, this would create confusion regarding which manor is actually being discussed.

The very ambiguous expression “curia” does not exclude the defensive capabilities, even though defensive manors were usually referred to as “fortalicium.”<sup>37</sup> There were instances, however, when both of these terms were used interchangeably. For example, the same knightly abode in Staw was called successively “castrum” (1422), “fortalitium,” “curia... in monte” (1468) and again “fortalitium” (1488),<sup>38</sup> while the building in Brzeźnica was called, almost simultaneously, “castrum,” “fortalicium” (1535) and “curia” (1534).<sup>39</sup> Moreover, the fourteenth-century residential tower of Casimir the Great in Łobzów was called in 1420 “Curia regalis Lobzow,” in 1443 “castellum Lobzow,” and in 1517 again “curia regalis.”<sup>40</sup> The use of interchangeable names shows, first and foremost, the lack of appropriate linguistic tools to distinguish between defensive

and residential buildings.<sup>41</sup> Their various uses could also depend on the lexical resources of the author of the documents and the content he wanted to convey.<sup>42</sup> Therefore, speaking of the character of the “new manor,” we must bear in mind the above reservations, especially considering its elevated location, being surrounded by a fence with a gate, as well as brick walls, which enabled passive resistance.<sup>43</sup>

The question of the defense of the “new manor” in Nowe Miasto is directly related to the question of the reconstruction of its aboveground part. Based on the wall thickness (1.25 m), it can be concluded that the lateral walls of the cellars were designed to carry a considerable weight. Similar, even thinner walls can be found in the cases of multi-story, brick residential towers (Hawłowice Górne: 1.2 m; Kwaśniowo Dolne: 0.8 m),<sup>44</sup> as well as in fortified houses (Drzewica, ap-

prox. 1.3 m,<sup>45</sup> Łopatki approx. 0.9 m).<sup>46</sup> It can therefore be assumed that the building of interest was built as a fortified house or a, popular later, so-called “kamienica” type (tenement house). It was, without a doubt, not a tower (as would be noted by sources), but it was also probably not a one-story seat, devoid of fortified features. With time, already in the sixteenth century, these features became less relevant, as evidenced by, e.g., the added entrance to the eastern part of the cellars accessible from the ground level (Fig. 10).

In one of his texts, Leszek Kajzer postulated paying more attention to eighteenth and nineteenth-century buildings, which often hid in their walls relics of older, sometimes even sixteenth-century, architectural designs.<sup>47</sup> The example of the “new manor” in Nowe Miasto nad Wartą shows clearly that this remark, written nearly half a century ago, is still valid.

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- <sup>10</sup> Ibidem.
- <sup>11</sup> The survey research was conducted under the supervision of Dariusz Andrzejczak, M.A.
- <sup>12</sup> See description of the building and conducted archaeological and architectural research: D. Andrzejczak, W. Miedziak, op. cit., p. 211–226.
- <sup>13</sup> On the subject of construction technology in early modern Greater Poland; see: W. Miedziak, *Tradycja gotycka w nowożytnej architekturze Wielkopolski (XVI–XVII w.)*, doctoral dissertation prepared at the Institute of Arts History of the Adam Mickiewicz University in Poznań, Poznań 2018.
- <sup>14</sup> The use of the Flemish bond would testify to this.
- <sup>15</sup> R. Szadkowska-Linette, *Późnośredniowieczny dwór obrony we Wrzącej Wielkiej*, “Rocznik Wielkopolski Wschodniej” 1974, No. II, p. 99.
- <sup>16</sup> B. Guerquin, *Zamek w Drzewicy*, “Teki Konserwatorskie” 1952, No. I, p. 11–12; P. Lasek, op. cit., p. 185, fig. 130 – further literature there.
- <sup>17</sup> L. Kajzer, *Dwory w Polsce od średniowiecza do współczesności*, Warszawa 2010, p. 81.
- <sup>18</sup> Idem, *Zamki i dwory obronne w Polsce centralnej*, Warszawa 2004, p. 78, fig. 68.

- <sup>19</sup> P. Lasek, op. cit., p. 199–200, fig. 137—further literature there.

<sup>20</sup> Ibidem, p. 193–194.

<sup>21</sup> S. Kołodziejski, *Średniowieczne rezydencje obronne na terenie województwa krakowskiego*, Kraków 1994, p. 205–208; P. Lasek, op. cit., p. 180, fig. 126.

<sup>22</sup> See e.g.: A. Muzyczuk, M. Bicz-Suknarowska, *Odkrycie dwóch obiektów architektury monumentalnej na rynku w Krośnie*, “Rzeszowska Teka Konserwatorska” 2002, No. 3–4, p. 43–48; P. Lasek, op. cit., p. 149–150, fig. 104.

<sup>23</sup> Ibidem, p. 150–151, fig. 105.

<sup>24</sup> I. Kutylowska, *Późnośredniowieczne grodzisko z zabudową murowaną w Wójciechowie koło Lublina*, “Archaeologia Historica Polona” 1996, No. 3, p. 60, 66–67; I. Rolska, *Siedziby magnackie i szlacheckie na ziemiach zwanych Lubelszczyzną 1500–1700. Założenia przestrzenne, architektura, funkcje*, Lublin 1999, p. 303–304; P. Lasek, op. cit., p. 204–205, fig. 139.

<sup>25</sup> Here, the author assumes that the thickness of the original western gable wall would be analogous to that of the opposite eastern wall.

<sup>26</sup> Jacek Chachaj has recently pointed out the usefulness of this method of dating architectural phases; cf. J. Chachaj, *Pałac czy dwór? Na Czechowie czy na Czechówce? Glosa do rozważań o krajobrazie kulturowym północno-zachodniej części historycznego Lublina*, “Roczniki Humanistyczne” 2019, vol. 67, No. 4, p. 186.

<sup>27</sup> At that time, R. Grygiel, T. Jurek, op. cit., p. 316.

<sup>28</sup> Ibidem, p. 316–322.

<sup>29</sup> Teki Dworzaczka; Regesty: Akta grodzkie i ziemskie, Poznań, rezygnacje, XVI w., 1084, No. 1394, 1541 (accessed: 12 X 2020).

<sup>30</sup> Teki Dworzaczka; Regesty: Akta grodzkie i ziemskie, Pyzdry, part 1, 4543, No. 173, 1551 (accessed: 12 X 2020).

<sup>31</sup> Teki Dworzaczka; Regesty: Akta grodzkie i ziemskie, Poznań, rezygnacje, XVI w., 8918, No. 1396, 1560 (accessed: 12 X 2020).

<sup>32</sup> Teki Dworzaczka; Regesty: Akta grodzkie i ziemskie, Poznań, inskrypcje, XVI w., part 2, 8658, No. 931, 1578 (accessed: 12 X 2020).

<sup>33</sup> R. Grygiel, T. Jurek, op. cit., p. 320.

- <sup>34</sup> T. Jurek and R. Grygiel attributed the construction to this founder, although they connected it with the construction of the entire manor, including the cellars; cf. *Ibid.*, p. 247.
- <sup>35</sup> R. Grygiel, *Curia cum fortalicio (dwór i wieża obronna) podstawa układu rezydencjonalnego późnośredniowiecznej siedziby rycerskiej w Wielkopolsce*, [in:] *Rezydencje w średniowieczu i czasach nowożytnych*, ed. E. Opaliński, T. Wiślicz, Warszawa 2001, p. 211.
- <sup>36</sup> Such terms appear in sources; see e.g. J. Pietrzak, *op. cit.*, p. 22.
- <sup>37</sup> L. Kajzer, *Dwory w Polsce*, p. 43.
- <sup>38</sup> *Ibidem*, p. 44.
- <sup>39</sup> J. Pietrzak, *Zamki i dwory obronne w dobrach państwowych prowincji wielkopolskiej: studium z dziejów państwowych siedzib obronnych na przełomie średniowiecza i nowożytności*, Łódź 2003, p. 20.
- <sup>40</sup> P. Pikulski, *Synteza badań nad stanem zachowania Pałacu w Łobzowie na przestrzeni wieków – komputerowe rekonstrukcje brył obiektu od fortalitium Kazimierza Wielkiego do barokowej rezydencji Wazów*, “Wiadomości Konserwatorskie – Journal of Heritage Conservation” (hereinafter: “WK”) 2020, No. 63, p. 88.
- <sup>41</sup> J. Pietrzak, *op. cit.*, p. 21.
- <sup>42</sup> L. Kajzer, *Zamki i społeczeństwo*, Łódź 1993, p. 13.
- <sup>43</sup> Leszek Kajzer paid particular attention to the double meaning of the then defense, which did not have to mean the fortified features of the residence itself, but could refer to the field context, supported by a defensive circuit; see: L. Kajzer, *Dwory w Polsce*, p. 53.
- <sup>44</sup> P. Lasek, *op. cit.*, p. 181–182.
- <sup>45</sup> *Ibidem*, p. 184, fig. 130.
- <sup>46</sup> *Ibidem*, p. 190, fig. 134.
- <sup>47</sup> L. Kajzer, *Uwagi o ewolucji wiejskich siedzib rycerskich w ziemiach łęczyckiej i sieradzkiej w XII–XVI wieku*, “Kwartalnik Historii i Kultury Materialnej” 1975, vol. 23, No. 4, 1975, p. 600; D. Mikulski, “Nowa” siedziba ziemiańska – gruntowna przebudowa czy budowa? *Studia nad identyfikacją i datowaniem dworów i pałaców w Wielkopolsce*, “WK” 2019, No. 59, p. 49–60.

## Abstract

The goal of this article is to present an unknown, late-medieval fortified house in Nowe Miasto nad Wartą, preserved in the cellar section of the building, which was previously connected with the seventeenth-century seat of the city's owners. The presented analysis, based on the results of architectural and archaeological research, serves to approximate the date of construction of the object, describe the construction phases and subsequent transformations, as well as the initial reconstruction of the site. The results of the research were supplemented with conclusions from the comparative analysis, and the proposal for the dating of the oldest part of the manor to the first half of the fifteenth century was based on the analysis of preserved sources directly related to the object, as well as documents concerning the ownership status of Nowe Miasto properties. The study also allowed for the identification of potential investors of the construction (Sędziwój from Ostroróg) and the extension (Jan Rozdrażewski) of the residence.

## Streszczenie

Celem artykułu jest wprowadzenie do naukowego obiegu nieznanego dotąd, późnośredniowiecznego dworu wieżowego w Nowym Mieście nad Wartą, zachowanego w partii piwnic budowli łączonej dotąd z XVII-wieczną siedzibą właścicieli miasta. Analiza, oparta na badaniach architektonicznych oraz archeologicznych, służy przybliżeniu datacji obiektu, uchwyceniu faz jego budowy i rozbudowy oraz przekształceń w czasie, kiedy przestała pełnić pierwotną funkcję. Autor rozważa też kwestię obronnego charakteru dworu, a także proponuje jego wstępną rekonstrukcję. Wyniki badań uzupełniono wnioskami z analizy porównawczej, uwzględniającej analogiczne założenia na terenie Polski, natomiast propozycję datacji najstarszej części dworu na pierwszą połowę XV wieku oparto na źródłach, odnoszących się zarówno bezpośrednio do obiektu, jak i do dokumentów dotyczących sytuacji własnościowej dóbr nowomiejskich. Pozwoliło to wskazać potencjalnych inwestorów budowy rezydencji (Sędziwój z Ostroroga) oraz jej rozbudowy (Jan Rozdrażewski).