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## *Buildings at 14 Franciszkańska Street and 24 Fosa Staromiejska Street in Toruń in the light of architectural research and source queries*

### *Introduction*

The article presents results of architectural research carried out at a basement level of a tenement house at 14 Franciszkańska Street and 24 Fosa Staromiejska Street in Toruń. The research was also supplemented with source studies concerning both the cellars and the above-ground parts. Currently, on this plot there is a big tenement house, which was built in 1906 (Figs. 1, 2). However, due to specific development of the city of Toruń, it was expected that it might have covered earlier relics. Therefore, the aim of our architectural research was to gain knowledge of the subsequent construction stages taking place on the plots from the medieval times to the beginning of the 20<sup>th</sup> century. It was significant to establish the presence of the oldest historic substance from the medieval period and the point in time where two opposite plots became one unit in terms of the functional and spatial layout.

The reason for conducting the research was the fact that both – the plots of land mentioned herein and the buildings – have not been studied or thoroughly analyzed in terms of chronology and construction changes, even on the basis of source materials. The location of the plots – by the city wall (currently outlined only on the pavement of Fosa Staromiejska Str.) seemed interesting due to certain free development resulting from the economic conditions of this area of the city. Moreover, as a side topic of the research, a question arose whether the decision made by the city authorities at the end of the 19<sup>th</sup> century to demolish the city walls and open the city towards the developing suburbs had any impact on the modifications of the plots. Thus, the aim of the research was to determine constructional stages on both plots. Difficulties and limitations resulting



Fig. 1. Toruń, 24 Fosa Staromiejska Street – northern façade  
(photo by J. Kucharzewska, 2022)

Il. 1. Toruń, ul. Fosa Staromiejska 24 – widok na elewację północną  
(fot. J. Kucharzewska, 2022)

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Fig. 2. Toruń, 14 Franciszkańska Street  
– southern façade  
(photo by J. Kucharzewska, 2022)

Il. 2. Toruń, ul. Franciszkańska 14  
– widok na elewację południową  
(fot. J. Kucharzewska, 2022)

from the fact that these were basements that were available for architectural research were naturally taken into consideration. However, after performing the preliminary archival query, it was decided that it was worth taking the risk, even if the field of in situ research is limited to one storey since information about ground storey changes was quite meticulously noted by the Prussian administration in the 19<sup>th</sup> century.

### *State of research and methodology*

The above mentioned objects have not received any scientific study so far. The basis for establishing changes in buildings was architectural in situ research [1] and archival written, iconographic and cartographic records collected in the State Archives in Toruń. These were mainly two volumes construction files [2], [3] and one volume land records [4] from the late 18<sup>th</sup> century to 1945. The research methods and techniques were selected during the field research and also in the course of writing this article, which allowed for the analysis and determination of conclusions. The selection of methods was determined by an interdisciplinary approach to the problem, which combines the humanities (history, art history, historic studies and conservation), technical science (materials science) and art (conservation of works of art). The starting point

for writing this article was the method of analyzing and criticizing literature sources. Valuable information was obtained from the studies of the historians: Krzysztof Mikulski [5], Stanisław Bobiński [6], Tomasz Jasiński [7], [8] and Janusz Tandecki [9]. They made it possible to create a historical and urban background as well as present the role and function of walled plots included in the city at certain stages of its development. Historical and interpretative method allowed for the proper collection and analysis of the above mentioned source material, which was particularly important due to the inability to conduct architectural research on the upper storey of the tenement house. This knowledge was the starting point for field research within the basement; technical and material studies, during which there were analyzed types of bricks and joints, pattern of themes and their disturbances, all kinds of brickwork, cracks, seams, the condition of individual brick and stone fragments, etc. The result of these works is this article together with illustrative material that allows us to authenticate the research conclusions, presented as the history of the development of plots in chronological terms.

### *Historical and urban background*

The plot limited by Franciszkańska and Fosa Staromiejska Streets is located in the northern part of the Old Town of Toruń, within a triangular block of buildings, the shape of which was determined by the north-eastern section of the city walls (Fig. 3). The first urban structure of Toruń – with city rights granted in 1233<sup>1</sup> and translocated in 1236 – did not yet comprise the above-mentioned fragment<sup>2</sup>. It was included in the urban structure only at the stage of city expansion [10, pp. 47–84], which took place after 1252 [5]. It is assumed that the process of this enlargement could not exceed 1259, when Gerhard von Hirzberg, the Prussian vice-master, consented to the erection of a market house (*domus forensis*) on the market square which had just been marked out [5, p. 152]. Probably at the same time the northern block near the market square was divided into long plots reaching up to the line of Franciszkańska Street. This arrangement allowed the owners to diversify the functions of the buildings – residential buildings were erected from the representative side of the Market Square, while at the other end of the plot, there were utility and storage buildings. This type of division determined the economic character of the entire Franciszkańska Street, which obtained its final shape after it was freed for the development of the northern block, reaching the route running along the defensive walls. It became possible after removing the wooden and earth fortifications that temporarily protected the interior of the enlarged city from the north [6, pp. 67–73] and the con-

<sup>1</sup> According to German researcher, the document was issued in December 1232 [10].

<sup>2</sup> The first merchant settlement started around 1231 in the area of a village now called Stary Toruń and located about 10 km east of the city. Only its transfer in 1236 to the area of today's Old Town can be regarded as the beginning of the formation of the proper urban layout.



struction of the first permanent circuit of brick city walls in around 1262 [7].

Eventually, the process of shaping the urban space took place before the end of the 13<sup>th</sup> century, and this is the period when the first buildings were implemented in the area in question – i.e. within the block between Franciszkańska Street and Fosa Staromiejska Street. By analogy with other streets, it can be assumed that the first buildings were made of wood, and the construction of brick buildings began only after the end of the socio-economic crisis lasting almost the entire 1<sup>st</sup> half of the 14<sup>th</sup> century [9, p. 184].

The name of today's Franciszkańska Street (German: Beckergasse, English: Baker Street) suggests that bakers used to settle there [5, p. 323]. Production probably took place here as well, until the bakeries were forbidden to operate within the city walls. The bakery industry is indirectly related to the horse mill erected in 1411 on the western edge of the northern block, separated from the rest of the block by a narrow street running from the track by the walls, along the Franciscan monastery plot, up to the Market Square [8, p. 40]. The southern section of this street was transformed into herring benches before 1435, liquidated and built-up in 1594 by Georg Marx [5, p. 36]. In the 15<sup>th</sup> century, at Beckergasse (currently Franciszkańska Str.), there were seven full-value plots, four sheds, two malt houses, as well as the aforementioned horse mill and a way out from herring benches [5, p. 323]. The character of the street was well-established and did not change significantly in the modern period. According to Mikulski, in the 17<sup>th</sup> century there were only three residential houses at the street. The remaining plots were occupied by one shed, four crossings, five malt houses, one granary and a horse mill. In the 18<sup>th</sup> century, the buildings on the street were enriched with only one tenement house [5].

There is very little information about the character of the buildings at today's Fosa Staromiejska Street, which in the 14<sup>th</sup> century had a name referring to the pointed articulation of the ground floor of the defensive walls – *Census de Swebogen* [8, p. 38]. Similarly to other walled streets, it should be assumed that utility and storage buildings dominated here and that character was maintained until the 19<sup>th</sup> century.

Detailed information on the stages of development of the plot at 14 Franciszkańska Street and 24 Fosa Staromiejska Street resulted from the architectural research carried out within the cellars. Unfortunately, it was not possible to continue the research on the above-ground floors due to the permanent residence of the tenants and the very good condition of the rooms after renovation works. However, information on the state of the current over-ground construction was obtained from source materials (written and iconographic). It was an important supplement to in situ research, especially in the field of changes taking place in the 19<sup>th</sup> and early 20<sup>th</sup> century.

### Medieval period

The first inspection of the basement walls confirmed the presence of medieval relics, but with a clear quantitative differentiation in individual parts of the rooms (marked in red in Fig. 4). Most of the Gothic walls were



Fig. 3. Contemporary plan of Toruń with the 14 Franciszkańska Street/ 24 Fosa Staromiejska Street building marked (source: <https://geoportal360.pl>)

Il. 3. Współczesna mapa Torunia z zaznaczoną kamienicą przy ul. Franciszkańskiej 14/Fosa Staromiejska 24 (źródło: <https://geoportal360.pl>)

noticeable in the southern part (i.e. from the side of Franciszkańska Street), they were fragmentarily observed in the northern part (i.e. from Fosa Staromiejska Street) and almost nonexistent in the central part. Therefore, first it is worth discussing the results of the research conducted in the southern part (from Franciszkańska Street). Here the Wendish brickwork was found on the perimeter walls and on the central longitudinal wall (Fig. 4.1) separating two rooms – eastern and western. Its homogeneous structure (with passages re-hammered in the later period) suggests the existence of two independent buildings erected on rectangular projections in the first construction stage. Due to the lack of traces of the outworked holes, it should be assumed that these parts were not communicated with each other. The elements of the structure that survive in the perimeter walls also suggest that both parts had separate architectural forms. In the first phase, dating back to the mid-14<sup>th</sup> century, the basement rooms were single-space, with the eastern perimeter wall of the eastern part added to the already existing wall of the neighboring plot, built of fieldstones (Fig. 4.2).

The western room was connected to the street level by a cellar corridor with a high opening, located on the western edge of the southern wall (Fig. 4.3). The corridor played its role until the mid-19<sup>th</sup> century, when a wide doorway was introduced on its axis, on the ground floor. It was functionally adapted to the granary, whose construction was then in progress (1856). Then the cellar corridor was bricked up. In the eastern part – due to the 19<sup>th</sup> century reconstructions – no relics were found that could be clearly interpreted as an analogous element.

In the western part, along the western perimeter wall, a recess was developed, which in the early modern period received a new closure connected with the vault (Fig. 4.4). In 1856 – during the construction of the 19<sup>th</sup>-century granary – the recess was walled up, and when the tenement house was erected (1906), a transverse wall was placed perpendicularly in this place (Fig. 5a).

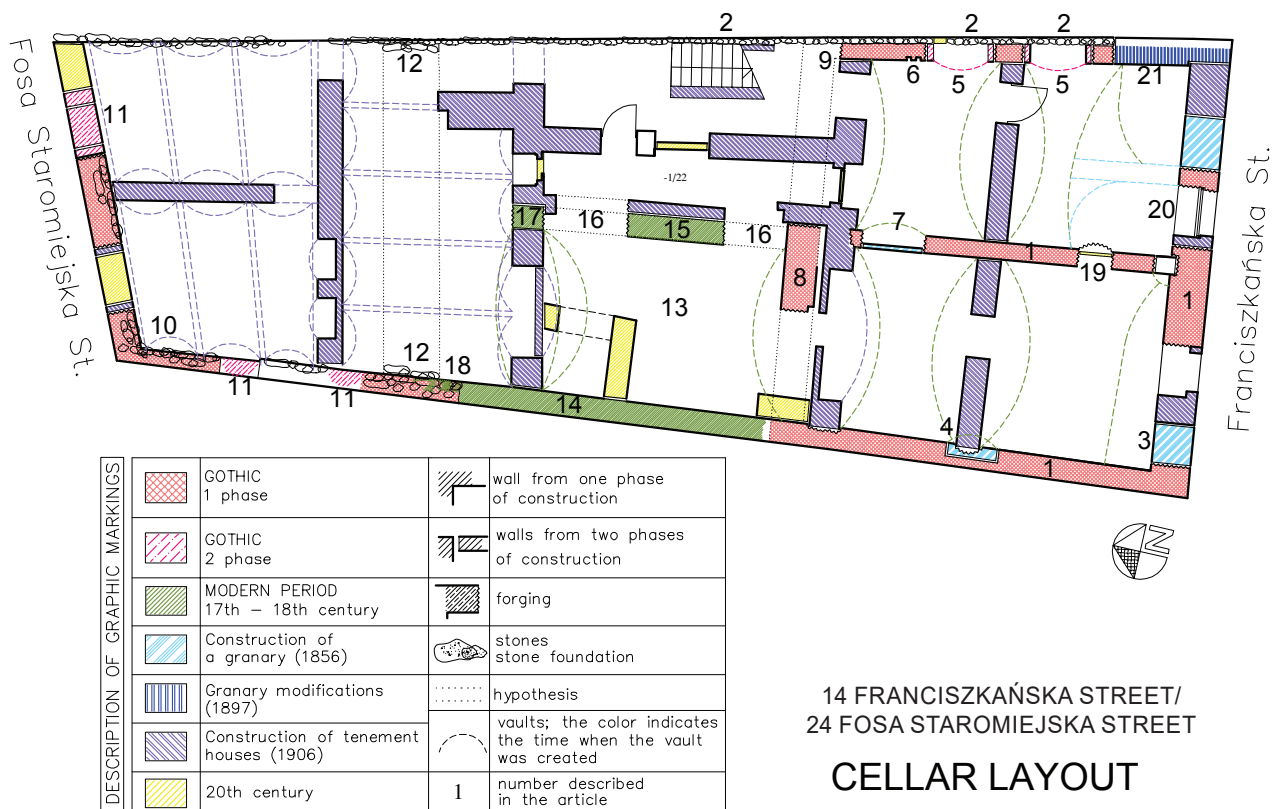


Fig. 4. Toruń, 14 Franciszkańska Street/24 Fosa Staromiejska Street. Chronological stratification of cellars (elaborated by J. Kucharzewska, 2022)

Il. 4. Toruń, ul. Franciszkańska 14/Fosa Staromiejska 24. Rozwarstwienia chronologiczne piwnic (oprac. J. Kucharzewska, 2022)

During the architectural research, an attempt was made to find original articulation of the walls in the eastern basement. However, no seam that might have indicated that was found. The recesses present on the eastern wall were built secondarily (Fig. 4.5). The arches that close them are based on the posts separated from the face of the Wendish wall by a distinct vertical seam, and the edges of the Wendish part show signs of hammering. The stone base of the recesses highlights the structure of the neighboring foundation wall.

On the eastern wall in question, just behind the recess in the present back bay, there is a trace of a tethering between the transverse wall (Fig. 4.6). This may indicate that there was a shallow back passage in the eastern building, but this hypothesis is hindered by the lack of a similar trace on the opposite side, where the passage was hammered and then walled up (Fig. 4.7). Another hypothesis assumes that it could have been a wall of a small room (hypocaustum?), but again, this thesis cannot be confirmed due to the demolition of the back wall in the eastern section of the tenement house. Only archaeological research can prove either of these two hypotheses.

The depth of the medieval frontage buildings at Franciszkańska Street is marked by a relic of the transverse wall, which is the basis of the rear façades and has been preserved in the western basement, at a slight distance from the present wall of the rear façade (Fig. 4.8). On the line of the relic, along the eastern stone wall, there is also a trace of a façade wall tethering (Fig. 4.9).

There is no indication that the front buildings at the basement level were connected to the backyard buildings. The stone wall exposed in the present corridor has an irregular, curvilinear face, which indicates that it is the outer side of the neighboring wall (Fig. 4.2).

The structure of the perimeter walls below the present tenement house from the side of Fosa Staromiejska Street suggests that in the first stage of development, these parts did not have a basement at all. Large stones and boulders used to build the perimeter of the walls in some places are only present in the upper zone of the walls. The lower part in these places is made of medieval brick with a regular layout and supports a slightly overhung stone part. The stone face is very irregular, and the persistent tethering of the north-west corner consists of randomly layered boulders of various sizes and depths (Fig. 4.10). All this proves that the stone parts were originally only foundations, and did not create the perimeter walls of the basement. The irregularity, randomness of the layout and the dimensions of the building material make it possible to assume that this part was founded by filling the earth ditches with stones thrown from above and flooded with mortar. Above the stone part, a brick offset was built to support the ground floor and not so much the basement ceiling.

It was only during the next stage that the basement was added to the buildings by removing the soil to an appropriate depth, exceeding the range of the stone foundation, which required supporting the existing elements with brick underpinnings (Fig. 4.11). Full recognition of the

construction technique and the validity of the above-mentioned hypothesis is hard to achieve due to current raising of the basement floor level covering the lower parts of the medieval walls.

The depth of the buildings in this part of the plot is determined by the interior of the demolished stone wall, which formed the basis of the earlier rear façades. It is exposed on the eastern and western perimeter walls of the present back track (Fig. 4.12). It seems that also on the side of Fosa Staromiejska Street there was a division into two independent, unconnected eastern and western cellars, in accordance with the medieval parceling (Fig. 5b).

The aforementioned research shows that in the medieval times two independent cellars first appeared on the side of Franciszkańska Street. If there existed some other buildings on the plots, they did not have any basements. It was only in the second medieval stage that a basement was made from the side of Fosa Staromiejska Street. The central part – probably the courtyard – had no basement.

### Modern period

In the early modern period (in green in Fig. 4) the plots were merged which was associated with the transformation of the cellars and probably with the change of the building layout of the above-ground parts. Cellars from the side of Franciszkańska Street were covered with two parallel barrel vaults. These parts, which had been isolated until then, were connected by introducing a forging in the longitudinal wall, made in the present back passage by removing the bottom of the existing recess and widening its light (Fig. 4.7). This change was carried out simultaneously with the construction of the vaults, as evidenced by the vault lunette developed above the opening, adjusted to the width of the forging.

At the same time, a basement was implemented in the central-western part (Fig. 4.13), above which a side outbuilding was erected, which survived until 1856. The new basement was covered with a barrel vault based on longer side walls, the western of which has entirely survived until now (Fig. 4.14). The eastern one has survived only fragmentarily as a section supporting the vault in the central part of the basement (Fig. 4.15), the foundation (Fig. 4.16) and a post whose front is exposed in the face of the wall from 1906 (Fig. 4.17).

By introducing a side outbuilding, the buildings located on two opposite edges of the plot were connected with each other. At the basement level, the stone wall of the rear façade of the building at Fosa Staromiejska Street was partially dismantled. This is evidenced by the foundation of the lower part of the demolished stone wall which presents certain modern features (Fig. 4.18).

The architectural research of the cellars shows that in the early modern period, narrow adjacent plots were merged, and also connected by an outbuilding from the side of Franciszkańska Street and Fosa Staromiejska Street (Fig. 5c).

### Years 1700–1856

The earliest archival construction data that we currently have at our disposal, concerning the examined complex of

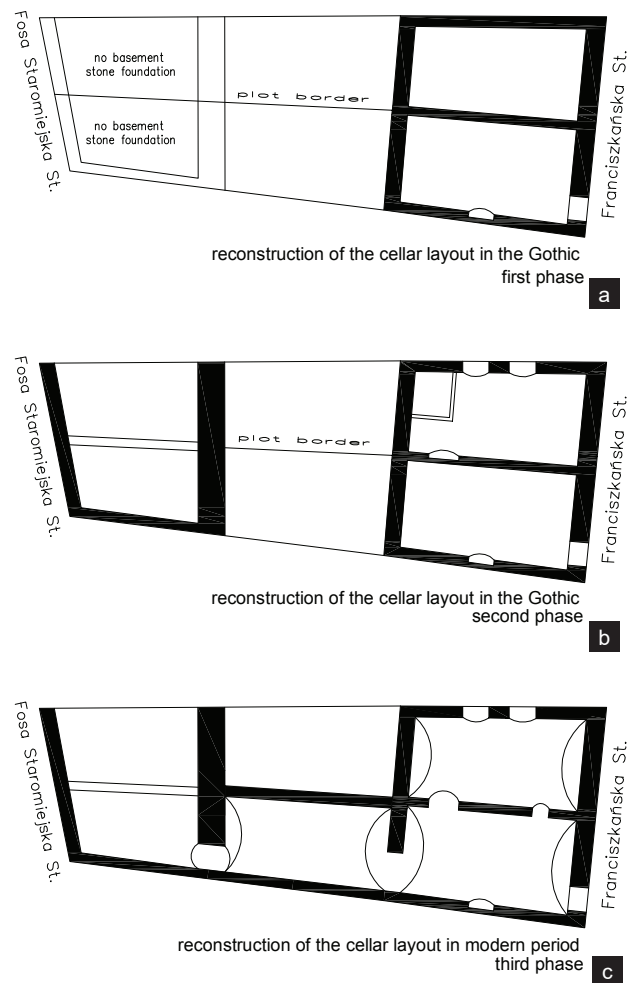


Fig. 5. Toruń, 14 Franciszkańska Street/24 Fosa Staromiejska Street. Reconstruction of the cellar layout in the Gothic and modern periods (elaborated by J. Kucharzewska, 2022)

Il. 5. Toruń, ul. Franciszkańska 14/Fosa Staromiejska 24. Rekonstrukcja układu piwnic w okresie gotyckim i nowożytnym (oprac. J. Kucharzewska, 2022)

buildings at 14 Franciszkańska Street/24 Fosa Staromiejska Street date back to the year 1703, when the plot was owned by brewer Johann Friedrich Langhammers, and in its southern end there was a malt house [11]. At the end of the 18<sup>th</sup> century, only a granary is mentioned. We learn slightly more about the buildings on the plot in question from the Special Tax from the years 1807–1815, i.e. the times of the Napoleonic campaign. In the year 1807, as a result of the explosion of gunpowder stored on the barge and the pier of the Vistula riverbank, caused by French soldiers residing in the city, many Toruń tenement houses were damaged. Further destruction took place during the retreat of the Napoleonic army. Paradoxically, the material losses incurred by the city, meticulously noted in the Special Tax, are today an excellent source of knowledge about the condition of buildings from the beginning of the 19<sup>th</sup> century. According to the aforementioned Tax Records, damage also took place on property no. 314 (Franciszkańska 14/Fosa Staromiejska 24), which at that time belonged to gingerbread maker Johann F. Wentscher [4]. Both the 2-storey brick granary on the side of Franciszkańska



Street (German: Klosterstrasse), as well as a timber frame coach house with brick filling located on the side of the Fosa Staromiejska Street (German: Grabenstrasse) were burnt down. The burnt area was cleaned up, and the losses were estimated at 214 Prussian thalers.

The data from 1818 make it possible to conclude that from the side of Franciszkańska Street, a granary was erected again – half made of brick (perhaps the old granary was partially preserved). An outbuilding adjoined it. From the side of the walls, i.e. at the back of the plot, there was another smaller granary. Within the plot there was an undeveloped yard and an exit to the street. On July 14, 1856, the gingerbread maker Julius Wentscher sold the property with the mortgage number Altstadt Thorn No. 314 to merchant Nathan Leiser.

### *Construction of a 19<sup>th</sup>-century granary (1856)*

The new owner, Nathan Leiser, immediately started – as stated in the documents – the reconstruction (German: Umbau) of the granary [3]. In fact, the changes were thorough and they concerned the entire length of the plot from Franciszkańska Street to Fosa Staromiejska Street. Such a large investment testified to the wealth of the owner. The census carried out in 1856, i.e. in the same year when the granary was built, included 131 names of the richest inhabitants of Toruń, whose annual income exceeded one thousand thalers. Nathan Leiser was also on this list with an income of 2,500 thalers [12, p. 287]. It is worth stating that at that time tenement houses in the Old Town reached prices of 2,500 to 4,000 thalers [12, p. 387]. In 1864, Nathan Leiser was elected Chairman of the Toruń Jewish community.

Granary at Franciszkańska Street was built on a trapezoidal plan, narrowing towards the north, and had five floors (Fig. 6). The perimeter walls were made of brick and based on the solid perimeter walls of the cellars. The beam ceilings, arranged parallel to the façade, were supported by a girder running in the middle, supported by 5 posts with brackets. This arrangement was repeated on each floor. From the point of view of the construction of the new facility, it was important to preserve the longitudinal wall running in the middle of the basement – both its medieval section (Fig. 4.1) and its modern section (Fig. 4.15–4.17). It was here where the bases of the frame structure pillars of the above-ground storey were placed. Perhaps it was because of the reinforcement of the structural wall of the basement that the modern communication opening was bricked up (Fig. 4.7) and replaced with a much smaller one in the front passage (Fig. 4.19). It was introduced by forging the Wendish wall and a bit smaller one the intrados of the vault from the west. In the façade wall from Franciszkańska Street, the openings were transformed. The cellar corridor in the western part was removed (Fig. 4.3) and replaced with an enlarged opening at the south-western corner in the eastern part (Fig. 4.20). The enlargement of the opening forced the partial demolition of a part of the early modern vault and the introduction of a much higher, relatively flat arch resting on a girt perpendicular to the façade (Fig. 4 – blue dashed lines).

The existence of this new cellar corridor of the granary is confirmed by the preserved designs – both the ground floor plan with visible stairs and the view of the façade with a schematically drawn casing of the entrance to the basement. The building was completely subordinated to the function of a warehouse. On the ground floor, on the west side, there was a passage, and stairs connecting all floors were located parallel to the shorter façades. Thus, the entire usable area on each floor was prepared for the storage of various types of materials.

For merchant Leiser, it was one of many investments in Toruń. In 1887, the granary was taken over by a branch of the Weimar Bank in Berlin, probably as a result of an unpaid mortgage.

### *Granary modifications (1897)*

In 1896, the indebted property, mortgaged in the amount of Mk 11,500, was purchased by another well-known merchant Simon Silberstein – a producer of vinegar and mustard. A year later (1897) he started to change the ground floor and the façade on the side of Franciszkańska Street. On the ground floor, a workshop and a shop were separated with wooden walls. He resigned from the passage on the ground floor and introduced a doorway to the shop as well as two windows in this very place. In turn, he widened the existing door and transformed it into a gate. He changed the location of the stairs by moving them to the eastern wall. This change was confirmed by architectural research at the basement level. Due to the construction of the stairs, a fragment of the early modern vault was demolished, and there a flat vault was implemented above. The eastern perimeter wall, which was the base of the vault, was partly rebuilt after the mantle of the early modern vault was demolished (Fig. 4.21). In 1899, a brick chimney design by L. Bock to build was agreed in connection with the placement of a mustard grinding gas engine in the attic [12, p. 12].

The appearance of the granary in 1897 is quite well known as there exist photographs showing the former Grabenstrasse (currently Fosa Staromiejska Street) in connection with documenting medieval sections of the city walls with towers, which were gradually demolished in accordance with the concept of opening the city towards the suburbs and development of the areas of the former modern embankments. This process is well illustrated by a photograph from around 1904. In the photo we can see the construction work at the Municipal Theatre. The granary at Grabenstrasse was captured in the picture before it was converted into a tenement house (Fig. 7).

### *Construction of tenement houses (1906)*

In 1906, building entrepreneur Robert Thober became the new owner of the granary. In March 1906, there was an application submitted for a permit to convert the granary into two tenement houses in a simplified Art Nouveau style with an inner yard and a common staircase [3, pp. 58–64]. The façades of the tenement houses presented in the designs were 4-axial and 5-storey high (Fig. 8).

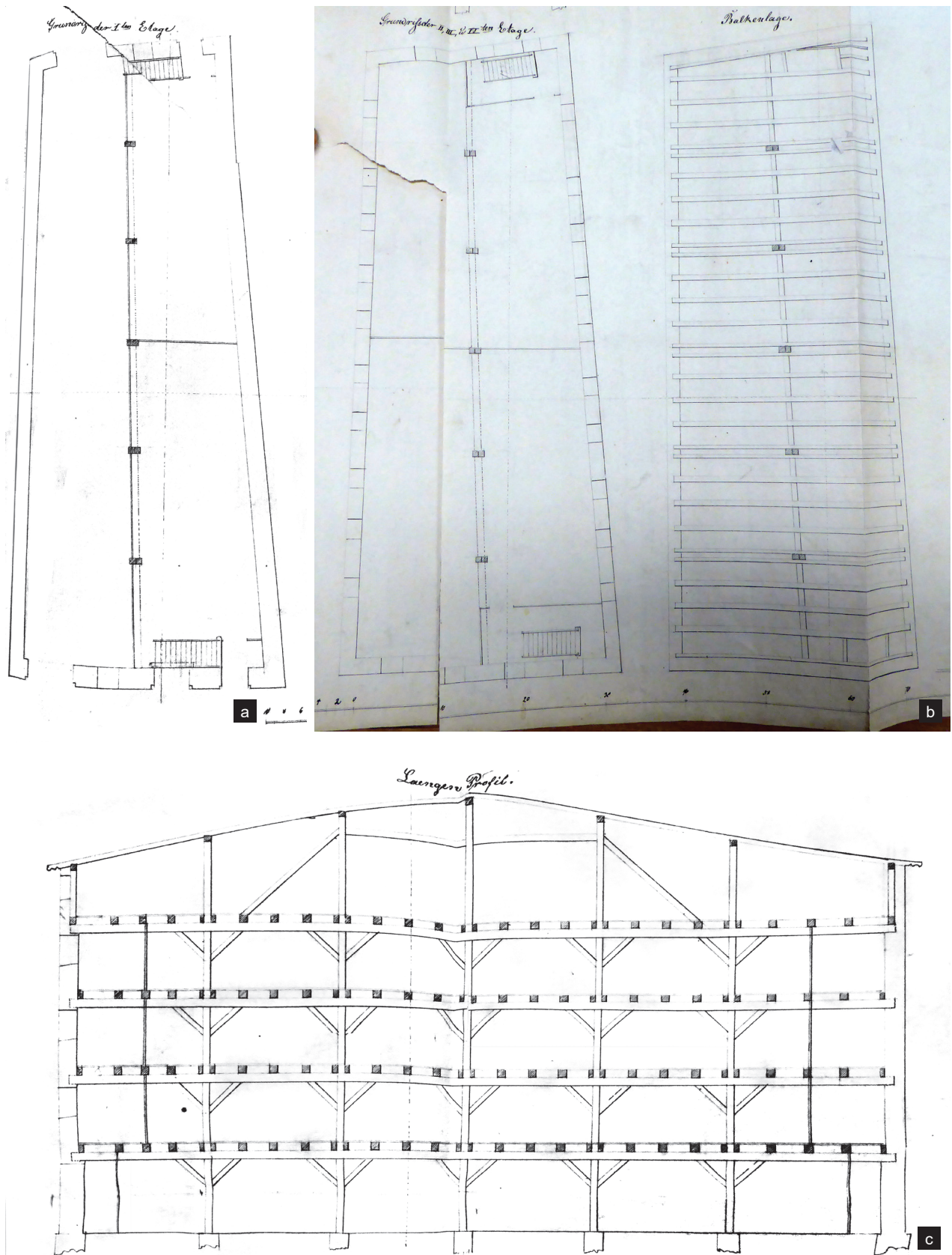


Fig. 6. Toruń, 14 Franciszkańska Street/24 Fosa Staromiejska Street. Granary design from 1856:  
 a) plan of the ground floor, b) plan of the upper floors and attic,  
 c) longitudinal section (source: State Archives in Toruń, Files of the City of Toruń, sign. G 742, k.1)

Il. 6. Toruń, ul. Franciszkańska 14/Fosa Staromiejska 24. Projekt spichlerza z 1856 r.:  
 a) rzut parteru, b) rzut wyższych kondygnacji i poddasza,  
 c) przekrój podłużny (źródło: Archiwum Państwowe w Toruniu, Akta miasta Torunia, sygn. G 742, k.1)



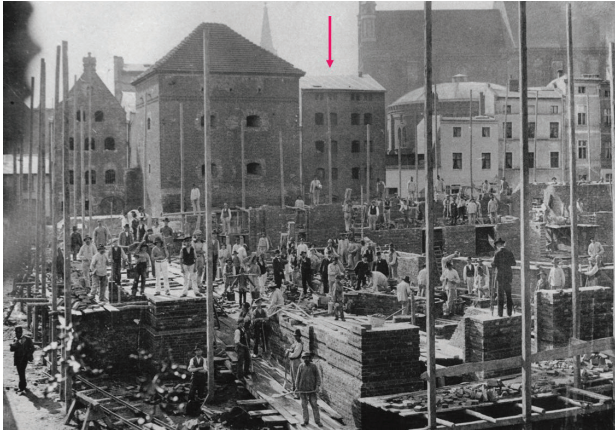
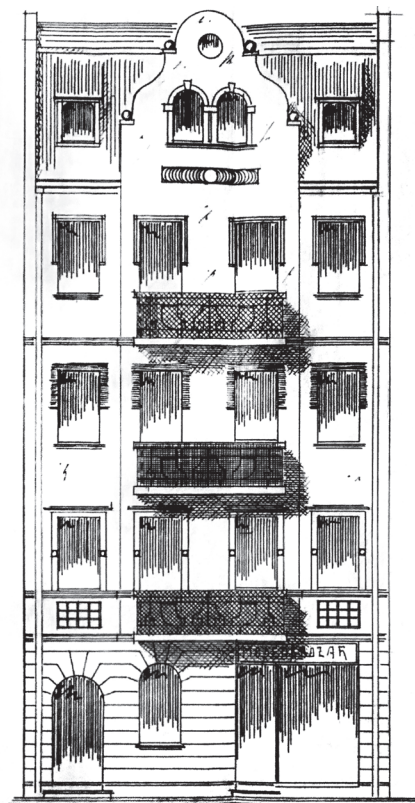


Fig. 7. Archival photograph from around 1904 presenting works on the construction of the Municipal Theatre.

In the background a granary at 24 Fosa Staromiejska Street before conversion into a tenement house (source: State Copernican Library in Toruń, [13])

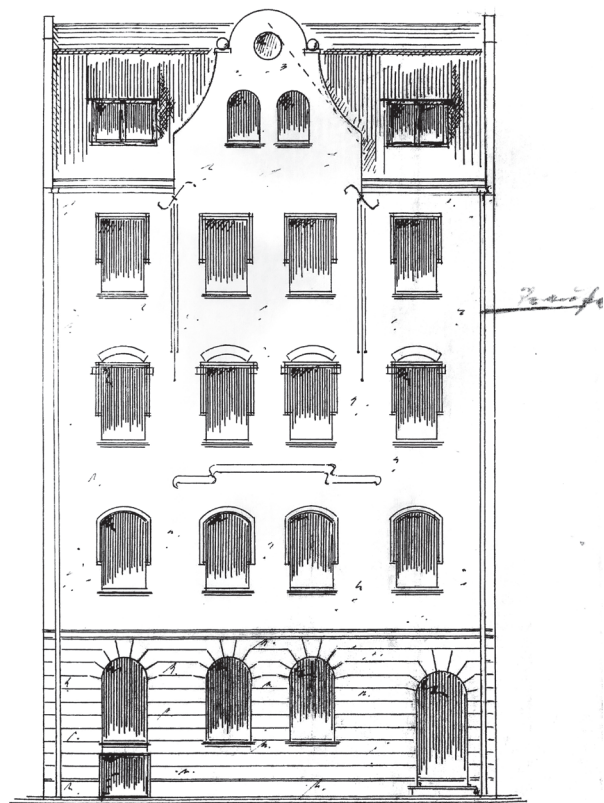
Il. 7. Fotografia archiwalna z około 1904 r. prezentująca prace przy budowie Teatru Miejskiego. W tle widoczny spichlerz przy ul. Fosa Staromiejska 24 przed przebudową na kamienicę (źródło: Książnica Miejska im. M. Kopernika w Toruniu, [13])

The ground floor – both on the side of Franciszkańska Street and Fosa Staromiejska Street was decorated with a bossage, whereas the upper floors were covered with smooth plaster. The two central axes were extended in the form of an attic room and flanked by dormers. From the side of Fosa Staromiejska Street, the balconies were placed on the 1<sup>st</sup>, 2<sup>nd</sup> and 3<sup>rd</sup> floors, covering the two central axes. There was a shop window on the ground floor. The final formal arrangement of both façades differed from the original design and was the result of modifications introduced by Thober in June 1906. In the façade on the side of Franciszkańska Street, only the dormers, closed with triangular gables, changed the shape. The façade on the side of Fosa Staromiejska Street received a new classicist stylization (Fig. 9). On the 5<sup>th</sup> floor, the originally designed attic room and dormer windows were abandoned in favor of a raised mansard. Fluted pilasters were used between the windows, and the entire construction was topped with a balustrade with a pseudo-attic and obelisks. The exact layout of the rooms on each floor is presented in Thober's designs (Fig. 10). On each floor there were two independent apartments separated by a central route, in which there was a yard and a staircase.



*Theater-Platz-  
Ansicht.*

a



*Kloster-Strassen-  
Ansicht.*

b

Fig. 8. Toruń, 14 Franciszkańska Street/24 Fosa Staromiejska Street. Design of rebuilding the granary into a tenement house from 1906 (owner: Robert Thober): a) view of the northern (from Fosa Staromiejska) façade, b) view of the southern (from Franciszkańska) façade (source: State Archives in Toruń, Files of the City of Toruń, sign. G 742, k. 59)

Il. 8. Toruń, ul. Franciszkańska 14/Fosa Staromiejska 24. Projekt przebudowy spichlerza na kamienicę z 1906 r. (właściciel Robert Thober): a) widok elewacji północnej (od ul. Fosa Staromiejska), b) widok elewacji południowej (od ul. Franciszkańskiej) (źródło: Archiwum Państwowe w Toruniu, Akta miasta Torunia, sygn. G 742, k. 58–64)



Changes in the basement area were confirmed by architectural research (Fig. 4 marked in purple). First of all, it was only during this reconstruction that the basement was added to eastern central part. There was a designed corridor in there with a staircase leading to the ground floor. The way of closing the basement rooms in the entire northern part (from the side of Fosa Staromiejska Street) was changed. Eventually, the back stone wall of the cellar was demolished, as well as a fragment of the longitudinal early modern wall adjoining it. Thus, a new line of the rear façade of the northern tenement house was marked out, and it was significantly shifted towards the south. Because of that, in the tenement house from the side of Fosa Staromiejska Street, it was possible to designate two routes, which were closed with segmental vaults on steel beams – in the front route parallel to the façade, in the rear – perpendicularly. Implementation of so called Prussian Cope was connected with rebuilding the upper sections of the existing perimeter walls. Additional massive walls dividing the rooms were introduced in accordance with the course of the walls on the above-ground floors. Once again, the arrangement of openings in the façade walls was modified, and they were given a shape, which has preserved until now.

### *Tenement houses after 1906*

In November 1907, the property was put up for public forced auction [4]. A year later it was owned by a company trading in building and heating materials – the Pichert Brothers (Gebrüder Pichert). In December the company applied for a permit to make massive external stairs to the basement from the side of Fosa Staromiejska Street [3, p. 116]. In September 1910, Paul Fuley, on behalf of the Pichert Brother company, applied for another permit to change the use of the premises on the ground floor from the side of Franciszkańska Street [3, p. 121], and the shop was turned into an apartment. From 1912, the tenement house was owned by Franz Żurawski and his wife Marta née Goetz. In December 1913, the new owners of the apartment, which had been a shop before, replaced the window with a door, thanks to which there was a direct entrance from the street [3, p. 125]. In 1915, the tenement house was put up for public auction again. In 1918, it was purchased by Julius Grosser, who also owned the neighbouring building on the western side of the tenement house in question. Grosser was a well-known entrepreneur from Toruń and he treated the purchase of tenement houses as one of his many investments. He lived in the area of Bydgoskie Suburb in a half-timbered villa surrounded by a garden<sup>3</sup>. When Polish statehood came into existence in 1920, Grosser sold his fortune and left for the Reich. During the interwar period, the property was owned by Waław Rudziński. At that time, no significant construction changes were made apart from temporary re-



Fig. 9. Toruń, 24 Fosa Staromiejska Street.  
The design of re-styling the façade from 1906  
(source: State Archives in Toruń, Files of the City of Toruń,  
sign. G 742, k. 74)

II. 9. Toruń, ul. Fosa Staromiejska 24. Projekt zmiany stylizacji fasady z 1906 r. (właściciel Robert Thober) (źródło: Archiwum Państwowe w Toruniu, Akta miasta Torunia, sygn. G 742, k. 74)

pairs and refreshing of the façade. A similar situation took place after World War II. Currently, the tenement house is owned by a private individual.

### *Summary*

Architectural research conducted in the basements of tenement houses in Toruń situated in the northern part of the Old Town at 14 Franciszkańska Street and 24 Fosa Staro-

<sup>3</sup> At 15a Krasieńskiego Street in 2007 it was dismantled and transported in parts by a private owner to Antoniew near Golub-Dobrzyń, where it was reconstructed [14].

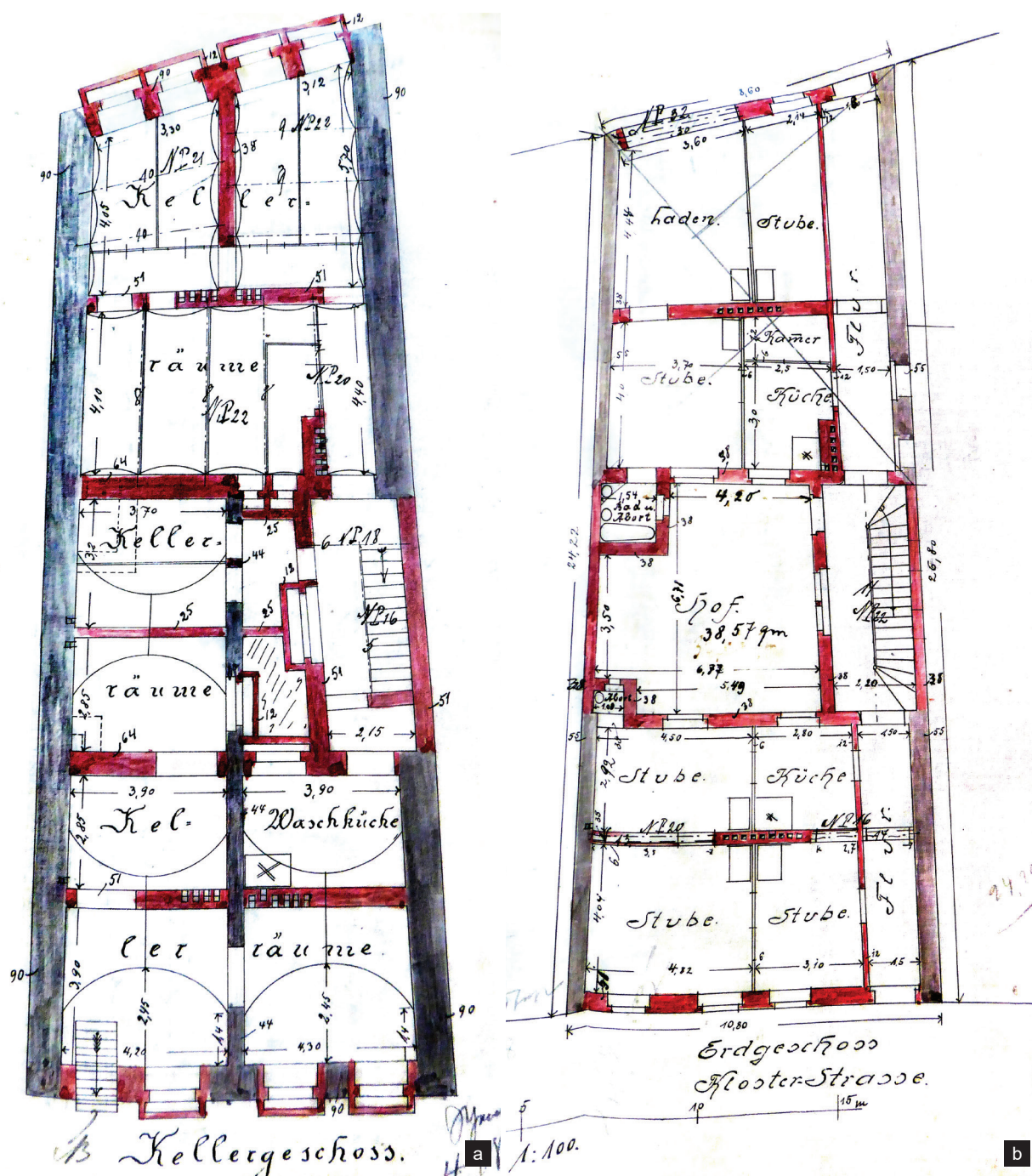


Fig. 10. Toruń, 14 Franciszkańska Street/24 Fosa Staromiejska Street. Design of rebuilding the granary into a tenement house from 1906 (owner: Robert Thober): a) plan of the basement floor (Kellergeschoss), b) plan of the ground floor (Erdgeschoss).

The designed walls are marked in red (source: State Archives in Toruń, Files of the City of Toruń, sign. G 742, k. 60)

Il. 10. Toruń, ul. Franciszkańska 14/Fosa Staromiejska 24. Projekt przebudowy spichlerza na kamienicę z 1906 r. (właściciel Robert Thober):

a) rzut piwnicy, b) rzut parteru. Kolorem czerwonym zaznaczono projektowane ściany

(źródło: Archiwum Państwowe w Toruniu, Akta miasta Torunia, sygn. G 742, k. 60)

miejska Street made it possible to determine several stages of reconstruction. The key issue was to establish the content of the oldest historic substance from the medieval period. As a result of the research, it was found that the Gothic fragments are located in the southern part (from the side of Franciszkańska Str.). It was only in the second Gothic stage that the basement was added to the part of the building from the side of the city walls, partly using the stone foundations laid for the earlier construction. In the modern period, these

two, previously independent, parts were connected by the western outbuilding. At this stage of the research, it is not known what the above-ground buildings looked like in the medieval and early modern periods, although it is a fact that the plots adjacent to the wall were of utility and storage character. This thesis is confirmed by the document of Special Tax from the years 1807–1815, which shows that on the plot at Franciszkańska Street, there was a two-story, brick granary, and from the side of Fosa Staromiejska Street there



was a coach house with a timber frame structure with brick filling. Both buildings burned down. In the middle of the 19<sup>th</sup> century, a large, five-storey granary was built on the walls of medieval and modern cellars. The final change of buildings, reflected in the reconstruction of the cellars, took place in 1906. At that time, after the demolition of the granary, two opposite tenement houses were built with a common staircase and an inner yard.

Architectural research is the most effective method of learning about the construction history of a building. In

situ studies together with the source materials – written, iconographic and cartographic – are an effective tool for the reconstruction of individual stages of construction. Their mutual interaction and complementation can lead a researcher as well as a lover of historic architecture to obtain a better knowledge about the object or at least to get a more genuine image of it.

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## Abstract

### *Buildings at 14 Franciszkańska Street and 24 Fosa Staromiejska Street in Toruń in the light of architectural research and source queries*

The article presents the results of architectural research carried out at the basement level at 14 Franciszkańska and 24 Fosa Staromiejska Streets in Toruń. The aforementioned research was supplemented with source studies concerning both cellars and above-ground parts.

The aim of the architectural research was to determine stages of construction on the plots in question from the Middle Ages to the beginning of the 20<sup>th</sup> century. An important issue was to identify the content of the oldest historic substance from the medieval period and the moment of functional and spatial integration of the opposite plots.

The plot is located in the northern part of the Old Town of Toruń, within a triangular block of buildings, the outline of which was determined by the course of the north-eastern section of the city walls. Currently, on two opposite plots there is a tenement house, which received its final shape in the early 20<sup>th</sup> century.

During the research, it was found that the oldest, Gothic fragments are present in the southern part (on the side of Franciszkańska Street). In the second Gothic stage, the northern part (from the side of Fosa Staromiejska Street) was given a basement and the stone foundations of the earlier building were used to create it. In the modern period, the two parts, which had been two independent units until then, were connected by a side outbuilding. In the 18<sup>th</sup> century, on the plot facing Franciszkańska Street, there was a two-story, brick granary. From the side of Fosa Staromiejska Street, there was a timber frame coach house. Both buildings burnt down at the beginning of the 19<sup>th</sup> century. In the mid-19<sup>th</sup> century, a large, five-storey granary covering both plots was erected. The granary was founded on medieval and modern cellars. The ultimate change of buildings took place in 1906, when, after the demolition of the granary, two tenement houses were built with a common central route containing a staircase and an inner courtyard.

Architectural research together with the source material was an effective tool for reconstructing individual stages of construction and expanding our knowledge about the forms of development of the walled part of the Old Town in Toruń.

**Key words:** architectural research, Toruń, 14 Franciszkańska Street, 24 Fosa Staromiejska Street

### ***Streszczenie***

#### ***Budynki przy ul. Franciszkańskiej 14 i Fosa Staromiejska 24 w Toruniu w świetle badań architektonicznych i kwerend źródłowych***

W artykule zaprezentowano wyniki badań architektonicznych przeprowadzonych na poziomie piwnic przy ul. Franciszkańskiej 14 i Fosa Staromiejska 24 w Toruniu, uzupełnione o kwerendy źródłowe dotyczące zarówno piwnic, jak i części naziemnych. Celem badań architektonicznych było ustalenie kolejnych etapów budowlanych zachodzących na omawianych działkach od średniowiecza do początków XX w. Istotną kwestią było rozpoznanie zawartości najstarszej substancji zabytkowej pochodzącej z okresu średniowiecznego oraz momentu scalenia funkcjonalno-przestrzennego przeciwległych działek.

Będącą tematem pracy działka znajduje się w północnej części Starego Miasta Torunia, w obrębie trójkątnego bloku zabudowy, którego zarys determinowany był przez przebieg północno-wschodniego odcinka murów miejskich. Obecnie na dwóch przeciwległych parcelach znajduje się kamienica, która ostateczny kształt uzyskała na początku XX w.

W trakcie badań stwierdzono, że najstarsze gotyckie fragmenty znajdują się w części południowej (od strony ul. Franciszkańskiej). W drugim etapie gotyckim podpiwniczono część północną (od strony Fosi Staromiejskiej), wykorzystując kamienne fundamenty założone dla wcześniejszej budowli. W okresie nowożytnym te dwie, do tej pory funkcjonujące niezależnie, części połączyła oficyna boczna. W XVIII w. na działce od strony ul. Franciszkańskiej znajdował się 2-piętrowy, murowany spichlerz, a od strony Fosi Staromiejskiej wozownia o konstrukcji szkieletowej. Obydwa budynki spłonęły na początku XIX w. W połowie XIX w. powstał duży, obejmujący obie działki, 5-kondygnacyjny spichlerz, który założono na średniowiecznych i nowożytnych piwnicach. Ostateczna zmiana zabudowy nastąpiła w 1906 r., kiedy po rozbiórce spichlerza wybudowano dwie kamienice ze wspólnym traktem środkowym wypełnionym klatką schodową i wewnętrznym podwórkiem.

Badania architektoniczne wraz z materiałem źródłowym stanowiły skuteczne narzędzie do rekonstrukcji poszczególnych etapów budowy i poszerzenia wiedzy na temat form zabudowy przymurnego fragmentu Starego Miasta w Toruniu.

**Słowa kluczowe:** badania architektoniczne, Toruń, ul. Franciszkańska 14, Fosa Staromiejska 24