

DRAFT OF THE ZAMOŚĆ DEVELOPMENT PLAN OF 1939

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Summary

The paper is written in the form of a scientific essay. The method used was the analysis of historical and contemporary planning materials, starting from the interwar period. Extensive specialist literature has been studied, especially that which raises the issue of the urban, architectural and cultural values of Zamość. It provides an analysis of the “Draft of the Zamość Development Plan of 1939” (“Szkicowy projekt planu zabudowania Zamościa z 1939 r.”) by the architect Jan Zachwatowicz and the urbanist Władysław Wieczorkiewicz. The paper also describes the circumstances leading to the foundation of Zamość. It draws attention to the elements missing from the contemporary urban development plans of the town, which were present in the excellent pre-war planning work. It also underlies the importance of municipal public transport, which should always be the basis for the delimitation of functional zones. It also includes a brief discussion of the 1994 “General Local Plan for the Spatial Development of the City of Zamość” („Miejscowy plan ogólny zagospodarowania przestrzennego miasta Zamościa z 1994 r.”), which, according to the author, is the best planning document produced after the Second World War. The aim of the study was to highlight those elements that coincided with the idea of the 1939 plan sketched by Jan Zachwatowicz and Władysław Wieczorkiewicz. The paper uses the method of footnotes, which refer the reader to the relevant source material and may also provide additional commentary on the presented content. The three illustrations are photographs of maps (charts) of the 1939 plan. They are also included in the 2018 scholarly monograph “Cartographic zamostiana” („Kartograficzne zamostiana”) by Wojciech Przegon and Jakub Żygawski.

Keywords

Zamość • urban planning • spatial development plan • cultural heritage

1. Introduction

The history of Zamość is recorded in the town’s urban and architectural plan and is preserved in its civil buildings and fortification structures. The chronicles of this gord, founded by the hetman Jan Zamoyski, have been described in many archival documents, contemporary scientific dissertations [Przegon 1995] and popular guides and magazines. We can also trace the development of this Renaissance and then 19th-century fortress with the help of rich iconographic, planning and geodetic-cartographic material. The following paper discusses the outstanding planning material that should serve

as a model for contemporary architects and urban planners, who in their projects indicate the directions for further spatial, economic and social development of Zamość, while of course respecting its extraordinary cultural and landscape values. The following planning and cartographic study can undoubtedly be considered one of the source materials, belonging to the cultural heritage of Polish and “Zamostian” cartography.

2. Methodology

The paper is written in the form of a scientific essay. The method used was the analysis of historical and contemporary planning materials, starting from the interwar period. Extensive specialist literature has been studied, especially that which raises the issue of the urban, architectural and cultural values of Zamość. It provides an analysis of the “Draft of the Zamość Development Plan of 1939” (“Szkiecy projekt planu zabudowania Zamościa z 1939 r.”) by the architect Jan Zachwatowicz and the urbanist Władysław Wieczorkiewicz. The paper also describes the circumstances leading to the foundation of Zamość. It draws attention to the elements missing from the contemporary urban development plans of the town, which were present in the excellent pre-war planning work. It also underlies the importance of municipal public transport, which should always be the basis for the delimitation of functional zones. It also includes a brief discussion of the 1994 “General Local Plan for the Spatial Development of the City of Zamość” („Miejscowy plan ogólny zagospodarowania przestrzennego miasta Zamościa z 1994 r.”), which, according to the author, is the best planning document produced after the Second World War. The aim of the study was to highlight those elements that coincided with the idea of the 1939 plan sketched by Jan Zachwatowicz and Władysław Wieczorkiewicz. The paper uses the method of footnotes, which refer the reader to the relevant source material and may also provide additional commentary on the presented content. The three illustrations are photographs of maps (charts) of the 1939 plan. They are also included in the 2018 scholarly monograph “Cartographic zamostiana” („Kartograficzne zamostiana”) by Wojciech Przegon and Jakub Żygawski.

3. Zamość during the interwar period (1918–1939)

During the interwar period (1918–1939) plans were drawn up for the regulation, surveying, expropriation and parcelling of Zamość. The town was no longer a fortress and functioned in a sovereign country, which was the reason for its comprehensive spatial and economic development. While until 1918 the plans were dominated by military content, from then on they focused on spatial, economic and social aspects. Therefore efforts were made to restore the lost beauty of the town. This was achieved not only by conservationists and state authorities, but also by the Town Council [Ciaśtoch 1994]. A number of initiatives and projects were carried out in Zamość. One of the first projects was the restoration of the town hall to its original appearance and its Renaissance attic style. Thanks to the vigorous efforts of starost Marian Sochański about fifty crumbling balconies were removed from the facades of kamienica tenements

in Rynek Wielki (the Large Market Square). The monumental town buildings regained their former appearance and purpose, the Old Lviv Gate was rebuilt and the Museum of Zamość was established in the Armenian kamienica tenements. When considering the ideas for the development of Zamość, it should be remembered that already in the interwar period its historical centre was treated as a whole and incorporated as an important element in the functioning of the town.

During the interwar period, municipal facilities were built in Zamość, such as the tenement house on Lubelska Street (1927) and the workers' houses on Hrubieszowska Street (1938), as well as a number of public buildings: the municipal baths (1921), the power plant (1924), the seat of the Polish Bank (1925, an example of the modernised classicism style), the National Church (1927), the Social Security building (1927), the school at Orzeszkowa Street (1932), the Church of the Holy Cross (1938), the sports stadium (1937). In addition, the St. Nicholas Hospital was rebuilt, the construction of the agricultural school in Janowice Małe was initiated, and the market square on Młyńska Street was demarcated. All these buildings have survived to this day and have retained most of their functions [Przegon 1995, p. 37–39]¹.

4. Circumstances of the development of the Zamość draft plan of 1939

The spatial development plan was essential to all the above-mentioned projects and to define the role of the Old Town in the complex of the dynamically developing urban organism. Its preparation was commissioned in 1929 to Jerzy Siennicki from Lublin. The architect had difficulties with the base map and the work was delayed. This led to the termination of the contract and an invitation to tender for the development of a master plan with all the necessary studies. It took 10 years to realise the ambitious and necessary plans of the Town Council. During this period, a number of beneficial events occurred that resulted in the development of a town plan that was groundbreaking in both content and form.

In 1933 Jan Zachwatowicz, an assistant professor, came to Zamość along with a group of students from the Faculty of Architecture at the Warsaw University of Technology to make an inventory of several tenement houses. The care shown to the students by the town authorities and the wonderful atmosphere surrounding the work inspired the future professor to study the history of the town [Zachwatowicz 1980]. His personal experience of the town, his studies of archival written and cartographic materials, and his inventory surveys of not only tenement houses but also of many monuments in Zamość, including the fortress buildings, resulted in his doctoral thesis entitled "The Zamość Fortress". The dissertation also served as the basis for a monograph on the fortress, which Zachwatowicz had co-authored with the historian Stanisław Herbst under the same title [Herbst and Zachwatowicz 1988, p. 22]. The book was published in 1936 in the "Architectura Militaris" series. It was the first monograph on the history of military architecture in Poland, and to this day remains one of the most impor-

¹ Prof. Wiktor Zin both reviewed the book and wrote the afterword.

tant source publications on the history of the town and its fortifications. It marked a beginning of a proper assessment of the value of the Zamość fortifications and all later formulated opinions, research and conservation postulates have their roots in this work [Studium... 1988]. Cartographic plans of Zamość were catalogued for the first time by the authors and published in the monograph as 43 items. The publication of “The Zamość Fortress”, a compendium of the research of the historian-urbanist Herbst and the architect Zachwatowicz, opened a new perspective on the history of Zamość and its monuments. As a matter of fact, the monograph on the Zamość fortress had an influence on the appreciation of the importance of the historical complex by the conservation authorities, who in 1936 recognised the Old Town in Zamość as a historical complex and the individual buildings as components of a whole of exceptional historical significance. That is why, on 3 July 1936, the Old Town in Zamość was entered in the register of historic monuments as one of the best-preserved examples of a Renaissance fortified town in the whole of Central Europe [Przegon 2007]. Such a special and “prestigious” situation created the need for a spatial development plan to define the role of the Old Town in the development of the urban complex. As a result of a tender, which was won by Jan Zachwatowicz and Władysław Wiczorkiewicz, a contract was signed on 14 February 1938, and already on 23 June 1939 the “Draft of the Zamość development plan of 1939” was approved by the Town Council [Kramarz 1980].

In his memoirs of 1980, Jan Zachwatowicz explained why it was possible to fulfil the signed contract so quickly: “The preparation of the plan in such a short time was made possible by previous studies, familiarity with the terrain, the economic conditions of the town and the previously considered concept of its spatial development (...) The plan consisted of fifteen charts. They were drawn up on base maps which were the result of measurements carried out between 1921 and 1923, and supplemented in 1934, 1937 and 1939. The geodetic plan was drawn at a scale of 1:1000. It served as a basis for the reductions at a scale of 1:10000 for the general plan and at a scale of 1:4000 for the historic old town [Zachwatowicz 1980].

5. The planning lessons contained in the Zamość development plan of 1939 and its modification in 1946

Professor Bonawentura Maciej Pawlicki claimed that the „Draft of the Zamość Development Plan” was the first comprehensive regulatory plan of Zamość [Pawlicki 1999] which highlighted the conservation issues of the Old Town and identified the historic centre as the most valuable cultural area that requires special protection. For this reason, it was a pioneering work, which treated the historic Old Town as a singular entity, in relation to which guidelines for the planning of surrounding urban space were developed. A study was conducted for the preparation of the general plan and 15 minor charts as individual elements of the study and layout concepts². The plan outlined the

² Eleven charts have survived to the present: I – Boundries (1:10000), II – Monuments (1:4000), III – Relief (1:10000), IV – Population density (1:10000), V – Distribution of built-up areas (1:10000),

main directions of development and a utility programme that was modernised with respect to previous assumptions, based on the Old Town in a linear layout stretching eastwards. The Old Town was to serve as a prestigious centre with non-intrusive services and administration. It was postulated that the outline of the fortifications with bastions should be restored and that the former fortress should be encircled by landscaped greenery, corresponding to the outer defensive facilities belt. Outside the Old Town more intrusive functions were located, related to communication, commerce and intensive building development.

It should be mentioned at this point that the great “planning mission” for Zamość was carried out by the architects of the Kraków University of Science under the direction of Prof. Zbigniew Myczkowski. In 2006 they wrote the “Study of the development of post-fortress areas focusing on greenery”, and in 2007 they prepared the “Architectonic and landscape concept for the development of post-fortress areas at the southern front of the Zamość Fortress, including a system of cubic buildings and earthworks, with landscape interiors, pedestrian and access roads, greenery and small architecture” [Przegon and Żygawski 2018]. This mission was accomplished with great success. On the ground, one can see that the postulates of Zachwatowicz and Wiczorkiewicz have been realised. Personally, I am glad that during their studies the authors of the project became acquainted with the works of Jan Paweł Leleweł, who left a rich heritage of architectural designs and artistic drawings from the period when he was delegated by the commander of the Corps of Engineers of the Kingdom of Poland, Brigadier General Jan Chrzyciel Mallet-Malletski de Grandville, to work in the Zamość fortress between 1817 and 1826. I have written about these works in research papers³.

We will discuss briefly the content of the fifteen charts of the plan, focusing on the chosen three that display an innovative view of the essential problem of a functional spatial arrangement. This includes Chart II “Historical monuments” („Zabytki”) (Fig. 1), Chart VI “Properties” („Własności”) (Fig. 2), and Chart X “Classification of areas by cost” („Klasyfikacja terenów wg cen”) (Fig. 3).

The I chart presents the administrative borders and basic communication system of Zamość in 1937.

Chart II, at scale 1:4000, entitled “Historical monuments” („Zabytki”) (Fig. 1) shows the historical objects and boundaries of the historic part of town, determined jointly with the conservator of the Lubelskie Voivodeship, Józef Dutkiewicz⁴. The presentation

VI – Ownership (1:10000), VII – Afforestation state (1:10000), VIII – Electrical wiring network (1:10000), IX – Sewage system (1:10000), X – Land classification according to prices (1:10000), XI – Study to scale (1:300000) [lost], XII – Small region (1:100000) [lost], XIII – Study (1:25000) [lost], XIV – Communication, road load diagram, technical description (1:10000) [lost], XV – Sketch design of development (1:10000). Survived fragments of the study are in the Archive of the Voivodeship Office in Lublin Delegation in Zamość, while individual charts are in the Archive of the Voivodeship Office for the Protection of Monuments in Lublin Delegation in Zamość and in the State Archive in Zamość.

³ For further reading see: Przegon [1997], Przegon [1999].

⁴ Józef Dutkiewicz first used the term „City of Arcades” in 1938 [Dutkiewicz 1938].

of the town's historic complex as a whole was the first example of a demarcation of a conservation area. The plan included also the restoration of the historic part of the town. Let us note that the chart explicitly indicates the boundaries of the 16th-century bastion fortifications and the extent of the 19th-century fortification earthworks. The case of the town's historic centre and its preservation and revitalisation was at the time *in status nascendi* – it matured both as a concept and as a method only after the war. Even in the 1964 Venice Charter the issue was not adequately addressed and codified [Zachwatowicz 1980].



Source: J. Zachwatowicz, W. Wiczorkiewicz. Archive of the Voivodeship Office for the Preservation of Historic Monuments in Lublin, Delegation in Zamość

Fig. 1. Spatial development plan of Zamość [1939]. Chart II: *Zabytki*, 1:4000

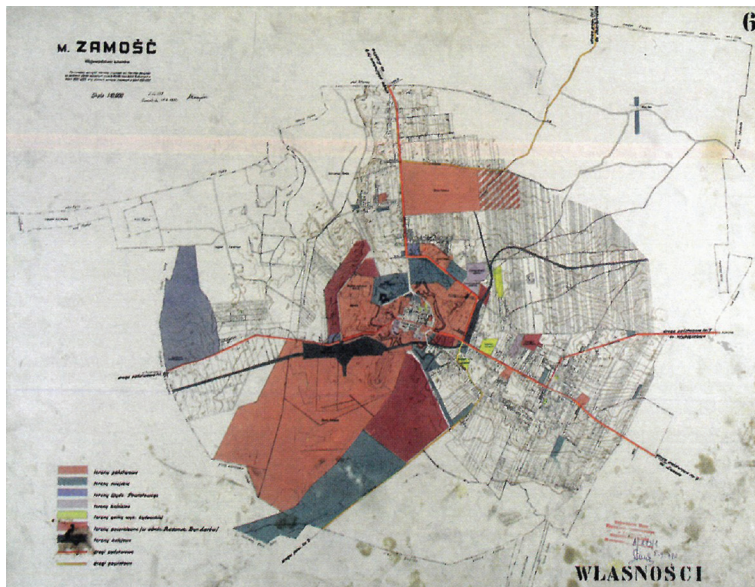
Chart III illustrated the physiography of the terrain in Zamość.

Chart IV shows the demography at densities of 13, 66, 207 and 308 residents per hectare. The population of Zamość was 25,000 at the time, and the plan predicted an increase to 60,000.

Chart V outlines the distribution of built-up areas indicating their residential or industrial nature, highlighting warehouses, schools, hospitals etc.

Chart VI, entitled “Properties” („Własności”) (Fig. 2) referred to Chart V at a scale of 1:10000. It distinguished nine kinds of properties of the terrain. The implementation of the plan was interrupted by the outbreak of World War II. Due to political and ideological reasons, after the war in 1945, the issue of quick and efficient settlement of

the legal affairs of the properties located within the Old Town was dropped into the background. It was only after Zamość became a member of the World Heritage Cities Organisation, with all its rights and obligations that this entitled, that it was considered a priority. I dedicated two works to this subject [Przegon 2001a, Przegon 2001b].



Source: J. Zachwatowicz, W. Wieczorkiewicz. Archive of the Voivodship Office for the Preservation of Historic Monuments in Lublin, Delegation in Zamość

Fig. 2. Spatial development plan of Zamość [1939]. Chart VI: *Własności*, 1:10000

Chart VII showed the state of afforestation and the condition and types of roads and streets.

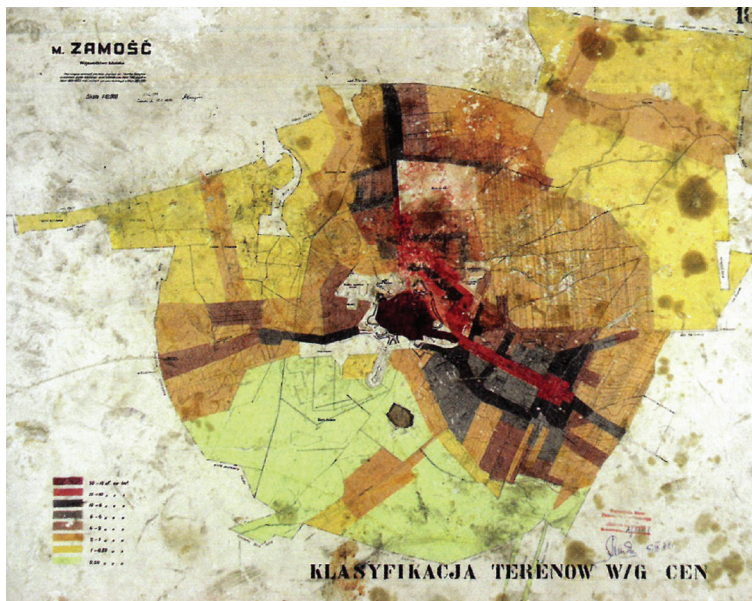
Chart VIII presented the electricity network, a small part of which was spread by underground cables.

Chart IX included the water and sewage system.

Chart X was drawn at a scale of 1:10000 and entitled “Classification of areas by cost” („Klasyfikacja terenów wg cen”) (Fig. 3). It was important for the land use policy. It provided information about the land prices, which ranged from 50 gr to 21 zł per square metre. It must be mentioned that as far as I know from the autopsy none of the recent spatial development plans for Zamość provides information on the land prices in the designated functional zones, where the changes in land use and processes of transferring ownership rights are taking place. Yet the authors of the 1939 plan were aware of the need for such a study.

The next set of charts, which are missing from the surviving ensemble, concerned the spatial development plan. Chart XI presented a project of a communication system

with bypasses. The first bypass would be for long-distance traffic (Lviv–Lublin), running along the eastern border of the town and avoiding both the centre and the newly planned districts. The second bypass would take over through traffic from the Old Town and run along the boundaries of the fortification system. The same traffic chart proposed a new railway line that would cross Bastion I. It was supposed to pass through an excavation under Lviv Street (currently Partyzantów Street), thus it would not divide the town in two. It should be emphasised that such a design for regulating the road and railway system was copied by the authors of subsequent plans. In 2005 the proposal for the eastern bypass was unfortunately met with a disastrous spatial solution. Meanwhile, the decommissioning of the railway cutting through the town was included in the 2006 spatial development plan, but the realisation of this not particularly complicated engineering structure was not even considered.



Source: J. Zachwatowicz, W. Wiczorkiewicz. Archive of the Voivodeship Office for the Preservation of Historic Monuments in Lublin, Delegation in Zamość

Fig. 3. Spatial development plan of Zamość [1939]. Chart X: *Klasyfikacja terenów wg cen*, 1:10000

Charts XII, XIII and XIV show, respectively: the layout design of the town's development with the designation of zones according to the height and type of development, the location of public utilities (such as schools, hospitals, trade, food service, various organisations and institutions) and technical infrastructure projects (such as water and sewage systems with a central water reservoir and sewage treatment plant). The last surviving chart – Chart XV – was a synthesis of the general draft plan of Zamość.

The implementation of “Draft of the Zamość Development Plan of 1939” was thwarted by World War II. However, already in July 1946, the same team of authors converted the “draft plan” into the “plan”. It should be noted that during the period of the socialist economy the problem of property issues ceased to exist, whereas in the pre-war plan it seemed to be one of the main concerns, as it took a long time to carry out a reliable land commutation and expropriation. Adjustments were therefore made to the traffic system, but the leading concepts of the pre-war plan were retained. Limited development (1–3 storeys) was planned for the eastern districts and single-family housing for the northern districts. The area near the Old Town up to Obwodowa Street was left undeveloped [Przegon 2019].

6. General plan of spatial development of Zamość in 1994

The Old Town Historic Complex in Zamość was entered into the UNESCO World Heritage List on 14 December 1992. As a result, the Old Town came under the protection of the Convention Concerning the Protection of the World Cultural and Natural Heritage, adopted in Paris on 16 December 1972 by the General Conference of the United Nations Educational, Scientific and Cultural Organisation UNESCO. This fact, as well as the inclusion of the town on the List of Monuments of History by the President of Poland⁵, created new conditions for its conservation. Consequently, the new development plan of Zamość paid special attention to: the protection of the cultural landscape with the designation of conservation zones, the designation of areas that should first be subjected to revitalisation works, and the determination of functional zones in the Old Town. It was also necessary to conduct a diagnosis of the socio-economic and urban-architectural development of the entire urban organism within the administrative boundaries of the town. In my opinion, the team of architects from the Cracow Development Office, under the direction of Kazimierz and Elżbieta Koterba, who developed the new “1994 Local General Plan for the Spatial Development of Zamość”, did an excellent job⁶. Why do I think so? First of all, the authors of the plan used the technique of computer graphics for the first time to analyse historical maps and plans against the background of the contemporary “layout” of the town. The architect Andrzej Cygnarowski carried out a study at the stage of historical analyses of the spatial and urban development of Zamość. The colourful maps perfectly illustrate the concepts of the urban development of the town, starting since 1809. An important feature was to mark the contemporary communication layout of the town in the background. It

⁵ The Order of the President of the Republic of Poland dated 8th September regarding the recognition of an object as a historic monument [Journal of Laws of the Republic of Poland from 1994, No. 50, item 418].

⁶ The plan was approved by the Resolution No. LN/428/94 of the Zamość Town Council of 31st January 1994. The drawing of the plan for the whole town was drawn up in the scale of 1:2000, and for the Old Town also in the scale of 1:500. The plan covered the administrative area of Zamość with an area of 3048 ha, including the historic centre with an area of 61.17 ha. It was valid until 31st December 2003.

is worth remembering that the authors of the 1939 plan attached great importance to transport solutions. Secondly, cartographic studies, thorough and detailed knowledge of the study area and an analysis of the town's then-current problems from the point of view of its main assets and obstacles led to the need for alternative scenarios for the development of the spatial and functional structure of the town. The Town Council adopted the second variant of the plan, entitled "Concentrated city model «real redevelopment»", rejecting the first variant, called "Deconcentration model «healthy city»".

In the adopted version of the plan, the spatial composition of the urban structure was to continue the historical concentric-radial development of the spatial layout. The pursuit of favourable ecological conditions was to be achieved through the strong separation of the town's functions. Secondary centres were to be created to the east and north of the historic centre to relieve the pressure on the Old Town Complex. They were linked by the main compositional axes of Partyzantów Street, Szczepieszka Street and Marszałek Józef Piłsudski Avenue. The same assumptions were made in the 1939 plan of Jan Zachwatowicz and Władysław Wieczorkiewicz. The fact that the co-author of the study, Elżbieta Koterba, was a native of Zamość and knew the town's problems from her own experience played a significant role in constructing a viable version of the concentrated town. Again, a parallel can be drawn with the work of Jan Zachwatowicz, who arrived in the "town of arcades" in 1933, spent six years getting to know its structures and in 1939 designed an excellent project, the principles of which we can still use today.

7. Conclusions

The spatial plan of Zamość by Jan Zachwatowicz and Władysław Wieczorkiewicz from 1939 and its extended version from 1946 should be counted among the pioneering professional planning studies covering the entire administrative area of the town and its historic centre. We are entitled to make such a statement based on our knowledge of the method of creating the plan, which was based on many years of study of historical written, cartographic and iconographic materials, our own field research and excellent knowledge of the topography of the town, an analysis of the socio-economic situation of Zamość at the time and of its infrastructure, as well as cooperation with the municipal office and the provincial conservator in Lublin – Józef Dutkiewicz. The plan was prepared on the basis of up-to-date geodetic bases, and topographic and altimetric maps. With the Zamość Plan, Zachwatowicz and Wieczorkiewicz initiated and proposed a philosophy of spatial planning on a national scale. They offered a number of solutions that were still unknown in Europe, paying particular attention to the historical centre. Jan Zachwatowicz was the first to appreciate the importance of fortifications from the time of the Kingdom of Poland, on par with Renaissance fortifications. One of the basic ideas of the local plan for Zamość, then called by the authors "Draft of the Zamość Development Plan of 1939", was to restore the historical layout of the Old Town and the surrounding fortifications. The starting point was always the Old Town and the warping of the historical communication layout, which was marked by routes towards: Lublin (Old and New Lublin Gate, Piłsudski Street);

Lviv (Old and New Lviv Gate, Lwowska Street) and Szczebrzeszyn (Szczebrzeska Gate, Szczebrzeska Street). The town was treated as an urban complex since it was argued that only such an approach allows seeing its uniqueness. The advantage of the “contemporary planning” of Zamość is that plans are drawn up both for the Old Town and for the administrative boundaries of the town, as the authors of the 1939 plan did. The methodology of constructing the Zachwatowicz and Wieczorkiewicz plan has lost none of its relevance. Planning studies should be based on in-depth historical and urban studies, knowledge of contemporary socio-economic problems of the developed area, a reliable assessment of the ecological and landscape values of the area and knowledge of the assumptions of previous plans. The most important subject in spatial planning is the human being, whose natural desire should be to live in a beautiful environment. This is why the relationship between the results of the plan and its implementation on the ground is so important.

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