

Estates in the Western region of Leningrad oblast and an example of the possible use of one of them in the future (Manor Velio on the historic Narva tract)

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Together with the foundation of the city of Saint Petersburg at the mouth of the river Neva, the development of the area around the city was going on. Exclusive countryside estates of the Emperor and his court were originally intended only for leisure, however, already in their complexes, selected economic sectors for vegetable gardens and fruit orchards were found. In the city, the area of parcels of land in the territory, intended for the construction, depended on the number of the peasant households owned by the nobility. The houses were erected on the red line or with a small inset from it in accordance with exemplary projects of the architects Trezzini and Leblond [1]. "The places under the construction in St. Petersburg were assigned depending on the economic situation of the inhabitants. The nobility, merchants got the best places (on big streets, embankments, etc.); the labor force population lived on secondary streets (on the furthest lines).

The necessary regulation of the construction of the city, indicated by Peter I, led to the execution by the architects not only projects of individual sections, but the master plan of the entire city. The undeveloped territory of the urban estates in it turned into a park or in a subsidiary farm or a combination of both. On such parcels of land, beds, greenhouses, hothouses, conservatories were also arranged, fruit trees and bushes were planted. The picture of such use of the parcels of land for the construction of the capital city can be seen even on the plans of Saint-Hilaire in the 70s of the 18th century [2]. All these subsidiary households provided their owners not only with food, but were also the subject of trade in the growing city.

Gradually, with the expansion of the city and related compaction of the construction, i.e., the emergence of all sorts of new buildings on the former areas of the free parcels resulted in the fact that the subsidiary households, one way or another, ensuring food supply for the city's population, became displaced out of it outside the city's boundary. Over time, independent household estates of various directions started to appear near the

Russian capital city and the products were delivered to the city for sale.

Already in the 19th century, the number of household estates spreading around the capital city, strongly increased. Among them, it is possible to highlight the estates, manors or half-manors, which were mostly grouped in one way or another, on the Narva tract, connecting St. Petersburg with Estonia. This area belonged to the Yamburg, Peterhof and Oranienbaum counties, which because of their proximity to the border and to their ancestral possessions in Estonia and Livonia, attracted the Baltic Germans. As it is written in the book of I.V. Murasheva and L.P. Myslina, the estates of the nobles of St. Petersburg province about the Kingisepp area," The landlords – the Germans ensured the economic prosperity of the province, transferring here from their homeland new ways of farming" [3]. Further, they noted, "Practicality, the rationality of landowners, descendants of the Baltic States, also affected the device of the estates: household courtyards, stables, coach-houses, forges, cattle-sheds, dairies, threshing barns, granaries, cellars, ice-houses, etc., and were constructed of rubble jointed together by fine lime (cement), collected on the fields, clearing them away for the crops to be grown."

Among the industries, quite common in these parts were: sawmills, brick plants, fish plants for trout, flour mills, poultry houses, cattle yards, cow-sheds, gardens, orchards, fruit plantations, distilleries, breweries, apiaries, conservatories, factories, oil mills. In order to increase the profitability of their estates, the owners of the estates built villas for rent, as well as separate settlements for tenants, but on the Petersburg-Narva tract or beside it built boarding houses, taverns or inns. Mostly, in these parts, household estates were primarily built and rarely estates as villas for recreation were met.

All the owners of these estates were not only the Baltic Germans, but also the Russians, who intensively moved their peasants from inland provinces of Russia to the new lands. It was a

reward for their service or for any services to the fatherland. They were military officials, statesmen, mariners and engineers. Almost all of them served or lived in St. Petersburg, and the estates gave them additional income. There were somehow stable family ties among the owners of these estates. This is reflected in the names of the owners of different estates, demonstrating the expansion of their holdings over time thanks to the members of the family or the branched family - for example the names Baron Korf, Baron Wrangel, etc. [4].

As an example of one of the owners of the household estates, we can note the family of the world famous Russian artist Nicholas Konstantinovich Roerich. In the translation from the old Norse, the surname Roerich means "rich of fame" and has a Danish-Norwegian roots, going up to Ruriks. The ancient Roerich genus moved to Russia from Latvia during the times of Peter I [4]. The future artist spent his childhood and teenage years in the estate of his parents Izvara (Volosovsky district). In the village Izvara, the manor house is still preserved, converted into a museum of the artist, and on its territory - natural ponds where the Roerichs cultivated trout.

The high profitability of the household estates in this region not only by the Germans, but also by the Russians, as well as other foreigners, faithfully serving their new motherland - Russia, ensured some prosperity in the province. After 1917, it also allowed the new country, based on these household estates to create collective farms, State farms, and now with their direction: dairy farming, cattle breeding, stud farms, etc..

As another and a shining example of the household estates on the Narva tract, Velio Manor with its rich past and modern history, as well with the opportunity to present the conservation, adaptation and use of it in new modern conditions can be mentioned.

Gomontovo Manor (Khomutovo) originated near the Narva tract in the second half of the 18th century, no earlier than in the 1770s. Later, its name became pronounced as **Gamutova, Gomantova, Gomantovo, Gomontovo**. Chomutova Manor was located at some distance from the tract from its northern part and near the road to Koporye. For the first time it is shown on the general survey plan of the Oranienbaum county in 1788 [5].

In the last quarter of the 18th century, Gamutova Manor (Gomontovo) belonged to the **Talyzins**, at first, to the Adviser **Ivan Lukyanovich**, then to his son - Brigadier Lykhan Ivanovich. The manor occupied an area of 5 desetines = 5.46 hectares.

From the beginning of the 19th century, the territory was owned by Countess **Varvara Lvovna Fermor**, née Albrecht [6]. Not only the manor

belonged to her, but also 4 villages. By her will, in 1838, she handed over her lands and Gamutova (Gomontovo) Manor to her nephew - Major-General **Karl Ivanovich Albrecht** (1795-1884), who already owned the estate Kotli, located almost on the border with Estonia.

In 1838, Velio Ekaterina Ivanovna (1795-1867) bought the estate (villa) Gomontovo from her brother K. I. Albrecht. On the basis of the pre-existing manor, the spouses Velio built their own one [7].

The first detailed plan of the manor - a small estate Velio, built in 1841, does not reflect the new developments in the estate, but captures what was already done before buying it by E.I. Velio. This is evidenced in the manor area of 5 hectares, which the Talyzins had when selling the estate. On the plan, it can be seen that the access road from the Narva tract leads to the central part of the estate, forming an elongated loop. From it to the west, wooden and stone household buildings, as well as service buildings were located. Even further, behind them an orchard, vegetable garden are arranged and four extensive artificial ponds are dug as well. From the south of this part of the manor, the park planting can be seen on the plan, but from the east of the center of the estate and around the manor house the park itself is shown, on the edge of which a small rectangular pond is placed. North of the park there is a household zone, from the west restricted by a linear planting of trees, and from the east - by a road. At the eastern border of the household zone, an elongated building of the stables was located. In the north, the territory of the manor became isolated by a small grove, individual pine trees, which have survived until our days. Gomontovo Manor was primarily an economic estate, generally typical for estates, located along or near the Narva tract. Cattle and horses were bred on the estate.

By 1855, as evidenced by the respective plan, the former driveway to the manor had turned into an alley. It was formed by double rows of plantings: the internal one from linden trees and the external - from fir trees [8]. Considering a fragment of this plan, it can be seen that the alley plantings continued behind the Narva tract along the road to the estate of Kikerino (one of the barons Wrangel) in the direction of Volosovo. The Narva tract was also partly turned into an alley [9]. By this time, the increased boundary of the manor was finally corrected. It is marked by ramparts, ditches, line plantings of trees, preserved up to the present time. This form of registration of the boundaries of the estates themselves or their parks in the form of ditches and ramparts, entrenched in the estate building near St. Petersburg ever since the days of the creation of the first Peter's estates around the

capital city. This is evidenced by the boundaries of the park "Nizhniye Dubki" near Fox Nose in St. Petersburg, as well as the boundaries of a number of such manors as Dylicy in Elizavetino village of the Gatchina district, Torosovo in the Volosovsky district, etc. [10].

The historic plan shows that the manor with its compact green areas historically was, as already mentioned, surrounded by open spaces - fields and pastures. The forest band has survived in the distance, on the old Koporye road, as well as behind the Narva tract. In the plan of 1855, a tavern and a pub are marked near the Narva tract, which belonged to the owners of the estate and traditionally they were rented.

In general, in the middle of the 19th century, the estate had a compact and clear space-planning composition, a large part of the elements of which have been preserved up to the present time. Thanks to the geometrically clear volume of the park plantings and framing of the boundaries of the estate by ramparts, ditches and linear high-growing plantings, now it, as in the mid-19th century, stands out from the surrounding flat landscape.

Created thanks to the efforts of the family Velio, the household estate, based on the original small manor remained in the possession of the family until the revolution of 1917. After the nationalization of their property in 1918, in the territory of the estate, there was established a "Soviet collective farm" with the same name - Gomontovo, the economic base for which was the estate household of the former owners. Based on this and also on the neighboring estate, owned by the same family, a stud farm was founded, which is existing even now. A dairy farm has survived as well. In the State farm Gomontovo, as before the revolution, cows, sheep and thoroughbred horses were kept, for which the old manor farm buildings, repeatedly subjected to repairs, were used [12].

In the stud farm "Gomontovo", Velio Manor or the alley of Gomontovo should be distinguished in its preservation of the composition. In order to save this manor, unique in its planning and the volume-dimensional composition from complete destruction, having joined around the interests of the preservation of the manor, the initiative group of people praising it as a site of the cultural heritage, has made appropriate scientific research work to reveal its value. Two State historical-cultural expertises of this site of the cultural heritage, the last of which was performed even by a court decision, have proved the high importance of this manor in the history and culture of our country and, in particular, of the region.

As a site of the cultural heritage of the regional importance, Velio Manor – the alley Gomontovo should continue to exist, and its modern adaptation

to the changed conditions of life of our society, as the representatives of the same initiative group of people think, can breathe new life into it. For this reason, the author of the article was asked to perform a project-presentation, turning this historic manor in an **equestrian -sports and tourist complex** on the Narva tract, while retaining its part, which is the site of the cultural heritage of the regional heritage.

The equestrian- sport and tourist complex is expected to be created mainly on the territory which is outside the boundaries of the site of the cultural heritage. The monument, which includes, in addition to the park, alleys and border plantations, building of the historical stable near and the territory around it, will be an important part of the new complex, creating its center. The territory of the monument will be appropriately landscaped. According to the project, the total area of the complex is 38.8 hectares, but of it - 7 ha fall on the territory within the boundaries of the monument. The northwestern boundary runs along the existing road of a historical local significance, linking the new sports complex with the historic Starokoporsky road, lined with pine trees. It runs from the Narva highway in the direction to the northwest. The southeastern boundary of the complex is created by the Narva highway.

The main area of the complex is made up by the territory of two levadas. The smaller size of them is 6.6 hectares, and the larger one - 17.6 hectares. The levadas are open spaces for grazing of horses and ponies. They have fences, but do not close views on the grazing animals. Between the two levadas, a road of local importance runs, connecting the Starokoporsky road, and behind it also the village Begunitsy with the Equestrian Sports Center of the complex that is being built. According to the project, it becomes one of the main roads of the complex.

The center of this complex is the historic stable, supplemented by new buildings. It is adjacent to the stable yard with its relevant household, different in the size and configuration open riding rings and a stadium with covered stands for equestrian competitions. The existing indoor arena looking like a concrete shed is replaced by a new one in the proposed project. It should correspond to the modern requirements and standards. A good addition to this center can be an indoor swimming pool to be built in the northern territory of the projected complex. According to the project, to the right of it, it is intended to have a parking space, but to the left - in the small new park space, it is possible to have outdoor swimming pools in the summer time.

According to the project, along the north-eastern boundary of the historical park it is envisaged a new elongated park area, where children's playgrounds, recreation spots for adults and small pavilions will be placed.

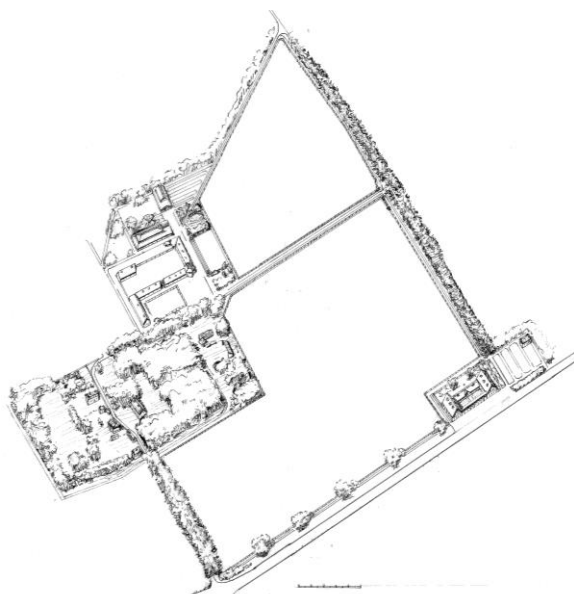


Fig. 1. Axonometry of the planning
of the Equestrian-Sport and Tourist Center
[Source: material from author private archive]

In the park of the Velio estate, using the preserved historical foundation, a manor house will be restored. The project is made by the author and engineer Trofimova I. T. The house was wooden, two-story with a mezzanine and in the roof volume of the building dormers were built in [13]. In its decorative design, eclecticism features are present with elements of Art Nouveau. The house had a high plinth, board lining of the walls and beautiful wood carvings in the decoration of the windows and eaves. Before entering, there was a large terrace, side apertures, a conservatory with a lattice fence for vertical greening, as evidenced by the picture of the manor house.

According to the project, in the newly built manor house, it is proposed to place the appropriate services associated with the demonstration of the historical materials about the province and the organization of tourist routes around it. In the park near the house, it is possible to accommodate varying expositions relating to the advertising of the historic site of the cultural heritage - the monument of history, culture and landscape art - the Velio estate.

According to the project, near the Starokoporsky road on the Tallinn highway, where once a tavern stood, it is planned to build an inn. As in the historical times, it will combine primarily the function of a hotel on the historic Narva tract. Besides, in its main one-story block - the hotel services, also reception rooms for various events of

the whole complex and the organization will find their place.

The inn project is developed by the author and I. T. Tarasova. As a sample of the construction is taken the Russian izba once located in the Ekateringof park built by the project of O. Montferrand [14]. In turn, as a model for his project of the inn in the park the architect took the complex of buildings for the household of prosperous, in most cases, sovereign peasants [15].

As in the compositions of the peasant farmsteads, where the household and the dwelling houses from three sides formed an open courtyard, but from the fourth side the yard was hidden by a fence with an entrance gate, so for the projected inn the central courtyard from three sides is flanked by the buildings of hotels and services. From the fourth side, facing towards the Tallinn highway, over the fence with the entrance gate at the level of the second floor stretches a covered gallery - an open arcade. From the courtyard side, symmetrically along the fence a staircase rises to the second floor.

Near the administrative part of the complex, elevators and stairs are provided on all the three floors, including the attic floor as well. From the second floor to the third floor, it will also be possible to get in the southwestern ends of the hotel rooms of the buildings in the complex.

According to the project, next to the inn building behind the Starokoporsky road and along the highway a parking lot will be built, part of which can be transformed into a skating-rink in winter.

Along the fence of the large area of the levada on both sides of the inn there are projected roads for the local transport: scooters, bicycles, different types of cars to ensure rapid movement from the inn to the center of the complex - the stables and to the manor house. From the Tallinn highway, part of the levada is hidden by groups of trees and bushes, but it is open for viewing from the side of the track and it is constantly possible to enjoy the beautiful animals, grazing in their fields.

The conservation of the estate park, the open space the levadas, the boundary northwestern band of plantings at the plough field and the alleys will continue to emphasize and identify the unusual volume-spatial composition of the manor. The reconstruction of the park space, alleys and the boundary plots of the manor will contribute to it as well. The implementation of this project will give the third life to this extraordinary site of the cultural heritage of our country and our region.

References

1. Luppov S.P. The history of the construction of St. Petersburg in the first quarter of the 18th century. M. L. 1957, pp. 36, 38-44. Andrea Trezini (around 1670-1734), an architect and engineer. Jean-Baptiste Alexandre Le Blond; (1679 - 1719) - a French architect and master of the landscape architecture. The Wrangel family came from a family of the Baltic Germans, who lived in Estonia since the thirteenth century and, possibly, of a Lower Saxon origin. Other

- branches of this family name settled in the 16th-18th centuries in Sweden, Prussia and Russia. Several representatives - De Saint-Hilaire, A. Gorihvostov and V. Sokolov, etc.. Axonometric plan of Petersburg 1765-1773. Ed, Publishing House "Kriga". 2003.
2. **Murasheva I.V., Mislina L.P.** The estates of nobles of of St. Petersburg province. Kingisep district. Ed., Information Center "Vibor". 2003.
 3. Korf Ivan Osipovich (1763-1842) started dairy farming in the estate, built cattle yards, a windmill. The von Korf genus appeared in Livonia in the fifteenth century. The baronial title of the representatives of this family was obtained in the sixteenth century.
 4. The Wrangel genus distinguished in the service of the Swedish, Prussian kings and Russian tsars. lotus-skh.narod.ru/Spisok1/st22_r.htm; tellis.ucoz.ru/Karalor/; rushist.com/index.php...vrangel-petr-nikolaevich...
 5. The general survey plan of the Oranienbaum, Peterhof counties of 1788. *Fragment*.
 6. Description of the province of St. Petersburg by counties and precincts. St. Petersburg, Printed by Provincial Printing House.
 7. The former estate of M. V. Velio in the Gomontovo alley derives its name from the last owners of this manor house - two generations of Velio - coming from Portugal, serving faithfully in Russia. The first owners of the manor were two generations of the Talyzins, then the Fermors and Albrechts, they all in one way or another, had a relationship with each other and with the family of Velio. All the owners of the manor held special positions in the civil service of Russia. For example, the senior Velio - (Osip) Petrovich Velio (Velgo) (1755-1802) was appointed as a banker of the Russian Imperial courtyard Jose-Pedro-Celestnio_ Russia His son Josip Iosipovich Velio was a military, party of the war in 1812, the commandant of the fortress of Narva. At the end of his life, he was the commandant of Tsarskoye Selo. In 1856, promoted to a general of cavalry; awarded for his service with a number of the highest Russian orders up to the order of St. Alexander Nevsky, inclusive.
 8. The estate of Gomontov. Plan. 1841. Murashova N.V. One hundred noblemen estates of the St. Petersburg province: a historical guide. Ed. 2005. Gomontovo Manor. Plan. 1855.
 9. Plan of St.-Petersburg province of 1855. -*CENTRAL NAVY F. 3. Op. 25. storage un.1979. L. 1. Fragment*.
 10. **Kishchuk A.A.** Estate Velio in Volosovsk district of Leningrad oblast. 2013
 11. Russian State Archive of Navy, F.3, descr. 25.1979. L. 1. Fragment: Gomontova Manor.
 12. Central State Archive of St. Petersburg. F.5808. Descr.1. D. 9. L. 1; L. 13.; L. 35; D. 24. L. 10, L. 11, protocols, work plans, estimates of the stud farm Gomontovo. Central State Archive of St. Petersburg. F. 7542. Descr. 9. D. 31. L. 17; L. 27. File, 1919. Estates of Gomontovo and Novo-Ivanovskoye.
 13. A view of the Velio estate. Royal maneuvers (Peterhof County on Narva highway) of Senator I.O. Velio. From a photo print of. Rashevsky. Magazine "Niva", 1890.
 14. **Kormiltseva O.M., Sorokin P.E., Kishchuk A.A.** Ekaterinhof, St. Petersburg. Russia. 2004, p. 74, 124 (in order)
 15. This principle of organization of the building complex of the peasant household, but only on a small scale, can be seen in the village of Sheryaev (Samara oblast, Zhiguli reserve) on the banks of the river Volga, where in due time two Russian painters painted their pictures - I.E. Repin and F.A. Vasilyev, renting a room in a peasant family. Currently, this peasant farm has become a museum of the painters.

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Kopsavilkums. Velio muižas attīstība Narvas apriņķī. 18.gs.vidū Sankt-Pēterburgas pilsētas neapbūvētās teritorijas pārvērtās par pilsētas parkiem vai dārzu teritorijām ar augļu kokiem un krūmiem, ziedu vai dārzeņu platībām. Pamazām pilsētas apbūvē šādas teritorijas ienesa sadrumstalotības raksturu, taču tās nodrošināja strauji augošu pilsētu ar pārtiku. 18.gs.70.g. pamazām pieaugot apdzīvotības un apbūves blīvumam, zaļās zonas tika izstumtas aiz pilsētas robežas. Jau 19.gs. beigās uzplauka ārpuspilsētas mazo muižu vai pusmuižu izveide, kas apgādāja pilsētu ar pārtiku. Galvenokārt, tās izvietojās no Sankt-Pēterburgas Igaunijas virzienā, kas bija tuvāk muižu īpašniekiem vācbaltiešiem Līvzemē. Vācbaltiešu saimniekošanas māka un tradīcijas, turot lopus un apsaimniekojot zemi, tika pārmantota arī Krievijas rietumu apgabalos izvietotajās muižās ap Sankt-Pēterburgu. Muižu saimniekošana pamazām attīstīja kokzāģētavu izveidi, ķieģeļu ceplu, dzirnavu, zirgu staļļu izbūvi, šķirnes lopu audzēšanu, augļu dārzu iekopšanu utt. Jauno muižu īpašnieki bija ne tikai vācbaltieši, bet arī krievu muižniecība, kas uz apgūtajām zemēm veda līdzī ar savu zemniekus. Te minami barons fon Korfs, Vrangelis u.c.

Valio muiža (īpašniece J.I.Albrehta) šā platībā kompozicionāli ir saistīta ar Narvas lielceļu, kur iebraucamo ceļu akcentē koku stādījumu dubultrinda, kas noslēdzas parādes pagalmā, gar kuru bija izvietotas koka un mūra saimniecības un kalpu ēkas. Ēku aizmugurē plašs dārzs ar izraktiem četriem dīķiem. Līdzās skaists parks ar regulāras formas dīķi. Parka ziemeļu pusē atradās saimniecības zona, kuru rietumu daļā norobežoja koku stādījumu rinda. Netālu gleznaina birzs, kā arī priežu stādījumi. Valio muižas teritoriju norobežoja grāvji, vaļņi, koku rindas. Šāds muižu teritoriju iezīmējums bija populārs cariskās valdības laikā.