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## The issues of preservation and revitalization of residential, public and industrial buildings from the second half of the 19<sup>th</sup> and early 20<sup>th</sup> centuries in Kyiv and Krakow

### Zagadnienia konserwacji i rewitalizacji budynków mieszkalnych, publicznych i przemysłowych z drugiej połowy XIX i początku XX wieku w Kijowie i Krakowie

**Key words:** spatial development, Kyiv, Krakow, preservation, revitalization, residential and industrial architecture

**Słowa kluczowe:** rozwój przestrzenny, Kijów, Kraków, ochrona, rewitalizacja, architektura mieszkalna, architektura przemysłowa

#### 1. THE URBAN PLANNING ISSUES OF HISTORICAL AREAS OF KYIV

Awareness of the need for urban planning decisions by all entities of management, investment and the population is the key to the organized development of the city. Using the example of big historical cities with a high percentage of old buildings (one of which is Kyiv), we proved the need for legislative regulation of the liberty of action of all entities of investment activity and the methodology for management of the urban development process.

In the eighteenth and mid-nineteenth centuries, the pace of development in Ukrainian cities was much

slower; therefore, general layouts were developed and operated for centuries. An example is a general plan of Kyiv from 1836, developed under the leadership of V. Beretti and M. Shmygelskyi, which was used until 1936 and was replaced by the new master plan of the socialist reconstruction of Kyiv, executed under the guidance of Professor P. Khaustov. In terms of the frequency of changes in the Kyiv master plans, the growth rates of Kyiv can be noted: the 1949 Master Plan (Project leader – academician A. Vlasov), 1967 (Project leader – professor B. Priymak, architect H. Slutskyi), 1986 (Project leader – professor M. Dyomin), 2002 (Project leader – professor V. Chekmarov). So, mostly, all the

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Fig. 1. 23 Luteranska Str. Photo by Julia Ivashko, 2019



Fig. 2. 18 Ivana Mazepy Str. Photo by Julia Ivashko, 2019



Fig. 3. Residential house at 1 Yaroslaviv Val Str. Archival photo

post-war Kyiv master plans began to be adjusted before the end of the estimated period of their validity.

The current generation of master plans for large cities is characterized by an orientation toward fundamental technical solutions, not so much of the promising, strategic tasks, as specific, relevant tasks. This is due to the fact that still at the end of the last century, the growth rates of the largest cities made it possible to follow and understand the vital activity and keep it within the framework of a controlled process of economic, social and urban development, whereas in the 21<sup>st</sup> century the development rate, the volume of development of megalopolises, and the predominance in Ukraine of the residential buildings is so far ahead of the pace of development of urban planning theory and practice that the urban development of these cities actually becomes an uncontrolled process.

The main thing that becomes noticeable when analysing the latest master plans is the loss of a sense of historical perspective inherent in urban thinking.

Despite the variety of styles of the Kyiv historical buildings, the majority is represented by residential, public and industrial buildings of the second half of the 19<sup>th</sup> and early 20<sup>th</sup> centuries, that is the period of dominance of historicism-eclecticism and the secession style; at that time the principal administrative and legal requirements were related to the estates development, not to the aesthetic expressiveness of all facades without exception [1–12]. The architectural environment of the city is formed not only by masterpieces and architectural monuments, since the crucial role in the

urban matrix is played by the ordinary “background” buildings, created for decades, and sometimes even for centuries. In Kyiv the historical buildings, the territory built up since the seventeenth till the middle of the twentieth century does not exceed 3% of its area, now represents the city as a whole. It is here that the buildings are located, which were erected during the construction boom of the twentieth century, and more precisely from 1910 to 1913, when up to 2 million square meters of living space were built, that is almost 80% of the total pre-war capital housing stock. And in these houses in Volodymyrska, Tereshchenkivska, Pushkinska, Saksahanskyi, Zhylianska, Horodetskyi, Merinhovska, Luteranska, Mazepy streets, and others located in the central historical zone, together create the image of Kyiv and form an idea of the urban environment (fig. 1, 2) [1–12]. The buildings of this period were constructed mainly from yellow Kyiv brick and, despite the variety of style, were combined in the development of the streets with both material and the general colour. Later, when with the magic touch of the architect A. Melenskyi, who created the rehabilitation project of the Andriivskyi Descent in the 1980s, all buildings were covered with contrasting colours, and painting of brick facades became the tradition. The streets got a more picturesque appearance, but at the same time they lost the inherent to old buildings’ colour, integrity, unique ambience of the organic combination of architecture and the natural environment (fig. 3).

The eclectic facades of Kyiv buildings never posed to be architectural marvels; at the same time, the Kyiv



Fig. 4. Residential house at 15 Andriyivsky Uzviz Str. Photo by Julia Ivashko, 2017



Fig. 5. Residential house at 2b-2v Andriyivsky Uzviz Str. Photo by Julia Ivashko, 2019

buildings as a whole by its scope and architectural integrity were considered a masterpiece of the human-friendly environment. Kyiv architects have always been famous for their accurate sense of the specifics of the local natural and historical environments, and successfully complemented the city's architectural landscape with their creations.

At the end of the 19<sup>th</sup> and beginning of the 20<sup>th</sup> centuries, a fascination with various kinds of historical stylizations spread in artistic culture. Among numerous styles that were inherent to the eclectic facades of Kyiv



Fig. 6. Private house of the architect Władysław Ekielski at the turn of the 19<sup>th</sup> and 20<sup>th</sup> centuries. Copy of the photo [in:] Authors' Archive



Fig. 7. Private house of the architect Władysław Ekielski nowadays. Photo: D. Kuśnierz-Krupa, M. Krupa, 2019

houses, baroque and classicism were predominant, but motifs of Gothic – the most mysterious and romantic style of the past – were also wide-spread, with the inherent vertical forms, vaults with ribs, ribs, pinnacles with finials, elongated lancet windows, portals with stepped

blind arches, stained-glass windows, specific sculptures and ornaments. On the streets of Kyiv “house-palazzo”, “house-castles”, “houses with chimaeras” appeared; they were built in a somewhat free “Kyiv” interpretation, which allowed for combining the elements of several styles at once, depending on the desire of the customer.

Neo-Gothic architecture, although it did not become the direction in the development of architecture and did not acquire the significance of a prominent cultural-social phenomenon, created images that do not remain invisible even now when modern architecture lacks the so-called “human scale” and elegance (fig. 4, 5).

The same can be said about the architecture of the Secession era in Kyiv, which in fact was a regional version of the European style, but it created a unique historical flavour of the city.

Today, the issue of conservation is relevant for historical residential architecture, and especially for historical industrial architecture. Due to the growth of the city, many industrial enterprises were in the central districts; most of them are not cost-effective, so it is significant to find the best ways to revitalize the objects of industrial architecture to preserve them.

## 2. THE URBAN-PLANNING ISSUES OF HISTORICAL DISTRICTS IN KRAKOW

Like in the case of Kyiv, the 2<sup>nd</sup> half of the 19<sup>th</sup> and the beginning of the 20<sup>th</sup> century was particularly important for the urban and architectonic development of Krakow. In that period the city transformed from a structure dating back to the medieval times into a modern city from the turn of the 19<sup>th</sup> and 20<sup>th</sup> centuries<sup>1</sup>. However, before it occurred, towards the end of the 19<sup>th</sup> century the city suffered a period of stagnation or even decline, particularly its economy. That state of things was related to the fact that the Free City of Krakow ceased to exist and was incorporated in Austria<sup>2</sup>. Two events significantly influenced the building boom in the city. On the one hand, the great fire of the city in 1850, which enforced rebuilding the housing as well as churches<sup>3</sup>, and on the other, the decision to establish a fortress here<sup>4</sup>.

Recreating the housing which had suffered in the fire took 15 years, and the public utility buildings even longer. In the meantime new materials and building technologies came into use<sup>5</sup>. Burnt houses were rebuilt, and merged into impressive tenement houses with wide facades in the neo-Renaissance style, with shops or services on the ground floor<sup>6</sup>.

In turn, years-long building work on the numerous elements of the fortress brought large numbers of new settlers to Krakow to work on construction, and the skills they acquired then were used in the future to erect new housing and public utility buildings in the developing city<sup>7</sup>.

During the 1870s and 1880s, the city development intensified under the influence of the efficiently func-

tioning local government and the president Józef Dietl who prepared a project of “ordering the city”, and his successor Mikołaj Zybkiewicz. The project involved paving squares and streets, completing the construction of the sewer system, building the water supply system, schools, expanding the city hall and renovating the Cloth Hall<sup>8</sup>. The plans of the local government were realised by eminent architects educated abroad, who transferred those European designing trends of the times to Krakow. One should mention here at the first stage the impact of the Berlin School and the neo-Renaissance, followed by designing in the spirit of historicism and eclecticism based on the Viennese and Parisian experience, to finally search for a national style or create under the influence of the emerging Secession<sup>9</sup>.

Besides architectonic development, that period was also the time of urban development of the city. It should be remembered that in 1910 Krakow increased its area from 6.88 km<sup>2</sup> to 29.62 km<sup>2</sup>, by incorporating nine adjacent communes (Zakrzówek, Dębniki, Półwieś Zwierzynieckie, Zwierzyniec, Czarna Wieś, Nowa Wieś Narodowa, Krowodrza, Grzegórzki and a part of the Prądnik Biały and Prądnik Czerwony communes with Olsza)<sup>10</sup>.

Nowadays the architectonic objects located in Krakow and dating back to the discussed period are in a varying technical condition. Tenement houses from the turn of the 19<sup>th</sup> and 20<sup>th</sup> century, because of their convenient location within the city centre, are still attractive as housing. Unfortunately, not all of them have been modernised, and even fewer underwent a professional conservation renovation. A serious threat for that part of historic resources is posed by remodelling, additions and thermal modernisations, as a result of which details and stuccos are often destroyed, and original proportions are lost.

In turn, many historic industrial complexes usually located in the city centre have ceased to function in recent years. Some of them (e.g. Oskar Schindler’s Emalia Factory, Soap Factory of Czesław Śmiechowski – Miraculum – fig. 8–9, Vodka Factory in Dąbie, Peterseim Factory – fig. 10–11) have been remodelled and adapted to new cultural or housing functions, which at least allowed for their partial preservation.

Definitely, the historic public utility buildings are in the best condition. Those objects, erected in the 2<sup>nd</sup> half of the 19<sup>th</sup> century or at the beginning of the 20<sup>th</sup>, are currently worthy representatives of that epoch. Among the most spectacular conservation realisations, as far as the

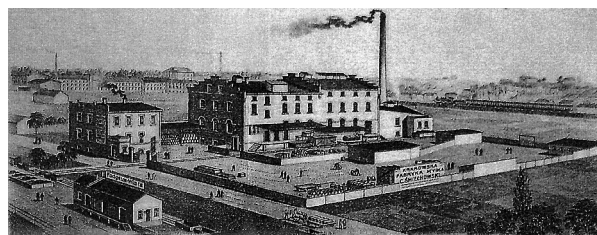


Fig. 8. Soap Factory of Czesław Śmiechowski – Miraculum at the beginning of the 20<sup>th</sup> century. Copy of the photo [in:] Authors’ Archive



Fig. 9. Soap Factory of Czesław Śmiechowski – Miraculum after being converted into an apartment block. Photo: D. Kuśnierz-Krupa, M. Krupa, 2019



Fig. 10. Peterseim Factory at the end of the 19<sup>th</sup> century. Copy of the photo [in:] Authors' Archive



Fig. 11. Peterseim Factory nowadays. Photo: D. Kuśnierz-Krupa, M. Krupa, 2019

revalorisation of public utility buildings is concerned, one should mention e.g. the Shelter of the Prince Aleksander Lubomirski Foundation in Rakowicka Str. (designed by T. Stryjeński, Wł. Ekielski, 1887–1893); the Commence and Industry Hall in Długa Str. (designed by T. Stryjeński, F. Mączyński, 1904–1906) – fig. 12–13 or the building of the Polish Gymnastic Association “Sokol” in Piłsudskiego Str. (prof. K. Knaus, 1889), fig. 14–15.

## CONCLUSIONS

The Convention Concerning the Protection of the World Cultural and Natural Heritage adopted by the General Conference at its seventeenth session in Paris,



Fig. 12. Commerce and Industry Hall at 1 Długa Str. on an archive postcard. Copy [in:] Authors' Archive



Fig. 13. Commerce and Industry Hall at 1 Długa Str. nowadays. Photo: D. Kuśnierz-Krupa, M. Krupa, 2019

on 16 November 1972, proclaims that “protecting and preserving cultural heritage is not only a right, but also an obligation of every nation...”<sup>11</sup>.

The issue of preservation of the original urban environment over time becomes more and more important, since not individual, even the most outstanding buildings, monuments, but the urban environment as a whole is a truly unique phenomenon that is perceived by people and provides the most valuable and reliable information about the history and culture of the nation.

Today, society’s attitude to the cultural heritage depends on how thoroughly it is studied and how deeply the results of these studies penetrate the depths of public consciousness. It also depends on the state



Fig. 14. Building of the Polish Gymnastic Association "Sokół" on an archive postcard. Copy [in:] Authors' Archive



Fig. 15. The building of the Polish Gymnastic Association "Sokół" nowadays. Photo: D. Kuśnierz-Krupa, M. Krupa, 2019

of conservation of valuable historical and cultural objects, the availability of an efficient legislative and legal framework that can provide the necessary conditions for the existence and normal functioning of immovable monuments.

Particularly complicated difficulties arise in the historical sections of cities, where new constructions often conflict with traditional buildings. The presence of a significant number of architectural monuments complicates the process of privatization and functional re-profiling of buildings.

Both in Ukraine and in Poland, one can observe intensified construction work in cities, which determines the necessity to define the optimal quality parameters of the urban environment in protected zones, historical and architectural conservation areas in order to find optimal solutions for the modernization of buildings and layouts<sup>12</sup>, the location of new buildings and structures without violating the historically developed urban environment and the conditions for the protection of architectural monuments<sup>13</sup>.

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## Abstract

The article concerns the characteristic features of the formation of historical buildings during the period of dominance of historicism and secession in architecture, as well as their contemporary adaptations to new functions and the condition of preservation in the aspect of conservation.

As recent experience from the cities in Poland (Krakow) and Ukraine (Kiev) show, basic problems with the protection of the historical resources result from the lack of social education in the field of cultural heritage protection, non-compliance with applicable regulations and insufficient consideration of protection tasks in current planning policy. It should also be noted that in many cases, historical buildings and complexes (of administrative, cultural, residential or industrial function), shaped at the end of the 19<sup>th</sup> and the beginning of the 20<sup>th</sup> century, no longer meet modern standards. This often leads to social conflicts, threatens their existence and value, which can be lost through unprofessional modernization, reconstruction or adaptation works.

## Streszczenie

Artykuł dotyczy charakterystycznych cech kształtowania budynków historycznych w okresie dominacji historyzmu i secesji w architekturze, a także ich współczesnych adaptacji do nowych funkcji oraz stanu zachowania w aspekcie konserwatorskim.

Jak pokazują ostatnie doświadczenia z terenu miast Polski (Kraków) oraz Ukrainy (Kijów), podstawowe problemy z ochroną historycznego zasobu wynikają z braku edukacji społecznej w zakresie ochrony dziedzictwa kulturowego, nieprzestrzegania obowiązujących przepisów oraz niedostatecznego uwzględnienia zadań ochronnych w bieżącej polityce planistycznej. Należy także zauważyć, że w wielu przypadkach historyczne obiekty i zespoły (o funkcji administracyjnej, kulturalnej, mieszkalnej czy przemysłowej), ukształtowane na końcu XIX i na początku XX wieku, nie spełniają już współczesnych standardów. Prowadzi to wielokrotnie do konfliktów społecznych, zagraża ich egzystencji oraz wartości, która może zostać zatracona poprzez nieprofesjonalnie przeprowadzone prace modernizacyjne, przebudowy czy adaptacje.