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From a Mansion to a Tenement House: The Evolution and Preservation of the Historical Development of Ukrainian Cities from the Late Nineteenth and Early Twentieth Centuries

Od rezydencji do kamienicy. Ewolucja i zachowanie historycznej zabudowy miast ukraińskich z końca XIX i początku XX wieku

Keywords: mansion, tenement house, adaptation, Ukrainian cities, public function

Słowa kluczowe: rezydencja, kamienica, adaptacja, miasta ukraińskie, funkcja publiczna

Introduction

The main part of the historical development of Ukrainian cities dates back to the periods of several stages of the “construction boom” of the late nineteenth and early twentieth centuries. Essentially, it consists of tenement houses which are still in use. The problem of modern urban development is that at the time when these buildings were built, the basic administrative, legal and comfort requirements were radically different from those in place today. Thus, compliance in terms of building outline and private plot boundary alignment and the absence of windows in the end walls facing

adjacent plots was more important than the development of aesthetically pleasing courtyard facades, usually distorted by random protrusions and outbuildings. Such attention exclusively to the aesthetics of the main, street-facing facade has caused a number of problems today. Cramped conditions caused by building up former yards and extending back buildings caused the need for either the radical remodeling or demolition of unsightly outbuildings.

Another problem is that often the front building has not survived, so the previously obscured non-aesthetic outbuildings and courtyard buildings became visible. Here we also deal with the legal requirements

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for the preservation of historical buildings from the late nineteenth and early twentieth centuries.

The confrontation between historical buildings and contemporary development has intensified in the largest cities, most strongly in Kyiv, where there are constant clashes between developers, citizens and activists trying to prevent the construction of another high-rise building on the site of a pre-revolutionary mansion. One of the latest examples was an attempt to demolish a one-story mansion in the estate of Barban without a permit. Activists' actions and clashes attracted the attention of the public, the Ministry of Culture, and the City Hall. The demolition was suspended, but even now this problem is not legally resolved Barban's estate is currently half-demolished.

To shed light on this problem, the authors have reviewed appropriate academic and metric sources. Academic sources from the following fields were analyzed:

- 1) The preservation of the historical environment and related problems—articles by L. Pujia [Pujia 2016, pp. 213–218], P. Spiridon et al. [2017, pp. 81–88], J. Zilgalvis [Zilgalvis 2016, pp. 25–36], V.A. Nikolaenko et al. [2018, pp. 649–652];
- 2) The urban development of Ukrainian cities during the period investigated—articles by M. Dyomin and Y. Ivashko [Dyomin, Ivashko 2020, pp. 79–84], M. Dyomin et al. [Dyomin et al. 2021, pp. 26–36], M. Orlenko and Y. Ivashko [Orlenko, Ivashko 2019a, pp. 52–60; 2019b, pp.38–44], and a monograph by Y. Kirichenko [Кириченко, 1982];
- 3) The specifics of Historical Revival and Secession development in Ukraine—monographs by V. Yasievych [Ясиевич, 1988], T. Skibitska [Скібіцька 2011], Y. Biriuliov [Бірюльов 2005], articles by M. Dyomin and Y. Ivashko [Dyomin, Ivashko 2020, pp. 79–84], Y. Ivashko et al. [2020, pp. 953–964; 2021, pp. 935–960], J. Kobylarczyk et al. [Kobylarczyk et al. 2020, pp. 97–103], M. Orlenko, et al. [2021, pp. 507–528], and K. Stefański et al. [2020, pp. 715–730];
- 4) Ukrainian National Romanticism—monograph by V. Cherepyk [Чепелик 2000].

The literature review was followed by a formulation of the study's goals:

- to analyze the specificity of city building in Ukraine (under the rule of the Russian Empire) in the late nineteenth and early twentieth centuries;
- to present the features of this development with specific examples of buildings from different cities;
- to summarize what causes current problems and propose solutions.

Materials and methods

To solve these problems, the authors used historical analysis (to analyze external factors that influenced the formation of manor and tenement development in Ukrainian cities in the period under study), culturological analysis (cultural, artistic and ideological factors), the grapho-analytical method, photographic documen-



Fig. 1. Former mansion of P.P. Hanko at 6 Lidova Street in Poltava; photo by A. Dmytrenko, 2021

Рис. 1. Давня резиденція П.П. Ханки на ул. Лидовей 6 в Полтаві; фот. А. Димитренко, 2021

tation, and field surveys (to summarize the evidence base and support the reasoning behind conclusions).

Results and discussion

Evolution of the historic development of Ukrainian cities in the late nineteenth and early twentieth century

The rapid growth of industrial development in large cities of the Russian Empire and, consequently, population growth in these cities, led to an increase in the value of land at the peak of the boom and to the spread of mid- and high-rise housing which supplanted the previously common manor development. At the same time, in contrast to Russia, where the specifics of tenement housing in the late nineteenth and early twentieth centuries were studied in great detail, similar studies focusing on Ukraine were much fewer. For example, V. Yasievych described the state of tenement construction in different cities of Ukraine and the types of housing sections that have become widespread only in general terms [Ясиевич 1988]. Thus, there is a need for a more detailed study of development from the late nineteenth and early twentieth centuries.

During this period, private estates were a significant part of cities, and in contrast to the previous century, their construction was determined by capitalist economic needs.

The complexes of many estates created a general view of the street, square, or block. At this time, much less attention is paid to the ensemble of squares than in previous centuries, but much attention is paid to the development of streets, which is clearly regulated by administrative and legal requirements of both the Austro-Hungarian Empire (in Lviv, Chernivtsi and Ivano-Frankivsk, previously known as Stanislaviv) and the Russian Empire (in Kyiv, Kharkiv, Odesa). However, the division of streets by categories and thus by capital construction could not solve all urban planning

		Lviv	Kyiv	Kharkiv	Odesa
type of land plot development	common				
	specific	without passage	with several yards	with court of honor	with greened yard

Fig. 2. Typical types of land plot development for tenements in the largest Ukrainian cities of the late nineteenth and early twentieth centuries; by Y. Ivashko

Ryc. 2. Typowe rodzaje zabudowy działek pod kamienice w największych miastach Ukrainy późnego XIX i wczesnego XX w., J. Iwaszko

problems, as all regulations related primarily with the requirements for facade (“main”) of buildings and compliance with the boundaries of the site, while the yard buildings were not regulated by law and were determined only by the owner’s economic means.

There were stricter requirements for construction along the main city streets than for construction along residential streets and alleys. In addition, the construction of estates along residential streets depended on the location of the street in the structure of the city (“front,” aristocratic areas and suburbs). Since in the times of capitalism the requirement of subordination of buildings in estates to the height of the dominants to which the streets are directed disappears, the main requirement is the location of facade buildings along the “red lines” of the streets. The nature itself of the street development was changed. It consists of a set of individual estates: the perspective of the street, on both sides of which close to the “red lines” are medium- and multi-story buildings, not closed and not focused on any dominant, and the scale of construction along the street does not correspond to its width, due to which the street is almost deprived of sunlight.

Although mansions occupy a small part of the historic buildings in Kyiv, their role becomes significant in the case of cities—the former administrative centers of provinces and counties. Many such mansions have survived in Poltava. A typical example of such a provincial mansion is survived in Poltava at 6 Lidova Street, built

in 1889 by order of a merchant-winemaker Fig.1. There is a version that the silhouette of a bottle of wine on the main facade testified to the profession of the owner.

Probably, the mansion got this look later, when the next owner—well-known Poltava resident P.P. Hanko, head of the provincial zemstvo council in 1902–1911—remodeled the pre-existing mansion in the Secessionist style, which had been fashionable and common at the time, and Secessionist décor was applied to the original facade.

After the revolution of 1917, the mansion was mainly used as public building. Now it is a renovated L-shaped building with several exhibition halls. It houses the Museum of the History of Police of the Poltava region. The composition of the main facade is centrally symmetrical, the main axis passes through the entrance, framed by stucco phytomorphic décor of the Secession, a round window and an auditory window, above which there are triangular decorated tongs. The planar facade is accentuated by several, slightly protruding pilasters. The mansion at 6 Lidova Street is a typical example of provincial Secession without unnecessary claims and with the presence of simplified and minimized signs of Secessionist style. However, it is an integral part of the historical buildings of Poltava from the Secession era.

In the end of the nineteenth century, due to the rapid economic growth of cities, the nature of estate planning changed: low-rise mansions and yard gardens

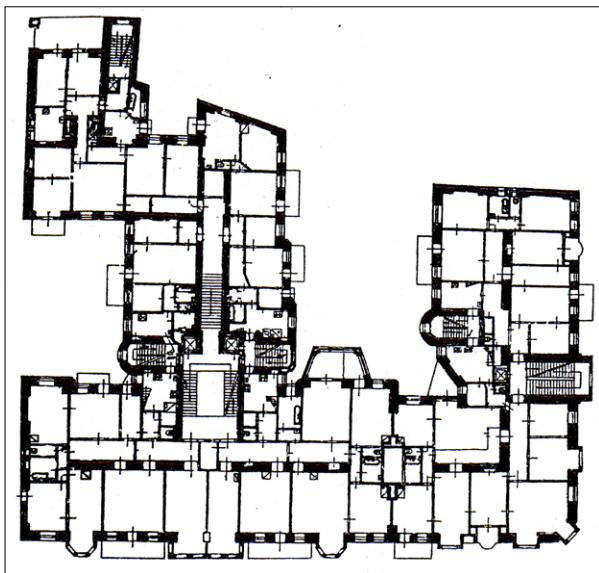


Fig. 3. Tenement house at 1 Yaroslaviv Val Street in Kyiv, repetitive floor plan; from the collection of Y. Ivashko
 Ryc. 3. Kamienica przy ul. Jarosławowy Wai 1 w Kijowie, rzut kondygnacji powtarzalnej; z archiwum J. Iwaszko

disappeared; large estates were divided into several smaller ones and sold at auction for parts for construction. Gradually, there emerged a steady trend towards the compaction of buildings and reducing the space of the courtyard in the estate.

The economic factor became decisive in the planning of estates. In the construction of private estates in Kharkiv, there was a tendency to build densely and as building complexes, while, for example, in Kyiv, the building density was often achieved not by completing full-fledged buildings in yards, but by adding house L-shaped extensions on the sides of the “facade,” with additional apartments for rent.

In economically developed cities, estate buildings gradually acquired a dense perimeter-like character with an unventilated “yard-well:” first along the “red line” of the street a facade was erected, then side buildings were added to it, and later—the building parallel to it, in the yard (Fig. 2). At the same time, no attention was paid to the architectural decoration and composition of double facades and blind firewalls. The priority of administrative and legal requirements over architectural expressiveness led to the creation of poorly designed prospects and “facades” of streets and squares.

The architectural composition of the building does not include water bodies, which are often closed by types of industrial or warehousing enterprises (coastal strips of Odesa occupied industrial and storage facilities, warehouses were located in the coastal zones of Kyiv and Katerynoslav, present-day Dnipro).

Gradually, cities with dense buildings along the “red lines” of streets and areas with low-rise mansions with detached estate buildings (areas of mansions in Lviv, Stanislaviv (Ivano-Frankivsk), Chernivtsi), which are characteristic of the architectural centers of contemporary Western Ukraine.

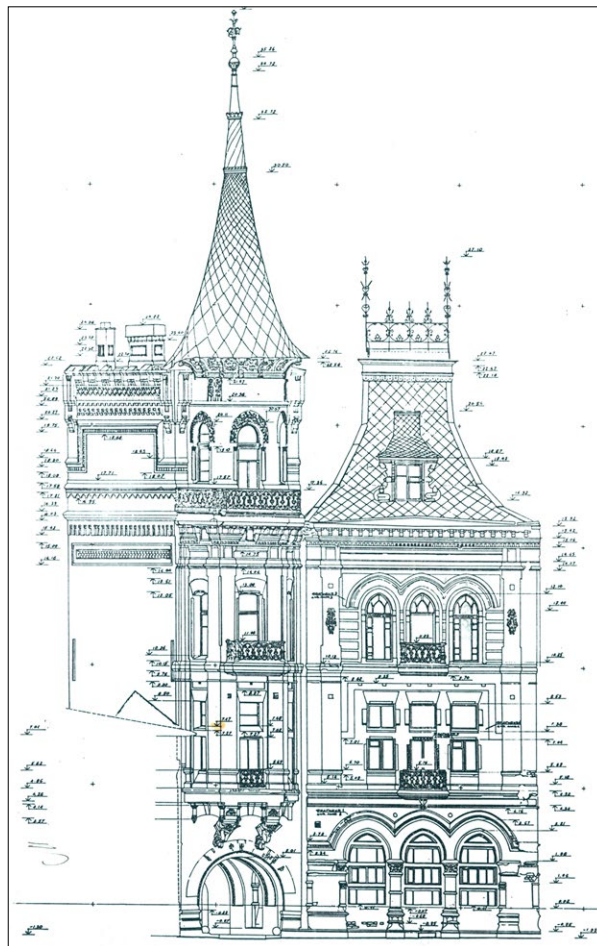


Fig. 4. Tenement house at 1 Yaroslaviv Val Street in Kyiv, facade fragment; from the collection of Y. Ivashko
 Ryc. 4. Kamienica przy ul. Jarosławowy Wai 1 w Kijowie, fragment elewacji; z archiwum J. Iwaszko

There are different views of researchers on the relationship between the plan of the land and the form of plans of apartment buildings. In particular, Y. Kirichenko [Кириченко, 1982] a Russian researcher of the Secession, believed that the plans of apartment buildings were determined mainly not by the shape of the site, but by options for the layout of building sections. At the same time, transport problems, problems of long-term planning and artistic integrity of the city ensemble were solved. There are projects and proposals for the reconstruction of cities, changing the perception of the city not as a conglomerate of individual buildings, but as a holistic union of buildings. Ukrainian researcher Y. Biriuliov [Бірюльов 2005] believed that there was no direct relationship between the size of the estate and the shape of the plan of the apartment building.

Meanwhile, art critic T. Skibitska [Скібіцька 2011] believed that the size of the estates influenced the shape of the plan of apartment buildings, in particular, narrow plots measuring 10–24×14–50 m were built up with rectangular simple and L-shaped houses, medium measuring 35–40×70 m with T-, P-, and H-shaped houses and houses in the form of a square, while large areas with frontages 100–200 m long—with houses



Fig. 5. Former tenement house at 61/11 Volodymyrska Street in Kyiv; photo by Y. Ivashko, 2021
 Ryc. 5. Dawna kamienica przy ul. Wołodymyrskiej 61/11 w Kijowie; fot. J. Iwaszko, 2021

with complex plans and courtyards. Skibitska argued that the parameters of the land plot were the primary factor that determined the type of plan of the apartment house.

First of all, we note that the construction of tenements significantly affected social stratification, and hence—a city’s zoning. In particular, in those areas where the upper strata of the Kyiv population lived—aristocracy, higher military ranks, higher clergy, rich industrialists, the professors of St. Volodymyr’s University in Kyiv—there were all prerequisites for the construction of medium- and multi-story tenements, in which the cost of renting a ten-room apartment could be 3,500 rubles a year. The most prestigious and comfortable tenements of that time included houses at 1, 14-a and 14-b Yaroslaviv Val Street, 61/11 Volodymyrska Street, 25/2 Velyka Zhytomyrska Street, 17/1 Arkhitekтора Horodetskoho Street, 2-b and 2-v Andriivskyi Descent, 26, 26/1, 26/2 Antonovycha Street. It should be noted that those tenements, which were built in the late nineteenth century during the heyday of Historical Revival styles and eclecticism, were characterized by less clear planning, worse proportions of rooms and a large number of long dark corridors. This is due to the fact that the housing sector began to form only in the early twentieth century.

Quite a non-standard example of medium-rise tenement in the era of historicism-eclecticism should be considered a house at 1 Yaroslaviv Val Street. It was built in 1896–1898 in the estate which belonged to landowner Michał Podgorski, probably to a design by civil engineer Michał Dobaczewski.

The tenement house itself has a complex, articulated configuration in its plan (Fig. 3); it seems to consist

of several masses that differ in height and roofing. The complex three-dimensional composition of the house, developed deep into the courtyard space, is determined by the configuration of the plot, which faced the narrow end side on Yaroslaviv Val Street. At the same time, the location of the house on the highest point of the hill within the Old Kyiv part of the city provided it with significant advantages. The house is clearly visible from different parts of the city, and there is an excellent view from its windows.

The house’s plan is a combination of several rectangular masses combined into one whole. The “grand mass” topped by a turret gives it a distinct beauty. On the ground floor there were public facilities and on the upper floors, from the first to the third, there was one ten-room apartment, the living rooms and bedrooms of which were oriented towards the street, as well as ancillary rooms, bathrooms and toilets which the yard. The layout of the ground floor was a two-bay enfilade, the layout of the upper residential floors provided for functional zoning into “main” and “secondary” rooms. The original layout of the apartments was marked by good proportions of living rooms / bedrooms, which were quite large (up to 42.3 m²).

Mid-rise tenement buildings were the main feature of construction in the end of the nineteenth and in the early twentieth centuries in major Ukrainian cities.

At the early stage, their architectural solutions were limited to the building itself, without transforming the surrounding area and changing design principles, in late examples there were attempts to solve compositional and planning problems both within a single building and in residential complexes as a whole, as well as attempts enhance yard spaces. In this case, the

general principles of building plots were subject to administrative and legal requirements. A site's development was conditioned by the general development of cities in the late nineteenth and early twentieth centuries: in Kyiv, Odesa, Kharkiv it was block-based development—a rigid perimeter grid “along the red lines” in Kyiv and Odesa and with alternation of perimeter and manor development in Kharkiv or Poltava.

At the beginning of the twentieth century, the layout of apartments in tenement buildings became more comfortable, and the number of building stories increased. One of the most comfortable tenement buildings of that time was the house at 61/11 Volodymyrska Street, in Kyiv, which was built in 1911–1912 by order of the famous merchant B. Moroz, designed by Józef Zekcer. The house, in the style of rationalist (constructive) Secession, was oriented with its long facade towards Karavaievskaya Street, and with the shorter one towards Volodymyrska Street (Fig. 5). The layout of the house was sectional, but different in different sections. In the section on the side of Lva Tolstoho Street, due to the difference in floor heights, there were two types of apartments on different levels: two large apartments on the main level and three small ones on the second. This section featured the most comfortable six- and eight-room apartments. The house's layout forms two small courtyards, surrounded on three sides by the mass of the house. The courtyards were interconnected and had access to the street via a system of internal passages. For its time, the house was very comfortable. It was heated using water radiators, “vacuum cleaners to collect dust,” intercoms in apartments and porches, and a forced ventilation system.

In general, the compositional type of the tenement facades depended on the urban layout and was determined by the size of the site, the number of stories, the scale of development, and the influence of historical architectural styles. Essentially, symmetrical compositions typical of previous styles were inherited at the early stage of the Secession in Ukraine, and asymmetry appeared at the end of the early stage of the Secession and was less widespread, although quite diverse. If we analyze the types of existing buildings, the symmetrical compositions of the main facades at the early stage of Secession testified to the continuity with Classicism and Historical Revival, at the late stage of the Secession—there was a transition to rationalism and the Classical Revival style.

The preservation of historical buildings in the late nineteenth and early twentieth centuries (both mansions and tenement houses) stemmed largely due to their adaptive reuse to more modern functions. After the revolution of 1917 (and in Western Ukraine—after the beginning of the Soviet occupation in September 1939) the uses of mansions and large apartments located in tenement houses changed. Large apartments were divided into several smaller ones or in general several families were accommodated in one apartment. Of course, this had a negative impact, primarily on the

condition of the interiors (very few have survived to this day in their original form), but also on the buildings' exteriors, which were often repaired by unskilled workers, causing damage to or leading to the distortion of certain architectural details. Mansions that were used as public buildings during the twentieth century (for example, P.P. Hanko's mansion in Poltava) displayed a much better state of preservation both internally and externally.

Conclusions

Preservation and restoration in accordance with monument protection legislation and the use of historical buildings from the late nineteenth and the early twentieth centuries inspired interest in the study of their urban layouts and their functional, structural and architectural features.

It was demonstrated that at the end of the nineteenth century there occurred a process of the gradual displacement of urban mansions, which had previously formed the basis of housing development in the central areas of Ukrainian cities, and their replacement by a new type of residential building—the tenement house. At the beginning of the twentieth century, the sectional mid-rise tenement house became the main type of housing in the central parts of the largest cities of Ukraine (Kyiv, Lviv, Kharkiv, Odesa), while in smaller cities the housing of the central part was an alternation of mansions and high-density development that consisted of 2–4-story tenement houses.

The size of buildings was influenced by administrative and legal requirements (division of streets and squares into categories according to significance, rules of developing private plots), the urban features of a particular city, the size and proportions of plots of land, the length of the main facades and sources of external references.

Thus, we can formulate the following conclusions:

- 1) the main changes that tenement buildings underwent in the early twentieth century concerned, first of all, the clarity of their plans, the departure from the enfilade layout in favor of the functional zoning of apartments;
- 2) in the early twentieth century, new metal, reinforced concrete and concrete structural systems entered wider use, which enabled the construction of tenement buildings with a higher number of stories;
- 3) in the early twentieth century, the engineering and technical arrangement of buildings became more complicated: electricity, sewerage, water supply, heating, vacuum cleaners, ventilation, intercoms were planned and telephone lines were laid.

Our analysis of the Ukrainian practice of preserving the historical architectural heritage shows that the present-day the return to the use of mansions and apart-

ment buildings located in the central parts of historical cities to their original uses—as upscale housing—is in most cases almost impossible. The organization of plots of former mid-rise apartment buildings mostly does not meet modern regulatory requirements or the requests of potential owners. The same applies to mansions, mostly located on the “red lines” of the streets, the intensity of traffic and noise and pollution levels have increased significantly since the end of the nineteenth century.

In some cases, the preservation of the original housing use in the structure of a metropolis becomes economically unfeasible. In such cases, it is necessary to change a building’s use. In this case, it is necessary to preserve either the appearance of the building with the interior, or only its external appearance. This is determined by the protection status of the monument. In

this case, the experience of Poland, where many such mansions have been preserved, can be useful. Today they house academic and artistic societies, restaurants and cafes, shops, or exhibition galleries.

At the same time, it is clear that the issue of adapting historic buildings—both mansions and apartment buildings—to modern needs is a key element in solving the problems of their preservation. Experience shows that the adaptation of such buildings to public functions can be an effective measure of their conservation, restoration and preservation.

One of the ways to solve the present-day problem of new buildings intruding into historical development areas may be the introduction of a mechanism to encourage owners and developers to preserve such buildings, as is the case in Europe, as well as improving the zoning system and monitoring compliance.

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Abstract

This paper analyzes the development of housing in the central parts of the cities of Ukraine in the late nineteenth and early twentieth centuries and the contemporary problems of the preservation of historical buildings. The process of the gradual displacement of urban mansions by mid-rise tenement houses with a high development density is presented, and the functional, planning and structural features of tenement houses of the period under study are analyzed. The necessity of adapting both mansions and former tenement houses to modern needs is argued. It is shown that in conditions of contemporary Ukraine, one of the ways of such adaptation, which ensures the preservation of valuable historical buildings, is the adaptive reuse of both mansions and former tenement houses as public uses.

Streszczenie

Niniejszy artykuł przedstawia analizę rozwoju mieszkalnictwa w centrach miast Ukrainy w drugiej połowie XIX i na początku XX wieku, a także współczesne problemy zachowania budynków zabytkowych. Przedstawiono proces stopniowego wyparcia miejskich rezydencji przez średniowysokie kamienice o wysokiej gęstości zabudowy oraz przeanalizowano funkcjonalne, planistyczne i budowlane cechy kamienic z badanego okresu. Postuluje się konieczność adaptowania zarówno rezydencji, jak i dawnych kamienic do współczesnych potrzeb. Wykazano, że w warunkach współczesnej Ukrainy jednym ze sposobów takiej adaptacji, która zapewnia zachowanie wartościowych budynków historycznych, jest adaptacja i zmiana sposobu użytkowania zarówno rezydencji, jak i kamienic na funkcje publiczne.