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**Le patrimoine  
pour une  
nouvelle urbanité :  
penser autrement,  
vivre différemment**

**Kyiv Initiative Regional Programme  
Pilot Project on the Rehabilitation of Cultural Heritage in Historic Towns**

**Preliminary Technical File**

**Zhovkva, UKRAINE**

Funded  
by the European Union  
and the Council of Europe



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## FOREWORD

The Zhovkva Preliminary Technical File was prepared by the Local Technical Team members: Roman Shchur, Vice Town Head on issues of building and land tenure; Yevheniya Overko, First Vice Town Head; Halyna Kozar, leading specialist of Zhovkva Town Council on economic issues; Taras Pivtoratsky, architect from the Zhovkva Department of the Lviv Project Productive Bureau of Architecture and Planning; Yuriy Bokalo, private entrepreneur, architect; Andrii Umrykhin: deputy of the Town Council; Volodymyr Pushchynsky: deputy of the Town Council; Nazar Motyka, deputy of the Town Council; Olga Leskiv, specialist at the Zhovkva Department of the Chervonograd State Bureau of the Technical Inventarisation; Lubomyr Kravets, Director of Municipal Enterprise 'Tourist Information Centre'; Victor Zaslavsky, scientific employee of Municipal Enterprise 'Tourist Information Centre'; Maria Demchyshyn, Oksana Malysh, and Marjana Levytska students at Lviv National University

the Municipal Productive Management of Housing and Communal Services of Zhovkva (MPMHCS): Volodymyr Batrukh, master of housing economy; Iryna Suryadova, vice-chief on housing economy issues; Yaroslav Holovchuk, housing economy engineer; Vasyl Malylyo, vice-chief on the issues of modern amenities

and by a technical working group created for the occasion, the State's Historical and Architectural Reserve (SHAR) in Zhovka:

Mykhaylo Kubay, vice-director of research and restoration of the SHAR and group coordinator; Roman Grechukh, SHAR scientific employee; Oleh Sentsyuk, SHAR building supervision engineer; Ivan Smolynets, SHAR legal adviser; Lyudmyla Baybula, SHAR scientific employee, historian; Ihor Okonchenko, SHAR scientific employee, architect; Yaroslav Salo, SHAR chief of department of restoration

The global process was co-ordinated by the National Working Team Mr. Mykola Skyba, PP2 Project Co-ordinator

and overseen by the International Experts Mr. Bernard Bouzou (France); Mr. David Johnson (United Kingdom) and Mr. Robert Pickard (United Kingdom).



## INTRODUCTION

The Pilot Project for the Rehabilitation of Cultural Heritage in Historic Towns is taking place within the Council of Europe's Kyiv Initiative Regional Programme. The Preliminary Phase, launched jointly with the European Commission (Directorate General for Education and Culture) in September 2009, was completed in December 2011.

The pilot project has been proposed in small and medium-sized historic towns maintaining a close connection with their surrounding environment to define geographically coherent territories where local stakeholders face difficulties in improving living conditions, creating social cohesion or engaging in economic activities. So far, forty five "pilot towns" are mobilised in the five participating countries (Armenia, Azerbaijan, Georgia, Moldova and Ukraine) to implement the common working methodology.

Each pilot town is being guided in the identification of the main challenges involved in initiating a project for future development. The process is based on the underlining of heritage resources, including their importance in creating a sense of place and in safeguarding local identity for the local community, whilst also considering their present connections with the specific urban problems to be solved in each town.

The pilot project responds to various shared objectives:

- to develop and strengthen architectural and urban awareness in order to organise its careful adaptation to modern lifestyles;
- to decide on the priority interventions to be carried out in order to launch a sustainable process for urban development;
- to facilitate transversal reflections involving all public and private stakeholders towards a town project;
- to create local dynamics inspired by the best European practices;
- to set up a new urban governance through the direct participation of the inhabitants in the debate about the future of the town.

### Urban rehabilitation as another way of organising and managing towns

As part of the pilot project, the basis for the elaboration of the urban project is the enhancement of the main heritage assets in order to consolidate the attractiveness of each town. By offering each citizen the possibility to highlight its link to the town or a specific area of the town, the process gives citizens responsibilities in the complex processes acting on the transformation of the built environment. An intense local life, animated by an active civil society and supported by the different levels of authorities is a clear alternative to the urban development logic that has severely marked previous generations by focusing on demolition rather than rehabilitation, and on the extension of space instead of the reuse of existing urban areas.

The model of the town envisaged is a compact urban space, with a high quality of life and social cohesion. Such a town offers direct access to a social and cultural infrastructure with a sense of social justice. It does not exclude the adaptation of the historic parts to modern necessities, but targets sustainable development requirements giving priority to the economy of the ground by regenerating existing buildings and giving priority to housing in order to preserve the populations in all their diversity.

### The Preliminary Technical File (PTF): the first crucial step in the process

The PTF was set up during the Preliminary Phase by twenty-three Pilot Towns. It is set up through a common methodology and is organised on the basis of identical sections and maps for all the pilot towns. The number of issues considered in this document is voluntarily limited, and therefore necessitates a selection of information available or collected by the local technical teams set up in each pilot town.

Presentation of the information, focusing on a limited number of maps, proposes a snapshot of the situation, which offers a simple and clear understanding of the main assets of the towns, organised around four main themes:

- **urban history:** a description of the urban structure on the basis of its historical development underlines the permanencies of the past in today's town, which are important for inhabitants' perceptions of their own towns, as well as the emotions the visitors may experience. These permanencies represent the material resources of that urban heritage, which is the potential which can support the future development of the town.
- **the functionalities of the town:** the level of services offered in the historic centre and the quality of its accessibility allow an assessment of the users' daily situation, as well as the resilience or the fragility of the central functions, on a town-wide scale.
- **the economic position and role of the town in the surrounding territory:** the economic attractiveness of the town can be appreciated by considering its geographical location, the features of its associated territory, the quality of the accessibility to major infrastructures, the dynamism of its industrial and services network and the capacity of the municipality, especially in terms of investment.
- **heritage resources:** resources can be assessed by identifying the buildings according to their time period, their situation as far as ownership and occupation are concerned and their state of conservation, including the level of protection and the effectiveness of the protection regulations as well as any architectural interventions and urban intrusions perturbing the image of the town.

### A step-by-step process based on project building

The publication of the PTFs targets the local stakeholders' awareness of the richness and diversity of the urban heritage defining the identity of their town and the level of resources at their disposal. This document also allows the local and national technicians and urban specialists of all sectors to engage in the next phase. The aims will be to define a strategic and pragmatic approach connecting heritage and urban projects in local synergies, and to set up good governance principles and mechanisms, ensuring the involvement of all stakeholders in the community in decisions about proposed rehabilitation actions.

The Operational Phase will involve the pilot towns in a practical way, through:

- the elaboration of an integrated local development strategy: the Diagnostic will identify the strengths and weaknesses specific to each town, indicating what could be a realistic ambition for an urban development project.
- the adoption of operational guidelines: the Strategy will identify a series of key and priority rehabilitation actions implementable in the short-term and capable, if correctly connected, of generating a global revitalisation process.
- the design, promotion and funding of the priority interventions on buildings: technical assessment, feasibility study and business plan (budget estimates, funding, investment partnerships), project management, conditions of implementation, site management.



**Armenia**

AR\_01 Alaverdi  
 AR\_02 Ashtarak  
 AR\_03 Dilijan  
 AR\_05 Goris  
 AR\_06 Gyumri  
 AR\_07 Meghri  
 AR\_09 Oshakan  
 AR\_10 Vagharshapat

**Azerbaijan**

AZ\_01 Barda  
 AZ\_02 Gazakh  
 AZ\_03 Göygöl  
 AZ\_05 Gakh  
 AZ\_07 Ordubad  
 AZ\_08 Sheki  
 AZ\_09 Shemkir  
 AZ\_10 Zagatala

**Georgia**

GE\_02 Akhaltsikhe  
 GE\_04 Chiatura  
 GE\_05 Dusheti  
 GE\_06 Gori  
 GE\_07 Mestia  
 GE\_08 Poti  
 GE\_09 Telavi  
 GE\_10 Tskaltubo

**Moldova**

MO\_01 Balti  
 MO\_02 Cahul  
 MO\_03 Leova  
 MO\_04 Orheiul Vechi  
 MO\_05 Soroca

**Ukraine**

UK\_01 Bilovodsk  
 UK\_02 Ivano-Frankivsk  
 UK\_03 Khmilnyk  
 UK\_04 Lutsk  
 UK\_05 Medzhybizh  
 UK\_06 Melitopol  
 UK\_07 Pryluky  
 UK\_08 Starokostiantyniv  
 UK\_09 Vinnitsa  
 UK\_10 Zhovkva

## I. REFERENCE FILE

1.1 General information about the town					
<b>Name</b>	Town of <b>Zhovkva</b> , Polish historical name <b>Żółkiew</b> ; in 1961 – 1991 the town was called <b>Nesterov</b>				
<b>Status</b>	Administrative centre of Zhovkva region, Lvivska oblast The city is on the List of Historical Landmarks of Ukraine				
	<b>Office</b>	<b>Name</b>	<b>Address</b>	<b>Telephone</b>	<b>E-mail</b>
<b>Mayor / city head</b>	Town Head of Zhovkva	Petro Vykhopen	80300, Zhovkva, Vicheva sqr, 1	(03252) 21246	
<b>Chief of cultural heritage department</b>	Director of State's Historical and Architectural Reserve in Zhovkva Town	Volodymyr Herych	80300, Zhovkva, Vicheva sqr, 1	(03252) 62051	<a href="mailto:diaz.zhovkva@gmail.com">diaz.zhovkva@gmail.com</a>
<b>Contact person</b>	Vice-Director of research and restoration of State's Historical and Architectural Reserve in Zhovkva Town	Mykhalo Kubay	80300, Zhovkva, Vicheva sqr, 1	(03252) 62051	<a href="mailto:diaz.zhovkva@gmail.com">diaz.zhovkva@gmail.com</a> <a href="mailto:kubai.mv@gmail.com">kubai.mv@gmail.com</a>

1.2 Brief summary
<p>Zhovkva is situated 22km north of Lviv and 33km from a Ukrainian-Polish border on the fork of international highways Lviv-Warsaw to Poland and Lviv-Kovel-Brest to Belarus and the Baltic States. Zhovkva is situated at the junction of three natural areas: the mountains and hills of Roztochchia, rich in many respects, the wave hilly lea of Bug Valley and the plains of Small Polissya.</p> <p>Population of city – 13.4 thousand habitants, area of territory – 764 hectares.</p> <p>Zhovkva does not have a developed industry or sources of raw materials for industry. A substantial resource for the economic development of the city is its prominent cultural heritage, as well as the nature-recreational potential of the adherent sublimity of Roztochchia and the possibilities of processing agrarian products of the district (Zhovkva district is chiefly agricultural).</p> <p>Zhovkva is known as one of the most interesting small historic towns in Ukraine. Founded at the end of the sixteenth century during the stormy epoch of wars and the building of fortress towns, in its day the town reached high development in many spheres of arts and culture, and took on an important role in the history of Poland and Europe. The cultural heritage of city is a prominent legacy of three nationalities – Ukrainians, Poles and Jews who built and developed this city together. Zhovkva is strongly connected with famous statesmen of Ukraine, Poland and Russia. Zhovkva was an important Jewish center in Eastern Europe from the seventeenth to the nineteenth centuries, known for the prominent historical tradition of Jewish philosophical thought, literature and book-printing. Zhovkva is also known for its prominent school of painting and carving during the seventeenth and eighteenth centuries, which brought about the beginning of baroque style in Ukrainian art, and also unique pieces of Ukrainian modern art in the first half of the twentieth century.</p> <p>A city has about a hundred sites of town-planning architecture of local, national and world value. All of these landmarks are located compactly on the small territory in the central part of the town. The historic center of the town has until now kept its primary, unique renaissance planning and functions in the town center. The renaissance town-planning complex of Zhovkva is of great historical, cultural, artistic, scientific and utilitarian significance, as it is the only well-preserved realisation of 'ideal' city-residence in the late sixteenth century in Ukraine. In 1974, the historical part of the town was proclaimed a State Historical and Architectural Reserve in Zhovkva Town.</p> <p>Unfortunately, Zhovkva, as well as other small towns in Ukraine, has many thorny socio-economic problems that hinder its development. The majority of these problems require resources that are too large for their determination, incommensurable with the town's small budget and its human potential.</p> <p>Zhovkva's past is linked to various interesting events, related to many historical characters, events and high cultural achievements. Its historical center and the castle, prominent sites of culture and arts, and the advantageous proximity of the town to Lviv are the reasons for its development as a regional cultural and tourist center.</p>

1.3 Potential partners (participants)		
	Name	Contacts
Local	<b>Private investors:</b>	
	A few scores of local businessmen – who need additional and new premises in the central part of town for the development of business in the field of trade, cookery and other services to the population and tourists, and who also require more comfort and spacious accommodation for their families.	
	About two hundred town inhabitants – who, for many years, worked or work abroad and sent/send money home to support their business and improve the homes of their families and children.	
	Headquarters of the Diocese of Social and Zhovkva, part of the Ukrainian Greek Catholic Church (bishop Mykhaylo Kovtun) – that carries out the restoration and adaptation of the ensemble of the former Dominican monastery for the necessities of the diocese and local parish.	Zhovkva, Lvivska str. 7, tel. (03252) 61336, 61337
	Local parish of St. Lawrence Roman Catholic Church (rev. Joseph Negovitz) – which, with the technical support of the Polish state and public organisations, carries out the restoration of the St. Lawrence Church complex.	Zhovkva, Vicheva sqr. 18-19, tel. (03252) 61358
	Bazilian Monastery of the Nativity of the Ukrainian Greek Catholic Church (a father superior Benjamin Chernega) – which carries out the restoration of the monastery and printing-house complexes of Bazilian monks.	Zhovkva, Bazilian str. 68, tel. (03252) 61908
	<b>Non-government public organisations:</b>	
	Town center development 'Light of Culture' (director Mykhaylo Kubay) – who has been working for a long time in the field of maintenance and cultural heritage and social and economic development proceedings in the city.	Zhovkva, Vicheva sqr. 2, tel./fax(03252) 62051
	'International Co-operation for Zhovkva' fund (chief executive Petro Blyshchuk) – which has for a long time worked in the field of maintenance and cultural heritage and social and economic development proceedings in the town and district.	Zhovkva, Vicheva sqr. 2, tel./fax(03252) 62051
	Municipal Enterprise 'Tourist Information Centre' (director Lubomyr Kravetz) – the preparation and realisation of the programmes on the development of tourism and tourist infrastructure in the town and district territory.	Zhovkva, Vicheva sqr. 2a, tel./fax(03252) 22498
	District Organisation of the Ukrainian Society for the Protection of Sites of History and Culture (chairman Halyna Phezyuk) – which works in the field of maintenance and the defence of cultural heritage in the town and district.	Zhovkva, Lvivska str. 37, tel. (03252) 62050
Zhovkva Department of Lviv Leasing Enterprise 'Project-Productive Architectonically-Plan Bureau' (leader Roman Rapko) – which makes town planning and project documentation and surveys for the town.	Zhovkva, Vicheva sqr.1, tel. (03252) 22190	
Regional	<b>Regional authorities:</b>	
	Zhovkva District Council (chairman Taddey Shvay) – planning money in a district budget for the local programmes in the town, the financing of work on monuments belonging to the district community.	Zhovkva, Lvivska str.40, tel. (03252) 61566
	Zhovkva District State Administration – co-ordination of implementation of the local programmes and financing of their implementation.	Zhovkva, Lvivska str. 40, tel. (03252) 21432
	Main Administration of Economy of Lviv Regional State Administration – planning the consolidated financing of work and measures of the government having special-purpose programmes and money from the regional budget for the regional programmes.	Lviv, Vynnychenka 16, tel./fax(032) 2356080
	Cultural Heritage Protection Management for Lviv Regional State Administration (chief Vasyl Ivanovskyy) – financing of work and measures on cultural heritage monuments, the concordance of project documentation with sites of local value.	Lviv, Vynnychenka str. 14, tel./fax(032) 2999306
	State Administration of the Guard of Natural Environment in the Lviv Area – financing of nature protection measures, sewage system and water-supply network, water objects, sites of nature and park and garden art.	Lviv, Strybska str. 98, tel./fax(032) 2387383

	<b>Non-Government public organisations</b>	
	Regional organisation of Ukrainian Society of the Protection of Sites of History and Culture – realisation of educational, organisational and technical measures for the research on and protection of cultural heritage.	Lviv, Kopernika str. 40
	Representative from the Meylakh Sheykhet Commission of Senate in the USA on Cultural Heritage – co-ordination of research and use of Jewish cultural heritage.	Lviv, Fedorova str. 27, tel. (032)2725814
	Regional institute 'Ukrzahidproektrestavracia' (director Yaroslav Rymar) – research and planning of cultural heritage monuments in Zhovkva.	Lviv, Soborna sqr. 3a, tel./fax(032) 2440471
	Private research and project enterprise 'Yarko&C <sup>o</sup> ' – works closely with the state reserve in Zhovkva, research and project documentation on sites.	Lviv, Riznytska 4, tel. (032) 2367264
	Department of the Restoration and Reconstruction of Architectural Complexes at Lviv Polytechnical National University (professor Mykola Bewz)	Lviv, Bandery str. 12, tel. (032) 23908078
	The Lviv Institute of Archaeology at the National Academy of Sciences of Ukraine – archaeological research on the town territory.	Lviv, Vynnychenka str. 24, tel. (032) 2757589
<b>National</b>	Ministry of Regional Development, Building and Housing Economy of Ukraine – financing from the state budget of the programmes and work on the local cultural heritage monuments of national value.	Kyiv, Zhytomyrska str. 9, tel. (044) 2262208
	Restoration and Maintenance of Historical Heritage Management at the Ministry of Regional Development, Building and Housing Economy of Ukraine – financing of the state's Historical and Architectural Reserve in Zhovkva Town, financing of work on the historical monuments in Zhovkva.	Kyiv, Zhytomyrska str. 9, tel. (044) 2786120
	Ministry of Culture and Tourism of Ukraine – planning and financing from the state budget the programmes and measures on the protection of cultural heritage and the development of tourism, co-ordination of the programmes in the field of culture, concordance of programmes and project documentation on the sites of national value.	Kyiv, I.Franka str. 19, tel. (044) 2264645, 2352233

#### 1.4 Geographic, climatic and/or other physical factors that have influenced morphology and structure of the town

1. The fortified town of Zhovkva was founded in the late sixteenth century on the eastern borders of the Polish Kingdom, on territories that, in the sixteenth and seventeenth centuries, were sites of numerous battles and active fortress building. The castle was the private residence of a statesman and war-lord, and in the seventeenth and eighteenth centuries, it became a private royal residence and was under large, private land ownerships of the royal family.
2. The city was founded at the crossroads of the important historical roads of Red Rus, from the south to the north and from the east to the west. The nearest territories were practically impassable. Possessing this crossroads allowed for military control and trade relations with considerable territories, giving the town key value in the region.
3. The aforementioned crossroads was advantageously located in a defensive position, a small platform of sandy ridge, elongated in the direction of east-west, and cut in the western part by the river with a large pond on the south side, and bogs with a brook on the north side. The small size of this platform (350m in the widest place) stipulated the small size of the town, and the compact planning and location of a castle directly in the town.
4. Because of the specific relief (a narrow, prolonged ridge), locating additional housing, economic building and other, was burdensome for the town's functions, so two suburbs were planned on the continuation of the ridge to the east and west of the central platform. In accordance with the location of parts of the town, the defensive structure of the town was formed. The created system of the old Dutch school of fortification (bulwarks and bastions) around the ring of stone walls, with gates and towers, was an important component in the conception of an 'ideal city'. This fortification defined city planning during the seventeenth and eighteenth centuries.
5. Planning the town and its development during the seventeenth century was determined by the high humanistic ideas of the so-called 'ideal' cities of the European renaissance and two centuries of the European urban experience. The plan was based on three composition axes and a combination of two plan modules: Flemish long 'cord' at 43.2m (75 helming elbows) and 'twig' at 4.32m long. Marked modules and their determined sizes of town-planning elements created the environment that corresponds both to human comfort and the modern town-planning standards of Ukraine.
6. The location of a castle in the town near the marketplace stipulated the historical key role of a castle, as an important stimulant, and organised the social centre and cultural life of a town.
7. Territories with meadows, the back-water of the river and a large pond, situated beyond the town walls, were turned into wonderful, regular park compositions in the second half of the seventeenth century. A central avenue joined these

territories with the remote 1 km hills of Roztochchia and a royal summer palace on the Haray mountain. At the end of nineteenth century, whilst building the railway along the north ledges of Roztochchia and locating the train station to the south of the town, the green array of Haray mountain was cut off from the town.

8. With the town's loss of its defensive functions in the nineteenth century, land fortification leveled and took apart the most part of the town's bricked fortifications. Drainage of the old swamp territories to the south and north of the town started. New houses were actively built on these drained territories, especially at the end of nineteenth and twentieth centuries.

### 1.5 Historical events that formed the town and its identity

1. In the late sixteenth century (1594), hetman Stanislav Zholkevsky (1547-1620) founded a private fortress town-residence on the territory of his village Vynnyky, built according to the principles of humanistic conceptions from the European renaissance, so-called 'ideal cities'. He built a castle, town fortification and numerous public buildings, which are prominent architectural sites today. Zholkevsky was a prominent war-lord and writer, in 1613 he became a great crown hetman (the supreme military leader of a kingdom), and in 1618 – a chancellor of the Polish-Lithuanian Commonwealth.

The town was designed and built by the Italian architects Paolo de Ducato Klemenci (who died in 1610, was known as Paul the Happy and was elected mayor of Zhovkva from 1601-1610), Ambrozio Natklaus Vaberene (died in 1641 and was known as Ambrosias Favourable) and Paolo Dominichi (died in 1618 and was known as Paul the Roman). The town retains expressive influences of Italian architecture to this day, particularly in arcades on the ground floors of houses.

2. In 1603 King Sigizmund III Vasa granted a privilege to Zhovkva – a self-government according to the Magdeburg right, commercial rights and many tax privileges. This royal privilege gave wide possibilities for activity of numerous handicraft workshops in town and combined with the talents of well-educated town proprietors, provided the active development of handicrafts, culture and arts.

3. In 1595, Zhovkva Bohdan Khmelnytsky (1595-1657) was born, a prominent war-lord and statesman, future hetman of Ukraine, founder of the Ukrainian state in the seventeenth century. Ten years of his childhood were spent in Zhovkva.

4. Events, related to heroic death, ransom for his head and his burial place in Zhovkva, took place in 1620-1623. Since then, St. Lawrence Catholic Church started changing for the burial place of prominent owners in Zhovkva and became a pantheon of knightly glory. Families of Zholkevsky and Danylovych are buried here, and the family of the famous king John III Sobiesky. Now this church is one of the greatest memorial places for the Poles.

5. Since the middle of the seventeenth century, about thirty prominent Ukrainian artists lived and worked in Zhovkva. They created the entire icon-painting school, which was a new step in Ukrainian baroque. Icons painted by artists from Zhovkva are the brightest achievement of Ukrainian art of that age.

6. In the 1640s the prominent philosophical tradition of the Jewish community in Zhovkva began. Moshe ben Shakhne (died in 1653) became the rabbi in Zhovkva in 1636; he and his wife Sara bat Shlomo (died in 1638) are known as Jewish 'wise men', their graves became a site of pilgrimage.

In the second half of the seventeenth century, famous followers of sabbatism, led by Mordekhai ben legudah Leyb Ashkenazi (died 1702) lived in Zhovkva, as well as famous philosophers Khaim Malakh, Fishel Zlokzover, Isaac Keidamer, Moses Mayer Kaminsker etc. In 1704, Alexander Sender Shorr (died in 1737), the prominent Jewish theologian, author of many religious and philosophical works and comments to Talmud, wrote the well-known code of kosher cattle slaying. His tomb, situated in the middle of a Jewish cemetery in Zhovkva, became site of mass pilgrimage. In a middle of the nineteenth century, the Enlightenment Jewish movement called Haskala had one of its centres here.

7. In 1674, the owner of Zhovkva hetman John Sobiesky was elected a king of the Polish-Lithuanian-Ukrainian Commonwealth, and Zhovkva became a royal residence. After that time and up to the early eighteenth century, Zhovkva experienced the period of the highest development and riches, and it became the centre for important events in European history. At that time, this small town (1,500 inhabitants) had five large monasteries and a Jewish religious centre with a large synagogue. Zhovkva became a famous centre of arts, book-printing and religious life. Small Zhovkva became one of most beautiful private residences in Europe. During those times, John Sobiesky lead a united army from the walls of Zhovkva to the walls of Vienna to save Europe from the Turkish invasion. All the celebrations of such a glorious victory took place in Zhovkva. Ambassadors from the Pope also came to Zhovkva to honour the king.

8. In 1679, the beginning of new publishing traditions were set up in Zhovkva. The king invited a publisher from Amsterdam, Uri Febus Ha-Levi to Zhovkva, who set up the first publishing house in the town. In 1690, the king gave the privilege to two of Uri Febus's sons for two more Jewish publishing houses. In 1870, after the period of prohibitions, they resumed their activity, two more publishing houses joined them, which worked until the beginning of the twentieth century.

9. In 1682, by the king's invitation, a Romanian metropolitan Dossyfei (1614-1693) from Suchava moved to Zhovkva, a famous Romanian and Moldavian writer and poet, who became the first Father Superior of a famous Basilion monastery in Zhovkva, founded by the king.

10. In 1683, a famous royal 'Art House' ('Academy') worked actively in the Zhovkva castle, led by the art advisor to the king, an academician called Yuriy Shymonovych Junior (1660-1711), together with his student and friend from Rome Academy of St. Lukas, a painter Martino Altamonte (1659-1745), who become a court artist of the king. Zhovkva's painters were also members of the workshop. During the next years spent decorating the great hall, they created the gallery of twenty-five portraits of kings and hetmans of Poland. For this hall they also created a unique, by European scales, a cycle of seven big (1.7x2.3m) pictures of Polish-Turkish battles. Between 1693 and 1695, Martino Altomonte painted two of the biggest battle pictures in Europe for the Parochial Cathedral: 'Battle under Vienna' (1683) (8.3x8.9m) and 'Battle under Parkany' (1683) (8.2x9.5m).

11. In the early eighteenth century during the Northern War between Russia and Swedish King Charles XII (December 1706 to May 1707), Russian tsar Peter I lived here. Here in Zhovkva, at a great military council in April 1707, the hetman of Ukraine Ivan Mazepa heard about the plans of Peter I to destroy the Ukrainian autonomy, causing him to start secret negotiations on the union with Swedish King Karl XII.

12. Long periods of civil war in the 1720s and the 1740s and the downfall of the Polish Kingdom finished with the apocalypse epidemic in 1770, when almost all of the population of town died out. In 1772, Galychyna became part of Austria, and the deserted town was populated by newcomers, German-speaking Czechs and Austrians. There was a total cease in cultural tradition and the formation of a new imperial cultural tradition. The Magdeburg right and private property in towns were abolished, the castle was sold in an auction.

13. The famous printing-house of the Bazilian Monastery was founded here in 1895. Later it became one of the biggest publishers of that time and played a very considerable role in the forming of the national consciousness of Ukrainians in the early twentieth century.

14. In the late nineteenth, early twentieth century, Zhovkva went through one more period of rapid development and new building as an administrative centre when the consequences of the European industrial revolution came to it. Practically all of the buildings in the town were rebuilt according to the new trends, big new quarters were built, a railway station was built, roads were paved, a set of industrial enterprises were set up and the town was electrified. The capital water-supply networks and sewage system are still working and this architectural period defines the modern view of the central part of the town.

15. The First and Second World Wars resulted in enormous destruction, loss of population, social cataclysms and the further cessation of historical, cultural tradition and decay.

During World War II, almost all of the Jewish population in the town was killed by the Nazis – 4.5 thousand Jews, only 70 of whom survived. There were huge losses amongst Ukrainians who were at the front, and forced labour. A considerable number of Ukrainians emigrated abroad. As a result of the Soviet-Polish operation 'Visla' in 1946, all of the Polish population was sent to Poland and Siberia.

These enormous losses to the town's population and the establishment of Soviet Rule were the causes of even further cessation of historical cultural tradition and the loss of historical memories. The town was populated by families of the military and Soviet workers from eastern regions of Ukraine, and also residents from neighbouring villages, disloyal people to the Soviet power were repressed, and gradually a new Soviet consciousness of people was formed.

16. With the proclamation of independence of Ukraine, some part of the population became interested in the historical cultural acquisition of the town and their research. In 1994, upon the initiative of local people and Lviv scientists, the Cabinet of the Ministry of Ukraine passed resolution on setting up the State Historical Architectural Reserve in Zhovkva. Main monuments are being reconstructed upon the initiative of local and Polish people.

In 2003-2004, due to the festivities on a state level of the 400<sup>th</sup> anniversary marking the granting of the Magdeburg Right to the town, considerable restoration works were done, including moving all residents and users from the castle.

## 1.6 Social and economic situation

### Population

Structure of constant population according to age groups as per the 2001 census:

Total population of Zhovkva – 13,316 people; 0-15 years old – 2,895 people; 16-39 years old – 5,046 people; 40-59 years old – 3,225 people; 60 and older – 2,150 people.

Calculation quantity of population in 2011 (from data of regional statistics): at the beginning of the year – 13,301 people, at the beginning of the second half of the year – 13,318 people.

<b>Migration</b>	<p>Migration:</p> <ul style="list-style-type: none"> <li>➤ 2010: 152 people arrived (1.1%); 132 people left (1.0%); balance +20 people (+0,2%);</li> <li>➤ 5 months in 2011: 46 people arrived (0.3%); 45 people left (0.3%); balance +1 person (0%).</li> </ul> <p>Traditionally, a certain number of people come to Zhovkva from the villages and from Zhovkva to Lviv to work. About 300 people work temporarily in the EU and Russia.</p>
<b>Economy</b>	<p>The town has no developed industry, it is situated in the centre of agricultural district.</p> <p>Data for 2010:</p> <ul style="list-style-type: none"> <li>➤ number of industrial enterprises (middle) – 10;</li> <li>➤ number of small business enterprises – 180;</li> <li>➤ number of entrepreneurs – physical people – 420;</li> <li>➤ annual volume of industrial production – 48.0 mln UAH (76.7%);</li> <li>➤ annual volume of retail – 10.1 mln UAH (16.1%);</li> <li>➤ annual volume of realisation of paying services – 4.5 mln UAH (7.2%);</li> <li>➤ annual volume of investment in production from all sources – 2.0 mln UAH.</li> </ul> <p>On the whole, private entrepreneurs work in the sphere of commerce and services for the population and also manufacturing joiner's goods and corps furniture.</p> <p>In the industrial complex of the district, areas of primary importance are as follows: production of food and beverages (together 37.0% industrial production), production of wood and wood ware (13.8%), metallurgy and manufacturing of metal, engineering (24.2%).</p>
<b>Education</b>	<p>Level of education of citizens of the town according to the 2001 census:</p> <ul style="list-style-type: none"> <li>➤ people of six years old and older – 12,486 people;</li> <li>➤ completed high education – 2042 people, 16.4%;</li> <li>➤ basic high education – 66 people, 0.5%;</li> <li>➤ primary high education – 2113 people, 16.9%;</li> <li>➤ incomplete high education – 44 people, 0.3%;</li> <li>➤ complete middle general education – 4266 people, 34.2%;</li> <li>➤ basic general middle education – 1234 people, 9.9%;</li> <li>➤ primary general middle education – 1807 people, 14.5%;</li> <li>➤ no education – 875 people, 7.0%;</li> <li>➤ illiterate – 39 people, 0.3%.</li> </ul> <p>Graduates from public schools: 2008 – 196 people; 2009 – 155 people; 2010 – 172 people.</p>
<b>List of educational institutions</b>	<p>Structure of educational institutions in 2010:</p> <ul style="list-style-type: none"> <li>– pre-school institutions – three units for 426 places, 484 children attend it;</li> <li>– general education schools – four units for 1,765 places, including three schools of I-III levels, one specialised school for children with development defects; total number of pupils – 1,749 people, number of teachers – 192 people.</li> </ul>
<b>Local and regional development police</b>	<p>There are no resources for industrial growth in the district. Important resources for economical growth are:</p> <ol style="list-style-type: none"> <li>1) Prominent cultural heritage of the town;</li> <li>2) Natural and recreational potential of the Roztochchia mountains;</li> <li>3) Possibility of processing agrarian production and wood from the territory of the district.</li> </ol> <p>The priority direction of town development in the economical sphere is the development of services in the touristic infrastructure, based on historical and cultural heritage and the recreational resources in the district. Such directions for town development were clearly defined in 1997 and are gradually developing.</p> <p>In the 2006 project prepared by the representative working group (thirty-four people), the following directions and goals for the 'Strategic plan of local development for Zhovkva town' were defined:</p> <p>Strategic direction 1. Raising the level of life:</p> <ul style="list-style-type: none"> <li>➤ goal 1.1. Development of technical infrastructure of the town for providing qualitative public utilities;</li> <li>➤ goal 1.2. Raising inhabitants' income;</li> <li>➤ goal 1.3. Improvement of the public welfare of the town.</li> </ul>

	<p>Strategic direction 2. Culture and tourism:</p> <ul style="list-style-type: none"> <li>➤ goal 2.1. Development of the cultural-artistic and educational environment;</li> <li>➤ goal 2.2. Development of the tourist service;</li> <li>➤ goal 2.3. Preservation of cultural heritage and the historical architectural environment.</li> </ul> <p>Strategic direction 3. Ecology:</p> <ul style="list-style-type: none"> <li>➤ goal 3.1. Improvement of the state of water monuments;</li> <li>➤ goal 3.2. Advancing the waste utilisation system;</li> <li>➤ goal 3.3. Removal of the flood risks to the town.</li> </ul>
<b>Employment</b>	<p>Number of people working for the town economy – 7.1 thousand people.</p> <p>Officially unemployed:</p> <ul style="list-style-type: none"> <li>➤ in 2009 – 582 people (8.2%);</li> <li>➤ in 2010 – 342 people (4.8%);</li> <li>➤ in the first half of 2011 – 259 people (3.6%), amongst them 138 women.</li> </ul>

1.7 Potential of action of the municipality							
Financial resources	Name of income	2008		2009		2010	
		thous. UAH	%	thous. UAH	%	thous. UAH	%
	Income taxes from natural people	3204.8	22.3	3099.3	18.9	3659.9	29.2
	Land tax and land rent	388.9	2.7	471.8	2.9	446.5	3.6
	Tax from car owners	531.0	3.7	480.4	2.9	595.0	4.8
	Fixed taxes and charges from enterprises	1447.2	10.1	1206.4	7.3	1275.9	10.2
	Income tax from communal enterprises	88.7	0.6	644.6	3.9	178.9	1.4
	Rent of communal property	430.3	3.0	261.1	1.6	132.2	1.1
	State duty and administrative fee	388.5	2.7	562.8	3.4	493.1	3.9
	Other sources	263.4	1.8	250.6	1.5	297.2	2.4
	Sale of communal property	1330.4	9.3	3874.2	23.6	280.1	2.2
	Sale of landmarks	2723.6	18.9	195.2	1.2	1171.7	9.4
	Donation from district budget	2205.9	15.3	2170.9	13.2	2767.2	22.1
	Subsidies from budgets of higher levels	1379.0	9.6	3209.2	19.5	1224.2	9.8
	Total:	14381.7	100.0	16426.5	100.0	12521.9	100.0
Structure of charges	Name of charges	2008		2009		2010	
		thous. UAH	%	thous. UAH	%	thous. UAH	%
	Organs of self-government	974.5	7.1	941.2	5.9	1081.4	9.5
	Pre-school education institutions	2713.4	19.8	3074.9	19.4	3668.8	32.3
	Culture and sports	87.2	0.6	77.0	0.5	90.6	0.8
	Social care	49.7	0.4	40.0	0.3	41.3	0.4
	Public welfare of town	920.0	6.7	1043.0	6.6	1348.5	11.9
	Major repair of housing fund	10.8	0.1	445.0	2.8	5.0	0.0
	Donation to housing services	53.8	0.4				
	Donation to water and canalisation services	180.0	1.3	350.1	2.2	13.1	0.1
	Minimising of difference in tax for heating					396.0	3.5
	Dues to the statutory funds of communal enterprises	683.5	5.0	1451.4	9.1	693.6	6.1
	Other charges	420.0	3.1	98.0	0.6	151.0	1.3
	Building, reconstruction, repair works	5718.7	41.7	3175.7	20.0	4910.2	43.2
	Reconstruction, repair, maintenance of automobile roads	348.4	2.5	3975.6	25.0	862.0	7.6
	Costs that transmitted (are withdrawn) to the district budget	1539.4	11.2	1203.4	7.6	1289.5	11.3
	Total:	13699.4	100.0	15875.3	100.0	11375.3	100.0



1.8. Supply and demand for property	
<b>Offices</b>	<p>Zhovkva is a small town in a district administration. There are no statistical accounts of proposition and demand of immovable property. Also, there are neither specialists nor agencies on immovable property, nor municipal workers who could monitor these processes. But Zhovkva has unsatisfied demand for realty caused by the need for better conditions for minor businesses, its development, creating new enterprises and also the need for better living conditions for the inhabitants of the city, caused by the constant income of money from those of the citizens who work abroad.</p> <p>From the personal experience of workgroup members it is known that there is a strong demand for new offices for municipal and government officials, public organisations and private enterprises. Over the last two years, the demand for offices for government officials was satisfied since former military headquarters were passed to city administration. Also, the need for offices for private enterprises was partially satisfied through building two small office buildings.</p> <p>Today the demand for offices can be evaluated as 20-30 small offices 60 sq.m each (total 1000-1500 sq.m).</p>
<b>Shops</b>	<ul style="list-style-type: none"> <li>➤ 2008 year demand – 600 sq. m, satisfied – 280 sq. m</li> <li>➤ 2009 year demand – 800 sq. m, satisfied – 468 sq. m</li> <li>➤ 2010 year demand – 350 sq. m, satisfied – 180 sq. m</li> <li>➤ 6 months of 2011: demand – 500 sq. m, satisfied – 0 sq. m</li> </ul>
<b>Hospitality service</b>	<p>Over the last three years, close to the town centre, two hotel complexes have been exploited (150 beds each). Two more middle-size hotels are built on the edges of the town. In these hotel complexes, restaurants for 300 people have been exploited. Excluding hotel-restaurant complexes, three restaurants for 200 people have been exploited. In the central (historic) part of the town, existing restaurants, cafés and pubs for 300 people have been reconstructed.</p> <p>According to our estimates, there is currently an unsatisfied demand for about 100 beds in minor hotels in the central part of the town.</p> <p>The central (historic) part of the town is not provided with the proper infrastructure of hospitality for serving the town's tourists and guests. The level of the town's provision can be estimated at 10%. The infrastructure of hospitality needs development in the aspect of improving pre-existing establishments and their growth in number, in particular, minor inviting establishments in the historical rooms and in the basements. The necessary level of infrastructure of hospitality will be reached when there are one or two establishments – a restaurant, a pub, a shop – in each existing and built historical house in the central part of the town.</p>
<b>Apartments</b>	<p>In the historic centre:</p> <ul style="list-style-type: none"> <li>➤ 2008 year demand – 1080 sq. m, satisfied – 764 sq. m</li> <li>➤ 2009 year demand – 970 sq. m, satisfied – 480 sq. m</li> <li>➤ 2010 year demand – 880 sq. m, satisfied – 880 sq. m</li> <li>➤ 6 months of 2011: demand – 460 sq. m, satisfied – 460 sq. m</li> </ul> <p>There is constant individual building at a medium rate and for the last few years – thanks to the building of blocks of flats, a sufficient primary estate market has been established. In 2010, a block of fifty-six flats was built (3,600 sq. m), a block of twenty-four flats (2,870 sq. m) and a block of fifty-six flats (4,280 sq. m) outside the historic part of town. All of the flats were bought.</p> <p>Because of the huge amounts of money that come from the inhabitants of Zhovkva who work abroad, many private houses and flats are in the process of reconstruction according to European standards.</p>

### 1.9 State of public services

**Roads:** Zhovkva has 113 streets, total length 55km. Two central roads (Lvivska and Lesi Ukrainky; general length 5.5km) are in the state domain and maintenance. 29.7km of streets have an improved (bitum-concrete and concrete) coverage, 13.3km – hard (gravel), 13.0km – ground cover. The greater part of gravel and ground streets are in an unsatisfactory state, and require repair and sound reconstruction. The town does not have specialised services to maintain the roads; services in the repair and reconstruction of roads are executed by extraneous, inferior organisations.

The Municipal Management of Communal Economy carries out the daily non-permanent cleaning of streets in the central part of town only (the town budget has no money for anything more).

**Street and external illumination:** The central part of town and all the main streets are equipped with street illumination. The total length of the street illumination network is 40km. The main public monuments in the centre of town are illuminated in the

evenings from beneath facades. The gradual reconstruction and expansion of the street illumination network is currently in process, funded by money from the municipal budget.

**Transport:** Because of its small size, the town has no internal communal transport. Two private firms provide the town with a taxi service and economic transportation. The locations of motor-car stands are determined in town, but at present they are not well organised.

The town has a comfortable external motor-car and railway transport connection with Lviv and other towns and villages in the district. These routes are served by public transport – buses and minibuses that pass through the town; minibuses Lviv - Zhovkva (25km long), which depart every 15 minutes.

**Water supply:** The centralised water-supply serves 72% of the town's inhabitants (55% of its territory). Management of the water supply network is executed by a specialised town communal enterprise. 25% of the population takes its water from shallow wells, in which the water is substandard.

The centralised water supply of the town comes from the underground water intake 'Mokrotynsky', located 4.5km from the town. The plumbing network of the town is mainly dead-locked, partly ringed. Most of the water tubes were built in the 1950s and 1960s, so now they are exhausted and are partially in emergency conditions, the water supply comes true with interruptions. The used, artesian water contains too much iron that oxidises and contaminates networks with sediments of iron oxide and upon proceeding into the water supply after frequent interruptions, makes the water improper for drinking for some time. The water supply is one of the problem spheres in the town's communal economy.

**Withdrawal of drainage:** The centralised withdrawal of service-utility drainage from buildings encodes 53% of the town's inhabitants – about 40% of the entire territory. The taking of sewage is performed by closed self-flowed and pressure collectors and four sewage pumping stations. Municipal sewage buildings for biological drainage cleaning (1.4 thousand cubic metres per day) are located 1.5km from the town. Management of service-utility sewage system networks is performed by a specialised municipal communal enterprise.

Taking rain flow out of the town is performed partly closed with a rain drainage system that is 7.9km long (in the central part of town), by open rain ditches (24.4km long) and by upper drains to the sewage networks (17.6km long). Exploitation of rain sewage system networks is practically unfinanced and is performed by a municipal housing department.

The general condition of service-utility and rain sewage system networks is unsatisfactory. Part of the self-flow and pressure collectors was broken many years ago. Many years ago, for many reasons, part of the rain sewage system collectors was transferred into economic-fecal. This process became out of control, and as a result, a considerable part of fecal flows brushes off in the rain sewage system, and also a considerable part of the rain, melted and ground rain-waters, enters the housing sewage system. Municipal sewage cleaning buildings that were built in the 1970s with numerous defects are in an unsatisfactory technical state, and the technological process of cleaning is not provided. In this connection, practically all water flow out of town is not cleaned and enters the river that flows through the town. An overflow-pipe and sewage flow system are the biggest problem spheres for communal economy in the town. In 2011, the town began the realisation of the long-term reconstruction programme of sewage cleaning buildings and sewage.

**Heating:** The producer of thermal energy for central heating is a specialised municipal communal enterprise. Central heating is performed from five municipal boiler rooms at a total power of 21.9 Gcal/hour, which works on gas. Fifty-two communal blocks of flats in new areas and budgetary department and communal enterprise buildings at a total loading of 6.5 Gcal/hour are connected to them. The annual lowering of thermal energy consumption is observed, in particular due to the passing on of consumers to autonomous heating. All individual dwellings and most communal low-floored houses, particularly in the central part of town, have local stoves, heaters and central heating powered by gas.

The general length of thermal networks in the town is 6.8km. The process of the 'aging' of networks is proceeding – already 50% of the networks have been in use for longer than the set term (20 years), and more than 20% of networks are in an emergency state. The actual loss of heat in main and distributive networks reached 10-15%, considerably exceeding the loss of 4-6% reached in world practice. 1.9km of the old heating systems were replaced by the non-canal gasket of isolated polyurethane pipes with an assured term of use of more than fifty years and small loss of heat (4-6%). Large problems in the field of heating are great loss of heat by the majority of heated buildings, and the high cost of thermal energy. This requires the realisation of programmes to implement the thermo-renovation of houses and switching to alternative, local kinds of fuel.

**Power supply:** Power supply services are performed by the non-state joint-stock company 'Lvivoblenergo'. The town's power supply comes from the district transformer substation 110/10 kV by air and cable lines of 10 kV to local transformer substations of 10/0.4 kV, to which consumers are connected with a tension of 380/220 V. The air tracks of 0.4 kV and part of the transformer substations of 10/0.4 kV are out of date and are in a unsatisfactory technical state. The transformer substation in the central part of town are overloaded. In connection with the realisation of investment programmes in the

central part of town, the building of two new transformer substations is a necessity (in a castle and in the residential quarter of Vynnykivska street), as is transference with the reconstruction of two other substations (for Pidkova street and Lvivska street).

**Export of hard domestic waste:** The export of garbage from the cleaning up of communal territories and hard domestic waste is carried to the Lviv dump, located 32km away in the village of Grybovychi. On the territory of the town there are twenty-eight typical grounds for garbage collecting, with 111 metallic containers, with the capacity of 0.74 cub.m. The cleaning up of the town and the export of garbage and domestic waste is carried out by municipal housing and communal services management, in composition that there is a sanitary cleaning workshop. The export of garbage is carried out by three special cars with handloading and three containers. The common amount of street garbage and hard domestic waste taken out in 2010 was 21.6 thousand cub.m.

In town, the separate collection of garbage and secondary resources (cardboard and plastic) has been introduced. Further introduction of a complete system of separate collections is planned.

**Communication service:** This service is performed by the Zhovkva Workshop of Communication, which is run by the department of the Stock Association 'Ukrtelecom. The town has two telephone stations with a capacity of 3,200 telephone numbers, which mainly serves the necessities of the town, taking into account the wide usage of mobile communication. One of these stations is digital. The stations are connected to a regional centre by an optical fibre that provides the proper quality of connection line.

The internet knot is set in the town; it has 944 ports, which is not enough for the high levels of modern demand for the Internet. It is hard to serve some of the ports due to the unsatisfactory state of out-of-date telephone networks. Forty-eight more ports are planned to be set up before the end of 2011. Private providers serve wireless Internet communication.

**Housing economy:** The communal housing fund of the town council consists of 180 dwelling-houses at a total surface area of 127.1 thousand sq. m. Its technical state is generally satisfactory – eighty-two dwellings houses require major repairs. The communal housing fund's maintenance carries out the municipal management of housing and communal services. In the town there is one, whilst one more is in the process of being created via the joint owners of an apartment house. In accordance with the strategic plan of town and state policy, communal dwelling-houses into property are completely transmitted to their communities and their private management.

**Medicine:** The city is provided with medical services at a satisfactory level. There is Central District Hospital with 380 beds, the ambulatory policlinic with 810 visitors per day, about ten private dentists, more than ten pharmacies, and a few private medical establishments of diagnostics and prophylaxis of illnesses.

**Cultural sphere:** The town has no communal cultural centres. On its territory there are: the District People's House of Culture with a large hall with 600 seats, cinema, the Centre of Child's and Youth Creative Work, the Child's School of Arts and two libraries (for adults and for children). Within the District People's House, three folk groups of art amateurs function. The problem is the absence of a proper cultural establishment for youth.

There are also the administration of the State Historical and Architectural Reserve and the Historical Art Museum in Zhovkva Castle (the department of Lviv National Gallery of Art).

### 1.10 Legal and institutional situation

The normatively-legal base of measures for municipal planning, the protection of cultural heritage, archaeology, control of works, permissions, and new building work in the historic centre is in accordance with the following basic legislative acts:

- The Law of Ukraine 'On adjusting town-planning activity', brought into action in June 2011;
- The Resolution of the Cabinet of Ministers of Ukraine on 25<sup>th</sup> May 2011 'On claim of order of realisation of public listening in relation to the account of public interests during development of projects of city building documentation at local level';
- The State Building Norms of Ukraine SBN 360-92 'Town-planning. The planning and building of towns and rural settlements', issued in 1992;
- 'The State Sanitary Rules of planning and building of settlements', ratified in 1996;
- The Law of Ukraine 'On the protection of cultural heritage', entered in 2000, with later amendments;
- The 'Land Code of Ukraine', entered in 2002, with the following changes.

#### Present town-planning documentation of the town:

- The 'Master Plan of the development of the town up to 2020', ratified in 1997 by the Town Council (according to a new legislation if became permanent with the possibility of being adjusted once in five years). The master plan largely took into account the necessities of the maintenance and recreation of the historical architectural heritage in the town.

However, due to new information arising from research during recent years and project developments, the General Plan of the city requires an adjustment in terms of the regeneration of historical buildings and the historical planning of the central part of the town, amongst other changes;

- 'Conception of the regeneration and revitalisation of the historical centre of Zhovkva and the development of social and touristic infrastructure', ratified in 2010 by the Town Council;
- 'Historical and Architectural Base Plan', worked out in 2003-2004 (requires clarification).
- For the realisation of investment processes in the central part of town, including granting possession of landmarks and also for reconstruction and preserving the historical and architectural legacy, **the following town-planning documentation is to be worked out:**
  - clarification of Historical and Architectural Base Plan and determination of the historical areas of town;
  - Plan of the Organisation of the Territory of State's Historical and Architectural Reserve in Zhovkva Town and modes of usage of protected zones for sites of architecture and town-planning;
  - Zoning territory plan for the central part of town and project on land tenure concerning the town centre for the town's building needs;
  - Detailed plan of the territory for the central part of town;
  - changes and clarifications of the master plan of the town.

#### **Relationship between the levels of competence and between establishments:**

##### **Town Council:**

- makes the decision on development, updating and changing the master plan of the town, the zoning territory plan, and the default zoning territory plan – detailed plans of territories;
- asserts the local programmes, master plan of the town, zoning territory plans, and the default ratified zoning territory plans are the detailed plans of territories;
- grants communal landmarks as private property or for the use of citizens and legal persons;
- grants permission on the development of project on the organisation of the use of land in relation to granting landmarks for usage;
- grants permission on the development of project on the organisation of the use of land in relation to the taking of lots (in case the usage of areas changes, as its limits are not set in nature);
- makes decisions on claim of project on the organisation of the use of land, in relation to taking a plot of land and its grant as property or in use.

##### **District Commission on the consideration of questions related to the concordance of documentation on the organisation of the use of land:**

- gives a conclusion on the concordance of the worked-out project on organisation of the use of land, in relation to taking of lots.

##### **Executive Committee of the Town Council:**

- organises the development of town-planning documentation, reports in mass media on their development and public discussion;
- asserts the detailed plans of the territory in the presence of the ratified zoning territory plans;
- makes decisions on the organisation of complex land (complex reconstruction of quarters with out-of-date housing funds) and the development of decisions on building monuments during the complex building process.

##### **District Department of Architecture (authorised organ of town-planning and architecture):**

- gives the town planning terms and limitations for the planning of building monuments;
- gives a building passport (without town-planning terms and limitations) for individual dwelling-houses no higher than two floors with an area of up to 300 sq. m.

##### **Inspection of Architecture and Building Control:**

- registers declaration on the beginning of the implementation of construction works on monuments that belong to categories of complication I-III, grants permission on the implementation of construction works on objects that belong to categories of complication IV and V;
- carries out control after the implementation of preparatory and building work on monuments;
- gives out directions on the removal of violations when building;
- files action in a court on taking illegally-built monuments;
- comes forward as a customer of destroying illegally-built objects according to the decision of court;
- accepts into exploitation completed buildings.

**State's Historical and Architectural Reserve in Zhovkva Town:**

- gives conclusions on protected territories and town monuments to potential investors and following organs of cultural heritage protection, for their acceptance and decision on the question of their competence;
- carries out other measures in relation to the protection and maintenance of Reserve monuments;
- offers scientific and methodic guidance to the realisation of works from research, canning, rehabilitation, restoration, repair, adaptation and museumfication of landmarks, sites and other works on the Reserve territory and in the protection zones.

**Cultural Heritage Protection Management of Lviv Regional State Administration:**

- determines the territory limits of sites of local value and asserts their zones of protection;
- sets the modes of use for sites of local value, their territories and zones of guard;
- co-ordinates the programmes and projects for town-planning, architectural and landscape transformations, rebuilding, reclamation, roads and earthmoving, the realisation of which can affect the state of sites of local value, their territories and zones of protection;
- co-ordinates the projects on taking lots, co-ordinates changes in landowner or possessor within the limits of the plenary powers delegated by the central organ of executive power in the field of cultural heritage protection;
- co-ordinates scientific and project documentation on canning, restoration, rehabilitation, museumfication, repair, adaptation to sites of local value and recently-found monuments of cultural heritage;
- grants permission on the realisation of work on sites of local value (except on archaeology sites), their territories, zones of protection and of the recently-found monuments of cultural heritage;
- registers permissions on the realisation of archaeological secret services and excavations;
- gives out orders and directions to the protection of sites of local value, stopping work on sites, their territories and in the zones of protection, if this work is conducted by default of ratified or concerted with the corresponding organ of cultural heritage protection for the programmes and projects, permissions foreseen by a law or with deviation from.

**Ministry of Culture of Ukraine (a central organ of executive power in the field of cultural heritage protection):**

- determines the limits of territories of sites of national value and asserts their zones of protection, archaeological territories and historical areas of town;
- sets the mode for the use of sites of national value, their territories, zones of protection, archaeological territories and historical areas of town;
- co-ordinates the programmes and projects of town-planning, architectural and landscape transformations, meliorations, road building, earthen construction-works on sites of national value, their territories, in the architectural reserve, in the zones of protection, protected archaeological territories, historical areas of town, and also the realization of programmes and projects that can affect monuments of cultural heritage. These plenary powers can be delegated to the organs of cultural heritage protection of lower level according to the law;
- co-ordinates scientific project documentation on canning, restoration, rehabilitation, museumfication, repair and adaptation to sites of national value;
- grants permission on the realisation of works on sites of national value, their territories, in their zones of protection, protected archaeological territories and historical areas of town;
- grants permission on the realisation of archaeological research, excavations, other earthmoving on territories of sites of national value, zones of protection, protected archaeological territories, architectural reserves, historic areas of town, and also of research on bits and pieces of vital functions of man under the Earth's surface and under water;
- gives out orders and directions in relation to the protection of sites of national value, stopping work on these sites, their territories, in the zones of protection, protected archaeological territories, the architectural reserve and historical areas of town, if this work is performed by default of stated or concerted with the organs of cultural heritage protection, or if they are conducted without co-ordination with organs of cultural heritage protection, programmes and projects foreseen by the law, or with deviations from it;
- co-ordinates alienation or transmission of sites of national value in possession, use or under management;
- co-ordinates projects on taking allotted land, co-ordinates changes in landowner, possessor on the territory of sites and in their protective zones, in zones of protection, protected archaeological territories and historical areas of town. These plenary powers can be delegated to the cultural heritage protection organs that are of a more sub zero level under the law.

**Ministry of Regional Development, Building and Housing and the Communal Economy of Ukraine (organ of management of the State's Historical and Architectural Reserve in Zhovkva Town):**

- co-ordinates town planning, architectural and landscape transformations, building, melioration, road building, earthmovings, realisation of mass and spectacle measures on Reserve territory;
- asserts the plan on the organisation of the State's Historical and Architectural Reserve territory.

**Problems with legally preserving the historical environment:**

The legal base in the area of preserving cultural heritage is quite complete and good in Ukraine, but in practice it is not realised properly because of many reasons. One of these reasons is that the unrealised structures of the state's organs of cultural heritage preservation is up to departments of those organs in districts and towns, foreseen by the law.

There is no specialised government organ for preserving cultural heritage in the Zhovkva district – such an organ was only established for the entire Lviv Region (as a department of Lviv Region State's Administration). It has very limited human and financial resources and is unable to perform the necessary supervision of the numerous monuments of cultural heritage in the towns and villages of the region. The situation in Zhovkva is much better because there is the State's Historical and Architectural Preserve (SHAP) in the town. It is not a government organ, only a cultural research organisation, so it is unable to perform government functions in preserving cultural heritage. It co-operates with the Department of Preserving the Cultural Heritage of Lviv Region State's Administration and State's Inspection of Building and Architecture on the issues of preserving the historical environment of the town, as these organisations have all of the necessary power to influence those who break the laws on preserving cultural heritage. Such co-operation is well organised and is performed successfully. There is also co-operation concerning breaking the laws between SHAP, the District Department of Architecture, Executive Committee of Zhovkva Town Council and the Mayor of Zhovkva. There is no mutual understanding between SHAP and the deputies of the Town Council concerning the issues of land, undertaking the normative acts and town-planning documentation.

The other problem is the low level of keeping the laws and legal confidence of the local people, private enterprises and the deputies. It is very hard for SHAP to find and fix their numerous breaking of the town-planning laws.

Before 2011, the role of town-planning documentation almost declined to zero because of the negative practice of so-called Town-Planning Argumentations for the building of new monuments. Now Ukraine is going through a period of adaptation to the new laws that regulate the town-building activity – all the documentation processing is simplified for the investors and builders (this has a negative outcome for the historical environment and ecology), declines the Town-Planning Argumentation and brings the town-planning documentation to the proper level, which is very important. Now it is absent in Zhovkva (only the master plan of the development of the town). So, only through creating proper town-planning documentation with notification of all the demands concerning preserving and reconstructing the historic environment, will the cause of preserving the historical environment be performed in a proper way.

**1.11 Cultural heritage**

The cultural heritage of Zhovkva is represented in four main areas:

- 1) Direct city connections with the greatest historical figures of Ukraine, Poland and Russia, and also with events of European value in the seventeenth and eighteenth centuries;
- 2) Outstanding urban and architectural heritage - preserved Renaissance town-planning complex from the end of the sixteenth century in the territory where than a hundred monuments of national and regional importance with numerous works of art in them, two monuments of garden art and fifteen historical monuments are compactly located. Amongst the outstanding monuments of Zhovkva: the ensemble construction of Market square, ensemble of Renaissance Castle with the park; complex of St. Lawrence Roman Catholic Shurch, Basilian monastery and two Dominican monasteries from the seventeenth and eighteenth centuries, two unique wooden churches from the early eighteenth century and one of the largest and most beautiful European Renaissance fortress synagogues from the end of the seventeen century;
- 3) Artistic heritage – the great heritage of the royal painting workshop of the late seventeenth century is represented by a cycle of twenty-four portraits of prominent people in the kingdom and by the unique cycle of ten large paintings of Polish-Turkish battles in the throne hall of the castle and also four huge battle paintings for the St. Lawrence Catholic Church; and great heritage at the Zhovkva School of Painting and Woodcarving dated back to the seventeenth and eighteenth centuries – about thirty prominent artists of the Ukrainian Baroque style and unique temple paintings in the style of the Ukrainian Modern style from the first half of the twentieth century;
- 4) Famous centre of Jewish culture in Eastern Europe, is an outstanding property in the field of Jewish Philosophic opinion and typography.

The peculiarities of the cultural heritage of Zhovkva are the significant loss of cultural achievements and the poor condition of many monuments.

Zhovkva is recognised as one of the most valuable historic small towns in Ukraine with a rich history connected to famous historical people, public figures and events of European importance. High ideas of European Humanism that were implemented in its construction, and cultured enlightened owners of the town, provided strong development of the town at

that time in many spheres of public life. The cultural heritage of Zhovkva is outstanding property, and an excellent example of co-operation between three nationalities – Ukrainians, Poles and Jews, who built and developed this city together.

The Renaissance urban complex of Zhovkva is of great historic, cultural, artistic, scientific and utilitarian value, and is unique not only as the only well-maintained implementation of the 'ideal' town-residence at the end of sixteenth century in Ukraine, but also as an extremely rare type of city planning due to the combination of the castle and the city amongst the 'ideal' cities in Europe. The town has many monuments, including of high level, located compactly in a small area of the historic town centre. This historic town centre still has its original Renaissance planning and functions.

### 1.12. The contribution that heritage can make to the quality of life improvement and to the social and economic prosperity of the town

The cultural heritage of Zhovkva is very significant as for such a small town. In this regard, it is an important economic factor and a powerful resource for the socio-economic development of the town and its region. It is able to provide and already provides:

- Visits from large numbers of visitors and researchers to the town, and the stimulation of tourism industry development. Zhovkva is already considered as one of the important tourist centres in western Ukraine;
- Promotion of an important positive image of the town;
- Stimulated development of local intellectual capacity, recovery and development of large local artistic traditions;
- Better conditions for the youth's upbringing and for the spiritual development of its inhabitants;
- Unique opportunities for the creation of important cultural institutions that are important for the town and region, with educational and recreational purposes. Downtown there are several major monuments that need to be restored and adapted to the important monuments with a public purpose (relevant programmes have already started);
- An attractive investment factor for local and non-local investment in building and development of the town (the beautiful, historic, architectural environment of the town is very attractive for doing different kinds of business, particularly tourism, and for living). In the central, historic part of the town, there are about seventy historic areas where restoration of a lost historical building with a new one is needed.
- An essential subject for cultural exchange and co-operation with many national and foreign governmental and public organisations and funds, attracting significant public investment and donor funds to the town.

### 1.13 Challenges and opportunities

#### Strengths

1. Zhovkva:
  - is a small, historic, beautiful, secluded spot, a comfortable and safe town attractive to potential investors;
  - is well-known in Ukraine and abroad for its remarkable historical and cultural heritage of Ukrainians, Poles and Jews, and for a large number of monuments of national and world level. The central part of town has the status of State's Historical and Architectural Reserve;
  - has a beautiful central square, a large castle courtyard and a park, public open areas suitable for mass cultural and art events;
  - has old international and private contacts and partnerships with cities and organisations;
  - has great sport traditions and high achievements in cycling, table sports, football and model sports.
2. The town is in an advantageous geographical location:
  - near Lviv – a great economic and cultural centre (23km);
  - near the border with the European Union (33km);
  - at the fork of important international highways to Poland and Belarus;
  - in the centre of one of the largest agricultural districts of the Lviv region, which specialises in growing and processing agricultural products.
3. The town has good transport connections:
  - car and fixed-route bus connections with Lviv, settlements in the Zhovkva district and surrounding districts, and regional centres in the neighbouring regions;
  - railway connection to the Lviv railway – border town Rava Ruska;
  - bus connection with the district and regional cities of Poland via the international Lviv – Warsaw route.
4. The town has a diverse and rich natural environment. It is located:
  - at the junction of three different natural areas: near the north-eastern ledges of Roztochchya, on the southern edge of the Small Polissya plains and on the north-western edge of Pobuzhya of Gryada;

	<ul style="list-style-type: none"> <li>➤ near the 'Roztochchya' nature reserve, 'Yavorivskyy' and 'Ravs'ke Roztochchya' national parks, near the projected large landscape park, 'Zhovkivskyy';</li> <li>➤ directly near the town there are three suburban recreational forest zones, which are convenient for the organisation and arrangement of short-term rests for town inhabitants and visitors;</li> <li>➤ the surrounding cross-border hills of Roztochchya are particularly rich and interesting in many ways by their natural area on the border territory of Ukraine and Poland, they have a very diverse and beautiful landscape, numerous rivers and lakes, and there is also a high percentage of forests and a favourable microclimate; through this area runs limits of many species of mountains, steppes and Atlantic flora and fauna. Roztochchya is famous for its non-industrial landscapes and abundance of historical and cultural monuments, large areas of which have nature reserve status.</li> </ul> <p>5. The area in which the town is located, is seismically safe and environmentally prosperous, with environmentally-friendly agricultural products. In the town there are no industrial businesses, which generate environmental and social problems.</p> <p>6. The town has preserved large areas of underbuilt historic castle park territory with the pond and a defence installations territory, which are to be restored as attractive facilities for the town and valuable spaces for recreation and leisure for the rest of the town inhabitants.</p> <p>7. The town has a homogeneous composition of population, social cohesion, low levels of crime and no social and sectarian conflicts.</p>
<b>Weaknesses</b>	<ol style="list-style-type: none"> <li>1. The integrity and quality of the historical urban complex of the town is damaged, which needs significant restoration of architectural and landscape transformations.</li> <li>2. Laid in the late nineteenth century, the railway and railway station cut the town off from the picturesque Roztochchya hills – the main recreational area of the town.</li> <li>3. Most of the monuments and urban buildings are in a very bad technical condition; they suffered from significant loss and alterations and still need substantial funds for their restoration and adaptation.</li> <li>4. Preserved historic residential buildings in the town are physically degraded; the basements of historic buildings downtown are flooded.</li> <li>5. A large part of the built-up territory of the town where construction is planned has the problem of high-standing groundwater and needs to have closed systems horizontal and vertical drainage planned, constructed and developed.</li> <li>6. Urban areas are poorly provided with modern infrastructure, there is a poor condition of infrastructure – including the sewage network.</li> <li>7. Absence of local construction materials in the town and district, including sand pits, stone and gravel.</li> <li>8. There is no land for rubbish disposal near the town, and the town has no waste disposal business,, nor collecting and processing of recyclable materials.</li> <li>9. Underdeveloped institutions of cultural recreation and leisure for the youth and children.</li> <li>10. Unsatisfactory level of consumer services, some services are not provided.</li> <li>11. Poorly-developed tourist infrastructure and services for tourists and visitors.</li> <li>12. Low level of catering, does not meet the needs of the tourist service.</li> <li>13. Lack of specialised shops selling different kinds of industrial goods, shops, salons with expanded services.</li> <li>14. Poorly developed trade network and services in the peripheral areas of the town.</li> </ol>



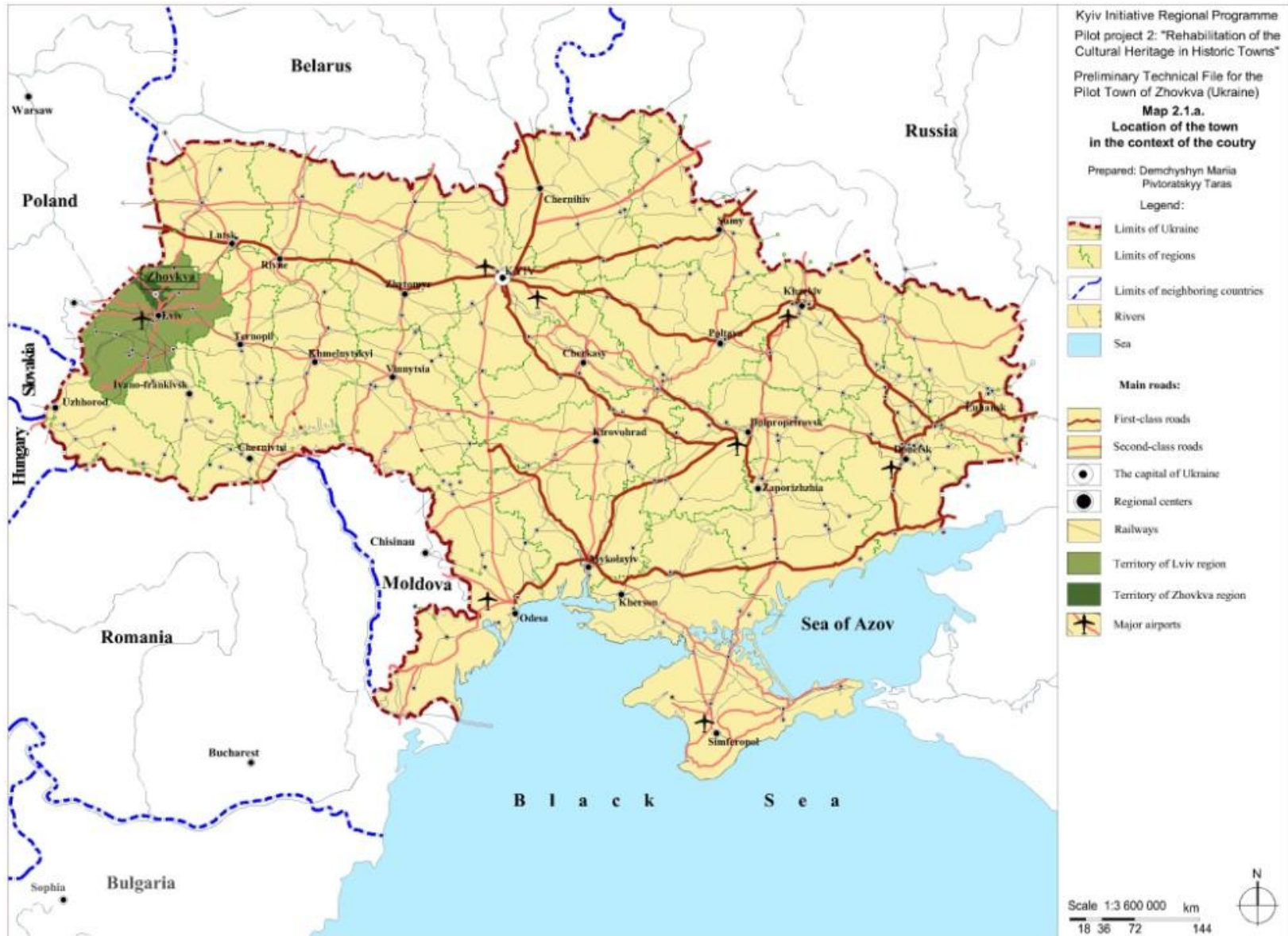
	15. Lack of public organisation, practically no condominium association; organs of self-organisation are absent.
<b>Opportunities</b>	<p>1. In the town there are all districts: administrative, medical facilities and cultural institutions, which are financed from the district budget.</p> <p>2. In the town is State's Historical and Architectural Reserve, which is directly subordinated to the state government (Ministry) and is financed by the state budget.</p> <p>3. Zhovkva is the birthplace and childhood home of the founder of the Ukrainian State in the seventeenth century, Ukraine Hetman Bohdan Khmelnytsky, and monuments connected to him still remain, which in the future will be of special national interest and will become significant places of investment and popular places to visit.</p> <p>4. The town is located in two Euro regions, 'Bug' and 'Karpaty', and in the border regions of Ukraine and Poland, at which the economic and technical European assistance programmes are directed.</p> <p>5. Zhovkva is associated with the greatest pages of Polish history, has very valuable monuments in this regard, and is a particularly attractive town to co-operate with the Polish governmental institutions and various cultural organisations.</p> <p>6. The entrepreneurial potential of the town is increasing, in particular due to the significant influx of funds from foreign earnings. The town's inhabitants and businessmen have already collected some money for a qualitatively new business development.</p> <p>7. In the central area there are large territories (up to 140 historic land plots) for restoration investments and reconstruction of historic buildings, locations for housing and small business monuments.</p> <p>8. The preserved historic central part of the town is unused (due to flooding), reserve cellars in order to place attractive public services in them.</p> <p>9. The agricultural areas, in the centre of which Zhovkva is located, provide large opportunities and virtually unlimited resources for the development of storage and the processing industry of agricultural products.</p> <p>10. The agricultural area has good prospects for the local production of alternative renewable fuels (power plant cultivation and use of crop residues and agricultural production).</p>
<b>Threats</b>	<p>1. Lack of overall economic development and insufficient source of the town budget.</p> <p>2. Instability in filling state programmes, including town-funded facilities.</p> <p>3. Disadvantages of investment policy, including one concerning cultural heritage is financed.</p> <p>4. Social passivity of inhabitants, distrust of the authority.</p> <p>5. Lack of cultural awareness of town inhabitants and their irresponsible attitude to historical heritage conservation.</p> <p>6. During the implementation of the historic buildings restoration programmes and planning of the town, the demolition of many temporary structures, several major buildings and the moving of several manufacturing plants out of protected areas and areas of interest is required.</p>

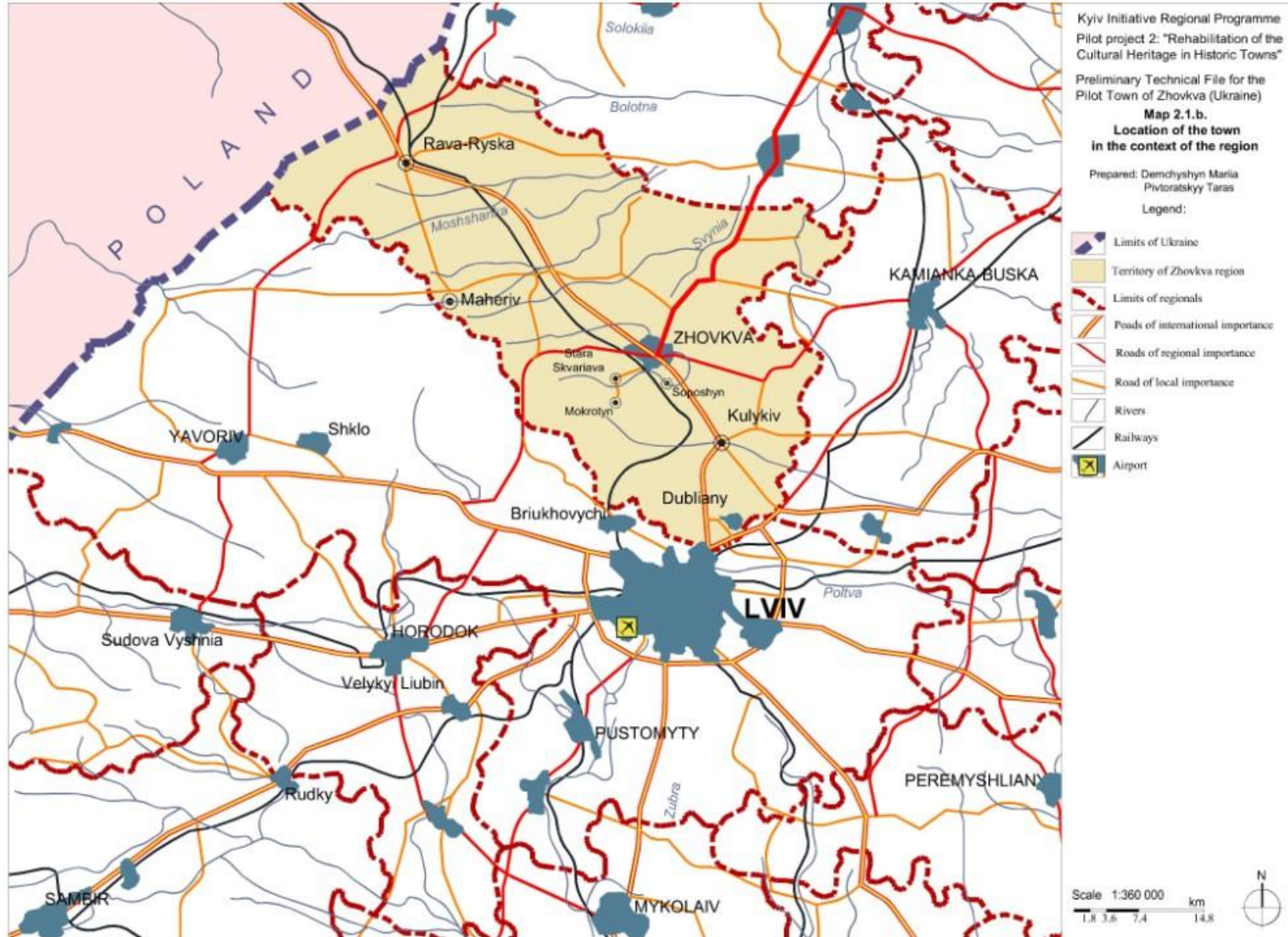
#### 1.14 Participation in international co-operation (including technical support to projects)

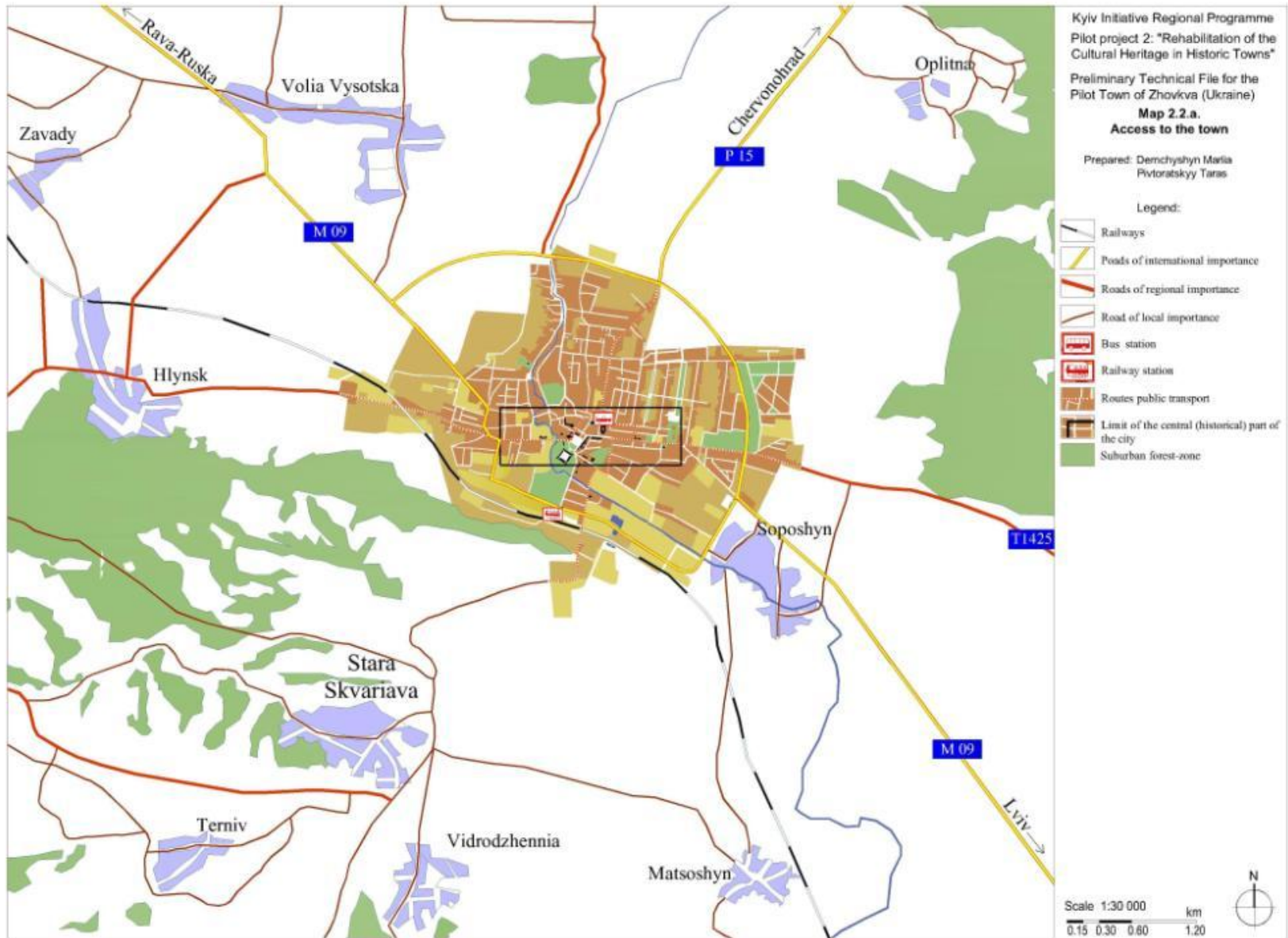
<b>Project name, type and goals</b>	<p><b>Project: 'Solving the Social and Economical problems fo the town using its cultural heritage', 1997-1999, 61900 USD.</b></p> <p>Creation of Centre of town development, training of staff, preparation of documents for renewal and social and cultural development of the historical kernel of town: research of tourist resources of district, marketing research of town, programme of tourism development in Zhovkva district up to 2005, programme of support of private enterprises in Zhovkva, 'Complex programme of regeneration and revitalisation of the historical kernel of Zhovkva', two-day Ukrainian-Polish seminar 'Historical, artistic and architectural heritage of Zhovkva: problems of guard, restoration and usage', two-day educational seminar on development of entrepreneurial activity in Zhovkva,</p>
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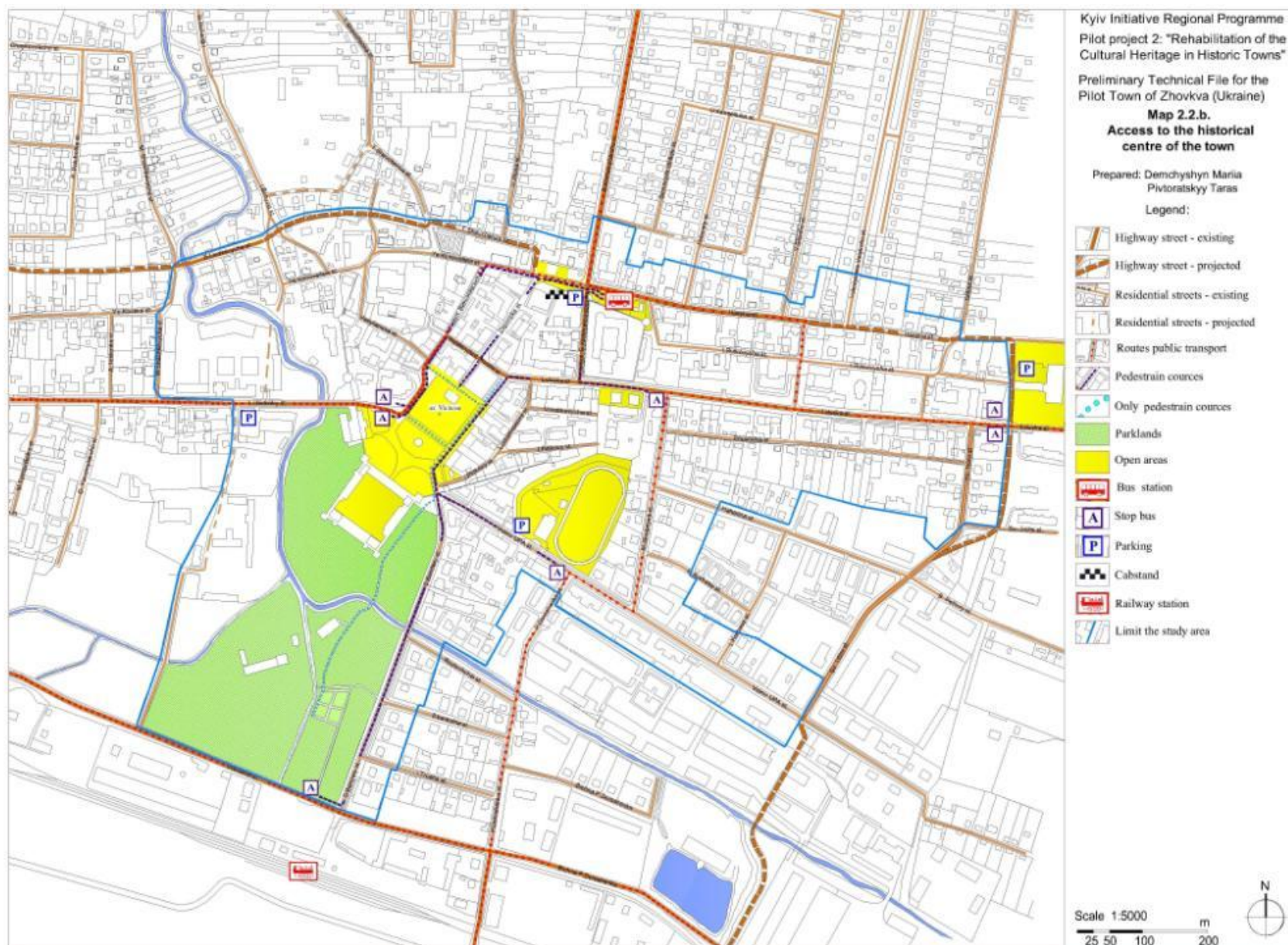
	informative and advertisement booklets, etc. 'International co-operation for Zhovkva' fund was created.
<b>Donors</b>	Eurasia Fund (USA)
<b>Partners</b>	Centre of Town Development 'Light of Culture'; State's Historical and Architectural Reserve in Zhovkva Town; Zhovkva State Administration
<b>Project name, type and goals</b>	<b>Project: 'Water monitoring of the Svynya river', 1999-2000.</b> Ecological research on the riverbed of the river Svynya that flows through Zhovkva, the sources and level of its pollution and pollution of a territory nearby, ecological actions of cleaning its riverbed, including park in Zhovkva, training leaders and publishing a handbook on cleaning the river.
<b>Donors</b>	USA Embassy in Ukraine
<b>Partners</b>	'Trans-Tract Agency of Regional Development' (Zhovkva); Peace Corps in Ukraine; Department of Education of Zhovkva State Administration, Zhovkva Town Council
<b>Project name, type and goals</b>	<b>Project: 'Working out the local programme of ecological actions "Clean Zhovkva"', 2002.</b> Attracting the community to solving ecological problems in the town, training, gathering materials, acknowledgement and evaluation of ecological problems in the town, working out the local plan to improve the ecological situation of the town.
<b>Donors</b>	Regional Ecological Centre 'REC Kyiv' (Kyiv)
<b>Partners</b>	Lviv Ecological and Geographical Fund (Lviv), Public Ecological Committee of Zhovkva; Zhovkva Town Council
<b>Project name, type and goals</b>	<b>Project: 'Partnership of communities', 2004-2005.</b> Working out the strategy of Zhovkva in 2006-2015.
<b>Donors</b>	TACIS Programme
<b>Partners</b>	Zhovkva Town Council, Public Ecological Committee of Zhovkva; Centre of Town Development 'Light of Culture'; Zhovkva District Council and Administration; Western Ukrainian Training Centre (Lviv)
<b>Project name, type and goals</b>	<b>Micro project: 'Transboundary recourses – transboundary strategy of tourism development in the Lenchna and Zhovkva regions', 2006-2007.</b> 111.100 PZL. Drafting of project on creating the common strategy of tourism development in the Lenchna and Zhovkva regions; creating the tourist strategy in Zhovkva town and the Zhovkva region in 2008-2013.
<b>Donors</b>	European Fund of Regional Development
<b>Partners</b>	Government of Lenchna district (Poland); Zhovkva District Council; Communal Enterprise 'Tourist Information Centre' (Zhovkva); Ukrainian Institution of Private Enterprise (Kyiv).
<b>Project name, type and goals</b>	<b>Micro project: 'Roztochchia unites', 2006-2007.</b> Set of events promoting the cultural legacy of the Roztochchia region.
<b>Donors</b>	Neighbours programme 'Poland-Belarus-Ukraine' INTERREG IIIA/TACIS CBC 2004-2006.
<b>Partners</b>	Voevodship Union of Rural Youth in Lublin; Communal Enterprise 'Tourist Information Centre' (Zhovkva); District People's House in Zhovkva, Javoriv District State's Administration, cultural societies in the Polish cities Zamost, Sushca, etc.
<b>Project name, type and goals</b>	<b>Project: 'Creating institutional consensus for regional development in transboundary cultural sphere', 2008-2009.</b> 150000 USD.  Institutional changes in the sphere of culture and tourism. Changing children's groups, two conferences, a fair in Zholkevka, working out the conception of creating a transboundary cultural centre in Lublin voevodship.
<b>Donors</b>	Neighbours programme: 'Poland-Belarus-Ukraine' INTERREG IIIA/TACIS CBC 2004-2006
<b>Partners</b>	Cultural Society 'PROcultura' in Lublin (Poland); Zhovkva Town Council; Zholkevka Town Council, Lublin voevodship, Poland; Trans-Tract Agency of Regional Development (Zhovkva)
<b>Project name, type and goals</b>	<b>Micro project: 'Probably my grandpa was John Sobiesky', 2009.</b> 60400 PZL. Rising of memories of the history of our families.
<b>Donors</b>	Batory Fund
<b>Partners</b>	Ecological Club UNESCO in Piaski town (Poland); Communal Enterprise 'Tourist Information Centre' (Zhovkva); Gmina Piaski (Poland)
<b>Project name, type and goals</b>	<b>Project: 'John Sobiesky trail as a possibility of transboundary co-operation between Eastern Poland and Western Ukraine', 2009-2010.</b> 3 mln PZL. Creating an international touristic route of the cultural legacy of John III Sobiesky.
<b>Donors</b>	Norway Financial Mechanism
<b>Partners</b>	Ecological Club UNESCO in Piaski town (Poland); Gmina Rybczewice (Poland); Municipal Enterprise 'Tourist Information Centre' (Zhovkva); Fellowship of the Lion (Lviv); Lublin's Fellowship of Culture 'PROcultura', etc.

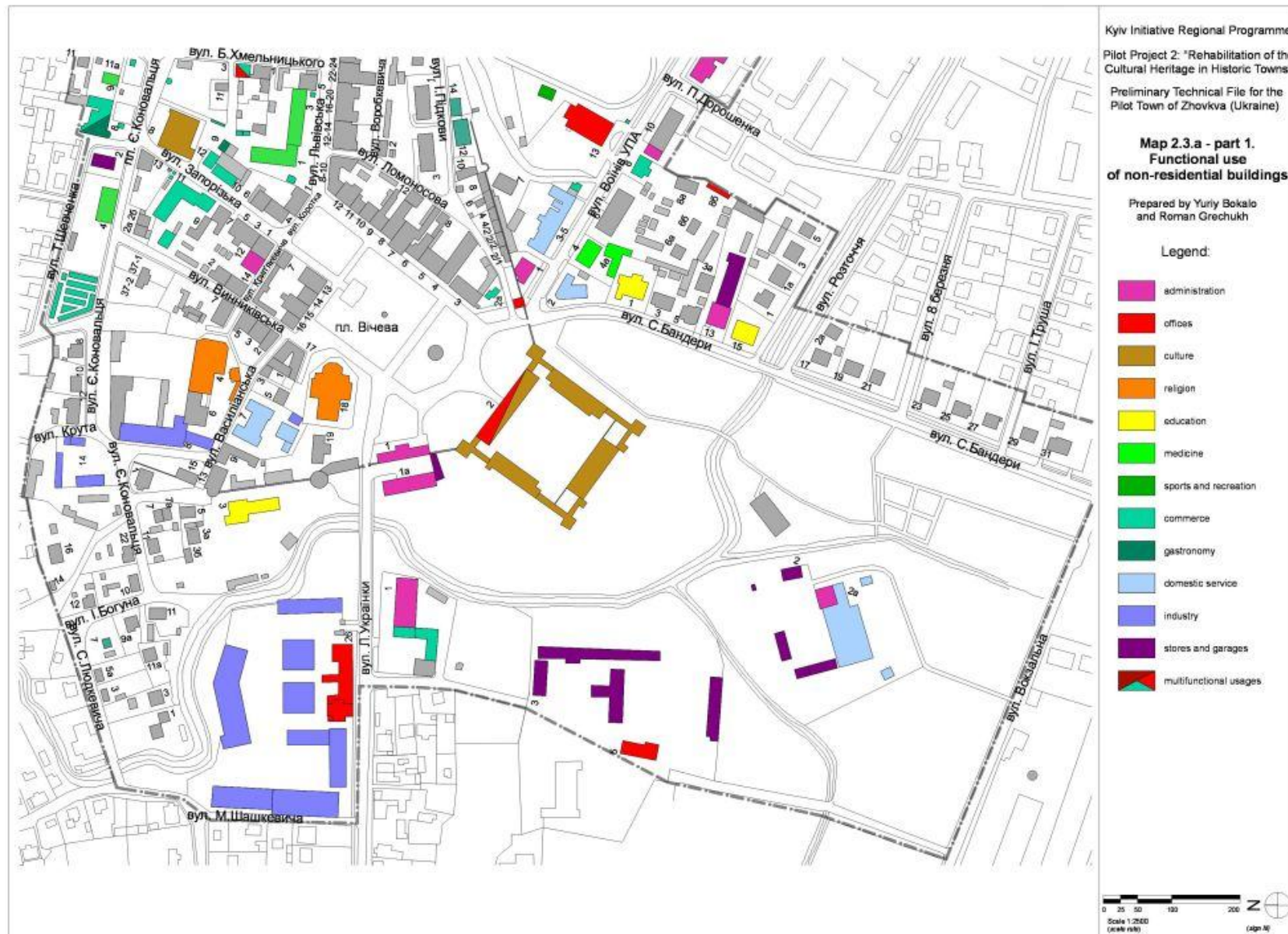
## II. THEMATIC MAPS





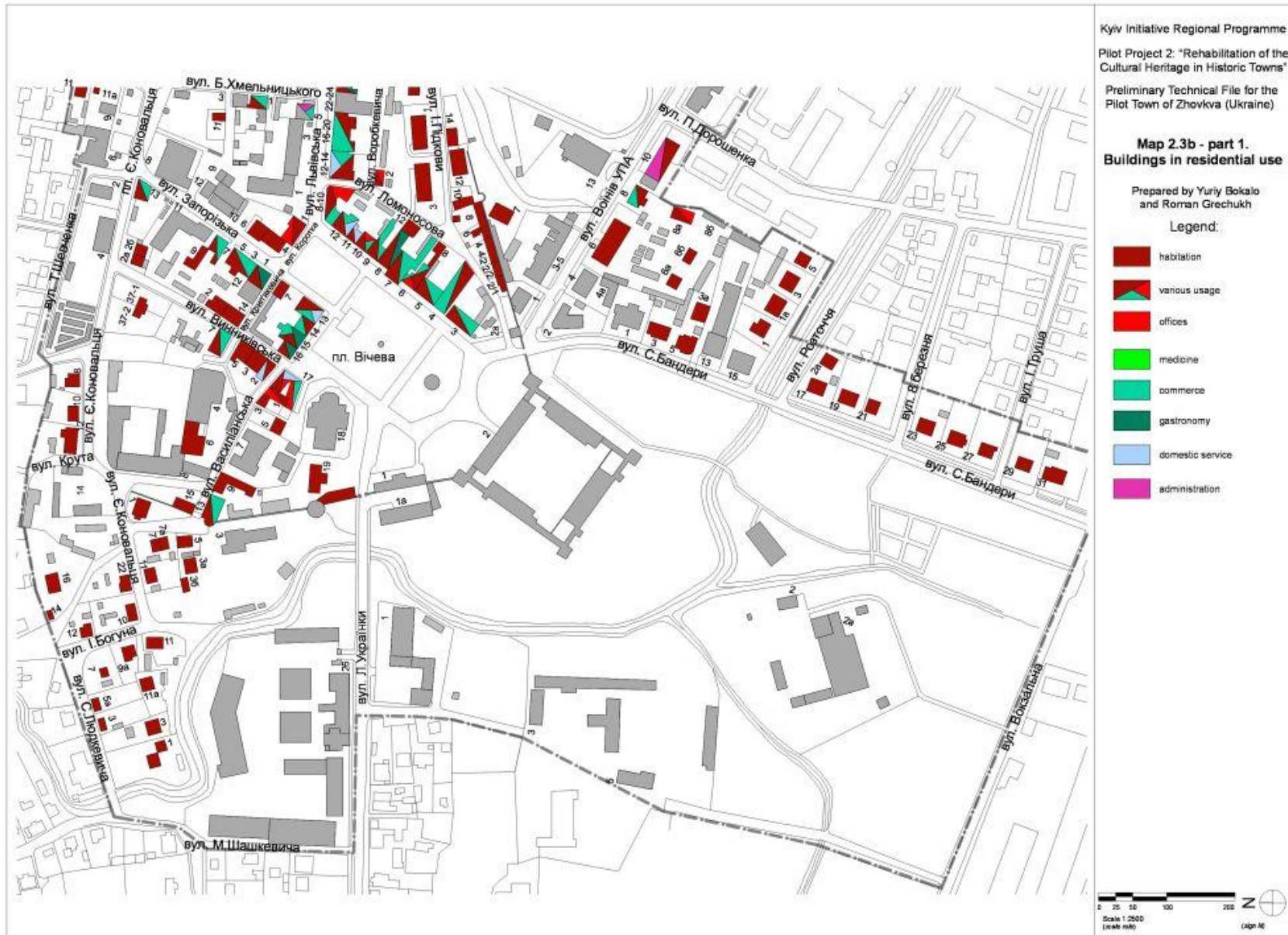








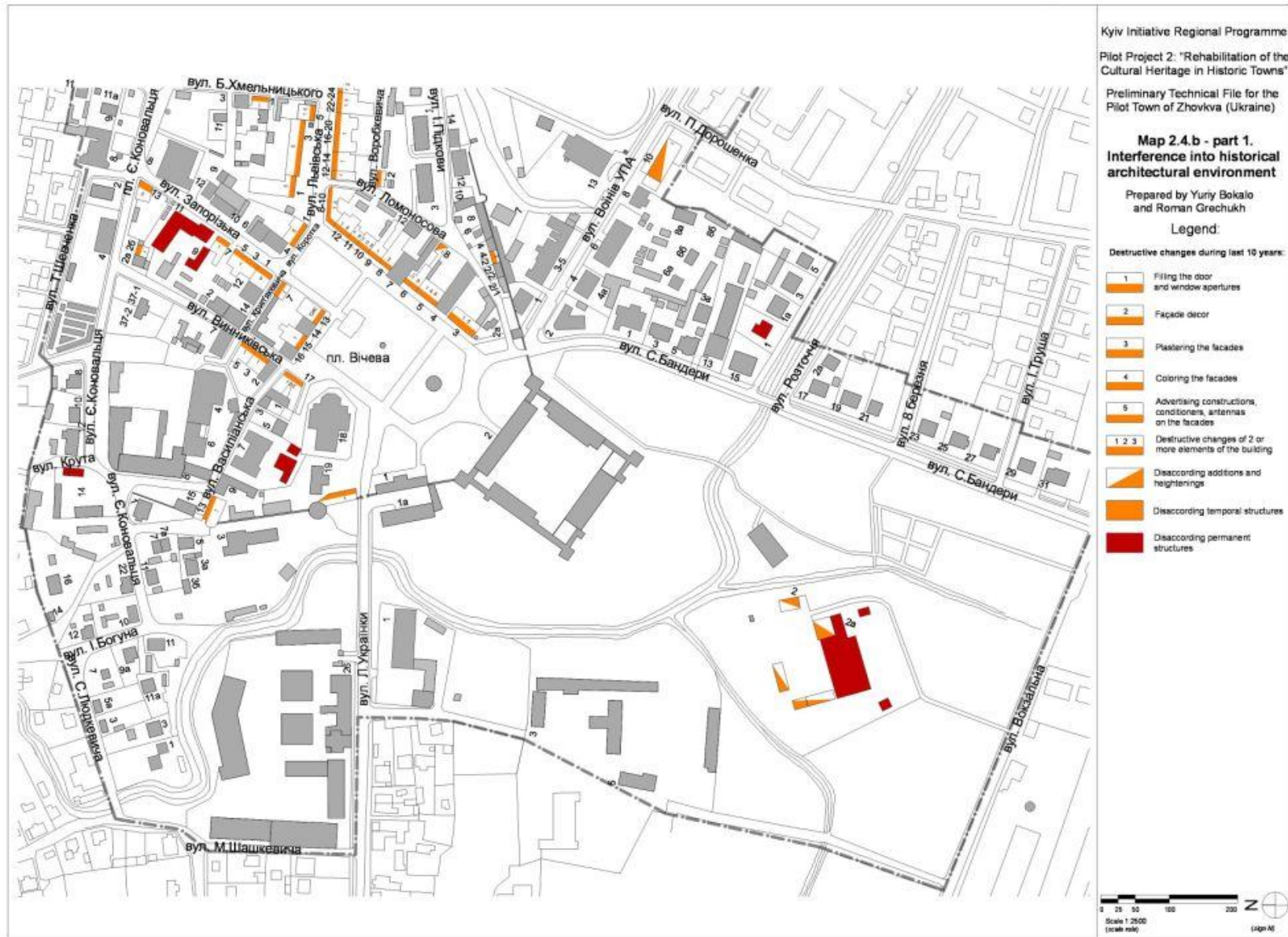










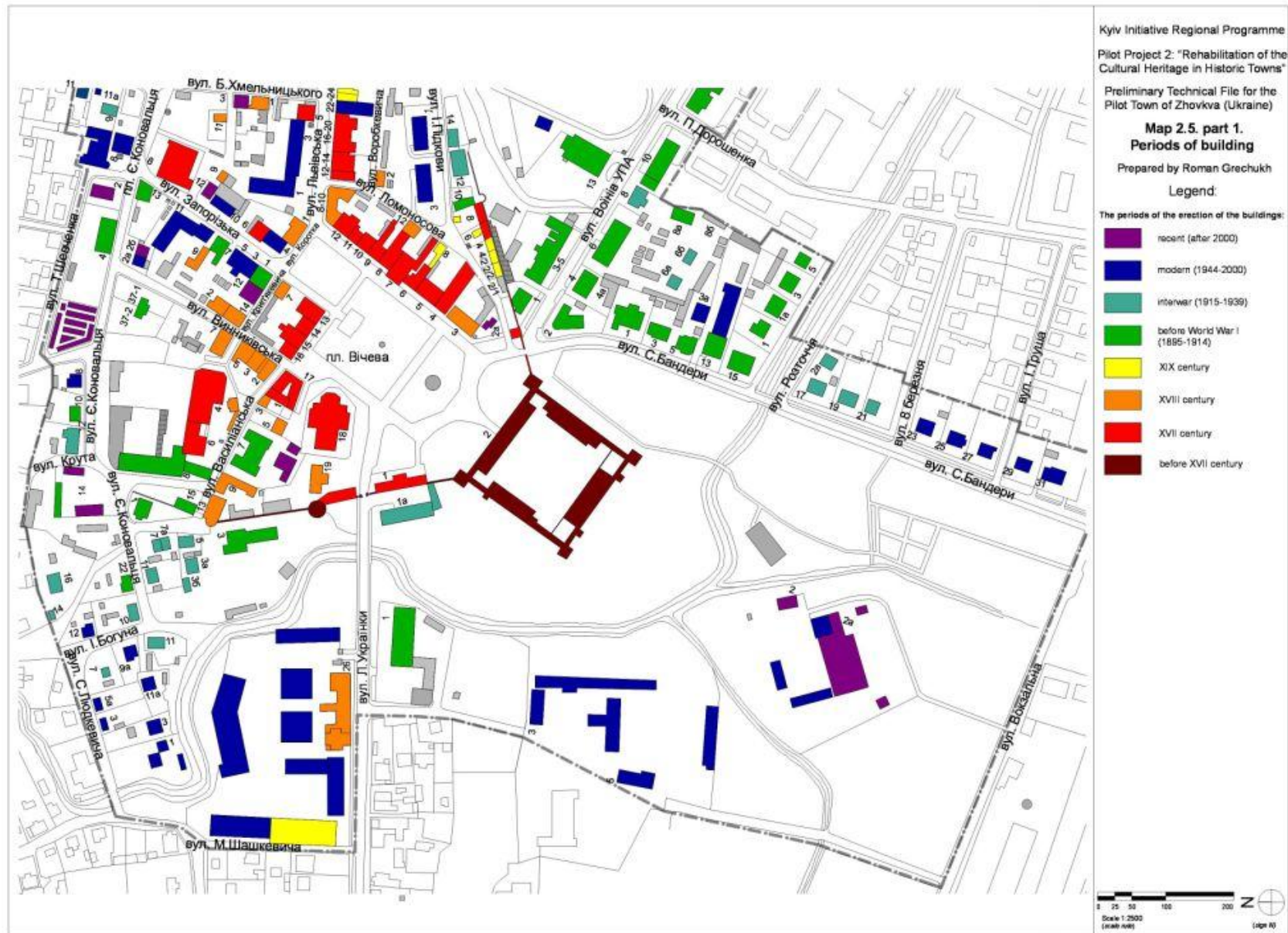




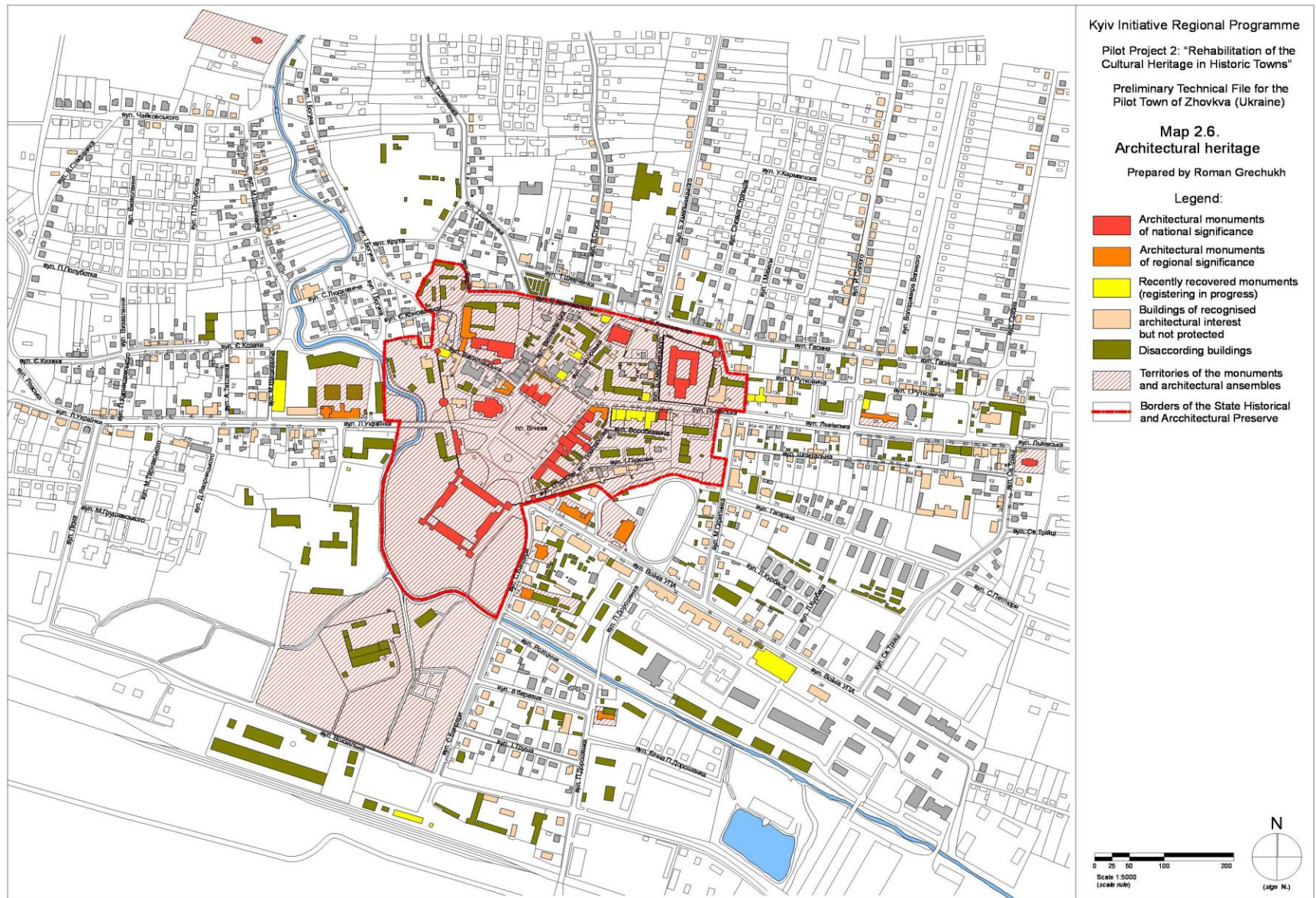










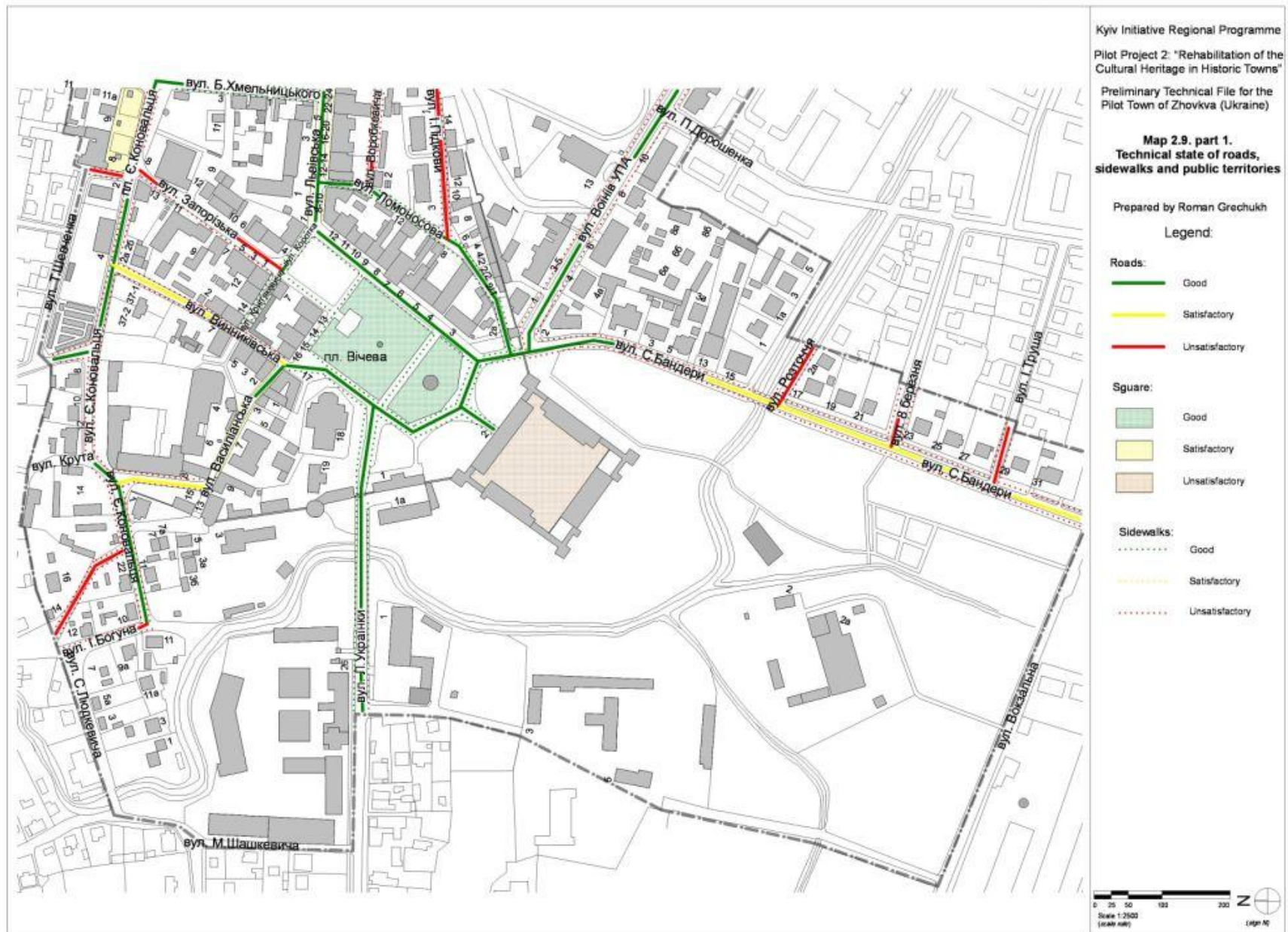






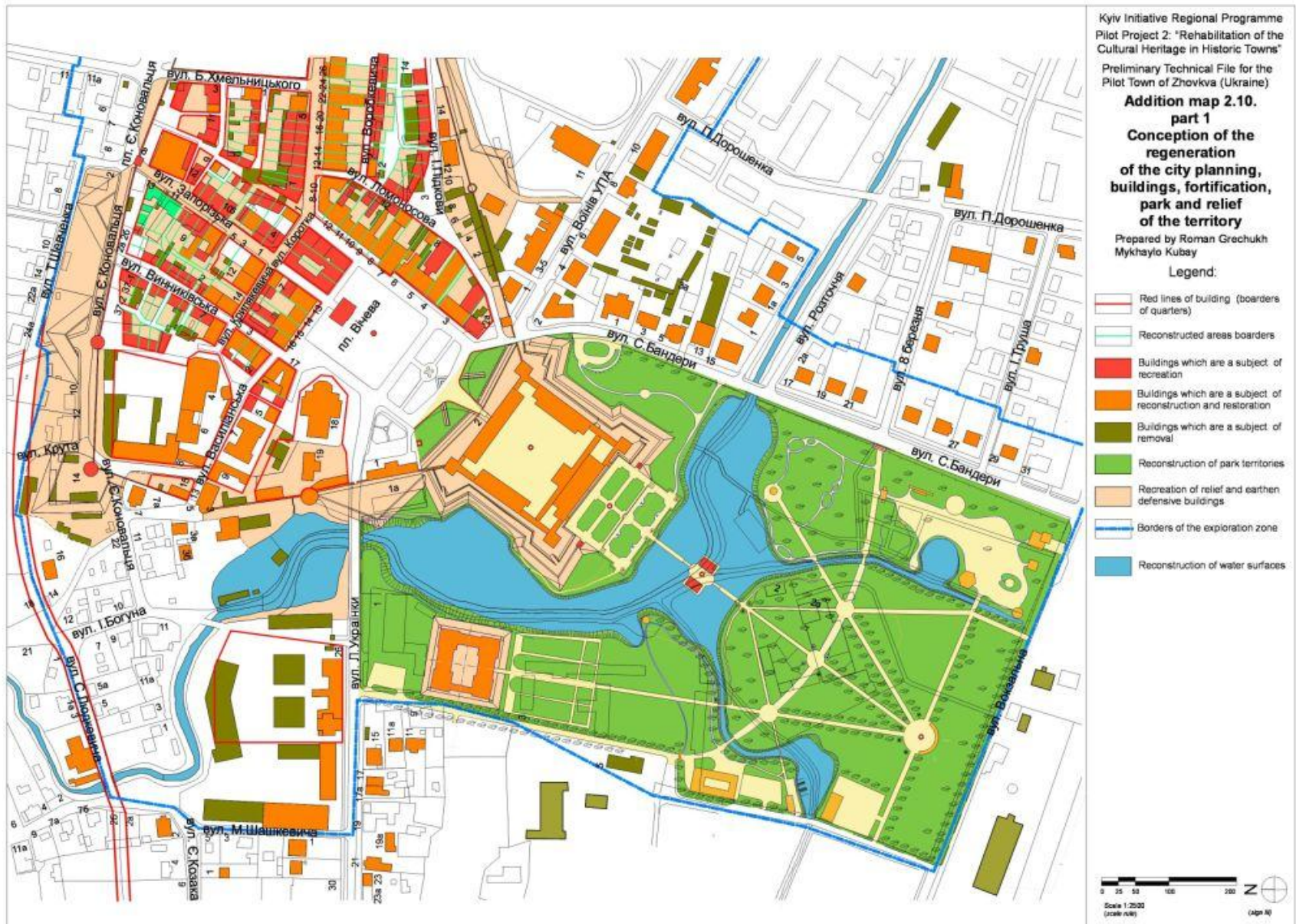


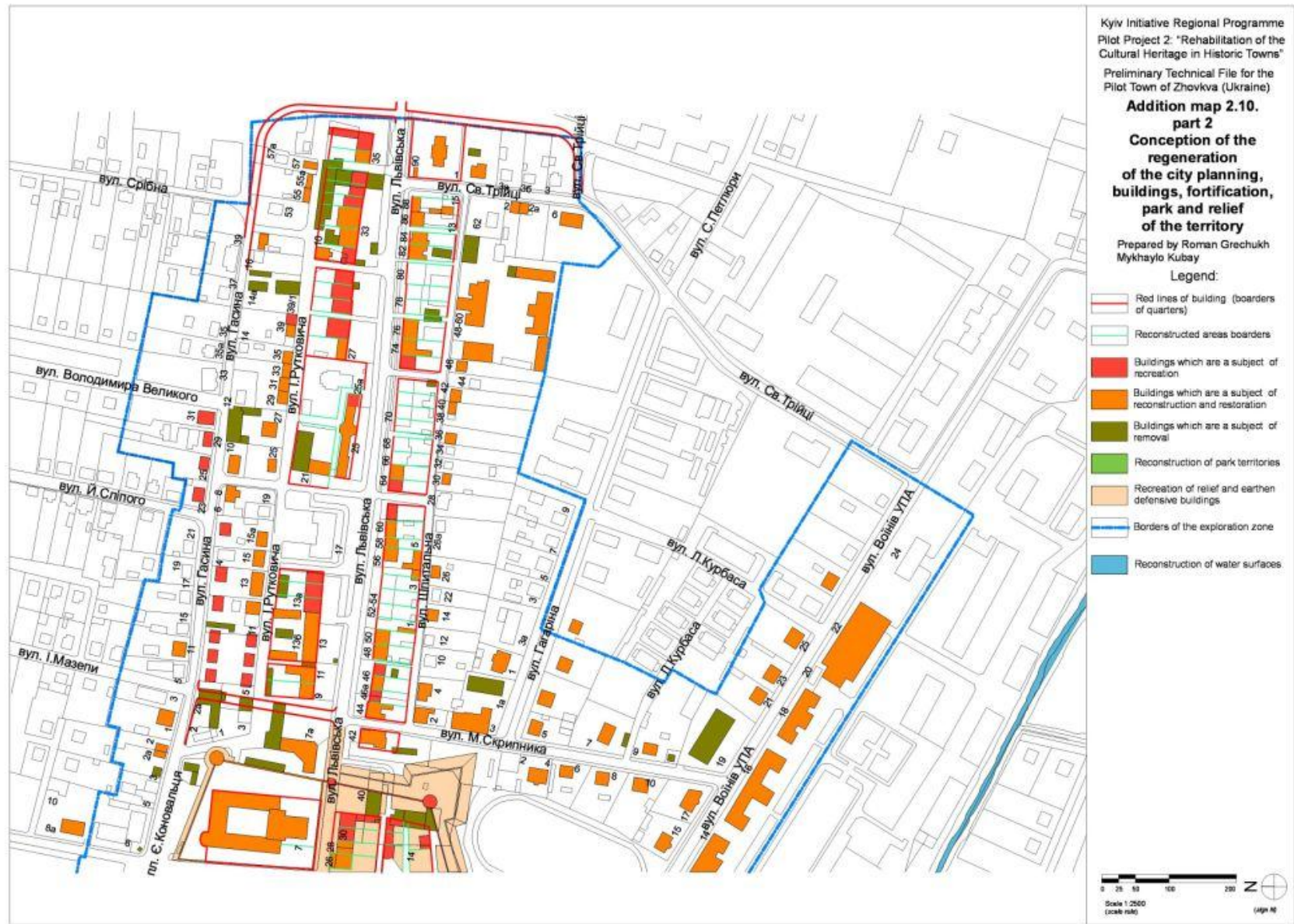




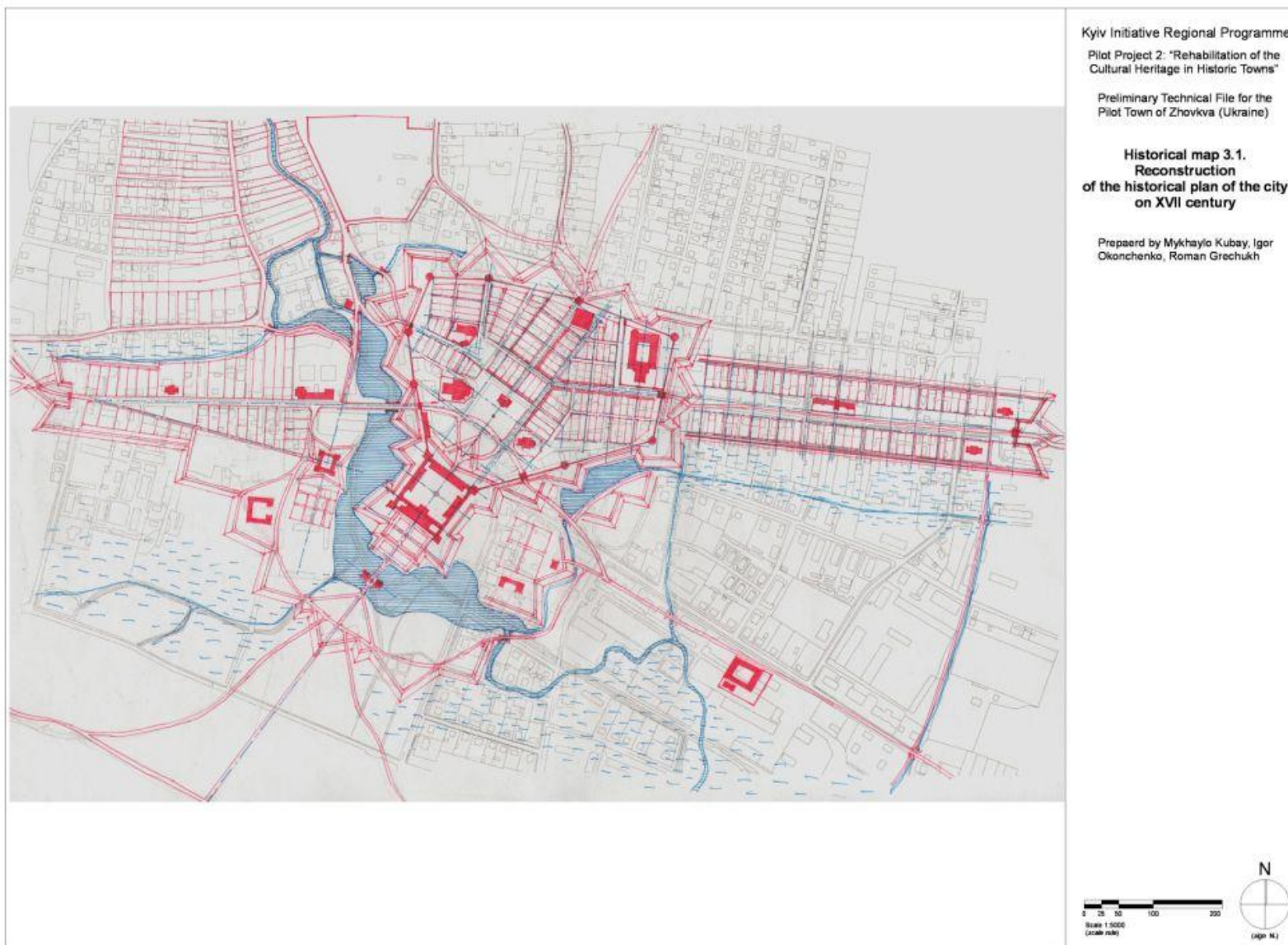


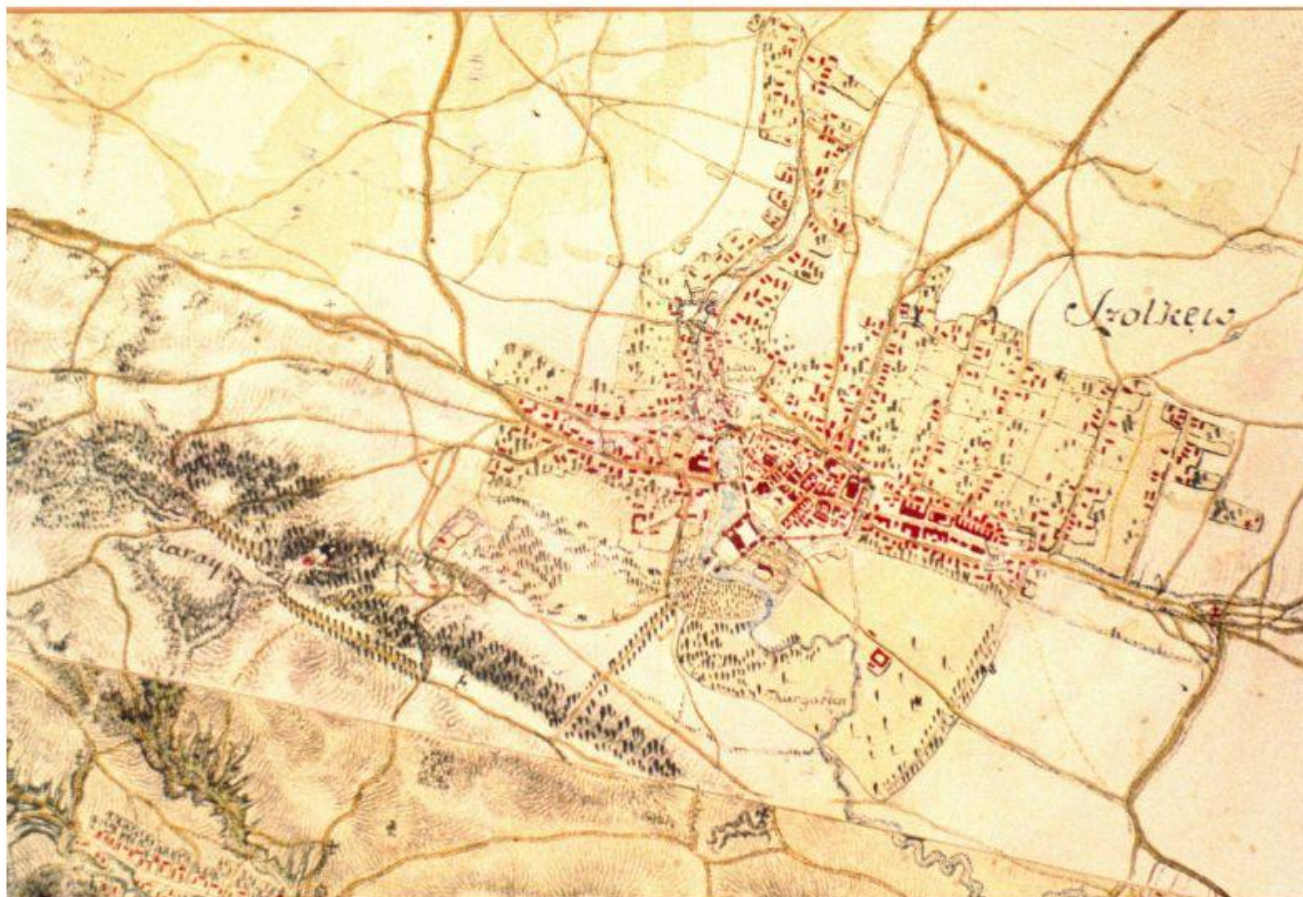






### III. HISTORICAL MAPS





Kyiv Initiative Regional Programme  
Pilot Project 2: "Rehabilitation of the  
Cultural Heritage in Historic Towns"

Preliminary Technical File for the  
Pilot Town of Zhovkva (Ukraine)

Historical map 3.2.  
Fon Migue map  
from 1782

Prepared by Roman Grechukh





Kyiv Initiative Regional Programme  
Pilot Project 2: "Rehabilitation of the  
Cultural Heritage in Historic Towns"

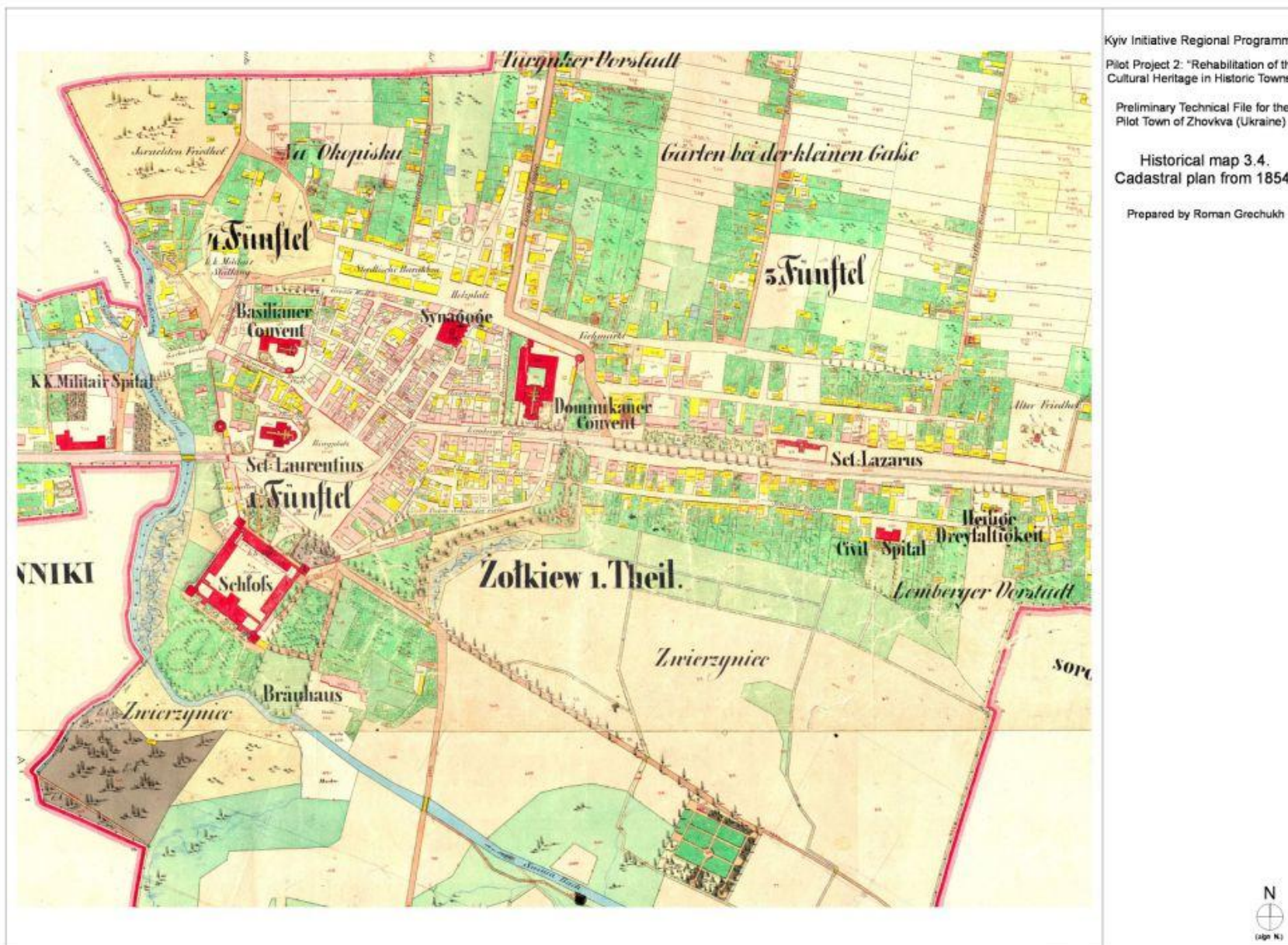
Preliminary Technical File for the  
Pilot Town of Zhovkva (Ukraine)

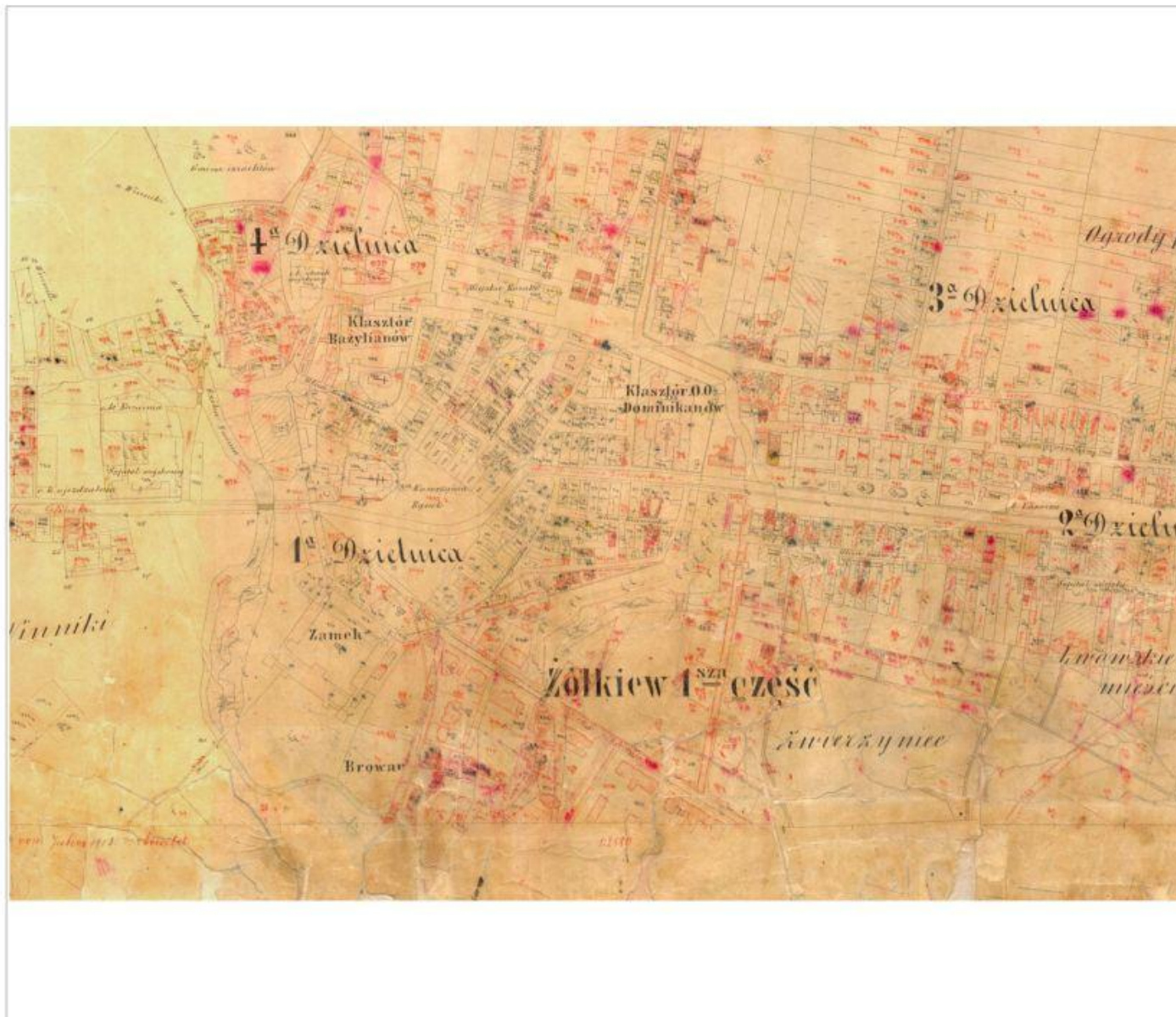
Historical map 3.3.  
Bruillon plan from 1841

Prepared by Roman Grechukh



(page N.)





Kyiv Initiative Regional Programme  
Pilot Project 2: "Rehabilitation of the  
Cultural Heritage in Historic Towns"

Preliminary Technical File for the  
Pilot Town of Zhovkva (Ukraine)

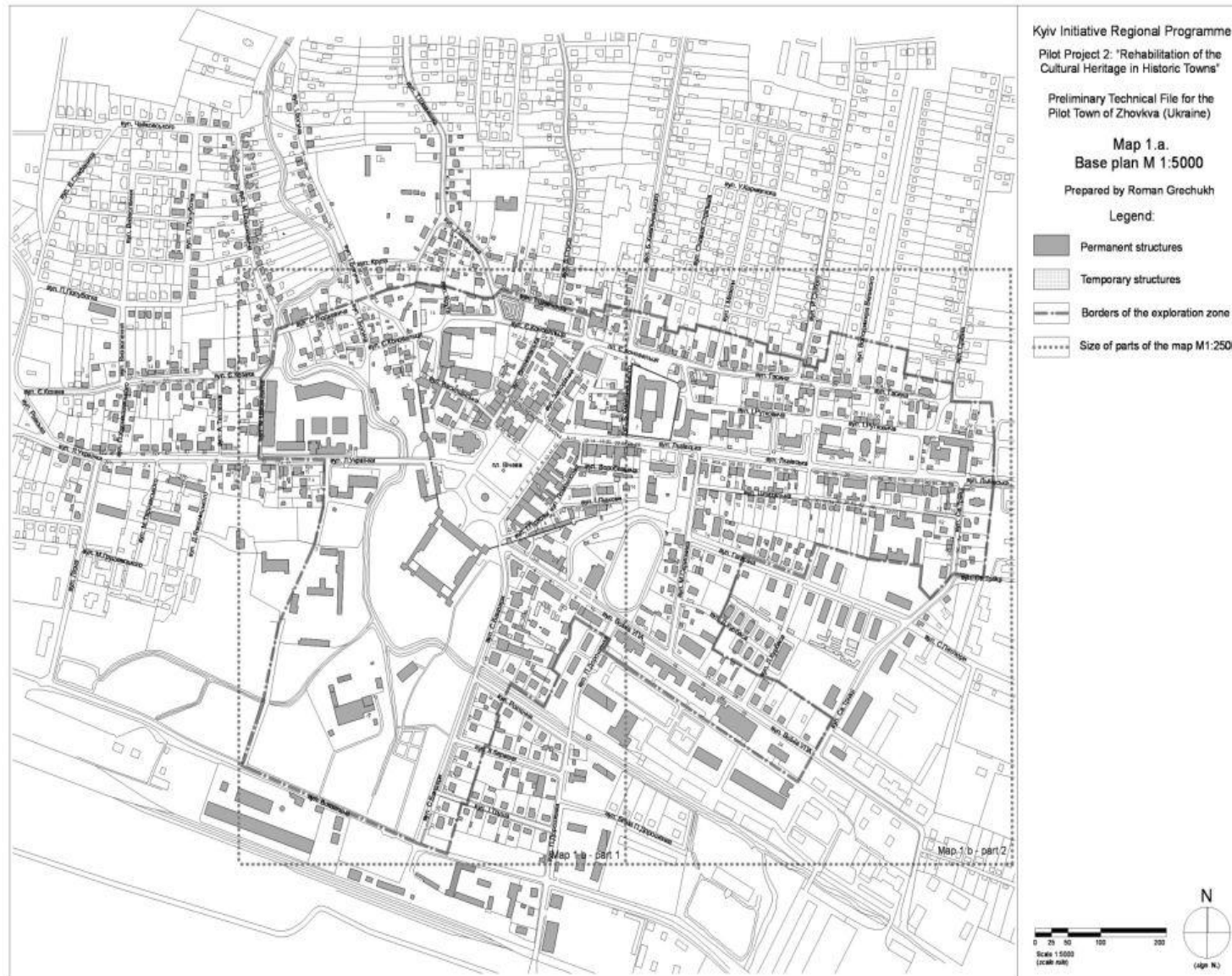
Historical map 3.5.  
Cadastral plan from 1872  
with changes  
made in early XX century

Prepared by Roman Grechukh





## IV. BASE MAPS







## V. APPENDICES

### Appendix 1: Explanation of the separate maps

#### 1. Map 2.3 Functional usage of buildings

According to the instructive materials as regards the elaboration of the Preliminary Technical File, map 2.3 is divided into two maps due to the principle of houses appertaining to the non-residential fund and to the dwelling fund. Sites are not duplicated on maps 2.3a and 2.3b. Considerable parts of buildings in the dwelling fund have mixed functional use – there are commercial establishments, cookery, offices and other establishments.

#### 2. Map 2.4 New construction, interventions into the historic centre

Map 2.4 reflects changes to buildings that have been occurring for the last ten years. Due to a great deal of different information, this map is divided into three maps.

There are some changes on the map 2.4a 'New building, reconstruction, restoration', which happened as a result of new building, reconstruction (complete demolition, expansion of the metric area and major repairs) and also restoration of monuments (fragmental or complex). Each object on this map has appropriate hatching that shows the condition of marked building changes – complete, incomplete, delayed (more than two years without further work). The legitimacy of changes is also shown on this map (appropriate color frame around the building).

Map 2.4b 'Interventions into the historic architectural environment' shows the inappropriate changes on the given sites where traditional architectural details were replaced by new ones or where new elements were added – filling in of window and door openings, decor of the facades, plastering, advertising constructions, antennae and conditioners and also dissonant expanding of the building. This map also represents new temporal and capital dissonant buildings and constructions that have appeared during the last ten years.

Elaboration of map 2.4c 'Changes in the functional usage of buildings' was caused by the demand of the instruction to show on map 2.4 houses where work on adaptation for new use was carried out. Adaptation of houses for new use is a way of carrying out of separate work on adaptations, so carrying out any type of reconstruction and restoration of houses. In compliance with this, it is impossible to put this information on the filled map 2.4a. On map 2.4c, houses with changes in their function and carried-out adaptation of the whole building, and houses where part of a room has been adapted (for instance, one dwelling house is adapted into a shop) are shown.

#### 3. Map 2.6 Architectural heritage

Categories of cultural heritage sites given in the conventional signs on the map correspond to the national legislature of Ukraine and local documentation on the protection of cultural heritage. Foreseen by the international legislature, the category 'Cultural monuments, history and architecture of regional importance' does not exist in Ukraine. There are monuments of regional and national importance in Ukraine; all of them are registered in the state registry of fixed monuments. According to the legislature of Ukraine, monuments that are in the process of registering to the state registry but which are not finished yet, have the status of just-detected sites of cultural heritage, and are under state protection as monuments of local importance. Map 2.6 also has 'conventional signs of other objects' categories which, in accordance with the legislature of Ukraine, should be defined in the documentation for the protected sites of memory. These are 'important historical buildings' (buildings that have architectural importance but are not monuments) and 'disaccording buildings'. Marking on the map of the category 'disaccording buildings' (meaning dissonant) is not the result of the analysis executed within the framework of the Preparatory Technical File, but is removed from the existing town building documentation 'Historical architectural supporting town's plan' and research on historical buildings of the town executed in former years.

The category 'Territories of the monuments and architectural ensembles' includes both territories of separate monuments of architecture and garden park art that are situated beyond the borders of the state architectural preserve and the territory of monument town building – a complex of (ensemble) defensive renaissance town, which is the territory of the State Historical and Architectural Preserve.

There is also a marking of the Border of the State Historical and Architectural Preserve, where the same protection regulations are in force as in the Border of the Conservation Zone and any other monument. The difference between the state preserve and the Border of the Conservation Zone lies in the banning of alienation from the municipal property (privatization) of the plot of land on the Border of the Conservation Zone, whilst within the State preserve it is permitted.

Archaeological monuments and protected archaeological sites are absent on the territory of the town.

#### **4. Map 2.7 Forms of property, occupation of buildings**

The category of property 'private joint of physical people' means common joint property of two or more people, as a rule, in the dwelling house of a block of flats where physical people own separate dwelling flats (their living space) in the private property, and in the joint property, all rooms for common use (corridors, stairs, cellars, attics), all building constructions of the house, outside buildings and the plot of land around the house.

The property category 'mixed' means a common property of two or more legal people that belongs to different types of property, for instance, municipal and private, state and private.

#### **5. Map 2.8 Technical state of buildings**

There is an extra conventional sign marked on the map for buildings that are in the state of ruins. Part of the architectural buildings of Zhovkva Castle are referred to in this way.

There are no buildings that were destroyed or demolished over the last year. There is plenty of space in the town centre, though during the period of the two World Wars houses were lost that have not been restored until now.

#### **6. Map 2.10 Conception of regeneration**

The additional map 2.10 serves for the demonstration of real intentions and possibilities for the development of the town centre. There is a scientific project elaboration that was adapted and sanctioned by the town council in 2001 in the 'Concept of regeneration and revitalisation of the historical core of Zhovkva and the development of social and tourist infrastructure' (this material was not worked up in the frames of the PP2).

## Appendix 2: List of streets, houses and house ownership in the investigation territory

Name of street (square)	House number	Name of buildings	Composition of buildings, purpose	Short technical characteristics	Notes
2	3	4	5	6	7
Vicheva sgr	1a	Sanepidstation	Administrative house	1 floor, stone	
			Garages	1 floor, stone	
	1	Town hall	Administrative house	2 floor, 4-storey tower, basement	
	2	Zhovkva castle	Frontal frame – offices	2 floor, 4-storey tower	
			Guest frame – academ. centre	2 floor	
			Palace frame	2 floor, basement	Restoration.
			Kitchen frame	2 floor	Not in use.
			Eastern tower and galleries	3 storey	Restoration.
			Southern tower and galleries	3 storey	Not in use.
			Western tower and galleries	Ruins of the first storey	Not in use.
			Northern tower and galleries	3 storey	Not in use.
			Castle chapel	Ruins	Not in use.
	n/n	Zvirynetska gates	Defence gates-tower - offices	Passage, room on the 2-nd storey	
	n/n	Newspaper minor shop	Trading	Temporary wood minor shop, 1 floor	
	(2a)	Café 'Pid Arcoyu'	Café bar	Light metal, 1 floor, mansard	
	3	4-flat living house with institutions - palace	Apartments, 2 food shops	2 floor, basement	
			Sheds	With blocking, 1 floor, partially ruins	
			Cellar	Basement	
	4	8-flat living house with institutions	Apartments, drugstore	With blocking, stone, 2 floor, basement	
	5	4-flat living house with institutions - palace	Apartments, drugstore, utility shop	With blocking, 2 floor, basement	
			Sheds	1 floor	
	6	7-flat living house with institutions	Apartments, betting shop, shop	With blocking, 2 floor, basement	
			Sheds	1 floor	
	7	6-flat living house with institutions	Apartments, 2 utility shops	With blocking, 2 floor, basement	
			Sheds	1 floor	
	8	10-flat living house with institutions	Apartments, bar, food shop	With blocking, 2 floor, basement	
	9	5-flat living house with institutions	Apartments, utility shop	With blocking, 2 floor, basement	
	10	4-flat living house with institutions	Apartments, offices, util. shop	With blocking, 2 floor, basement	
			Sheds		
			Sheds		
11	2-flat living house with institutions	Apartments, hairdresser's	With blocking, 2 floor, basement		
		Sheds			
12	4-flat living house with institutions	Apartments, food shop, television workshop.	With blocking, 2 floor, basement		
		Sheds	1 floor		
		Transformer substation	1 floor		
13	7-flat living house with institutions	Apartments, 2 utility shops	With blocking, 2 floor, basement		
14	4-flat living house with institutions	Apartments, food shop	With blocking, 2 floor, basement		
		Sheds			

Name of street (square)	House number	Name of buildings	Composition of buildings, purpose	Short technical characteristics	Notes	
2	3	4	5	6	7	
	15	8-flat living house with institutions	Apartments, utility shop, bar Sheds	With blocking, 2 floor, basement		
	16	4-flat living house with institutions	Apartments, bar Sheds	With blocking, 2 floor, basement		
	17	6-flat living house with institutions	Apartments, food, utility shops, offices	With blocking, 2 floor, basement		
	18	Roman Catholic church	Church RCC	Choirs, 2-floor3exp.		
	19	Church house	Church house Parochial living house Defence belltower Stores	Wood, 1 floor, basement 2 floor 4 storey, basement 1 floor	Not in use.	
			<b>22</b>	<b>48</b>		
	Bazilian str	1	1-flat living house	Offices	With blocking, 1 floor	
3		1-flat living house	Apartments	With blocking, 1 floor		
			Shed	1 floor, stone		
			Shed of house Vitcheva 17	1 floor, stone		
			Garage	1 floor, metal		
5		1-flat living house	Apartments Shed	1 floor 1 floor, wood		
7		Sauna	Non-living house - sauna	1 floor mansard		
			Auto service	1 floor mansard		
			Car wash.	1 floor		
9		4-flat living house	Apartments Garage	1 floor 1 floor, metal		
13		4-flat living house with institutions	Apartments, shop Sheds house № 9, № 13	1 floor mansard, basement 1 floor, stone		
15		1-flat living house	Apartments	1 floor, basement		
			Shed	1 floor, stone		
			Shed	1 floor, wood		
2		4-flat living house with institutions	Apartments, beauty shop Sheds	With blocking, 2 floor, basement		
4		Bazilian Church of the Heart of Christ	Church UGCC	With blocking, choirs, 2 floor		
			Gate belltower	3 storey		
	Church shop		1 floor			
	Utility house (Conowalca Str)		1 floor			
6	Bazilian Monastery	Frame of cells	With blocking			
		Palace	With blocking			
		Utility house	1 floor, stone			
		Garage	1 floor, metal			
8	Bazilian Publisher 'Missionary'	Main frame	3 floor, basement			
		Publishing frame	2 floor			
		Publishing addition	1 floor, stone			
		Stores	1 floor			
		<b>11</b>	<b>31</b>			
Kropyakevych str	7	4-flat living house with institutions	Apartments, hairdresser's	2 floor basement		
	12	Financial department	Administrative house	2 floor		
	14	5 flats house	Apartments	With blocking, 2 floor, basement		
			<b>3</b>	<b>3</b>		
Korotka str	1	5-flat living house with institutions	Apartments, offices	With blocking, 3 floor		
			<b>1</b>	<b>1</b>		
Wynnykivska str	3	7-flat living house	Apartments	With blocking, 2 floor, basement		
			Sheds			
			Garage			

Name of street (square)	House number	Name of buildings	Composition of buildings, purpose	Short technical characteristics	Notes	
2	3	4	5	6	7	
	5	6-flat living house	Apartments Garage	With blocking, 2 floor, basement		
	7	8-flat living house	Apartments Sheds Sheds of the neighbor houses	2-floor, basement Stone Wood		
	37/1	½ 2-flat living house	Apartments	1 floor, basement		
	37/2	½ 2-flat living house	Apartments	1 floor		
	2	4-flat living house	Apartments Garage Garage Garage Garage Sheds	With blocking, 2 floor, basement		
	n/n	Funeral goods shop	Shop	Light metal, 1 floor		
	2a	1-flat living house with institutions	Apartments, utility shop Garage	With blocking, 2 floor, basement floor.		
	26	1-flat living house	Apartments Garage	With blocking, stone, 2 floor stone, addition building.		
			<b>8</b>	<b>22</b>		
	Zaporizka str	1	4-flat living house with institutions	Apartments, bar, drugstore, medical centre	With blocking, 2 floor, basement	
		3	8-flat living house with institutions	Apartments, utility shop	With blocking, 3 floor, basement	
		5	8-flat living house with institutions	Apartments, utility shop	With blocking, 3 floor, basement	
		7	3-flat living house with institutions	Apartments, utility shop	With blocking, 2 floor, basement	
		9	2-flat living house with institutions	Apartments, food shop Sheds	With blocking, 1 floor	
n/n		Food shop	Shop	Light metal, 1 floor		
n/n		Comp. technology shop	Shop	Light metal, 1 floor		
11		Utility market	Shop	Light metal, 1 floor, basement		
13		2-flat living house with institutions	Apartments, food shop Sheds	1 floor		
4		5-flat living house with institutions	Apartments, 2 food shops	With blocking, 3 floor, basement		
6		10-flat living house with institutions	Apartments, utility shop Sheds	With blocking, 3 floor, basement		
10		Homeware shop	Shop	Light metal, 1 floor		
12		Food shop	Shop Stores	Light metal, 1 floor		
8		Synagogue	Temple house	2 storey addition building	Restoration.	
		<b>12</b>	<b>18</b>			
Khmelnyskogo str	1	4-flat living house with institutions	Apartments, utility shop	2 floor basement		
	3	Offices	Non-living house	2 floor, mansard		
	n/n	Bar 'Veeteretc'	Light house	Metal, 1 floor		
	11a	1-flat living house	Apartments Shed	1 floor, mansard		
	11	7-flat living house	Apartments Sheds	2 floor		
	8	Services house	Southern frame, non-living Western frame, non-living Garages, car wash	3 floor 3 floor 1 floor		



Name of street (square)	House number	Name of buildings	Composition of buildings, purpose	Short technical characteristics	Notes
2	3	4	5	6	7
		6	10		
Lvivska str	1	Restaurant	Restaurant, food shop	With blocking, 2 floor, mansard, basement	
	3	Trading complex	Trading complex	With blocking, 3 floor, basement	
	5	6-flat living house with institutions	Apartments, shops, offices	With blocking, 3 floor	
			Sheds		
			Addition building shop	1 floor	
	7	Dominican monastery (diocese administration UGCC)	Church UGCC (former RCC)		
			Cells	2 floor, basement	
			Round defence tower	2 storey	
	7a	School № 1	Old academic frame	With blocking, 3 floor, basement	
			New academic frame	With blocking, 3 floor, With blocking	
			School workshops	1 floor, additions	
	9	6-flat living house	Apartments	With blocking, 1 floor basement	
			Sheds		
	11	4-flat living house	Apartments	With blocking, 1 floor	
	13	Fire station	Offices, garages	With blocking, 1 floor, mansard	
			Garages	1 floor	
	13a	6-flat living house	Apartments	2 floor	
			Shed		
			Sheds		
	13b	4-flat living house	Apartments	2 floor	
			Sheds		
	17	Ambulatory	Ambulatory hospital	3 floor, basement	
	21	Children's school of arts	Old academic frame	With blocking, 2 floor, basement	
			New academic frame	With blocking, 2 floor	
	25	St. Lazarus Church (Feliciano Monastery)	Church UAOC (former RCC)	With blocking, 1 floor	
			Eastern cells – offices.	With blocking, 1 floor	
	Western cells – shops		With blocking, 1 floor		
	Trading		With blocking, 1 floor		
25a	UAC church	St. Peter and Paul church	1 floor		
		Utility building	1 floor		
27	1-flat living house	Apartments	2 floor		
		Utility house	1 floor		
33	Trading centre (former factory)	Passage	1 floor		
		Shoes shop	1 floor	new	
		Food store	2 floor, basement		
		Hairdresser's	1 floor		
		Workshops	1 floor		
		Stores, garages	1 floor		
35	2-flat living house	Apartments	1 floor, basement		
		Garage	1 floor		
		Sheds	1 floor		
8-10	4-flat living house with institutions	Apartments, bar, shop, offices	With blocking, 2 floor, basement		
		Shed	1 floor		
12-14	10-flat living house with institutions	Apartments, library	With blocking, 2 floor, basement		
16-20	13-flat living house with institutions	Apartments, shop	With blocking, 2 floor, basement		
		Sheds			
		Sheds			
22	1-flat living house with institutions	Apartments, bank	With blocking, 2 floor		

Name of street (square)	House number	Name of buildings	Composition of buildings, purpose	Short technical characteristics	Notes	
2	3	4	5	6	7	
	24	1-flat living house with institutions	Apartments, bar	With blocking, 2 floor		
	26	4-flat living house with institutions	Apartments, bar, utility shop	With blocking, 2 floor, basement		
	28	Notary	½ living house – offices	With blocking, 1 floor, basement		
	30	1-flat living house with institutions	½ living house apartments, offices	With blocking, 2 floor		
	40	District council and administration	Administrative frame	3 floor, basement		
			Back frame	With blocking, 2 floor		
			Garages	With blocking, 1 floor		
			Boiler	With blocking, 1 floor		
	42	8-flat living house with institutions	Apartments, utility shop	2 floor, basement		
			Sheds	1 floor		
	44	3-flat living house with institutions	Apartments, hairdresser's	1 floor		
			Sheds	Wood, 1 floor		
			Sheds	Stone, 1 floor		
	46a	½ 2-flat living house with institutions	Apartments, food store	1 floor, mansard, basement		
			Back living house with garage	1 floor, mansard		
	46	2-flat living house with institutions	Apartments, food shop	1 floor		
			Living wingel with garage	1 floor mansard		
			Garage	1 floor		
	48	6-flat living house with institutions	Apartments, offices	2 floor, basement		
	50	Medical centre	Utility shop, drugstore, medical centre	2 floor, basement		
			Stores	Metal pavilion, 1 floor		
	52-54	24-flat living house	Apartments	3 floor, basement		
			Sheds			
	56	6-flat living house	Apartments	3 floor, basement		
	58	2-flat living house	Apartments	1 floor		
	60	1-flat living house	Apartments	1 floor	Not in use.	
	64	1-flat living house	Apartments	1 floor		
	66	6-flat living house	Apartments	3 floor, basement		
	68	6-flat living house	Apartments	3 floor, basement		
			Sheds			
	70	24-flat living house	Apartments	3 floor, basement		
	74	4-flat living house with institutions	Apartments, dental surgery	2 floor, basement		
	76	District hospital	Gynecological department	2 floor, basement		
			Admission department	1 floor		
	78-80	District hospital	Bore department	2 floor, basement		
	82	District hospital	Laboratory, drugstore, shops	1 floor, basement		
			Administrative frame	2 floor		
	84	1-flat living house with institutions	Apartments, shops	1 floor, mansard, basement		
	86	2-flat living house with institutions	With blocking living house, shop	1 floor		
			Shed	1 floor		
	88	3-flat living house	Apartments	With blocking, 1 floor		
			Utility house	1 floor		
	90	Holy Trinity Church	Church UGCC	Wood		
			Belltower	Stone arcade		
			<b>48</b>	<b>93</b>		
	Vorobkevych a str	2	4-flat living house with institutions	Apartments, offices	2 floor, basement	
		n/n	Sheds houses Lv.12-20	Sheds	With blocking, 1 floor	
		n/n	Sheds houses Lv.22-26	Sheds	With blocking, 1 floor	
14		1-flat living house	Apartments	1 floor		
			Utility house			
		<b>2</b>	<b>5</b>			

Name of street (square)	House number	Name of buildings	Composition of buildings, purpose	Short technical characteristics	Notes
2	3	4	5	6	7
Lomonosova str	8	1-flat living house (wing)	Apartments Shed	1 floor, mansard 1 floor	
	12	4-flat living house (wing)	Apartments	With blocking, 2 floor, basement	
		<b>2</b>	<b>3</b>		
Pidkovy str	3	8-flat living house	Apartments Garages	2 floor, basement	
	1	8-flat living house	Apartments Garages, sheds	2 floor, basement With blocking	
	2/1	½ 2-flat living house	Apartments	With blocking, 1 floor, basement	
	2/2	½ 2-flat living house	Apartments	With blocking, 1 floor, basement	
	4	½ 2-flat living house	Apartments	With blocking, 1 floor, basement	
	4/2	½ 2-flat living house	Apartments	With blocking	
	6	2-flat living house	Apartments Shed	With blocking	
	8	2-flat living house	Apartments Shed	With blocking	
	10	2-flat living house	Apartments Sheds	1 floor	
	12	13-flat living house	Apartments Sheds	2 floor, basement	
	14	1-flat living house	Apartments Sheds	1 floor, basement	
		<b>11</b>	<b>18</b>		
	Gagarina str	1a	½ 2-flat living house	Apartments Garage	1 floor, basement 1 floor
1		½ 2-flat living house	Apartments Utility house	1 floor, basement 1 floor	10 sq.m
3a		District court	Administrative house	2 floor, basement	
3		4-flat living house	Apartments	2 floor	
			Utility house		5 sq.m
			Utility house		6 sq.m
			Garage		20 sq.m
5		4-flat living house	Apartments	2 floor	
			Utility house		7 sq.m
			Utility house		6 sq.m
7		4-flat living house	Apartments	2 floor	
			Utility house		50 sq.m
			Garage		21 sq.m
			Garage		19 sq.m
9		4-flat living house	Apartments	2 floor	
			Utility house	2 floor	60 sq.m
			Utility house	1 floor	10 sq.m
	Garage		2 floor	40 sq.m	
		Garage	1 floor	21 sq.m	
2	4-flat living house	Apartments	2 floor, basement		
		Utility house	1 floor	9 sq.m	
		Garage	1 floor	18 sq.m	
4	3-flat living house	Apartments	1 floor, mansard		
		Utility house	1 floor	12 sq.m	
		Garage	1 floor	16 sq.m	
	<b>9</b>	<b>27</b>			
Skrypnika str	3	Cinema	Cinema, 2 shops, offices	1 floor	
	5	3-flat living house	Apartments	1 floor, mansard	
			Utility house	16 sq.m	
			Garage	12 sq.m	
7	2-flat living house	Apartments	1 floor, mansard, basement		
		Utility house	4 sq.m		

Name of street (square)	House number	Name of buildings	Composition of buildings, purpose	Short technical characteristics	Notes	
2	3	4	5	6	7	
	9	3-flat living house	Apartments Garage	1 floor, mansard, basement stone, 24 sq.m		
	9a	Shop	Food shop.	1 floor		
	2	8-flat living house with institutions	Apartments, hairdresser's Utility house	2 floor, basement		
	4	6-flat living house	Apartments Utility house Garage	2 floor, basement 8 sq.m 12 sq.m		
	6	2-flat living house	Apartments Utility house	1 floor, basement 20 sq.m		
	8	2-flat living house	Apartments Utility house	1 floor mansard, basement		
	10	2-flat living house	Apartments Utility house	1 floor basement		
		<b>10</b>		<b>20</b>		
	Voyiniv UPA str	1	Registration hall	Notary, registration hall	1 floor, basement	
		3-5	Communication centre	'Ukrpost', 'Ukrtelecom' Back utility-office house Boiler	2 floor, basement 2 floor, annex 1 floor, annex	
7		1-flat living house	Apartments Sheds	1 floor, basement Annex		
n/n		Bar	Bar	Metal light house, 1 floor		
13		'Falcon'	Concert hall, offices	1 floor 2-floor.		
n/n		Stadium 'Roztochchia'	Changing room, tribunes Gas regulation point Toilets Minor shop	1 floor, mansard 1 floor 1 floor 1 floor, metal		
15		3-flat living house - villa	Apartments Garage Sheds	1 floor		
17		2-flat living house - villa	Apartments Utility house			
19		Hospital department	Interventional radiology department	2 floor		
21		1-flat living house	Apartments Utility house with garage	2 floor, basement		
23		4-flat living house	Apartments Utility house			
25		3-flat living house	Apartments Utility house with garage			
2		'Oschadbank'	Bank Garage	1 floor, mansard		
4		Hospital department	Therapy	2 floor, basement		
4a		PE 'Wynnyky'	Back non-living house	1 floor		
6		24-flat living house	Apartments	3 floor, basement		
6a		1-flat living house	Apartments	1 floor		
66		1-flat living house	Apartments	1 floor		
8		2-flat living house with institutions	Apartments, food shop Offices	1 floor, basement 2 floor		
8a		1-flat living house	Apartments Sheds	1 floor		
10		8-flat living house with institutions	Apartments, offices of Pension Fund	2 floor, basement		
14		Administrative house	Offices Statistics Centre	2 floor, basement		
16		Administrative house	Offices			
18		Kindergarten	Kindergarten			
20		Café	Café bar	1 floor, mansard		
22		Sports complex	Former horse arena	1 floor		
24		Administrative house	Offices	2 floor		
24a		Shop	Offices and shop	2 floor	Process of	

Name of street (square)	House number	Name of buildings	Composition of buildings, purpose	Short technical characteristics	Notes	
2	3	4	5	6	7	
		<b>28</b>	<b>43</b>		building	
Bandery str	1	Children's art centre	Children's art centre - villa Toilets	1 floor mansard, basement 1 floor		
	3	4-flat living house	Apartments Sheds Sheds	2 floor, basement		
	3a	3-flat living house	Apartments Sheds			
	5	5-flat living house	Apartments Sheds	2 floor, basement		
	13	Police office - villa, SBU	Offices Offices Garages	2 floor, basement 2 floor 1 floor		
	15	Kindergarten	Kindergarten Utility house	2 floor, basement		
	17	3-flat living house	Apartments			
	19	2-flat living house	Apartments			
	21	3-flat living house	Apartments additions			
	23	2-flat living house	Apartments Utility house			
	25	3-flat living house	Apartments			
	27	2-flat living house	Apartments Utility addition building			
	29	1-flat living house	Apartments			
	31	2-flat living house	Apartments			
	2	Driving school	Admin and academic frame Garages Estacada Diagnostic centre	With blocking, 2 floor 1 floor  Metal, 1 floor		
	2a	Night club 'Park'	Non-living house Unknown building Unknown building	With blocking, 2 floor, mansard  Basement		
			<b>16</b>	<b>32</b>		
	Roztochchy a str	1	2-flat living house	Apartments Garage Shed	1 floor, basement 1 floor 1 floor	
		1a	4-flat living house	Apartments Utility house	2 floor 1 floor	
		3	3-flat living house	Apartments Utility house	2 floor 1 floor	
5		4-flat living house	Apartments Shed Garage stone	1 floor, mansard, basement 1 floor 1 floor		
2a		4-flat living house	Apartments Utility house Garage	2 floor 1 floor 1 floor		
			<b>5</b>	<b>13</b>		
Svyatoyi Triyci str		1	1-flat living house	Apartments Sheds	1 floor 1 floor	
	3a	1-flat living house	Apartments Sheds	1 floor 1 floor		
	36	1-flat living house	Apartments Shed	1 floor 1 floor		
	3	1-flat living house	Apartments Shed	1 floor 1 floor		
	2	½ 2-flat living house	Apartments Shed	1 floor 1 floor		
	2a	½ 2-flat living house	Apartments	1 floor		

Name of street (square)	House number	Name of buildings	Composition of buildings, purpose	Short technical characteristics	Notes
2	3	4	5	6	7
Shpytalna str			Shed	1 floor	
	6	5-flat living house with institutions	Apartments, food-utility shop	1 floor	
		<b>8</b>	<b>13</b>		
	1	1-flat living house	Apartments	1 floor	
	3	2-flat living house	Apartments	2 floor	emergency state
	5	1-flat living house	Apartments	2 floor	
	13	2-flat living house	Apartments	With blocking, 1 floor, basement	
	15	1-flat living house	Apartments Shed	With blocking, 1 floor	
	2	2-flat living house	Apartments	1 floor	
	4/1	1-flat living house	Apartments	1 floor, basement, wood	
	8	1-flat living house	Apartments	1 floor	
	8a	1-flat living house	Apartments	1 floor	
	12	1-flat living house	Apartments	1 floor	
	14	2-flat living house	Apartments	1 floor	
	22	1-flat living house	Apartments	1 floor	
	26	1-flat living house	Apartments Utility house	1 floor 1 floor	
	26a	1-flat living house	Apartments	1 floor	
	28	1-flat living house	Apartments	2 floor	
	30	1-flat living house	Apartments Utility house	1 floor 1 floor	
	32	1-flat living house	Apartments	1 floor	
	34	1-flat living house	Apartments	1 floor	
	36	2-flat living house	Apartments	1 floor	
	38	1-flat living house	Apartments	1 floor	
	40	1-flat living house	Apartments	1 floor	
	42	2-flat living house	Apartments	1 floor	
	44	1-flat living house	Apartments	1 floor	
	46	1-flat living house	Apartments	1 floor	
	48-60	Hospital	LOR department Club, boiler Laundry Surgery Infection department Stores Children department	1 floor, basement 1 floor 1 floor 2 floor, basement 1 floor 1 floor 2 floor, basement	
	62	1-flat living house	Apartments	2 floor	
			<b>30</b>	<b>34</b>	
Rutkovycha str	3	1-flat living house	Apartments Garage, stone	With blocking, 1 floor, basement	
	5	1-flat living house	Apartments	With blocking, 1 floor, mansard	
	11	4-flat living house	Apartments Sheds Sheds	2 floor, basement	
	13	3-flat living house	Apartments Sheds	1 floor, mansard	
	13a	1-flat living house	Apartments		
	15	2-flat living house	Apartments Sheds		
	15a	1-flat living house	Apartments Sheds		
	17	1-flat living house	Apartments Sheds		
	19	1-flat living house	Apartments		

Name of street (square)	House number	Name of buildings	Composition of buildings, purpose	Short technical characteristics	Notes	
2	3	4	5	6	7	
	25	1-flat living house	Apartments			
	27	2-flat living house	Apartments	1 floor, basement		
	27a	Housing services	Offices, workshops	With blocking, 1 floor		
			Stores	With blocking, 1 floor		
			Stores	With blocking, 1 floor		
	29	2-flat living house	Apartments	1 floor, basement, wood		
	31	2-flat living house	Apartments	1 floor, basement, wood		
	33	2-flat living house	Apartments	1 floor, basement, wood		
	35	3-flat living house	Apartments	1 floor, basement, wood		
	39	½ 2-flat living house	Apartments	1 floor, mansard, basement		
	39/1	½ 2-flat living house	Apartments	1 floor, basement		
			Shed			
			Garage			
	45	13-flat living house	Apartments	3 floor basement floor		
			Sheds			
	53	1-flat living house	Apartments	1 floor, basement, wood		
	55	1-flat living house	Apartments	1 floor, basement, wood		
	55a	1-flat living house	Apartments	1 floor, wood		
	57	1-flat living house	Apartments	1 floor, wood		
	57a	1-flat living house	Apartments	1 floor, mansard, new		
	10	1-flat living house	Apartments	1 floor		
			Utility house	1 floor		
		<b>25</b>		<b>38</b>		
	Gasyna str	1	2-flat living house	Apartments	1 floor	
				Utility house	1 floor	
3		Clinic	Non-living house	2 floor		
5		Hotel 'Style'	Hotel, restaurant	2 floor		
11		2-flat living house	Apartments			
			Utility house			
15		1-flat living house	Apartments			
			Utility house			
17		2-flat living house	Apartments			
			Utility house			
19		2-flat living house	Apartments			
21		2-flat living house	Apartments			
			Garage			
23		1-flat living house	Apartments	1 floor		
25		1-flat living house	Apartments			
29		2-flat living house	Apartments			
			Utility			
31		1-flat living house	Apartments			
33		1-flat living house	Apartments			
35		1-flat living house	Apartments			
			Utility house			
35a		1-flat living house	Apartments			
			Utility house			
37		1-flat living house	Apartments			
			Utility house			
39	1-flat living house	Apartments				
		Sheds				
2	Shop building materials.	Shop				
4	1-flat living house	Apartments				
8	1-flat living house	Apartments	1 floor			
		Utility house	1 floor, mansard			
10	1-flat living house	Apartments	1 floor			
14	1-flat living house	Apartments		?		
14a	1-flat living house	Apartments				
		Utility house				
16	1-flat living house	Apartments				
	<b>24</b>		<b>36</b>			

Name of street (square)	House number	Name of buildings	Composition of buildings, purpose	Short technical characteristics	Notes
2	3	4	5	6	7
Conowalca sqr	16	Destroyed non-living house	Non-living house		reconstr
	1	1-flat living house	Apartments	1 floor	
	2	½ 2-flat living house	Apartments	1 floor	
	2a	Shop 'gold'	½ living house – utility shop	1 floor	
	3	Shop	Minor shop	Metal minor shop, 1 floor	
	4	Santechnics shop	Apartments Summer kitchen	1 floor, basement 1 floor	
	5	1-flat living house with institutions	Apartments, utility shop Shed	2 floor	
	6	3-flat living house	Apartments		
	7	Café, offices	Café, offices	2 floor	
	8	Café	2 café	1 floor	
	9	Bar 'Acsent'	Bar	1 floor, mansard	
	10	3-flat living house	Apartments	2 floor	
	11	1-flat living house	Apartments	1 floor	Non-living
			<b>14</b>	<b>16</b>	
Conowalca str	1	1-flat living house	Apartments	1 floor	
	3	Boarding specialized school	Academic-living frame	3 floor, basement	
			Adminframe – 3a	1 floor, basement	
			Library – 3b	1 floor, basement	
			Stores	1 floor	
	5	1-flat living house	Apartments	2 floor, basement	
	7a	½ 2-flat living house	Apartments	With blocking, 2 floor, basement	
			Summer kitchen	1 floor	
	7	½ 2-flat living house	Apartments	With blocking, 2 floor, basement	
			Summer kitchen	1 floor	
			Garage	1 floor	
	11	2-flat living house	Apartments	1 floor, basement	
			Garage		
	2	Public toilet	Public sanitary building	Underground building	
	4	District education department	Administrative house	2 floor	
			Utility house	1 floor	
	n/n	Market 'Zhovkva'	111 temporary trading places	With blocking metal minor shops	
	8	2-flat living house	Apartments	1 floor, basement	
			Summer kitchen	1 floor	
	10	2-flat living house	Apartments	2 floor	
12	4-flat living house	Apartments	1 floor, wood		
14	Production base 'Zhovkva Ltd.'	Adminframe (new)	2 floor		
		Stores	With blocking, 1 floor		
		Stores (adminframe old)	1 floor		
		Garage, workshop	1 floor		
16	2-flat living house	Apartments	1 floor		
		Garage	1 floor		
22	2-flat living house	Apartments	1 floor		
		Summer kitchen	1 floor		
		<b>15</b>	<b>28</b>		
Boguna str	1	1-flat living house	Apartments old	1 floor	
			Apartments new	2 floor	
	3	1-flat living house	Apartments	2 floor	
			Summer kitchen	1 floor	
	11a	1-flat living house	Apartments	1 floor	
			Garage	1 floor	
			Shed	1 floor	
11	1-flat living house	Apartments	1 floor, wood		
9	1-flat living house	Apartments	1 floor		
7	1-flat living house	Apartments	1 floor		



Name of street (square)	House number	Name of buildings	Composition of buildings, purpose	Short technical characteristics	Notes	
2	3	4	5	6	7	
			Utility house	1 floor		
	5a	1-flat living house	Apartments	1 floor, basement		
	5	1-flat living house	Apartments Shed	1 floor 1 floor		
	10	2-flat living house	Apartments Summer kitchen Summer kitchen	1 floor, basement 1 floor 1 floor		
	12	1-flat living house	Apartments Shed Garage	1 floor 1 floor 1 floor		
	14	1-flat living house	Apartments	1 floor		
	18	1-flat living house	Apartments Summer kitchen	1 floor, wood 1 floor		
	20	1-flat living house	Apartments Summer kitchen	Wood		
			<b>13</b>	<b>25</b>		
	L. Ukrainky str	1	Statistics department, shops of furniture and building materials	Administrative house, shops Addition building, shop	1 floor 1 floor, mansard	
		3	Production base TMK-186	Stores 1 Stores 2 Stores 3 Stores 4 Garages Gate post		
		5	Production base UEGG	Administrative house	2 floor	
		26	Factory 'Automate'	Gate post Adminframe (monastery) Adminframe (church) Production frame 1 (old workshops) Production frame 2 (new metal frame) Production frame 3 Production frame 4 Production frame 5 (stores) Production frame 6 (former horse arena) Production frame 7	1 floor 3 floor 3 floor, basement 1 floor 1 floor, metal 1 floor 1 floor 1 floor 1 floor 1 floor	
			<b>4</b>	<b>19</b>		
<b>24</b>			<b>328</b>	<b>596</b>		