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"Community-led Urban Strategies in Historic Towns (COMUS)"
Feasibility Study (FS)
Establishing a Culture centre, Lutsk





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1. Explanatory note

1.1 Project tasks

The task is to create a modern Culture Centre (co-working space with the informational Internet platform) to promote constructive, cultural and intellectual cooperation within Lutsk (creative, gifted youth, NGOs connected to intangible cultural heritage, like “Rukotvory Volyni” (“Volynian Craftsmen”), etc.) with the involvement of the Polish, Armenian, Check, and Jewish community.

1.2 Project aim

- To create favourable conditions for cultural dialogue and cooperation between representatives from different generations, professions, and ethnicities within Lutsk;
- To intensify the development of region as the cultural touristic centre while preserving the cultural heritage of the city, including non-material.

1.3 Background

Since the Medieval period, Lutsk has been the political and cultural centre of Volyn, and it developed as a multi-ethnic town. Apart from the Ruthenian-Ukrainians, there were Poles, Lithuanians, Armenians, Karaites, Jews, Checks, and Germans. Their ancestors still live in the city today. Many visitors to the still come because of their connection to the different ethnic cultures that belong to the city, and by sharing their stories with the locals of Lutsk. Traditionally, the local community has played an active role in all of the town’s affairs and has been the driving force of its cultural development.

Modern Lutsk’s communities preserve Polish, Armenian, and Check culture. There is also a small community of Lutheran Germans. Several NGOs are active in the field of restoration and reconstruction of the city’s wide ranging intangible heritage traditions, including knowledge and crafts. Given these elements, the creation of a Cultural Centre has for a solid basis for implementation and a demonstrated need.

The Culture Centre project is linked directly to recreate a public space for the entire city in the Market Square. The life of the centre should not be limited to work behind closed doors, as the main aim of it is the popularization of intangible heritage, the city’s mentality, and distinctive cultures of its ethnic minorities. The Market square is a wonderful space for holding attractions, and running festivals to showcase the city’s national minorities, holding thematic days of culture, as well as educational and cultural programmes.

The home of the future multi-cultural centre is an architectural monument of the local importance dated to the 20th century. It is located in the historic part of the city at the beginning of the street e (called Velyka (Big) during the 15-18th centuries, at the beginning of Market square. The original structure was wooden. Wooden structures are known to have persisted on this site until the 19th century according to the plan of the city dated to 1869.

Where there is now a brick building on Drahomanova Str. 1, previously there was a wooden house with the ordinal number 4 that belonged to Abraham Soroka. At the beginning of 1920s, when the city was a part of the Second Polish Republic, a modern brick house was built here, that in 1929, together with a similar house facing Danyla Bratkovskogo Str., and all the surrounding land, was in the possession of Jewish lady, Zosia Rehtman.

The woman sublet the houses to local businesses. After the end of the war, one of Zosia Rehtman’s houses on Drahomanova Str. 1, was given to the city.

At the beginning, the first floor of the building was occupied by a shop, later, one of the local libraries





moved here.

1.4 Current state

The house on Drahomanova Str. 1, located on the edge of the Market Square, is an architectural monument of local importance, built at the beginning of 20th century. Its state is satisfactory, and it is now owned by the city.

The building includes:

- first floor – city library;
- second floor – rooms sublet to small enterprises.

Information on the previous owners is incomplete, and the historic and technical documentation is lost.

1.5 Suggested steps of the project

Creation of the Culture Centre includes the following steps:

1. Wide ranging public debates on funding and human capital in the future will take place as part of in the creation and operation of the centre. Discussions with architects and engineers-builders will be held to explore options re: external cladding and internal repairs.

2. Public debates, website. The latter will give the community an opportunity to express their vision and increase the involvement of locals and young people in the discussions;

- Involvement of NGOs, guardians of intangible cultural heritage, members of Armenian, Jewish, Check, Polish communities, and talented youth; Conducting Weeks of Culture of the ethnical communities in the library.

3. Gathering basic information on the architectural monument :

- stocktaking and photographing;
- technical opinion about the state of the building;
- drawings with measurements and BTS (Bureau of Technical Stocktaking) plans;
- analysis of the preserved documentation

4. Concept and design:

- involving specialists in architecture and design to create project documentation for restoration and adaptation of the site;

- creating a record of the facades' painting.

5. f=Funding research for project implementation with the involvement of several sources:

- city and oblast budgets;
- community fundraising;
- NGOs of national minorities fundraising;
- commercial sponsorship.

6. Conducting works on restoration and adaptation of the historical monument.

7. Procurement of equipment and machinery.

1.6 Methodology

The implementation of the Market Square landscaping project will be based on previous scientific research, and restoration using traditional materials to preserve the original urban plan. The site is an architectural monument of local importance, thus all the works must comply with article 26 of the Law of Ukraine “About the Preservation of the Cultural heritage” and the Building code (State Building Standards) A.2.2-6-2008 “Composition, content, development, agreement and approval of scientific project documentation for restoration of immobile objects of cultural heritage.”



The library building is architecture of local importance and, if the funds are secured, restoration and adaptation of the building into a multicultural centre will take place as a special project.

Before any project decisions are implemented, a chain of measures must take place and additional work must be done to make sure the building is properly investigated.

One of the requirements is that authentic, or technically similar, materials are used for the restoration. The Cultural Centre and the library are appropriate functions for the site.

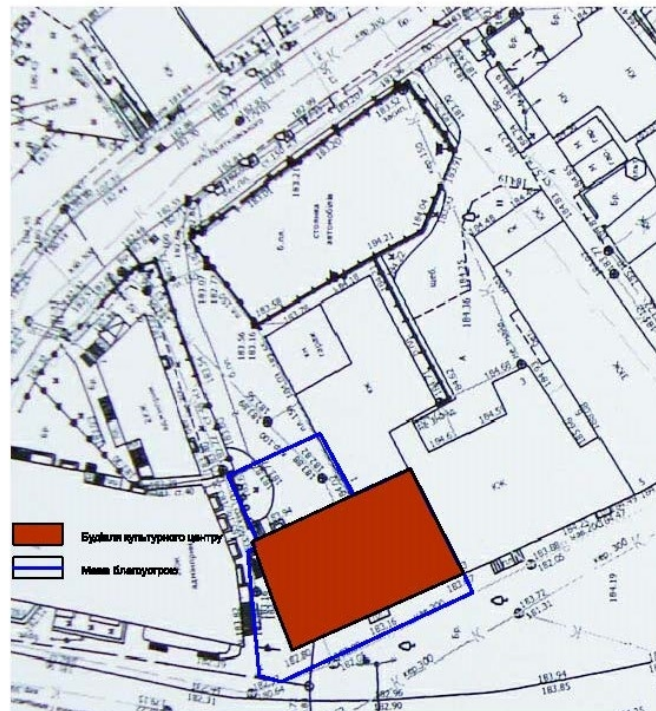
Restoration and adaptation works must preserve the historic value of the site, but give new meaning to the monument, making it informative, interesting for the residents, national minorities, NGOs and young people.

1.7 General estimation of financial needs.

The general budget of the project implementation is **297,130** EUR, which includes expenses under the following phases:

- Community discussions and creation of the promotional products – 500 EUR;
- Engineer and technical examination of the state of the building – 660 EUR;
- Documentation on project and estimates – 8,360 EUR;
- Development of the project of rooms adaptation – 8,260 EUR;
- Renovation and restoration works – 240,470 EUR;
- Equipping the building for the Culture Centre – 33,550 EUR;
- Landscaping of the surrounding territories – 5,330 EUR.

Landscaping territories





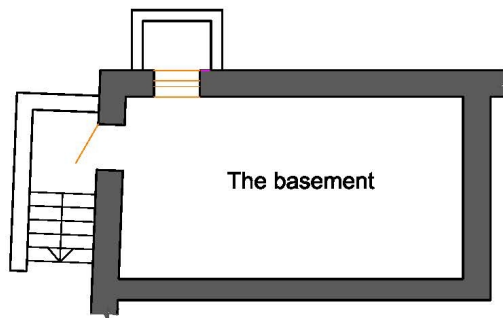
2. Introduction

2.1 Technical conditions

The architectural monument is a 2-storeyed brick building with wall scheme of construction, the overlays are steel beams with filling. The house is located on the red lines of the Market square.

According to the plan, the building is an irregular rectangle 21.8 x 12.8 meters.

Plan of basement (existing condition)



Plans of floors (existing condition)-second (top) and first (bottom)





The first floor was used as a shop, evidence of which remainson the building facade , where the original division for the shop windows (that were walled-in after the building's change of function) are still visible.

The second floor was used as a tailor's workshop and a space used by a local NGOs.

According to the decision of Volyn Oblast Executive Committee dated December 1st 1986 #341, the house is included on the register of architectural monuments of local importance (security #26-М3). By the Law of Ukraine dated by September 23rd 2008 #574-YI the building was included in the list of monuments of Cultural Heritage that cannot be privatized.

Today, the building on Drahomanova Str.1 requires renovation and restoration works to adapt its function and create the Cultural Centre and preserve the library.

Technical conditions of the building. Overall, the building is in a satisfactory technical state, but the façade requires renovation and restoration, and adaptation as a Cultural Centre and library as well as interior renovation.

A rapid technical examination has discovered the following:

- The poor condition of the socle part of the façade;



The photo of the neglected house facade. February 15, 2017

- The building's facade requires restoration with partial renovation of the recessed windows. The original windows and doors, plastering and painting are not preserved.



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The condition of the building's façade, February 15th 2017

The roofing requires restoration and replacement of some sections. The first floor is in a satisfactory condition and only requires a small amount of renovation with adaptation of the rooms. In addition, the overlays must be checked, as parts of the constructions might need to be changed.





The ceiling in the building on the first floor, February 15th 2017

- The second floor requires adaptation and repair works. The partitions are mostly modern and can be demolished.
- The first floor is divided, by structural walls, into 4 large rooms. The second floor has 2 large spaces split into separate rooms by temporary partitions.
- The basement is in an unsatisfactory condition and requires a major overhaul and repair. Once work is complete, it will house history exhibitions and visits (for example “The History of underground Lutsk”, “Mystical history of the Old town” etc.). The basement level can also be used for performances by local amateur theatre groups.



The basement of the building on Drahomaniva Str. 1. February 15th 2017

- Modern PVC windows must be replaced with wooden frames, as per the original, with some improvements.
- Engineer communications must be modernized.

2.2 *Financial evaluation*

The total cost of the project is estimated at 297,130 EUR, based on calculations of average expenditure for projects that include scientific research, restoration and adaptation of landmarks. A significant part of the expenditure can be covered by the Volyn Oblast Administration, Lutsk City Council. The other funds can be secured through investors, grants, and fundraising. It is recommended that the following steps are taken to implement and fundraising for the project:

Funding for the project can be sought from:

- Oblast Administration and City Council;
- National minority NGOs budgets;
- corporate sponsorship from foreign investors.

Funding can be phased, according to the calendar plan of project implementation.

2.3. *Existing structure and conditions*

At time of writing, the site is in satisfactory technical condition, but requires restoration and adaptation works. All works must be conducted in accordance to existing norms and standards, using traditional construction materials appropriate for use of the building as a Culture Centre. This will begin the process of regeneration of traditional environment of the Market square in Lutsk.

2.4. *Planning proposals*

During the development of design and estimates, a COMUS banner will be fixed to the building's façade. The scheme for the spatial division of the existing building, functional zoning and changing of substantial.

First floor





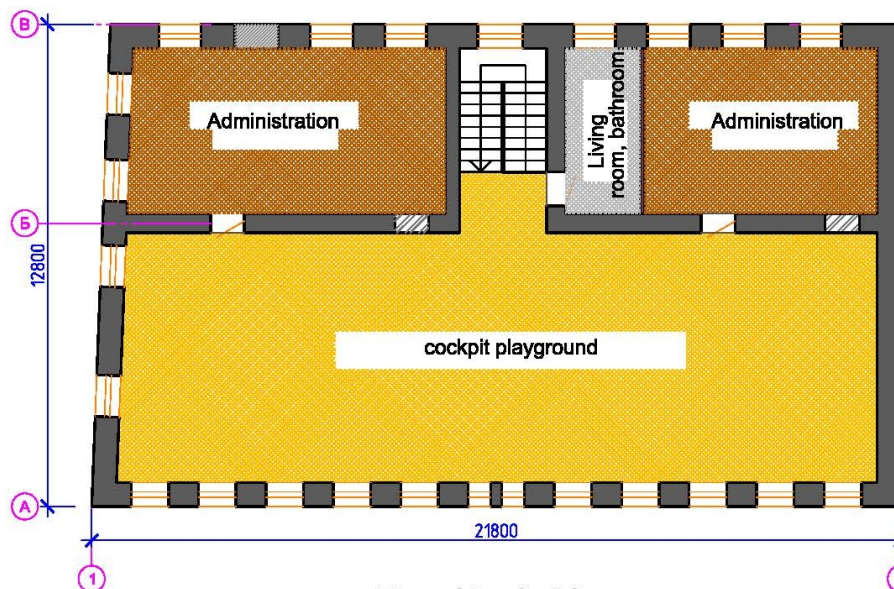
- Two rooms are left for the usage of library: reading hall, funds and administration. The library needs modernization, creation of electronic catalogue, connection to the Internet, equipping with new computers.
- The other two rooms can be used as an information centre, hall for project co-ordinators.

Second floor:

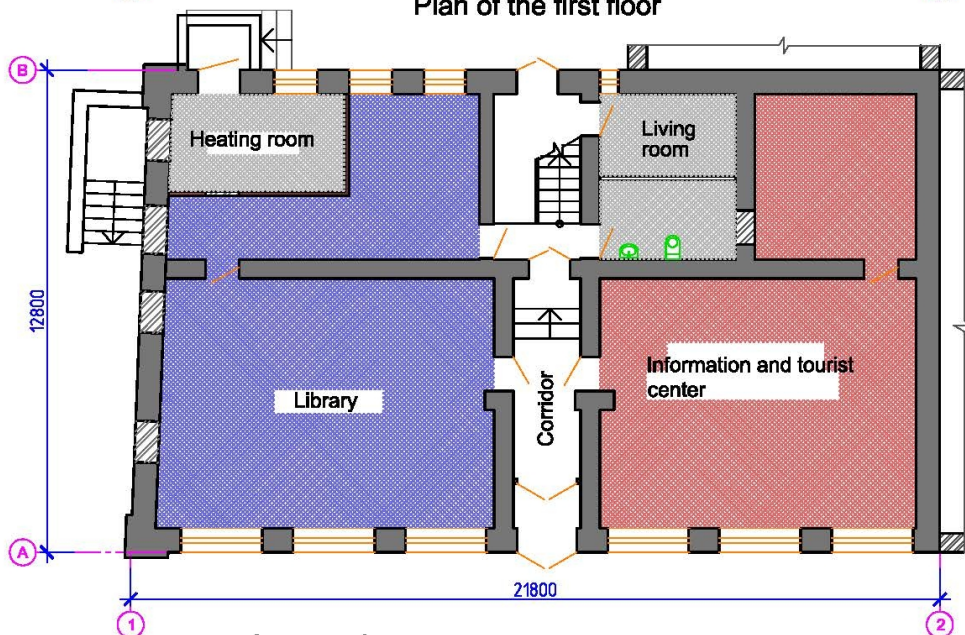
The floor forms 2 spaces that are limited by bearing walls and additionally divided with the temporary partitions. The project foresees the demolition of the partitions in one of the rooms of the second floor to create space for a co-working area. Another part of the floor will be re-planned to create support rooms for the centre's activities.



Plan of the second floor



Plan of the first floor



Legend

 embedded plains

2.5. Responsible bodies

The responsible bodies are the Lutsk City Council, the Department for tourism and promotion of the City, the Department of Culture. The library is under the auspices of the Department of Culture.

2.6. References

Rukotvory.at.ua

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3. The scope of work

3.1. Description of investment / project needs

The aim of the project is to create the citywide Culture Centre in a building that is an architectural landmark, located on the corner of Market Square.

The Cultural Centre project is directly connected to the creation of a citywide, public space in the frames of Market Square. The livelihood of the centre must not be limited to work behind closed doors, the main aim is the popularization of different aspects of the city's culture. The implementation of the project will enhance the sense of community in Lutsk, conducting additional culture-related activities, such as exhibitions of crafts, local and international festivals, etc. These transformations will contribute to the preservation and regeneration of the Market square as the a cultural heritage site.

The project also aims to revive the Old Town, starting with its symbolic gates – the Market Square. The Old Town as well as all the Market Square are protected as part of the national historic and cultural reserve.

The building, where a library is currently housed, is degraded and has already lost its historical facade; it does not play a significant role in the social life of the city. Such attitudes towards cultural heritage causes damage to the historical environment and impede cultural development of this unique historic city, which has huge potential. The task will include the creation of a Culture Centre, and will require that both function and form to accommodate modern requirements.

We propose:

- a Culture Centre be created in the area of the current library, involving representatives of national minority NGOs, talented youth, guardians of intangible cultural heritage in the co-working space providing the opportunity to have different events held on the Market Square;

- create a multifunctional space; thanks to the central location of the Culture Centre and library supporting diverse culture, including international, events;

- popularization of Lutsk in the context of historical multi-culturalism and city culture with the help of Internet resources: Facebook page and website.

The proposed project to adaptation and restore this architectural monument is based on the concept that this transformation of function will have a modern vision: into a public, multifunctional Culture Centre. The events it is hoped will take place will involve the community especially young people. The restoration of the monument will contribute to regeneration of Market Square and the development of tourism enhancing the city's public life .

3.2. Model of implementation and Agreement

The creation of the Culture Centre is part of a wider project to form a citywide, public and community space at Market Square. The Culture Centre will become a key site within the Square that will diversify the space with attractions, festivals, master-classes, photo exhibitions, open-air cinema, etc. The creation of a public space at the Market Square will attract citizens and tourists, encouraging active participation





of the city community and, especially, young people in implementing the project will accelerate the process. The authorities has to additionally support and assist in any way possible.

3.3. List of framework conditions

According to the decision of Volyn Oblast Executive Committee dated December 1st 1986 #341, the house is included to the register of the architectural monuments of the local importance (security #26-М3). According to the Law of Ukraine dated September 23rd 2008 #574-YI the building was included on the List of Cultural Heritage monuments that may not be privatized. The site is an architectural monument of local importance, thus all works must comply with article 26 of the Law of Ukraine “About the Preservation of the Cultural heritage” and the Building code (State Building Standards) A.2.2-6-2008 “Composition, content, development, agreement and approval of scientific project documentation for restoration of immobile objects of cultural heritage.” One of the main factors that will influence the success of the project is the quality of the dialogue with the authorities and their support on every step of project implementation.

3.4. Results and benefits

The creation of the Culture Centre will contribute to the active use of Market Square as it belongs to the traditional building that shapes it. The centre will assist in creating community cohesion, with representatives of young people and the city’s minorities, the bearers of the history and culture of the ethnic societies that lived in Lutsk so long ago, around the powerful idea of a common cultural past and the natural desire to create the historic and cultural image for the city in the future.

3.5. Legal frameworks

The implementation of the project to create a Culture Centre, that includes restoration and adaptation of an architectural monument of local importance follows the regulations of article 26 of the Law of Ukraine “About the Preservation of the Cultural heritage” and the Building code (State Building Standards) A.2.2-6-2008 “Composition, content, development, agreement and approval of scientific project documentation for restoration of immobile objects of cultural heritage.” The landmark is now owned by the city, it does not have co-owners and limitations in its usage as Culture Centre.

3.6. Social and economic feasibility

The Project to create a Culture Centre is achievable. The conduction of works on restoration and adaptation has to be funded by the governmental body, as the building is the architectural monument of the local importance and is the community property. For the popularization of the work of the centre, various informational resources must be used, including that provided by tourist organizations. Preparation of documentation regarding project development and estimates has already begun. The COMUS team has been in dialogue with members of Polish, Czech, Armenian and Jewish communities in Lutsk. Representatives of these organizations are willing to cooperate. Negotiations with communities that live in Lutsk concerning festivals of local food and traditional ethnic clothing are taking place. These festivals are planned at the Market Square in front of the future Cultural Centre.

3.7. Strategy of implementation and sustainability

Cooperation and the search for common ground in preparing a vision for the cultural development of Lutsk and the project for adapting and transforming a building into a fully functioning Culture Centre with its own Facebook page (and Internet platform) has been strong, with meetings held with the Heads of the Departments of Culture, and with the representatives of national minorities in Lutsk,





representatives of NGOs, and young people. The sustainability of the project and viability of the idea will be possible thanks to the financial support of the City Council, the Consulate of Poland in Lutsk, and the involvement of international investors.

3.8 Duration of project

It is estimated that implementation may be between 1.5 to 3 years, depending on how active communities and young people are, as well as how ready the city government is to help to create the before mentioned centre. The idea of the creation of the Culture Centre was discussed during the City Forum and has been included into the strategy of city development “Lutsk – 2030”. The Culture Centre will continue to have a long-term social effect, involving citizens in modern leisure tourism and increasing their knowledge in the culture and history of their homeland.

4. Possible risks

- The refusal of authorities to take part in the implementation of the project;
- lack of interest for the project from the community and city and ethnic groups;
- problems with fundraising for the project;
- insufficient funds to complete the project;
- conflict of interests between all potential users: the library, the tourism department, the minority organizations, other locals;
- High maintenance costs and inefficient use of the building;
- Poor and inappropriate development of surrounding buildings.

5. Recommendations / Conclusions

The project should be treated as part of a citywide programme of cultural, social, educational, and tourist events, its aims should be included in the development of the city strategy “Lutsk – 2030”. The creation of the Culture Centre will have a positive impact on the tourism potential of Lutsk and Volyn.

Events and responsible persons

Planned events have called for the creation of the Culture Centre as the centre of the unity of the city’s communities, with young people and representatives of Polish, Check, German, Jewish, and Armenian ethnic groups are described in paragraph 1.5.





Project manager for Lutsk Oksana Shtanko will be responsible for the popularization of the history of the city, connected with the history and culture of the city in different years, conducting tours, public lectures, round tables, discussions. Architect Liudmyla Vintsiuk is responsible for the development of architectural-project component.

Working together with the experts and managers of COMUS in Ukraine and project manager from Lutsk Oksana Shtanko were:

Technical and economic justification was conducted by experts:

Olena Serdiuk

Liudmyla Vintsiuk

Sergii Kozak

Costs phases and deadlines

Expenses designation	Cost, (UAH)	Cost, (Euro), (30UAH/1€)	Timeline
Public discussions	15,000	500	Month 1
Engineering and technical report on the state of the building (Culture Centre)	19,800	660	Month 1
Project and estimates documentation (Culture Centre)	250,800	8,360	Month 3 – Month 5
Development of the design of the rooms of the Centre	247,800	8,260	Month 4 Month 5
Restoration works of the building (Culture Centre)	7,214,100	240,470	Month 5 – Month 10
Adaptation of the building for the Culture Centre (Equipment)	1,006,500	33,550	Month 11 – Month 12
Landscaping of surrounding territories	159,900	5,330	Month 11 – Month 12
Total	8,913,900	297,130	Month 12