

## Community-led Urban Strategies in Historic Towns (COMUS)



### "Community-led Urban Strategies in Historic Towns (COMUS)"

#### Preliminary Technical Assessment

#### Creation of the Cultural Centre in Lutsk

Lutsk

Ukraine

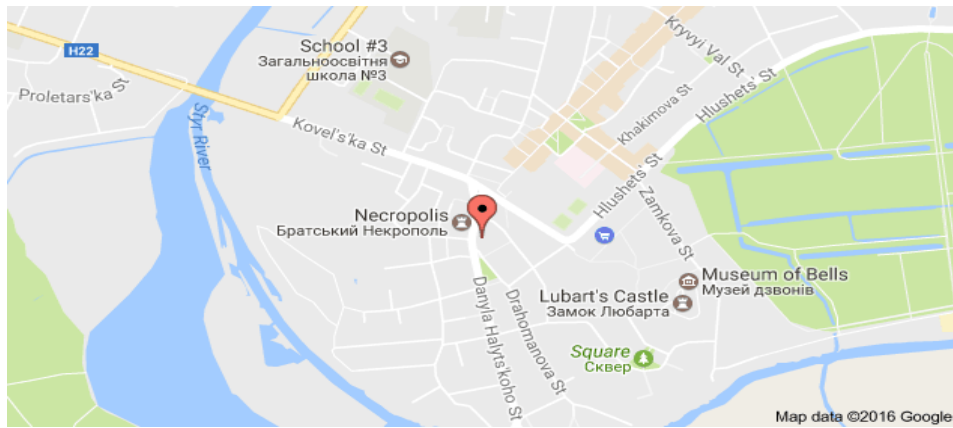
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## 1. Introductory page



Building on 1 Drahomanova Street: a photo and a map



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1.1. Country or Territory: Lutsk, Volyn region, Ukraine

1.2. Name of organisation compiling the information: Lutsk City Cultural Centre

1.3. Contact name: Ihor Polishchuk, in charge of Lutsk City Council

1.4. E-mail address: office@lutsk.rada.ua

1.5. Lutsk City Cultural Centre, 1 Drahomanova St., Lutsk, Volyn region

1.6. Inventory reference number(s): city planning and architecture monument of local importance, № 26-li

1.7. Building / Monument / Site type: Type of building, dwelling brick-built house

1.8. Main dates: The building process started in the early 20<sup>th</sup> century

The building was used as a commercial premise until the beginning of World War II

It is currently used as a library and a club "Patriot of the Homeland." The second floor is leased.

1.9. Current use(s): Currently one part of the ground floor is occupied by the library, another is used as the office and hall for the club "Patriot of the Homeland".

## 2. Executive Summary: the site and its management

Lutsk has played a role as the multi-ethnic cultural Centre of Volyn region since the Middle Ages. The city's inhabitants have included not only the native Ruthenians (Ukrainians) but also Poles, Lithuanians, Armenians, Karaites, Jews, Czechs, and Germans. Now their descendants visit the city and swap stories with the locals about aspects of their cultural and ethnic history from Lutsk. Some still live in Lutsk.

Since long ago, the Lutsk "pospilspvo" (local community) has played an active role in driving forward general urban issues, creating a specific noble-bourgeois culture. Given the entirety of cultural heritage of Lutsk, a creation of the cultural Centre with the renovation on its basis of traditions of the common cultural creation of the future of the city is an important and useful initiative.



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Polish, Armenian, Czech and German Lutheran communities are represented in city life today. The city is full of talented creative young people. There are NGOs whose members are masters associated with intangible cultural heritage.

Thus, transforming the library building into the City Cultural Centre, stressing Lutsk's multiculturalism, is essential for the city's development and progress.

### 3. Administrative information

3.1. **Responsible Authorities:** Lutsk City Council; The Cultural Heritage "Staryi Lutsk"; the head office of the library and the club "Patriot of the Homeland."

3.2. **Building/Site, Name and Address** City Library №3, 1 Drahomanova St.; the club "Patriot of the Homeland", Lutsk, Volyn region, Ukraine.

3.3. **Map reference** (please Page 1)

#### 3.4. Type of monument

The building of the City Cultural Centre will become a co-working, art, educational, cultural and expositional-exhibition centre.

3.5. **Ownership:** municipal.

### 4. Summary of condition

4.1. **Summary of Physical Condition** The building is well preserved, although it needs limited repair of external walls and the replacement of plastic windows with wooden ones, as there would have been originally.

4.3. **Priority for intervention** – medium





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### 5. Existing information

#### 5.1. Documentary sources:

<http://www.hroniky.com/news/view/4365-ievrei-i-modernist-ia-k-zminylosia-zhyttia-volynskykh-hromad;>

<http://www.hroniky.com/articles/view/24-sviatyi-lutsk-rizna-dolia-mistsevykh-ievreiv;>

<http://www.hroniky.com/articles/view/34-v-pustyni-sad-zrobymo-ia-k-ievrei-perenosyly-tsentralnyi-bazar-u-lutsku;>

<http://www.hroniky.com/articles/view/150-hazzany-firkovykh-natsysty-pro-lutskykh-karaimiv-z-marioleiu-abkovykh;>

<http://www.hroniky.com/news/view/3834-povernennia-kriz-pokolinnia-shcho-robyly-v-lutsku-karaimy;>

<http://www.hroniky.com/articles/view/151-225-rokiv-ia-k-luchany-ukhvaliuvaly-polsku-konstytutsiiu>

Shabarovskyi V. Karaites and Volyn: the touches to the portrait of mysterious people – Lutsk: «Tverdynia», 2013. – 252 p.

<http://rukotvory.at.ua/>

<https://www.volynnews.com/news/society/naykrashchykh-umiltsiv-volyni-zibraly-v-odniy-maysterni/>

#### 5.5. Projects in progress:

(volume, executor and responsible)

The Department of International Cooperation and Project Management, Lutsk City Council, has started to implement the project for the creation of a Cultural Centre.

### 6. Scope of the PTA

6.1. **Extent/Nature of the assessment:** Preliminary assessment of project ideas was conducted by the national experts: Historian **Olena Serdiuk** and Architect **Liubov Apostolova-Soss**



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### 7. The PTA

#### 7.1. Background: Form, Function and Evolution

7.1.1 *Summary description of the building/site, with comments on its urban or rural context if appropriate.*

The two-story brick-built house, plastered on the outside, is situated in the lower corner of the former historic Market Square in Lutsk (1 Dragomanova St.).

Although, a memorial plaque of Danylo Bratkovskyi, a Volyn nobleman, and a Polish-speaking poet, was fixed on the facade of the building in 2003. It may be a good symbol of the future Cultural Centre.

7.1.2. *Summary historic development and evolution of the building or site, from the earliest times until the present day.* The Cultural Centre building is a monument of local importance. It was originally built as a dwelling in the early 20<sup>th</sup> century but is currently used as an office for socio-cultural organizations.

It is located in the historic part of the city on the beginning of the street that was called Velyka (Big) for many years (15-18<sup>th</sup> centuries), and was the beginning of the Market square. A wooden house previously occupied the same site, and a building of this style was documented on the site until 19<sup>th</sup> century, marked on the plan of the city dated 1869.

On the site of brick building on Drahomanova Str. 1, there was once a wooden house, Number 4, that belonged to Abraham Soroka. At the beginning of 1920s, when the city was a part of the Second Polish Republic, this was replaced with a modern brick house. In 1929, together with a similar house facing Danyla Bratkovskogo Str. And its surrounding land was in the possession of Jewish lady, Zosia Rehtman. The woman was subletting the houses and using them for entrepreneurial activities.



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After the end of the war, the preserved houses of Zosia Rehtman on Drahomanova Srt. 1, were given to the city.

At the beginning, the first floor of the building was occupied by the shop, later on, one of the local libraries made its home here.

### 7.2. Significance

*7.2.1 Summary statement of significance / historical and heritage importance.* The creation of a City Cultural Centre is important since it will help the city to preserve the memory of the ethnic groups that lived and worked in Lutsk and contributed to its history and culture over the centuries. It is also significant as it is likely to be the first step of the process of renovating the Market Square since the building is situated in the lower corner of the Square. The house on Drahomanova Str. 1 is located on the edge of the Market Square, and is an architectural monument of local importance. It was built at the beginning of 20<sup>th</sup> century, and is in a satisfactory state. It is now owned by the city.

**7.3. Vulnerability/ Risk assessment.** No risk assessments were found. The head office of the library and the club agreed with the reorganization, the building is a municipal property.

### 7.4. Technical condition

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

The building is the irregular rectangle sized 21.8 x 12.8 meters.

The building includes:

- First floor – city library;
- Second floor – rooms sublet to small entrepreneurs.

Complete information concerning the previous owners, as well as historical and technical documentation, has been lost.



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Overall, the building is in satisfactory technical state, but the façade requires renovation and restoration, and adaptation as a Cultural Centre with the library alongside the interior renovation.

The superficial technical examination has discovered the following:

- The poor condition of the façade's plinth;

The facade of the building requires restoration with partial renovation of the walled windows. The original windows and doors, plastering and painting have not survived.

### 7.5. Outline summary of required repairs:

The creation of the City Cultural Centre will require:

- community discussions and creation of promotional products;
- engineer and technical examination of the state of the building;
- partial exterior repairs;
- internal re-equipment of the building for the needs of the centre;
- documentation on project and estimates;
- development of the project for room adaptation;
- renovation and restoration works;
- equipping the building as a Culture Centre;
- landscaping of the surroundings.

**7.6. Conservation/ rehabilitation policy and proposals.** The City Cultural Centre will serve as a new place for urban communication and youth participation in city life.

Before the project can be implemented, a series of measures must be undertaken and additional works completed in order to ensure the building is properly investigated.





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One of the decisions taken for the project is that authentic, or technically similar materials are used for the restoration. The completed project will include the library as part of the Cultural Centre.

The restoration and adaptation works should aim to preserve the historic spirit of the building, whilst providing a new meaning to the historic monument, making it informative, active and interesting for residents, national minorities, NGOs and young people.

### 7.7. Finances

The general budget for project implementation is **297,130** EUR, including expenses under the following phases:

- Community discussions and creation of 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 a project for adaptation of the rooms – 8,260 EUR;
- Renovation and restoration works – 240,470 EUR;
- Equipping the building as a Culture Centre – 33,550 EUR;
- Landscaping the surroundings– 5,330 EUR.

7.7.3. *Assessment of (real) possibilities for recovering investments.* The COMUS project idea for the Cultural Centre creation was supported by the Department of International Cooperation and Project Management of Lutsk City Council, which began implementation with Council of Europe funding as part of the *PL – BY – UA* project. It would be good to use the fundraising tool developed in this project to find ways to communicate with Lutsk's business community to receive funds needed to implement the project.



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### 7.8. Management.

The Department of Tourism and Promotion and The Department of International Cooperation and Project Management of Lutsk City Council have successful experience of project management. The leaders of these institutions can effectively implement project ideas and create the City Cultural Centre in Lutsk.



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Funded  
by the European Union  
and the Council of Europe



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### 8. Documents / Photos.



*The library*





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*The facade of the future City Cultural Centre*





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*An arched ceiling inside the building*



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*The Market Square and surrounding territory of the future City Cultural Centre*





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*The Market Square and surrounding territory of the future City Cultural Centre*