

Community-led Urban Strategies in Historic Towns (COMUS)

Funded  
by the European Union  
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**"Community-led Urban Strategies in Historic Towns (COMUS)"**

**Preliminary Technical Assessment**

**Creation of public centre "Lutsk Town Hall"**

**Lutsk  
Ukraine  
February 2016**



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*Reconstruction of Lutsk Town Hall*



*Building, located on the place of old Town Hall*



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

1.2. *Name of organisation compiling the information*: Lutsk Town Council

1.3. *Contact person*: entrepreneur, owner of the buildings

1.5. Name and address of building or site: Lutsk Town Hall, Danylo Halytskoho str., 1, Lutsk, Volyn region

1.7. *Building type*: in the past it was the main judicial and administrative building in the town with Magdeburg Law; in the future it is hoped that it will become a building for education and public use.

1.8. *Main dates*:

Building permit: 1497; construction: 1566-67; destruction by fire: 1580; reconstruction: 1581; complete destruction by fire: 1780s.

1.9. *Current use*: the site is currently occupied by a new building, which is for sale.

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

Grand-Ducal Provide (1497) gave Lutsk's citizens the opportunity to construct the settlement's main building – its Town Hall. Its location in the middle of Market Square (at the corner of one of the city streets, which enters the market) was significant and the building was an undeniable symbol of a self-governing city.

The official permission to build the Market Hall in Lutsk was given at the end of 15<sup>th</sup> century, but the building was first mentioned in the records of Lutsk Castle Court in 1567, almost seventy years later.

One of the town's fires in late eighteenth century led to the destruction of Lutsk City Hall. However, it was not rebuilt. The town's Government was located in various buildings in the historic Old Town and in buildings on the newly built streets of the Russian Empire and the Second Commonwealth.

The new building occupying the site of the Old Town Hall was originally used by "Fido-bank" is no longer occupied. It belongs to a private owner, who is selling it for 5,000,000 UAH.



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One of the ideas in the reference plan for the pilot town of Lutsk was the suggestion that the Hall should be restored on the site. One of the strengths of the plan is the wide range of potential uses for the building. Funds were available from the city budget for the purchase of the building.

Initially Lutsk Town Hall can undergo minor modifications. As the city government has been housed in the Post and Telegram House since the inter-war period, the proposed building could play a different role. There are many rooms and two floors, so, it one could house a museum on the town's history. The organization play have a scientific role, undertaking necessary research on urban issues facing Lutsk .

The town's corporate society, representing the 'Magdeburg Rights' made comments on uses for the Town Hall building, including the idea of equipping a studio for public workshops and making space for contemporary urban artists. The dungeons could be used as a cafe or restaurant with City Magdeburg themed interior design and general concept of the institution.

It could also house the Tourist centre providing information and services. Tourists visiting similar organizations in cities around the world, may come here, and will visit the Market Square.

### 3. Administrative information

3.1. *Responsible authorities*: Lutsk Town Council; State Historical and Cultural Reserve institution "Old Lutsk".

3.2. *Building/ Site, Name and Address*: Private building, Danylo Halytskyi Street 1a, Lutsk, Volyn region, Ukraine.

3.3. Map reference in extra files

3.4. **Type of monument**: In the future; youth education and community centre.

3.5. *Ownership*: private



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### 4. Summary of condition

#### 4.1. Review status

The modern two-storey building was built to provide offices for a bank. It is an extensive building, and is subject to settlement, under planned management, for use in as in a pilot project.

4.3. *Priority for intervention:* high

### 5. Existing information

#### 5.1. Documentary sources:

<http://www.starodavnij-volodymyr.com.ua/history/310-msce-publchne-de-spoky-ta-poryadnst-zahovanimi-ye-ratusha-v-recepcyi-luckih-volodimirskih-mschan-hvi-pershoyi-polovini-hvii-st.html>;  
[https://uk.wikipedia.org/wiki/%D0%9C%D0%B0%D0%B9%D0%B4%D0%B0%D0%BD\\_%D0%A0%D0%B8%D0%BD%D0%BE%D0%BA\\_\(%D0%9B%D1%83%D1%86%D1%8C%D0%BA\)](https://uk.wikipedia.org/wiki/%D0%9C%D0%B0%D0%B9%D0%B4%D0%B0%D0%BD_%D0%A0%D0%B8%D0%BD%D0%BE%D0%BA_(%D0%9B%D1%83%D1%86%D1%8C%D0%BA));  
<http://www.hroniky.com/news/view/4433-ratusha-tsekhy-i-uriadnyky-koly-lutsk-buv-magdeburzkym>.

#### 5. 2. Bibliography:

List of scientific publications and archaeological research by archaeologist Svyatoslav Tersky:

<http://ena.lp.edu.ua:8080/bitstream/ntb/22537/1/%D0%A2%D0%B5%D1%80%D1%81%D1%8C%D0%BA%D0%B8%D0%B9%20%D0%A1.%20%D0%92.pdf>;

Extras:

[http://shron.chtyvo.org.ua/Bilous\\_Nataliia/Testamenty\\_volynskykh\\_mischan\\_KhVII\\_st\\_dzherelozna\\_vchyi\\_analiz.pdf](http://shron.chtyvo.org.ua/Bilous_Nataliia/Testamenty_volynskykh_mischan_KhVII_st_dzherelozna_vchyi_analiz.pdf);

<http://www.hroniky.com/articles/view/191-iak-sprymaly-ratushu-mishchany-lutska-i-volodymyra-400-rokiv-tomu>.

#### 5.3. Fieldwork already conducted:

Archaeological excavations conducted by archaeologists from Lutsk and Lviv in the 1990s (Mykhailo Kuchinko, Svyatoslav Ters'kii, Boris Saichuk, Petro Tronevich), found numerous examples of sewing tools, wooden floor (at a depth of 5 metres), building materials, tiles, the remnants of fabric, fruit, tableware, etc., finds that are related to the building's proximity to the market and sewing workshops, the area hosted town fairs and other urban activities for hundreds of years.



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Archaeological reports are held by the State archives of the historic and cultural reserve “Old Lutsk”.

5.4. *Projects in progress:* Currently no design work is being carried out.

5.5. *Projects that are already planned (volume, performer and responsible):* None

### 6. Scope of the PTA

6.1. *Preliminary assessment* of project ideas was held by experts of the national level: historian **Olena Serdyuk** and architect **Liubov Apostolova-Sossa**

6.2. *Extent/Nature of the assessment:*

### 7. PTA

7.1. *The background: form, function and evolution*

7.1.1. *A brief description of the building*

This modern structure, built in the beginning of 21<sup>st</sup> century with the potential of symbolically recalling the Town Hall, is located in the upper central part of the old Market square, now the square between Dragomanov street and Danylo Halytsky street. The two-storey building is made of bricks, with complete interiors, although it has not been inspected. The existing building has no historic or architectural value.

7.1.2. *Summary historic development and evolution of the building or site, from the earliest times until the present day*

The City Hall building was the place where urgent and important city issues were discussed, and debates took place. It was in the heart of Lutsk’s and its main public space; the Market, and was built between 1566-1567. With a few interruptions and re-arrangements, it continued in this function until the end of 18<sup>th</sup> century. During the 1990s, a household goods store named “Тисяча дрібниць” (A Thousand Little Things) was built over the foundations of the town hall.

At the beginnings of this century, a new building was erected on the site of the former Town Hall. However, due to economic and financial factors, the building is not being used, and should either be demolished or adapted from its original purpose as offices. Buying the building back from a private owner provides the opportunity to house various public institutions fulfilling a need identified by the citizens: a modern interactive City History Museum; an exhibition hall; a space for masterclasses run by local artisans; a Tourist Information Centre; a Conference Hall and a co-working space for Lutsk’s youth organizations.



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### *7.2.1. Summary statement of significance/historical and heritage importance.*

The Town Hall is a symbol of the autonomous self-government of Magdeburg city and the important role it played in shaping democratic traditions and the unique culture of Lutsk during the 16-18<sup>th</sup> centuries. At the time, the Town hall and the Market were the place to go: to hear the latest news; to ask for justice; to participate in the elections of urban patricians; to attest to the legitimacy of the election of the heads of the crafts guilds; to watch fairground performances and festive mysteries to name but a few.

Today, the memory of an important period of the city's past – Magdeburg – is almost lost. The market area is in a state of stagnation, only some people know about the existence of the Town Hall. Therefore, it is important, with the help of modern methods and work with the local community, to return the knowledge about this significant part of Lutsk's history. Doing this we will draw public attention not so much to the Town Hall as to the seat of city government but the Town Hall as a symbol of urban identity, social activism, and democratic development, cultural and artistic centre, educational and research area and place of meeting for the city's creative youth.

### *7.3. Vulnerability.*

Among the threats in the project – the refusal of the current owner to sell the building. We can't but mention the high probability of vandalism, due to the location near the «Town Hall» of nightclub with dubious reputation. There are no climate threats.

The building is in private hands. The Town council's Architect Department has no information concerning its technical condition. The owner has not responded to contact to give information about the building.

### *7.4. The technical condition*

When buildings are reclaimed from private ownership, base structures can be preserved. Stylistic historic municipal features can be added, for example a clock tower with bell, either adjacent to the building or in the inner courtyard.

### *7.5. Outline summary of required repairs*

The transformation of the building into a socio-educational centre will require:

- internal repairs;
- external stylistic modifications and redecorating;
- adjustment of building for specific organizations;

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- Installation of heating and fire alarm systems;
- Completion of the Clock Tower with a bell in the courtyard;
- Landscaping of the courtyard.

### 7.6. Conservation/rehabilitation policy and proposals

Lutsk Town Hall is an object of urban identity, a symbol of democracy and socio-cultural activity. Construction of a public and educational centre in a Town Hall building, equipping it as: a modern interactive history museum; co-operation with a youth centre; exhibition and conference spaces, area for local artisans workshops and masterclasses; offices; a tourist information centre; and a themed restaurant in the dungeon, etc. will significantly increase tourism in historic core of Lutsk. A museum will revitalize scientific and educational research, new employment opportunities will be created, not only in the museum, but also in the restaurant and tourism infrastructure.

### 7.7. Finance

- Project of reconstruction – 15,000 EUR
- Building reconstruction – 500,000 EUR
- Installation of heating and fire alarm system – 40,000 EUR
- Completion of the Clock Tower with a bell in the courtyard – 150,000 EUR
- Equipping of modern interactive museum of city history – 30,000 EUR
- Equipping of youth centre – 20,000 EUR
- Equipping of exhibition and conference halls – 10,000 EUR
- Creation an area for workshops and master classes – 15,000 EUR
- Equipping of tourist information centre – 30,000 EUR

#### 7.7.3. Assessment of (real) possibilities for recovering investments.

It is possible to purchase the building by raising funds from the city budget. Furthermore, there are several powerful corporations in Lutsk, with local and foreign investment, including Kromberg and Shubert (effective investment project and part of the global team of companies in many countries – Austria, Germany, Poland, Romania, Macedonia); Modern-Expo with branches in the cities of Belarus, Russia, Poland, Germany, France, UAE, UK; SKF “Ukraine” (the former





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Lutsk Bearing Plant), which supplies its products worldwide to the Volkswagen, Iveco, MAN, ISUZU brands among others.

There are textile factories in Lutsk (Volyn Textile-Contact, Edelvika PJSC), export-oriented. Therefore, the project manager and Lutsk COMUS team should build relationships with the aforementioned corporations as potential investors.

### 7.8. Management.

The Departments of Tourism Promotion and International Cooperation have successfully implemented projects and activities. Their management can effectively create social and educational centre “Lutsk City Hall”.





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*Building on the site of the former Town Hall at the top of the modern Market Square in Lutsk*



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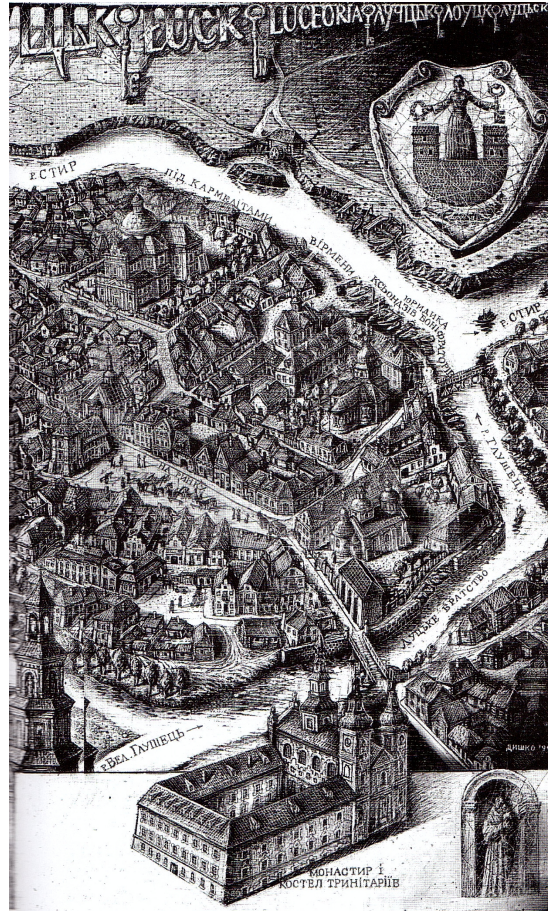


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*Town Hall and the Market Square - 16<sup>th</sup> century reconstruction (author – Alexander Dyshko)*

