



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

Preliminary Technical Assessment

Market Square in Lutsk

**Lutsk
Ukraine
February 2016**

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1. Introductory page



Market Square in Lutsk today

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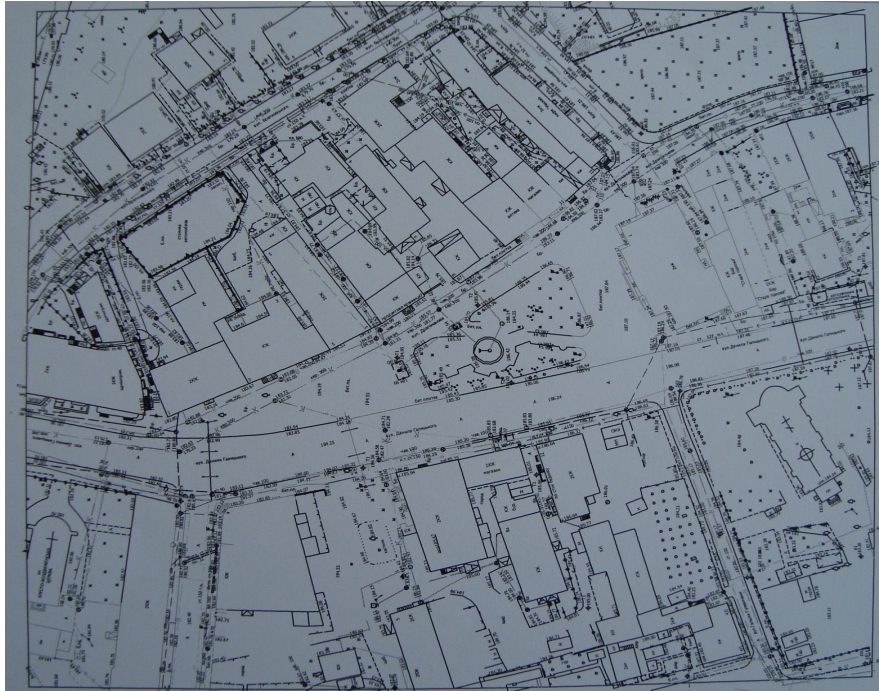
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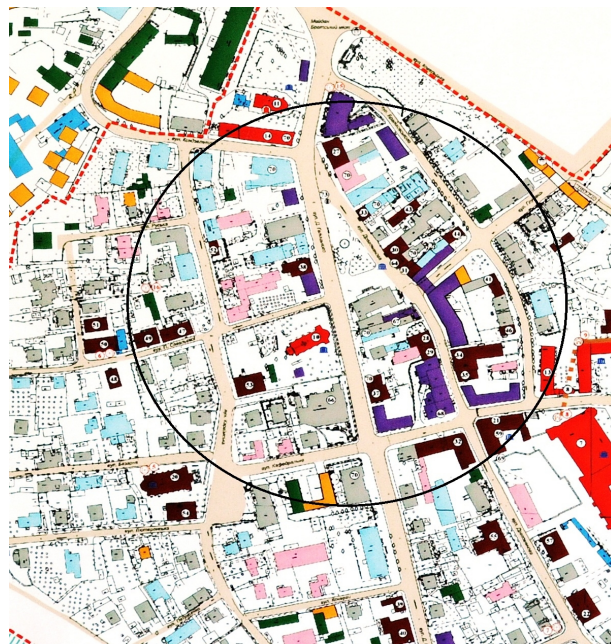


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Housing map of the Market Square in Lutsk



Market Square map according to Town Master plan, 2006

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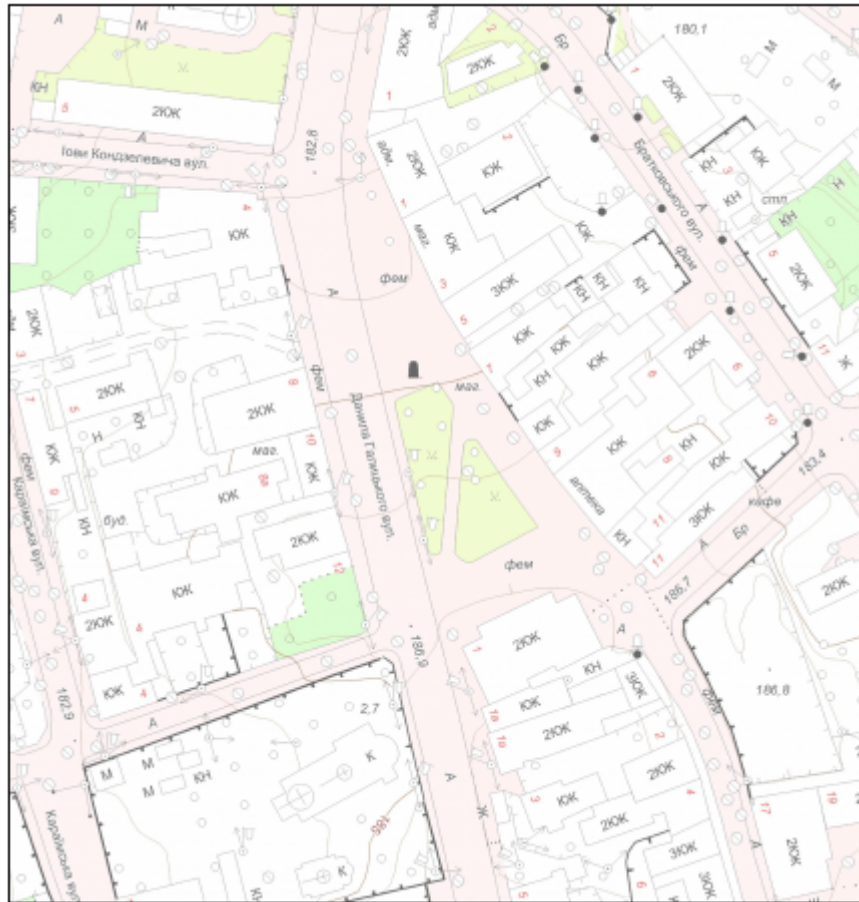
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Map of Lutsk Market Square from Architect Department

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

1.2. Name of organisation compiling the information: Lutsk Market Square

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

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

1.5. Name and address of building or site: Lutsk Market Square

Between Danyla Halytskoho and Drahomanova St., Lutsk, Volyn region

1.6. Inventory reference number(s): Inventory numbers and types of buildings situated within the modern Lutsk Market Square: **Protection of Most Holy Lady Church, 14 Danyla Halytskoho St. (city planning and architecture monument of national importance, protection number 78, Decree of the Council of Ministers of the USSR of 24th August, 1963, № 979).**

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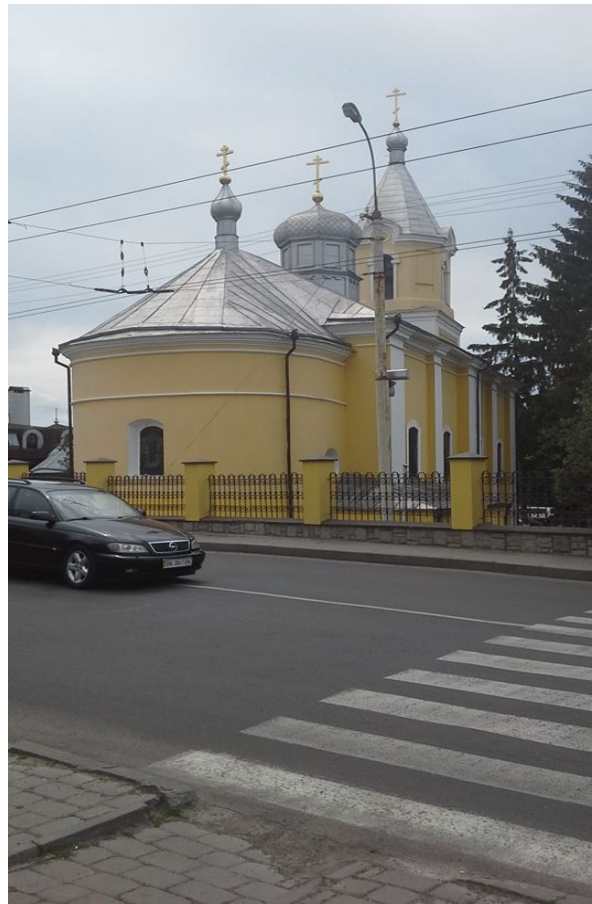


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The building is in good condition. The facades have been restored. The church is in two parts - an authentic dome, built in the first half of the 17th century and a parish church in a 19th century Russian style.



14 Danyla Halytskoho Street

Church of the Exaltation of the Cross, 2 Danyla Halytskoho St. (city planning and architecture monument of national importance, protection number 79).

The stone brick church dates from the early 17th century. The condition of the building is satisfactory. There is an underground area, containing a crypt. The roof of the church is new. The only authentic part is the dome. The square section was built in the 20th century.

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2 Danyla Halytskoho Street

Brick house, beginning of 20th century, 1 Drahomanova St, (city planning and architecture monument of local importance, № 26-li).

The state of the building is unsatisfactory; it has holes in the roof and its façade is destroyed. There are vertical cracks in the house, the foundation is damaged. This building requires complete restoration.

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1 Drahomanova Street

Brick House with cellars, 16–19th centuries, 2 Drahomanova St., (city planning and architecture monument of local importance, № 27-li).

The two-storied brick building is now in satisfactory condition. Its facade requires restoration and a partial replacement of the roof.

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2 Drahomanova Street

Brick house with cellars, 16 – 19th centuries, 4 Drahomanova St., (city planning and architecture monument of local importance, № 28-li);

The authenticity of the two-storeyed building was almost lost due to the restructuring in the 20th century. Exterior decoration plastered, using modern materials. Facade needs restoration, roof in good condition.

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4 Drahomanova Street

Brick house with cellars, 16–19th centuries, 7 Drahomanova St., (city planning and architecture monument of local importance, № 34-li)

The state of the modern building is good. Authentic elements (arches, interior mouldings) were destroyed before the repairs were undertaken. The roof is metal and new.

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7 Danyla Halytskoho Street

House with cellars, 16–19th centuries, brick-built, 11 Drahomanova St., (city planning and architecture monument of local importance, № 29-li). Dwelling House with cellars, 16–19th centuries, brick-built, 11a Drahomanova St., (city planning and architecture monument of local importance, № 30-li).

The technical condition of buildings № 11 and 11a is good. They were fully restored, authentic elements from the 18–19th centuries (ceilings, form of windows etc.) were retained in the interior.

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11 and 11a Drahomanova Street

Brick house, beginning of 20th century, 5 Danyla Halytskoho St., (city planning and architecture monument of local importance, № 168-li, Decree of the Volyn Region Administration of 9 March, 1998, № 107).

The state of the building is unsatisfactory. The house needs further works on vertical cracks and damage to the foundations.

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5 Danyla Halytskoho Street

Brick house, early of 19th century, 12 Danyla Halytskoho St., (city planning and architecture monument of local importance, № 171-li).

The technical condition of the building is good. The facade was restored in 2010. The roof is old and partially destroyed. The original windows and doors were replaced.

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12 Danyla Halytskoho Street

1.7 Building/ Monument/ Site type: Market Square was the main square of the town when it governed according to Magdeburg rights. It was an important core of Lutsk's social economy from late Middle Ages to the end of 18th century; we consider it to be an important public space for the city in the future.

1.8. Main dates: City planning – late 15th century–early 16th century; active building process – 16–17th centuries; 1780s; destruction of the architectural ensemble of the area by fire, building of original trapezium square, transforming it into its actual triangular shape.

1.9 Current use(s): the modern Market Square in Lutsk is currently degraded. There is a grocery store and sanitary engineering shop in former 16–19th century houses. Cultural institutions include: a Pharmacy museum; a library; and a Museum of Lutsk Exaltation of the Cross Brotherhood. The Church of the Exaltation of the Cross and Protection of Most Holy Lady Church are situated in the upper and lower corners of the Market Square. Nevertheless, the square is usually used for parking at no charge.



2. Executive Summary: the site and its management

The Market Square, laid out in Lutsk over the course of the 15–18th centuries, was the beating heart of the town when it was governed by the Magdeburg rights. The city was granted the privilege of Magdeburg on July 31, 1497, by the Lithuanian Grand Duke Alexander Jagiellon. It caused the development of new urban territory dependent on the newly created Lutsk city magistrate, which was the main body of self-government for qualifying townspeople. The magistrate was divided into two chambers named “lava” and council. The first branch headed by a Vogt mainly took care of secular justice issues while the second, headed by senior “Raitsi”, dealt with civil and administrative cases. Several further benefits expanded the powers of city government and further perpetuated the Market’s status as an urban agora. The square was the venue for all large-scale local fairs and auctions, community meetings, serving sentences and pronouncing magistrate and royal orders.

In the early 19th century, and in subsequent years, the centre of gravity of urban space gradually moved to the east, to Theatre Square. After the transition of the city to another state, the Russian Empire, the Magdeburg rights were no longer supported. The Market Square gradually lost its function and purpose as a community centre for urban dialogue. However, trading continued to in the Market until the beginning of the Second World War.

Now, the Market Square is in a state of neglect, unattractive and under-used. The square is usually used as a free parking area for the small business owners in “Staryi Rynok” (Old Bazaar), located near the medieval walls of the Lutsk Castle. The monument placed in the square, dedicated to 2000 years since the birth of Christ, is unattractive. It would be more appropriate to be move for the monument to a historic church or monastery gardens.

The only tourist attraction might be the Pharmacy museum, but as the square is not well frequented, it is not very popular.

A well-hidden but potentially attractive site in the Market square are the well-preserved cellars under the former “Ratusha” (Town hall) and 16–19th centuries houses. At present, these are closed, as the private owner does not permit access. The next few photos show us typical cellars on Market Square in Lutsk.



Pharmacy-Museum building. An example of typical cellars on Market Square

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Cellars of neighbouring house to Town Hall on Market Square

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Destroyed, cellars in the Old Town

The reconstruction of the preserved buildings at Lutsk Market Square will create a new, but historically traditional, community public space. Proper arrangement of the Market Square space with comfortable seating, thematic and historic fountains (similar to those at the square during the 1950-70s) etc. combined with renovated facades of existing buildings, the newly opened cellars, and regulated traffic will significantly improve the square's aspect, and returning some well-deserved respect to the almost forgotten Lutsk Market Square.

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Fountain with swans on Market Square

3. Administrative information

3.1. **Responsible Authorities:** Lutsk City Council; The Cultural Heritage “Staryi Lutsk”.

3.2. Building/Site, Name and Address

The Market Square, small park between Danyla Halytskoho and Drahomanova St., Lutsk, Volyn region, Ukraine.

3.3. Map reference

3.4. **Type of monument:** The Market Square – the city square

3.5. **Ownership:** private, municipal, state property.

3.6. Statutory Protection/Constraints

4. Summary of condition

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4.1. Summary of Physical Condition – from very bad to good: Approximately 70% of the historic buildings of Lutsk Market Square have been lost. The only well preserved examples include the basements and cellars of 16-17 century buildings, which are beneath new constructions (for example, the building number 8 on Drahomanova St. and the building number 11 on Kafedralna St.). The library (1 Drahomanova St.), a grocery store (7 Drahomanova St.), a hardware store (11/3 Drahomanova St.), the Pharmacy Museum (11 Drahomanova St.) were all built in the early 19th century. Some of these buildings preserve the authentic architectural exterior and interior arrangement (see Appendix).

4.2. Risk evaluation

- refusal of the inhabitants of the territory to assist financially and physically while restoring the Market Square;
- long-term functioning of parking in the area;
- lack of municipal budget;
- lack of understanding of the needs of realizing the idea by the new local rulers.

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>.

<http://www.hroniky.com/news/view/7303-rozmova-posered-ploshchi-rynok-400-rokiv-tomu>

<http://www.hroniky.com/articles/view/216-rynkovi-maidany-istorychnykh-mist-ukrainy>

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<http://www.hroniky.com/news/view/6967-za-chym-luchany-ishly-na-rynok-chotyrysta-rokiv-tomu>

<http://www.hroniky.com/articles/view/173-urbs-mercatorum-torhovelni-storinky-istorii-lutska>

5.2 Bibliography: The list of scientific publications and archaeological research by archaeologist Sviatoslav Terskyi regarding the Market Square and the archaeology of the specified territory can be found here:

<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>

5.3 Fieldwork already conducted: Archaeological excavations were conducted by archaeologists from Lutsk and Lviv in the 1990s (Mykhailo Kuchynko, Sviatoslav Terskyi, Borys Saichuk, Petro Tronevych). Finds included numerous examples of cobblers' stock, layers of wood (at 5 meters from the modern ground level), building materials, tiles, the remnants of fabric, fruits, artisan stock, which are associated with the location of cobbler's workshops on the Market, the annual fairs and weekly trades, as well as evidence of other urban activities. All archaeological reports are archived in The Cultural Heritage "Staryi Lutsk".

5.4 Projects in progress:

No current projects in progress

5.5 Projects already planned

None

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-Sossa**

7. The PTA

7.1. Background: Form, Function and Evolution

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

The buildings situated in the modern Market Square are chaotic and poorly placed. A compact original building suffered from the fires (especially during the late 18th century) and German bombardment of 1944.

Some of the Market's buildings preserve the authentic architectural exterior and interior elements. The ceilings in Pharmacy Museum and library, for example, were typical of the 19th century and are still well preserved (see Appendix). The Market's Baroque cross vaults, where the hardware store is currently located, are also preserved (photos attached). One of the cellars is being reconstructed to create a cafe. Most of the Market Square buildings are in need of restoration and repair.

Materials and actions related to repairing and restoration of Market Square in Lutsk:

- preparation of project documentation;
- metal structure to strengthen walls;
- cement and sandy solution for strengthening the building;
- calx and sandy solution for plastering walls;
- waterproofing of basements;
- replacement of underground utilities under the area;
- arrangement of the fountain;
- arrangement of storm water drain;
- arrangement of pavement with different materials (chopped cobbles, trylinka, mosaic paving, flat plate)
- blocking the entrance to the area and providing pedestrian space
- implementation of modular outdoor furniture and accessories.

7.1.2. *Summary historic development and evolution of the building or site, from the earliest times until the present day.* The Market Square in Lutsk originated in late Middle Ages and was formed within the approval of European standards in governance and strengthening the position of the magistrate – the main self-government body of the city (16th-early 17th centuries).

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Lutsk Market Square served as the main square for community meetings and an active location of international and local fairs, it was the public democratic centre of the Old Town for several centuries.

The decline of the Market Square as a municipal agora began at the end of 18- early-19th centuries due to the expansion of the urban area to the east and the shift of gravity to the modern Theatre Square.

The reconstruction of the preserved Market Square building aims to restore the square some of its lost historical importance and develop it as a tourist attraction, especially after the renewal of “Ratusha” and creating a public space for the local youth.

Creation morphology:

The Market Square in Lutsk during the 15 – 18th centuries was a large complex of urban elements. It included a small area in front of Nicholas Church (the junction of Dragomanova and Kafedralna Streets), Market Street (northern section of the Dragomanova Street and Kafedralna Streets), the Market Square itself (the area within the Halshka Gulevychivna Street, Karaimska, Jov Kondzelevich, Dragomanova Streets) and a small block to the north-west of the Old Town, which was adjacent to the commercial pier, where Hlushets river (Styr tributary) empties. The Market was established in connection with the historical development of the town. In former times, the market was held near St Nicholas Church at the entrance to the outskirts of the city.

As a result of the transformation of a Roundabout city into Roundabout Castle, and especially after the city received the Magdeburg rights in 1497, the northern suburb of the island part of the city, near the Hlushetsky Bridge, became home to the traditional Market square with its appropriate buildings.

The section of the street between the Old Rus market and the ancient Magdeburg Market Square also acquired market (trade and craft) signs and began to be called the Market Street.

After building Market Square with trade buildings (barns, stalls, cages), street stretched for the territory of the square. It is shown in the inspection document of Lutsk in 1789, which demonstrates 50 houses, buildings and stone houses on the Market Street, including - Basilian monastery.





Frequent fires and Tatar raids led to the rebuilding of the Market. Thus, the Market Street, a short section between Nicholas and Market Squares, was the richest and the most respectable in the city. In the 16th century the 2-3-storey stone houses with the 2-level beer cellars were built on this street. In the 17th century, the cemetery of the John the Baptist Church which was situated in the market was destroyed by fire.

According to the description of the town in 1789 there were 19 stone houses. In the course of building, thousands of cubic meters of excavated soil were used for paving the surrounding area. As a result, the surface has risen by three meters. Thus, the Market Square got a similar vertical drop from the south to the north side.

In the 17th-18th centuries construction at the Market Square entered a more active phase. At that time brick houses appeared, transforming the Market Square from a square shape into a triangular one. The initiators of this building were Lutsk Jews who rented the plot of land on the Market from the Basilian Fathers.



Central part of Market Square in 16–17th centuries

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7.2. Significance

7.2.1. *Summary statement of significance/historical and heritage importance.* Restoration of the Market Square is extremely important for the modern urban community with regards to the preservation of its historical memory. It will return the respect and awareness of the importance of the square as a link between the city and a European legal and cultural space.

7.3. Vulnerability/ Riskassessment.

The probable and real threats in the implementation of project ideas may include:

- hypothetical refusal of the current Market Square buildings owners to take part in the restoration and repair;
- chaotic modern buildings above the preserved cellars and brick-buildings of 16-19th centuries.

7.4. Technical condition

The Market Square

- Danyla Halytskoho St., covering – asphalt, covering condition - good. The width of the carriage way is 10m to 12m (from the crossroads Kondzelevich St. to the crossroads on Halshka Hulevychivna St.). The wider section allows a parking area to be included parallel to the paved area, freeing the Market Square of vehicles.
- most concrete pavements and curbs in the street are destroyed by cars and should be fully replaced.
- most buildings on the Square are in poor condition. Peeling plaster, cracks in buildings etc, are some of the most frequent problems, together with damp, and drainage gutters which detract from the design of the facade.

Some owners have renovated their buildings and they are in good condition, however, the repairs have not considered their historic design.

7.5. Outline summary of required repairs. Revitalization of the Market Square, and its transformation into an active urban public space, will require:

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- restoration (using archived photos and art images) facades and roofs of buildings;
- reconstruction of the lost buildings;
- regulation and content-conceptual arrangement of the Market Square territory.

7.6. Conservation/rehabilitation policy and proposals

The Market Square was the city's historic core, an active community centre and public space during the 16–18th centuries. The land within the Square was the most expensive to buy in the city. The Market was the place where major events were held, for example, the meetings of the city's self-government.

The revitalization of the Market Square will have a positive impact on the development of the city's tourist potential.

Together with the planned education and community centre "Lutsk Ratusha (City Hall)", the implementation of the project ideas will outline a new Market Square form, which will include Lutsk public space, a new place for the city festivals, thematic international trade fairs and local trades, patio craft workshops, recreation area for the urban youth.

7.7. Finance

	Expenses designation	Cost, (UAH)	Cost, (Euro), (30UAH/1€)	Timeline
	Public discussions	15,000	500	Month 1
	Scientific research study (the Market Square)	30,000	1,000	Month 1
	The project budget documentation (the Market Square)	870,000	29,000	Month 3
	Conducting of works on landscape improvement in the Market Square	8,700,000	290,000	Month 5- Month 12
	Total	9,615,000	320,500	Month 12



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

Implementation of the needed revitalization work is likely to be achieved by raising funds from the city budget. However, Lutsk has several powerful corporations with local and foreign investments. Among them – Kromberg and Shubert (effective investment project and the part of the global team of companies in many countries – Austria, Germany, Poland, Romania, Macedonia); there are Modern-Expo with its branches in the cities of Belarus, Russia, Poland, Germany, France, UAE, UK; SKF "Ukraine" (the former Lutsk Bearing Plant), which supplies such worldwide brands as Volkswagen, Iveco, MAN, ISUZU and so on with its products.

There are also several export-oriented textile factories (Volyn-Textile-Contact, Edelvika PJSC) in the city. Therefore, the project manager and the COMUS team should look for points of contact with the indicated corporations as potential investors.

In the context of the revitalization of the Market Square we should consider individual sponsors with a historic tie to Lutsk. The ancestors of the Lutsk magistrate, who currently live in Europe should be researched, and contacted to inform them of the project. The team could provide them with historic information about their ancestors' activities, and argue the case for investing in the development of the urban democracy and culture in Lutsk by reconstructing the old city public space.

7.8. Management

The Department of Tourism and Promotion and The Department of the International Co-operation and Project Management of Lutsk City Council have had previous experience of project management, with some success. The leaders of these institutions can implement the project effectively and create a public space for the community out of the Market Square in Lutsk.

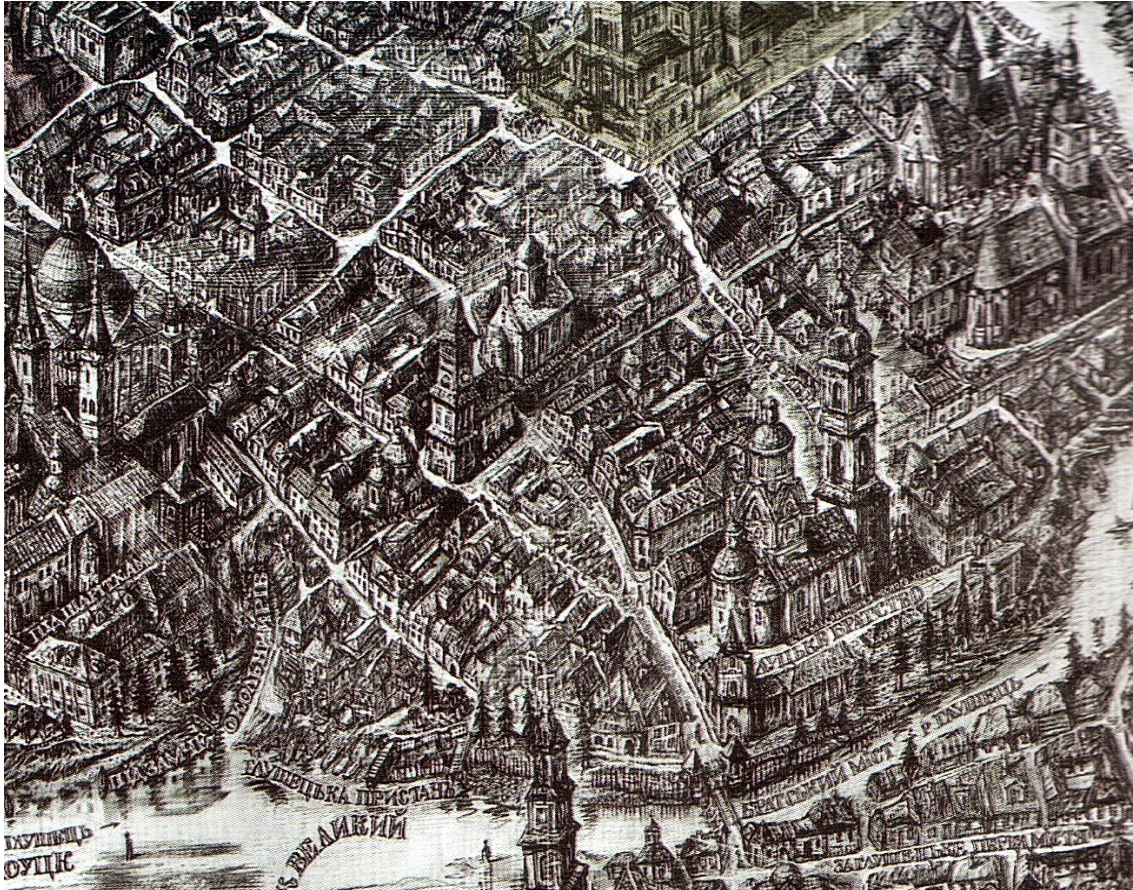
8. Documentation / additional images

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Demonstrative materials:



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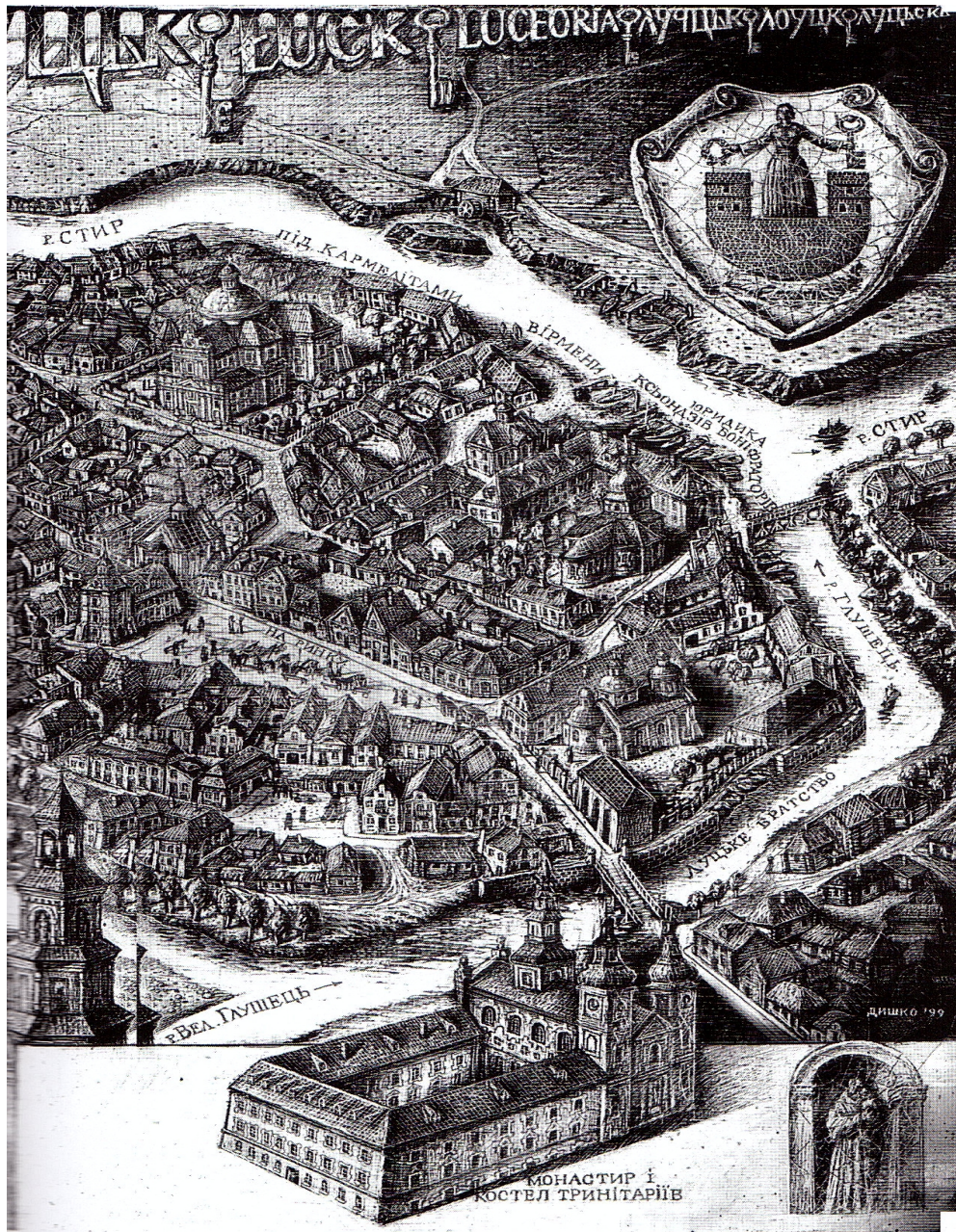
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The Market Square with “Ratusha”, 16th century, artistic reconstruction of Oleksandr Dyshko

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*The Town Centre and the lengthened Market Square in Lutsk
14 – 16th centuries. The reconstruction of the architect Oleh Rybchynskyy*

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The Market Square on the Lutsk City Master Plan, 2006

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