

Urban Phenomenon of Lviv. Identification and Regeneration of Valuable Urban Complexes

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Abstract: Lviv is a historic city with the largest amount of historical and cultural heritage in Ukraine. The city has around three thousand architectural monuments. In Lviv, immovable heritage (architectural and urban planning monuments, historical monuments, monumental art monuments, archaeological monuments, and landscape architecture monuments) uniquely blends into a single urban entity with movable heritage (museum collections, movable artworks in churches, libraries, etc.). There is also a list of urban planning monuments, consisting mainly of sacred ensembles – churches and monastery buildings. Only the development of Rynok Square and the Citadel fortification structures represent urban planning objects of a different type.

However, Lviv's urban structure is shaped by unique street spaces, quarters with passageways, squares of various types, etc. The article focuses on these other types of urban heritage, which deserve preservation and protection. The status of a UNESCO World Heritage Site, granted more than twenty years ago, should be a key factor in the city's development.

The study highlights the presence of unique architectural-urban ensembles and zones in Lviv's historic center, which hold exceptional significance on a pan-European and global scale. Together, they constitute the urban phenomenon of Lviv. It is proposed to distinguish seven such urban complexes, with concise planning and urban characteristics provided for each. Their unique phenomenological features are revealed. These complexes are not officially monuments, but they must be considered when planning urban conservation zones and in city development plans. Any transformations of these complexes should adhere strictly to methodological principles for regenerating valuable architectural and urban environments.

There is a need to improve local and national heritage protection legislation, which should ensure the preservation and sustainable development of the unique urban character of the city's historic center. Socio-cultural requirements have been formulated to restore the valuable conditions of each ensemble and the overall urban system following a period of unsuccessful reconstructive development during Soviet and post-Soviet times.

Recommendations have been developed to incorporate the identified valuable characteristics of the historic urban structure into UNESCO heritage management plans, cultural heritage preservation programs, and specialized urban transformation projects.

Keywords: city center, urban monuments, urban phenomenon, regeneration, World Heritage

Introduction

In recollections of the city of Lviv during the interwar period, one can find intriguing notes. For instance, "Lviv has the fewest architectural monuments among all Polish cities, and its contemporary appearance does not leave an aesthetic impression," wrote Waław Krzyżanowski, who at the time, at only 27 years old, was already a member of a journal's editorial board [19]. Four years earlier, he had graduated with distinction from Lviv Polytechnic, spent two years studying in Paris at the École des Beaux-Arts and the École des Arts Décoratifs, and interned in Vienna. His entire life was connected to Krakow; however, he also designed buildings in Stryi, including the "Sokół" building. His critical assessment of Lviv's architecture was not isolated. In 1920, after the

destruction caused by war, Stanisław Wasylewski, the author of the book *"Bardzo przyjemne miasto"* (*"A Very Pleasant City"*), described Lviv as "...a strange old city without architecture or tradition... There is little to learn in this city and nothing to look at" [19]. Were these assessments objective or subjective? We believe they were rather subjective.

So, how can we identify the traits of a city that shape its identity and uniqueness? Obviously, such distinct features can be found in the architecture of buildings, the decoration of facades, the artistic elements of portals and windows. However, the uniqueness of a city is primarily formed by its urban structure. It is within the planning and urban compositional schemes of city districts that the initial unique characteristics of the city lie.

The aim of the study is to highlight the unique characteristics of Lviv's historic architectural and urban structure and to develop proposals for incorporating its valuable elements into UNESCO heritage management plans, cultural heritage preservation programs, and various urban development projects focused on different aspects of modernization and revitalization of the city's tangible and intangible structures.

The study uses the term "regeneration", understanding its meaning as urban planning restoration. This definition was introduced by Ukrainian urban planning standards [5] in the 1990s. The regeneration method involves the implementation of three main types of architectural and urban transformations: revalorization – returning value to the urban planning complex; revitalization – its functional renewal; museumification – exposure of all types of heritage.



Fig. 1. Boundaries of the World Heritage area of the city of Lviv (2015) [10]

Presentation of research material

On the map of Ukraine, Lviv is a historic city with the largest amount of historical and cultural heritage, uniquely combining complexes of immovable heritage of various kinds—architectural and urban planning monuments, historical monuments, monuments of monumental art, archaeological monuments, and landscape architectural monuments. This establishes Lviv's important role as the "second" (cultural) capital of the state. This characteristic

also emphasizes the necessity of creating and developing a state and municipal organizational-institutional complex that would ensure the fulfillment of such a role.

The status of a UNESCO World Heritage Site, obtained more than twenty years ago, should finally become the most important factor in the city's development. At the session of the World Heritage Committee held in early December in Kyoto, Japan, the ensemble of Lviv's historic center was included in the UNESCO World Heritage List under number 865. Thus, the 120-hectare area of Lviv's center, consisting of two parts. The first – the historic built core (with two old towns: the oldest city including Old Rynok area with the High Castle and the New city with its eastern suburb). The second – the St. George's Cathedral complex (Fig. 1). These two areas are protected as objects of the highest value and significance with corresponding requirements. Such a large monumental urban complex can develop only through conservation principles. Conservation and restoration will operate on two levels: urban (commonly referred to as regeneration) and object-specific, focused on individual architectural monuments.

The necessity of considering the urban system of Lviv's center from the perspective of "regeneration" is driven by two main factors: the requirements of heritage protection legislation and socio-cultural needs to restore the valuable conditions of the system after a period of unsuccessful reconstructive development during the Soviet and post-Soviet times.

Considering the Growth of Cultural and Heritage Conservation Factors in Urban Development Systems.

The incorporation of cultural and heritage conservation factors in the development of urban planning systems is an objective process. Its conceptual reflection can be found, for example, in the conclusions of the Club of Rome and the charters or strategies of ICOMOS [6]. There are also a number of purely methodological issues that should be reflected in the programs and projects for the regeneration of Lviv's historic core. These issues pertain to how to identify and recreate the unique historical features of each district in the city's center.

The area under protection as a World Heritage Site is quite large. Moreover, this territory contains several urban complexes from different periods, each with its own specific architectural and spatial structures, which dictate particular requirements for regeneration, restoration, and adaptation work. Within the territory of the World Heritage Site and its buffer zone, it is important to distinguish relatively autonomous urban formations from the 13th, 14th-16th, 17th, and 19th centuries (Fig. 2). Each of these formations has distinct historically established architectural and spatial characteristics of its environment, which must be taken into account when selecting methodologies for regeneration work, their types, and their ultimate goals.



Fig. 2. Panorama of the Old (on the left) and New Midtown areas of Lviv on an engraving by Georg Borovsky from the late 18th century (M. Kapral "Lviv. Atlas..." [1])

It can be argued that conceptual documents regarding the development of the city and the regeneration of Lviv's historic center (as a World Heritage Site) should reflect specific historical and urban zoning. This zoning should indicate priority directions for restoration work and the appropriate nature of functional adaptation for each of the identified zones from different time periods.

In the nomination form submitted to UNESCO's World Heritage Center, which characterized Lviv as a candidate for inclusion on the World Heritage List, only three key components of the historic center's territory were highlighted [17]:

1. The High Castle and Pidzamche area (including Old Midtown),
2. The city center (the Midtown of 14th cent.),
3. The area of the St. George's Cathedral ensemble.

This general zoning was sufficient for the nomination process, but it is incomplete in terms of defining the directions and scope of regeneration work. Therefore, we propose a more detailed scheme that takes into account the historical and urban planning, as well as architectural characteristics of the parts of the center.

We will attempt to identify these distinct zones in the historic center of Lviv, based on the materials of our analysis. We propose conditionally distinguishing seven such zones (urban complexes) [3] and below provide a brief planning and urban description of each, indicating their specific features that could be considered when planning works for the regeneration of the architectural and urban environment:

1. The Oldest District of Lviv – Territory and Structures of the Pre-location City of the 13th – beginning of 14th Centuries. This area partially preserves the old pre-location planning structure, with the former city center being Saryi Rynok (Old Market Square). It is home to the city's oldest landmarks: St. Nicholas Church, St. Onuphrius Church, St. John the Baptist Church, St. Mary of the Snows Church, and others. There is also historical evidence of many lost sacred sites (12 churches and monasteries) that were located here. Additionally, this district includes the summit of High Castle Hill with the ruins of a medieval castle that dates back to the princely era, as well as the former suburb with St. Paraskeva's Church and the territory of the former Low Castle (Fig. 2, 3).

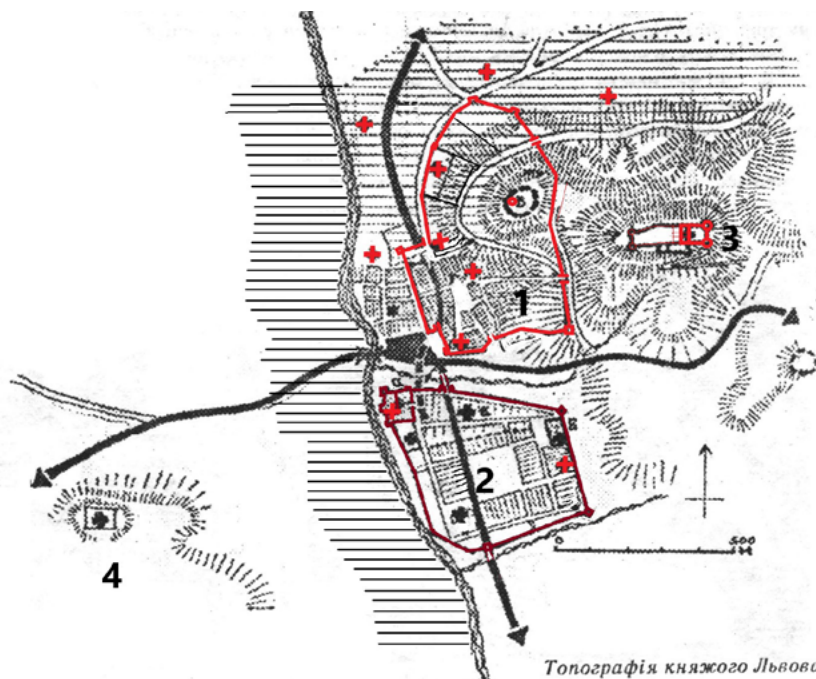


Fig. 3. Hypothetical scheme of the boundaries of the Old and New Midtowns in the 14th century. Elaboration: R. Mohytych [16]. Designation of the boundaries and fortification lines of the Old Town: M. Bevz

- 1 – Old Rynok square
- 2 – New Rynok square
- 3 – High Castle
- 4 – St. George Church

The pre-location city can be divided into four relatively distinct architectural and urban formations: High Castle and Low Castle, the city with its market square, and the district with St. Paraskeva's Church (Pidzamche).

The authentic planning structure of the last two districts is considered fairly well-preserved, but the buildings mostly date to the late 18th, 19th and early 20th centuries. These areas remain insufficiently studied both from architectural and urban history perspectives and archaeologically.

Proposals for Development and Regeneration, Conservation and Studies: Comprehensive conservation work and extensive scientific research, including archaeological excavations, should be prioritized.

Restoration Program: The development of a detailed restoration and functional program for each urban formation is essential. This includes sub-districts of the oldest city and Staryi Rynok Square (Fig. 2, 3).

Cultural Role: Efforts should be made to activate cultural and community functions in this area to enhance its importance within the city center.

Architectural Integrity: The spatial-planning structure of each sub-district must be preserved, and unique historical features that highlight its historical and urban identity should be emphasized.

Exhibition of Archaeological Heritage: This area should focus on the presentation of archaeological heritage, with the potential development of a specialized “archaeological program” within the regeneration project.

2. The Located City (Medieval Midtown). The second district is the so-called “located city” (or medieval core), established in the mid-14th century under the principles of a regular planning structure of a city with Magdeburg rights (fig. 4). In the Middle Ages, this area functioned as a large fortified trading city surrounded by multiple defensive fortifications from the 14th to 16th centuries. Some of these fortifications have been preserved and serve as unique historical examples of Ukrainian urban planning and defensive architecture. The planning structure of this part of the city is well-preserved, and the buildings represent various architectural styles, including Gothic, Renaissance, Baroque, and others. It is a unique complex of authentic landmarks and urban structures.



Fig. 4. Planning structure of the Old (on the left) and New Cities at the end of the 18th century (map of Lviv by D. Huber, 1777) [9]

Proposals for Development and Regeneration, Focus on Restoration: Efforts should be concentrated on restoring and adapting preserved historical buildings that are actively used for the needs of the city’s public center.

Landscaping and Functions: Restoring the historical forms of open space landscaping and the historical functions of buildings is crucial.

Restoration and Reconstruction of Lost Structures: Consideration should be given to reconstructing several lost buildings and structures, such as the remnants of the Low Castle, fragments of defensive structures (e.g., the Rymarska Tower, the Barbican of the Galician Gate), and several residential buildings (e.g., at the corner of Krakivska and Virmenska Streets or near the Dominican Church).

Defensive Architecture: The defensive structures of Lviv's medieval midtown and suburbs are particularly unique in Ukrainian architecture. Despite the loss of many elements, the preserved or partially preserved structures showcase a type of defensive architecture unparalleled in other domestic cities. Examples include the high and low walls surrounding the medieval core, fortified monasteries, the defensive Hetkant Line, and the defensive Berenz Line.

3. The Defensive Belt of Monasteries and Churches Around the Medieval Midtown. Surrounding the medieval core of Lviv is an architecturally and urbanistically significant belt of defensive monasteries and churches, established over relatively short intervals throughout the 17th century. This unique urban complex has not yet been adequately evaluated by experts, and its role and place in Lviv's urban history remain underexplored. The territory designated as part of the UNESCO World Heritage Site includes only a portion of this defensive belt. Among the preserved complexes are: the former Bernardine Monastery (now the Basilian Monastery) and the Church of St. Andrew; the former Discalced Carmelite Monastery (now the Church of St. Michael and the Monastery of the Studite Fathers); the former Church of the Presentation of the Discalced Carmelite nuns; the Armenian Church of the Holy Cross; the Church and Monastery of the Benedictine Sisters; the former Church and Monastery of St. Casimir; the Church of St. Magdalene and Dominican Monastery; the Monastery of the Basilian Fathers and St. Onuphrius Church and others (Fig. 5).

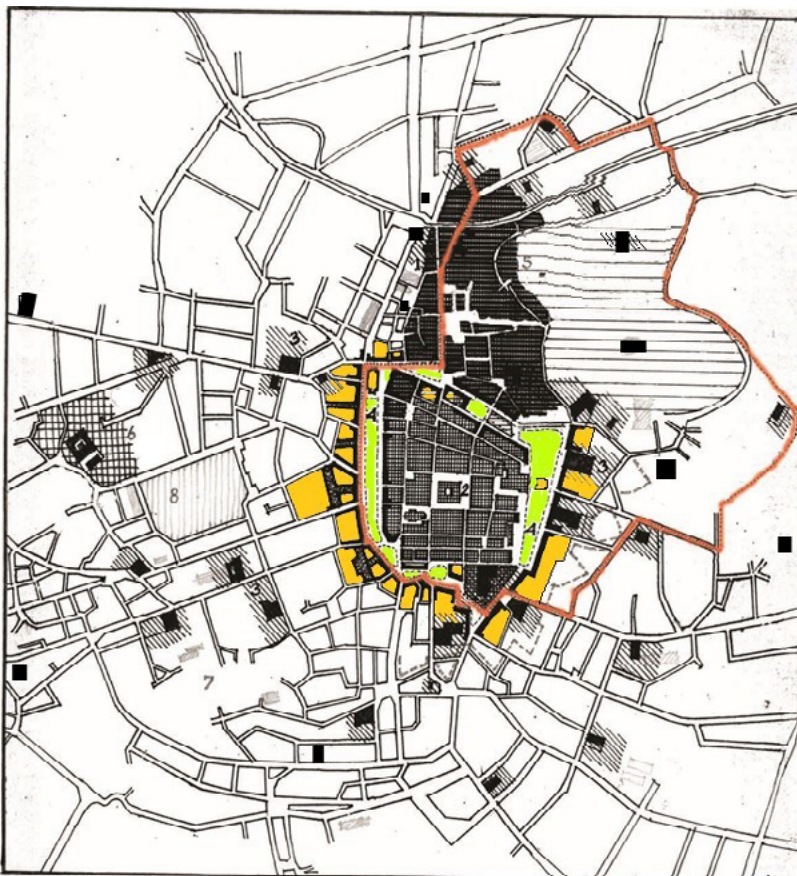


Fig. 5. The Belt of Monasteries and Churches Around the Old (dark color) and New (perpendicular stroke) Medieval Midtowns

Boundaries of the World Heritage area – orange line; Boulevards and squares Ring – yellow and green color; High Castle – horizontal stroke.

This ensembles reflect the intertwining of religious, defensive, and urban functions, forming a unique layer of Lviv's architectural heritage. However, the full scale, historical value, and integration of this belt into the city's broader urban structure require further study and evaluation [2].

The development and regeneration of this zone should focus on:

Comprehensive Study: Conducting detailed architectural, historical, and archaeological research to understand the complex's role in the city's development.

Preservation and Restoration: Restoring and conserving the surviving elements while highlighting their historical defensive functions.

Integrated Urban Planning: Incorporating the belt into the overall narrative of Lviv's historical center, emphasizing its significance in both defensive and spiritual aspects of the city's history.

Public Awareness: Promoting awareness of this unique heritage among residents and visitors, ensuring its preservation for future generations.

This belt of monasteries and churches serves as a testament to the city's resilience, combining religious devotion and defensive strategy into one cohesive urban entity.

Expansion and Historical Significance of the Defensive Monastic Belt. The defensive monastic belt around Lviv's medieval core originally comprised over 40 religious and monastic complexes developed to the early 18th century [8]. This half-ring of fortified sacred structures, some of which remain outside the UNESCO World Heritage Site boundaries, is a remarkable urban phenomenon unparalleled in other Ukrainian cities. Key Components of the Belt:

A – Within the World Heritage Site Boundary: Former Bernardine Monastery (St. Andrew's Church); Discalced Carmelite Monastery (St. Michael's Church); St. Onuphrius Church and Monastery; Church of the Presentation of the Blessed Virgin Mary (Strytenskyi Church); Armenian Church of the Holy Cross; Monastery of the Benedictine Sisters; Former Church and Monastery of St. Casimir and others.

B – Adjacent to the Boundary: Franciscan Monastery and Church; Clares Monastery and Church.

C – Further West (Outside the Boundary): Church and Monastery of the Ursuline Sisters; Sacramentine Monastery and Church; Trinitarian Monastery with St. Nicholas Church, St. Lazarus Church and Monastery; Former Discalced Carmelite Monastery (now the Library of the Academy of Sciences – former Ossolineum); Former St. Mary Magdalene Church and Monastery; Bridgettine Monastery.

D – Lost objects of the belt: some elements of this belt were irreparably lost during the 19th and 20th centuries, such as: St. Stanislaus Church; St. Holy Christ Church; Monastery of the Discalced Carmelites; Church of the Holy Spirit and associated Greek-Catholic Seminary buildings and others.

Urban and Historical Context: The existence of this defensive and spiritual ring reflects Lviv's unique approach to urban planning and its dual emphasis on religion and fortification. During the city's development, these complexes served not only as centers of worship but also as key elements of its defensive network.

Recommendations for Regeneration: To preserve and celebrate this urban phenomenon, the following measures should be considered in regeneration plans for Lviv's historical core: a) Recognition and Protection: Expand the scope of heritage recognition to include significant objects located near or outside the current boundaries; b) Conduct comprehensive studies to reconstruct the full extent and function of the monastic belt during its peak; c) Public Engagement: Develop educational and interpretative programs to raise awareness of the belt's historical and architectural significance; d) Rehabilitation and Restoration: Prioritize the preservation of existing structures while considering partial reconstruction of lost elements where feasible; e) Integration into Urban Planning: Highlight the monastic belt in the city's narrative through guided tours, signage, and cultural projects, ensuring its role is recognized in the broader urban context.

This remarkable system of "walled monasteries and churches" exemplifies Lviv's blend of religious, cultural, and defensive heritage, making it an invaluable asset for the city's history and identity.

4. Reconstructed City centre of XIXth century. The historic core of Lviv is surrounded by another relatively autonomous urban complex known as the **Boulevards and squares Ring**, established around the old town at the beginning and in the mid-19th century as the new administrative and business center of the city (Fig. 5; 6). Its construction was fully completed by the end of the 19th century and includes highly valuable and representative squares and buildings in terms of architecture, such as: *Administrative buildings*: the Governor's Palace, the Archbishop's Palace; *Cultural landmarks*: the Opera House, the Drama Theater; historical *hotels*: "George," Grand Hotel, "French" and others; several *Bank buildings, Passages and arcades*: Hausmann Passage, Mariacki Passage, Feller Passage, "Belle Vue"; *Educational and scientific institutions*: the building of the Shevchenko Scientific Society, the Piller Palace and Printing House, industrial museum, several school buildings.

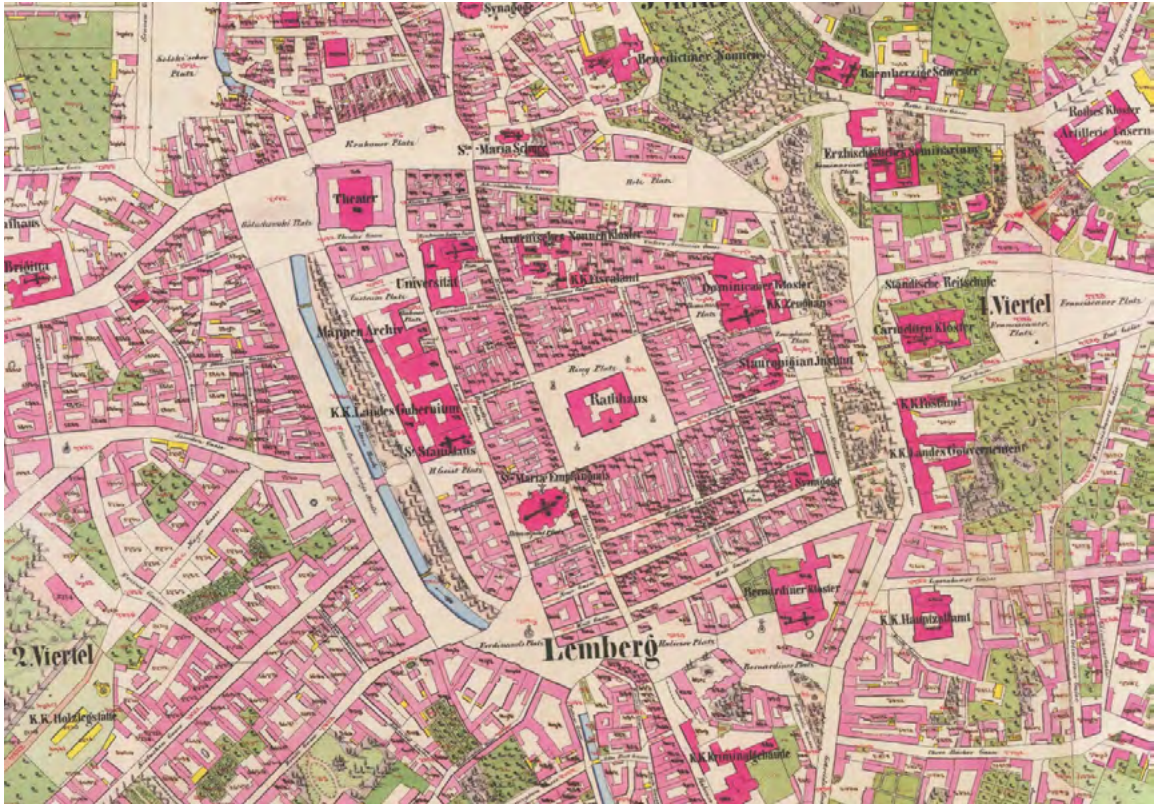


Fig. 6. The urban complex of the boulevards and squares ("Ring") on the cadastral map of Lviv 1849 [10]

Unfortunately, this architectural ensemble of the boulevard and its 19th–early 20th-century structures has not been sufficiently studied from a scientific perspective. Moreover, it is not fully included in the territory of the UNESCO World Heritage Site. The western side of Freedom Avenue (formerly Hetman Ramparts Boulevard) lies outside the World Heritage area, even though the avenue itself is part of it.

This Boulevard Ring represents one of the first global realizations of a circular city center (Fig. 6), which later served as a prototype for the reconstruction of European city centers such as Vienna, Budapest, and Prague. However, the lack of recognition of its significance as a 19th-century urban complex has led, in recent years, to plans proposed by the state institute "Mistoproekt" and the city's Department of Architecture to demolish several historic buildings and implement reconstruction projects for Freedom Avenue and the adjacent Adam Mickiewicz Square. This situation further underscores the need to highlight the former Boulevard Ring as an independent urban complex in the project for the regeneration of Lviv's historic core. The site also possesses unique functional features. Established in the 19th century as the new business center of the city, it essentially continues to fulfill this role today, remaining a focal point for key public functions in the central district of Lviv.

When developing the regeneration of this complex, the issue of marking or partially reconstructing the city's 17th-century defensive structures – on the site of which the circular boulevard was initially designed – will also arise. Initially, this boulevard was even named the Lower and Upper Ramparts.

Another pressing issue is the restoration of former commercial arcades, which were an integral part of this complex. Some of these arcades have been entirely lost as buildings (e.g., the former Mikolash Passage or the so-called "Coliseum"), while others have been rebuilt or are no longer used for their original purpose (e.g., the former "Belle Vue" Passage, Hausmann Passage, Andreolli Passage).

5. The High Castle Hill, previously mentioned as an element of the pre-location city, has additional aspects that should be considered when viewing the hill and its surroundings as part of the protected complex of Lviv's center. In the 1830s, a park was established on Knyazha Hill and High Castle Hill in Lviv. Today, this park is recognized as a monument of landscape architecture and park design and is entirely included in the UNESCO World Heritage Site territory. The park requires a range of restoration works. Its territory is also valuable for archaeological research, although a significant portion of the archaeological layer was lost during its planning, the construction of the mound in 1869 on the High Castle summit, and the erection of the television tower in the 1960s. The park's area is a unique location for creating viewpoints to observe the panoramas of historical Lviv. Regeneration efforts for this complex should be interlinked with the reconstruction of castle fragments, the exhibition of archaeological artifacts, and the restoration of the historical park zone. This area should be integrated into the network of active tourist walking routes and observation points offering panoramic views of Old Lviv.

6. The ensemble of St. George's Cathedral, which is also included in the UNESCO World Heritage Site boundaries, is situated somewhat autonomously from the rest of the protected area. This highly valuable architectural ensemble of the Late Baroque era requires several restoration efforts, including urban planning measures. These can be outlined as follows:

- 1) Planning and reconstruction of all zones (the monastery, the metropolitan's chambers, the main ceremonial courtyard, the garden and park area, etc.);
- 2) Restoration and repurposing of those ensemble buildings that are currently not functionally connected to the ecclesiastical metropolis;
- 3) Elimination of less valuable recent structures, such as utility annexes, garages, and radio towers.

Restoration of the unique Baroque gardens, which were an integral part of the metropolitan residence [14] and are exemplary specimens of 18th-century Ukrainian park design (Fig. 7). There is also a pressing need to consider the "modernization" of the ensemble to accommodate its role as the center of the Ukrainian Greek Catholic Church. Currently, it is challenging to meet the growing operational demands. Therefore, it is crucial to determine which functions should remain within the complex and how to "offload" the site. Further work is required on repurposing individual buildings (with reconstruction within permissible limits) to ensure the ensemble's operational viability without distorting its historical environment. Any plans for new construction, even of a limited nature, on this ancient Lviv site must be considered unacceptable.

A separate and critically important task is the *restoration of the cathedral church's interiors*. The church interior once featured rich Baroque murals that complemented the stylistic integrity of the building, providing it with a completed artistic character. Unfortunately, during the Soviet era, these murals were destroyed and painted over by the Moscow church authorities. Addressing these issues will ensure the preservation and proper use of this outstanding monument while respecting its historical and artistic significance.

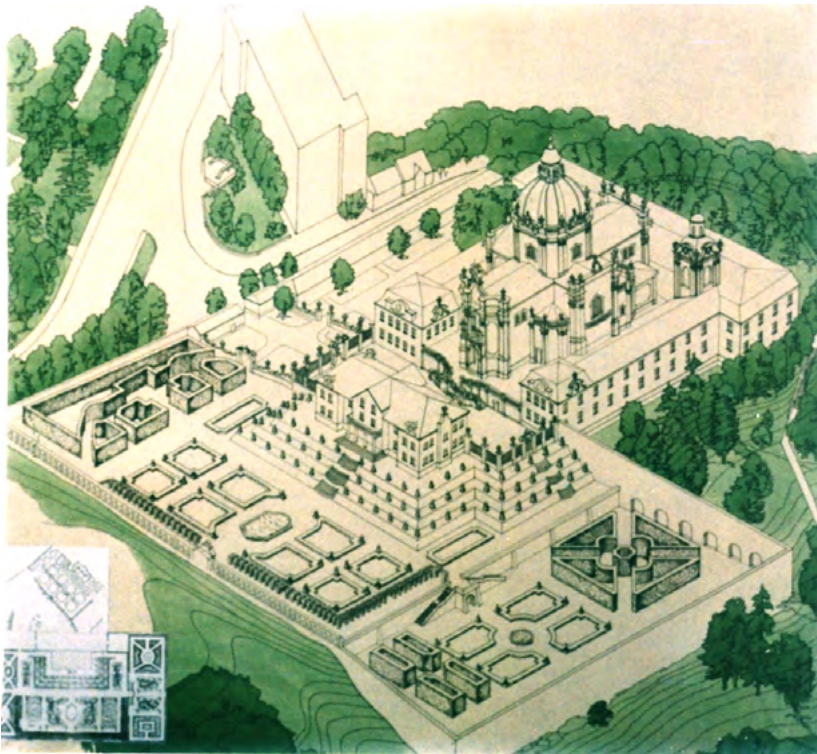


Fig. 7. Project proposal for the restoration of the Baroque gardens at the Metropolitan Chambers of St. George's Cathedral in Lviv. Master's thesis by I. Girnyak under the supervision of T. Mak-symiuk, 2000

7. The system of historical parks and gardens in central part of Lviv has no counterparts in Ukraine or even in Eastern Europe. In this regard, Lviv competes only with capital cities such as Vienna, Warsaw, and Dresden. The city's park system, represented by various sites — from the oldest municipal park in Europe dating back to the 16th century (today – Ivan Franko Park) to several parks established in the 19th century, as well as palace garden complexes and gardens of residences or institutions (e.g., the gardens of the former Austrian Army Disabled Veterans' Home from the mid-19th century) — demonstrates exceptional typological diversity and unique examples of landscape design. As a whole, it is one of the most remarkable formations among major European cities. Today, this system is gradually degrading and being destroyed, despite the devoted efforts of scientists and enthusiasts [12, 14, 18]. Examples of the lack of understanding of the value of these sites include plans to build a McDonald's restaurant in Ivan Franko Park and the destruction of garden and park elements of palace landmarks in the city (e.g., on Zelena Street 24, the Sieniawski Palace, and the Gotuchowski Palace).

Protected Area: A Comprehensive Protection Zone

A distinct aspect to highlight is the extensive protective territory, officially designated as a historical and cultural reserve. This area can also be viewed as a potential zone for expanding the boundaries of the reserve and the World Heritage Site territory. Currently, it encircles the historic core – the UNESCO World Heritage Site – forming a protective ring. Special regulations and methodologies for regeneration should also be applied to this area to ensure the preservation of the historic cityscape. These regulations need to be developed in alignment with the overarching goals of urban regeneration, emphasizing the protection and enhancement of the historical character of Lviv. The architectural complex of Lviv's historic center, as a landmark with its new international heritage protection status, will significantly influence the city's future development, requiring a somewhat different direction. Gradual reorientation should impact all aspects of the city's life – from establishing its own heritage protection regulations to adjusting the directions of urban functional and economic development [11].

This new status provides Lviv with substantial opportunities for progress and prosperity on an international scale. However, achieving this potential requires extensive preparatory work. Scientifically grounded measures

must focus primarily on the regeneration and restoration of the architectural environment in the city center, adapting it for international tourism, and organizing a corresponding service infrastructure [4].

First and foremost, changes are required in the organization of heritage protection activities and the management system for Lviv's central historic district as a site of Outstanding Universal Value. The current framework in the city is generally ineffective and must be reorganized to meet the higher standards set by UNESCO's "Recommendations" [22] for World Heritage Sites. The current practice of preserving, restoring, and adapting architectural monuments in Lviv's city center, despite some new positive examples (such as the restoration of the building at Ruska Street 2, housing the "Lviv" Bank; the restoration of the "Under the Golden Lion" pharmacy at Horodotska Street 27 by the joint venture "Gedeon Richter"—unfortunately, this positive example has since been lost, as historical interiors in the monument were destroyed with permission from the heritage protection department; the restoration of the "Grand Hotel"; and restoration work on the building at Kostyushka Street 15), still suffers from numerous negative cases.

Examples of such issues include the illegal demolition of the architectural heritage buildings at 9 and 10 Mickiewicz Square, the disassembly of the heritage building at 45 Svobody Avenue without proper documentation, and numerous cases of inappropriate adaptations and repairs to the ground floors of heritage buildings in the city center. A particularly pressing issue for Lviv's historic core is that project and construction work is often conducted without oversight, carried out by non-specialized companies lacking proper permits and licenses.

In some instances, improperly developed documentation that does not comply with heritage protection norms has been approved by relevant municipal bodies. There are even cases where work on heritage monuments is performed without properly approved restoration documentation, such as the building at 10 Mickiewicz Square, the city hall, and the townhouse at 26 Rynok Square.

According to the aforementioned "Recommendations," the primary focus is on ensuring comprehensive control over any work carried out on a UNESCO World Heritage Site. These guidelines require thorough documentation of the heritage site, including the development of detailed projects and specific instructions outlining what and how to perform on each object, building, or parcel of land (points 4.2.2–4.2.4, among others) [7].

In several historic cities of Ukraine, specialized *Rules for Construction and Restoration in Historic and Protected Areas* are already in use (e.g., Odesa, Kamianets-Podilskyi, Zhovkva, and Chernivtsi) [5]. In Lviv, however, the issue of drafting similar documentation has yet to be practically addressed, despite long-standing recommendations from scholars and civic heritage protection organizations. This task is planned for resolution as part of the *Comprehensive Program for the Preservation of Lviv's Historic Architecture* [10].

This program, developed by the Lviv City Council, states: "To enhance the legal framework for preserving cultural heritage, a package of regulations should be developed on the status of the historic city, rules for construction in historic areas, maintenance of buildings, and measures to incentivize owners (users) to preserve historical heritage." The primary focus of Lviv's development under new conditions lies in its architectural and urban heritage. Therefore, it is essential to establish innovative approaches to scientifically preserve, restore, and effectively utilize the unique architectural ensemble of Lviv's historic center, spanning the 13th to 19th centuries. Broadly, the most pressing tasks for developing such a new approach to a world-class heritage city can be outlined as follows:

- a) *Preservation and Legal Framework Improvement*: Ensuring the city's heritage remains in proper condition will require the enhancement of the legal framework for heritage protection, aligning it with international standards. It is necessary to improve the organizational structure of heritage protection bodies, establish a dedicated management entity for the UNESCO site, and revive the activities of the historic-architectural reserve. Additionally, it is critical to develop and implement specific *Rules for the Protection, Restoration, and Use of Lviv's Architectural, Urban, Historical, and Archaeological Monuments*;
- b) *Research and Documentation*: One of the primary tasks is the scientific study and publication of materials on Lviv's architectural heritage. This should be conducted alongside the comprehensive inventory of monuments and significant objects (or even elements) of the historical environment. Achieving this goal requires the involvement of scholars from university institutions and the development of specialized research programs and projects;

c) *Conservation and Restoration Work*: The conservation and restoration of Lviv's architectural monuments should take on a planned character. The aim should be to restore and regenerate the environment with-in certain historical urban complexes, rather than focusing on spontaneous restoration efforts only on individual objects. According to the requirements of national urban planning norms for architectural reserves and protected territories, regeneration projects should be developed. These projects will serve as documents outlining the regulation of life activities and the restoration, adaptation, and development of valuable historical environments. For a long time, the territory of Lviv listed as a UNESCO World Heritage site had the status of a historic-architectural reserve, established in 1975. For such reserves, particularly those located in historic city centers with a significant number of monuments, a Regeneration Program is typically developed and approved. Examples of this approach can be found in the cities of Kamianets-Podilskyi and Zhovkva. In Kamianets-Podilskyi, with the assistance of the Kyiv Scientific Research and Design Institute of Urban Planning (KyivNIPI), the *Program of Comprehensive Urban Regeneration for the Central Quarters of the DIAZ* was developed in 1990–1993 [18]. This program focused on the city's historic center. In parallel, a regeneration program for the territory of the Smotrych River Canyon – an integral landscape feature that contributes to the uniqueness of the urban environment – was created by the Faculty of Architecture at Lviv Polytechnic University [23], under the leadership of professors T. Maksymiuk and A. Martyniuk. In Zhovkva, the "Regeneration Program for the Urban Development and Social Infrastructure of the Historical Core" was developed by the Zhovkva Center for Urban Development "Svitlo Kultury," the construction and restoration company "Remeslo," and the State Historical and Architectural Reserve in 1997–1998.

The Lviv development program should be coordinated with the project of regeneration city center as a World Heritage Site. Urban transformations planned outside the UNESCO site should take into account the valuable historical complexes identified by the research. When developing these measures, the urban uniqueness of the environment – the historically formed specific districts and complexes – should be taken into account [4]. The methodological basis for such work is to identify, scientifically interpret, and incorporate historical zoning into urban planning.

A longstanding issue in Lviv has been the complete inventory of architectural and urban heritage (the first such inventory was conducted in the late 1980s [18] and is now outdated, with no new inventory being carried out). The historical-architectural inventory was developed by a team from the institute "Ukrzakhidproektrestavratsiya" as part of the master plan for Lviv, which was approved for implementation in 1992. However, the information recorded in the latest *Historical-Architectural Reference Plan* [10] (the most recent of which was developed in 2019; for its shortcomings, see – Retsenzia, 2021 [20]) is insufficient for addressing both local and programmatic tasks related to the preservation, use, and restoration of cultural heritage sites. The "Regeneration Program for the Central Historical Part of the City" was declared but not developed, and measures for creating a regeneration project for the protected part of the city (the World Heritage site) have not been undertaken. Therefore, to ensure effective preservation of Lviv's architectural and urban heritage, the following steps should be taken in the systematic development of the mentioned project work. It is necessary to shift the policy from creating "zones for reconstruction and densification of historical districts" (which was the focus of the city's architectural and urban planning department in recent years) to a restoration-oriented policy with the creation of a regeneration zone for the historical architectural and urban complex in the center of Lviv (within the territory listed as a UNESCO World Heritage site, including the buffer, historic-cultural protection zone surrounding etc.). This includes plans for establishing so-called "reconstruction zones" in the city center, a concept which was developed and submitted to the State Committee for Construction in 1997, as well as plans for holding an international architectural competition for the "reconstruction and renovation of the central part of Lviv," which began preparations in 1998. However, despite the preservation requirements, architectural monuments were demolished, and permits were granted for the construction of new "modern" buildings on Valova Street, 15, and on Mickewicz Square, 9 and 10. The execution of restoration work on heritage sites requires adherence to UNESCO's rules and recommendations, as well as national restoration and urban planning norms for historic cities. By implementing such measures, it will be possible to meet the requirements set for World Heritage sites and follow the methodology for working on monuments of such significance. It is worth noting that the regeneration of historic city centers in cities of similar significance to Lviv began in the 1970s and 1980s.

Today, European practice demonstrates many positive examples of urban restoration. It is worth mentioning the special experience of the World Heritage Centre, aimed at studying best practices in the revitalization of historic cities. Since 2008, the World Heritage Centre, within the framework of the France-UNESCO Cooperation Agreement, supported and participated in the initiative “Developing Historic Cities: Keys for Understanding and Taking Action. A compilation of case studies on the conservation and management of historic cities” [3]. These examples highlight the importance of long-term, planned regeneration and restoration programs that align with international standards for preserving and revitalizing historic city centers. In each of these cities, thanks to the presence of a scientific “regeneration program” and a focused policy for its implementation, comprehensive restoration work was carried out, resulting in the revival of large historical districts. For example, in Krakow, every year more than 40 buildings were restored in the city center during last times [13]. In Lviv, since the establishment of the State Historical and Architectural Reserve in 1975 and up until 1995, approximately 30 buildings were restored [3]. However, since 1995, only a few buildings have been restored, mainly those funded from abroad, such as the facades of the Black Stone House, interiors of the Armenian Church, interiors of the former Jesuit Church (now the Greek Catholic Church of St. Peter and Paul), and the facades of the insurance agency building on Rus’ka Street. The historical greenery system and parks in the central part of the city are also valuable objects for regeneration and restoration. This historically formed system of landscaped spaces of various types (from internal courtyards, squares, street plantings to monument parks) is an integral part of Lviv’s unique image. However, while the restoration of architectural monuments is more or less understood by the city’s administration specialists, the restoration and regeneration of historical greenery within the city core has yet to receive proper attention and has not been the subject of special consideration.

New economic conditions demand particular attention to the issue of how to attract funding (including foreign investments) for the restoration of Lviv’s historical sites. In this context, an appropriate program titled “Investment in the Regeneration of the Historic Core of the City” should be developed. Many cities that were previously included in the World Heritage List receive a significant portion of their restoration funds from tourism and cultural-educational activities. There is a vast international experience regarding the use of historic cities as objects for tourism and the cultural industry, and this is reflected in several UNESCO works [15, 24]. It would be valuable for Lviv to familiarize itself with these documents and begin implementing them.

It is important, from the very beginning of work in Lviv (as a UNESCO World Heritage site), to properly orient the methodology and priorities for initial measures. The key objectives for the early stages of work on World Heritage sites, as outlined in UNESCO’s specially developed “Recommendations for the Management of World Heritage Sites” [7], are as follows:

Public Awareness: Conduct awareness-raising activities for the authorities and individuals responsible for the World Heritage site and its specific objects, highlighting the values of the site and how these should be preserved and restored. It is essential to create an atmosphere in the public sphere that prioritizes and values heritage conservation work. All significant and noteworthy objects within the World Heritage site should be clearly identified, documented, and preserved.

Creation of Specific Guidelines: Develop special “Rules” that govern the activities at the World Heritage site in accordance with its declared significance and value.

Inventory of Cultural Values: Complete a full inventory of all cultural assets within the boundaries of the World Heritage site.

Regular Inspections: Organize regular inspections of the site and its individual objects, carried out by specialists with the appropriate qualifications and experience. Official reports of these inspections should be published.

Strategic Management Plan: Develop a comprehensive strategic management plan for the World Heritage site, including both general and priority restoration work. This plan should be further refined into annual programs.

Ethical and International Standards: Ensure that all activities at the site align with the principles of restoration ethics, as well as international standards and recommendations developed by UNESCO for World Heritage sites.

These recommendations also emphasize the necessity of developing a long-term (from 5 to 30 years or more) Concept for the management of World Heritage sites, along with shorter-term plans (3–5 years and 1-year plans). An analysis reveals that all six of these main tasks are relevant to Lviv today. While the presence of a large number of qualified scientific staff, restorers, and historians seemed to promise gradual resolution of the organizational and legal aspects of developing the city as a World Heritage site, it must be noted that there has been a certain stagnation in this area.

A particular focus should be placed on how to ensure the appropriate ethical approach to architectural work in the historic part of the city. Currently, there are numerous violations both in methodological and practical terms: design and construction works are carried out by non-specialized organizations that do not follow the methodology of restoration work; projects that do not meet the preservation requirements of the historic environment are accepted for implementation; many adaptations of rooms in valuable buildings or monuments (which are widespread within the city center) are carried out in violation of heritage protection laws, distorting the historical image and style of the objects. Paradoxically, the most pressing issue for Lviv today is how to ensure that only restoration approaches and methods are applied in the protected part of the city when carrying out adaptation and repair work.

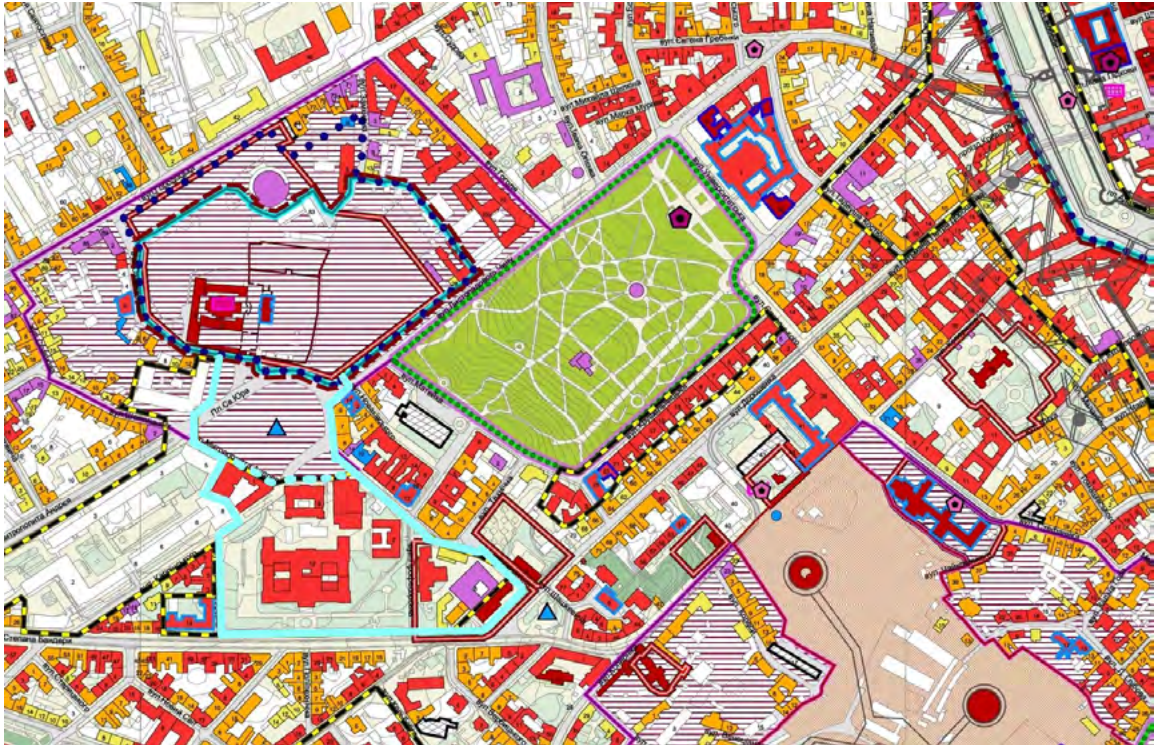


Fig. 8. Proposal to expand the World Heritage site in Lviv: the ensemble of 19th-century buildings of the Lviv Polytechnic University campus is adding to the territory of the St. George Cathedral ensemble (developed by M. Bevz on the diagram of the Historical and architectural reference plan) [10]

Another important issue is the development or revitalization of areas outside the UNESCO World Heritage site, but within the historical boundaries of Lviv. The identification of such territories is determined by the provisions of the new Ukrainian law on the protection of cultural heritage [25]. Scientific work to define the boundaries of this area and its approval by the local and state authorities needs to be undertaken as soon as possible. An attempt to define the boundaries of this area is reflected in the new Historical and Architectural Reference Plan of Lviv, approved by the Ministry of Culture in 2023. The boundaries are presented in this document as a single zone covering the city's built-up area from the 13th to 19th centuries. In the urban planning system of Lviv, this area should be approached from a different methodological perspective. Lviv has an exceptionally interesting character in terms of its historical spatial development, so the area should include not only the historical "city territory," but also nearly disappeared historical suburban settlements – Sykhiv, Ryasne, Holosko, Znesinnia, Tarnavka, Kulparkiv, Sygnivka, Levandivka, and others. The inclusion of these historical locations in the system of Lviv's historical area sets new tasks for the preservation and revitalization of these districts and their future. Examples of non-conflicting architectural and spatial solutions for such districts in large cities, like Vienna, Vicenza, Florence, and other historic European cities, illustrate how these areas were integrated into urban systems without being leveled or lost.

The problem of regenerating the historical area of Lviv and the environment of its center as a World Heritage site is an extremely complex and responsible task, the implementation of which will take many years, or even decades. Therefore, a highly professional preparation of the preliminary project phase is crucial, during which the goals, general tasks, methodology, and sequence of actions will be defined for later implementation [22]. The methodological positions proposed above, based on the need for historical and urban zoning of the territory, are essential for consideration at the first stage of work. They will help crystallize the overall objectives and methodology, which should be laid out in the program and project for the regeneration and development of both the historical center and the protected historical area of Lviv. The planning and spatial features of the individual historical districts must be considered as the basis for the regeneration project, including reflecting all aspects of Lviv's architectural and urban "biography".

When considering the city's future development, it is important to identify its scope — whether it's a distant or near future, 10, 25, 50 years, or more. However, regardless of how far into the future the plans are, the question immediately arises: what should the plans be based on? What serves as the foundation for planning? A mature scientific approach to urban development always relies on preserving the distinctive features, the identifying traits of the urban organism, its "genius loci." Identifying such unique traits is a difficult task, even for professional urban history researchers. Urban features are not always visible to the naked eye, and sometimes the special characteristics of urban structures are not even visible to professionals. They must be understood and interpreted from historical planning and spatial structures.

Conclusions

The limited scope of this study does not allow for a detailed discussion of all the tasks facing the city as a World Heritage site. These issues need to be addressed, debated, and solutions sought. They should become the topic of discussion at more than one scientific forum.

It is important to begin working on the principles and projects for the regeneration of Lviv's historic center under new conditions. This work is crucial both for the inclusion of additional sites in the World Heritage list and because, today, it is essential to overcome the non-scientific methods of rebuilding and reconstructing the centers and territories of historical areas in our heritage cities.

For Lviv, it is particularly timely to submit new documentation to the World Heritage Committee with a proposal to extend the boundaries of the World Heritage site. First and foremost, this territory should be expanded to include the historic campus of the Lviv Polytechnic (fig. 8), joining it with the area around St. George's Cathedral. The historic buildings of the Polytechnic are unique examples of the architectural design of higher education institutions in Europe in the second half of the 19th century.

Special attention in restoration work should be directed towards the urban heritage of the city center, which, while not part of the World Heritage site, includes unique examples of urban complexes from the 19th century. Notable examples include Shevchenko Avenue, Halytska Square, Sichovyh Striltsiv Street, Franko Park, the block with the University buildings, and the part of Kopernyka Street, among others.

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Fenomen urbanistyczny Lwowa. Identyfikacja i regeneracja wartościowych zespołów miejskich

Streszczenie: Lwów – miasto, posiadające największą liczbę zabytków historyczno-kulturowych w Ukrainie. W architektoniczno-urbanistycznej strukturze miasta wyjątkowo harmonijnie łączą się kompleksy dziedzictwa nieruchomego (zabytki architektury i urbanistyki, zabytki historii, zabytki sztuki monumentalnej, zabytki archeologiczne) oraz ruchomego (zbiory muzealne, ruchome dzieła sztuki w świątyniach, biblioteki i inne). Te cechy podkreślają konieczność stworzenia systemowego podejścia do ochrony i rozwijania zabytkowego miejskiego kompleksu, zapewniając realizację jego wyjątkowej roli miasta-zabytku. Status zabytku Światowego Dziedzictwa, przyznany miastu ponad dwadzieścia pięć lat temu, powinien stać się najważniejszym czynnikiem w jego rozwoju.

Bogata historia Lwowa wytworzyła w urbanistycznej tkance centrum miasta, kilka unikalnych zespołów architektoniczno-urbanistycznych, które według naszej opinii mają wyjątkowy charakter w skali europejskiej i światowej. Tworzą one zjawisko urbanistycznego fenomenu Lwowa. Wyróżniamy siedem takich kompleksów urbanistycznych i przedstawiamy ich krótkie charakterystyki planistyczno-urbanistyczne. Zaznaczamy ich szczególne cechy fenomenologiczne, podkreślając, że muszą być one brane pod uwagę przy planowaniu prac konserwatorskich, a także w planach rozwoju miasta. Jakikolwiek przekształcenia takich kompleksów powinny odbywać się wyłącznie na metodologicznych zasadach ochrony, konserwacji i regeneracji wartościowego środowiska architektoniczno-urbanistycznego.

Przedstawiono propozycje uwzględnienia wartościowych cech historycznej struktury urbanistycznej w planach zarządzania zabytkiem UNESCO, programach ochrony dziedzictwa kulturowego oraz różnorodnych specjalistycznych projektach rozwoju struktury centrum miasta.

Słowa kluczowe: centrum miasta, zabytki urbanistyki, fenomen urbanistyczny, regeneracja, zabytek Światowego Dziedzictwa
