

Late 18th – mid 20th Centuries Manor Houses in Ukraine

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Abstract – The paper analyzes the main directions of Ukrainian manor house development as well as defines the place of manor housing in Lviv on the Ukrainian historical background. The approaches to urban manor houses preservation are proposed.

Key words – manor house, housing, Lviv, detached house, palace, cottage, urban architecture.

I. Introduction

Urban manor is a specific housing type and an interesting phenomenon in Ukrainian architecture which appeared after Lviv town walls destruction in 18th century and is actively developing today. There are some generalized trends in the manor housing development in modern Ukrainian cities despite of some regional peculiarities caused mainly by historical and political factors. It is obvious that urban manor housing need a detailed study.

II. Main material

European architecture in the late 18th – early 19th centuries was developing under the influence of “second” or “romantic” classicism. Its feature was the ability to choose from the ancient prototypes, interpret and adjust historical architectural forms according to the current task as well as assigning some symbolism to the architectural form in order to reflect a certain ideological program.

Emergence of the Empire style was a significant phenomenon within the “second classicism” period. The architecture of ancient Rome and Egypt became a model for a new architectural language development. The ancient Greece theme with its “open” culture became the main alternative to the heritage of the ancient Rome.

A unique classicism school was formed in Russia. The most prominent architects of the Catherine II period were Vasily Bazhenov, Matvey Kazakov and Ivan Starov.

The Ukrainian classicism period covers approximately 1760–1850-s. Here classicism features firstly manifested themselves in manor architecture as building of manor houses gained a vast scope [1]. The most significant manor house of that time built on the part of Ukraine which belonged to the Polish–Lithuanian Commonwealth was the Potocki Palace in Tulchyn (modern Vinnytsia Oblast of Ukraine) designed by A. Lacroix in 1782 (Fig. 1).

The most important construction of “romantic classicism” was the manor in Sokyryntsi (modern Chernihiv Oblast) built in 1829 by P. Dubrovsky.



Fig. 1. Potocki Palace in Tulchyn

However there were another popular housing forms than manor houses. Activity is gradually transferred to cities. Trends towards revitalizing urban development have been observed since the early 19th century when widespread construction of palaces, manors and apartment buildings in cities starts. Palaces without advanced household services and large parks stayed the most popular housing type of the nobility. In late 18th – early 19th centuries in Kharkiv several small palaces were erected by P. Yaroslavsky: governor's Saburov (1799), von Minster's estate (late 18th century) Serdyukov's manor on 14 Chernyshevsky street, created in collaboration with Michael Lobachevsky during 1808–1814 years [2].

In general, the development of palace construction in urban areas during the last third of 18th – early 19th centuries shows a strong tendency towards leveling the palace as a type of building: its dominant role in the urban structure vanishes (palaces are often located in common neighborhoods). Instead manors became a popular housing type of high-middle class townspeople.

Despite their relatively large number, manors design was often typical, but formed some clear regional trends. For example manors of the South regions were characterized by simple decorations. On the right-bank Ukraine turning porches into small porticos and creating galleries along walls became a common trend [3].

In the second part of 19th century urban manor house development was actually declined and changes in the society class structure defined a need for other housing types such as detached houses and villas.

In the late 19th century Kharkiv local authorities put up for sale the urban land reserve resulting in constructing of about a hundred new buildings between Sumska and Pushkinska streets only during two decades. Thus a unique situation occurred in Kharkiv where s formed the city center streets image: separate houses adjoining each other created united street facades. In Odessa detached houses were not that popular.

The country houses and resorts building became a phenomena housing development of this period. The typify of resorts building forming became Truskavec' (Lviv Oblast), where were intensively built villas and country houses to lease them out.

In the middle of 1920-th prevailed low storey and detached houses which mostly localized in settlements such as Shtergres or HPZ. The development were carried out by large blocks, where was maximum two-storey houses in height.

The range of manors, quality and quantity designed and styled solutions have increased dramatically in Ukraine in a Post-Soviet period. Generally on the plus side are: typical designing rejection and individuality and uniqueness orientation in design consideration, making wider domestic building typology, lodging range increasing, complex approach designing.

The manors in Lviv and generally in the West Ukraine developed with the same tendency within the prescribed period of time but with more active impact of European architectural traditions on the manor architecture in our region till 1939.

During almost 250 years of being Lviv urban manors have passed several accurately differential Lviv architecture development periods, such as: classicism, historicism, secession, pluralism, interbellum, where simultaneously met neoclassicism, manor style, functionalism, Soviet historicism and finally today's version of post-modernism and late modernism.

It is still saved such prominent pattern of palatial architecture as Potocki Palace in Lviv. After decline of palaces building practice the detached houses and villas were actively developing in the city.

Also were arising and actively applying new for city type of manors – «workers' houses». After 1917 in the territory of Ukraine which were retroceded to Soviet Union have all but stopped such houses type building except for types listed above. At the same time appeared the wealthiest in the architectural meaning urban manor layer. The low-rise buildings were developing during short time in Lviv in the postwar time by an example of functionalism period manors.

The manors building revitalized in the city just after the Ukrainian Independence.

Conclusion

The urban manors are an integral part of architecture almost every hundred years old city.

The declining stage of such buildings in Ukraine in 20-th century was caused only by political motivation and

just after 1991 the new stage in urban manors construction and evolution was started.

An additional point is that new economic realities in Ukraine caused to appearance of critical need in protection and saving of historical manors, which are destroying at a swift rate by new owners under the pretext of reconstruction and restoration. By an example of Lviv ones may observe the pattern "Professors' colony" distortion. It is evident that manors need some actions to be saved. There are: protective zones determination and give them the heritage asset status at least on the local level, special rules determination about new construction and reconstruction in historical regions, which include conditions and limitations about floor levels, measure, colors of new buildings and also terms of new construction materials usage, compliance with the requirement of new object accordance to general architectural pattern of region, objects identification, which architectural pattern changing is inadmissible.

The manors are adornment of every city, peculiar indicator of its anthropocentricity, so why the manors saving is a very important aim nowadays.

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