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Methods and Techniques in the Recovery of Abandoned and Destroyed Historical Buildings and Territories in Kyiv

Metody i techniki w odbudowie zaniedbanych i zniszczonych budynków i terenów historycznych w Kijowie

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Introduction

The problems of abandoned and destroyed buildings and territories remain relevant for all historical cities in different countries. For Ukrainian cities, over the past two years, these issues have become particularly important and require a competent and holistic solution as part of their postwar recovery.

Abandonment can be defined as the process of degradation of a particular building and territory with the loss of their defining original planning and volumetric-spatial characteristics as a result of their non-use or misuse, which does not contribute to the preservation and maintenance of their integrity, active functioning and involvement in urban life. Destruction is a loss of integrity. Abandonment and destruction are interrelated and interdependent processes. Destruction can be the result of long-term abandonment of a particular building or territory. At the same time, sudden destruction as a result of tragic events, such as war, can contribute to the transformation of destroyed buildings and territories into abandoned ones over time.

This should be prevented by their competent recovery that will help to preserve the authenticity and historically formed features of buildings and the urban environment as a whole, restore and enhance them,

and, at the same time, provide new development that is necessary at this time. By prioritizing the use of various restorative and reconstructive methods following the existing degree of value and destruction of a particular abandoned or destroyed building and its surroundings, it is possible to achieve the desired maximum effective result in their recovery. And the demand for such research remains relevant. Historical buildings do not get younger, for various reasons, they become abandoned and suffer temporal and sudden destruction. Currently, this is especially true for many historical cities in Ukraine, including Kyiv. This means that preservation, amplification, correction, or change of their urban planning, architectural and aesthetic, emotional and artistic, utilitarian, and socio-economic value is essential.

According to the Register of Historical and Cultural Monuments, in early 2022, more than 200 such buildings in Kyiv showed signs of disrepair [Derzhavnyy reyster nerukhomykh pam'yatok Ukrainy, 2020]. Over the past two years, as a result of the Russo-Ukrainian War, their number has increased significantly and continues to grow. Accurate quantitative estimates will be made after the war. Now, there is a need to define a methodology and recommendations for their recovery.

The theoretical basis for this paper is provided by the fundamental documents of UNESCO and ICO-

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MOS, namely the Venice Charter [1964, p. 4] and the Charter of Krakow [2000, p. 5], as well as the works of some researchers from different countries. They are directly or tangentially related to the issues raised. Among them are studies of the theory and history of architectural and urban planning heritage, its preservation, urban regeneration, and modern use, namely: Jokilehto [1986, p. 466], Osychenko and Khliupin [2024, pp. 5–25], Prybyyega [2009, p. 304], Ciesiółka and Burov [2021, pp. 1–10], Kodin [2009, p. 172]. It is worth noting the works of Orlenko [2019, pp. 95–104] on the emergency state of historical buildings and architectural monuments, their fragmentary and holistic restoration; Bezv [2004, p. 332]—on the principles of regeneration. Vodzynskyi's experience [2011, p. 194] in preparing historical and architectural reference plans and defining monument protection zones is valuable. Noteworthy are the studies by Skalski [2009, p. 311], Rybchinsky [2017, p. 284], and Leshchenko and Guley [2024, pp. 1–10] on revitalization in historical cities of France and Poland, comprehensive revitalization of historical buildings in the western region of Ukraine, and degraded historical industrial buildings in Kyiv accordingly. It is also worth mentioning the work of Drdácý [2010, pp. 12–17] on the economics of cultural heritage.

In the author's previous research, the concept of restorative-reconstructive transformation was proposed as a unifying all the restoration and reconstruction qualitative changes, which are possible for the historical urban environment, based on its degree of historical and architectural value and destruction [Leshchenko 2023b, pp. 1–9].

This study aims to show combinations of methods and techniques that can effectively recover abandoned and destroyed historical buildings and territories, particularly in Kyiv. The focus is on valorization in the event of their sudden ruin. It is also proposed to combine all detected methods and techniques into a single matrix, which shows the possibility of their application depending on the initial qualitative indicator of a particular building or territory. The proposed theoretical studies were tested on the example of the valorization concept of a destroyed historical building in its surroundings in Podil, Kyiv.

Methodology

The methodology of this study is consistent and step-by-step. At the preparatory stage, the aim of this study was determined by analyzing source materials and summarizing the existing theoretical experience relevant to the issues raised.

At the analytical stage, based on the historical research and analysis of the existing historical and architectural reference plan of Kyiv [Istoryko-arkhitekturnyy oporny plan Kyieva, 2020] and following the Law of Ukraine "On Protection of Cultural Heritage" [Zakon Ukrainy, 2000] and based on previous au-

thor's research [Leshchenko, 2020, p. 447], the degrees of historical and architectural value and destruction of historical buildings and territories of Kyiv were determined and systematized, as their initial qualitative indicator. All the studied sites were systematized according to four degrees of their historical and architectural value and four degrees of their destruction. The percentage ratio of the degree of destruction of historical buildings was calculated using a graphical and analytical method and by visually comparing their historical drawings and iconography with their current state. Each degree of destruction reflects the percentage of the building's destroyed and surviving parts.

At the synthesizing stage, following the identified and systematized different degrees of value and destruction of historical buildings and territories, the most appropriate combinations of various restorative and reconstructive methods that can be applied to them during their recovery were identified. The combinatorial and generalization methods were used. Valorization is highlighted as the key method for the recovery methodology of significant historical structures in case of sudden ruin and a high degree of destruction. As a result, a matrix of systematized methods and identified techniques was proposed. It can help in finding a holistic solution to the issue at various systemic levels.

The experimental stage proposed the theoretical research testing. This was done through conceptual design.

The degrees of historical and architectural value and destruction of historical buildings and territories in Kyiv

According to the Law of Ukraine "On the Protection of Cultural Heritage" [Zakon Ukrainy, 2000] and the existing historical and architectural reference plan of Kyiv [Istoryko-arkhitekturnyy oporny plan Kyieva, 2020], all the buildings under study can be systematized according to their historical and architectural value. The following four degrees of value can be distinguished: the first degree of value is for architectural monuments of various significance and significant historical buildings; the second degree of value is for ordinary historical buildings; the third degree of value is for low-value buildings; the fourth degree of value is for disharmonious buildings.

Historical sites of the first degree of value are subject to absolute preservation or restoration. For the sites of the second degree of value, in addition to preserving and restoring methods, renewing reconstructive methods can be used to ensure their integrity and operation. The historical facade should be maintained in such buildings, while supplementing with new volumes that do not disturb the historically formed context. Sites of the third and fourth degrees of value may not be considered, as subjects to mandatory preservation and restoration in their original form in case of damage. Renewing and transforming reconstructive methods will

be relevant for their activation. In general, abandoned and destroyed buildings of the fourth degree of value can be demolished and replaced by new compensatory buildings harmoniously complementing the historically formed urban context.

When introducing new compensatory masses to complement the preserved historical facades of abandoned buildings and new structures to replace destroyed buildings, it is essential to take into account not only their degree of historical and architectural value but also the degree of value of their surroundings, i.e., the territory that unites them.

Based on the author's previous research [Leshchenko 2022, pp. 7–14] and the existing historical and architectural reference plan of Kyiv [Istoryko-arkhitekturnyy oporny plan Kyieva, 2020], it is also possible to systematize all the studied territories by their historical and architectural value and distinguish the following four degrees of value. Territories with historically valuable layouts, significant historical buildings and architectural monuments, have the first degree of value. They form the city's historical area and are classified as the monument's area, a complex protection zone, and the first category of the building's regulation zone. The second degree of value is given to territories with historically valuable layouts and ordinary historical buildings. The third degree of value is given to territories with partially preserved historical layouts and new buildings. Such territories are included in the second and third categories of the building's regulation zone. The fourth degree of value is given to areas with modern buildings and layouts. These areas are located, as a rule, outside the building's regulation zone.

The identified degrees of the historical and architectural value of territories and buildings, located there influence possible restorative and reconstructive interventions with appropriate methods. Preserving and restoring methods are possible for the first degree of value territories. Renewing methods are correct for the territories of the second degree of value. Together with transforming methods, they are actual for the territories of the third degree of value. Also, the transforming methods are most effective for the fourth degree of value territories.

The degree of destruction, the violation of integrity, also determines the restorative or reconstructive methods for abandoned historical buildings and territories.

The author distinguished the following four degrees of destruction of abandoned and destroyed historical buildings with their corresponding percentage of destruction. The first degree of destruction, fragmentary destruction, is the loss by a historical building of some fragments and details that do not affect its overall architectural, compositional, and volumetric integrity. At the same time, the building's planning system is usually fully preserved. The building is functional. Such destruction can be up to 10%. The second degree of destruction is partial, when the

historical building's architectural, compositional, and volumetric integrity is partially destroyed. At the same time, the building mainly retains its historical internal layout but may have some planning destruction. Despite this, they do not affect its overall compositional integrity. But there may be a partial loss of its functionality. Such destruction can reach up to 30%. The third degree of destruction is significant destruction. These are substantial changes in the space-planning solution of the building, which lead to the loss of its holistic architectural perception, destruction of internal and external enclosing walls and violation of the integrity of roofs, but without loss of their load-bearing and self-supporting properties. The functional activity of such a building is significantly reduced. Also, the new disharmonious additions can compromise the integrity of its historical image. Such destruction can amount to almost 50%. The fourth degree of destruction is full destruction, ruination, a complete loss of functionality of the building due to the destruction of its internal and external load-bearing and enclosing structures. As a result of such destruction, the building may not be restored. The destruction may amount to 70% or more.

Based on the author's previous research [Leshchenko, 2023a, pp. 23–31], it is also possible to systematize all historically valuable urban areas in which those mentioned abandoned and destroyed historical buildings currently located and identify their four degrees of destruction. These are territories with fragmentary, point, significant destruction, and completely ruined, which have first, second, third, and fourth degrees of destruction.

The above degrees of destruction of historical buildings and territories in Kyiv by the beginning of 2022 were formed gradually. Over the last years, due to the war, the city has experienced a sharp increase in destructive buildings and territories, mainly the third and fourth degrees, which appeared at once. Their exact percentage will be made public only after the war.

Appropriate methods can be applied to eliminate or reduce the destructive changes in historical buildings and the territories, depending on the degree of destruction determined. However, for the correctness of their choice, especially for the third and fourth degrees of destruction, it is necessary to compare both components of the initial qualitative indicator of a particular historical building and territory—their degrees of historical and architectural value and destruction. Moreover, the first component is decisive.

Therefore, to eliminate destructive changes of the first degree, it is appropriate to apply preserving and restoring methods to historical buildings and territories. In the case of their second degree of destruction, restoring methods are effective. Renewing and transforming methods are needed for the third and fourth degrees of destruction. And this is the case when these destructive buildings and territories have the third and fourth degrees of value. If they have the first and second de-

degrees of value, then with such significant destruction, they can be subject to maximum restoring and renewing methods, respectively. The most effective way to recover historically valuable sites ruined suddenly is comprehensive valorization in combination with other necessary preserving and restoring methods. More details on the choice of specific restorative and reconstructive methods and techniques for recovering abandoned and destroyed historical buildings and territories are in the next part of the article.

Matrix of recovery of abandoned and destroyed historical buildings and territories. Methods, techniques

In a real situation, different combinations of historical and architectural value and destruction of abandoned and destroyed buildings on the same territory are possible, as the degree of value and destruction of the territory itself. Therefore, it is necessary to create a matrix that will unite combinations of methods and techniques that will be effective at different levels (urban planning, object (for specific buildings or engineering structures as an integral parts of the holistic urban system), and functional) for various abandoned and destroyed historical buildings and territories, depending on their initial qualitative indicator—the degree of their historical and architectural value and destruction. This will ensure the integrity of the solution to the existing problem.

According to the developed matrix (Fig. 1), for abandoned and destroyed territories of the first degree of value (if they have the first degree of destruction), preserving methods, such as urban conservation or museification, and also restoring methods, such as rehabilitation, regeneration, or valorization (if these territories have the second and higher degrees of destruction), can be used at the urban planning level.

Based on the fact that urban territories of the first degree of value have significant historical buildings and architectural monuments, which also have the first degree of value, then in case of their first degree of destruction, such preserving methods as repair or museification can be used for them at the object level. In the case of their second and higher degree of destruction, restoring methods, such as fragmentary and holistic restoration, regeneration, or valorization, can be applied to them.

Valorization is a key method in recovering the most valuable historical territories and buildings, which suddenly received a high degree of destruction (third and fourth). It aims to comprehensively improve the architectural value and quality of the historical urban environment by restoring damaged, re-creating, or marking lost iconic elements and introducing new compensatory ones. For the existing destroyed historical buildings, it aims to improve their architectural, historical, and socio-cultural value. Their architectural value should be enhanced by restoring the damaged parts and re-

moving low-value additions and disharmonious layers. The enhancement of their historical value should be carried out by preserving their authenticity, displaying their spatial and architectural and stylistic features, construction and finishing materials typical of specific periods, and the buildings as a living document of a particular era and history of architecture and construction, as well as reflecting historical events associated with them and the impact of these events on the processes of qualitative changes in them. The socio-cultural value of such buildings should be enhanced by providing them with a new use relevant to the present, which will involve them in active modern urban life. So, their holistic restoration and adaptation will also be effective with valorization. Valorization can be added with re-creation if a significant historical building or architectural monument is suddenly destroyed (due to war), and the remaining nearby buildings form a simultaneously created architectural ensemble. If it is impossible to re-create them, the historical locations of destroyed landmark buildings, urban structures, or their elements should be marked with landscaping techniques.

Suppose the destroyed territories of the first degree of value, in addition to architectural monuments and significant historical buildings, also have low-value and ordinary historical buildings. In that case, the latter can be subject to renewing methods, namely, sanation in combination with modernization. Also, new spot construction can eliminate unwanted gaps and restore the general volume-spatial composition of the historic urban environment. At the functional level, these methods can be supplemented by some functional methods for these territories and buildings recovery, such as interpretation, modification, or adaptation.

The following techniques will be relevant for valorization and improving the quality of these territories and buildings. “Symbiosis of old and new”—involves the complete morphological and coloristic imitation of the necessary new compensatory additions to the existing authentic elements. “Stylistic and figurative reminders”—are used to preserve the sense of place by introducing new elements into the space, stylized as historical structures typical of the area. “Combining different functions into a single space” is carried out by branching out pedestrian connections and dispersing functional filling the abandoned urban area. “Accent conservation in the museification of ruins” is carried out to increase the historical and social value of a monument or a significant historical building while enhancing the perception of the continuity of the historical urban environment. “Nuanced reinforcement of authentic structures” is done with materials close to authentic. “Patching” restoration with a distinction between authentic and modern” is relevant for enhancing the architectural and historical value of the building and emphasizing its uniqueness. And also “play of light”—for strengthening the

		DEGREE OF DESTRUCTION					
		1	2	3	4		
URBAN PLANNING LEVEL	1	URBAN CONSERVATION MUSEIFICATION	REHABILITATION	VALORIZATION	VALORIZATION REGENERATION	METHODS	
		REPAIR MUSEIFICATION	FRAGMENTARY & HOLISTIC RESTORATION	VALORIZATION RE-CREATION	VALORIZATION REGENERATION		
		INTERPRETATION MODIFICATION OF THE ORIGINAL FUNCTION	MODIFICATION OF THE ORIGINAL FUNCTION ADAPTATION	ADAPTATION	ADAPTATION FUNCTION TRANSFER		
		STYLISTIC & FIGURATIVE REMINDERS				SYMBIOS OF OLD & NEW	TECHNIQUES
		PLAY OF LIGHT					
		PATCHING RESTORATION		ACCENT CONSERVATION NUANCED REINFORCEMENT OF AUTHENTIC STRUCTURES			
		COMBINING DIFFERENT FUNCTIONS INTO A SINGLE SPACE					
OBJECT LEVEL	2	VALORIZATION REGENERATION	REVITALIZATION + SANATION			METHODS	
		F&H RESTORATION VALORIZATION	VALORIZATION REVITALIZATION	REGENERATION REVITALIZATION			
		ADAPTATION		ADAPTATION FUNCTIONAL FILLING			
		FILLING					TECHNIQUES
		NEW SUPERSTRUCTURES WITH A VISUAL SEPARATION FROM HISTORICAL BUILDING		ADDING A GLASS ROOF CONTRASTING REINFORCEMENT OF STRUCTURES			
		NEW SUPERSTRUCTURES OR EXTENSIONS WITH A VERTICAL SHIFT TO THE MIDDLE OF THE BLOCK		ADDITION OF NEW STRUCTURES ON INDEPENDENT FOUNDATIONS			
		ACTIVE ROOFING					
FUNCTIONAL LEVEL	3	RENEWAL	RENEWAL + SANATION	TRANSFIGURATION RENEWAL + SANATION	TRANSFIGURATION + SANATION	METHODS	
		MODERNIZATION	MODERNIZATION + SANATION	RENOVATION + SANATION			
		FUNCTIONAL RENEWAL	FUNCTIONAL FILLING FUNCTIONAL RENEWAL				
		INTEGRATION OF EXTERNAL SPACE INTO INTERNAL SPACE					TECHNIQUES
		GREEN ROOFS					
		ACCENT COLOR ON THE QUARTER FACADE	GREEN FACADES				
		CUTTING OUT FLOOR FRAGMENTS					
FUNCTIONAL LEVEL	4	RENOVATION	RENOVATION + SANATION		RADICAL REBUILDING + SANATION	METHODS	
		MODERNIZATION RENOVATION	MODERNIZATION + SANATION	RENOVATION + SANATION			
		FUNCTIONAL RENEWAL RE-FUNCTIONALIZATION		FUNCTIONAL FILLING RE-FUNCTIONALIZATION	RE-FUNCTIONALIZATION		
		COMBINING THE EXTERIOR & INTERIOR OF THE QUARTER OR BUILDING WITH NEW THROUGH PASSAGES FROM DIFFERENT SIDES					TECHNIQUES
		ADDING GLASS CANOPIES & SKYLIGHTS CREATING A HINGED FACADE SHELL					
		CREATING ADDITIONAL LEVELS					

Fig. 1. Matrix of recovery, prepared by N. Leshchenko

Ryc. 1. Matryca odbudowy; oprac. N. Leshchenko

emotional impression of the restored monuments, historical buildings, and the surrounding area in the evening. The latter technique is universal and will be relevant for improving the quality of sites of different values and destruction.

Valorization can also be applied to abandoned and destroyed territories of the second degree of value at the urban planning level. However, the most relevant for them will be the already renewing method—revitalization, especially if they have a second and higher degree of destruction. As a rule, these methods should be preceded by the sanation of abandoned territory. At the object level, in the case of ordinary historical buildings, both restoring methods, such as valorization, fragmentary and holistic restoration, or regeneration (depending on their degree of destruction), and renewing methods, such as revitalization, may be used. For existing low-value buildings, modernization in combination with sanation will be advisable. Also, corrective new construction will be possible. The above methods can be added by adaptation and functional filling at the functional level.

The following techniques will be relevant to recovering and improving the quality of these territories and buildings. “Filling”—the introduction of new insert houses to fill unwanted gaps in the building line. At the same time, the height, size, and parceling of these houses’ facades should align with the existing historical ones. “New superstructures with a visual separation from the historical building”—are carried out by creating an open gallery or using another, visually lighter material (for example, glass or metal) to connect the new and the old. “New vertical or horizontal extensions with a vertical shift to the middle of the block”—to emphasize the facade’s historical remains and show the importance of the authentic part of the building. In some cases, this technique is also possible for buildings of the first degree of value in case of significant destruction. “Contrasting reinforcement of structures”—using modern materials, openly complementing authentic ones. “Addition of new structures on independent foundations”—to replace the lost ones, new structures can be erected next to the existing surviving or museficated facade on a free-standing foundation (without interfering with the existing structural system) or can be separated from the existing building (also on an independent foundation), forming, for example, a place for galleries. “Active roofing”—using the historical buildings’ roofs to create open terraces and fill them with functional space. “Adding a glass roof” to an abandoned historical building with a high degree of destruction will increase its attractiveness, and insolation inside the building, ensure a comfortable stay in the interior, and diversify city views. This technique can also be applied to a building of the first degree of value with its third and fourth degree of destruction.

For abandoned and destroyed territories of the third degree of value at the urban planning level, such a

reconstructive method as a renewal would be advisable. The sanation of the territory can also complement this method. For degrading areas with a high (e.g., fourth) degree of destruction, it will be advisable to use transfiguration, separately or with renewal. In this case, too, as a rule, they will be preceded by the sanation of the territory. For the existing abandoned and destroyed buildings on these territories, a combination of such methods as modernization and sanation or renovation and sanation may be applied at the object level, accordingly to their degree of destruction. Also, new contextual construction is possible on such territories. Functional renewal and functional filling would be appropriate at the functional level.

The following techniques will be relevant to recovering and improving the quality of these territories and buildings. “Integration of external space into internal space” through the creation of passageways within and between buildings and atriums in the middle of the quarter will help the formation of a single organism of indoor and outdoor spaces. “Green roofs” and “green facades”—are used to increase the aesthetic, utilitarian, and economic value of low-value buildings and the quality of the urban environment. “Accent color on the quarter facade” will help to increase the attractiveness of a low-value building by adding accent details or decorating its facade with a new color scheme. “Cutting out floor fragments”—to create internal galleries or an atrium and fill them with new additional functions to improve the utilitarian quality of a low-value building.

For abandoned and destroyed territories of the fourth degree of value at the urban planning level, the most relevant will be renovation (a transforming reconstructive method). If these territories are located outside the historical center, radical rebuilding can already be used for them. In addition, these methods should usually be preceded by the sanation of the territory. At the object level, for the existing abandoned and destroyed buildings, and depending on their destruction, the combinations of the renewing and transforming methods may be possible: modernization and sanation, renovation and sanation, or renovation alone. New construction is also active in such territories. At the functional level, re-functionalization and functional filling will be relevant for such territories and buildings.

The following techniques will be relevant to recovering and improving the quality of these territories and buildings. “Combining the exterior and interior of the building or quarter with new through passages from different sides” will increase its utilitarian value. “Adding glass canopies and skylights” will fill the interior space with light and color, a rhythmic pattern of light and shadows to highlight interior accents. This technique will significantly improve the aesthetic quality of a building. It is relevant for buildings of different degrees of value. “Creating a hinged facade shell” will improve the aesthetic and utilitarian quality of a dis-



Fig. 2. The Vertyporokh House – current state, 2024; photo by N. Leshchenko
 Ryc. 2. Dom Wertyporocho, stan obecny, 2024; fot. N. Leshchenko

harmonious building. “Creating additional levels” will help to allocate new places in the interior space of the building with additional functions that will contribute to its activation.

These theoretical studies were tested in the valorization concept of a destroyed historical building in Podil, Kyiv.

Valorization concept of a destroyed historical building in Podil, Kyiv, Ukraine

The Vertyporokh House is a historical building dating back to the beginning of the last century, located on the corner of Mezhyhirska and Shchekavytska streets in Podil, Kyiv. It has the first degree of historical and architectural value (an architectural monument of local significance) and the third degree of destruction. Its loss of integrity is significant, up to about 40%. The building is currently not in use. It has suffered damage in the historical space-planning solution, due to the partial destruction of the roof and the internal and external enclosing walls (Fig. 2).

Historically, the building had first residential and then office functions.

Today, the building marks the corner of a historically valuable quarter and is enclosed by a temporary fence. Mostly ordinary historical and modern buildings surround it. The height of the quarter ranges from three to four and six floors. The territory of the quarter also has the first degree of historical and architectural value (it is included in the first category of the build-

ing’s regulation zone). The degree of destruction of the quarter is defined as the second.

The quarter’s existing functional content is dominated by residential and business functions, which are the main ones. There are also additional functions: tourist, commercial, cultural and educational, administrative, and recreational. The quarter needs more retail and service functions because quite a few residential buildings nearby put significant strain on the existing commercial premises. The development of hotel and cultural functions is also relevant.

Based on the determined degrees of historical and architectural value and the destruction of a given historical area and building, the following methods were proposed to improve their quality at different levels. At the urban planning level, it is the valorization of the urban environment. At the functional level, it is a modification of the original use, adaptation, and addition. At the object level, it is valorization with a holistic restoration of the authentic part of the building and compensatory renewal.

The valorization concept of this building and the surrounding area used a combination of the techniques highlighted in the matrix: “symbiosis of old and new;” “combining different functions in a single space;” “accent conservation;” “superstructure with a vertical “shift” of the new part of facade to the middle of the block;” “addition of a glass roof;” “nuanced reinforcement of authentic structures;” and “play of light.”

To preserve and enhance the building’s architectural and historical value, restoring the currently surviving

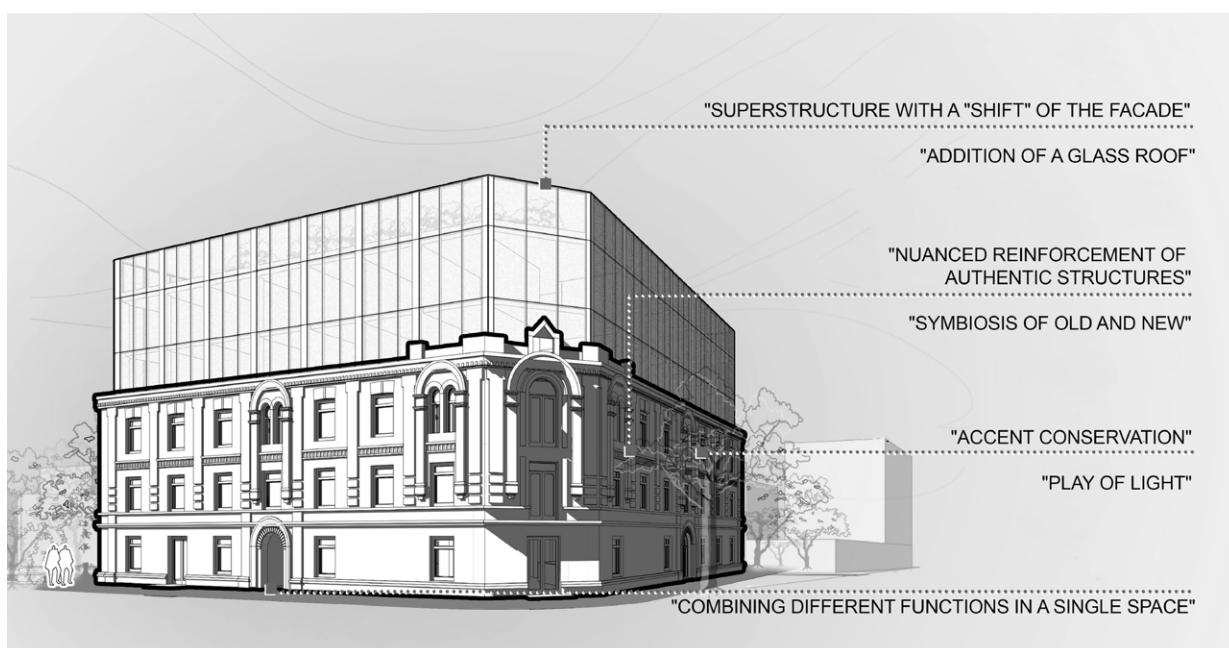


Fig. 3. The Vertyporokh House – valorization concept visualization; by I. Kudina under the supervision of N. Leshchenko
 Ryc. 3. Dom Wertyporocho, wizualizacja koncepcji waloryzacji; I. Kudina, pod kier. N. Leshchenko

façades, which mark the intersection of Mezhyhirska and Shchekavytska streets was proposed. The new compensatory part must be designed to follow the authentic outline of the building. It will serve as a backdrop to highlight the dominant authentic façades (Fig. 3).

The existing layout of the building was adapted to the function of an apartment hotel with retail and service premises on the ground floor. These functions are close to the original historical function of this building. An art gallery was also proposed on the ground floor. This cultural function will also easily fit into the historical layout, further drawing attention and activating the building. The courtyard of the building will be accessed from the street through an arched passage. The courtyard area will be equipped with places for rest and recreation. This significantly improves the quality of staying in it and enlivens the space.

The valorization in combination with other restoring methods and techniques made it possible to preserve the authenticity of the building, restore and harmoniously complement its space-planning solution, adapt it to new functions in demand, and thus “revive” it. The result of the valorization of the destroyed Vertyporokh House is an increase in its historical, cultural, architectural, utilitarian, and socio-economic value, along with the quality of the existing historical urban environment of the quarter.

Conclusions

The proposed methodology of the recovery of abandoned and destroyed historical buildings and territories of Kyiv is based on the possibility and priority of applying certain combinations of restorative and re-

constructive methods, as well as techniques, depending on the initial qualitative indicator of these buildings and territories—their degrees of historical and architectural value and destruction. Valorization was determined as a key method for recovering the most valuable historical territories and buildings, which were suddenly ruined (due to war) and subjected to a high degree of damage.

Four degrees of historical and architectural value and four degrees of destruction of historical buildings and territories of Kyiv were generalized and systematized. The corresponding percentage of destruction was determined for each degree of destruction of abandoned and destroyed historical buildings. Following the various existing combinations of these degrees of value and destruction of historic buildings and territories, the most effective combinations of different restorative and reconstructive methods that can be applied to them during their recovery were identified.

The proposed matrix of recovery unites combinations of methods and techniques that will be effective for application at different levels (urban planning, object, and functional) to various abandoned and destroyed historical buildings and territories, depending on their initial qualitative indicator—the degree of historical and architectural value and destruction. This will ensure the integrity of the solution to the existing problem.

The theoretical research was tested on the example of the valorization concept of a destroyed historical building—the Vertyporokh House located in the Podil district of Kyiv. This showed the effectiveness of the proposed methodology.

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Abstract

The article proposes a methodology for the recovery of Kyiv's abandoned and destroyed historical buildings and territories, which is based on using certain combinations of methods and techniques, depending on the initial qualitative indicator of these buildings and territories—their degrees of historical and architectural value and destruction. Valorization was determined as a key method for recovering the most valuable historical territories and buildings, which were suddenly ruined (due to war) and received a high degree of destruction. Four degrees of historical and architectural value and destruction, with the percentage of destruction, are systematized for historical buildings and territories of Kyiv. A matrix of recovery is proposed as a tool for a holistic solution to the problem. The proposed theoretical research was tested on the valorization concept of the destroyed historical building in Podil, Kyiv, which confirmed the effectiveness of the proposed methodology.

Streszczenie

W artykule zaproponowano metodologię odbudowy zaniedbanych i zniszczonych historycznych budynków i obszarów Kijowa, opartą na zastosowaniu określonych kombinacji metod i technik w zależności od początkowego wskaźnika jakości tych budynków i terenów – ich wartości historyczno-architektonicznej oraz stopnia zniszczenia. Waloryzacja stanowi główną metodę odzyskiwania najcenniejszych historycznych terenów i budynków, które zostały nagle zrujnowane (w wyniku działań wojennych) i doznały zniszczeń wysokiego stopnia. Dla zabytkowych budynków i terenów Kijowa usystematyzowano cztery stopnie wartości historycznej i architektonicznej oraz zniszczeń z ich procentowym udziałem. Zaproponowano matrycę odbudowy jako narzędzie do kompleksowego rozwiązania problemu. Przedstawione badania teoretyczne zostały przetestowane w waloryzacji zniszczonego zabytkowego budynku na Padole w Kijowie, co potwierdziło skuteczność tej metodologii.