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The revitalization needs of Jarosław

Revitalization activities have always been important, but at present – during quick economic and social changes – they are especially significant regardless of the size of the city which they concern. The only thing that can vary are the purposes, tasks and the possibilities of implementing the revitalization objectives as well as their scale. All this depends on specific conditions and the vision of the future. For small and medium-sized towns revitalization activities provide an opportunity for growth, whereas for bigger areas they are important also due to the possibility for a substantial improvement of the quality of their residential environment as well as increasing the rank and attractiveness of the place. Jarosław is one of the towns where revitalization is the best chance for the future. Additionally, it should be noted that the town partially has already changed its image (but it still needs to continue to improve it).

Jarosław is a town with a rich history, valuable objects of culture and public spaces full of great periods of prosperity as well as declines (this is what happened once with trade and in the second half of the 20th century with industry). It is an urban center with a great potential and possibilities to make the most of the chance which is provided by the European forecast of the development in the scope of reconstruction and revitalization of small towns with exceptional esthetic qualities, cultural and historical value. Jarosław can be a subject of the discussions and plans for the future and become a significant point in the spatial development of the country.

Since the beginning of the 20th century until today the history of this town as well as the history of other Polish urban centers has been substantially affected by external conditions, primarily the following three historical events:

– the end of World War I and regaining independence by Poland after 123 years of captivity,

– the end of the Second World War and official introduction of the socialist system whose one of the crucial features was a centralized economy,

– transformation of the political system in 1989 which imposed the priority of private ownership and introduced a free market economy.

As regards the possibilities of revitalization activities the most significant changes began in 1989. Not only did they resume the priority of private ownership which had applied in the interwar period and market economy but they also establish a legal order favorable for building. The newly created legal frame allowed conducting any kind of activity connected with architecture and urban development. The period of eighteen years is, however, too short to adequately evaluate how this favorable legal order has been used and how big a progress has been made in the area of architecture and building, especially in comparison with the development which had lasted for decades or even hundreds of years. Despite the fact that evident differences between the past and the present are visible. This means that the latest socio-economic changes have substantially affected the way cities as well as small and medium-sized towns look and function.

The problems connected with revitalization can be viewed in various aspects. One of the most crucial of them is the form of ownership and the range of tasks (material) as well as financial scope. The revitalization objectives can be best achieved by the state as well as territorial and local governments. However, currently they are owners of little land and few buildings. Private ownership prevails.

The unrestricted initiative of the owners of private tenement houses and consequently their increased activity as well as easy access to building materials and services enable them to modernize individual buildings as well as restore and revitalize whole areas. However, the growth of activity of the town inhabitants does not always mean an improvement of their residential environment. On numerous occasions inadequate adjustments of exist-

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ing buildings and their modernization as well as availability of building materials, half-finished prefabricated and prefabricated elements have adversely affected the character and authenticity especially of historically valuable areas and residential buildings in Polish cities.

Only recently has the civilizational progress provided opportunities and expectations as well as threats which earlier were unknown. It has brought new perspective of the residential environment which has become an important element in creating a new socio-economic reality in which large cities and urban agglomerations should be distinguished from small and medium-sized towns. It is easy to stimulate economy in large urban centers. Small and medium-sized towns must search for their own identity and ways of growth. Due to varied internal and external conditions they usually include individual solutions.

One of the most important challenges at present is a peaceful match of the aspirations with possibilities in respect of the development of residential environment, maintaining the historic character of the place. The aspirations arise from the natural pursuit of man to continuously improve his living conditions, which is much easier with the development of technology, maintaining the historical value. The possibilities and especially the restric-

tions are connected with the financial resources. A great hope is the development of tourism and recreation offer which make small and medium-sized towns attractive and provide close contact with nature. That is why the direction of planned revitalization activities is of fundamental significance.

Revitalization is a very broad term that includes an improvement of the conditions which prevail in a specific area. Sometimes it regards totally new assumptions and sometimes it is connected with adjusting a historical form to current needs or future plans. Due to the urgency and the gravity of the subject these aspects are more and more often considered by investors. At present the need to achieve revitalization purposes is more and more visible despite the threat of numerous conflicts in the scope of sociology and architecture. Furthermore, the European Union has noticed the necessity to conduct revitalization activities.

The growth of towns has been included and has been most desirable in the planning process for a long time. The strategies of growth will regard the national, then regional and finally local plans which are most important to us. The development and implementation of the strategies is then the basic condition of securing a better future.

The scope and chances for revitalization of Jarosław

As already mentioned Jarosław deserves a special attention. It is a town with 41 thousand inhabitants located in the south-east of Poland in Podkarpackie Voivodeship (*Subcarpathian Province*). Jarosław was established in 1031 by the Ukrainian Prince Jarosław the Wise. Accounts of that can be found in a Ruthenian Chronicle from 1152. The next information about Jarosław comes from a Chronicle from 1234 which describes the wars between Poland, Ruthenia and Hungary.

The history of Jarosław is highly interesting. Very important changes in the formation of the town took place at the turn of the 4th and 5th centuries. At that time Jarosław was still a fortified town securing safety for its

inhabitants in case of attacks and wars. In time the trade significance of Jarosław grew. Its convenient location was the reason why due to trade contacts the representatives (and products) from various cultures marked their presence in the town rather quickly, affecting the local customs. The Orient played an important role in this context. *The connections with Caffa through Lvov and other colonies heavily determined the influence of traditional Armenian-Asian art on local craftwork. As a result of this influence Jarosław came into the artistic circle of Southern and Eastern Europe whose distinctiveness was best expressed in a special transformation of renaissance forms* [1, p. 24–55]. In the 16th century a strong Polish-Armenian merchant estate formed in Jarosław. The town then became famous in the whole world for its annual fairs organized in its center. The residential buildings which formed the sides of the market square were adjusted for the needs of trade and storage of goods. *The political crisis in Poland which occurred in about the middle of the 17th century curtailed huge perspectives for the development of the town. Its decline manifested in gradual weakening of trade and its population growing poor. One of the reasons of the decline was the division of the town between a few owners. The ultimate disappearance of the commercial significance of Jarosław was caused by the first partition of Poland. The establishment of the customs border with the territory annexed by Austria reduced the trade relations with the rest of the Polish territory to illegal contraband. It was not until the second half of the 19th century when the revival of trade took place as a result of the development of the railroad line between Cracow and Lvov* [1, p. 24–55]. Unfortunately, it



Fig. 1. Tenements houses with roofed courtyards
(photo: J. Kobylarczyk)

Il. 1. Kamienice wiatowe (fot. J. Kobylarczyk)



Fig. 2. Market hall – roofed courtyard (photo: J. Kobylarczyk)

II. 2. Hala targowa – wiata (fot. J. Kobylarczyk)

did not last for long – at the end of the 20th century Jarosław sank into oblivion. Today it is necessary to implement some rehabilitation activities, especially in its center (historical buildings) as well as in post-industrial and post-military areas. One of the main objectives of revitalization is to improve the living conditions and the quality of the residential environment. Apart from that the creation of better possibilities to start an adult life for the youth from Jarosław and the Jarosław region is necessary.

This is not an easy task. On the one hand, Jarosław demonstrates a huge potential for growth (among others due to the potential of growth of the trade with the Eastern and Southern neighbors of Poland). On the other hand, however, after a considerable reduction of the production of industrial plants the lack of huge financial possibilities is visible. The town is not exactly full of rich people. How then will Jarosław attract investors willing to cooperate? Revitalization of Jarosław will be connected with the prospect of many new possibilities that partly come from aid funds from the European Union, mainly Operational Programs (OPs): Development of Eastern Poland (OP DEP), Innovative Economy (OP IE), Human Capital (OP HC) and the Regional Operational Program (ROP). It would be beneficial if the town focused on promoting its attractiveness in the media. Jarosław should make the most of the fact that it is located by the main Polish communication routes (road and rail) leading from the West to the East. Furthermore, it can encourage tourists to stay and visit numerous unique historical buildings.

As already mentioned, Jarosław is an old urban center which requires conducting comprehensive revitalization works connected with the historical residential buildings located in the very heart of the town as well as its transportation system. It also seems necessary to revive the market square itself with its forgotten hubbub, excitement and simply life. Some of the tasks have already been achieved. This article briefly presents the revitalization activities connected with the historical residential buildings and the area of the former military unit located close to the railroad and bus stations.



Fig. 3. Courtyard (photo: J. Kobylarczyk)

II. 3. Podwórko – dziedziniec (fot. J. Kobylarczyk)

One of the pearls of Jarosław are tenement houses with roofed courtyards – which partly have already been renovated (Figs 1, 2). These roofed courtyards are so valuable because of their scale which is unique in the whole of Europe. The courtyards of the tenement houses without any greenery deserve special attention (Figs 3, 4). Their form resembles passageways which is determined by their location – namely around the historical market square. Once the courtyards assumed the form of roofed atria with skylights pouring in the natural light [7]. The roofed courtyards were designed for commercial purposes. They were used for stock storage. At present some parts of the tenement houses' basements which once were completely filled with debris have also been restored. The 18th and 19th century basements located under 53 tenement houses survived a catastrophe. The reason was the demolition of annexes and no design connection between sidewalks and houses. As a result of moisture of the basements the walls swelled then cracked and finally collapsed, which in turn caused the houses to collapse and cover the basements with debris. The rescue operation was conducted by the Mining Development Works from Bytom, as well as sci-



Fig. 4. Courtyard (photo: J. Kobylarczyk)

II. 4. Podwórko – dziedziniec (fot. J. Kobylarczyk)



Fig. 5. Campus of the State School of Higher Vocational Education (photo: J. Kobylarczyk)

II. 5. Miasteczko Akademickie Państwowej Wyższej Szkoły Zawodowej (fot. J. Kobylarczyk)



Fig. 7. Main entrance to the State School of Higher Vocational Education (photo: J. Kobylarczyk)

II. 7. Główne wejście do Państwowej Wyższej Szkoły Zawodowej (fot. J. Kobylarczyk)

entists from the AGH University of Science and Technology in Cracow. In 1984, the basements which were preserved after the catastrophe were turned into the Underground Tourist Trail and named after Professor Feliks Zalewski who actively participated in saving Jarosław.

Apart from the tasks undertaken in the very historical center of the town other activities connected with the revitalization of post-industrial and post-military areas have also been performed. The military complex which once was based in the town left a significant mark. Its former buildings were taken over by the State School of Higher Vocational Education (Figs 5–8). Now they serve a new specific purpose, which is why they managed to retain a good technical condition. The school complies with contemporary requirements in respect of comfort for its use as well as safety. It has been adjusted to meet the requirements of architecture without barriers (Fig. 9). The aesthetics of the school and close vicinity of green areas is also worth noting (Fig. 10). The State School of Higher

Vocational Education serves the local youth who, while getting education, realize their dreams of a better future. (It is worth mentioning that in the post-war period Jarosław always had many secondary schools – relatively to the size of the town – that are a natural source of candidates for higher vocational studies).

Further revitalization works should first of all regard the central part of the town, including primarily its most treasured old town. The historical benefits of the medieval market square should be preserved and this requires modernization whose objective would be to improve the residential conditions in the precious tenement houses with roofed courtyards and in other tenement houses that at present do not meet current standards and that create the frontages of the market square because the technical conditions of a number of historical buildings leaves much to be desired. (Numerous tenement houses are privately owned and as such their renovation cannot get additional funding from central or local government, however, within



Fig. 6. Building housing the State School of Higher Vocational Education President's Office (photo: J. Kobylarczyk)

II. 6. Budynek rektoratu Państwowej Wyższej Szkoły Zawodowej (fot. J. Kobylarczyk)



Fig. 8. Courtyard of the State School of Higher Vocational Education (photo: J. Kobylarczyk)

II. 8. Dziedziniec Państwowej Wyższej Szkoły Zawodowej (fot. J. Kobylarczyk)



Fig. 9. Adjustment of the school for the needs of the disabled persons
(photo: J. Kobylarczyk)

II. 9. Przystosowanie szkoły do potrzeb osób niepełnosprawnych
(fot. J. Kobylarczyk)



Fig. 10. Proximity of green areas
(photo: J. Kobylarczyk)

II. 10. Bliskość zieleni
(fot. J. Kobylarczyk)

the framework of partnership between private owners and central government or between private owners and local government the responsibility for renovation of the façades can be lifted from the owners of tenement houses).

The process of the revival of the old center of Jarosław can bring much benefit but it must be spread in time¹. It is recommended that first of all the streets leading to the market square be renovated – especially the historical Grodzka Street. That street is the most frequently used pedestrian route connecting the old town with a national

road; it goes along with the underground trail. A historical and unique market hall is located next to it and on its extension at the edge of the market square there is a pearl of architecture in Jarosław – the Orsetti family tenement house. The implementation of these plans would increase the tourist attractiveness of the town and improve the quality of residential environment in its inner center as well as the general image of the town and provide possibilities for its further growth.

There would be a certain analogy to the activities undertaken in small towns in Slovakia, a country territorially close to the Subcarpathian region where Jarosław is located. The renovation of the market squares and their adjacent streets in Slovak towns resulted in an increase of interest among tourists and although they are not the main goal of their trips, they are happy to visit them during stopovers on their tourist routes. Indeed Jarosław lies along traditional and present day transportation arteries (road – national road No. 4 for transit traffic from the Ukraine to Germany and back as well as rail, both of which are important domestically and internationally).

¹ *Apart from the attempt at increasing the standard of the apartments and providing the complex with complete communal facilities, it is very important to correctly assign the function which the complexes and historical buildings should serve. These functions must assure the use of cultural heritage for contemporary purposes without downgrading its benefits that can be insufficiently used or excessively exploited. Consequently, it is necessary in some cases to reanimate the complexes, and in other cases to prevent overuse. Unlike selected architectural complexes which require uniform functions, in the case of urban complexes it is usually complicated [3, p. 310–311].*

Final remarks

Jarosław as a historical town can be proud of its interesting tradition and culture. At present it is, however, a small urban center, and as such it finds it difficult to locate investors who would be willing to renovate the historical buildings and in this way pursue efforts at restoring the old magnificence of all monuments of material culture. In order to minimize the effects of meager investments in respect of revitalization in its broad sense the authorities of the town and the district can make efforts at raising aid funds and using the funds from operational programs. In the case of Jarosław it is important to enter the town in Grade I of Listed Buildings among others due to the presence of multi-story underground structures accessible to tourists. The historical (including unique) tenement houses, city-planning assumptions and architectural solutions as well as histori-

cal sights are the town's chief assets. The town also benefits from the revitalization activities which have already been done in accordance with contemporary city-planning trends and social needs including the tenement houses with roofed courtyards, the underground tourist trail mentioned earlier, the State School of Higher Vocational Education.

The results of conducted research indicate [2] that the center of Jarosław as a whole meets the contemporary requirements in respect of the quality of residential environment. It provides its residents with comfort among others by offering an easier access to basic and additional services as well as a very important sense of security. It also guarantees intimacy and peace as well as quite big publicly accessible green areas. As demonstrated the town has taken actions and made efforts in respect of revitaliza-

tion as well as modernization and adjustments of a number of historical buildings because at present small urban centers want to be vibrant with life and attractive for tourists, creating at the same time its image – of a representative space with impeccable architecture, easy access to basic

services and media, and what is most interesting for tourists – to a number of different attractions. Further revitalization is an opportunity for Jarosław to be able to function as an even more interesting, beautiful and historical urban center, attractive for tourists and friendly to its inhabitants.

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Potrzeby rewitalizacyjne Jarosławia

Tematem rozważań jest Jarosław – niewielkie miasto położone w województwie podkarpackim. Jako ośrodek miejski o ciekawej, historycznej architekturze oraz tradycji, a także korzystnej lokalizacji (droga krajowa nr 4 oraz linia kolejowa) ma szansę rozwoju. Wskazują na to liczne inwestycje charakterystyczne dla omawianego miasta. Jedną z nich jest związana z rewitalizacją obszaru po jednostce wojskowej w centrum miasta, w bezpośrednim sąsiedztwie dworca kolejowego i autobusowego. Obecnie na tym terenie mieści się Państwowa Wyższa Szkoła Zawodowa. Uczelnia ta zajmuje również pobliskie tereny (po drugiej stronie linii kolejowej), które kiedyś należały do zakładów związanych z przemysłem drzewnym.

Dla Jarosławia ważnym przedsięwzięciem mogłaby być aktywizacja starej części miasta. Jest to niezwykle obszar miejski, cenny ze względu na zabytki, a przede wszystkim obecność unikatowych kamienic wiatowych oraz podziemnej trasy turystycznej. Warto podkreślić, że w takiej skali kamienice wiatowe nie występują w żadnym innym mieście europejskim.

Jarosław jest miastem o dużym potencjale gospodarczym, cennej architekturze i przyjaznym środowisku mieszkaniowym. Przy właściwej realizacji odnowy (remonty, modernizacje, rewitalizacja) ma szansę stać się cenionym i atrakcyjnym ośrodkiem turystycznym Polski południowo-wschodniej.

Key words: revitalization, town, monument

Słowa kluczowe: rewitalizacja, miasto, zabytek