

Sheet LVI: List of buildings of special architectural or historic interest and preservation zones in Łódź

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In accordance with the Heritage Preservation Act (of 23 July, 2003; Journal of Laws of 17th September, 2003), heritage can be protected by: being entered on the list of buildings of special architectural or historic interest, being listed as a historical monument, becoming part of a ‘culture park’, and by being listed in the local development plan. The heritage register in Łódź consists of the immovable heritage register (further referred to as the Register), movable heritage register, and archaeological sites register (details concerning the spatial distribution of immovable heritage and archaeological sites are not available). The general development plan for Łódź, that defines the preservation zones (further referred to as Zones) was valid until 2003. Since then, only local development plans have been adopted and these only stipulate three Zones (Łódź Assembly’s Resolution No. LI/922/05 of 22nd June 2005): in the area of Łagiewnicki Forest and its buffer zone. Additionally, in 2002 Łódź adopted its Local Development Framework (further referred to as the Framework) which also specifies the Zones. It needs to be said that the Łódź City Council is preparing a new Framework, due in 2008, which may further modify the Zones.

In accordance with the Heritage Preservation Act, the Framework deals with the protection of ‘culture parks’, listed heritage (Register), and listed in the local borough (gmina) heritage inventory (further referred to as the Inventory). In this Sheet LVI the Inventory, also maintained by Łódź, is shown together with the Register and the Zones.

For the purpose of presenting the listed heritage and preservation Zones in Łódź, as well as their development, this Sheet LVI has been divided into two parts. The first one presents the Register (1970, 1980, 1990, maps 1,2,3) and the Register together with the Zones (2007, map 4), while part two shows the Inventory for the whole city (2007, map 5) and the city centre (2007, map 6). The Register part shows the consecutive development stages of the Łódź heritage register. The aim of the said division is to illustrate the change in attitude to heritage preservation. For Łódź, the defining moment was when the heritage of the turn of the 19th and 20th centuries, including factory buildings, were considered to be of interest and, worth preserving.

In the case of the same heritage being entered several times in consecutive years (about 30 such examples), only the first entry was acknowledged. If separate entries indicate heritage located on the same plot of land (e.g. a church and a belfry, or several industrial buildings forming one factory complex, or a residence with garden and outbuildings), they were merged and treated as one. This, however, does not apply to entries of different types, e.g. an industrial building and a residence on one plot. In the typological classification (residences, residential buildings, public buildings, industrial buildings, urban complexes, parks, cemeteries, and archaeological sites), the object’s original purpose prevailed (e.g. if today a former factory is a shopping centre or a public building, in preservation terms it is deemed as a factory).

As regards entries in the Register and Inventory, not infrequently they do not expressly specify the parts of the building they refer to (particularly in the case of older entries). Therefore, with a view to unifying such entries, on the maps they are tantamount to the pointwise marks ascribed to the given address item. Also, surface visualisations of such objects as cemeteries, parks, or microdistricts were excluded to avoid the risk of the maps being illegible.

Map 1. Register of listed buildings of architectural or historic interest in Łódź (1970)

The first entries in the Register concerning Łódź and Mileszki (incorporated into the city in 1988) appeared in 1946. The objects so listed were the churches in Mileszki and Łagiewniki, from the 17th and 18th c., respectively, some of the oldest built heritage in the city area. The third object listed in the same year was Park Ludowy. Obviously this was not caused by its historic character, since it was only created in the inter-war period. Probably the idea behind it was to highlight the fact that the park comprised the nature reserve Polesie Konstantynowskie, already established in 1930.

By 1970, 24 heritage items had been listed in the Register, including eight residences, seven public buildings, six residential buildings (detached and tenement houses), as well as two industrial buildings (the former Geyer factory, where the Central Museum of Textiles is located, and the gates to the former Grohman’s factory, known as ‘Grohman’s Barrels’), and one park (Park Ludowy – currently Piłsudski Park). The pre-1970 entries were scarce and referred to the oldest and most essential built heritage (e.g. the town hall, palaces of major factory owners, the former prison camp in Radogoszcz (Radegast), and the house where Julian Tuwim the poet spent his childhood). This period can be described as the ‘pioneering’ days of the Register in Łódź.

In the 1960s, the Register started to include built heritage from the turn of the 19th and 20th c. (eclectic and Art Nouveau styles), which was a visible twist in the approach to the local heritage. Previously, only the objects built by the mid-19th c. had been regarded as heritage. Another change came with the inclusion of built industrial heritage, and such entries made in Łódź in the 1960s preceded by over a dozen years those made in other Polish cities.

The distribution of listed buildings within the area of Łódź shows their very high concentration in the city centre (13 buildings in or off Piotrkowska Street). This is indicative of the significance of Piotrkowska Street as the ‘heart’ of the city. The remaining listed buildings were scattered around all the other districts, but mainly in the parts of the city as it was in the 19th c. As many as 19 listed buildings (out of 24) were located within the city’s pre-1906 boundaries.

Map 2. Register of listed buildings of architectural or historic interest in Łódź (1980)

The 1970s were crucial for the Register in Łódź. At the time as many as 114 heritage items were added (half of the total number of entries), therefore this decade can be called the “rapid growth” period. It is possible to even more precisely indicate the defining moment. It was 1971, when 96 heritage items were registered. Moreover, the architecture from the turn of the 19th and 20th centuries, including industrial buildings, enjoyed much appreciation.

Out of the 114 entries made at the time, 40 were public buildings, 32 – residential buildings, 25 – residences, 7 – industrial buildings, 6 – urban complexes, and 4 – cemeteries. The Both qualitative changes were accompanied by quantitative modifications: urban complexes were listed as new entries; the number of listed factories increased; and sacred places of non-Catholic religions (Evangelic and Orthodox churches, as well as cemeteries) were listed in the Register. Also at that time, a massive number of eclectic and Art Nouveau heritage items from the turn of the 19th and 20th centuries were listed, and selected modernist buildings (only public ones) from the inter-war period began to enjoy increasing recognition and appreciation. Apart from the 19th c. urban complexes (Piotrkowska Street, Moniuszki Street, Plac Wolności), inter-war housing estates (Montwiłł-Mirecki and Lokatorska estates)

were listed, too. The Register also included Księży Młyn, the industrial and residential complex comprising factory buildings, the industrialist’s residence, and workers’ tenement houses. Listed in 1971, Księży Młyn was the first example in Poland of listing a former workers’ housing estate (Katowice followed in 1978 and listed its workers’ estates of Nikiszowiec and Giszowiec).

In that period, similarly to the previous one, the heritage located in the city centre was prevalent. 62 items were in or off Piotrkowska Street, while 108 records (out of 114) concerned heritage items located within the city’s pre-1906 boundaries.

Map 3. Register of listed buildings of architectural or historic interest in Łódź (1990)

From 1981 till 1990, only 27 new entries were recorded in the Register, of which: 16 residences, 4 parks, 4 public buildings, 2 residential buildings, and one factory. Therefore, this period can be called ‘transitional’, due to the relatively low number of new heritage items listed and the absence of new listed categories (e.g. representing more recent trends in architecture). The only exceptions were the parks, five of which were registered between 1983 and 1984. Apart from Park Ludowy, they were the first heritage items of this type listed in the Register, whereas in other large cities such places were included in registers a decade before.

In the 1980s, the registered heritage items mainly comprised residences. While in the previous years entries of this type concerned large palaces with parks belonging to the leading industrialists’ families, in the 1980s much more modest, villa-type residences were listed.

Similarly to the previous periods, the spatial concentration of listed objects in the city centre is evident. Nine heritage items were situated in or off Piotrkowska Street, and 24 (out of 28) within the city’s pre-1906 boundaries.

Map 4. Register of listed buildings of architectural or historic interest and preservation zones in Łódź (2007)

**Register:** The latest stage in the development of Łódź’s Register encompasses the period 1991 – 2007. During that period, 59 heritage items were listed: 28 residential buildings, 11 public buildings, 10 residences, 6 factories, and 4 parks. This period can be described as ‘gap-filling’. Most entries pertained to heritage items from the turn of the 19th and 20th centuries and complemented the previous records.

The entries embraced all categories (save urban complexes), residential buildings above all. It can be claimed that in the recent years metropolitan tenement houses from the turn of the 19th and 20th centuries have gained the heritage status.

As regards spatial concentration, the recent period was similar to the previous ones. Most of the heritage items were situated in the city centre, of which 26 in or off Piotrkowska Street, and only two located outside the city’s pre-1906 area.

To sum up, currently (17th August, 2007) the Register includes 224 heritage items: 67 residential houses, 62 public buildings, 59 residences, 17 industrial heritage items, 9 parks, 4 cemeteries, and 6 urban complexes, with the first three groups clearly ahead and accounting for 85% of all entries.

Similarly, a great majority of 189 heritage items (84%) come from the second half of the 19th c. and the early 20th c. (before World War I). This is the result of the city’s dynamic development in that period. Very few buildings from the preceding periods have survived (practically all of them are listed in the Register). Buildings younger than those were hardly ever listed - only a small number of public buildings, one park from the inter-war period, and the Grand Theatre building which was completed in the 1960s.

As regards the spatial distribution of all registered heritage items, their highest concentration is found in the centre of Łódź. As many as 109 heritage items (nearly 50%) are found in or off Piotrkowska Street, and 207 (over 92%) heritage items are situated within the city’s pre-1906 borders. This is a consequence of the urban development of Łódź in the 19th and early 20th c., when in the years 1840–1906 the city borders did not change despite a significant increase in population.

While in the 1960s and 1970s Łódź was in the avant-garde in terms of the nature of listed entries (appreciation of architecture from the second half of the 19th and early 20th c, especially industrial), currently certain stagnation is observed. The entries recorded over the last few years still pertain to the types of built heritage that has been listed before. The Register does not include any interesting examples of inter-war residential architecture (villas and tenement houses), and there are only a few public buildings from that period. Apart from the Grand Theatre, no buildings erected after World War II are listed in the Register, while in other cities the most interesting heritage items from the 1940s and 1950s can be found, e.g. the Palace of Culture and Science in Warsaw.

In order to better illustrate the Łódź Register, it has been compared to registers of the largest Polish cities: Warsaw, Kraków, Wrocław and Poznań, as well as Katowice – a city which, similarly to Łódź, observed rapid industrial and urban development in the 19th and 20th c. The results are shown in table 1 and Graph 1. As the number of entries in particular cities varies considerably (from 156 in Katowice to 1166 in Warsaw), the comparison is expressed in percentages. The largest differences between Łódź and other cities are recorded in the types of listed buildings, such as residential buildings, residences, and factories.

Kraków, Warsaw and Poznań maintained their Registers already in the inter-war period (the Warsaw Register has not survived), with the oldest entries dating back to 1930 in Kraków. In Wrocław the Register was created directly after World War II (due to changes in national borders), while in Katowice the Register was established only in the 1980s.

In all six cities the most numerous entries pertain to residential buildings. In Łódź, this prevalence is not substantial (29.9% of all entries), while in the remaining cities it reaches at least 40% (from 43.5% in Wrocław to 65.7% in Kraków). The number of listed public buildings is relatively similar (from 20% in Warsaw to 40.7% in Wrocław) but very large differences are found as regards the number of listed residences. In this respect, Łódź is head and shoulders ahead of the other cities, with over 25% of all entries being listed villas and palaces, while in the other cities their proportion is usually very low (the maximum being 13% in Warsaw). Another visible difference concerns built industrial heritage, with the highest proportion in Łódź (7.6%), while in other cities these values vary from 2.6% in Katowice to 0.6% in Kraków.

**Preservation zones:** The first research paper concerning preservation zones in Łódź was that by Ba ld, J a w o r o w s k i, P o p ł a w s k a (1971), with the goal of “assessing the historical value of the existing elements of the spatial system in Łódź and establishing the initial preservation guidelines”. In the following years, the Zones were acknowledged in such documents as the Spatial Development Plan and the Spatial Development Framework. According to the Spatial Development Plan of 1993, the aim of delimiting the preservation zones is “to preserve urban structures characteristic of Łódź notwithstanding the continuous modifications and necessary corrections of the urban development plan”. The Zones in place today were established by the 2002 Framework and the Łódź Assembly’s Resolution No. LI/922/05. The latter encompass the strict landscape complex preservation zone (comprising a part of Łagiewnicki Forest with the monastery, church, belfry, the palace in Okólna Street,

chapels in Wycieczkowa Street, and the villa in Studencka Street), historical complex frontage preservation zone (e.g. foreground of the monastery in Okólna Street), housing estate pre-

| Table 1. Percentage of each type of listed buildings in the registers of selected cities (December 2007) |                      |            |                   |                  |                 |                      |       |
|--|----------------------|------------|-------------------|------------------|-----------------|----------------------|-------|
| city   | industrial buildings | residences | housing buildings | public buildings | urban complexes | parks and cemeteries | total |
| Warszawa   | 1.1                  | 13.1       | 57.4              | 20.0             | 6.4             | 2.0                  | 100.0 |
| Kraków   | 0.6                  | 9.6        | 65.7              | 22.2             | 0.9             | 0.9                  | 100.0 |
| Poznań   | 2.5                  | 7.6        | 46.5              | 38.2             | 2.1             | 3.0                  | 100.0 |
| Wrocław  | 1.1                  | 9.8        | 43.5              | 40.7             | 2.9             | 2.0                  | 100.0 |
| Katowice   | 2.6                  | 7.7        | 57.7              | 28.2             | 1.3             | 2.6                  | 100.0 |
| Łódź   | 7.6                  | 26.3       | 29.9              | 27.7             | 2.7             | 5.8                  | 100.0 |

Source: own compilation based on www.kobidz.pl (of 30.09.2007)

servation zone (comprising the surroundings of the estate in the area of Ołowiana, Kwarco-wa and Strzeleckiego Streets). The various types of preservation zones are listed in the Framework as aiming at:

- full preservation of the historical spatial structure (central zone; factory-monuments; public housing estates),
- protection of preserved historical elements (historical spatial system as regards the planning, scale and form of central built-up areas, housing estates and industrial areas, as well as rural complexes),
- landscape preservation (river valleys, cemeteries, parks and historical frontages and complexes),
- protection of archaeological sites (in river valleys).

The zones cover the majority of the area of Łódź, both its central and peripheral parts. The central zones include all historical metropolitan buildings, while the surrounding zones are to protect the natural assets (Łagiewnicki Forest), landscapes (river valleys), and the cultural assets (archaeological sites and rural complexes).

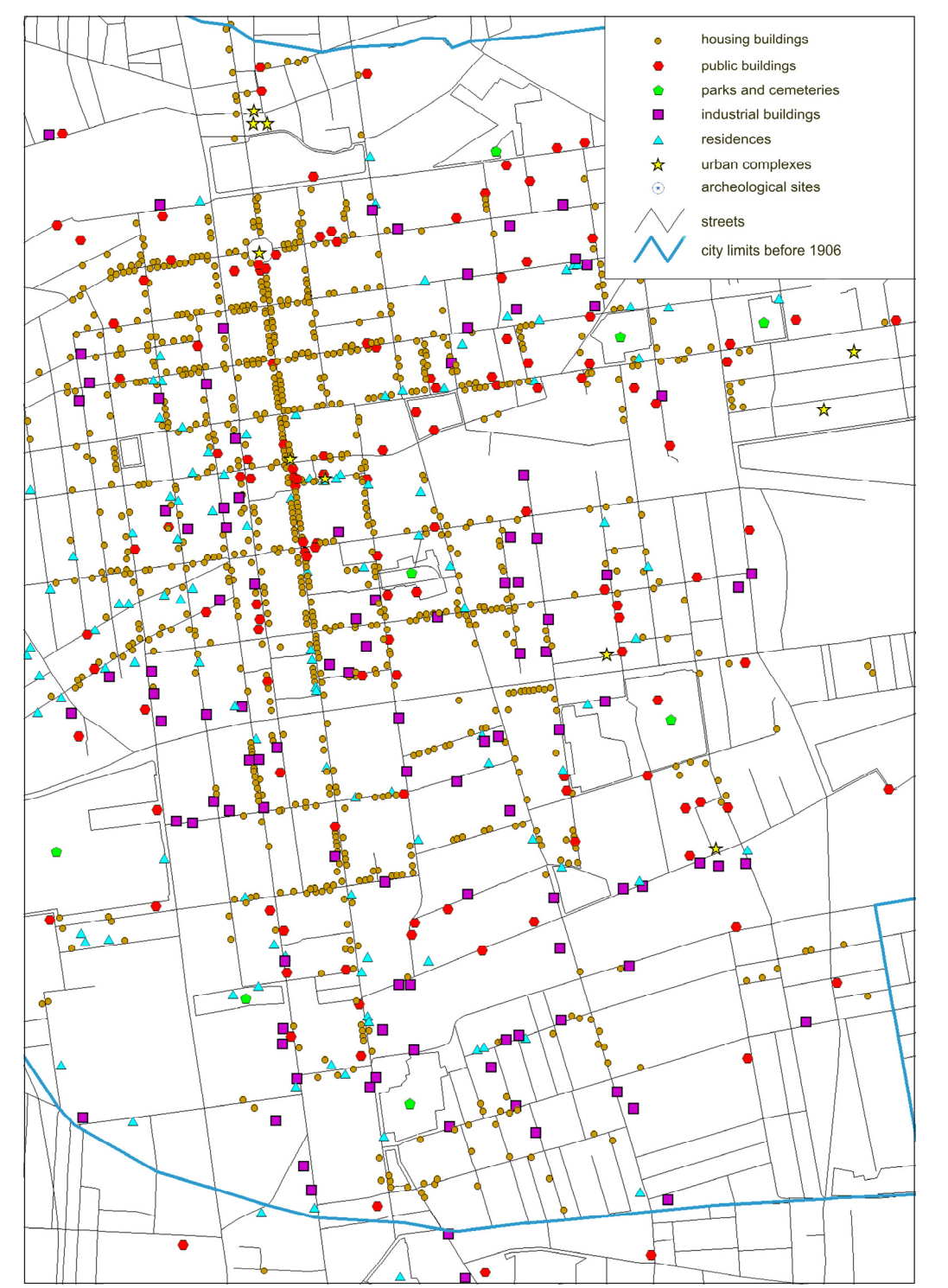


Fig. 1. Listed objects – fragment of the centre of Łódź  
Source: own compilation

Maps 5. & 6. The inventory of built heritage in Łódź (2007).

The inventory of built heritage in Łódź contains 1628 entries. Following the land inventory, this study covers 1588 entries – some of the buildings are treated as complexes, while in some other cases the listed items have not been found. Apart from the types listed in the Register, the Inventory additionally contains archeological sites. Residential buildings are the prevalent type and account for 1102 monuments (67.6%). The numbers of the other three types are comparable: 189 (11.6%) public buildings, 156 (9.7%) residences, and 140 (8.6%) industrial buildings. Among other entries, urban complexes (23; 1.4%), parks and cemeteries (14; 0.9%) and archaeological sites (2; 0.1%) are found.

The distribution of listed buildings recorded in the Łódź Inventory is similar to that in the Registers in the largest cities of Poland – detached and tenement houses prevail, with the remaining heritage items being considerably less numerous. However, the distribution of listed buildings recorded in the Łódź Inventory is different from that in the Łódź Register. A greater total number of entries causes the category of residential buildings – the most ubiquitous in the city – to prevail over the other listed categories.

It should be underscored that the Łódź Inventory records over 150 villas and palaces, as well as 140 industrial heritage items from the second half of the 19th c. and early 20th c. These data include practically all buildings in these categories built before World War I and their high number proves the exceptional nature of the city.

Significant spatial concentration of listed heritage items, as recorded in the Inventory, is clearly visible – most of them are situated in the city centre. However, as compared with the Register, the concentration is lower – approximately 30% of the entries pertain to the heritage items in or off Piotrkowska Street, and approximately 83% of the entries are listed heritage items located within the city’s pre-1906 boundaries).

Literature

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