

## REVITALIZATION AND RECONSTRUCTION OF THE TENEMENT HOUSE AT 48 TUWIMA STREET IN LODZ AND THE TRADITIONAL ARCHITECTURE OF THE CITY

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### Abstract

*The article is devoted to the problems of repurposing historical industrial facilities for new functions. The main issues of such measures and the necessary conditions for their feasibility are identified. The existing experience of preserving industrial facilities with a change of function is analyzed, and how it can be used in the post-war reconstruction of Ukraine. The main requirements are the location in the centre of large cities with good transport accessibility and residential areas nearby. Examples are given of how new centres of public attraction with an artistic function arise on the site of industrial sites with the preservation of historical industrial buildings.*

**Keywords:** *Repurposing; Industrial architecture monument; Modern public space; Artistic direction*

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### Introduction

Tenement houses in Lodz, which are a unique element of the architectural and urban heritage, have been attracting the attention of researchers and specialists for years. Their specificity, shaped by the complex interaction of historical, social and economic factors, requires an interdisciplinary approach in the process of their analysis and protection.

The objectives of the study are as follows:

- general issues related to the preservation of the memory of the place and the historical environment – publications by *L. Pujia* [1], *P. Spiridon and I. Sandu* [2], *P. Spiridon et al.* [3];
- art history aspects – the work of *P. Gryglewski et al.* [4];
- restoration as a systemic activity – publications by *M. Orlenko* [5 – 7] *M. Orlenko and Y. Ivashko* [8];
- architecture-environment interaction – article by *Y. Ivashko et al.* [9];
- experience of urban planning and restoration research of buildings of the second half of the 19th – early 20th centuries – articles by *A. Dmytrenko et al.* [10], *M. Dyomin et al.* [11–12], *O. Ivashko* [13], *J. Kobylarczyk et al.* [14], *M. Orlenko et al.* [15], *K. Stefański et al.* [16], *D. Chernyshev et al.* [17], *M. Dyomin and Y. Ivashko* [18], *Y. Ivashko et al.* [19 – 22], *I. Sandu et al.* [23];
- issues of professional education – articles by *P. Gryglewski et al.* [24], *D. Kuśnierz-Krupa et al.* [25];

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– publications on the topic of research on the city of Lodz – articles by *S. Czarkowski* [26], *M. Domińczak and A. Zagula* [27], *P. Marciniak* [28], *T. Mostowski* [29], *A. Połomka* [30], *M. Szlachetka et al.* [31], *J. Wojtal* [32, 33].

In the monograph by Michał Domińczak and Artur Zagula, “Typology of the Łódź Tenement House”, the authors draw attention to the dualism of the tenement house, treating it at the same time as an independent architectural object and an element of a broader urban system (the principle of “parataxis”) [27], and also emphasize the importance of the principles of classical architecture in their design [27]. They also point to the important role of courtyards and skylights in shaping the character of the buildings, emphasizing the complexity of the processes of shaping this unique urban landscape.

This article analyzes the revitalization of a tenement house located at 48 Tuwima Street in Lodz, presenting an example of a complex process combining conservation requirements with the interpretation of the Local Development Plan (MPZP) provisions. Based on the design documentation and the conservation report of Anna Połomka from 2018, the article discusses the state of preservation of the tenement house before revitalization, the assumptions of the conservation project, as well as the impact of the local development plan arrangements on the shape and scope of the works carried out. Particular attention was paid to the interpretation of the principles of protection of cultural heritage, construction conditions and the possibility of modifying the layout of the annexes. The article presents an interdisciplinary approach to the revitalization of monuments, taking into account architectural, urban planning, conservation and legal aspects. Analysis of the work carried out on the tenement house at 48 Tuwima Street allows for a better understanding of the challenges and difficulties related to the revitalization of historic buildings in the context of contemporary requirements and local conditions.

## Materials and Methods

This article uses an interdisciplinary research approach, combining historical, urban and conservation analysis methods to examine the revitalization of the tenement house at 48 Tuwima Street in Lodz. The analysis is based on primary and secondary sources and on direct observation. The key source of information is the revitalization design documentation, which includes conservation assumptions, construction solutions, and the interpretation of the Local Spatial Development Plan (MPZP). A detailed conservation report by Anna Połomka, MA from 2018, which describes the state of preservation of the tenement house before revitalization, plays a key role in the analysis. The monograph “Typology of the Lodz Tenement House” by Domińczak and Zagula provides a broader typological and historical context.

The study includes historical analysis, tracing the evolution of building and planning regulations in Lodz and analyzing architectural styles and development trends in the 19th and 20th centuries. The urban analysis focuses on the role of the tenement house in the urban fabric of Lodz, taking into account its location, plot width and street layout. The conservation approach focuses on the interpretation of the assumptions of the revitalization project concerning the principles of protection of cultural heritage and the requirements of the local development plan. The results of the qualitative analysis of documentation make it possible to determine the goals and scope of work and their compliance with conservation principles.

The interpretation of the results is based on a comparison of the condition of the tenement house before and after revitalization and on a confrontation of the project assumptions with the requirements of the Local Development Plan and the principles of monument conservation. The analysis allows for the formulation of conclusions regarding the impact of various factors on the course of revitalization and the assessment of its compliance with the principles of heritage protection and good conservation practices. The article also includes a discussion on the challenges and difficulties related to the revitalization of historic buildings in the context of contemporary requirements.

## Results and Discussion

### *The facade of the tenement house at 48 Tuwima Street in the context of other 19th-century residential buildings in Lodz*

The facades of tenement houses in Lodz, which are an integral part of the city's urban fabric, are a fascinating example of the interplay of architectural tradition with the individual choices of creators and the specificity of the local context. Analysis of their compositions reveals a wealth of forms and solutions that, despite the apparent chaos, are based on coherent principles, reflecting at the same time universal patterns of European architecture and the specific conditions of Lodz.

The facade of the tenement house is not just a decorative covering, but an integral part of both the structure of the building and the broader urban context. It reveals the dualism of form and function: on the one hand, reflecting, although not always clearly, the internal functional system, on the other hand, it is strongly influenced by urban planning regulations, the width of plots, and the neighborhood. It is this dialogue between the internal layout and the external form, subordinated to the broader context, that creates the unique character of the facades of tenement houses in Lodz [27].

Symmetry, often present in façade compositions, is not a simple repetition, but an expression of the social hierarchy typical of the 19th century. Richer decorations and details, usually concentrated on the upper floors, suggest the social status of the inhabitants, while emphasizing the representative function of the piano nobile. The central location of the main entrance, also a repeating element, emphasizes this hierarchical order [27].

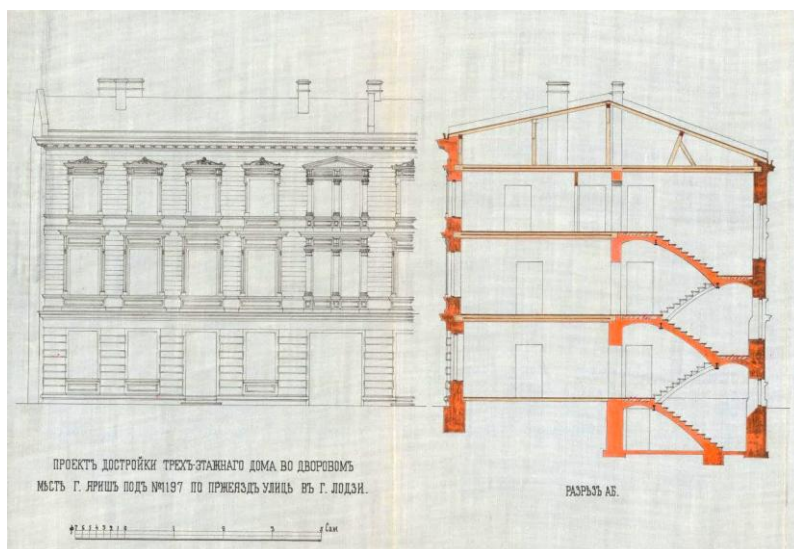
The classic, three-part compositional structure (plinth part of the ground floor, residential part of the first floors and culmination – attic or roof) is often used, but in Lodz it undergoes numerous modifications. The rhythmic repetition of elements (windows, pilasters, cornices) gives the facades order and balance. However, it is the skillful disruption of this rhythm, through the introduction of dominant elements (central or side avant-corps, bay windows, gables), that creates a unique expression [27].

Clear dominant elements – avant-corps, bay windows, gables – are not only artistic accents, but also indicate the hierarchy and functionality inside the building. The central avant-corps, often emphasized with richer decorations, suggests the main entrance and a representative living area. The side avant-corps, often open to the yard, point to outbuildings. Decorations, often of a symbolic and narrative nature, complement this visual language, telling stories about the city's ambitions, its wealth and cultural diversity [27].

However, despite the application of these principles, tenement houses in Lodz show a significant diversity of styles and approaches to their implementation, reflecting the multicultural character of the city and the individual style of architects. It is this skillful combination of classical rules with local traditions and innovative ideas that makes the facades of tenement houses in Lodz a fascinating and unique testimony to the development of urban planning. Despite the evolution of styles, the basic principles of architectural composition were consistently applied in Lodz, maintaining hierarchy and skillfully using both symmetry and asymmetry to achieve the desired effect of expression [27].

The tenement house at 48 Tuwima Street in Lodz is a particularly instructive example in this context. In its original design, made in 1892 for the Austrian industrialist Florian Jarisch (a note with the design can be found in the State Archives in Lodz) [33], it certainly complied with the discussed principles of composition, probably characterized by rich eclectic decoration (Fig.1).

Architectural details visible in the archival designs, including rustication, pilasters between windows, window pediments and corbels under the cornice, were unfortunately completely removed. This phenomenon is quite common in Lodz and can also be observed in other parts of the city.



**Fig. 1.** Archival documentation. Image provided by “Marciniak & Witasiak Architekci”

As Ryszard Bronisławski notes, the removal of details was particularly common in the 1950s, when Poland was in the sphere of influence of the Soviet Union:

*„Attempts were made to modernize and these details were treated as a manifestation of bourgeoisie. Moreover, this happened not only in socialist times. The Nazis also wanted to strip Piotrkowska Street of its decorations. They started doing it on the Narutowicza-Traugutta section. They left the Neo-Renaissance decorations on the house belonging to the Germans, and the remaining tenement houses were stripped off detail. The whole of Piotrkowska was supposed to be like this, to resemble Nuremberg in its non-historical part [34].*

The front façade of the tenement house at 48 Tuwima Street, deprived of decoration, was significantly impoverished (Fig. 2).



**Fig. 2.** Facade before revitalisation. Image provided by “Marciniak & Witasiak Architekci”

The asymmetrical composition, with the gate moved to the left and double windows above it, remains legible. The thirteen-axial, two-story front elevation, with the entrance gate in the central axis, is still marked with an arched passage vault and pilasters with cornice capitals on the side walls. The modest décor – limited to a simple cordon cornice, a richer crowning cornice and profiled window bands with a plinth on the first and second floors – contrasts with the lost rich decoration (Fig. 2) [30].

Although the investor, for economic reasons, did not decide to recreate the details visible in the archival design, cleaning the façade and unifying its color gave positive results. The monumental, modern superstructure has also become an attraction of the building (Fig. 3).



Fig. 3. Facade after revitalisation. Image provided by “Marciniak & Witasiak Architekci”

### ***Composition of buildings on the plot at 48 Tuwima Street in the context of other 19th-century residential buildings in Lodz***

In the next part of the article, we will focus on analyzing the composition of the buildings on the plot at 48 Tuwima Street in Lodz, placing it in the context of typical solutions for 19th-century residential buildings in this city. First, we will discuss the shaping of courtyards and skylights in tenement houses in Lodz, taking into account the impact of building regulations and investor preferences on their sizes and functions. Then we will analyze the building regulations in force in Lodz in the 19th century, paying attention to their evolution and influence on the shape of tenement houses. Finally, we will present the conservation assumptions of the revitalization project of the tenement house at 48 Tuwima Street, in the light of the provisions of the local development plan.

#### ***Shaping the yards of residential buildings in Lodz***

The analysis of tenement houses in Lodz shows a complex interaction between courtyards, skylights, and the composition of buildings on the plot. These elements, often omitted in general studies, played a key role in shaping the specific character of the urban fabric of Lodz. Understanding their interconnections allows for a fuller appreciation of the aesthetic and functional values of these buildings [27].

The courtyards served an intermediate function between the public space of the street and the private space of the interior of the apartment. Large courtyards, often with greenery, served as places for recreation and neighborhood meetings. Their size changed as the city developed and building regulations were modified. Smaller yards and skylights, typical of compact buildings, provided ventilation and illumination of the interiors, especially the less representative ones. In Lodz, the sizes of courtyards varied and often depended on the initiative of owners or designers [27].

The composition of the buildings on the plot in Lodz is characterized by considerable diversity. Open layouts dominated, with courtyards directly accessible from the street, around

which the front building and side outbuildings were grouped (“U” and “L” layouts). Such layouts enabled further expansion deeper into the plot. Closed layouts, with yards surrounded by outbuildings on all sides (“O” layout), were much less popular.

Centripetal layouts with a central courtyard were inspired by European models. However, in Lodz these arrangements were rarely the central point of the composition. The expansion of tenement houses often took place organically – further outbuildings were added to existing buildings. The way they were connected to the main building varied and depended on the size of the plot, the location of the dining room and individual design choices. In many cases, courtyards connected neighboring plots, creating a coherent, compact urban fabric [27].

The width of the plot was a key factor determining the composition of the development. On narrow plots, buildings without annexes or with one centrally located outbuilding dominated. On wider plots there were layouts with two side annexes or more complex layouts with side and transverse annexes. The depth of the plot influenced the possibility of duplicating the basic development pattern, leading to the creation of multiple layouts [27].

Despite relatively liberal building regulations, the development of Lodz was not characterized by chaos. Thoughtful compositions dominated, in which backyards played an important role. This specific way of shaping space was the result of the interplay of urban, economic and social factors. Analysis of the composition of the buildings on the plot allows us to understand how these elements co-created the unique character of tenement houses in Lodz, reflecting both universal patterns and local conditions. The size of the yard, its development, and the relationship between the main building and the annexes were strongly dependent on the width and depth of the plot, creating a rich palette of compositional solutions [27].

#### ***Building regulations in force in the 19th century***

In the context of the problem of developing the courtyards of tenement houses in Lodz, we should pay attention to a document from 1820, „Przepisy ogólne Policji budowniczój dla miast w Królestwie Polskiem” [29].

The regulations from 1820, constituting general guidelines for the Kingdom of Poland, are characterized by a certain generality and lack of detail typical of later regulations. The key assumption was to order construction in the street line, following the approved regulation plan, which was to ensure urban order and regular streets. Restrictions on building materials were also introduced: priority was given to the use of brick or other non-flammable materials, and wooden buildings were to be gradually eliminated from the city center. Roof tiles replaced straw for fire safety reasons.

The emphasis on fire safety marked the beginning of the development of regulations in this area. The regulations specified minimum distances between buildings, as well as requirements for the construction of chimneys and heating installations. All construction work required the consent of city offices to prevent the construction of dangerous or unsightly buildings. The width of streets and sidewalks depended on the size of the city, which proves the flexibility of regulations adapted to the specificity of various centers.

In subsequent years, the regulations were modified and supplemented. The introduction of minimum yard dimensions (30 square feet) in 1858, intended to provide access for the fire brigade, had a significant impact on the shape of tenement development [27].

The evolution of building regulations in Lodz in the 19th century was shaped by both pan-European trends and the specific situation of the Kingdom of Poland, and later of the Second Polish Republic. Regulations, initially general and liberal, have gradually become more restrictive and detailed, reflecting the growing demand for safety and comfort in densely built-up cities. It should be noted that the building regulations at that time, in particular the requirement for the minimum size of the yard, directly determined the yard size of the tenement house at 48 Tuwima Street in Lodz (Fig. 4).





**Fig. 4.** Courtyard before revitalisation. Image provided by “Marciniak & Witasia Architekci”

### ***Modifying the layout of the yard***

Revitalization of the tenement house at 48 Tuwima Street in Lodz is an interesting example of the adaptation of historical buildings in the context of modern requirements and restrictions imposed by the Local Development Plan (MPZP). This chapter analyzes the conservation assumptions and their connection with the provisions of the Local Development Plan, which enabled the transition from the original layout of a tenement house with one annex (“L”) to a layout with a yard surrounded by annexes (“O”).

The local development plan, in paragraph 17, defines the tenement house area as a downtown development area, allowing for multi-family residential and service development (with exceptions for trade with an area exceeding 2,000m<sup>2</sup>, burdensome services, etc.) along with the necessary technical infrastructure (parking lots, networks). The provisions of the plan allow for the maximum use of the plot area (up to 100%), taking into account the possibility of increasing the development intensity in the case of a multi-storey parking lot (maximum 3.0). The designed development intensity (2.95) is within the limits specified by the local development plan [28].

The local development plan specifies the parameters for shaping the development: the minimum height of the development on the side of public spaces (15m, max. 18m, up to 5 above-ground floors, with the possibility of an extension of up to 4m), the minimum height of the ground floor (3.5m), and also allows for flat roofs (slope up to 15°). The plan requires the location of services on the ground floor, facing public spaces, and allows for development within the border of the plot. Requirements for parking spaces (min. 11 for cars and min. 18 for bicycles) were also included in the project [28].

Paragraph 9 of the Local Development Plan concerns the protection of cultural heritage and monuments. The front tenement house is under conservation protection (category II), requiring the preservation of the façade with details, the reconstruction of bricked-up openings, as well as the preservation or reconstruction of the original joinery. Superstructure is allowed, but limited to 1 storey (maximum 4m). The western annex is subject to conservation protection (category III), with a demolition ban and the possibility of rebuilding the façade, provided that compositional and stylistic coherence is maintained [28].

In this context, the local development plan enabled the expansion of the tenement house by adding additional annexes, which allowed the transition from the original layout with one annex (“L”) to the layout with a yard surrounded by annexes (“O”). Moreover, thanks to some

freedom provided by the local development plan, it was possible to create a network of green roof terraces, which are the main attraction of the facility. These spaces are even more attractive because they offer a view of the buildings of one of the most beautiful cultural and entertainment center in Lodz, the historic EC1. In this way, while maintaining all conservation and urban planning requirements, the value of the designed apartments was significantly increased, and the facility itself was called “hanging gardens” by the developer. As Dariusz Witasiak notes: “The most difficult part of this entire investment was preserving the old urban fabric combined with the newly designed volume and green gardens. Putting it all together and bringing the backyard up to the first floor was no easy task. In the case of dense downtown development, any such change is a challenge. The entire investment, including design, took about three years” [32] (Fig. 5).

#### ***Revitalization and reconstruction process***

In the following chapter of the article, we will analyze the revitalization process of the tenement house at 48 Tuwima Street in Lodz. First, we will discuss the construction works, taking into account safety and functionality requirements.



Fig. 5. Courtyard after revitalisation. Image provided by “Marciniak & Witasiak Architekci”

We will then present an analysis of the assumptions of the revitalization project, paying particular attention to the interpretation of the principles of cultural heritage protection and construction conditions. Finally, we will summarize the entire project, assessing compliance with the principles of sustainable conservation and the interpretation of the provisions of the local development plan in the context of the typology of tenement houses in Lodz.

#### ***Analysis of construction works conducted during revitalization of the tenement house at 48 Tuwima Street in Lodz***

As noted in the expert opinion by M. Eng. Sławomir Czarkowski, load-bearing walls made of ceramics (solid or perforated bricks), are single-layer, without thermal insulation. Minor scratches typical of tenement houses (lintels, window sills) were diagnosed, but they did not indicate a static threat. However, significant damage to the plaster was found, especially on the façade facing the yard, and the chimneys were in poor technical condition [26].

The building's direct foundations, in the form of foundation strips (walls), were assessed as insufficient for the intended superstructure and replacement of wooden ceilings with reinforced concrete ones. The foundation level in the basement part of the front building was



approximately 40cm below the basement floor, and in the non-basement part of the outbuilding – approximately 130cm below ground level. In both cases there were no offsets. The foundations in the staircase uncovered during excavations revealed the presence of a 24cm high offset [26].

Due to the scope of the planned works, the ceiling beams were intended to be removed. The barrel ceiling above the gate passage, the only one left in its original condition, was assessed as sufficiently stable, but required inspection after cleaning of the finishing layers. The roof and drainage system were qualified for complete replacement [26].

To sum up, the expert opinion indicated the need for a thorough reconstruction of the structure, and not just maintenance. The works focused on strengthening the foundations by compacting the soil and installing new reinforcing elements, completely replacing the ceilings and roof, as well as repairing the walls depending on their condition after uncovering the finishing layers. The performance of these works, based on a detailed analysis of the condition of the facility, allowed for ensuring the safety of the structure and creating a basis for the implementation of the intended reconstruction and extension of the tenement house at 48 Tuwima Street, following the principles of sustainable conservation.

#### ***Analysis of the revitalization works of the tenement house at 48 Tuwima Street in Lodz***

The revitalization of the tenement house at 48 Tuwima Street in Lodz, carried out by the “Marciniak & Witasiak Architekci” architectural office, was based on the results of conservation research carried out in 2018 by Anna Połomka, M.A. These studies revealed a significant degree of degradation of the façade, which is the result of long-term neglect and lack of maintenance [30].

The report by Anna Połomka documents in detail the state of preservation of the front façade and the outbuilding (Fig. 6). The presence of shrinkage cracks was found on the plaster surfaces, and the profiled window trims with plinths were covered with secondary coatings of coarse mortar and paint. Excavations carried out to determine the original color of the window trims revealed the lack of the original color layer, revealing only light beige plaster. At the level of the crowning cornice, extensive loosening of secondary paint coatings was found, revealing smoothly troweled plaster [30].

The façade facing the yard was covered with modern cement and lime plaster, devoid of architectural details. The outbuilding was also in a poor state of preservation, with loose plaster in the lower part and a secondary layer of “lamb” plaster [30].

The main goal of revitalization was to stop the destructive processes, restore aesthetic values, and give the buildings a new residential and service function. The program of conservation works included: waterproofing of foundations, removal of secondary plasters and paint coatings, disinfection of facade surfaces, maintenance of window trims and cornices, modernization of window openings on the ground floor, replacement of window and door joinery, finishing of facade surfaces with light, natural plaster mortars and/or paints, installation of gutters and sheet metal flashings. In the gate opening, plaster and paint coatings were removed, the missing pilaster shaft was recreated, missing stucco details were filled and the surfaces of the walls and vault were finished. When choosing the colors, harmonization with the neighboring building was taken into account, proposing light tones [30].

To sum up, the revitalization of the tenement house at 48 Tuwima Street was based on a thorough analysis of the condition of the facility and striving to preserve its original character as much as possible, taking into account the existing degree of degradation. Contemporary elements were introduced thoughtfully, as adaptive elements, rather than as an attempt to recreate a lost detail (Fig. 7).



**Fig. 6.** Gate before revitalisation. Image provided by “Marciniak & Witasiak Architekci”



**Fig. 7.** Gate after renovation. Image provided by “Marciniak & Witasiak Architekci”.

### ***Analysis of design solutions***

Revitalization of the tenement house at 48 Tuwima Street in Lodz included a comprehensive reconstruction and expansion of the existing facility, significantly changing its spatial and functional layout. The main idea was to demolish the existing ceilings and internal walls in the front building and the outbuilding, while maintaining the external walls and the gate clearance of the front building. The new structure of internal partitions (walls and ceilings) was designed following modern technologies, ensuring an appropriate level of safety and comfort of use. The roof structure was also replaced in the front building (including the superstructure) and in the outbuilding (reconstruction) [28].

On the ground floor, on the side of Tuwima Street, a multi-car garage was built, along with service and commercial premises. The first-floor level, located above the ground floor, is intended for an internal courtyard, surrounded by the wings of the building with residential premises. The basement was converted into utility and technical rooms [28].

The buildings on the front side gained four above-ground floors (three existing ones and one added with a mezzanine), while the buildings on the backyard side – three floors (using the existing, unused attic of the western outbuilding as a mezzanine). The roofs over the ground floor and the rear and eastern annexes were transformed into green courtyards and recreational terraces for residents. External stairs to the roofs were built, providing access to individual devices. For utility and communication purposes, two staircases with exits to the roof were built, one of them was equipped with an elevator adapted to transport people on stretchers and goods [28].

A wooden entrance gate, inspired by historical patterns, was installed in the existing gate clearance. In the staircase on the ground floor of the front building, a wooden balustrade was used, adapted from the existing structure and meeting modern construction and health and safety requirements. The steps and risers of the stairs are finished with wood, in a color matching the façade [28].

Ultimately, the designed height of the buildings was achieved, both from the front and the yard, following the provisions of the local development plan. The entire completed project demonstrates a combination of preserving the historic character of the tenement house with the requirements of functionality and comfort of modern housing.

### **Conclusions**

This article presented an analysis of the revitalization of the tenement house at 48 Tuwima Street in Lodz, carried out by the “Marciniak & Witasia Architekci” office. The study, based on interdisciplinary methods combining historical, urban and conservation analysis, aimed to understand the complex processes shaping the form and character of this project.

The analysis of the design documentation and the conservation report showed a significant degree of degradation of the tenement house before revitalization, resulting from long-term neglect. The revitalization project, developed taking into account the provisions of the Local Spatial Development Plan (MPZP), assumed a comprehensive reconstruction and expansion of the building.

The revitalization works included both thorough structural changes (strengthening the foundations, replacing ceilings and roofs) and adapting the functional layout to contemporary needs. The project took into account both conservation requirements and economic aspects, striving to combine the protection of historical heritage with the functionality of modern construction.

The analysis of the work carried out allows the formulation of several important conclusions. Firstly, the revitalization of the tenement house at 48 Tuwima Street is an example of a successful combination of tradition and modernity. The project took into account both the

preservation of important elements of the historical heritage and the introduction of innovative solutions in terms of functionality and ecology. Secondly, the project shows the importance of a well-thought-out interdisciplinary approach to the monuments' revitalization, combining conservation requirements with the provisions of the Local Development Plan and the requirements of modern construction. Thirdly, a case study of the tenement house at 48 Tuwima Street allows for a better understanding of the challenges and difficulties related to the historic buildings' revitalization in the context of modern requirements. This project is a valuable reference point for future projects of a similar nature. In particular, the successful transformation of the yard layout from "L" to "O", fully consistent with the provisions of the Local Development Plan and observations regarding the development of buildings in Lodz, proves the reasonableness and effectiveness of such an approach.

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