

A Nineteenth-Century Industrial Area in Kaunas' Naujamiestis: Analysis of the Development and the Concept of Regeneration

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——— In the nineteenth century, the current suburb of Kaunas formerly known as the Carmelite district (Kaunakiemis village before that) became an industrial district of the city of Kaunas. The district started developing at the foot of Žaliakalnis from homesteads along the Girstupis stream, followed by a church and a monastery near the Nemunas River, and soon became home to a railway station and industrial complexes. In attempts to give the district a more representative appearance and further consolidate the function of transportation, a bus station was built during the period of the First Republic of Lithuania. Unfortunately, the prevailing social situation in the district did not allow these aims to be fully achieved. The construction activity of the second half of the twentieth century, coupled with the closing of industrial facilities and the shrinking of the built-up area, further threatened the existence of the district. When the Karmelitai (Carmelites) district was annexed to the historical part of Kaunas known as Naujamiestis (New Town) in 2012, a decision had to be made about which phases of historical development were to be preserved and on what basis the area was to be further developed.

Keywords: Kaunas, suburb, Karmelitai district, Naujamiestis, industrial area, regeneration.

Introduction

In the mid-nineteenth century, the boundaries of Kaunas were set between Žaliakalnis hill, the Nemunas River and the Neris River, providing a very diverse and inspiring landscape for the city to grow. In 1847, the city center¹ was planned to be developed at the foot of the hill, in the valley on the right bank of the Nemunas. In 1871, the Karmelitai suburb lying to the east was also incorporated into the city of Kaunas.² This was determined by the opening of a railway station in 1863³ in this developing district.

This paper is based on the master's thesis in the field of architectural restoration *The Southeastern Part of Kaunas New Town Known as Karmelitai: Analysis of Its Development*. The analysis presented in the paper is the first attempt to study residential development in the Karmelitai district.⁴ The issues of further development of the area and its direction as well as the features and stages to be emphasized became particularly relevant in 2012, after it was annexed to the protected area of the historical part of Kaunas called Naujamiestis (listed under unique code 22149 in the Register of Cultural Heritage). The influence of the First Republic of Lithuania period in architecture is particularly significant for Kaunas; thus, attempts were made to detect traces of that period in this area, too. The analysis also covered the social aspect that influenced the development of the district.⁵

The subject of the study is the southern part of the territory annexed to the city of Kaunas in 1871 (the Karmelitai district). In the city plan, the area under analysis borders (starting from the east) the railway, Karaliaus Mindaugas Ave., Kaunakiemis Street with the ensemble of the Church of the Holy Cross and the Carmelite Monastery (unique code 1128),

1 Nijolė Lukšionytė-Tolvaišienė, „Kauno miesto raidos ir planavimo apžvalga“ [Overview of Development and Planning of Kaunas], *Kauno miesto planai. XIX a. – XX a. pirmoji pusė* [Kaunas City Plans. The 19th – first half of the 20th century], ed. Nijolė Ambraškienė, Vitalija Girėytė (Kauno apskrities archyvas [Kaunas County Archives], 2007), 13.

2 Ibid., 15.

3 Iveta Taparauškaitė, „XIX a. plačių geležinkelių trasos paveldo išteklių Kaune“ [Kaunas' railway heritage from 19th century tsarist Russia], *Kauno istorijos metraštis* [Historical Yearbook of Kaunas], no. 11 (2011): 201.

4 In this paper, the concept of “Karmelitai district” refers to the south-eastern part of Kaunas' Naujamiestis, between the Karo Ligoninės and Bažnyčios streets, and the railway. This part of town was a suburb of Kaunas until the second half of the 19th century.

5 Rasa Saltonaitė, „Karmelitai – pietrytinė Kauno Naujamiestis dalis: raidos analizė“ [The Southeastern Part of Kaunas New Town Known as Karmelitai: Analysis of Its Development] (master's thesis, Vilnius Academy of Arts 2019), 6.

followed by Karo Ligoninės Street, Vytautas Ave., Bažnyčios, K. Būga (including Stakiai), Girstupio and M. K. Čiurlionio streets.⁶

The aim of this study is to analyze the Karmelitai district – an industrial area of Naujamiestis – and to present an analysis of its development and a regeneration concept.

Objectives:

1. To review what kind of construction work was carried out and how in the Karmelitai district in 1918–1940 and to identify the main development trends of the area.
2. To determine the existing function of the territory and its role in the fabric of the city.
3. To analyze the development of the Karmelitai suburb.
4. To propose a regeneration concept for the area.

The following research methodologies were used for the study: analysis of sources, mainly the files kept in the Kaunas County Archives, and *in situ* research of the area's architectural features, development, and functions. In view of the fact that the Karmelitai district was annexed to Naujamiestis, that is, the already existing historical part of Kaunas, the analysis covered the entire protected area with the aim of identifying the shared architectural features therein.

Overview of efforts to research the area. The Karmelitai area has been little studied and there are no research publications dedicated to it. In 1993, Vytautas Petrušonis issued the *Report on Urban Architectural Studies of the Naujamiestis Area in Kaunas bordering Čiurlionio, Vytautas Ave., Bažnyčios, Būgos, Girstupio Streets and the Railway (Zone A); and Karaliaus Mindaugo embankment, Čiurlionio, Vytautas Ave., Karo Ligoninės and Kaunakiemio Streets (Zone B)*,⁷ in which he described in great detail the condition and value of the buildings at that time in various aspects and made proposals for the maintenance of individual buildings and some common spaces. The report was commissioned by the Urban Development

⁶ Ibid., 4.

⁷ Vytautas Petrušonis, Ataskaita. Tema: „Kauno naujamiesčio teritorijos, apribotos Čiurlionio, Vytauto pr., Bažnyčios, Būgos, Girstupio gatvėmis ir geležinkeliu (zona „A“) bei Karaliaus Mindaugo Krantine, Čiurlionio, Vytauto pr., Karo Ligoninės, Kaunakiemio gatvėmis (zona „B“), urbanistiniai architektūriniai tyrimai“, 1993.

and Architecture Division of the Kaunas City Council.⁸ In 2009, Algimantas Miškinis prepared a study entitled *The Urban Model of Naujamiestis in Kaunas*,⁹ where he also included the Karmelitai district, although it was not yet a part of Naujamiestis. Miškinis undertook this work on his own initiative, seeing the need to identify the development possibilities of the Karmelitai district.¹⁰ In his work, he mostly focused on a height analysis of the existing and potential buildings. As the abovementioned publications and the master's thesis are separated by 26 and 10 years respectively, it is important to compare the issues and priorities raised therein.

The *Historical Yearbook of Kaunas* (publisher: Vytautas Magnus University) has published several articles that are not directly related to the topic under study but do provide a better understanding of the role of the Karmelitai district in the fabric of Kaunas. The development of the Kaunas railway station complex was discussed in detail by Iveta Taparaukaitė in her article “Kaunas’s railway heritage from 19th century tsarist Russia.”¹¹ The general situation of construction and rented flats during the period of the First Republic of Lithuania was described by Mindaugas Balkus in his texts “The planning of the Kaunas during the second and the third decades of the 20th century: ambition and reality”¹² and “The development of street infrastructure in Kaunas during the 1920s and 1930s,”¹³ and by Modestas Kuodys in his article “Discussions on the apartment rent in Kaunas in the Lithuanian press of the fourth decade of the 20th century.”¹⁴

The industrial objects located in the Karmelitai district have received a lot of attention from researchers. The industrial objects of Kaunas, as the center of the Russian Imperial Governorate (1843–1915), are described in detail in Nijolė Lukšionytė’s monograph *The Government Period in the*

⁸ Ibid., 4.

⁹ Algimantas Miškinis, *Kauno Naujamiestis urbanistinis modelis*, 2009.

¹⁰ Ibid., 1.

¹¹ Iveta Taparaukaitė, „XIX a. plačių geležinkelių trasos paveldo ištekiai Kaune“, 199–208.

¹² Mindaugas Balkus, „Kauno miesto planavimas XX a. 3–4 dešimtmečiais: tarp siekių ir tikrovės“ [The planning of the Kaunas during the second and the third decades of the 20th century: ambition and reality], *Kauno istorijos metraštis* [Historical Yearbook of Kaunas], no. 13 (2013): 205–219.

¹³ Mindaugas Balkus, „Kauno miesto gatvių infrastruktūros plėtra XX a. 3–4 dešimtmečiais“ [The development of street infrastructure in Kaunas during the 1920s and 1930s], *Kauno istorijos metraštis* [Historical Yearbook of Kaunas], no. 11 (2011): 95–109.

¹⁴ Modestas Kuodys, „Diskusijos apie butų nuomą Kaune XX a. 4 dešimtmečio Lietuvos spaudoje“ [Discussions on the apartment rent in Kaunas in the Lithuanian press of the fourth decade of the 20th century], *Kauno istorijos metraštis* [Historical Yearbook of Kaunas], no. 12 (2012): 65–91.

Architecture of Kaunas.¹⁵ The article “Private interests of public persons: the expansion of the beer industry in Kaunas during the end of 19th and the first half of the 20th century” by Vilma Akmenytė and Giedrė Milerytė¹⁶ contains an overview of the evolution of breweries in Kaunas. The development of industrial objects in 1918–1940 is analyzed in the book *The Meteor of Progress* by architectural historian Marija Drėmaitė, published in 2016.

Sources. For the research work, the document files of the Kaunas City Municipality Construction Department (Fund 218), stored at the Kaunas County Archives (KAA), were examined. Analysis of these documents revealed that two main directions of construction were repair and new construction work.

The original buildings and the urban fabric of the Karmelitai district remain the most important source of research, which is why *in situ* research is used.

Historical Development and Function of the Karmelitai Suburb

In the second half of the eighteenth century, the village and pastures of Kaunakiemis, located on the road to Vilnius, were given to the Discaled Carmelites.¹⁸ A Carmelite church and monastery were built just outside Kaunas, close to the Girstupis stream flowing into the Nemunas River [fig. 1]. In the middle of the nineteenth century, Kaunas greatly expanded, and a railway station was built. The railway became the primary way of reaching Vilnius. During the twentieth century, the city’s borders expanded even more, and the area in question became a part of the city center.

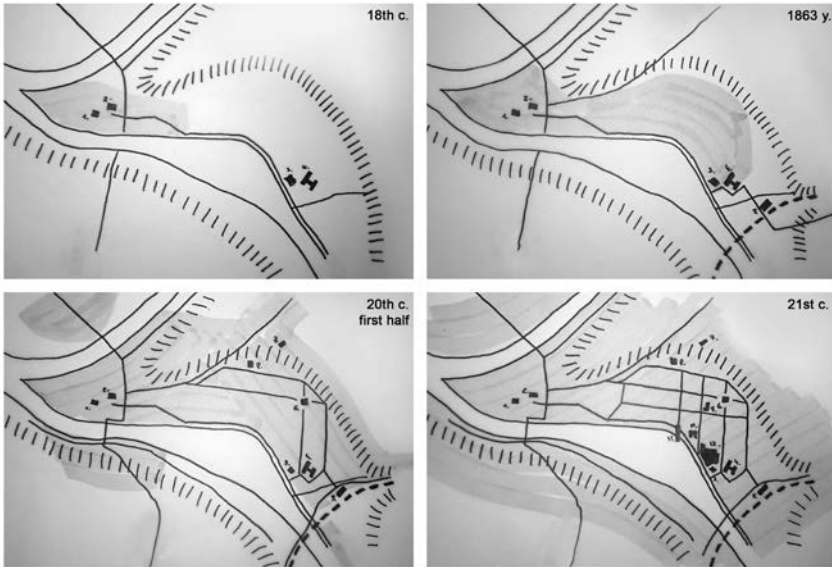
From the very beginning, the Karmelitai district was favorable for the development of industrial facilities. The Nemunas River was used for navigation, and the Girstupis stream, which flowed through the area, was

¹⁵ Nijolė Lukšionytė-Tolvaišienė, *Gubernijos laikotarpis Kauno architektūroje: Svarbiausi pastatai ir jų kūrėjai (1843–1915)* [The Government Period in the Architecture of Kaunas], (Kaunas: Vytauto Didžiojo universiteto leidykla, 2001).

¹⁶ Vilma Akmenytė, Giedrė Milerytė, „Viešųjų asmenų privatūs interesai: nuo „Bliumental“ iki „Ragučio“: Alaus pramonės raida Kaune XIX a. pab. – XX a. pirmoje pusėje“ [Private interests of public persons: the expansion of beer industry in Kaunas during the end of 19th and the first half of the 20th centuries], *Kauno istorijos metraštis* [Historical Yearbook of Kaunas], no. 8 (2007): 105–126.

¹⁷ Marija Drėmaitė, *Progreso meteoras* [The Meteor of Progress], (Vilnius: Lapas, 2016).

¹⁸ Vytautas Petrušonis, Ataskaita. Tema: „Kauno naujamiesčio teritorijos, apribotos Čiurlionio, Vytauto pr., Bažnyčios, Būgos, Girstupio gatvėmis ir geležinkeliu (zona „A“) bei Karaliaus Mindaugo Krantine, Čiurlionio, Vytauto pr., Karo Ligoninės, Kaunakiemio gatvėmis (zona „B“), urbanistiniai architektūriniai tyrimai“, 6.



1.

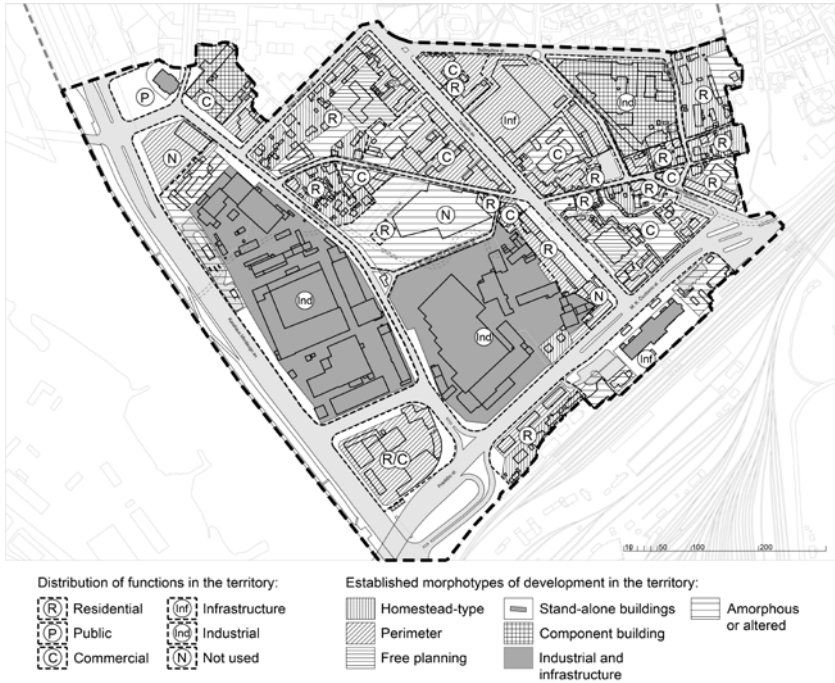
Urban development schemes of Kaunas.

Significant buildings in the area: 1 – Kaunas’s Town Hall, 2 – Kaunas’s Cathedral Basilica, 3 – Church of the Holy Cross (Carmelitan), 4 – Monastery of Carmelites, 5 – Railway station, 6 – Church of St. Michael the Archangel, 7 – Christ’s Resurrection Church, 8 – Vytautas the Great War Museum, 9 – Britanika Hotel, 10 – Respublika Hotel, 11 – Pedestrian bridge to the Nemunas island, 12 – Akropolis shopping and entertainment center. Saltonaitė Rasa, *South-eastern part of Kaunas New town, known as Karmelitai: analysis of the development and regeneration concept*. Master’s these, Vilnius Academy of Arts, 2019 (Poster 1).

used for water extraction. In the second half of the nineteenth century, the construction of a railway station in the area led to the further expansion of the factories. Later, a bus station was built on the site, and the transport function became an integral part of the Karmelitai district. Although some of the industrial objects are now abandoned and disused [fig. 2], it is important to note that both functions have survived to the present day.

After the analysis of iconographic material and historical research, a cartogram was drawn up mapping out the development of the area. The following main periods of construction can be identified in Naujamiestis, Kaunas:

- 1843–1915 Period of the provincial Kaunas (historicism);
- 1918–1944 Period of the First Republic of Lithuania period (interwar modernism);



2.

Morphotypes and current function of buildings in the south-eastern part of Kaunas Naujamiestis Saltonaitė, *South-eastern part...*, (Poster 6).

- 1945–1960 Period of Soviet rule (socialist realism);
- 1960–1990 Period of Soviet rule (post-war modernism).

The analysis of historical and iconographic material has shown that the development of the Karmelitai district was mainly influenced by the processes that took place during the period of the First Republic of Lithuania (1918–1940). It was then that the regulations on the construction of buildings,¹⁹ public space design, and street network development were introduced, seeking to create a more representative and attractive district.²⁰ The social situation of the area also became clearer when analyzing the construction of buildings documents in the KAA archives from this period: the area was home to the working class, and some of the workers were employed by the industrial facilities that operated in the same district.²¹

¹⁹ File 34 of the Construction Department of Kaunas City Municipality: correspondence with the construction committee and inspection, letters of the city technical engineer, KAA, f. 218, ap. 1, b. 401, l. 8.

²⁰ Design for the adjustment plan of Šiaulių Street area by engineer Algirdas Prapuolenis, 1940. Adjustment plan design for Šiaulių Street area, KAA, f. 218, ap. 4, b. 215, l. 3.

²¹ Rasa Saltonaitė, „Karmelitai – pietrytinė Kauno Naujamiestis dalis: raidos analizė“, 12.



3.

Analysis of architectural features. The period of provincial Kaunas (1843–1915)

Characteristic buildings (from above):

1. Church of St. Michael the Archangel Builders House K. Donelaičio St. 7 (Central part of Naujamiestis)
 2. Building Vytautas Ave. 24 (Karmelitai district)
 3. Building Vytautas Ave. 17 (Karmelitai district)
- Saltonaitė, *South-eastern part...*, (Poster 3).



4.

Analysis of architectural features. The period of the First Republic of Lithuania (1918–1944)
Characteristic buildings (from above):

1. Building K. Donelaičio St. 19 (Central part of Naujamiestis)
2. House of industrialist Juozas Daugirdas, Vytautas Ave. 30 (Karmelitai district)
3. Dairy of the Pienocentras Central Dairy Building Complex, Karaliaus Mindaugo Ave. 68 (Karmelitai district) Saltonaitė, *South-eastern part...*, (Poster 3).

Analysis of the Architectural Features and the Social Aspect of Kaunas New Town

Construction processes in the Karmelitai district and in the central part of Naujamiestis are linked. Therefore, one of the most important objectives of the in situ research was to identify the connection between the area being analyzed and the rest of Kaunas's Naujamiestis. To that end, features of buildings belonging to the four main historical periods were analyzed throughout the area.

For each historical period, the most representative buildings of various types were selected for analysis. Then the most characteristic features were singled out:

- Wooden and brick residential buildings of the provincial Kaunas period (1843–1915), finished with wood siding or plaster; some buildings left unrendered. The buildings are compact in size and richly decorated and therefore do not look massive. Public and government buildings are also decorated; however, their volume is greater than that of residential buildings, and, as such, they retain their monumental character [fig. 3].

- Buildings of the First Republic of Lithuania period (1918–1944) stand out for their massive monumental bulk, strict architectural forms, and “graphic” façade solutions, that is, dark and light area compositions that are created using edges and traction, horizontal and vertical edgings for joining windows, recessed parts of the façade, balconies with brick or openwork railings and rounded edges, and contrasting colors for façade finishing materials [fig. 4];

- Architecture of the socialist realism period (1945–1960) features monumental, compact buildings where facades are decorated with classical architectural elements and plant motif moldings [fig. 5].

- Buildings in the style of post-war modernism (1960–1990) were built by slightly adjusting repeated projects, following the principles of free planning; therefore, they stand out in the environment of Naujamiestis. They are detached from the prevailing building line and are large in scale [fig. 6].



5.

Analysis of architectural features. The period of Soviet power – socialist realism (1945–1960)
Characteristic buildings (from above):

1. Building A. Mickevičiaus St. 58 (Central part of Naujamiestis)
 2. Pergalė factory administrative building, Kaunakiemio St. 5 (Karmelitai district)
 3. Kaunas railway station building, M. K. Ciurlionio St. 16 (Karmelitai district)
- Saltonaitė, *South-eastern part...*, (Poster 4).



6.

Analysis of architectural features. The period of Soviet power – post-war modernism (1960–1990)
Characteristic buildings (from above):

1. Mykolas Žilinskas Art Gallery, Nepriklausomybės sq. 12 (Central part of Naujamiestis)
2. Cinema Planeta, Vytautas Ave. 6 (Karmelitai district)
3. Store Buitis, Vytautas Ave. 32 (Karmelitai district)
- Saltonaitė, *South-eastern part...*, (Poster 4).

Historical research about the First Republic of Lithuania period has demonstrated that the social status of the population was one of the factors that shaped the appearance of the area. The inhabitants of the territory, mostly workers, built small one-story houses and carried out only the most essential repairs when necessary. Another group were settlers who wanted to build 2–4-story houses with rented apartments. The latter option, unfortunately, did not gain sufficient momentum to give the area a newer “face.”²² Comparing the drawings of the intended buildings that were never built (or have not survived) [figs. 7, 8] with other buildings of this period that are now recognized as cultural heritage in Lithuania, we can see that they share some common features, such as shape, façade compositions, finishing materials, and décor details. If they had been built or had survived, they would have been a nice addition to Naujamiestis.

Based on this, it can be stated that the features mentioned above are found in buildings throughout Naujamiestis; therefore, the territory maintains a coherent image.

Development of the Karmelitai District

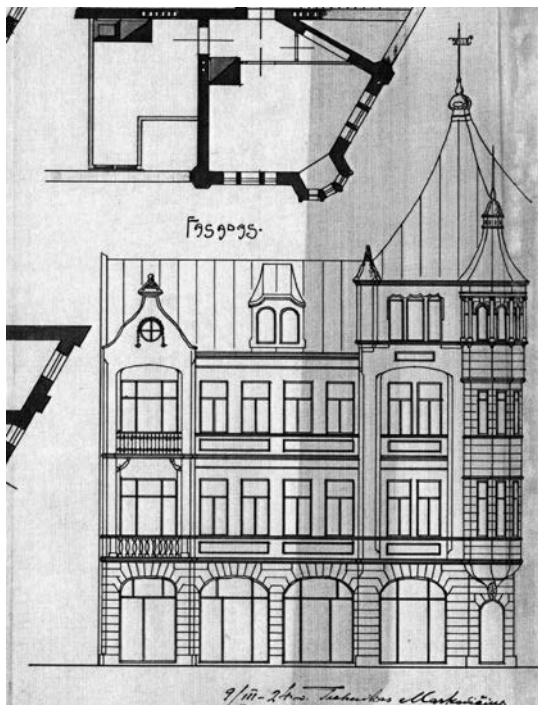
Before considering the development proposals for the area, it was essential to determine the possibilities of scale and height of the buildings. This was achieved by analyzing existing morphotypes, that is, the structures of building groups (blocks) and the construction projects surrounding the main street of the area.

The following morphotypes of development were established in the Karmelitai district²³ [fig. 9]:

1. Homestead-type development: extensive building of low-rise residential houses.
2. Perimeter development: a structure of a regular plan building completely or partially closed by its outer perimeter.

²² Ibid., 24.

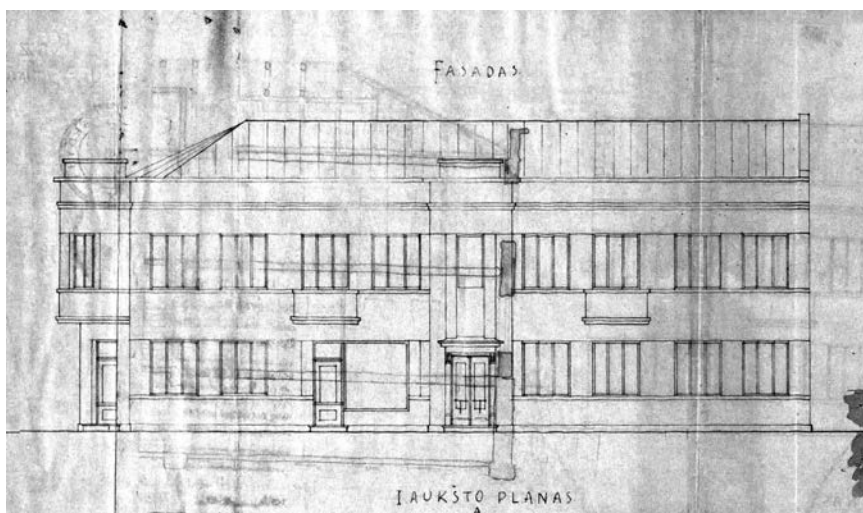
²³ Descriptions of development morphotypes are based on Vilnius miesto savivaldybės teritorijos bendrasis planas. Sprendiniai. Aiškinamasis raštas. Priedas 1. Pagrindinio brėžinio reglamentų lentelės. 6 lentelė. Užstatymo tipai ir jų santrumpos (erdvinių objektų kodai), naudojami BP (Vilnius City Municipality General Plan. Solutions. Explanatory Note. Annex 1. Regulation Tables of the Principal Drawing. Table 6. Development morphotypes and their abbreviations (codes of special objects) used in the General Plan) [seen on December 4, 2021], https://vilnius.lt/wp-content/uploads/2021/04/Vilnius_BP_Sprendiniai_AR_Priedas_1_Regl_lentele_2021_04_22.pdf.



7.

Façade [excerpt from the drawing], 1924
There is no information if the constructions were started. Address today: Vytautas Ave. 14 (corner with Šiaulių St.).

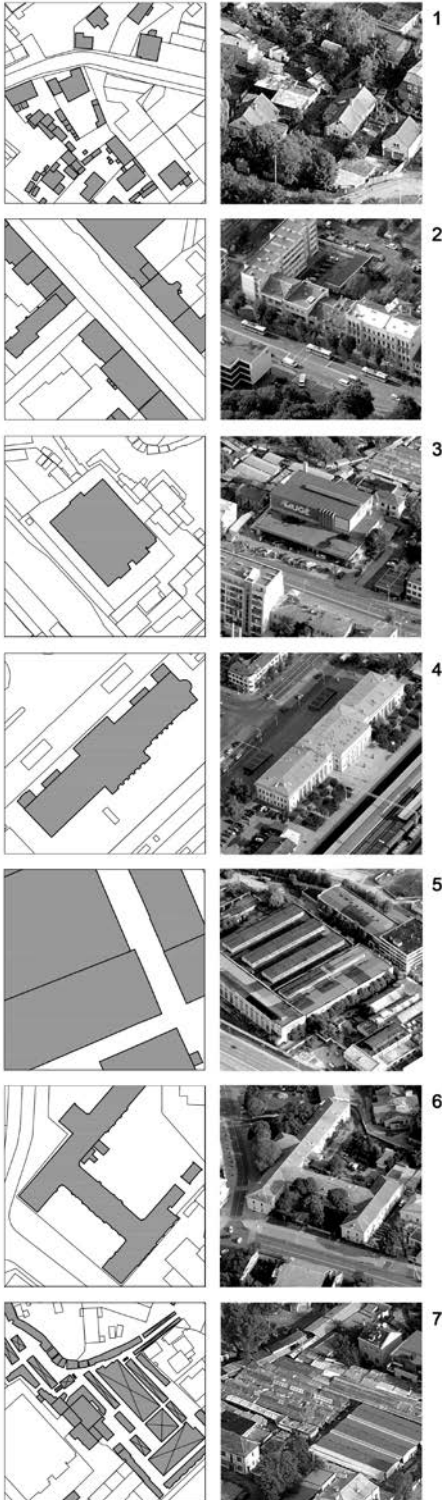
File No. 35 of the Construction Division of Kaunas City Board about construction work in Vytautas Avenue and Karo Ligoninės, Šiaulių, Bažnyčios, Pramonės and Čiurlionio streets in 1924. KAA, f. 218, ap. 1, b. 173, l. 34.



8.

Façade [excerpt from the drawing], engineer L. Soloveičikas, 1931

There is no information if the construction was started. Address today: Šiaulių St. 40 (corner with Vytautas Ave.). About construction work initiated by citizen S. Rezerienė on Vytauto Avenue and Šiauliai Street. KAA, f. 218, ap. 2, b. 9633, l. 4.



9.

Morphotypes in the south-eastern part of Kaunas's Naujamiestis

1 – Homestead-type development, 2 – Perimeter development, 3 – Free planning, 4 – Stand-alone buildings, 5 – Industrial and infrastructure development, 6 – Component building, 7 – Amorphous or altered development. Saltonaitė, *South-eastern part...*, (Poster 6).

3. Free planning: this morphotype was used after the abolition of private land ownership in 1940–1990, when the boundaries of the plot were not followed, at the same time ignoring the spaces of streets, courtyards, squares and the general characteristic of the city structure.

4. Stand-alone buildings: buildings serving an exclusive function that stand separately in a common-use area and dominate the area.

5. Industrial and infrastructure development: building up of industrial (storage) and engineering infrastructure areas without clear construction principles, often dominated by large-scale hall-type buildings.

6. Component building: a variation of perimeter building and stand-alone dominant building in a common space, usually a spontaneous plan building structure.

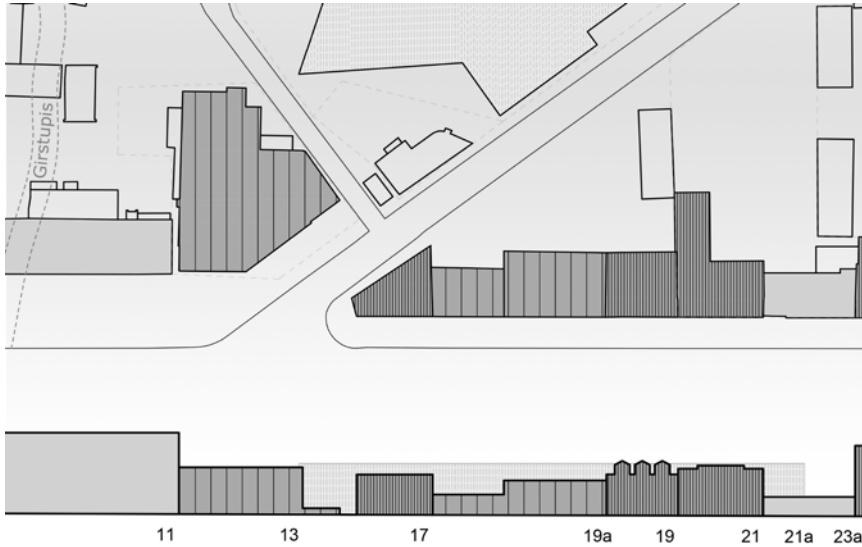
7. Amorphous or altered development.

The second part of the analysis concerned the construction projects along the main street of the area [fig. 10]. Vytautas Ave. starts at Kaunas city railway station and leads visitors to the city center, so its representative function is vital. For this study, each building was assessed for its period of construction, the finishing materials on the façade, height, function, and status in the Register of Cultural Heritage and assigned one of three ratings: 1) an authentic building with a distinctive character, reflecting the period of its construction; 2) a building of moderate expression, complementing the historical development of the area; or 3) other buildings.

The analysis was instrumental in defining the guidelines for future development, both in respect of larger undeveloped areas and each building individually. Analysis of morphotypes that dominate in the Karmelitai district and in Naujamiestis in general makes it easier to select building structures that would contribute to a coherent image for the area.

Regeneration of the Karmelitai District

The development in the second half of the twentieth century has significantly changed the historically established urban structure of the Karmelitai district. It is therefore important to identify ways in which the



No.	11	13	17	19a	19	21
Period of construction						
Year of construction	1962	1980	–	–	–	1932
Finishing materials on the façade	Plaster	Granite plaster	Plaster	Plaster	Plaster	Plaster
Height	16,20m	9,30m	8,00m	4,00/6,90m	8,00m	9,40m
Number of floors	5	3/4	2+M	1+M	2+M	2+M
Function	R, C	C	N, C	C	C, R	C, R
Status in the Register of Cultural Heritage			● ●		● ● ●	●

Ratings:

- An authentic building with a distinctive character, reflecting the period of its construction;
- A building of moderate expression, complementing the historical development of the area;
- Other buildings;
- Background buildings.

Period of construction:

- Period of the provincial Kaunas (1843-1915);
- Period of the First Republic of Lithuania period (1918–1944);
- Period of Soviet rule (1945–1990);
- Years of restored independence of Lithuania (after 1990).

Status in the Register of Cultural Heritage:

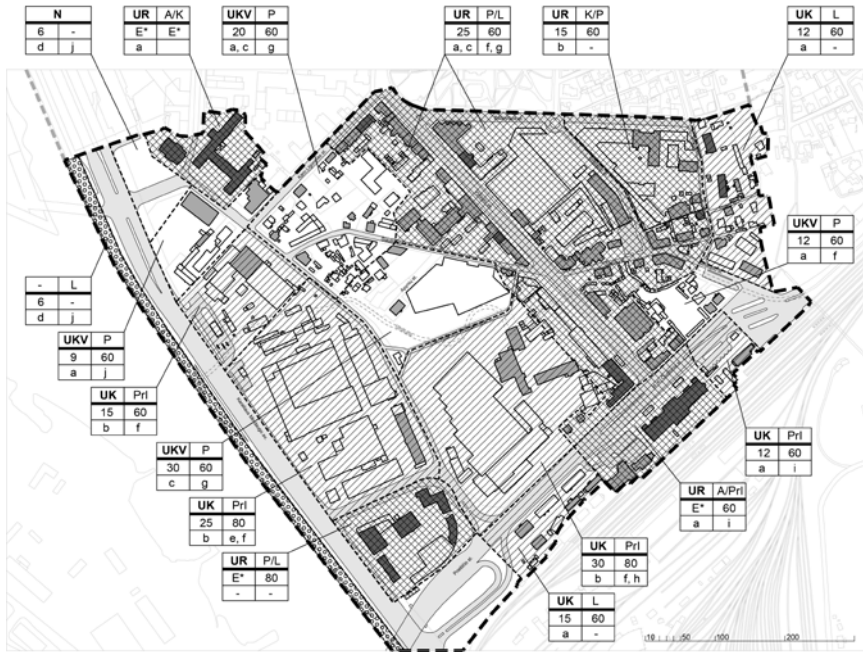
- Cultural heritage objects
- Objects with valuable features
- Building of the urban structure of the cultural heritage area
- Other buildings in the territory or buildings in an area where construction is not a valuable feature

Function:

- Residential (R)
- Public (P)
- Commercial (C)
- Infrastructure (Inf)
- Not used (N)

10.

Analysis of building structures along Vytautas Avenue [excerpt from the drawing]
Saltonaitė, *South-eastern part...*, (Poster 9).



Descriptions of the urban structures and buildings with the proposed direction of management:

urban structures	buildings
1	5
2	6
3	7

Recommendations for sites management:

1	2
3	4
5	6

11.

Regeneration proposals for the south-eastern part of Kaunas's Naujamiestis

Descriptions of the urban structures (1–4) and buildings (5–7) with the proposed Direction of management:

1. Areas dominated by an authentic urban structure – Urban structure restoration (*UR*)
2. Areas where individual valuable elements of the urban structure have survived – Change of urban structure, supplementing the existing building (*UK*)
3. Other territories/undeveloped territories – Change of urban structure while preserving valuable elements (*UKV*)
4. Nemunas embankment area
5. Cultural heritage objects – Restoration
6. Cultural heritage buildings – Reconstruction while preserving valuable elements
7. Other buildings – Reconstruction/construction of new buildings

Recommendations for site management:

1. Direction of management
 2. Type of development
 3. Maximum building height (m)
 4. Maximum building density (%)
 5. Recommendations for the use of the territory and buildings
 6. Recommendations for the organization of transport and pedestrian traffic
- E* - the current indicator is maintained

Types of development:

- P – Perimeter development
- L – Free planning
- A – Stand-alone buildings
- K – Component building
- PrI – Industrial and infrastructure development
- N – Territories without buildings

Recommendations for the use of the territory and buildings:

- a. The existing purpose has not changed
- b. The existing purpose of industrial and production facilities is supplemented by educational spaces and workshops
- c. Small workshops are planned for newly designed buildings on Šiaulių Street
- d. Development of recreational function

Recommendations for the organization of transport and pedestrian traffic:

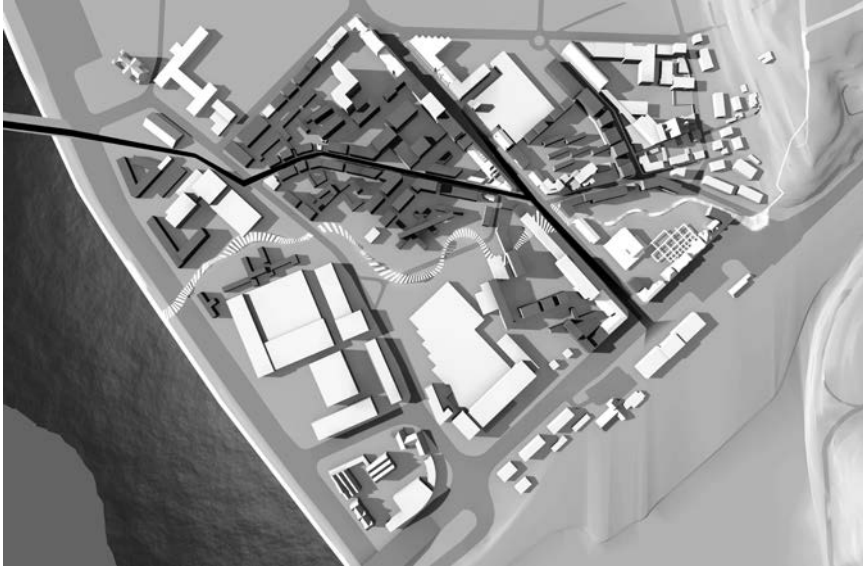
- e. A multi-story car park serving the needs of the Carmelite district is planned
 - f. It is planned to mark the route of Girstupis stream and make it publicly available
 - g. Priority pedestrian traffic is planned in Šiaulių Street
 - h. The opening of I. B. Wolf and F. Engelmano streets to pedestrian access
 - i. An above-ground pedestrian crossing through M. K. Čiurlionio Street is planned at the railway station
 - j. Promoting pedestrian, bicycle, and water transport
- Saltonaitė, *South-eastern part...*, (Poster 7).

currently derelict industrial areas could be transformed without losing the distinctive features of Naujamiestis.

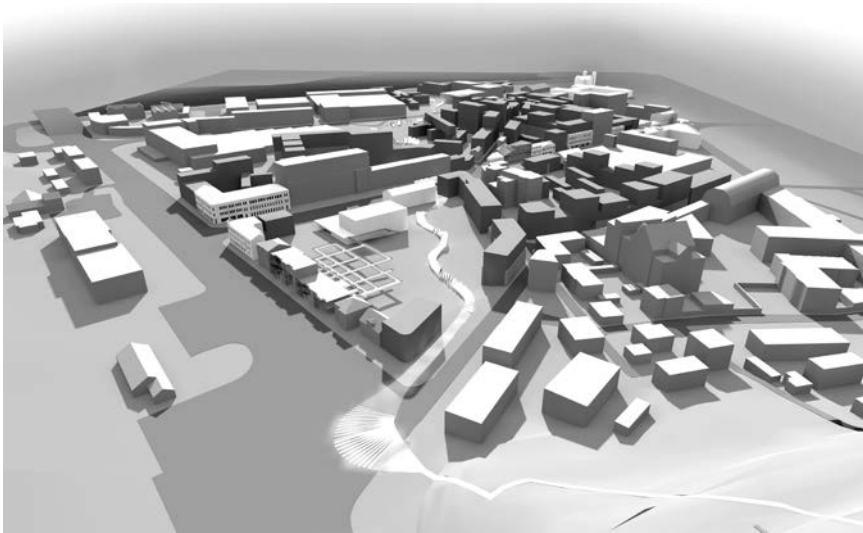
To summarize the results of all the research efforts, the aim of creating a more coherent image of the area can be achieved by various means. In this case, the choice has been made to protect and conserve by restoring only specific valuable buildings; the remaining buildings will be adapted to contemporary needs while preserving their particularly valuable historical elements. As to the built-up area along Vytautas Ave., the following building conservation proposals have been put forward:

- Restoration according to the research data.
- Reconstruction of the existing facades without changing the height of buildings.
- Reconstruction of the existing buildings by changing their shape (the increase of height is likely).
- New construction.

The conclusions of the master's thesis propose “embracing” the historical industrial function by adapting it to the scale of the central part of the city; that is, by setting up small, diversified workshops next to residential



12.
Regeneration proposals for the south-eastern part of Kaunas's Naujamiestis. Vizualization
Saltonaitė, *South-eastern part...*, (Poster 8).



13.
Regeneration proposals for the south-eastern part of Kaunas's Naujamiestis. Vizualization
Saltonaitė, *South-eastern part...*, (Poster 8).

buildings, thus creating a close link with the local community [fig. 11]. It is also proposed to revitalize the existing abandoned street routes in the area by opening them up to pedestrians, thus making the Karmelitai area attractive both to the residents of the surrounding neighborhoods and visitors to the city [figs. 12, 13]. The master's thesis suggests reviving the forgotten natural water feature – the Girstupis stream – for new interactive uses that would allow a better understanding of the history of the place.

The Karmelitai district has a large number of undeveloped or abandoned areas that are not valuable to the city in their current state. It should be easy for developers, with the help of urban planning and heritage specialists, to find a suitable place in the city center to develop new ideas, while at the same time not obscuring the legacy of the past.²⁴ Buildings that remind us of vanished streets or a courtyard that used to be a river valley are all footprints of history, and only a handful of the district's inhabitants know their stories. Now, therefore, it is crucial to select the most important elements that not only tell the story but also benefit the development of the area.

Conclusions

– The analysis of historical and iconographic material has shown that the development and value of the area has been mainly influenced by the processes that took place during the period of the First Republic of Lithuania (1918–1940). It was then that the construction of brick buildings in the district brought it closer to the overall vision of Kaunas's Naujamiestis.

– Karmelitai district historically served and still serves two main functions – those of industrial and transport infrastructure. The surviving and still operating industrial objects together with their original buildings give the area a diverse and valuable dimension for research. The bus station built there during the period of the First Republic of Lithuania, together with the train station, consolidate the transport function and put the district under obligation to represent the city of Kaunas.

– The majority of the Carmelite district is occupied by industrial and undeveloped blocks, with industrial and derelict areas predominating.

²⁴ Jurgis Bučas, „Demokratiniai proveržiai paveldosaugoje“ [Democracy outbreaks in heritage preservation], *Urbanistika ir architektūra* [Town Planning and Architecture], vol. 30, no. 3 (2006): 145.

This offers a great potential for urban developers to revitalize the area using sustainable development methods.

– The main objectives of the proposed regeneration concept for the Karmelitai district are to adapt the industrial function to contemporary needs by creating a community of craftsmen and to invite visitors to discover the history of the place by employing underused public spaces to perform additional cultural and recreational functions.

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Santrauka

XIX amžiaus pramoninis rajonas Kauno Naujamiestyje: raidos analizė ir regeneracijos koncepcija

Rasa Saltonaitė

Reikšminiai žodžiai: Kaunas, priemiestis, Karmelitų rajonas, Naujamiestis, pramoninė zona, regeneracija.

Straipsnis parengtas remiantis Vilniaus dailės akademijos Restauravimo katedros studentės Rasos Saltonaitės magistro darbu „Pietrytinė Kauno Naujamiesčio dalis, vadinama Karmelitais: raidos analizė“. Darbe nagrinėjama teritorija yra centrinėje Kauno miesto dalyje, kurioje yra geležinkelio ir autobusų stotys bei keletas svarbių pramonės objektų; kai kurios teritorijos dalys apleistos. Tolesnės teritorijos plėtros ir jos krypties klausimas tapo itin aktualus 2012 m., teritoriją prijungus prie Kauno istorinės dalies, vadinamos Naujamiesčiu, saugomos teritorijos. Šio darbo tikslas – išanalizuoti Karmelitų rajoną, pramoninę Naujamiesčio teritoriją, pateikti jo plėtros analizę ir regeneravimo koncepciją.

Istoriniais ir *in situ* tyrimais nustatyti pagrindiniai Karmelitų rajono raidos laikotarpiai. Buvo atrinkti kiekvieno laikotarpio būdingiausi pastatai ir nustatytos jiems būdingos savybės, įskaitant pastatų tūrį ir mastelį, taip pat architektūrinės ir dekoru ypatybes. Tyrime analizuojama vietovės funkcija ir kaip ji keitėsi laikui bėgant. Nagrinėjant archyvinės bylas apie vietovės raidą tarpukariu, paaiškėjo tam tikri socialiniai veiksniai, turėję įtakos rajono raidai. Siekiant nustatyti tinkamą pastatų mastelį ir aukštį regeneravimo pasiūlymams, atlikta esamų užstatymo morfologinių tipų ir pastatų konstrukcijų analizė pagrindinėje gatvėje. Aptartos galimos regeneracijos galimybės.

Straipsnis baigiamas išvadomis ir glausta regeneravimo samprata. Karmelitų rajonas yra daugiasluoksnė teritorija, kurią bandant atgaivinti,

drauge užtikrinant darną su likusia Naujamiesčio dalimi, reikės atskleisti kuo daugiau autentiškų elementų. Karmelitų rajono regeneravimo koncepcijoje siūloma istorinę pramoninę funkciją pritaikyti šiuolaikiniams poreikiams, atkurti nebenaudojamus gatvių maršrutus, taikant modernias išraiškos priemones rajono lankytojams priminti apie išnykusius istorinius elementus.