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**Abstract**

**Privately owned immovable monuments – history, protection and conservation on objects entered in the registry of monuments of Łódź.**

Immovable monuments are important part of cultural heritage. Protection monuments law regulations have purpose of keeping those monuments in best possible condition for future generations. Surely it affects privately owned immovables as well.

The aim of this study is answering below questions:

1. Is currently in force monuments protection legal system is working for immovable monuments protection?
2. Does this legal system takes into consideration owners needs and interests?

To fully answer above questions, this study will present history, current state of preservation and protection possibilities of privately owned immovable monuments – based on examples from Łódź. Current situation presentation is precede by legal system analyse. As a closure I will present research interviews results – interviews where taken with employees of Provincial Office for the Protection of Monuments, immovable monuments owners, social guardians of monuments and architects – together 32 persons where interviewed. On one side, those interviews will present familiarity of each group with monuments protection law – on the other, present interpretation differences – but most of all will give them opportunity to make their own statement on current legal system effectiveness. Interdisciplinarity of this study consist in joining historical and legal science together with issues from architecture and sociology.

Multifaceted approach for research on monument protection law allowed presenting recent conservation doctrine of łódzkie region. Comparative analysis of monuments protection law changes and strategic documents together with results of examination of the state of preservation of monumental objects and results of interviews shows that current monument protection law should be changed. Current law is based on orders and prohibitions – it seems to be incomplete – there is a lack of economical mechanisms, which could empower protection

effectiveness of privately owned monuments. There should be included some real and measurable benefits for owners taking good and proper care of their immovables.

Success of monuments protections system don't depend only on well-constructed law, although it is very important – it depends also on awareness of monuments owners on monument social value and owners level of sensitivity on monument character of immovable. Furthermore, nevertheless important part of monument protection system effectiveness is the substantive nature of conservative service.

Nowadays, simple monument protection system is not enough. Currently we have to do heritage management, change management – meaning transformation of historical substance and object functions.

We have to remember, that entering immovable monument to registry is not a guarantee of its protection – it is only allowing it, and using this opportunity depends on many factors – mostly on owners sensitivity and their approach to monuments, but also on Voivodeship Monument Conservator – his rationality and relation with owner. First of all this relation should be based on partnership, second of all, on finding balance between preservation of monument and contemporary needs of evolution and heritage management. Taking into account the real conservation conditions and taking care of the development of social awareness of the value of monuments are a guarantee of preserving the immovable cultural heritage.

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