



TRAINING COURSE **MAINTENANCE** PROGRAMS

CHwB Kosovo office
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FOREWORD

After the war, Kosovo inherited a difficult situation, with no administration structure and mass destruction of its built heritage. The development of many programs for the preservation of the built heritage, together with the support of local and international institutions, led to an improvement in the situation, but after six years the necessary level has still not been reached.

We are still far from reaching a sustainable management system for the Kosovo heritage.

No matter how good the strategy is for the conservation of the built heritage, it cannot be implemented without an appropriately qualified staff.

Lack of professionalism in the heritage field in Kosovo shows that there is an immediate need for education and that this specific field needs training courses, and this is one of the objectives of the Policy of the Ministry of Culture.

Through attending the training Courses, workshops and seminars or specialisations, young architects will increase their knowledge in this field.

The most recent developments in Conservation theory emphasize that maintenance is the most important phase of Heritage preservation.

I believe that The Maintenance Program Course organised by CHwB and supported by the Ministry of Culture is an important step towards the development of a building capacity for the future of the Heritage of Kosovo.

Arch. Gjejlane Hoxha, Former Director of the Heritage Division/Ministry of Culture

About the training Course and the importance of the Maintenance Programs

Background

Cultural Heritage without Borders (CHwB) has been engaged in capacity development in the heritage sector in Kosovo since 2001, in close cooperation with the Kosovo Ministry of Culture, in order to support their policy for the protection of the Kosovo heritage. The overall objectives have been to achieve a more professional management of the heritage in Kosovo in accordance with international standards, and to strengthen the heritage institutions. This publication is one of the results of a Maintenance program course, for which CHwB was responsible during the spring of 2005.

The Maintenance program course

The course was held during three intensive months in the spring of 2005. The participants were from the Institutes for Protection of Monuments and the Faculty of Architecture and the course included theoretical education, study visits and hands-on training. The many lectures and guided study visits, led by international and local experts, gave the participants a wide range of knowledge concerning all aspects of maintenance, from the general policy level to the daily maintenance of materials.

The course also included the preparation of a practical Maintenance program and this meant that, at the end of the course, each participant was able to present such a document for a historically valuable building in his or her own municipality. CHwB also provided support with computers and software to the institutions where necessary.

The course was based on the Burra Charter, Australian ICOMOS 1999, the Operational Guidelines for the Implementation of the World Heritage Convention, UNESCO, and the European Charter of the Architectural Heritage, ICOMOS 1975.

The importance of maintaining a building

A building needs to be carefully restored approximately every 30 years, i.e. once in every generation. The costs

of the construction of a new building and all the restoration during its lifetime correspond to approximately 20 % of the total cost of the building, while 80 % is capital costs, heating, repair, cleaning, etc. If a building is well maintained, the cost of both maintenance and restoration will be much lower. So - who takes care of the building in-between? and how is it taken care of?

A chain for the preservation of the heritage

A Maintenance program is one of the important links in a chain which hopefully will lead to the efficient preservation and protection of historically valuable buildings and sites.

The first link is the Heritage Act, approved by the Parliament, which provides the framework for (in this case) the protection of buildings and sites.

The second link, closely connected to the Act, is the Protection regulations for the listed buildings or sites. They are prepared by the heritage institutions and show the legal rights and obligations of the house owner(s) and the authorities (such as the municipalities), in relation to the values of the building(s). The third link, subordinated to the Protection regulations, is the Maintenance program. It can be prepared by a heritage institution or a free consultant and it aims at giving the house-owner a tool for a correct daily stewardship of his/her property - i.e. what to do and how to do it. The Maintenance program describes in detail the value of the building and how to preserve the whole and the practical details. It should also contain a short historical description and a chapter in which the owner defines the reasons for the ownership and the use of the building. It is an approved document, not to be frequently changed. The level of detail of the Maintenance program depends on the value of the building and on what the owner can afford. The Maintenance program is based on the Documentation of the building, i.e. all collected facts about the building in the past and present, such as drawings, descriptions, damage investigations, interviews, archived studies (drawings, descriptions, photos, articles, books), archaeological surveys, etc.

The Maintenance program works closely together with a Maintenance plan, drawn up by the house owner or the property manager, dealing with the daily maintenance in reality - i.e. when to do things, who will do them, what they will cost and with what money. The Maintenance plan is regularly updated depending on the resources available. Here you also describe what was actually done, by whom, and at what cost, and how it turned out, and provide an evaluation of the work done. The most important role of the Maintenance program is probably to create the "Good House-owner" and the "Good Property Manager", having an awareness of the value of his or her building, a knowledge of how to take care of the building and a pride in how it is preserved for future generations.

Arch. Dick Sandberg, Senior Heritage Advisor.



Table of contents

SUMMARY

1. THE PROJECT

- 1.1. Introduction
- 1.2. Project description
- 1.3. Seminar, March 2006

2. LECTURES

- 2.1. Introduction
- 2.2. Organisation of lectures
- 2.3. Lecturers and list of lectures held
- 2.4. Lecture of Tody Cezar

3. PARTICIPANTS

- 3.1. Introduction
 - 3.2. What is the Maintenance program document?
 - 3.3. Participants and study buildings in the Course
 - 3.4. Extracts from 11 documents prepared by the participants
- Editorship information

SUMMARY

Since 2002, NGO CHwB projects in Kosova regarding restoration of private and public heritage buildings it was obvious the need for constant and appropriate maintenance, especially when we know that restorations are expensive and is difficult to find investment for them.

CHwB in cooperation with the Director of the Heritage Division / Ministry of Culture and Directors of all the Institutes for the Protection of Monuments in Kosova agreed to work for the project "Maintenance Programs" Training Course. The project would be in full compliance with the Policy program of the Ministry of Culture for 2005.

Therefore CHwB accepted the responsibility of organising it, using Swedish GO Sida funds, supported by Local Heritage Institutions.

The training course lasted for approximately three months during the spring of 2005. The target group included young employees in the Heritage Institutions and free architects.

The owners/beneficiaries of the project were the Ministry of Culture together with the existing Institutes for Protection of Monuments in Kosova.

Other beneficiaries were the private and public owners of the heritage buildings. Project was aimed at the training of young architects within and outside the Heritage Institutions to prepare Maintenance Programs for listed heritage buildings. Overall development objectives were:

- To contribute to strengthening the Heritage sector capacities.
- To assist the Ministry of Culture in reaching EU standards in the Heritage field.
- To increase the cooperation between all the existing Institutes for the Protection of Monuments in Kosova.
- To contribute to a continuing preparation of Maintenance Programmes/Plans within the Institutes for Monuments.

Apart from the three-month course, CHwB organised a two-day seminar held on 13-14 March 2006. The seminar gathered together all the Institutes and participants involved in the course. The first day

included four presentations, one of which was a presentation of work done by the participants. There was also a ceremony at which certificates were presented. On the second day, there was a discussion about the Maintenance Course and the need to initiate a similar project called Protection Regulations directed especially to the situation where there was no any Heritage Aaw approved by the Assembly. (For more about this event, see chapter 1.3.).

During the preparatory stage, CHwB developed a list of experts who were invited to lecture during the 3-month course. 13 experts connected to the field of heritage protection arrived in Prishtina, most of whom were international experts. There were experts from Kosova, Albania, Turkey, Italy, UK, Portugal/USA and Germany.

During the course, each week, local and international experts lectured to groups of participants. Lectures were held mostly in the CHwB offices in Prishtina, but sometimes they were held on the sites.

Lectures included: Restoration principles, Structure of the Maintenance Course, Moisture in Stone walls, Foundation insulation and change of lead in the cupola in Hadum mosque, Stone conservation in Cambodia and Peja, Ottoman architecture in the Balkans, ... (The full list with names of experts and lecture titles is given in chapter 2.2.).

In this report we can publish only one lecture:

- Maintenance: Common Sense or Rocket Science? given by Tody Cezar, Wood conservator from Portugal/USA. (See chapter 2.3.).

What is the Maintenance program?

The Maintenance programme includes the basic information, fundamental principles and goals required by the property manager for the management of the building in order to sustain good management in the long term. The programme is supposed to help the manager make the right decisions when changes are necessary as well as in everyday maintenance and when there are more acute problems. It should also give a summary

of the history of the object, emphasizing what makes it special and what are its existing condition and needs. The aim of the maintenance programme in the short term is to make clear the purpose of the repairs and to create an understanding of their underlying value and importance. In the long term, the maintenance programme should be seen as providing regulations for future measures. The maintenance programme is aimed at maintaining the cultural values in a manner that will prevent the loss of any part of them. It concerns all practical and technical measures that should be taken to maintain the site in proper order. It is thus not a product but a continuous process.

In accordance with the proposals of the Directors of the Institutes and our objective, we created a group of 12 architects and student architects, 6 of them females. Eight of them came from the Heritage Institutions, and other four came from the Faculty of Architecture.

We believe that all 12 participants in the Course have learned the structure and methodology for preparing the Maintenance programs. They also learned how to use the layout software Elementary Quark Express. The list of participants is given in chapter 3C.

At the end of this report, there are extracts from the documents prepared by the course participants. (See chapter 3.4.).



1. THE PROJECT

1.1. Introduction

1.2. Project description

1.3. Seminar, March 2006

1.1. Introduction:

This chapter includes information about the project "Maintenance Programs course". It is an analysis of what was intended, what was achieved and what was not achieved.

It also includes information about activities such as the Seminar held on 13-14 March 2006.

1.2. Description of the Project

According to the proposals of the IPM Directors and our objective, 8 architects of the Heritage Institution and 4 architecture students from the Faculty of Architecture, participated in the Course and each week local and international experts were engaged to give lectures. The lectures were held in the CHwB office in Prishtina and on the different sites.

Parallel with the lectures, each participant had to prepare a Maintenance program for one monument chosen in the region in which they work.

The Directors of the Institutes supported their working staff by allowing them to use time to finish the Course duties.

CHwB believes that the participants in the Course have learned the structure and methodology of how to prepare Maintenance programs for historically valuable buildings. They also learned to use the layout design software Quarc Express.

This project provided a link to the Restoration project of the Hadum Mosque, since a Maintenance programme for this building was prepared during the course.

At the end of the Course, participants said that they intend to continue Training courses which they see important for their learning.

The second activity was a two-day Seminar held on 13-14 March 2006. The seminar was a presentation of the work done during the Course and a continuation of the Course in a direction towards Protection Regulations.

The Ministry of Culture, including the existing Institutes for the Protection of Monuments in Kosovo, were the owners of the project.

Beneficiaries included:

The Heritage Division of the Ministry of Culture
Institutes for the Protection of Monuments in Kosovo

Architecture students

Private and Public Owners of the monuments.

Target group:

New staff employees in the Heritage Institutions

and free architects.

Parties involved:

The Ministry of Culture/Heritage Division,
The Kosova Institute for the Protection of Monuments,

IPM Prishtina, IPM Prizren, IPM Peja,

The Regional Centre for Heritage in Mitrovica,

The Regional Centre for Heritage in Gjilan,

Architecture students, Invited International and local experts

and CHwB.

Problem analysis:

There was, and still is, a lack of good communication and cooperation between the Ministry of Culture and the Institutes for the Protection of Monuments.

The delay of new approved Heritage Law contributed on this.

The work within the Institutes needs to function according to EU standards.

Overall development objectives

- To contribute to strengthening the capacity of the Heritage sector.

- To assist the Ministry of Culture in reaching EU standards in the Heritage field.

- To increase the cooperation between all the existing Institutes for the Protection of Monuments in Kosova.

- To continue to prepare the Maintenance Programmes/Plans in the Institutes.

Project purpose

To train young architects within the Heritage Institutions to prepare Maintenance Programmes.

Results:

1. Agreement with the Ministry of Culture and the Institutes about the project objectives and purpose,

2. Three-month activities organized,

3. Preparation of 11 Maintenance programme documents,

4. Seminar about the finish of the course and a discussion of the next steps, held on 13-14 March 2006.

Activities:

1.1. Discussing the project proposal with the Ministry of Culture.

1.2. Appointing the participants from IPM's in cooperation with their Directors.

1.3. Creating a Commission from the MoC / IPM / CHwB for certification.

2.1. Preparation of the detailed project plan.

2.2. Weekly reporting about the progress of the project.

2.3. Arranging the schedule for lectures, site study visits and progress control.

2.4. Identifying and contacting the experts required.

2.5. Arranging for the international experts to stay in Prishtina and to lecture as in the plan.

2.6. Lectures held regarding the Restoration and Maintenance instructions.

2.7. Each Thursday, CHwB organized a consultative meeting with the participants to discuss their progress and any problems that they may have had while working.

3.1. Training in the use of the Quark Express software.

3.2. Preparation of the Maintenance program document by each participant. Only one of the programs was prepared by two participants.

4.1. Lecture about the Maintenance programs/plans by Dick Sandberg,

4.2. Presentation of the Course by Bujar Prestreshi,

4.3. Presentation of the documents prepared by the participants,

4.4. Ceremonial award of Certificates,

4.5. Lecture about Protection regulations by Kersti Berggren,

4.6. Work groups created to propose next steps toward a Protection regulations Course.

Objectives indicator:

By gathering together the Actors inside the Heritage sector and deciding together, we believe we

have increased communication between them.

Results indicators:

Eleven different Maintenance programs were prepared; the level of quality varied but they were very promising.

Twelve architects learned the methodology of how to prepare a Maintenance Programme. Now they represent a valuable potential for use in preparing IPMs in the future.

Organisational structure

Cultural Heritage without Borders

CHwB organised the engagement of the international and local experts, participants, lectures / site visits, and controlled the quality and the budget towards the donor.

- Bujar Prestreshi, architect, Project manager for CHwB and responsible for the overall project, who had previously prepared Maintenance programmes, explained the structure of the Maintenance programme and taught the participants to use layout Quark software; He monitored the work progress of the participants during the three-month period.

- Vlora Rizvanolli, architect and assistant Project manager for CHwB, was responsible for the general management of the course and support for the participants for the Hadum mosque Maintenance Programme.

- Dick Sandberg, architect, Head of the office, was a Project Advisor.

- Lindita Cervadiku (architect working for IPM Prishtina), who was engaged by CHwB on the Stone Restoration works in the Hadum Mosque, and Predrag Nicić (architect working in the Ministry of Culture) engaged by CHwB on the Restoration works in the Saraj House in Velika Hoca, were not obliged to attend all the lectures but they were frequently present. The Maintenance Programme for the Saraj House was later prepared by Predrag Nicić.

Ministry of Culture

The Director of the Heritage Division, MoC, Gjejlane Hoxha, architect, was the Advisor for the project, and was active in selecting the participants and in the selection of important international and local experts and in the design of the Certificates of the Course.

Kosova Institutes for Protection of Monuments

The Institutes were responsible for appointing participants and supporting them by giving them time to attend and work in a 3-month Maintenance Course. They also provided their staff with the necessary documentation for the chosen Monuments.

Social/cultural/gender issues

- The group of 12 participants included 6 females.
- One participant from the Serbian community took part temporarily in the Course and prepared the Maintenance programme for the Saraj House in Velika Hoca.

Finally, not to be forgotten:

Heritage Institutions are in danger of losing their young educated staff because of a lack of financing. Institutes need to be very resolute about the continuing preparation of the Maintenance programmes and to include it as a regular duty in their annual work programmes. The Heritage sector still needs support in reaching sustainability and effectiveness in heritage preservation.

1.3. Seminar, March 2006

A seminar "Maintenance Programmes Course and next steps" was held on 13-14 March 2006 in Prishtina: The following were present: Gjejlane Hoxha, Ministry of Culture Baki Svirca, Institute for the protection of Kosova Monuments

All the existing Regional Institute directors
Dick Sandberg, Bujar Prestreshi, Sali Shoshaj, Sezair Gafurri, CHwB local staff.
Kersti Berggren, Swedish National Heritage Board
All (13) participants of the maintenance course
Journalists

Presentations:

- "The importance and possibilities of the Maintenance Programme" by Dick Sandberg.
- Presentation of the Course by Bujar Prestreshi.
- Participants in the "Maintenance Programmes" course briefly presented their work.
- "The role of the Heritage authorities and the relation between Protection regulations, Maintenance Programmes and the preservation of the monuments" by Kersti Berggren.

Ceremonial Presentation of Certificates.

One scanned certificate document will be attached in the layout as the pictures?

Seminar conclusions

An overall conclusion was that the next step towards a "Protection Regulations Course" is now necessary, since protection regulations are strongly linked to Maintenance programs, aiming to provide training in heritage evaluation, the preparation of protection regulations, the use of the international terminology in the field, to integrate Institutional approaches and to increase cooperation between Institutes. The final goal will be to prepare a guidelines document signed by the Central Institute and the Department of Culture.

Activities planned were:

- A study visit to Albania, meeting colleagues in this field.
- The selection of monuments and participants.
- LFA seminar.
- Intensive Course.
- Implementation and promotion of the results of the seminars.
- A final guideline document on Protection regulations.





2. LECTURES

2.1. Introduction

2.2. Organisation of lectures

2.3. Lecturers and list of lectures held

2.4. Lecture by Tody Cezar

2.1. Introduction

This chapter shows who gave the lectures and the titles of their lectures. Some of the lectures that were not exactly linked to the maintenance provided necessary basic knowledge required by the heritage sector staff. All the lectures were welcomed and very much appreciated by the participants.

Most of the lectures were held by Prof. Emin Riza. He gave 6 lectures in the classroom and one on a site, which covered many elements that together comprise the knowledge required by the heritage staff.

The lecture given by Tody Cezar was selected to be included in this publication because it is simple, and should be interesting for any reader.

2.2. Organisation of lectures

At first, it was not easy for the participants to adapt to attending a regular programme of lectures and preparing the Maintenance Program at the same time, especially when they were employees of the Institutes and also had other duties.

Some had to come from cities at quite a long distance from Prishtina. Their presence was always satisfying.

Therefore we had to organise gatherings that would not appear to be too formal. Sometimes the lectures lasted longer than had been planned. We had coffee breaks and opportunities for free talks with experts (before and after the lectures).

The other logistics difficulty with the participants was the transport of the group to the on-site lectures. This was solved by car transport provided by some of the participants.

When the experts were identified and invited, some of them found the Maintenance subject to be quite specific and some of them could not find the time for the programme we planned. Nevertheless, CHwB with the help of the Heritage Division was able to find enough experts to provide sufficient training.

A formalised Certificate, after the documents had been approved by the Commission of experts from MoC/UNMIK/CHwB, presented at the end of the course, was important for the participants.

2.3. Lecturers and list of lectures held

Structure of the Maintenance program" by Bujar Prestreshi, arch. (Project manager in CHwB/Kosovo), 5 April.

"Restoration principles, evolution of principles, practice of restoration,...", 6 lectures by Prof. Dr. Emin Riza, former Director of Central Institute for Protection of Monuments in Albania (Expert in traditional Albanian town houses), 12, 13, 14 April.

"Archeology in Kosovo", by Dr. Phil. Archeologist Birte Bruggman from Germany, 13 April.

"Medieval churches in Albania", and "Moisture in stone walls", lecture held in Dranoc kulla (Decan village), by Prof. Dr. Aleksander Meksi from Tirana (Expert in medieval churches in Albania), 26, 27 April. "International Institutions for Protection of the Cultural Heritage", and "Moisture in stone walls" lecture in Dranoc kulla (Decan village), by Valter Shtylla from Tirana (President of the Albanian ICO-MOS and expert in old bridges), 26, 27 April.

"The last destruction of the kullas in Kosovo", by Dr. Art Hist. Fejaz Drancolli (Institute for Protection of Monuments of Kosovo), 5 May.

"Foundation insulation and change of lead in the cupola of Hadum mosque" lecture in Hadum mosque in Gjakova by Sezair Gafurri, civ. eng. (Project manager in CHwB/Kosovo), 11 May.

"Traditional Town houses in Prishtina" lecture in Emin Gjiku houses complex in Prishtina, by Prof. Dr. Emin Riza, 24 May.

"Stone conservation with case studies in Cambodia and Peja" by Simon Warrack, Stone conservator, 3 June.

"Ottoman architecture from its beginning" by Prof. Dr. Hakki Acun from Turkey, Gazi Universitesi, Ottoman art historian, 6 June.

"The Balkans architecture and Ottoman influence" Doc. Dr. Mehmet Zeki Ibrahimgil from Turkey, Ankara Universitesi, Art historian, 6 June.

"Latest database for the monuments in Balkans from the Ottoman era" by Neval Konuk, Marmar Universitesi, 6 June.

"Cases of Architectural restoration", by Dr. Mehmet Tuncel from Turkey, Ankara Universitesi, architect restorator, 7 June. "Restoration works in the Sultans Tyrbe in Mazgit" lecture in Mazgit, by Dr. Mehmet Tuncel and Doc. Dr. Mehmet Zeki Ibrahimgil, 7 June. "Heritage protection and legislation", by Gjejlane Hoxha, architect, Director in the Heritage division / Ministry of Culture, 17 June. "Evaluation of the buildings and adequate maintenance treatments" by Tody Cezar from USA/Portugal, Wood conservator, 21 June.



lecture by Prof. Dr. Hakki Acun 1, 9
lecture by Prof. Dr. Mehmet Tuncel 2
lecture by Arch. Gjejlane Hoxha 3
lecture by conservator Tody Cezar 4

5 lecture by Doc. Dr. Mehmet Zeki Ibrahimgil
6, 14, 15 lecture by Civ. Eng. Sezair Gafurri
7, 8, 13 lecture by Prof. Dr. Emin Riza



lecture by Simon Warrack, stone conservator 10
lecture by Dr. Art. Hist. Fejaz Drançolli 11
lecture by Prof. Dr. Aleksander Meksi 12

16 lecture by Prof. Dr. Aleksander Meksi &
Presiden of Albanian ICOMOS Valter Shtyllla

2.4. Lecture by Tody Cezar, Wood conservator:

Tody Cezar has been responsible for the conservation of the entrance door in the Hadum mosque in Gjakova.

Maintenance: Common Sense or Rocket Science? I find conservation to be a lot like people and I have found that this analogy has helped me to understand and find solutions to many problems. We are a lot like doctors and, as in medicine, taking care of things and preventing damage is the most cost-effective and safest solution. This usually requires a healthy dose of common sense. The things we take care of are a lot like humans, for what happens on the outside will surely affect the inside. We must never consider them as separate entities. We must never do anything we are not sure of. There is no shame in asking for help or advice. Use the resources available to you to find the answers you are looking for.

1. Introduction: What causes damage?

The first thing that comes to mind is the catastrophic damage we associate with war or natural disasters. Most damage is caused far less dramatically but frequently with calamitous results. All things have a finite life and it is not possible to save everything, but we can take positive steps to prolong the life of our antiquities. How can we do this? We can do this by understanding what we are working with, taking proper care and minimising the risk of damage.

2. Know your enemy: Who are the real enemies?

In my opinion, the real enemies are people, water, light, pollution and bio-deterioration. Therefore, I think we should look at these in a little more detail.

A. People: But we are here to help, so how do we cause damage?

1. We are dirty beasts - Analysis of a sample of dust from St. Paul's in London found it to be 50% from humans
2. Carelessness
3. Inappropriate intervention

4. Lack of regular maintenance
5. Lack of forward planning

B. Water: Water is the universal catalyst. It activates other agents of decay, facilitates chemical reactions and enables organisms to flourish.

Where does water come from?

1. weather - rain, snow, floods, etc.
2. ground - rising damp
3. humidity - moisture in the air. Fluctuation in the amount of moisture in the air causes objects to expand and contract; rapid cycling between wet and dry can be extremely damaging.
4. accidents - spills, broken pipes, etc.
5. people - respiration and perspiration

C. Light

- In organic materials, the colour we see is dependent on a molecular structure of conjugated double bonds. Light can break the conjugated double bonds that make colour. It only takes one of these bonds to be broken for the colour to be destroyed. If one bond is broken, it is perceived as fading. This is a chemical change and is irreversible and, to make matters worse, a catalyst, such as water, can lower the energy required for the reaction to occur. UV light is the biggest problem but IR (heat) causes excessive drying/embrittlement and heat can accelerate chemical reactions. Therefore, we must concern ourselves with all aspects of light and keep it to an appropriate minimum. (charts available)

D. Pollution: What is pollution and where does it come from?

1. Acids and alkali in the air - they come from fossil fuels, off gases of building materials, conservation and packing materials, composite boards, vulcanised rubber flooring, some textiles etc
2. Particulates: What is a particulate?
 - a. minute particles of carbon combined with acids, tars and metals
 - b. wind-blown soil particles

d. dust

d. aerosols - solid particles that remain suspended in the air

What do particulates do? Porous materials are most affected

a. soiling

b. abrasion - sharp particles can penetrate and cause internal abrasion when material is flexed

c. acts as a poultice - the layer of dirt absorbs and retains moisture, causing corrosion, acidic reactions and organism growth

E. Bio-deterioration: What is that?

Living organisms that need water and warmth to survive.

1. Bacteria - single cell entities. They can appear as coloured stains, encrustations or slime on objects and many can produce pigment particles. They are not always visible but they can give off a characteristic odour.

2. Micro-organisms: The individuals are not seen, but colonies are visible. They excrete organic acids that can cause damage to acid-sensitive materials.

3. Algae: simple plants that live either in damp places or in water. They appear as brownish or greenish slime but large numbers can cause bright coloration.

4. Lichens - the colonies are visible to the naked eye.

5. Fungi and mould - hard to remove.

6. Botanical: But those plants are so pretty? Ivy, creepers and some plants can cause masonry to crumble and damage brickwork and plaster. They hold moisture (and we all know what that can do), and can block eaves and gutters. Stonecrop and wall-flowers indicate decay and poor maintenance. Roots can cause blockages and ground dampness, can break rainwater drains and can, in some cases, take up so much ground water that walls are cracked.

7. Insects and Other Pests: Bugs! Insects can destroy organic material by using it as a food source or dam-

age it by boring holes to lay eggs. They are encouraged by warm temperatures and damp conditions. It is best to know which beetles and other damaging insects are prevalent in your area.

So now what do we do?

- create an environment hostile to pests - clean, cool, dry, light and well-ventilated

- be aware of life style and habitats of pests

- regular monitoring

- good cleaning

3. Prevention: How do we keep damage from happening?

A. Know what you have - You should have a good written and photographic documentation of the things in your care. Documentation helps us to assess the deterioration of objects and provides essential information for the conservation and restoration of objects (show pictures from interim report)

B. Exterior and interior building maintenance - develop a maintenance schedule and stick to it.

C. Regular cleaning (dusting demonstration) - Through regular cleaning we not only reduce the risk of damage but also familiarise ourselves with the things we are taking care of and become more aware of small changes before they become major problems.

D. Regulate the amount of light to which paintings and objects are exposed.

E. Maintain steady environmental conditions - avoid dramatic changes and pollution. Just pick one small item to monitor for changing conditions.

1. have well-fitting windows and doors

2. make sure heating systems are well maintained and functional

3. provide air filtration where possible

F. Provide closed display for fragile items

G. Provide proper storage - objects covered when not in use.

4. Disasters: being prepared for the inevitable

As you can see, most of the problems that we encounter can be mitigated by appropriate human intervention. Unfortunately, some things are beyond our control and, although they are rare, we must be prepared for them.

What are some of the disasters that you may encounter in your region?

A. Floods cause salt and water damage, and oil and pollutants carried with the water make things worse. Although natural flooding is not a real threat in Kosovo, flooding can be caused by broken pipes, leaks etc. and it is a good idea to put vulnerable materials well above the flood line and not to store them in rooms through which water pipes pass. Provide good drainage and have some drying equipment on hand - fans, dehumidifiers.

B. Volcanic eruptions

C. Storms - can be predicted and if you have a good plan in place, you should have adequate time to prepare.

D. Landslides

E. Earthquakes - can never predict when or the intensity and they can destroy almost instantly, so preparation is of great importance. If you live in a seismic zone, you must realise that you are always living between two earthquakes. Seismic maps can give a clearer picture of what areas are most threatened. Buildings that are regularly maintained tend to survive better - earthquakes seem to find the weaknesses in buildings. If your budget allows it, strengthening of walls and foundations is advisable.

F. Fire - most fires are caused by carelessness, smoking and the improper use and storage of combustible materials. Fires can also be caused by lightning, so install lightning conductors if at high risk.

G. War and terrorist attack

What can we do in preparation?

Today we have warning systems for many natural events and impending war, so we often have time to put our disaster/evacuation plan into action. Some things strike without warning, so we need to plan wisely and to have a well rehearsed scheme that can be put into action quickly, safely and securely.

5. Disaster Plan:

Having a well thought-out plan will save you valu-

able time and a great deal of money, should a crisis arise.

A. Before:

1. Prepare a detailed inventory and photographs of the collection

2. Prepare a detailed plan of the building and where things are

3. Provide adequate protection

a. alarm system

b. fire extinguishers

c. fire-proof containers for solvents

e. building well maintained and secure

4. Have a response team - Delegate the responsibility for work beforehand. Know who is good at what, how you can reach them and if they have a car etc.

5. Have assigned coordinators - one for conservation tasks and one to deal with press, getting volunteers, insurance etc.

6. Know how your insurance works - what is (building or parts of building and object) and who is covered (staff, private contractors, volunteers etc). This will help you if you have to make a legal claim for compensation.

7. Prioritise collections so you know what should be removed/treated first in a given situation.

8. Be aware of local emergency plans.

9. Have a little something put aside for a rainy day - a disaster can be very costly and insurance, if any, will not cover all of it. You must take into account the cost of bringing in private contractors (builders and conservators).

An article written about recent flooding in Wales highlighted what they would have done differently. Here are some of the things that they pointed out that they felt would have saved time and money.

1. To have a stockpile of materials - newspapers, acid-free tissue, boxes, blotting paper, pens, labels, plastic bags (three different sizes), folding tables, buckets, sponges, mops, floor cloths, plastic sheeting, rubber gloves, tulle and hangers (for drying) and bin bags (two colours).

2. Some monitoring equipment and dehumidifiers as an aid to knowing when conditions are appropriate for moving and putting things back.

3. A computerised list of objects and their condition prior to the flood.

B. When disaster strikes: (from recommendations for earthquakes - but sound advice overall)

1. Rescue as much as possible and move to previously designated areas.
2. Fight fires, prevent looting, prevent water damage (flooding, broken pipes).
3. Get co-operation of staff, volunteers, local civil and military authorities as soon as possible.

C: After: What do we do with this mess?

1. Organize inspection of damage as soon as possible - conservation, building etc. (coded inspection)
2. Have multi-disciplinary teams to allocate labour for repairs.
3. Seek International aid through disaster-relief agencies.
7. If it is a large-scale disaster, your plan should be compatible with overall recovery operations.

Coded inspection

Green - Usable

1. slight - superficial damage
2. superficial non-structural
3. superficial - light structural

Yellow - Temporarily Usable

1. structural damage (roofs, ceilings)
2. serious structural damage (walls, floors)

Red - Unusable

1. severe structural damage - unsafe but can be repaired
2. partial collapse (roofs, floors)
3. total collapse - requiring reconstruction

6. Conclusion: Finally!

I hope that you have seen that, by taking care of things, we can avoid damage and save time and money. As we learn more about the chemistry of objects, it becomes possible to protect them without active intervention. Today there is far greater emphasis on passive techniques. So remember these key things:

- " documentation - condition reports and photographs
- " cleaning
- " maintenance
- " environmental control

- " proper display, packing and handling
- " good planning

If you are not sure how to proceed, take advantage of the advice that is available to you from your colleagues, publications and on the internet.

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The entrance door in the Hadum
Mosque in Gjakova, before, during and
after the restoration.
Done by Tody Cezar, during the
Summer 2005.



3. PARTICIPANTS

3.1. Introduction

3.2. What is the Maintenance program document

3.3. Participants and study buildings in the Course

3.4. Extracts from 11 documents prepared by the participants

3.1. Introduction

This chapter describes the Maintenance programme briefly and shows the structure generally used for the Maintenance programme document.

It also includes as list of the participants and their chosen buildings.

The final section provides short extracts from the documents prepared by the participants.

3.2. What is the Maintenance program document?

The Maintenance programme includes the basic information, fundamental principles and goals required by the property manager for the management of the building in order to sustain good management in the long term. The programme is supposed to help the manager make the right decisions when changes are necessary as well as in everyday maintenance and when there are more acute problems. It should also give a summary of the history of the object, emphasizing what makes it special and what are its existing condition and needs. The aim of the maintenance programme in the short term is to make clear the objectives for the repairs and to create an understanding of their underlying value and importance. In the long term, the maintenance programme should be seen as providing regulations for future measures. The maintenance programme is aimed at maintaining the cultural values in a manner that will prevent the loss of any part of them. It concerns all practical and technical measures that should be taken to maintain the site in proper order. It is thus not a product but a continuous process.

The Structure of the Maintenance programme

Foreword

Index

1. Summary: Chapters in brief.
2. Place and owner (Name, use, ownership.)
3. Protection regulations and motive
4. Agreement between owner and authority: Scanned undersigned agreement document.
5. History: Building history. Interventions in the building over time. Work done during earlier restoration work. Ownership history.
6. Description of the building today and features of special value. Structure of the building, materials, installations, interior, exterior, historical values to be preserved.
7. Objectives: Development through heritage preservation, suitable future use, maintenance, economy, resources, how the objectives will be reached.
8. Maintenance instructions: Demands for materials, techniques, competence and performance. Instructions for stone, wood, plaster, paint and installations. Specific elements requiring special maintenance. Weakest points of the building.
9. Register of printed and unprinted sources and persons: List of persons involved during the latest restoration. Literature and Archives. Published sources. Unpublished sources. Register of resource persons and contacts. Register of people with knowledge or special skills concerning these buildings. Important informative documents and notes. Register of saved material building parts.
10. Maps, site plan, main drawings (façades, plans and sections)

Attachments:

1. Form for damage and measure activities.
 2. Filled-in form for damage and measure activities.
 3. Overheads.
 4. Photograph album with old and new photographs.
-
- 3.3. Participants and study buildings in the Course
In this space we will have an excel table.
 - 3.4. Extracts from 11 documents prepared by the participants

Table of the content to come:

Building

- a. Hadum mosque in Gjakove
- b. Emin Gjiku Complex (Ethnological Museum in Prishtina)
- c. Shtjefen Gjeqovi house in Janjeve
- d. Kulla Isa Boletini in Boletin, Zvecan
- e. Clock tower in Prishtina
- f. Archeological museum - Hamam in Prizren
- g. Sulltan Murat Tyrbe in Mazgit, Obiliq
- h. Mill of Haxhi Zeka in Peje
- i. Hamam in Mitrovica
- j. Saraj of Mustafa Pasha in Gjilan
- k. Aga Xhoni House in Prizren

Participant

- Arbnore Ponosheci
- Arzije Zeneli
- Visar Bajraktari
- Perparim Fazliu
- Valbona Saliuka
- Jusuf Xhibo
- Burbuqe Deva
- Lumturie Ahmeti
- Hylki Salihu
- Besnik Keka and Adhurim Shabani
- Jeta Limani



A. Hadum mosque in Gjakova

(Note - Decide font for all the following different MP headlines)

Arbnore Ponosheci, architecture student from Gjakova The Hadum Mosque is located in the Old Market (Çarshia e Vjetër) in Gjakova. The property is owned by Gjakova Islamic Community.

At the end of the 16th century, around 1594-1595, Hadum Sylejman Efendia - Hadum Aga - built the mosque which today still continues to bear his name. This building, according to tradition, was built in the field belonging to Jakë Vula which provides the derivation of Gjakova's name. It is said that the construction of this mosque took 21 years.

The Hadum Mosque is distinguished by its monumentality. This dome-covered building belongs to the classically shaped group of mosques.

This particular mosque consists of a prayer hall, a portico on the northern façade and a minaret.

Stone hewn in the vicinity of Gjakova, past Erenik between the villages of Deva and Guska, was used as a construction material. Plaster ornaments do not appear in the mosque except on the parapet of the minaret. The prayer hall is square and is covered by a cupola. It can be entered through the door on the northern façade which has an architrave. The size of the cupola is 13.50 m. It stands on eight solid pilasters and on a construction of tromps. The construction of the cupola is unique in Kosovo. It is covered by a lead layer. The external volume is constructed by hewn stone and has no coating, whereas on the interior the walls are made of bricks. The flat walls end in arches followed by tromps. The cupola has no windows for drawing in light. Light for the prayer hall comes from 11 windows. Each side of the dome, apart from the northern one, has three windows, placed in two circles in a pyramid shape. The first rows have two windows each that were once covered with arches but are now covered with an architrave that differs from the external facade. The second rows have one window each with a sharp

arch which is under the arches on the three side walls. On the outside, the windows are secured with a metal grille. On the interior in front of the entrance is the Mihrab, set deep into a wall in a nike stabaktike shape in the upper semi-conical part. On the right side of the Mihrab (niche set into the wall to indicate the direction of Mecca) is the Mimbar (pulpit) that serves for preaching and is composed of the door, stairs and balldahin (canopy). The Mimbar is made entirely of wood with carved and painted elements. The Mafil (imam's chair) is also wooden and it stands on wooden pillars located on the northern side above the entrance to the prayer hall, throughout its breadth. The Mafil can be reached through the stairs of the minaret and through the prayer hall. It, too, is entirely painted. The floor of the mosque is laid with soil and covered with carpets. The portico is used for prayer. It is covered by three small lead-covered cupolas.

The northern structure is made of three semi-circular arches supported by four pillars. There used to be an annexe to the portico on the northern side which occupied the width of the main arcade (but it was burnt during the war). This part did not belong to the original structure but was added in the first decades of the 19th century. This annexe structure with a wooden roof and a flat ceiling was covered in a lead layer and stood on wooden pillars.

Minaret

An essential part of the mosque is the minaret which usually occupies the right-hand side of the prayer hall. The minaret can be reached from the interior of the mosque through the small door which is on the same level as the prayer hall. There is one small door in the Mafil that communicates with it. The base of the minaret is rectangular and it continues to the height of the triangular roof, on the north-western side of the mosque. The base of the Minaret ends with a stone frame and turns into a polygonal

shape and then begins to narrow until it reaches the second frame. This continues up to the cauldron-sherife.

The cauldron is slightly wider so as to be able to go around it and it has a parapet. The upper side is a wooden roof in a conical shape and it is covered by a layer of lead (the minaret was also damaged during the war). The function of the minaret is to give access to the cauldron-sherife via its stairs. The stairs are made of single blocks of stone. The interior of the minaret is lit by a small number of windows in the shape of shooting-holes that also provide the minaret with fresh air.

The interior, the main façade and the portico of the mosque are decorated with murals using a secco technique. The murals were repaired and restored during 1977-1981 by the team members of the Institute for the Protection of Monuments (Xhavit Lokaj etc.) The main motifs of the murals are: stylised landscapes, motifs from traditional architecture, such as the kullas of the Dukagjin plain with cypresses, architectural motifs of the cult sites, mosques, vegetation ornamentation, geometrical shapes and quotations from the Koran. These decorations are found in the domes, niche crown, arches and tromps. It should be noted, at the same time, that the Mihrab, Mimbar, Mafil and other parts of the prayer hall are also decorated with mural paintings.

Cemetery

The cemetery is also part of the Hadum Mosque compound. The tombs are mainly of local people and the stone used for these tombs is of high quality and has inscriptions which are of interest not only to the families but also to epigraphologists, bearing in mind the age and importance of this mosque. The tombstones are of white acro-crystalline marble.

The most important restoration of the mosque was undertaken in 1842. Above the main gate there is an Arabic inscription saying that the mosque was designed by the deaf and mute Sylejman in 1260 (according to the Islamic calendar) and the addition

of the portico probably dates from that time. During the 1998-1999 war in Kosovo, this mosque was damaged by Serb forces and the portico was set on fire in March 1999. Luckily, the fire did not destroy the interior of the mosque but only the portico and the door. In May 1999, the top of the minaret was struck by a Serbian rocket-propelled grenade. The highest part of the minaret fell on top of the library close to the mosque, and this caused serious damage to half of the building. After the war, in August 2000, it was decided to go ahead with demolition of the library as well as to eliminate many of the buildings that surrounded the mosque and to remove the rubble. This was considered preferable to their restoration or conservation.

Taking into account the special historic and cultural heritage value of the Hadum Mosque, the Swedish NGO Cultural Heritage without Borders (CHwB) with headquarters in Stockholm agreed with KCHP to implement a project to restore the mosque. This mosque is just one of the sites restored by CHwB. The project is funded by KCHP and the Swedish Sida and is managed by CHwB. The project also includes the Ministry of Culture, IPM of Gjakova, IPM of Kosovo and UNMIK. The site has been restored according to international restoration principles and methodology.

The aim of the CHwB was

- to restore this valuable symbol of humanity in Gjakova,
- to restore the exterior of the mosque according to international restoration and conservation principles
- to reconstruct the minaret
- to restore the lead cover
- to restore the façade
- to restore the garden and the cemetery to reduce damp in the walls

Special values of the building

Structural features

The mosque has a square base covered by a cupola. The construction of the cupola is of special interest, standing on eight solid pilasters and on a construc-

tion of tromps. The size of the cupola is 13.50m.

The portico has four pillars and it is covered by three cupolas. The minaret has a rectangular foundation and continues up to a triangular roof on the north-western side of the mosque. The foundation was built on "pilota" due to underground water and it then continues in stone up to above-ground level.

Materials

The external façades are built from common stone, sandstone and limestone, whereas the portico pillars are made of alabastrine limestone - local marble. The domes and upper elements of the portico are constructed with fired-clay bricks and the domes are covered by a heavy lead layer. Lime plaster has been used for the internal and external walls.

The painted interior surfaces and the main façade of the portico are decorated with murals in a secco technique. The walls, domes, niche crowns and tromps on the interior of the mosque are decorated with murals bearing motifs from the world of vegetation, architectural motifs, stylised landscapes, geometric shapes and quotations from the Koran.

The façade of the portico (the north-western façade) is painted and decorated with different motifs similar to those on the interior of the prayer hall but here we also have the motif of the hollow star that also occurs on the middle cupola of the portico and on the main front of this area. At the same time, it should be mentioned that the Mihrab, Mimbar, Mafil and other parts of the prayer hall are decorated with murals.

Wooden Structures

The wooden elements comprise primarily the Mafil, Mimbar, Mihrab, different furniture, windows, window shutters, entrance doors and the door that links the minaret with the Mafil. The pillars at the Mafil and the Mimbar stairs are also made of wood. All of these elements are decorated with a variety of nature motifs.

B. The background of the old town houses

Arzije Zeneli, Architect working in the Ministry of Culture

About the architecture

The main background of the popular architecture undoubtedly consists of old Albanian village houses or town houses. It has been said that this genre of construction in the territory of Kosova, belongs to the architecture which had sovereignty over secular construction in the greater part of the Balkan Peninsula and the western part of Asia Minor. This genre of building construction reached its full expression in the popular Albanian creative genius. Truly, the popular Albanian master not only followed current events but also at the same time reached the zenith of architectural composition, in the context of the overall Balkan culture. This type of construction - the old town house - was being built from the XVIIth Century until the beginning of the XXth Century.

In the main, two types of houses were constructed with various versions in groups and sub-groups.

The older houses of the first type were characterised by certain open features and were known as houses with an open garret (çardak) type. Houses of the second type, whose construction is of a later date, are characterised by certain closed features, conditioned by new ways of living and also by new demands concerning their architectural and functional conception. They were named houses with a closed garret (çardak) type. In addition, other houses were classified in the group of houses with prismatic base volume and the group of irregular houses.

Houses in the first group have an open-structured lobby and an interlocked garret with a closed prismatic structure, giving a transparent look to these houses. At the same time, the garret as a picturesque element of the house represents the main architectural and compositional motif of the house.

Both the town houses of this type and the rural ones are presented by a functional distinction according to floors, usually having a fireplace on the ground floor and a room for sheltering the cattle and then there is also the lobby which, via its wooden stairs, leads to the first floor garret which is located above the lobby. The architectural and structural elements of the open garret were achieved in a refined manner. Among old houses in general, one notices that a graduated evolution can be traced over time, which involves not only quantitative changes in the sense of interlocked rooms, but also qualitative ones that are expressed in architectural and structural - spatial - features. Thus, the open garret loses its initial function and gradually turns into a closed shape; therefore at later stages new types of houses appear.

Similar to all dwelling constructions, Emin Gjiku's Complex has for various reasons suffered several changes, in composition, construction and architecture. Besides these changes, we believe that it also suffered partial destruction for reasons unknown. Emin Gjiku's Complex belongs to the XVIIth-XIXth Century. In accordance with this thesis and mainly the compositional features and the treatment of architectural features, one can state that the guest-house, the so-called "haremlleku" and the auxiliary building on the eastern side of the first yard belong to the end of the XVIIIth Century. The building of the family house belongs to the third quarter of the XIXth Century.

Emin Gjiku's Complex, according to some of the indicators, seems to have belonged to a rich family and the most important indicator is the characteristic separation of dwellings of rich families of that time into family houses and guesthouses. These constructions were placed in separate yards but were interconnected. The complex, according to some functional and typological indicators, seems to have undergone important functional changes.

Based on the construction tradition in the area of popular dwellings and the close dates of construction

that establish this complex, one can say that during the first phase in the construction of this complex it consisted of two buildings, the guesthouse, which today is the building on the eastern side of the first yard, and the family house. For unknown reasons, half of this family house on the western side was destroyed and in these circumstances, in approximately the third part of the XIXth Century, a new building was constructed which took on the functions of the family house.

The Complex of Emin Gjiku is famous for its architectural value and it has been under protection as a cultural monument since 1955. Since this monument took on the function of the Ethnographic Museum of Kosovo, it was a necessity to restore it. Partial restoration was carried out during 2000 - 2001, when the Guesthouse and barn (auxiliary building) needed restoration.



C.

The House of "Father Shtjefën Gjeçovit" Janjevë - Lypjan

Visar Bajraktari, architect

Location: The house is in Janjeva, in the municipality of Lypjan, near Prishtina. It is situated in a steep terrain of 13-15 degrees. Apart from the house, the complex has another auxiliary building and a well.

Ownership: The owner is Jelica Tomkic, Cadastral zone of Janjeva.

Usage: Currently no one uses the building, but it is being used as a museum and is visited temporarily.

Shtjefën Gjeçovi, a significant figure in Albanian history deserves attention, since he left very fruitful important work, but they were destroyed due to negligence. As such, this place has historical significance, and it should therefore be treated as a monument with historical and cultural value.

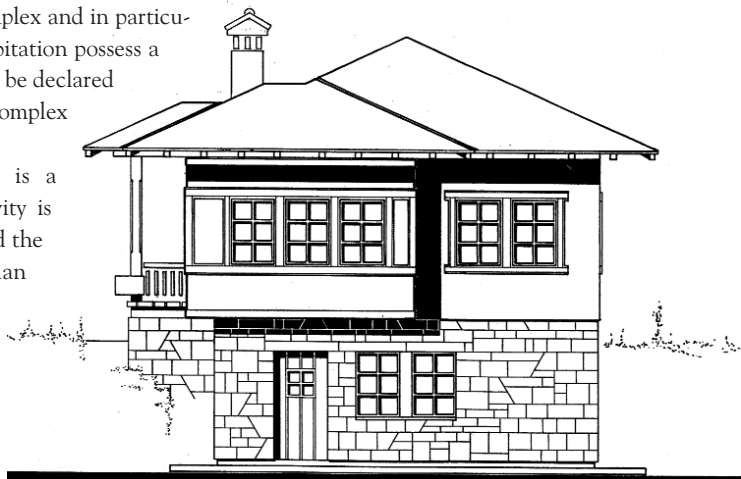
Father Shtjefën Gjeçovi (1874-1929) was born in Janjeva, in the town of Lypjan, in a modest and characteristic house for Janjeva at that time, the second part of the XIXth century. This dwelling which was built with a mixed structure of stone, fired bricks and wood, is still present in the small town of Janjeva. The building was in a bad condition and the greatest and most beautiful part of it was destroyed. Janjeva is a small, characteristic and quite attractive town in the territory of Kosova.

Taking into consideration the personality of the patriot, we think that the complex and in particular the house as a place of habitation possess a historical value and deserve to be declared a monument, the Museum complex of Father Shtjefën Gjeçovi.

Shtjefën Gjeçovi Kryeziu is a prominent figure whose activity is closely related to the ideas and the program of the Albanian National Movement, called the Prizren League. Gjeçovi as a theologian has contributed even more to the field of arts and the Albanian culture.

Father Shtjefën performed Mass services with dedication in many places with Albanian Catholic churches. Gjeçovi was an Albanian language teacher, a historian of arts, an archeologist, ethnologist, historian and a translator of literature. It should also be mentioned that, with the Codification of the Customary Law "The Code of Lekë Dukagjini", Shtjefën Gjeçovi was declared Doctor Honoris Causae of the University of Leipzig in Germany.

Father Shtjefën - in addition to the Mass services which he performed with dedication in many places in Albanian territory and wider - was also one of the important figures who played an important role in the field of collection, preservation and the presentation of movable Albanian heritage. We can freely say he was a pioneer in this field of special national interest. He was a patriot and a private collector with a passion in this subject and "in fondo" objects of museum value. Therefore, it can be said that, together with Sotir Kola, he was one of the first Albanian collectors and museum custodians.





D.

Fortified complex of "Isa Boletini" kullas

Perparim Fazliu, during that time worked as an architect in the IPMKosova

This kulla compound is located in Boletin village in the municipality of Mitrovica.

Ownership: the site is state-owned.

The compound is located in a terrain with quite a dynamic and attractive configuration, with a lot of physical structures, clear views and rich with flora, which make it even more interesting.

This compound consists of two buildings: the kulla "ODA E BURRAVE" and the kulla "SHTËPIA E ZJARRIT".

Background

In steep terrain, the western side of the compound is surrounded by protective walls. The lack of any eastern surrounding wall can be explained simply by the fact that this part of the compound was on a slope and visible. Inside the surrounding walls, the kulla "ODA E BURRAVE", which does not exist any more (ruined sometime between the First and Second World Wars) was built, and also the kulla "SHTËPIA E ZJARRIT", which was restored during the years 2003-2004. Both of them were built with massive stone. In the yard of the current school "ISA BOLETINI" there were other buildings (garner, basket, cow-barn, etc.) in the compound but they do not exist any more.

Description of the building today and its special values

The kulla "SHTËPIA E ZJARRIT" is present in its original state, with a triangular roof which is brand new.

The foundation is square with exterior dimensions of 10.75 x 10.70 m, with a height of approximately 7.60 m from the floor level. The stone walls are massive and range from a width of 75 - 80 cm on the ground floor to 65 - 70 cm upstairs.

Special features of the building:

- The yard of the building is surrounded by a massive wall made from cut stone, 2.40 m high with round shooting holes and a chimney on the wall.

- The ground floor has two entrances opposite to each other. The main entrance served for communication with "ODA E BURRAVE" and the economic one with secondary buildings, 2 chimneys on the ground floor.

- Openings - stone windows that have only an internal arch, round shooting holes with conical edges which on the ground floor have a diameter of 70 mm while upstairs they have a diameter of 120 mm.

- A gallery (dyshekllekü) in the western façade with small openings formed into a massive bloc as well as two windows on the southern facade,

- A triangular roof with part of the roof of a triangular shape and two shooting holes in the southern facade.

Objectives.

The aim of the restoration during 2002 - 2004 was the preservation of Isa Boletini's kullas which have a cultural and historic value for the Albanian population.

In the ISA BOLETINI kulla, gatherings are held and important political decisions are taken there for the Kosova Albanian people, whereas the kulla "SHTËPIA E ZJARRIT" was for a time the centre of education of the local inhabitants, around the 20th century.

We believe that the education of future generations, the organizing of different manifestos, and the organizing of different symposia will influence the awareness of the Kosovar people for the protection of the cultural heritage in Kosova. In the future, it is possible that this compound might be turned into a valuable museum, especially for the Kosovar population, as a fortified compound of the ISA BOLETINI kullas.



E.

Sahat kulla në Prishtinë, Maintenance Programme

Valbona Saliuka, architect employee in the IPMPristina

It is said that the oldest Clock Tower was constructed in Skopje (the capital of Macedonia) somewhere between 1560 and 1570.

In the XVIIth century such clock towers were also constructed in other cities like Elbasan, Berat, Kruja, Shkodër (Albania) and Prizren, while in the XVIIIth century clock towers were constructed in Korça (Albania), Prishtina and Peja. In the XIXth century clock towers were also constructed in some new artisan centres like Kavaja, Tirana, Peqini, and in other small village centres such as Preza and Libohova (Albania). Durrësi, Gjirokastra, Kanina and Delvina (Albania) had also their clock towers. Some of them are still in good condition.

The clock tower in Prishtina is located in the old cultural and historic part of the city, which was announced to become a cultural and historic zone in 1967. It is public property and it is located within the yard of the Upper Secondary School, "Sami Frashëri". It is one of the most important architectural monuments of Prishtina. It was constructed during the mid-XIXth century. The older Clock Tower, which was constructed in the XVIIIth century, was located in the vicinity of this Clock Tower. In general, this Clock Tower has kept its original form. It is hexagonal and is 26 meters high.

Its first 16.5 meters were constructed of stone and the other upper part was constructed of red bricks. The roof construction is of wood and it is covered with metal sheets. The clock tower has half-arched windows fixed on all sides. Its angles and window frames are made of engraved stones, while areas between angles were constructed with the plain stones, which are plastered with limestone mortar only on the outside.

In the part which is constructed of stone (the first 16.5 meters), the stairs are constructed in a spiral form and are made of stone slates 3 cm thick, which are placed above the metal construction composed of "I"

profiles, whereas in the part constructed with red brick the stairs are made of wood, which shows that this part and the clock mechanism were constructed later.

The entrance is half arched, surrounded with rectangular stone. The door is made of metal and is of one wing, while its side stones are of a half column form with a rosette engraved in each of them.

Over the entrance door a rectangle decorated with a lunette was engraved. On the top of the tower there is a bell that was taken as a war trophy from Moldavia to Vushtri.

On the orders of Jashar Pasha, this bell was then taken from Vushtri to Prishtina. A text, 2 cm high, is engraved on the bell in Rumanian, which says: This bell was made for Jan, King of Moldavia, in 1764. This bell was decorated with a great number of decorations similar to beech leaves.

The clock mechanism was made of metal and was in function until the 1970's. Today, the mechanism and the bell are missing.

The dimensions of the clock mechanism were about 100 x 80 cm. None of this metal mechanism is now left. The clock is now functioning with a digital mechanism, which is an attempt to simulate the old one. Stones, wood, red bricks and limestone mortar were used as construction materials. The roof is constructed of wood and is covered with metal sheets.

The angles and window frames are made of engraved stones, while areas between the angles are constructed with plain stones, which are plastered with limestone mortar only on the outside.

After its restoration in 2001, the inside space of the tower was electrified and was plastered on the inside with a limestone mortar.

Elements that need adequate maintenance are the façade, which is exposed to rain, dust, and vehicle gases since the Clock Tower is located close to a very busy road.

Another specific element is the clock mechanism, which does not exist any more (it was stolen after the war).



f.

Hamami i Shemsuddin Ahmed Beut in Prizren Jusuf Xhibo, architect employee in the IPMPristina

Instructions for maintenance

Since the building has not been consistently maintained since its opening in 1975, the maintenance problems are naturally now large after 30 years or we can even say unsurpassable. Unless we carry out a deep, meaningful and comprehensive restoration, we shall have constant problems especially with the damp that comes from all sides. Apart from having a destructive action on the structure of the building, dampness would also lead to the ruin of window-cases, problems with the electricity system, and the deterioration of exhibits (corrosion, rot, oxidation etc.) and all of this would reduce its interest to visitors because of the poor presentation. If the site is not completely renovated, periodic maintenance and intervention is required.

Moss and salts are appearing in the interior because the roof is covered in a layer of concrete, joints have been filled with concrete and mortar, and the interior coating is of mortar (with cement composition). After the renovation carried out in 2004, infiltration of water from the roof was prevented, but the structure of the building has absorbed moisture over many years and it cannot be dried in a short timeframe (the walls are ~1.0m thick) and the dampness remaining in the structure of the building therefore creates stains and salts on the walls and dome interior. Because of this, the concrete should be removed from the roof, from the mortar of the joints and from the floor (mortar between stone tiles) and the building should be aired and dried. It would also be good if hemispherical glass could be put in the round openings of the domes. Such glass can be obtained in Turkey.

There is danger that water may penetrate from the areas covered in lead, from the meeting-points of the lead with round glass and from the meeting of the lead with tambourine. Water also penetrates from the openings in the watch tower, and this damages the structure of the tower, wooden stairs as well as

the floor of the tower, and the hamam. It is precisely for this reason that the openings should be sealed with glass because this would not only prevent water from entering but would also prevent birds from making their nests in the tower and soiling the area. The roof of the observation point on the north-eastern side should be repaired at the place where the lead is uncovered and water can enter. Wooden doors should be patched and painted with protective coat against moisture and insects. The roof of the adjoining building should be repaired and the walls and wooden elements (doors, windows) should be painted.



G.

Adem Aga Gjon house in Prizren,

Jeta Limani, architect student, now working for CHwB

Special values

This house is a typical example of a Prizren house of the end of XVIIIth and the beginning of XIXth century.

The front façade contains a lot of plastic, while the frames of the windows, which are made of wood, are decorated, especially on the upper part.

This decoration, together with the decoration between the floor construction and under beams, is a good example of national autochthon architecture.

Another feature of this house which is of special value is the carving of the interior wood, which shows in detail the creativity and virtuosity of national masters. The ceilings are made of wood and

are decorated with flora and geometric motifs, which are often interpreted as being the symbols of the Sun.

All the doors including the entrance door and also the covers of the cabinet in which mattresses are kept are made of wood.

In addition, architectonic furniture made when the house was built, such as cabinets for keeping mattresses and a place for keeping dairy products, add to the value of this house, not only because of the artistic quality but also because of their antiquity.

In addition to its artistic values, the house is of special importance because it is located in the vicinity of other important monuments of Prizren, such as the Church of Levisha and Sahat Kulla, and it thus helps to create a full image of old Prizren.



H.

Saraji i Mustafë Pashës, Gjilan

Besnik Keka, architect employee in the construction.
RCHGjilan - Adhurim Shabani

The building was designed for housing needs in 1887 by Hysen PASHA (the owner originally came from Gjakova), and it was built by the famous workmen from Dibra. The work of the interior was carried out by the popular workman Hajrullah KLAIQI from Gjilan.

Political circumstances caused many Kosovar inhabitants, as well as citizens from the Gjilan region, to migrate to Turkey. The ownership of the building was then transferred to Nuredin Maliqi AGA, after the first owner had moved to Turkey. Nuredin Maliq Aga experienced the same fate, and in 1957 he also moved to Turkey. The ownership of the building was later transferred to the Municipal Assembly in Gjilan.

The purpose of the building has been changed, and it is now used as a children's day-care centre (case No. 01-36/2 dated 02.03.1971). The right to use real estate on state property was transferred from the previous bearer of the utilisation right - the Municipal Assembly in Gjilan- to the current bearer of the utilisation right - the Lower Music School in Gjilan -through a decision of the Secretariat for Municipal Works (case 08-952.4/6 dated 07.02.1984).

Although they are alike in the compositional aspect, civic housing buildings in the region of Kosovo (the hollow of Kosovo), differ from housing buildings in the region of Dukagjin (the tower as a characteristic profane construction in the region of Dukagjin) with regard to the materials used for con-

Although it has been influenced by the Ottoman architecture with galleries and balconies constructed of wood, the housing architecture in the region of Kosovo is in general " constructed by the Albanians and inhabited by the Albanians" (**quotation from the lecture of Prof. Dr. Emin RIZA).



I.

Hamam in Mitrovica

Hylki Salihu, architect employee in RCHMitrovica

History

The 18th-19th centuries marked the era of great and deep progress in the social, political, economic and cultural life, a period of major progressive changes.

Guildsmen organised as a feudal-order institution that reached its full form in the Albanian towns during the 17th and 18th centuries created favourable conditions for accelerated developments in the life of citizens. The activities of guildsmen organisations were complex and multifaceted. Guildsmen performed public duties for the citizen's community, such as the construction and maintenance of roads, markets, prayer temples, bridges, and old social-cultural buildings including Hamams.

The Town Hamam is located in the centre of the old town, near other buildings which once made the town centre (Old mosque with Madrasah, Watch Tower (Kulla e Sahatit), the Inn (Hani), old market etc.)

According to information provided by a former owner Hakan Berisha (interviewed on 25 May 2005), the idea for the construction of the Hamam was that of a rich citizen of Mitrovica whose name is unknown. His daughter was called Refije. However, since he used to gamble, the idea of building a small Hamam, much smaller than the present one, vanished. At that time, the heirs of former owners bought the property from the rich man who had to give it up because of gambling debts.

Town Hamam was built at the end of 18th century. Based on information from one of the previous owners - it was built by Sylejman Pasha Berisha and his nephew Zejnullah Beg Berisha - the building took two years. Construction experts came from Anadol in Turkey. It is not known where the stone for the building came from. Horasoni - the lime was prepared with the white of eggs. People used to queue with pots - waiting to get the yolks of the eggs.

From the time of its construction until it was nation-

alised, Hamam was in private possession.

Until 1938, the water in the copper boiler was heated by a wood fire. 3-4 days were needed to reignite the fire under the boiler in the Qylhan - the place for heating the water. The boiler was filled with water manually with buckets of water carried from the nearby well that was later closed.

According to the former owner Hakan Berisha, Hamam used to work according to the following schedule:

From: 5.00 - 10.00 (11.00) - males used it.

From: 11.00 - 12.00 (11.00) - Hamam would be cleaned for the next visitors.

From: 12.00 - 18.00 (19.00) - females used it.

On Fridays and Sundays, Hamam was open only for men.

During the month of Ramadan, the Hamam was open for 1-2 hours after Iftar up to Syfy. Very often the clients - together with family members - would go together to the Hamam for a bath. During breaks, the whole family would eat there, drink tea etc. and it was also used for rest.

According to Hakan Berisha, the Hamam was repaired and restored in 1938 and the work took two months.

This work was aimed at making the bath more modern, and it included:

- The repair and restoration of the roof.
- The removal of existing lead water pipes along the wall of the building.
- The construction of a new water system that starts from the well and runs up to the Qylhan - boiler.
- Kurnas (water running points or water pots) and Halvetes (washing areas) were equipped with a new system for hot and cold water.
- The pump in the existing well in the compound was put in place - its aim was to pump water using a manually-operated mechanism.
- Changes were made so that coal could be used to heat water instead of wood.

From the time of its construction until it was nationalised and turned into a museum, the building performed its originally-intended purpose.

Apart from minor interventions in the interior and exterior, this building has been preserved its original state. Town Hamam was not destroyed during the 1998-1999 war.

Instructions for maintenance

Joints and openings should be filled with base mortar made of lime, sand and water

Intervention technique for stone walls:

The working surface should first be cleaned and minor cracks should be filled with mortar. The repair should fit into the surrounding surface.

Coating work:

- The wall surface should be cleaned with pressured water to remove the dust, dirt and salts that are insoluble.

- Base mortar is made of lime, sand and water. Industrial mortar is the most appropriate from the

point of view of homogeneity.

Paintwork:

- Paint should be adequate for old walls and constructions without hydro-isolation and where moisture and salts can easily penetrate.

- An appropriate paint for this work is the penetrating silicone paint applicable for the restoration of coated surfaces.

Elements that need special attention:

- Marble plate for rest in the central area and kurnat (water-running points) should be cleaned with high-pressure water so as to remove the dust, dirt and salts that are insoluble.

Weak points of Hamam:

Penetration of rain and wind in:

- roof cover, particularly the joints of existing lead-laminated tiles.

- areas where light enters, particularly air-openings in cupolas and arches.



Hamam in Mitrovica

J.

Tyrbe of Sulltan Murat the First

Burbuqe Deva, free architect, now Head of the Heritage Division in the Ministry of Culture

This Tyrbe known by the name "TYRBJA E HYDAVENDIGARIT" is located in the village of Mazgit on the right-hand side of the Prishtina Vushtrri road, six kilometres from Prishtina.

It is state-owned.

The total area of the object together with the backyard is: 31.50 acres.

The Institute for the Protection of Monuments in Prishtina is obliged to carry out the maintenance.

Tyrbja e Hydavendigarit is known as the oldest Ottoman architectural work in Kosova. It is located on the right-hand side of the Prishtina Vushtrri road, six kilometres from Prishtina. During the battle between the Serb and Balkanians and Ottoman armies in the valley of Kosova, known as the Kosova Battle, which took place on 15 June 1389, Sulltan Murat the 1st was murdered at this Tyrbe by Millosh Obiliq. Jellderem Beyaziti, who was the son of Sulltan Murat 1st constructed a Tyrbe on the place where his father was murdered and named it "Meshhed-i Hyndavendigar" a place where the remains of Sulltan Murat the 1st were buried, although his bones were taken and buried in Turkey.

According to the relevant documentation, the Tyrbe was initially built according to a square design with a cupola of an octagonal design, which in turn revealed that each face had two windows, thus there are eight rectangular windows in total. At various times, repairs and amendments have been carried out on the building.

In 1660 the Saint Evlija Qelebija, joined by Ahmet Pasha, paid a visit to this Tyrbe and they noticed that this site was not being maintained. They therefore decided to construct a yard surrounded by high walls and a well.

According to relevant records, some small repairs were carried out at the Tyrbe in 1845.

In 1866, the Tyrbe was again repaired and, instead of the well, a drinking fountain was constructed in the yard. In 1884 further repairs were carried out in the Tyrbe. It was an important restoration, and Haxhi Aliu from Buharas was finally appointed as caretaker of the Tyrbe and was made responsible for the whole complex. According to the order of Sulltan Abdul Hamit the 2nd, a two-storey building was constructed near the Tyrbe to serve as a sheltering place for the people who visited the Tyrbe. It is unknown when the construction works started, but the building was completed in 1896. The Tyrbe and the house of SELAMLLUK were restored again by order of Sultan Abdul Hamit the 2nd in 1907. Another restoration was carried out during the era of Sultan Mehmet Rashid the 5th in 1907. During these repair works, the yard was laid in stones, which were properly cut, and a new drinking fountain was constructed inside the yard (the fountain of Sultan Rashid). An inscription still exists stating this.

According to an Agreement concluded between Turkey and Serbia in 1914, the Tyrbe was left to Serbia on condition that Turkey would cover all expenses for its maintenance and restoration; but this agreement was terminated at the commencement of the First World War.

After the Second World War, this location was placed under state protection, and in 1960-1961 a considerable restoration was carried out.

In 1981, on the occasion of the 600th anniversary of the Battle of Kosova, a general restoration of the Tyrbe and the supplementary living compounds constructed in the vicinity had to be carried out. However, only its walls up to its cupola were plastered with limestone mortar. In 1992, the Minister of Culture of the Republic of Turkey, Mr. Namik Kemal Zeybek, paid a visit to this location and noted that the compound needed to be repaired. He therefore sent a team who carried out some partial repairs.



K.

Haxhi Zeka Mill in Peja

Lumturije Ahmeti, during that time architect employee in the IPMPeja

gave it to the "Zhitopromet" socially owned enterprise, which made it operational in 1974.

History of The Haxhi Zeka Mill until 2005

The Haxhi Zeka Mill used to be the main facility within the former industrial compound for wheat grinding. Initially, the Mill was located on the outskirts of the town, but as a result of the town's expansion, it is now located inside it.

The structure is evidence of a high level of technological development at that time. The Mill equipment had been imported from Austro-Hungary. At first, the Mill was driven by water, and later by electricity.

As an architectural and industrial compound of the XIXth century, the Mill has suffered a lot of changes. According to the cadastral deed of 1932, the compound covered 45 ars, but the compound is now only 10 ars in area. As we can see, around 80% of the compound area has been appropriated to private owners.

The restoration of the Mill was carried out in 2004. Now, the Mill serves as cultural center.

The compound used to have a three-story Kulla which served as an Inn for people who came from distant places, such as Plavë and Guci, to grind their grain. In addition to this Kulla, the compound also had a grain warehouse, stable, etc.

Over time, the ownership of the Haxhi Zeka compound was transferred from Haxhi Zeka to the Municipality of Peja, and its purpose was varied according to the needs of the public.

For some time it was used by the LSPB, then it was used as the kitchen of the primary School "Ramiz Sadiku". In 1947, The "Peoples Council of Peja District"

Considering the importance of this facility, the Institute for the Protection of Monuments of Kosovo took it under its protection by an Act passed on 3 October 1977.

In 1980, the Institute made detailed architectural measurements and began to draft a restoration project. On 25 March 1981, the Municipal Assembly of Peja declared the compound as the "Museum of the Development of Mill Industry in Kosova". In 1994, the Mill caught fire, and in 1999, it had been completely destroyed. In 2004, its restoration was carried out with funds provided by the MCYS and Municipal Assembly.





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Detail of the Emin Gjiku houses complex in Prishtina, now functioning as an Ethnological Museum, picture taken by Vlora Rizvanolli

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