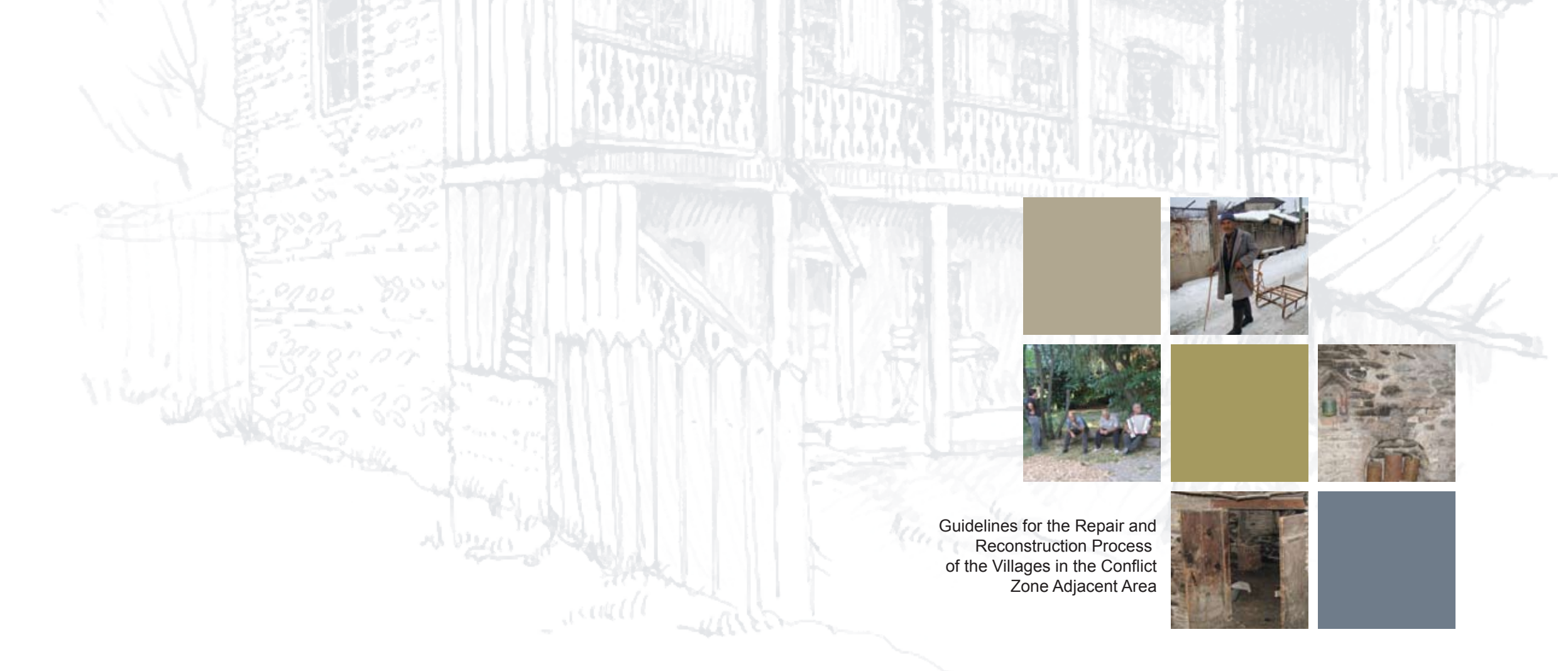




**POST-CONFLICT IMMEDIATE ACTIONS  
FOR THE SOCIAL AND ECONOMIC REVITALISATION  
OF THE COMMUNITIES AND CULTURAL ENVIRONMENT  
IN THE MUNICIPALITY OF GORI (Georgia)**



Guidelines for the Repair and  
Reconstruction Process  
of the Villages in the Conflict  
Zone Adjacent Area

# Post-Conflict Immediate Actions For the Social and Economic Revitalisation of the Communities and Cultural Environment in the Municipality of Gori (Georgia)

Guidelines for the Repair and Reconstruction Process  
of the Villages in the Conflict Zone Adjacent Area

PIAG/Guidelines/Draft/STB



NATIONAL AGENCY FOR  
CULTURAL HERITAGE  
PRESERVATION OF GEORGIA  
[www.heritagetestes.ge](http://www.heritagetestes.ge)



ACTIONS IMMÉDIATES D'APRÈS-CONFLIT  
POUR LA REVITALISATION SOCIALE ET ÉCONOMIQUE  
DES COMMUNAUTÉS ET DE L'ENVIRONNEMENT  
CULTUREL DE LA MUNICIPALITÉ DE GORI, GÉORGIE (PIAG)

POST-CONFLICT IMMEDIATE ACTIONS  
FOR THE SOCIAL AND ECONOMIC REVITALISATION  
OF COMMUNITIES AND CULTURAL ENVIRONMENT  
IN THE MUNICIPALITY OF GORI, GEORGIA (PIAG)



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# 1.0 Introduction

## 1.1 Background

The conflict in August 2008 affected the whole region across the administrative border towards Gori. The Council of Europe carried out a technical assessment mission from 8 to 12 October 2008 on the damage that had taken place to cultural heritage, and by extension to the built environment.

Living conditions in the villages of the Gori district were already quite difficult before the conflict. The living environment has either been damaged or is on the verge of destruction due to the neglect of recent years, natural processes or the latest events. The situation is adding suffering and fear, and making local communities distraught, contributing to the migration of the local population and to the loss of local tangible or intangible traditions. All this has ultimately resulted in the current degraded village life. The simple repair or rebuilding of traditional houses will not be sufficient for reconstructing these communities and for moving towards sustainable development.

In agreement with the Georgian authorities, the decision was taken to implement the “Post-Conflict Immediate Actions for the Social and Economic Revitalisation of the Communities and Cultural Environment in the Municipality of Gori” (PIAG). The present Guidelines are the result of one of the three “Immediate Actions” implemented as part of the PIAG.

## 1.2 Content

The proposals for “immediate action” integrate the values and principles promoted by the Council of Europe, giving priority *inter alia* to human rights, defining the protection of goods, the respect of private property, the security of persons, the right to housing and the right to education and employment.

The specific approach fostered in this report concerns the “rehabilitation” process, aimed at recuperating and preserving the cultural and built environment of the populations, in order to recreate suitable conditions for the economic development of the communities. This should contribute to the preservation of a certain lifestyle and should convince the inhabitants to remain in their villages or to come back, ensuring that the region will not face a post-conflict trauma with progressive impoverishment or even abandonment of this culturally rich land.

The report provides elements and practical information in order to help the international, national, regional and local authorities in charge of the repair and reconstruction, as well as the inhabitants themselves, to carry it out mindful of the need to maintain and respect the rural identity and character of the villages. In considering an extensive definition of the cultural heritage, what is at stake is to rebuild and develop the infrastructures, housing, the landmarks and symbols allowing the local multicultural communities to continue to live in this cultural environment damaged or targeted by the war.

The Guidelines, which address a wide audience (technicians, representatives of local authorities and institutions, inhabitants), are concise and give priority to images (drawings and photos). The ad hoc methodology was applied on a sample of two villages (Tkviavi and Mereti) in order to capture the cultural significance of the places and to extrapolate it to the region for drawing up priority recommendations for the repairs of buildings (of all types) in relation to the war damage. These should at a later stage guide the rehabilitation or the intervention on buildings in a bad state as part of the revitalisation project of the region, as well as on the buildings which should be renovated as part of the policy to improve the quality of life.

## 2.0 General presentation

### 2.1 The Region

Gori Municipality (1 375,9 Km<sup>2</sup>) is located in the heart of the historical province of Shida (Inner) Kartli. It borders Kaspi to the east, Tsalka and Borjomi to the south, Kareli to the west and the so-called South Ossetia (currently occupied by Russia), namely the Kornisi, Tskhinvali and Akhalkgori districts, to the north. This part of Georgia has always had a strategic importance. It is where main Transcaucasian railway lines and highways connecting east and west Georgia and a motorway leading to the north run.

Towards the west, Gori Municipality is intersected with the Mtkvari River which receives the Liakhvi River from the left and the Tana River from the right at Gori. Other major rivers include the Patara Liakhvi and the Mejuda (left confluences of the Liakhvi). The Liakhvi and the rivers belonging to its system take origin in the south slope of the Caucasus. The terrain is characterised by four morphological elements:

- i) Gori valley taking up approximately 40 per cent of the municipality sloping to the east with the main features being eroded gorges and terraces, which are well pronounced along the Liakhvi River;
- ii) extensive terraced valleys in the middle of the Mtkvari gorge;
- iii) Kvernaki ridge;
- iv) the north slope of Trialeti ridge. The terrain is characterised by the succession of gorges and lowland meadows. Well-watered valleys, forests and mountain pastures provide favourable conditions for intensive farming and cattle-herding. Villages dispersed in the area between high-yielding meadows and tall mountains lend distinction to Shida Kartli gorge.



## 2.2. The Villages

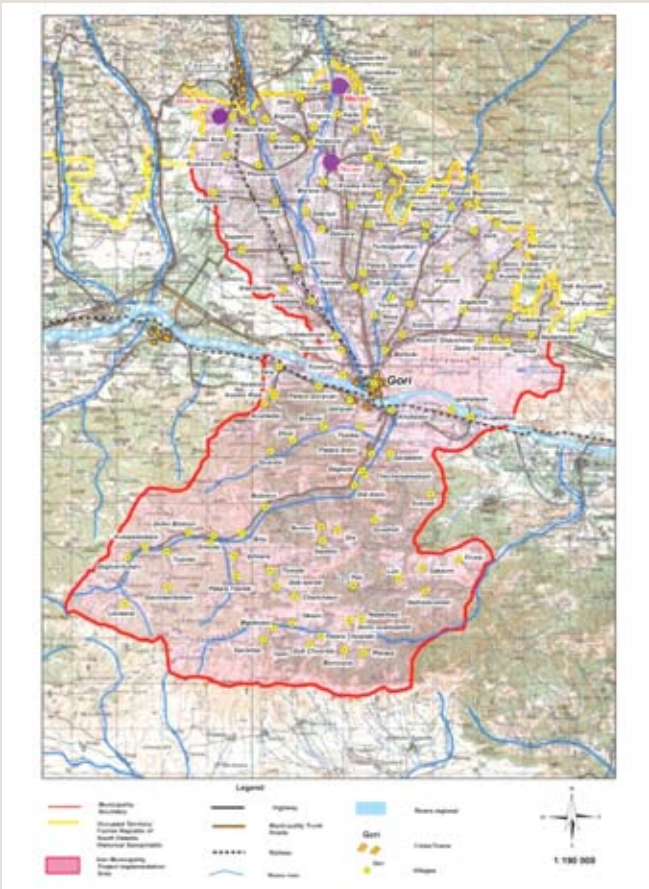
The Gori Municipality comprises one city and 132 villages. Most of the villages in the region have existed since early times. Only a few of them emerged later in the areas adjacent to industrial sites, such as Mejriskhevi poultry farm, Skra experimental nursery; another settlement emerged at the village of KvakhvrelI due to the evacuation of the population of the historical village of Uplistsikhe; beginning from the 1980s land plots in the Ateni gorge and KvakhvrelI village, among others, were assigned for gardening to city dwellers.

The villages are separated from each other by means of agricultural and arable lands. Almost all villages are set in greenery. An exterior contour is outlined by mountains, vineyards in the lowlands and orchards in vacant plots. Rivers taking roots in the mountains trespass valleys and flow in or along villages. The rivers are also used for irrigation purposes. Rural built-up areas can be divided into valley, mountain and gorge (mixed) types:

1. Lowland villages exceed other types of villages both in terms of quantity and the number of population. They are located along a) the central transport main, on one side, closed or half open to the road in the form of a nucleus; b) along the road, on its both sides; c) at a distance from the central road with a private peripheral road attached to it.
2. All mountain villages preserve authentic features. Their planning structure and building architecture are well thought-out and fit in the existing context: harmonious matching of a building with a context, consideration of a relatively severe climate and optimal selection of the open side of the housing. A large number of residents left their traditional houses and moved to the lowland in last quarter of the past century.
3. The built-up areas of the villages lying in the gorges are defined by the local landscape and context. A dense settlement on small terraces formed along the road in a cliffy gorge by a mountain river is a typical image of a gorge village. Clusters of buildings set on different sides of the road running along the river make up village quarters with slightly varying traditional customs.

Villages lack infrastructure for organised entertainment and cultural recreation. Most of the village clubs are destroyed and non-functional. Central village squares are used as venues for traditional festivals, ecclesiastical feasts and tournaments in national and classic wrestling. Places of gathering, mostly located in the central areas (at the intersection of streets, in squares, at shops, village springs, bus stops or other cozy and visible spots) are characteristic features of Kartli villages. These places are popular with locals of various ages, who enjoy every-day meetings in small groups.

# General presentation





## 2.3 The Habitat and the inhabitants

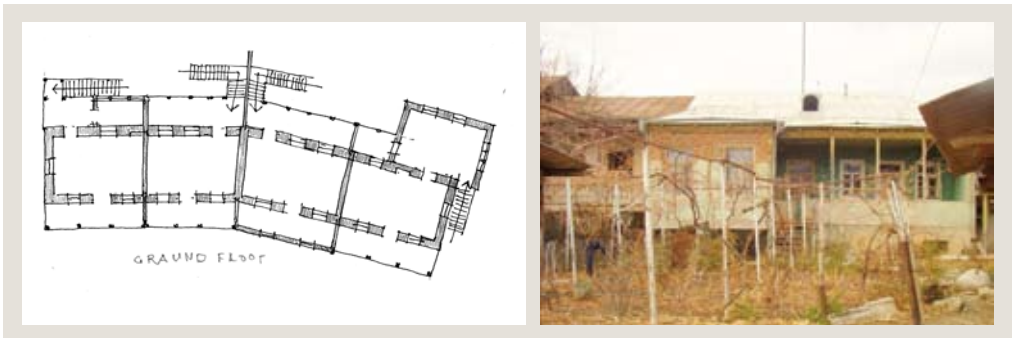
The Gori Municipality has 314 000 inhabitants (65 people /km<sup>2</sup>). The core of the population is made up of Georgians (78%); ethnic Ossetians make 13% and people of other nationalities (Russians, Armenians and Jews), 9%. Centuries-old strong neighbourly ties led to an assimilation and emergence of a large number of mixed Georgian- Ossetian families. The majority of non-Georgian population fluently speaks Georgian, an official language. Some ethnic Georgians understand or even speak Ossetian.

Each household owns a land holding (from 300m<sup>2</sup> to 2500m<sup>2</sup>) and several (from one to five) cultivable land plots (arable land and perennial plantations). There is one dwelling and several auxiliary structures in every land holding. Apart from having residential and economic functions, land holdings are also used for agricultural purposes (a kitchen garden, an orchard, etc).

Social and every-day problems associated with family increase are addressed in different ways:

- i) existing and newly formed families usually separate by mechanically dividing a residential house and a land holding, making a separate entrance to each part and adding new auxiliary rooms;
- ii) a newly formed family leaves a parental property to build a new dwelling in one of the agricultural lands belonging to the household. Traditionally, the youngest of heirs remains in a parental house;
- iii) younger generation (a son/daughter) leaves a parental house and with the help of the family moves to the city neglecting agricultural practices and a traditional house. In the best case, such families use their properties as summer houses. There are many decaying houses of this kind in Kartli villages at present.

The rural population of Gori Municipality is characterised by a high level of pendulum migration, which can be explained by socio-economic and political processes unfolding in recent years, as well as problems associated with selling agricultural produce (market restriction), inadequate reimbursement of labour and material expenses made for farming. To this are added grave living conditions and low quality of services in rural areas. Most of the migrants looking for jobs find employment in Gori, administrative centre of the municipality. They find working in Gori more convenient because of its closeness to the village. Working in Gori enables a migrant to maintain the connection with a village (return to the village after work) and have a job in a desirable environment.





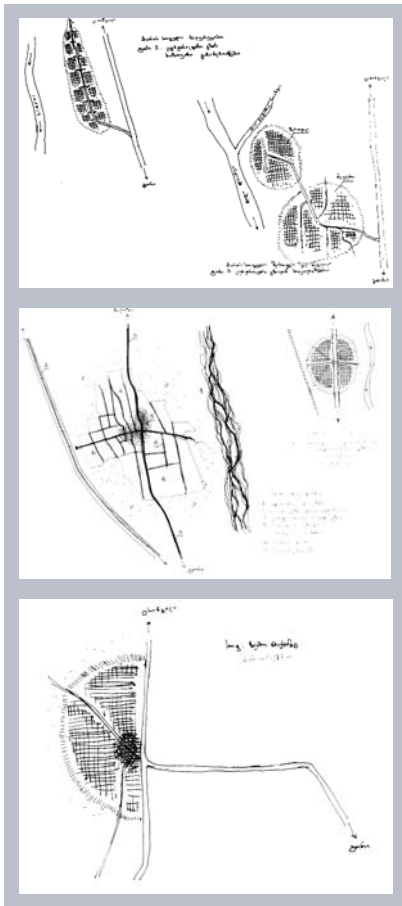
# 3.0 Urban and Landscape Structures of the Villages

## 3.1 General Layout

The general layout of the villages of Gori Municipality is defined by their geographic location. Three main types of villages can be identified: lowland and mountain villages.

### 1. Lowland villages:

The highway and the river have played a decisive role in the layout of the built-up areas of Shida Kartli villages. This group contains three types:

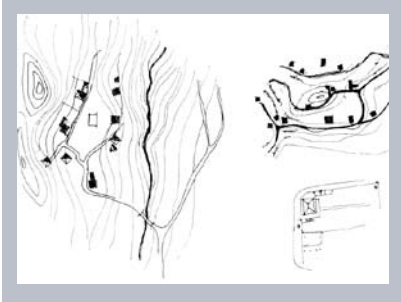


**1.1 linear:**  
the planning axis of such villages coincides with main transport route. Built-up areas extend on each side along the axis, in one or more lines.

**1.2 concentric:**  
the planning centre is located near a transport road. Built-up areas extend radially around the centre, on each side of the road.

**1.3 fan-like:**  
the planning centre is located at a transport road. Built-up areas extend in a semicircle, with a diameter along one side of the road.

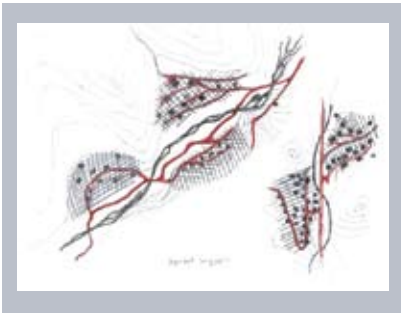
## 2. Mountain villages



Mountain villages are more closed. Concentrated on a hilly terrain, they are characterized by a more 'closed' morphology subdued to the main terrain. Animal husbandry is the main occupation of the population in such villages.

## 3. Gorge villages

Qualitative characteristics of lowland villages are generic to the villages lying along the gorge and in the highlands. The only difference is created by the size and micro-terrain of mountain villages.



The specific character of the villages lying in gorges is also defined by a local landscape and natural conditions. Typical villages in gorges contain dense settlements located on small natural terraces on tracks formed by mountain rivers in cliffy gorges; Clusters of buildings, set on both sides of the road running along the river, form separate rural quarters.

### **Recommendations:**

#### *Lowland villages*

- ✓ *to give priority to the rehabilitation of existing buildings and urbanised areas (densification in order to preserve the still existing natural or empty spaces)*
- ✓ *identify reserve areas fit for residential purposes and provide for their intensive application;*
- ✓ *select agriculturally less valuable areas in village peripheries and provide for their use for residential purposes;*

#### *Mountain villages*

- ✓ *to give priority to the rehabilitation of existing buildings and urbanised areas (densification in order to preserve the still existing natural or empty spaces)*
- ✓ *make intensive use of the terrain (creating terraces, application of mountain slopes);*
- ✓ *make use of reserve areas fit for residence;*

#### *Gorge villages*

- ✓ *make intensive use of the terrain (creating terraces, application of mountain slopes).*

## 3.2 Streets and Public Spaces

The network of village roads can be classified into:

- ✓ Central roads connecting districts – these connect villages to each other and the district centres. Such roads are usually asphalted and used as highways
- ✓ cul-de-sacs – small sections of transport roads blocked on one side and connecting inner village roads to local residential clusters;
- ✓ Paths running between fences/fenced paths – small ground sections between land holdings (around residential houses) used solely by pedestrians.

The streets are lined with land plots enclosed either with fret-worked fences or wrought-iron railings (or sometimes hedges) or residential houses. Enclosures were usually made of rubble or fret-worked timber planks. There are water collecting canals along the streets, which apart from being used for irrigation, also serve to remove rainwater from the road.

The unity of the aforementioned elements adds originality to the rural roads.

Free spaces and squares are mostly located in village centers, around churches, springs, wrestling grounds or bus stops. Rural public spaces are multifunctional – apart from being places of everyday meetings, they serve as venues for religious and public festivals. The importance of public spaces is further attested by the fact that public sections in these villages used to be cobbled.

Mills, located near a river or a water stream are also a popular place of gathering. Free spaces in front of mills serve as waiting areas, which are always full of people.





### **Recommendations**

- ✓ *preserve the urban fabric of the villages, including streets, paths and tracks ;*
- ✓ *restore street surfaces by using traditional material (especially in the historical areas) ;*
- ✓ *rehabilitate canals by using traditional technologies ;*
- ✓ *replace present enclosures and gates by considering local traditions;*
- ✓ *revitalise public spaces by restoring their traditional functions ;*

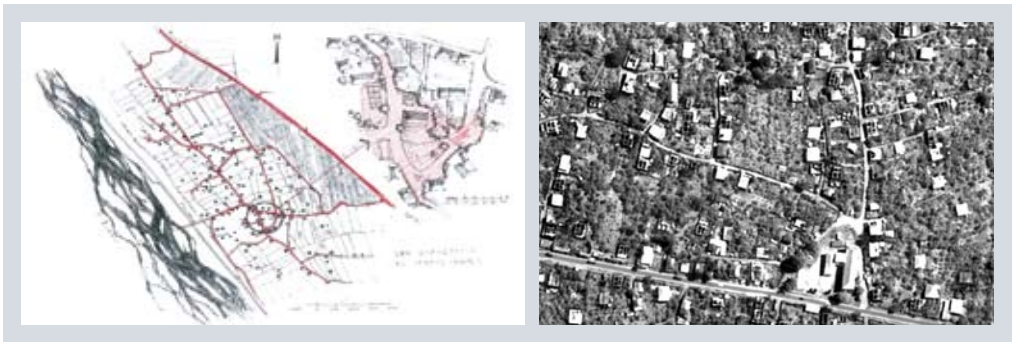
## 3.3 Urban Principles (Core of the Villages)

Built-up areas of Gori Municipality villages are organized around historical nuclei.

As a rule, a historical nucleus would emerge on dry, cliffy soils relatively less favourable for agricultural use. Such areas are characterized by densely set buildings. Located in close sequence, land holdings are enclosed from each other by means of paths and tracks. A defensive structure (a tower or a turret), a small chapel, a spring or a well is an indispensable component of a historical core. Built-up areas of old districts date from the 18th-19th century.

Some of Gori Municipality villages have several historical quarters with respective historical nuclei. Quarters would be formed based on the principle of kinship. They would be named after the family names of residents (names would be changed slightly, e.g. Kareliant Ubani, Mikhaant Ubani and Chechelaant Ubani). Some of the historical names are still used. The unity of dynastic quarters constitutes the main urban principle of rural built-up areas.

The later stage of building activity around historical nuclei coincides with the middle of the 20th century. Construction campaigns covered the agricultural lands allotted to the population. Land plots are located in sequence, along inner village roads. This explains irregular and less dense character of built-up areas.

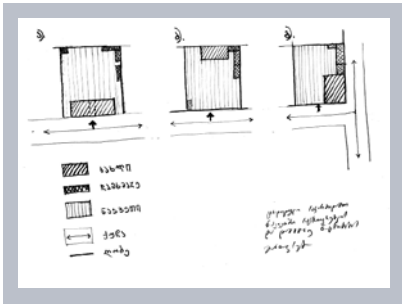


### **Recommendations:**

- ✓ *carry out a comprehensive inventory / assessment of the historical nuclei and identification of their detailed features ;*
- ✓ *develop reference plans for historical nuclei of the villages;*
- ✓ *develop building regulation plans for villages (guidelines) that will lay at the basis of new development;*
- ✓ *Maintain a network of historical streets and the character of built-up areas.*

## 3.4 Urban Planning

a typical village of Gori Municipality is characterised by a densely populated historical quarter and houses in land holdings in valleys. The location of such houses in land holdings is also different:

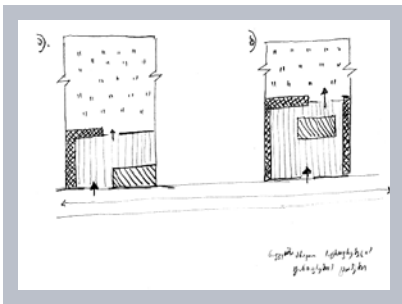


1. in old, historical quarters a residential house and auxiliary structures are built along the perimeter of a small parcel (0.02-0.04ha) of a land holding, namely:

1.1. a residential house with a facade overlooking the street and auxiliary structures at the extreme end behind;

1.2. a residential house at the far end of the land with auxiliary structures on the right or the left end with the inner space opening towards the street;

1.3. a residential house in the corner of a land holding, with two facades overlooking the intersection of streets with auxiliary structures set on one of the street-side edges;



2. a residential house and auxiliary structures in a more extensive area of a land holding are designed based on two different approaches:

2.1. a residential house with a facade overlooking a village road and an entrance on one of the buildings. Auxiliary structures are located behind a dwelling, at the edge of the main garden plot.

2.2. a residential house is located at a distance from the village road, at the boundary of a main garden plot. Auxiliary structures are located behind a house, or at the boundary of a section between a road and a house. In both cases, a land parcel is enclosed with a fence or a 2-2,5 m.

### Recommendation:

- ✓ *Maintained traditional structure of location of a building on the land*
- ✓ *Using of traditional types of buildings and their planning in new constructions*



## 3.5 Vegetation - urban ambiances

Rich vegetation is one of the characteristic features of the villages of Gori Municipality. Owing to well developed horticulture and fruit-growing, the meadows stretching in the valleys are covered with fruit plantations. The village silhouette is almost entirely covered in greenery. Land holdings are also rich in trees and plantations of various species. The section from the gate to the house is taken up by a vine pergola. Along fences usually planted are large species which form an additional boundary of a land holding, while large leaves make the house less visible from the street. A small kitchen garden is another essential component. Flowers of various species add beauty to the yard of the land holding.

The vegetation of the villages is rather chaotic, which defines its original character. Unlike other regions, where decorative perennial species are found in large quantities, Shida Kartli villages have only fruit-bearing plants, which also serve decorative functions. Large, perennial trees alternate with relatively short fruit-bearing plants. Villages seem appear to be 'sunk' (especially in spring and summer) into vegetation, which lacks regular planning and is comprised of plants of various heights and species, which, in turn, lends exceptional beauty to the place.



### **Recommendation :**

- ✓ *encourage / develop the tradition of growing vegetation;*
- ✓ *restore endemic fruit species and raise new species;*
- ✓ *improve agricultural practices;*
- ✓ *facilitate the development of nurseries;*

## **Summary of Recommendation:**

*For development of villages in the valley:*

*Lowland villages*

- ✓ *to give priority to the rehabilitation of existing buildings and urbanised areas (densification in order to preserve the still existing natural or empty spaces);*
- ✓ *identify reserve areas fit for residential purposes and provide for their intensive application;*
- ✓ *select agriculturally less valuable areas in village peripheries and provide for their use for residential purposes.*

*Mountain villages*

- ✓ *to give priority to the rehabilitation of existing buildings and urbanised areas (densification in order to preserve the still existing natural or empty spaces);*
- ✓ *make intensive use of the terrain (creating terraces, application of mountain slopes);*
- ✓ *make use of reserve areas fit for residence.*

*Gorge villages*

- ✓ *make intensive use of the terrain (creating terraces, application of mountain slopes).*

*For revitalisation of urban pattern of the villages:*

- ✓ *preserve the urban fabric of the villages, including streets, paths and tracks;*
- ✓ *restore street surfaces by using traditional material (especially in the historical areas);*
- ✓ *rehabilitate canals by using traditional technologies;*
- ✓ *replace present enclosures and gates by considering local traditions;*
- ✓ *revitalise public spaces by restoring their traditional functions.*

*For preservation of historical core of the villages*

- ✓ *carry out a comprehensive inventory / assessment of the historical nuclei and identification of their detailed features;*
- ✓ *develop reference plans for historical nuclei of the villages;*
- ✓ *develop building regulation plans for villages (guidelines) that will lay at the basis of new development;*
- ✓ *Maintain a network of historical streets and the character of built-up areas.*

*For location of the buildings on the territory:*

- ✓ *Maintained traditional structure of location of a building on the land;*
- ✓ *Using of traditional types of buildings and their planning in new constructions.*

*For preservation of historical core of the villages*

- ✓ *encourage / develop the tradition of growing vegetation;*
- ✓ *restore endemic fruit species and raise new species;*
- ✓ *improve agricultural practices;*
- ✓ *facilitate the development of nurseries.*

# 4.0 Typology of the buildings

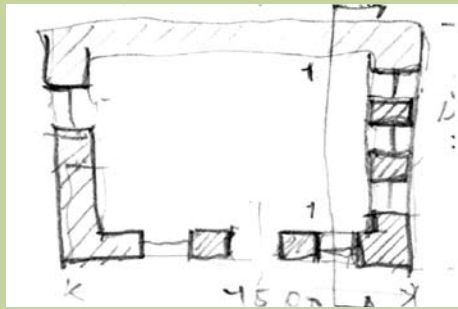
Rural built-up areas in Gori Municipality are characterized by houses belonging to a typological group of east Georgian dwellings. Darbazi (hall-type) houses, associated with this group, were a dominant type of residence in east and south Georgia from ancient times to the 19th century. The spatial and planning structure of the houses was tailored to the existing conditions, including climatic and topographic. This explains the organic and rational character of the architecture and planning of these structures. According to a planning structure, residential houses in the villages can be divided into two typological groups: i) an old traditional dwelling which, despite certain alterations, retains links with the past; ii) double-storey balconied buildings.

## 4.1 Single-Storey Buildings

Dwellings of the first type are associated with darbazi architectural type that was spread in early times. On the plan, darbazi is a large square with an open passage designed for giving shade. Built of rubble or local roughly carved blocks arranged on lime mortar, it adjoins domestic structures, such as a wine-cellar, a stall for cattle and a bakery.

The first typological group is presently dominated by a sub-group of adapted traditional houses.

Such buildings preserve horizontal planning of rooms (single-storey). New residential and auxiliary rooms are added horizontally, at the expense of a land parcel. They are covered with a single-pitch or gable roof. In some cases, the main space of the traditional residence is adapted for auxiliary uses. A new residential part (a bedroom and a guest room) is built onto it.





**Recommendation:**

- ✓ *Protect the existing single-storey houses, encourage the preservation/restoration of the planning structure and artistic elements of such houses; make these houses applicable for residential use.*

### 4.2 Double-storey balconied buildings

Buildings of this type emerged in the second half of the 19th century. Being festive and richly elaborated, such houses belonged to rural aristocracy, land-holders and intelligentsia. A wide, open fret-worked balcony, typical of Kartli dwellings in general, is one of the most important features of such buildings. It was also an important part of every-day life, since residents spent most of their time on it, especially in springs and summers. Balconies are usually fitted on main facades, though on some houses they extend along two facades.

The end of the 19th century and beginning of the 20th saw the emergence of more complicated residential designs. Buildings from this time are double-storeyed. Interiors are designed as enfilades with certain variations. Many of the houses have rooms set along the same axis with a traditional open balcony on the front facade. Depending on the dimensions of a building, double enfilade was also used.

The mid 20th century saw the appearance of a new type of dwellings – houses with glazed loggias, the latter being a variety of an open balcony. On ground floors such houses traditionally have wine-cellar, which can be viewed as a later interpretation of a darbazi design.



#### **Recommendation:**

- ✓ *Restoration of the two storied buildings with balconies, inner planning system to be maintained (anphilade planning/ wine cellar) and characteristic elements (wooden balcony, carved elements, wooden pillars etc);*
- ✓ *offer modern interpretation;*
- ✓ *save skills and traditions.*

# Typology of the buildings

## Summary of Recommendation:

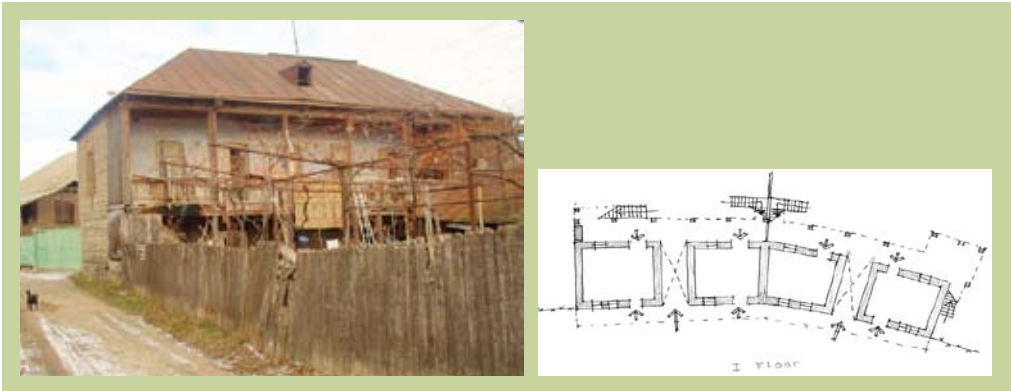
For traditional buildings characteristic for the villages:

Single-storey houses:

- ✓ *Protect the existing single-storey houses, encourage the preservation/restoration of the planning structure and artistic elements of such houses; make these houses applicable for residential use.*

For double-storey buildings with balconies:

- ✓ *Restoration of the two storied buildings with balconies, inner planning system to be maintained (anphilade planning/ wine cellar) and characteristic elements (wooden balcony, carved elements, wooden pillars etc);*
- ✓ *offer modern interpretation;*
- ✓ *save skills and traditions.*



## 5.0 The element which characterise the buildings

The identity of the villages of the municipality can be defined by several important factors (i.e. architectural, urban, landscape, material and non-material). Of particular note are the artistic-architectural elements which have historically contributed to the formation of the outward appearance of the villages.

The study of aerial photos of the villages and related topographic surveys has enabled to identify their planning structures; during fieldwork, types of buildings, building materials and technologies were determined through visual observation of the structures (recording, making sketches and architectural measurements) the maintenance and reuse of which is the main precondition of the preservation of these villages.

### 5.1 Wall Material

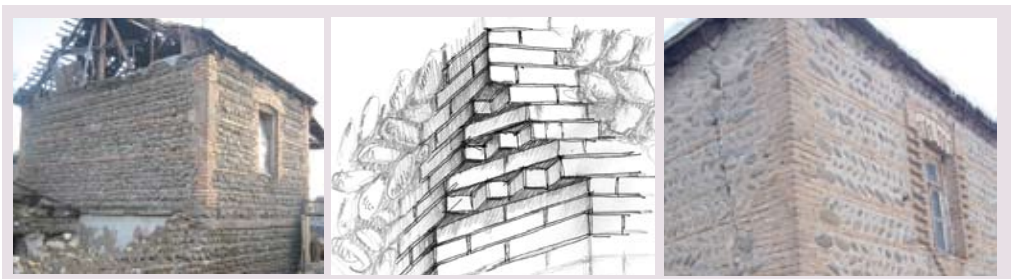
Wall materials used in the region can be divided into traditional and new. They also help identify the chronology of the buildings:

traditional building materials – 18th-19th century

- ✓ adobe, the earliest traditional building material, which was used at an early stage. Regrettably, buildings of unfired mud brick have not survived, though adobe was used in combination with other building materials.
- ✓ lime, which is one of the most resistant materials. Mortar made of fired lime and river washed sand is an excellent building material.
- ✓ sequence of rubble and old Georgian brick: main walls are built of rubble on lime mortar with Georgian brick used for main structural elements, intersections and corners. This is how old buildings are constructed. The exterior of such buildings is non-plastered. Non-plastered walls are also key artistic elements of basements and wine cellars.

Mortar was highly important. Before the second half of the 20th century, sand-lime mortar was usually employed for rural construction. The Gori region is rich in limestone quarries. Kartli villages had a large number of lime kilns (now out of use) where limestone was fired.

The region is also rich in construction ceramic and sculpturing clay-earth reserves (Gori pottery is widely known). Brick-works existed at now unused quarries, which supplied the region with burnt brick and tile.



## 5.2 Modern building material (20th century)

the period is characterized by the use of the so-called Russian brick (6X12X24 cm), block (20X20X40 cm), stone and concrete. The majority of buildings from this period are plastered with sand and cement mortar and have no artistic value.

The quality of construction in most cases is far from being excellent, though some buildings in the villages of Mereti and Tkviavi attest to the presence of the tradition of high-level construction practices.



### **Recommendation:**

- ✓ *restore the methodology and centres of manufacturing old building materials (construction lime, tile and brick);*
- ✓ *make use of traditional building material for restoring buildings (especially of buildings of cultural heritage value);*
- ✓ *facilitate the use of old building materials for new constructions.*

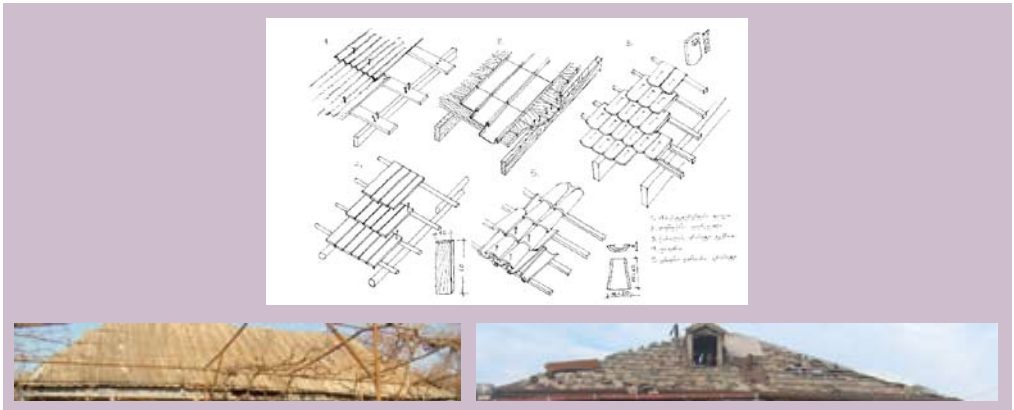


# The element which characterise the buildings

## Roofing

Roofs play an essential role in restoring the rural skyline. The villages failed to preserve their historical skyline; However, studies allowed to differentiate historical and modern materials.

Traditional material used for covering village houses was wooden shingle (wooden boards obtained as a result of splitting logs), which has almost fully fallen out of use.



Tin and asbestos cement corrugated plate roofing became widely used from the middle of the 20th century.

The use of both construction material and roofing technique in Kartli was based on traditional experience though traditional shingle and tile were over time replaced with modern roofing.



### **Recommendation:**

- ✓ use traditional roofing during rehabilitation of buildings;
- ✓ give preference to traditional roofing when building new houses.

# The element which characterise the buildings

## Plastering

Designs of building facades are highly remarkable. They are either unplastered or provided with a projecting apse.

The first group unites buildings from an earlier period (19th century and the beginning of the 20th) the artistic image of which, together with other possible details, is defined by the juxtaposition of rubble and brick. Brick is used in corners and frames of openings.

The second group is represented by buildings dating from the second chronological period (20th century) which saw the construction of new and restoration of old buildings. The facades of such buildings are usually plastered.



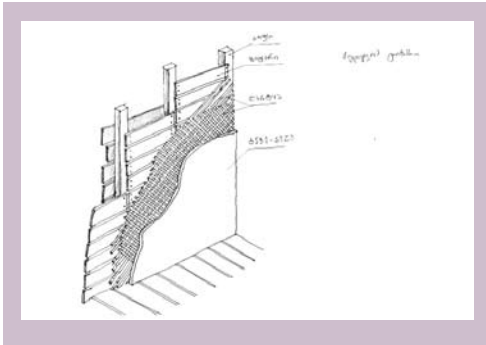
### **Recommendation:**

- ✓ *retain non-plastered façade and interior stone or brick masonries;*
- ✓ *reveal and restore traditional façade and interior material.*

## 5.2 Structures

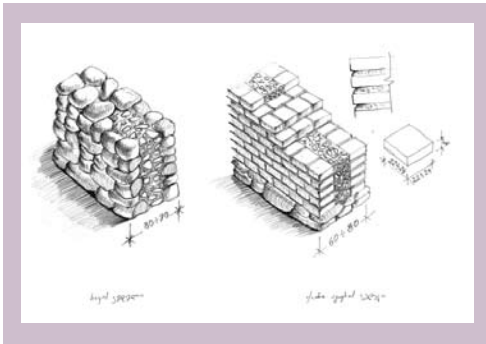
### STRUCTURAL ELEMENTS

There is a substantial difference between old (traditional) and modern structural elements of houses:



**Foundations:** foundations of earlier buildings are usually made of large rubbles and lime mortar arranged as a strip on solid ground. Above them, from the earth level, are rubble, brick or mixed masonry walls. Of note is a ritual of digging a foundation, which is still alive: a large rubble stone, prepared in advance, would be placed in each of the four corners of the foundation pit excavated along the perimeter; the stones would be blessed by a priest in the presence of families and people engaged in construction work.

Foundations of modern buildings are commonly made of concrete. Concrete mortar is poured into a foundation pit, in which a large number of huge rubble stones are placed due to the reasons of economy. The use of prefabricated concrete blocks is also common.



**Bearing walls:** bearing walls of earlier buildings are made of rubble, rock, brick and mixed masonries. An average width of walls ranges from 80cm to 90cm. Stone and brick masonries on each side of the walls are filled with small stone and brick pieces.

Bearing walls of new buildings are mostly made of thin wall blocks (20x20x40). The width of walls respectively does not exceed 40cm.

# The element which characterise the buildings

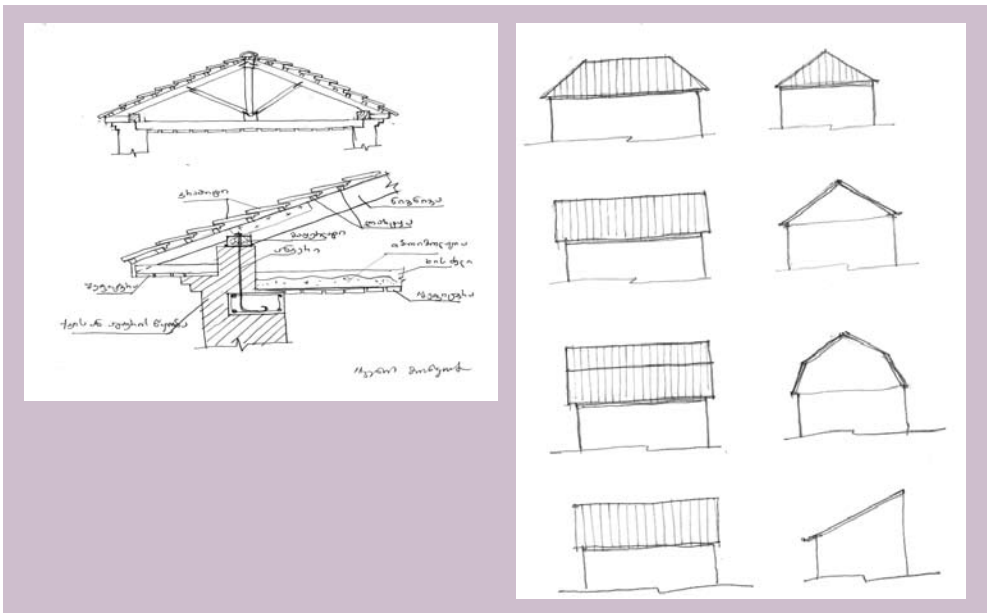
**Partitions:** partitions of old buildings are grids of thin squared timber joists fixed onto supporting wooden frameworks and covered with plaster or lime mortar. Partitions of later buildings are made of thin brickwork. In modern buildings gypsum-carton blocks are arranged on wooden framework. Ceilings – ceilings of earlier buildings are made of wood. They represent a double plank flooring arranged on wooden beams. Flooring is filled with granulated clay-earth for thermal insulation.

**Reinforced-concrete belt** – this is essential for ensuring seismic stability of modern buildings (design seismic level of Gori Municipality is equal to nine degree).

In earlier buildings a system of wooden beams fixed into the upper wall perimeters served the function of presently used reinforced-concrete belts.

## ROOFING

At an early stage, buildings had flat earth roofs. Buildings with such roofs have not survived. A flat roof was later replaced by a gable roof. Attic roofs represented a simple truss made of wooden beams and rafters. Houses built in the 19th and 20th centuries have gable or hipped roofs. Apart from timber, at present metal angle pieces are used for building attic roofs of modern buildings.



# The element which characterise the buildings

## OPENINGS

Old basements and wine cellars (first half of the 19th century) preserve arched openings. The doors and windows from the 19th and 20th centuries are rectangular. Being made of brick, they create a relief against walls. Regrettably, old wooden mullions, metal latches and other elements of openings are no more present. Doors and windows have a simple shape and do not contain additional elements (e.g. a keystone).



## The element which characterise the buildings

### BALCONIES/LOGGIAS

A balcony on the main facade is an essential attribute of a double-storey building. In the middle of the 20th century, balconies were converted into loggias.



#### **Recommendation:**

- ✓ *to use all elements typical of historical villages for new buildings.*
- ✓ *Traditional roofing shall be maintained. Preservation of flat roof houses, if such can be found, is essential.*
- ✓ *Damaged openings shall be restored in their original shape.*
- ✓ *It is desired to add a traditional wooden staircase to 19th and 20th century buildings with wooden balconies.*
- ✓ *New buildings shall be fitted with balconies, desirably wooden and with fret-worked elements, the examples of which can be found in large quantities.*

## 5.3 architectural elements

Architectural and artistic features play an important role in appreciating the artistic image of the villages.

Apart from artistic and architectural value, traditional Georgian architectural embellishments also contain symbolic importance and lend distinction to the region.

### BALCONIES

Balconies are among the most important components of facade composition. Traditional wooden balconies survive on the earliest 19th century buildings. They overhang on ground floors and extend along the entire length of the house. On many houses, balconies adorn two facades and thus form an essential feature of every-day life of the residents. Balcony roofs are supported by pillars of simple profile. Elements of wooden fret-worked banisters create the main artistic accent. Wooden balconies date from the 19th century and beginning of the 20th.

Beginning from the 1950-60s, wooden balconies were replaced by faceless balconies made of iron pipe and concrete.



#### **Recommendation:**

- ✓ *restore old wooden balconies;*
- ✓ *restore lost or damaged balcony details;*
- ✓ *use motifs of traditional balconies in contemporary buildings.*

# The element which characterise the buildings

## INTERIORS

Apart from facades, artistic elements also adorn the interiors of Kartli houses. Fireplaces, built-in cupboards, central pillars and wine jars had a sacral and symbolic importance. They played a vital role in the every-day life of village dwellers. All these elements were concentrated in wine-cellars located on the ground floor.

A wine-cellar had a wine-press and large and small wine jars buried in ground. The jar nearest to a winepress has a specific shape. Its function is to hold grape juice flowing from the wine press through a chute. Collected grape juice is then distributed in wine jars. The latter were also given names according to the shrines and festivals they were intended for. It is at the spot of keeping this sacral liquid that a traditional central pillar was located. It was not only the main structural element of a house, but also an essential part of the cult of the hearth. A wine cellar, together with a central pillar, was considered a holy place and it was here that wine was made.

A central pillar had a particular importance. Special attention was paid to its embellishment. It was adorned with symbols, such as the sun, a cross, a hand.

Fireplaces, shelves and built-in cupboards were fitted into wine-cellar walls. They had a plain facing and created a relief against the usually rubble wall masonry thanks to their brick framing.



### **Recommendation:**

- ✓ *retain plain brick cellars in their present shape; remove plastering applied later on some ceiling walls;*
- ✓ *retain vault and arch masonries (i.e. carpet-like and herringbone designs);*
- ✓ *preserve and restore built-in cupboards, fireplaces and additional shelves;*
- ✓ *retain flat roofing of cellars;*
- ✓ *preserve and restore central pillars, hearths, wine jars and other traditional cellar elements;*
- ✓ *make tamped earth cellar floors.*



## Summary of recommendation:

### **For application of characteristic for the villages traditional building materials:**

- ✓ restore the methodology and centers of manufacturing old building materials (construction lime, tile and brick);
- ✓ make use of traditional building material for restoring buildings (especially of buildings of cultural heritage value);
- ✓ facilitate the use of old building materials for new constructions.
  
- ✓ use traditional roofing during rehabilitation of buildings;
- ✓ give preference to traditional roofing when building new houses.

### **Restoration and maintenance of characteristic for buildings artistic and architectural elements**

- ✓ It is recommended to use all elements typical of historical villages for new buildings.
- ✓ Traditional roofing shall be maintained. Preservation of flat roof houses, if such can be found, is essential.
- ✓ Damaged openings shall be restored in their original shape.
- ✓ It is desired to add a traditional wooden staircase to 19th and 20th century buildings with wooden balconies.
- ✓ New buildings shall be fitted with balconies, desirably wooden and with fret-worked elements, the examples of which can be found in large quantities.
- ✓ restore old wooden balconies;
- ✓ restore lost or damaged balcony details;
- ✓ use motifs of traditional balconies in contemporary buildings.
  
- ✓ retain plain brick cellars in their present shape; remove plastering applied later on some ceiling walls;
- ✓ retain vault and arch masonries (i.e. carpet-like and herringbone designs);
- ✓ preserve and restore built-in cupboards, fireplaces and additional shelves;
- ✓ retain flat roofing of cellars;
- ✓ preserve and restore central pillars, hearths, wine jars and other traditional cellar elements;
- ✓ make tamped earth cellar floors.

## 6.0 Values and State

Gori Municipality has a high concentration of heritage buildings. The following elements are providing general information for implementing a future assessment methodology which should be applied exhaustively for all buildings. It proposes to identify 4 types of values and 4 types of states of conservation:

### Values



**a.** high artistic and architectural value. Monuments of national significance are listed buildings according to the law. Only religious and defensive buildings were listed as monuments. Thus at present not all valuable buildings are protected by law. A monument of national significance is a structure that has strongly pronounced individual features, is a unique example of a given building type, is distinguished by artistic solution and masterly execution. It is also valuable for its age and is a historical landmark of the country.



**b.** average artistic and architectural value. Immoveable monuments of culture are listed buildings according to the law. A immoveable monument is highly distinctive, has an artistic value and is dominant features of the landscape of the settlement thanks to its quality of execution. It is also associated with the history of the place.



**c.** A background building lacks distinctive features, but with its scale and rendering contributes to the valuable building areas and forms part of a historical urban fabric.



**d.** A building of no value lacks any valuable features and adds nothing to the artistic image of the surroundings.

## State

- a. well preserved
- b. correctly preserved but needs intervention
- c. damaged by war
- d. damaged and not recoverable

The following types of interference were established for each kind of building:

Values	State	Intervention
high artistic and architectural value	well preserved	maintenance
	correctly preserved but needs intervention	repair
	damaged by war	restoration
	damaged and not recoverable	rebuilding
average artistic and architectural value	well preserved	maintenance
	correctly preserved but needs intervention	repair
	damaged by war	rehabilitation
	damaged and not recoverable	New construction (traditional criteria)
background building	well preserved	maintenance
	correctly preserved but needs intervention	maintenance
	damaged by war	rehabilitation
	damaged and not recoverable	New construction (traditional criteria)
no value	well preserved	No intervention
	correctly preserved but needs intervention	improvement
	damaged by war	transformation
	damaged and not recoverable	New construction (traditional criteria)

### **Recommendations:**

- ✓ *conduct a complete inventory of the Municipality;*
- ✓ *make lists of cultural heritage sites;*
- ✓ *establish historical building protection areas (zones);*
- ✓ *officially list identified buildings.*

### **Summary of Recommendation:**

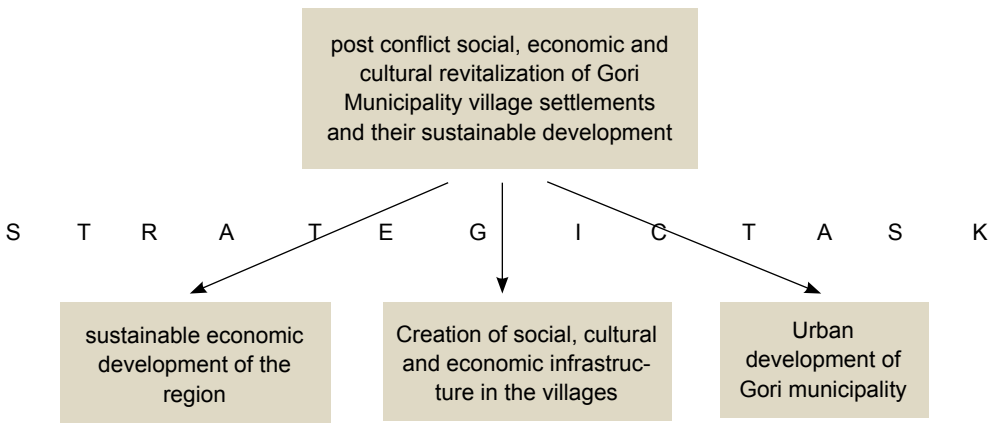
*Revelation and protection of valuable from the point of view of cultural heritage buildings and constructions:*

- ✓ *conduct a complete inventory of the Municipality;*
- ✓ *make lists of cultural heritage sites;*
- ✓ *establish historical building protection areas (zones);*
- ✓ *officially list identified buildings.*

There is a high cultural and economical potential in the region. Its development and extension is a significant strategic task not only for the village or a settlement but generally for the region as well. This is a complex and multicomponent issue. It addresses different institutions.

There are many problems, beginning with urgent actions and finished with a long term plan of complete revitalization of the region. Hard economical conditions of life for many years became even heavier after the August war in 2008. Tense political situation resulted in migration of the local population from the villages, houses of the part of the population were not only damaged but totally wiped from the mouth of the Earth . In addition to this high unemployment, worsening of economical situation, degradation of the village life etc, made the life impossible. Naturally this had a serious impact on the villages of the region, this tendency can not go on, or otherwise it will equal to a social catastrophe and will be negatively reflected on the processes of future development of the country.

In this regard it is extremely important to plan rehabilitation activities properly in stages, that will support general improvement and recuperation of life conditions of local population and the region as well. Priority is to be given to urgent issues that need corresponding immediate intervention by State organizations and local governments, by the help of which it will become possible to use the potential existing in the region. Below we give a principle sceme of complex program for revitalization listing strategic tasks and practical activities, recommended term of duration and organizations in charge.



## Working out of the program of sustainable economical development of the region

Kind of recommendation	term	Organization in Charge
Working out of the program of sustainable economical development of the region	longterm	Ministry of Agriculture Gori municipality
Development/support of branches of agriculture	longterm	Ministry of Agriculture Ministry of Economical Development Gori municipality
Technological renovation of agricultural production	Medium term	Ministry of Agriculture Gori municipality Ministry of Economical Development International organizations Administrative unit
Working out of the program for farmers' training	Medium term	Ministry of Agriculture Gori municipality International organizations Administrative unit
Restoration of endemic species, selection of new ones	Medium term	Ministry of Agriculture Gori municipality Administrative unit
Support of trading	longterm	Ministry of Agriculture Gori municipality Ministry of Economical Development International organizations Administrative unit
Creation of the local market	longterm	Ministry of Agriculture Gori municipality Administrative unit
Development of the infrastructure of agricultural market (storage places for products, refrigerator equipment, drying and other sites etc)	Medium term	Ministry of Agriculture Gori municipality Ministry of Economical Development Administrative unit
Establishment of local processing factories for agricultural products	Medium term	Ministry of Agriculture Gori municipality Administrative unit
Integration of local production into European market	longterm	Ministry of Agriculture Ministry of Economical Development Gori municipality Administrative unit
Revelation and studying of natural resources and their centers in the region and program planning for their application (water, precious metals, canyons of inert building materials etc)	longterm	Ministry of Protection of Environment and Natural Resources Ministry of Agriculture Ministry of Economical Development Gori municipality Administrative unit

Kind of recommendation	term	Organization in Charge
Rehabilitation and support of small enterprises for production of traditional building materials in the region	Medium term	Ministry of Protection of Environment and Natural Resources Ministry of Agriculture Ministry of Economical Development Gori municipality Administrative unit
Working out of regional environment protection norms	Medium term	Ministry of Protection of Environment and Natural Resources
Rennivation and development of regional agricultural and transportation infrastructure	Medium term	Ministry of Agriculture Gori municipality Department for Highways
Rehabilitation of traditional folk crafts and their support (wood carving, ceramics, weaving etc)	Medium term	Gori municipality Ministry of Protection of Cultural Monuments and Sports of Georgia Ministry of Economical Development International organizations Administrative unit
Working out of program for tourism development	Medium term	Department for Tourism Ministry of Agriculture Gori municipality Ministry of Economical Development International organizations

Creation of social-cultural and economical infrastructure in the villages

<b>Kind of recommendation</b>	<b>term</b>	<b>Organization in Charge</b>
Studying of social-cultural sites of Gori Municipality, their analyses and working out of the development program	Medium term	Gori municipality Ministry of Health and Social Security
working out of recommendations for ensuring modern accommodations for traditional dwellings	longterm	Gori municipality Ministry of Health and Social Security Ministry of Economical Development
working out of program for rehabilitation of folk and religious festivals in the villages	longterm	Gori municipality
Support of traditional sports, rehabilitation of play grounds and creation of children's entertainment center	longterm	Gori municipality Ministry of Protection of Cultural Monuments and Sports of Georgia
Support of activation of the centers of culture (theaters, village clubs, libraries etc)	Medium term	Gori municipality Ministry of Protection of Cultural Monuments and Sports of Georgia
rehabilitation of program of traditional touring of theaters and popular casts in Gori municipality	Medium term	Gori municipality Ministry of Protection of Cultural Monuments and Sports of Georgia
working out of special training program for cultural heritage villages (material and nonmaterial) issues for schools in the villages	Medium term	Ministry of Education and Sciences



Working out of strategic plan of Gori municipality urban development

<b>Kind of recommendation</b>	<b>term</b>	<b>Organization in Charge</b>
Working out of strategic plan of Gori municipality urban development	Long term	Gori municipality National Agency for Cultural Heritage
working out of program space management plan of the municipality	Long term	Gori municipality
working out of general plan for land reclamation	Long term	Gori municipality
working out of a plan for regulation of settlement	Long term	Gori municipality
working out of historical and cultural support plan	Medium term	Gori municipality
Carrying out inventORIZATION covering the region	Medium term	National Agency for Cultural Heritage
Making list of the sites of cultural heritage of the region	Medium term	National Agency for Cultural Heritage
Making list of monuments and their legalization	Medium term	National Agency for Cultural Heritage
Defining the zones of protection for historical planning	Medium term	National Agency for Cultural Heritage

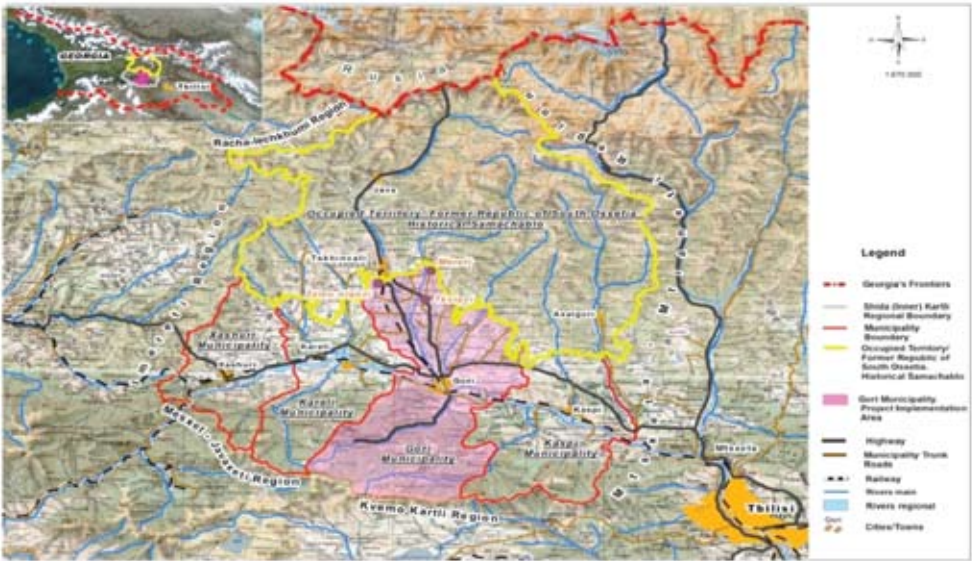
## recommendation

Studying/ revelation of characteristic for the villages traditional artistic and architectural elements	Long term	National Agency for Cultural Heritage Gori municipality
Working out of general planning for separate villages	Long term	National Agency for Cultural Heritage Gori municipality
Design and implementation of a project for the infrastructure of engineering communications (water supplies, sewage, electricity, drenage system, gaz, etc)	Medium term	Gori municipality Ministry of Agriculture Ministry of Economical Development International organizations
Studying of characteristic for the region artistic and architectural elements. Creation of an exaplayr architectural project, restoration of cultural heritage sites, reconstruction, adaptation. (project of a specific building).	Medium term	Gori municipality National Agency for Cultural Heritage Ministry of Economical Development Ministry of Agriculture International organizations Administrative unit
Studying of characteristic for the region artistic and architectural elements for new constructions. Creation of exaplayr architectural projects (project of a specific building)	Medium term	Gori municipality National Agency for Cultural Heritage Ministry of Economical Development Ministry of Agriculture International organizations Administrative unit
Studying of characteristic for the region artistic and architectural elements. Creation of I projects for village inner roads and squares	Medium term	Gori municipality National Agency for Cultural Heritage Ministry of Economical Development Ministry of Agriculture International organizations Administrative unit
Region wide project forresoration and rehabilitation of the existing cultural heritage complexes	Long term	Gori municipality National Agency for Cultural Heritage International organizations
Project for tourist infrastructure management (tourist routs, hotels etc)	Medium term	Department for Tourism Gori municipality National Agency for Cultural Heritage
Creation of reabilitional projects for the sites of cultural heritage	Medium term	Gori municipality National Agency for Cultural Heritage International organizations
Cleaning of the residential territort from ruins and rabbles	Short term	Gori municipality Administrative unit
Repairing and rennovation of damaged cover of roads	Short term	Gori municipality Department for Highways
Rehabilitation of roofing and framing of the damaged dwelling houses	Short term	Gori municipality International organizations

Carrying out urgent fortificational and rehabilitational works on damaged sites of cultural heritage	Short term	Administrative unit
Popularization of regional cultural heritage	permanent	Gori municipality National Agency for Cultural Heritage International organizations
Organization of exhibitions, public discussions, popularization of informational sources for the population	Short term	National Agency for Cultural Heritage Gori municipality Department for Tourism Ministry of Agriculture
Creation of publications of the series of recommendations for the population (traditional building materials; characteristic artistic and architectural elements; proving of economical effectiveness of traditional building materials etc)	Medium term	Gori municipality Ministry of Education and Science of Georgia Department for Tourism Ministry of Protection of Cultural Monuments and Sports of Georgia National Agency for Cultural Heritage National Agency for Cultural Heritage Gori municipality
Restoration/application of building traditions and methodology	Long term	Gori municipality Administrative unit

# 2.0 General presentation

## 2.1 The region



## 2.2 The Villages

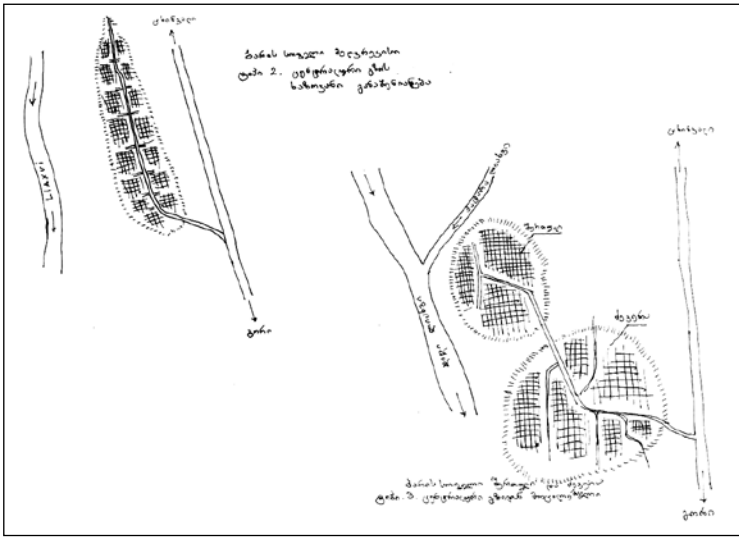


# 3.0 Urban and Landscape Structures of the Villages

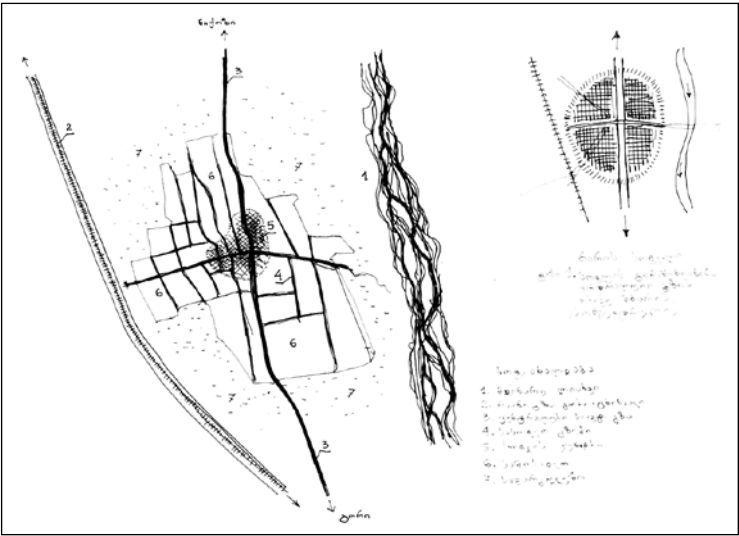
## 3.1 General Layout

### 1. Lowland villages

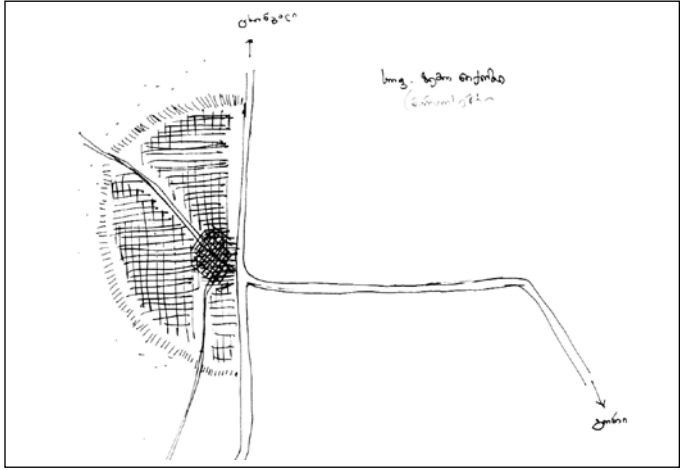
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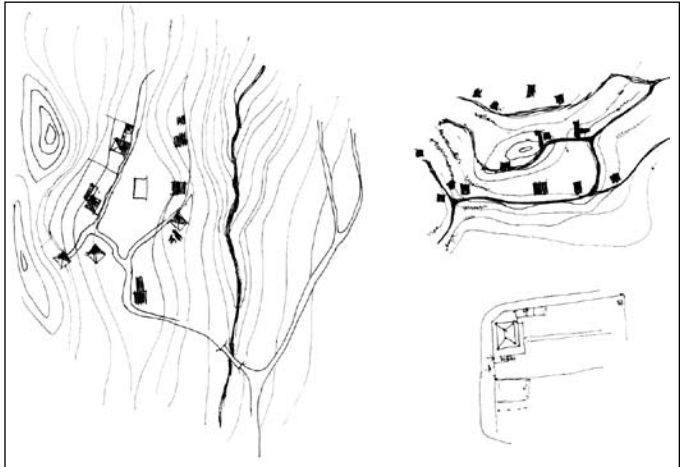
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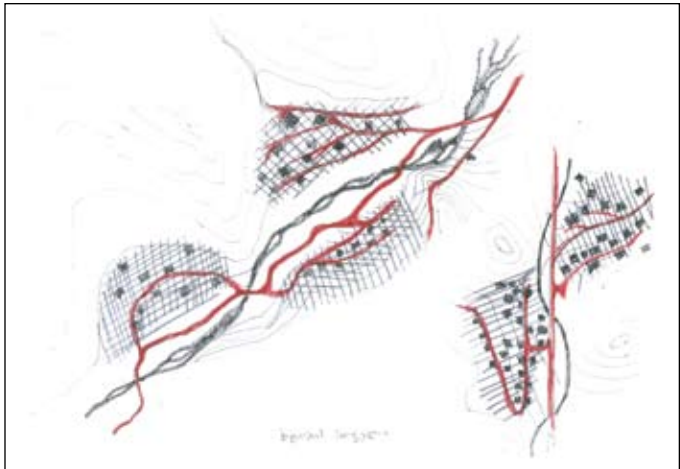
iii



2.  
Mountain villages



3.  
Gorge villages

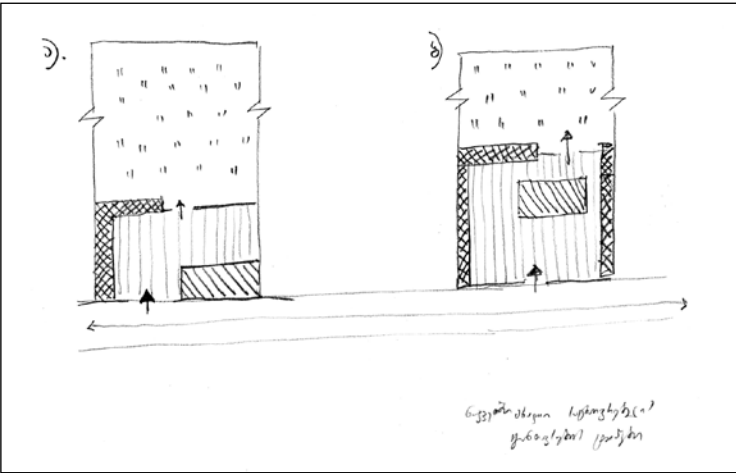
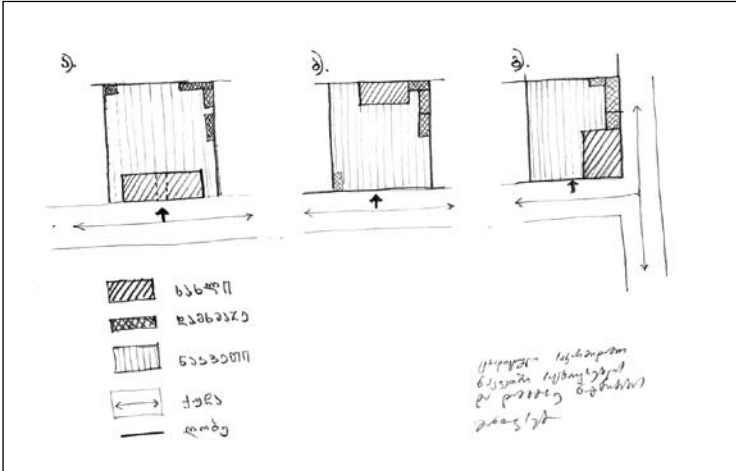


### 3.3 Urban Principles (Core of the Villages)

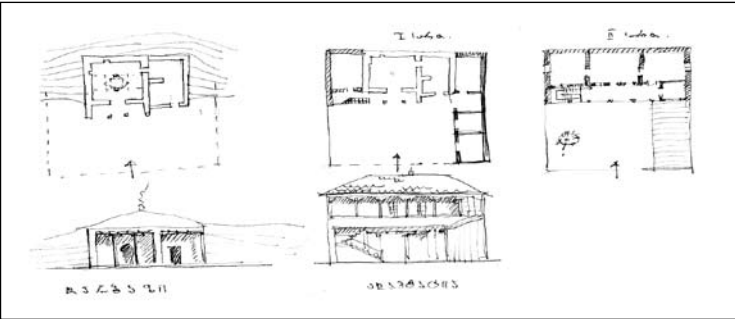
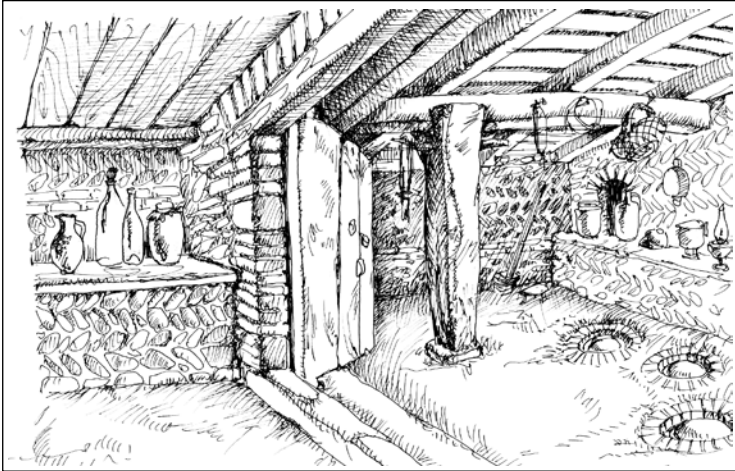




### 3.4 Urban Planning

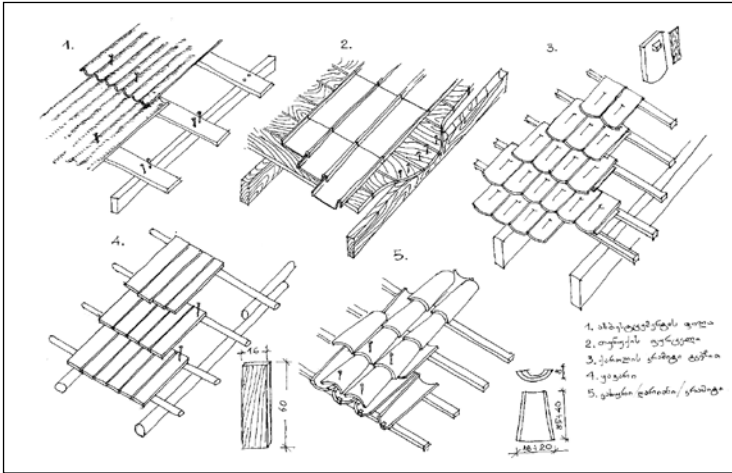


# 4.0 Typology of the buildings



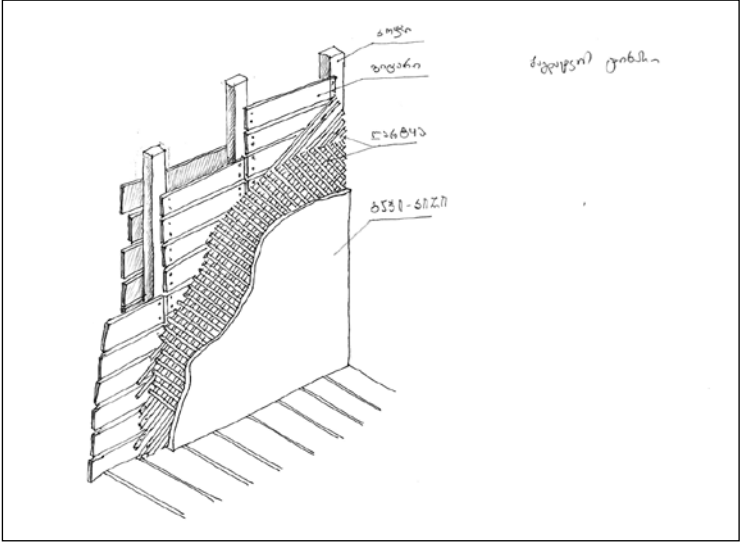
# 5.0 The element which characterise the buildings

## Roofing

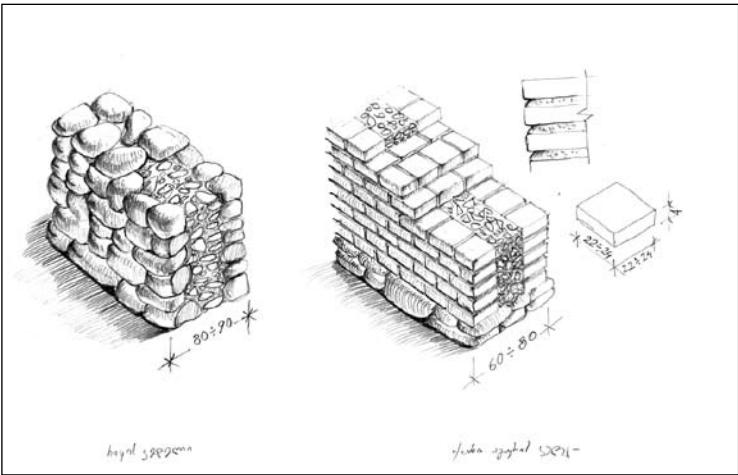


## Structural elements

### Foundations



### Bearing walls



# Roofing

