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Assessment Mission on the situation of the cultural heritage in the conflict zone in Georgia

Technical Assessment Report

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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 Summary

This technical report assesses the damage that has taken place to cultural heritage and by extension to buildings in the August 2008 conflict zone in Georgia, more specifically in the former so-called “Buffer Zone” to the north of Gori. Following two days of preparatory meetings with the Georgian authorities on 9 and 10 October, field visits were made on 11 and 12 October to most of the villages in the conflict zone.

The inspections were necessarily limited in some areas due to time limits, access difficulties, uncertainty over the risk of land mines and the scattered nature of the communities.

Apart from the significant exception of Nikozi, no cultural heritage buildings have been registered as being damaged in the area during the conflict.

It was clear from the field visits that the area was economically deprived before the conflict, the villages and buildings were in a fragile condition with much deterioration to the buildings and infrastructure. It was also clear that much of this deterioration was related to the older vernacular buildings, which appear to be being gradually abandoned.

It was determined that, considering the Council of Europe experience and skills in the field of cultural heritage preservation and the needs observed on the field or expressed by Georgian authorities, three courses of individual but complementary action should be pursued with a possible equivalent counterpart in the region north of the administrative border with South Ossetia:

- a. Nikozi monastery and its village have been badly damaged in the conflict and urgent action is required to repair the most seriously affected buildings to provide satisfactory residential accommodation before the winter. A feasibility study should be undertaken to assess both the short and long term measures that should be taken to protect this important cultural and religious site.
- b. Immediate action is required to provide satisfactory accommodation for the villages’ residents across the region affected by the conflict. While this urgent intervention is of utmost importance, it should be carried out mindful of the need to maintain and respect the rural identity and character of the villages. To this end, guidelines should be prepared for the assessment, recording and inventory of the villages, and their subsequent repair and reconstruction.
- c. The region around Gori forms a geographical, historical and economic coherent ensemble requiring a global, regional and local development strategy. Its revitalisation, as part of the post-conflict process, could only take advantage of the natural and cultural resources which give to this region its rural identity.

2.0 Introduction

The August 2008 conflict embraced the whole region across the administrative border toward Gori. After the fighting, the Russian army created a so-called “Buffer Zone” corresponding to the plain located at the base of the South Ossetia piedmont. The last “checkpoint” in this “Buffer Zone” was withdrawn on 10 October 2008, giving the population access to the last villages still evacuated, and in the same move, enabling the Council of Europe to assess the area.

The Council of Europe delegation was advised that somewhere in the order of 1 500 buildings had been damaged either by bomb blast, arson or looting and for the most part these were residential buildings. The Georgian authorities had taken significant measures to accommodate

the displaced persons. Several “provisional” settlements were being constructed in the Gori region for those who could not repair or rebuild their houses before winter or for those who left Tskhinvali region without hope of return.

These exceptional measures were taken by the Georgian authorities in a hurry, while the Governor of the Shida Kartli region had already done the maximum to erase all traces of damage in the centre of Gori. The ongoing reconstruction process may suggest two problems which could in the middle- and long-term have a substantial impact on the region:

- The building of “provisional” settlements, in fact obviously built for a long duration, are scattered throughout the suburbs of Gori or even in fields close to the highway (also under construction). The authorities probably did not have time to consider the possibility of accommodating the displaced persons in the town itself, (which could have permitted the restructuring of the centre, clearly quite deprived) or in peripheral depressed areas. The choices made by the Georgian authorities concerning the location of these “provisional” settlements not only prevented Gori from having a possible urban rehabilitation dynamic, but will have a potentially significant social impact considering the isolation of the displaced population from the city and also from possible economic activity.
- Owners of buildings damaged or destroyed in the villages in the so-called former “Buffer Zone” are being consulted by the Governor’s services in order to know if they either prefer to receive subventions for repairing their houses or an amount of money to rebuild elsewhere. This measure aims at offering to all those affected by the conflict the possibility to be correctly accommodated before the winter. Consequently, on one hand, the buildings or ruins which will be abandoned by inhabitants who decide to restart their life elsewhere will remain for a long time as a painful testimony right in the middle of these villages of the conflict, a reminder for a long time to those who had no choice but to stay or those who did not want to leave. On the other hand, those who decide to stay and who will be supported in the repair of their damaged houses, will only receive the minimum required for repairing their roofs and possibly closing the windows, imposing on them as bad or even worse living conditions than they had before the conflict. Finally, those who have obtained financial support to rebuild their destroyed houses, will most probably have to wait until next spring to start the construction, which will accelerate the replacement of old original and traditional fabrics by modern cheap buildings. In all cases, the reconstruction process will contribute to impoverishing the fabric of these villages and may finally be more destructive in terms of local identity than the conflict itself.

The proposals for immediate action formulated in the present report are issued out of the experience acquired within the Council of Europe “*Technical Co-operation and Consultancy Programme related to the integrated conservation of the cultural and natural heritage*” (DGIV) following diverse catastrophes which have hit European countries during the past years, and especially after the wars in South East Europe (Bosnia and Herzegovina, Croatia, Kosovo), but also after the earthquake in Georgia in 2002.

They integrate the values and principles promoted by the Council of Europe, giving priority *inter alia* to human rights, defining the protection of goods, respect of private property, security of persons, right to housing and right to education and jobs. The specific approach fostered in this report regards the “reconstruction” process designed more as a “rehabilitation” process, aiming at recuperating and preserving the cultural and built environment of the populations. The purpose is to preserve a certain lifestyle which could contribute to convincing the inhabitants to remain in

their villages or to come back, making sure that the region will not face a post-conflict trauma with progressive impoverishment or even abandonment of this rich land.

The reference and historical information included in this report was provided by the Georgian Ministry of Culture and Ministry of Foreign Affairs whose representatives accompanied the Council of Europe delegation during the field visits, as well as a representative of the Governor of the Shida Kartli region.

3.0 Field Mission

A list of sites and villages was prepared by the Ministry of Culture at the request of the Council of Europe. The criteria taken into consideration aimed at including the most typical villages of the regions considering their features and their potential cultural values. Eleven sites were selected by Georgian specialists to guide the field visits:

1. Village Niqozi, Church of "Gvtaeba" - 5th to 6th century
2. Village Niqozi, Church of Archangel - 10th century
3. Village Bevera, Church of St. George – 9th to 10th century
4. Village Lamiskana, David Orbeliany Palace and home-museum
5. Village Tirdznisi, Church of Trinity (late mediaeval)
6. Village Tirdznisi, Church of "Dedagvtisa" 1872
7. Village Tirdznisi, Church of "Kvitarshoveli" 1886
8. Village Arbo, Church of St. George
9. Village Ergneti, Church of the Virgin
10. Village Variani, Home-museum of Iakob Gogebashvili
11. Village Shindisi, Castle of Shindisi.

All of them, apart from Bevera and Lamiskana located outside the so-called former "Buffer Zone", were visited (see map in appendix), as well as some others, as the itinerary allowed. Several cultural heritage elements were also seen without having previously been mentioned by the Ministry of Culture, which naturally considered most exclusively the "listed" buildings, i.e. those protected by the State. Observations and comments are as follows:

Karaleti Village

Located north of Gori on a secondary road leading to Tskhinvali.

The school building was inspected. It is currently undergoing major refurbishment and the delegation was advised that the interior had been entered during the conflict and looted. There was no apparent fabric damage.

Tkiavi Village

Located south east of Tskhinvali on the Tskhinvali – Gori secondary road. The village consists of a scattered community of small farms and residential buildings leading off the main road via narrow unmetalled tracks.

The first group of buildings the delegation was shown appeared to be a farm house with outbuildings. A bomb blast had caused severe damage to these buildings and several surrounding buildings. The roofs in several cases were completely lost, and large sections of walling had collapsed. (Photos 1, 2)

The constructions were generally solid wall with some traditionally built stone and render, and some 20th century concrete block built. The stonework was in horizontal coursing in a herringbone pattern. There was also some clay tile coursing. Roofs were a mixture of tile and modern profiled metal and asbestos sheeting.

In some cases the buildings appeared to be beyond repair, although it might be possible to use the solid external walling constructions and foundations as a base for rebuilding. Less affected buildings could be restored, most with new roof coverings.

On a return visit to Tkiavi the delegation was shown two modern houses that had been badly fire damaged. These two buildings could be repaired subject to a closer inspection of possible fire damage to the structures. (Photo 3)

The delegation was advised that in the village 32 houses had been damaged either by bomb blast or fire.

Tirdznisi

Located south east of Tskhinvali on the Tskhinvali – Gori secondary road. The school in this village had been damaged by fire. The building is mid to late 20th century construction. A series of small offices had been affected; all internal finishes destroyed with some possible structural damage. The entrance lobby of the school had also been fire damaged.

Most repair work would be fairly superficial, subject to inspection of the structure.

The delegation also visited two churches in the village, a small late medieval basilica church adjacent to the school and the larger church of Dedagvtisa dating from 1872. The village has a third church, the church of Kvitarskhoveli dating from 1886, which was not visited.

Erdgneti Village

Located close to Tskhinvali and running north to south parallel to the main road in the form of a ribbon layout (see diagram 1).

The houses here are set amongst large garden and orchard plantations and access was limited.

The delegation was advised that 152 houses had been damaged by bomb blast and fire. The buildings inspected were mostly 20th century with some traditional stonewalling. (Photo 4). In some cases the buildings appeared to be beyond repair. Other less damaged buildings could be restored mostly with new roof coverings.

The village has a church, the Church of the Virgin, which was visited for security reasons.

Nikozi Village and the Churches of Gvtaeba and Archangel (Photo 5)

The monastery of Nikozi comprises a number of important historic buildings including the 5th century Church of Gvtaeba set to the south of the complex and currently undergoing repair works. It appears undamaged by the recent conflict. The monastery complex is entered from the west via a fine stone built gatehouse. The main courtyard is dominated

by the 10th century Church of Archangel. To the north lies a two storey domestic building currently used by the nuns and recently restored. (Diagram 2)

This group of buildings are generally undamaged but in varying states of repair. To the east of the church lies the 10th century Bishops Palace, which together with a group of domestic buildings to the south was badly damaged by bomb blast. The religious community members were in the buildings at the time of the blast.

Drawings have been provided dating from 2006 illustrating detailed proposals for the reconstruction of the Bishop Palace to form or restore three levels of accommodation, a double height ground floor space and two upper levels. (Diagram 3) The building is stone built in uncarved rubble stone with clay tile detailing around door and window openings. The walling is generally undamaged except on the south elevation adjacent to the location where the bomb fell. The stonework on this elevation has been damaged particularly at the chimney position. The clay tile roof of the building has been completely destroyed exposing a steel beam structure, which has been inserted at what appears to correspond to the proposed floor levels. It is unclear how much of the interior had been restored prior to the bomb damage. (Photo 6)

The restoration works that have been completed by the church need to be carefully assessed. The use of the intermediate steel structure and concrete and cement are incompatible with the historic significance of the building.

The ensemble of buildings of the "Domestic Wing", which formed the principle residential and workshop accommodation immediately to the south of the Palace, have been largely destroyed. (Photo 7)

From historical photographic evidence they appeared to be composed of a two storey building of residential accommodation with workshops above, brick built. The remaining buildings were single storey of mixed construction, part timber, and part block work with metal roof coverings. (Diagram 4)

With the exception of the two storey building, there is little fabric to be recovered and full reconstruction would seem appropriate. Architecturally these buildings do not appear to be of particular significance.

This group of buildings is enclosed by a substantial stone wall forming two courtyards, one used for vegetable and fruit production. Sanitary accommodation is very limited.

With the exception of the bomb damage the buildings generally appear in fair condition but repair techniques used previously are inappropriate. There is extensive use of cementitious mortar in stone repairs and the detailing is in some cases not wholly respectful to the existing construction. This should be reviewed in future proposals.

The Nikosi village is located immediately to the south west of Tskhinvali and consists of a rough grid of tracks along which are arranged individual dwellings (Diagram 5). The delegation was informed that around 300 families live in the village and was shown several houses which had been damaged by bomb blast.

The houses were of a variety of construction types including some 20th century buildings and more traditional stone built dwellings.

In most cases the damage was quite severe, the roofs having been lost from several buildings and a significant amount of wall collapse.

Variani Village

Located south of Tskhinvali on the main highway between Gori and Tskhinvali. The village partly follows the main highway, houses and commercial buildings arranged to each side of the road.

There is also a market square and church to the west of the highway from which a series of streets and tracks radiate. The village has around 500 families. Also in the village square is the museum and former home of Iakob Gogebashvili (Diagram 6).

The museum building was constructed in 1858 and restored quite intensively in the 1990s. It is not generally typical of the local vernacular architecture except for the herringbone pattern of stone walling used on a number of elevations. Otherwise the building is of rendered finished walls with timber detailing to external verandas and staircases. The original function was a dwelling house. There was evidence of minor damage to the building probably as a result of looting. Visitors to the museum are mostly elementary school parties. The building is generally open daily from 10am to 6pm to all members of the public.

The residential buildings are of mixed construction, 20th century buildings and also older traditional stone buildings. There was also evidence of some traditional timber detailing particular in exposed roof constructions, verges and rafter ends.

The delegation was shown one house, which has suffered serious damage through bombing. This was an early 20th century house. Most of the roof had collapsed and the bomb had penetrated through the basement of the building causing structural damage to the floors. There was some evidence of earlier water penetration to the street elevation. (Photo 8). The delegation was told that arrangements had been made by the municipality for urgent repairs to be carried out on the roof to prevent water damage.

Shindisi Village

Located south of Tskhinvali on the main highway approaching Tskhinvali from Gori. The landscape in this area was scarred in places through bomb blast, although the delegation did not see any particular damage to the buildings. The village is dominated by the stone built fortress of Shindisi.

The Delegation did locate a number of earlier constructions in this village including some earth brick and timber framed buildings. These were surviving examples of the vernacular architecture and construction techniques of the region albeit in poor condition. (Photos 9, 10, 11)

Kordi Village

Located in a remote area to the east of Tskhinvali in farmland. No apparent damage to buildings. The delegation visited the non-listed church in Kordi which had not until recently been under control of the Ministry of Culture (within the framework of the "Museum Reserve".

Prior to this the church had been poorly maintained and protected. There was no enclosure to the graveyard.

Arbo Village

Located east of Tskhinvali, close to Kordi.

No apparent damage to the buildings in this village. Arbo has three churches which we visited. The small 10th century stone built basilica church is in very poor condition having suffered from subsidence possibly caused by earthquake. The roof covering appears to have failed and many stones are being dislodged from the walling. There are no immediate plans to repair the building which will deteriorate quickly. (Photo 12)

The large 19th century brick built church is in fair condition although there has been some loss of masonry particularly around the tower, and water damage from defective rainwater goods.

The third recent church is stone built with a tile roof and in good condition.

The delegation also visited a nearby large residential house which was the former house of a local businessman. The house is in poor condition but rather a fine example of the architectural style of the mid 19th century. The building dates from 1839.

Mereti Village

Located east of Tskhinvali close to the border with South Ossetia and remote.

No apparent conflict damage to the buildings in this village, but further examples of vernacular style building techniques in a number of timber framed dwellings and an example of render and lath over timber frame construction. (Photo 13)

There is also an 18th century church in a very simple but bold style, render finished. A metal roof had been installed over the structure. (Photo 14)

Karbi Village

Located east and south of Tskhinvali.

No apparent conflict damage to the buildings in this village. The delegation visited a round stone built tower which apparently formed part of a fortress which had been located here. It was very similar in style to the more complete fortress in Shindisi.

The stone built Church of the Trinity was located a short distance from the village. The church was built out of what appeared to be red sandstone with finely jointed coursing to three sides. The fourth side was less ordered constructionally. Here were the remains of an earlier church. There were three interesting relief mouldings and carvings on the west elevation. The church was in reasonably good condition. (Photo 15)

4.0 Conclusion

Villages located in the North semi-circle plain of Gori form an interesting rural and vernacular ensemble surrounded by mountains (South Ossetia) to which they were closely culturally and

economically connected before the 1990s. Religious monuments all belong to the Eparchy of “Niqozi and Ckhinvali”. This culturally rich area is designated as the historical core of Georgia.

Living conditions in the villages were already quite difficult before the conflict. To the existing situation, the conflict added suffering and scare, which make the local communities distraught. Inhabitants had come back to their properties after the withdrawal of the checkpoints. Those met during the mission were still under the shock of the previous weeks. In waiting for help and support, many inhabitants were occupied with the fruit harvest (apples, grapes and plums) which was and is still the main richness of the area.

On their side, the international organisations (UNDP, European Union and World Bank) have carried out a joint global investigation on needs of the conflict area. Cultural Heritage has not been taken into account in the perspective of the proposals to be presented to the Government of Georgia.

The simple repair or rebuilding of traditional houses will not be sufficient for reconstructing these communities toward sustainable development.

In 2006, the Ministry of Culture established one of the 13 “Museum Reserves” in Georgia covering the entire region of Gori and Tskhinvali. This semi-public body, based in Kurta (North of Tskhinvali) aimed at inventorying and documenting all cultural and heritage assets of the region and to conduct preservation or enhancement projects. Most of the efforts carried out until the August conflict concentrated in South Ossetia, where more of 220 monuments and sites were analysed among the 500 recorded. Most of the documents and material collected on these monuments were lost when the “museum” in Kurta was destroyed and its specialists forced to leave the region. The plan was to pursue that work in the entire region.

As the other governmental bodies, the Ministry of Culture confirmed its will to give special attention to the region and to contribute to the post-conflict reconstruction process. The “Museum Reserve” activities have resumed. They focus on all cultural heritage items, especially on all religious buildings of the area which should rapidly benefit from investment for their “restoration”. It is obvious that most of these buildings need urgent conservatory measures. It is however hoped that the Ministry of Culture will not rush in heavy works without prior detailed preliminary studies, which could give time to adapt and to improve the present intervention methods applied.

The Georgian authorities underlined their will to intervene and to take advantage of the attention paid by the international community to act on the consequences of the conflict and to make things better than they were before the conflict. There is a positive dynamic initiated and an important momentum to act on this region in order to help the population in their immediate needs before the approaching winter but also in order to generate a process sustaining the positive impact of the measures being taken. The resources which will be invested in the region, as well as the energy deployed by the Governor of Shadi Kartli’s team and the goodwill of diverse specialised local bodies (as the “Museum Reserve”), give grounds to possible immediate actions.

Based on the objective and neutral approach implemented by the Council of Europe during the investigation mission, the same could be implemented in South Ossetia as soon as possible, in so far as local authorities could give access to the Council of Europe. Each week lost makes immediate action more complicated and compromises the chance of effective intervention. Considering the links existing between the zones within the conflict area, the immediate action proposals for the former “Buffer Zone” could indeed have their similar counterpart in the Tskhinvali region.

5.0 Immediate actions

5.1 *Background*

The systematic destruction of goods and community symbols as built heritage constitutes, in all armed conflict, an indicator of a possible ethnic cleansing objective. The aim of those who perpetrate the destruction is to prevent the local population from coming back or to neutralise their sense of initiative leading to the impoverishment of their living conditions with the idea that sooner or later they will leave the area.

Reconstruction is therefore a priority, not only to accommodate the inhabitants and to ensure the conditions for the return of the displaced persons, but to preserve the spirit of the communities. This must include restoring the social cohesion which prevailed before the conflict in order to re-establish and maintain the living and development potential of the communities. The reconstruction process must imply resuming development processes on the basis of the past reference framework and to ensure its continuity. In line with the Human Rights, restoration of the social and cultural environment is the key condition for sustaining the objectives of the reconstruction process.

The Council of Europe should contribute to launching a political and professional integrated dynamic which must put Man at the centre of the actions. In considering an extensive definition of the cultural heritage, as defined in the Granada Convention but moreover in the Faro Framework Convention on the role of the heritage in the modern society, the Council of Europe reinforces the legitimacy of its proposals for immediate action in the field of 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 these places damaged or targeted by the war.

The physical environment, in all its complexity, is an unavoidable condition for the functioning of societies and the preservation of individual rights. In this perspective, the return of the displaced persons is not a simple physical and material problem, but includes social and cultural issues in order to sustain the restored communities.

5.2 *Operational framework*

The Georgian authorities were convinced of the necessity to consider the cultural heritage in the immediate action plans. However, at the time of the Council of Europe mission, there was no clear umbrella body guaranteeing, over the simple exchange of information between the State institutions, a well co-ordinated and coherent action capable of avoid overlapping between the interventions. It is fundamental that such co-ordination be organised in order to identify and promote the national priorities and to integrate them into the investment perspectives. For the Council of Europe's aims relative to the cultural heritage, such co-ordination should be ensured by the Ministry of Foreign Affairs and action on cultural heritage should be led by the Ministry of Culture.

Co-ordination between State institutions, regional services and international partners will rapidly be necessary. In the field of cultural heritage strictly speaking, but also with reference to the Council of Europe's previous experience in Georgia in the field of urban planning and rehabilitation, there will necessarily be a capacity-building effort to be made in parallel with the immediate actions' implementation.

Synergy with the other international organisations is indispensable both to ensure the funding of actions and the implementation of these actions.

Finally, the Council of Europe's immediate actions should target in priority the involvement and the management responsibility to the national institutions and local specialists. Measures proposed take into account the existing mechanisms, either they were in place before the conflict or they were set up specifically in order to respond to the reconstruction needs.

The Council of Europe's vocation is to suggest integrated and alternative approaches, to guide the processes and to soft-monitor the implementation in the field.

5.4 Projects

The scale of the proposed actions includes a specific limited area (village of Nikozi), a larger area including the whole conflict zone (former "Buffer Zone) and the region of Gori. The projects below combine field demonstrative action ("Pilot Project"), aiming at inspiring other similar projects, as well as continuous soft-monitoring in the implementation of "reconstruction guidelines" and the way the future investments will be made.

5.4.1 Nikozi Monastery and Village

Objective:

To prepare a feasibility study for the assessment and repair of Nikozi monastery buildings within the context of the wider community and village.

Expected outcomes:

An integrated rehabilitation project of the monuments and of the village in order to contribute to the return of the displaced persons, to the improvement of the quality of life of inhabitants and to the development of activities through the enhancement of cultural and natural heritage.

Description / Activities:

The Council of Europe has established standards and working methods for the proper assessment of buildings and monuments of historic significance. In respect of the buildings of Nikozi these imply adopting the guidelines prepared in connection with three related documents:

1. The Preliminary Technical Assessment (PTA)
2. The Feasibility Study
3. The Business Plan

In the case of Nikozi, all three technical studies will be closely interrelated, and it will be desirable to consider carefully how the individual components are tailored to the specific and urgent needs of Nikozi, its monastery and community. Full guidelines already exist for each of the documents and in the case of Nikozi these would be tailored in the following way:

- The PTA considers the context of the site, available information, and the significance of the buildings, technical condition and estimated cost.
- Background information provides the context for the PTA.
 - a. Provide administrative information, responsible authorities, site name and address, type of monument, ownership and statutory protection.
 - b. Provide summary of condition and priority for intervention.
 - c. Review existing information; documentary sources, bibliography, previous surveys and fieldwork, projects in progress and planned and cost estimates already made.
 - d. Describe the limitations of the study, for example problems with access.
 - e. A summary description of the monument and context, and its historic development.
 - f. The significance of the monument historically and culturally.
 - g. An explanation of the vulnerability and risks to the site; these include natural threat such as earthquake, lack or inappropriate maintenance and lack of resources.
 - h. A review of the technical condition in detail: the overall structure, foundations, wall ceilings etc.
 - i. A summary of the repairs proposal and programme for intervention.
 - j. An assessment of the conservation policy or vision and philosophy for intervention. Proposals for uses, and opportunities for expanding the potential of the sites, and providing public access.
 - k. An assessment of costs associated with the repairs and potential source of finance and investment.
- The PTA will provide a general technical assessment of the site and provide the data required for preparing and assessing the feasibility of the proposal.
- In the case of Nikozi, the PTA and Feasibility Study would be prepared in parallel or indeed possibly as a single document given the urgency of the project.
- The feasibility study would elaborate a number of issues with the aim of providing sufficient information to enable application for financial aid from international funding bodies. Specifically these include a clear assessment of the historic or artistic significance of the monument, the degree of risk or danger of deterioration and the viability of the proposed project including its management and sustainability.
- In the case of Nikozi, the PTA would need to be elaborated to include a clear definition of the aim and scope of the project, the constraints to be acknowledged or overcome, the stages necessary to achieve the project, the organisational structure for preparation of the feasibility study, for fulfilment of the project and for the long term management of the monument and the required documentation for the work to repair the monument, including survey plans and scheme proposals.
- There will be a need to consider the wider context of the village and the need to carry out repairs to existing buildings damaged in the conflict. In this case guidelines would be prepared for carrying out an architectural and technical assessment of the village to help to inform the methodology and implementation of repairs.
- There may also be opportunities to consider cross border relationships and establishment of cultural corridors and routes, working monuments and sites across national and territorial boundaries.
- There will be a need to consider questions of ownership and management particularly to establish the involvement of ministries and institutes to enable agreement with respect to spatial planning, transport and tourism issues.

- The third component and an integral part of the feasibility study is the need for a business plan. The business plan will address fundamental questions which funding bodies will ask. The plan breaks down into two sections, the first covering general information and the context of the proposal and the second covering economic and financial information. In the case of Nikozi the plan is likely to consider a number of questions:
 - a. The site: A statement concerning why the monastery buildings and setting are important from an historical, religious and social perspective.
 - b. The proposal: An outline of what the project comprises including possible phasing of the works. The detail of any national or local policy which might affect the proposals should be included.
 - c. The outcome: A description of what the project will achieve and who will benefit; the clergy, community and wider audience.
 - d. The reason: A description of what options are available to deal with the site. This will cover the advantages and disadvantages that will arise if:
 - i. nothing is done
 - ii. partial restoration and rehabilitation is carried out
 - iii. full rehabilitation is completed.
 - e. Responsibility: The plan will confirm who will be responsible for financial and managerial matters. Who is applying for the funding, and who will manage the investment and the project both during the works and after completion.
 - f. Participation: The plan will consider who should assist in developing the proposals for the repair / rehabilitation proposals (stakeholders). These might include the Church authorities, the Ministry of Culture and Municipality and the local community. It should also examine the benefits that might arrive from the involvement of these 'stakeholders'.
 - g. The risks: An examination of what might jeopardise the success of or cause a delay to the project. This might include the need for archaeological work and for structural unknowns within the fabric of the building.
 - h. The costs: What will be cost of the works, what it will cover and how will it be programmed.
 - i. The revenue: An examination of any financial benefit that may arise out of the project. For example, will the refurbishment of the Bishops Palace allow any opportunity for commercial lettings?
 - j. The product: An assessment of the opportunities that the project might provide, for example in the wider benefits the local population might experience.
 - k. Sustainability: An examination of the way in which the restored site will be maintained; what skills are required and who will be responsible.

Duration:

Site observations and elaboration of the PTA should not take more than 1 month. Providing that local specialists are trained and informed about the methodology, the PTA could be finalised by the end of 2008. The Feasibility Study and Business Plan could on that basis be elaborated and validated 3 months after the completion of the PTA.

Costs:

Council of Europe Immediate action for Cultural Heritage in Georgia Component A: Pilot project for Nikozi Monastery and Village	2008-2009			
	Expenses	Unit	# of units	Unit rate (in EUR) Costs (in EUR)
1. Human Resources				
1.1 Salaries (gross amounts, local experts)	per day	125	50	6 250
1.2 Salaries (gross amounts, expat/int. experts)	per day	25	600	15 000
1.3 Per diems for missions/travel				
1.3.1 Abroad (int. and national experts)	Per day	48	172	8 256
1.3.2 Local (local experts)	Per day	20	40	800
Subtotal Human Resources				30 306
2. Travel				
2.1. International travel	Per flight	10	800	8 000
2.2 Local transportation	Per trip	6	60	360
Subtotal Travel				8 360
3. Equipment and supplies				
3.2 Furniture, computer equipment	lump sum	1	2 000	2 000
Subtotal Equipment and supplies				2 000
4. Local office/project costs				
4.3 Consumables - office supplies	per month	6	500	3 000
4.4 Other services (tel/fax, electricity, maintenance)	per month	6	300	1 800
Subtotal Local office/project costs				4 800
5. Other costs, services				
5.1 Publications / exhibitions	lump sum	1	1 000	1 000
5.5 Translation	per page	150	15	2 250
5.6 Interpreter	per day	12	500	6 000
Subtotal Other costs, services				9 250
6. Total eligible project costs (1-5)				54 716
7. Other : administrative costs	percentage	0		3 830
8. Total eligible project costs (1-6)				58 546

5.4.2 Preparation of Guidelines for the repair and reconstruction process of the villages in the post buffer zone.**Objective:**

To elaborate guidelines for various Georgian institutions and international organisations responsible for the sectors related to reconstruction processes, return of displaced persons, revitalisation of cultural and living environment.

Expected outcomes:

Document detailing alternative or additional recommendations related to the specific situation and potential of the Gori region.

Description / Activities:

It has been recognised in field survey that the villages which have been damaged in the former buffer zone often contain residential and farm buildings of cultural significance. In addition the village plans themselves often have recognised characteristics which create

the unique character or 'genius loci' of the place. It is important that any redevelopment, reconstruction or repair proposals for the buildings respect these characteristics.

The starting point for understanding this significance comes with the preparation of inventory. The Council of Europe's 'Guidance on inventory and documentation of the Cultural heritage' reviews in detail the process of compiling the inventory of buildings and sites of cultural significance. Two specific aims of that guidance are particularly relevant to this case:

- *The investigation and documentation of the built heritage is central to our appreciation of geographical situation and our understanding of our historical evolution. We make inventories of that heritage in order to understand and to manage our inheritance.*
- *The consideration of the ensemble – groups of buildings and open spaces, which have a complementary relationship – is crucial to modern heritage management. The adoption of a simple data index for the documentation of the ensemble is proposed.*

The same guidance provides standards for the methodology involved preparing the inventory (core data index to historic buildings and monuments of the architectural heritage). This data index should be adapted to suit the specific criteria associated with the buildings in the villages but is likely to include:

1. Names and references
2. Location
3. Functional type e.g. farm, house, shop, factory, school, church
4. Dating
5. Building material and technique
6. Physical condition
7. Protection / Legal status
8. Historical summary, significance (where appropriate)

The index should include a photograph of any buildings which are judged to be of significance possibly supplemented by measured drawings to illustrate the range of building types. This study should examine both the typology of plan form and building detail.

The second part of the inventory will relate the individual buildings back to the village plan, providing the opportunity of an understanding of the evolution of the settlement, its growth patterns and therefore a template for the repairs or replacement of the existing buildings.

An assessment needs to be made from this exercise as to whether repair is either considered practicable or desirable where the buildings are considered to be of significance, or if they should be demolished and or replaced and in what style.

An assessment of costs for the repairs of the buildings should accompany the report.

It is proposed that a pilot project site or sites are selected and an inventory of the buildings prepared to test this approach. Tkiavi and Shindisi might be an appropriate choice for this study. Tkiavi Village had been badly damaged and has some evidence of

buildings of cultural significance, and Shindisi has numerous examples of older buildings of cultural significance.

The guidelines should include a review of other similar studies which have been prepared.

Duration:

The assessments and recommendations could be drafted by the end of 2008. Comprehensive inventory and publication of the guidelines could be completed by spring 2009, in time for the massive expected reconstruction investments.

Costs:

Council of Europe Immediate action for Cultural Heritage in Georgia Component B: Guidelines for reconstruction in the former "Buffer Zone"				
2008-2009				
Expenses	Unit	# of units	Unit rate (in EUR)	Costs (in EUR)
1. Human Resources				
1.1 Salaries (gross amounts, local experts)	per day	35	50	1 750
1.2 Salaries (gross amounts, expat/int. experts)	per day	21	600	12 600
1.4 Per diems for missions/travel				
1.4.1 Abroad (int. and national experts)	Per day	25	172	4 300
1.4.2 Local (local experts)	Per day	20	40	800
Subtotal Human Resources				19 450
2. Travel				
2.1. International travel	Per flight	4	800	3 200
2.2 Local transportation	Per trip	4	60	240
Subtotal Travel				3 440
3. Equipment and supplies				
3.2 Furniture, computer equipment	lump sum	1	1 500	1 500
Subtotal Equipment and supplies				1 500
4. Local office/project costs				
4.3 Consumables - office supplies	per month	6	200	1 200
4.4 Other services (tel/fax, electricity, maintenance)	per month	6	150	900
Subtotal Local office/project costs				2 100
5. Other costs, services				
5.1 Publications / exhibitions	lump sum	1	3 500	3 500
5.5 Translation	per page	155	15	2 325
5.6 Interpreter	per day	6	500	3 000
Subtotal Other costs, services				8 825
6. Total eligible project costs (1-5)				35 315
7. Other : administrative costs	percentage	0		2 472
8. Total eligible project costs (1-6)				37 787

5.4.3 Local and Regional Sustainable Development Programme

Objective:

To help the national, regional and local institutions examine the long-term potential of the Gori region and to design a medium- and long-term regional development strategy based on the region's cultural and natural resources.

Expected outcomes:

- elaboration and adoption of a “Territory Charter”;
- development, enhancement of the territory identity;
- pre-feasibility, feasibility studies, bankable projects eligible for grant support through national investment programmes (private and public) and international organisations;
- building local capacities for activities identification and development, for resource mobilisation and access to funding;
- co-operation strengthened between line ministries and local authorities;
- local NGOs, CSOs recognised as partners;
- reduced rural to urban migration and depopulation.

Description / Activities:

The “Local and Regional Sustainable Development Programme” should become the main vehicle for implementing a cross-sector approach in cultural and natural heritage, environment protection, urban and spatial planning, social cohesion, and economic development spheres.

The project is based on a process that respects the traditions and local identities and ensures equitable treatment of all community groups. It concentrates on replicable integrated conservation and economic development activities and makes use of lessons learned on site to suggest policy adjustments in order to enhance the efficiency of state, local government and community practices. The “Local and Regional Sustainable Development Programme” involves a multi-sectoral approach:

Social development and personal development

- traditional housing, and in particular creation or rehabilitation of social housing under schemes to rehabilitate older buildings in association with programmes to combat poverty and/or post-crisis management programmes.
- Contribution to social development: actions aimed at increasing skills (education and training); assistance with access to employment for individuals and the most vulnerable groups.
- Personal development linked with heritage enhancement: awareness-raising, communication, information.

Economic development (agriculture, tourism, crafts, industry, trade and services) from a perspective of heritage protection and enhancement

- Economic exploitation of local resources to encourage development and creation of activities.
- Maintenance and development of economic life compatible with the development aims of the territory: creation and preservation of jobs, observation and awareness, planning and facilities.

Preservation and enhancement of the environment and the natural and cultural heritage

- Protection of the environment: waste management, water supply, energy, communications, protection and management of natural spaces, biodiversity and the landscape.

- Control of the development of the territory: improvement of living conditions, especially in degraded urban and rural areas, management of urban development, modernisation of rural areas, management of migratory flows, return and integration of displaced persons and refugees.
- Protection and rehabilitation of the historical heritage, enhancement of the built heritage and the vernacular heritage, raising of public awareness.

Actions to ensure cohesion and co-ordination of action on the ground

- Actions and tools contributing to appropriate territorial organisation of development and planning.

The areas covered by the “Local and Regional Sustainable Development Programme” are the orientation of regional policies toward a development dynamic, the promotion of new development models, and the development of local professional skills. It includes the following main stages:

Stage 1: Drawing up a diagnosis

- a. Creation of structures to conduct and manage the project (Interministerial Commission, Steering Committee, Project Implementation Unit)
- b. Evaluation of the situation: identify key issues in the territory, local and national stakeholders to be involved in the process, define the themes and responsibility of the working groups
- c. Overview and diagnosis of the territory: list the main issues in the territory in terms of themes and the (potential) overall aims of the territory – Working groups
- d. Synthesis and drafting of the diagnosis of the territory
- e. Formal adoption of the diagnosis by the monitoring agencies (Interministerial Commission, local authorities, stakeholders)

Stage 2: Drawing up a development strategy

- f. Establishment of the methodology for drawing up the strategy: reconsider issues and identify main guidelines for action; creation of “working groups”
- g. Drafting of the “development strategy” and of the synthesis report
- h. Formal adoption of the “development strategy” by the monitoring agencies (Interministerial Commission, local authorities, stakeholders)

Stage 3: Drawing up the local/regional development programme

- i. Establishment of the methodology to draw up the programme
- j. Drawing up of the long-term Project Programme (actions, pre-feasibility studies, investment plan, deadlines, organisation/management, etc.)
- k. Final evaluation (impact on legislation and policy)
- l. Formal adoption of the “local/regional development programme” by the monitoring agencies (Interministerial Commission, local authorities, stakeholders)

Stage 4: Operational stage

- m. Agreement between the national and regional partners on implementation of the Project Programme

- n. Feasibility studies
- o. Funding
- p. Monitoring and management

Duration:

The minimum duration is 14 months; in so far field investigation could be carried out and completed by the end of 2008.

Costs:

Council of Europe Immediate action for Cultural Heritage in Georgia Component C: Local and Regional Sustainable Development Programme for Gori Region				
2008-2009				
Expenses	Unit	# of units	Unit rate (in EUR)	Costs (in EUR)
1. Human Resources				
1.1 Salaries (gross amounts, local experts)	per month	20	500	10 000
1.2 Salaries (gross amounts, expat/int. experts)	per day	20	600	12 000
1.3 Per diems for missions/travel				
1.3.1 Abroad (int. and national experts)	Per day	25	172	4 300
1.3.2 Local (local experts)	Per day	50	40	2 000
Subtotal Human Resources				28 300
2. Travel				
2.1. International travel	Per flight	5	800	4 000
2.2 Local transportation	Per trip	20	60	1 200
Subtotal Travel				5 200
3. Equipment and supplies				
3.2 Furniture, computer equipment	lump sum	1	4 500	4 500
Subtotal Equipment and supplies				4 500
4. Local office/project costs				
4.3 Consumables - office supplies	per month	15	300	4 500
4.4 Other services (tel/fax, electricity, maintenance)	per month	15	200	3 000
Subtotal Local office/project costs				7 500
5. Other costs, services				
5.1 Publications / exhibitions	lump sum	1	2500	2 500
5.5 Translation	per page	100	15	1 500
5.6 Interpreter	per day	9	500	4 500
Subtotal Other costs, services				8 500
6. Total eligible project costs (1-5)				54 000
7. Other : administrative costs	percentage	0		3 780
7. Total eligible project costs (1-6)				57 780

Appendix 2: photos



Photograph 1 Tkiavi



Photograph 2



Photograph 3

Photograph 4: Erdgneti





Photograph 5 General view of Nikozi Monastery from South



Photograph 6 Bishops Palace Interior



Photograph 7 Former Residential buildings



Photograph 8 Variani



Photograph 9 Shindisi, earth brick building



Photograph 11 Shindisi



Photograph 12 Arbo

Photograph 14 Mereti



Photograph 13 Mereti

Photograph 15 Karbi



Appendix 3: Diagrams

