

Kyiv Initiative Regional Program
Pilot Project for Rehabilitation of Cultural Heritage in Historic Towns (pp2)
Georgia

PRELIMINARY TECHNICAL FILE

DUSHETI

2011

The document was partially updated by the Dusheti PIU in the scopes of the CoE/EU joint regional project "Community led Urban Strategies in Historic Towns" COMUS in 2016.



Preliminary Technical File, Dusheti, 2011

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Foreword

The local technical team working on the inventory and mapping:

Mr. Isak Kariauli (Chief Architect of Dusheti)

Ms. Maia Mania (Architecture Historian)

Ms. Nino Kordzakhia (Architect)

The local technical team working on the Reference File:

Ms. Tsaro Sadzaglishvili

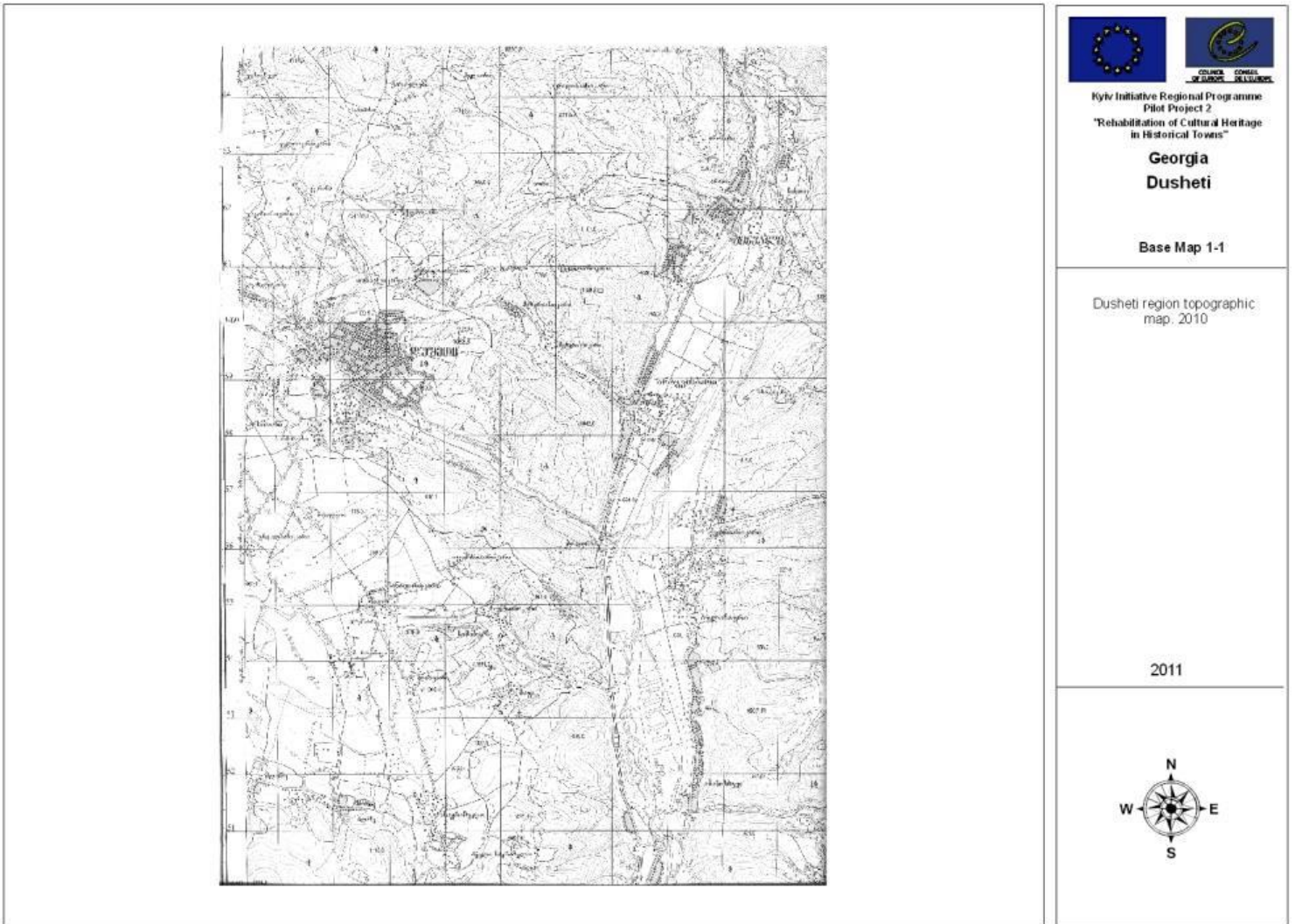
Mr. Iago Tsotskolauri

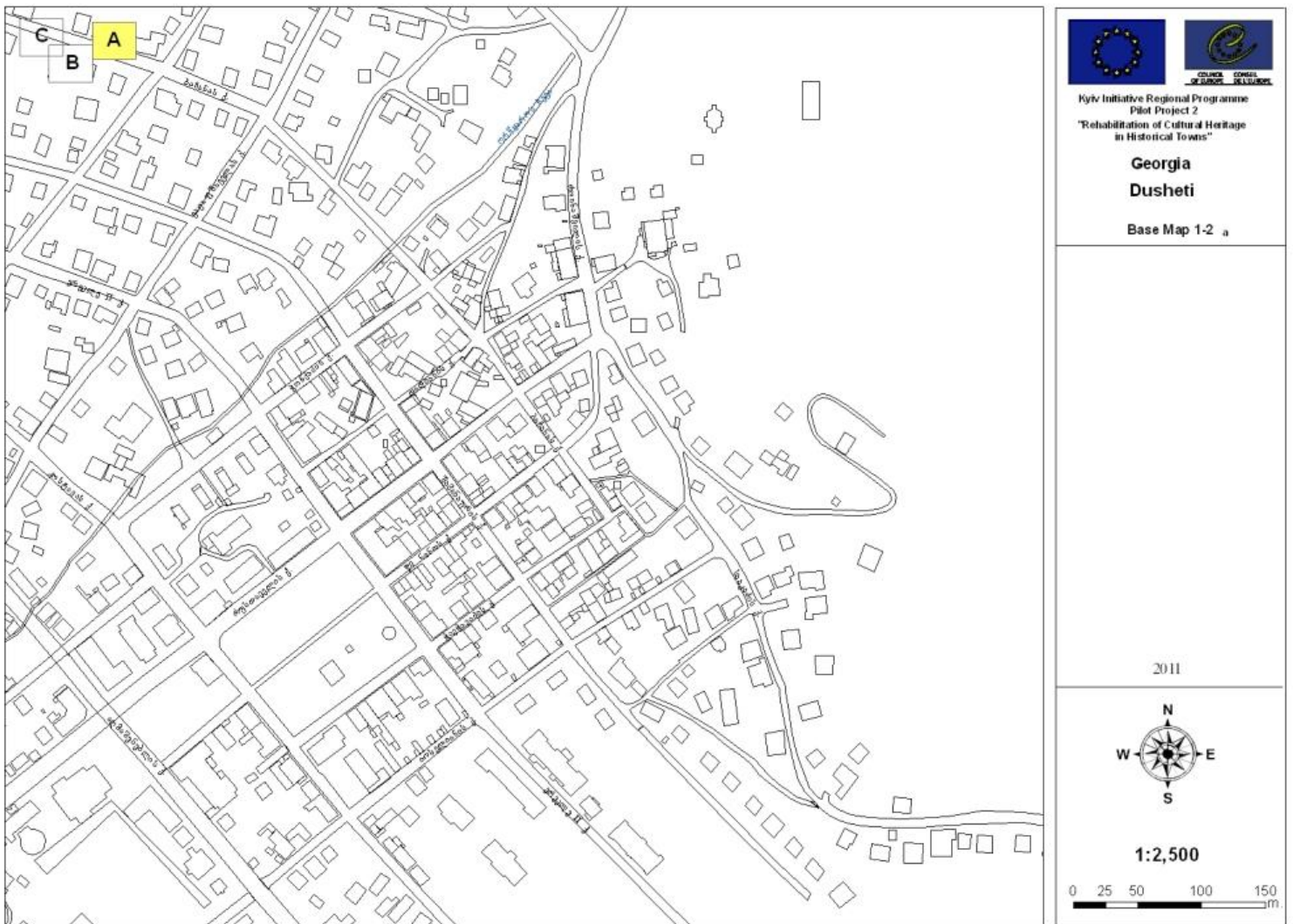
Ms. Bela Tsveradze

Ms. Maia Mania

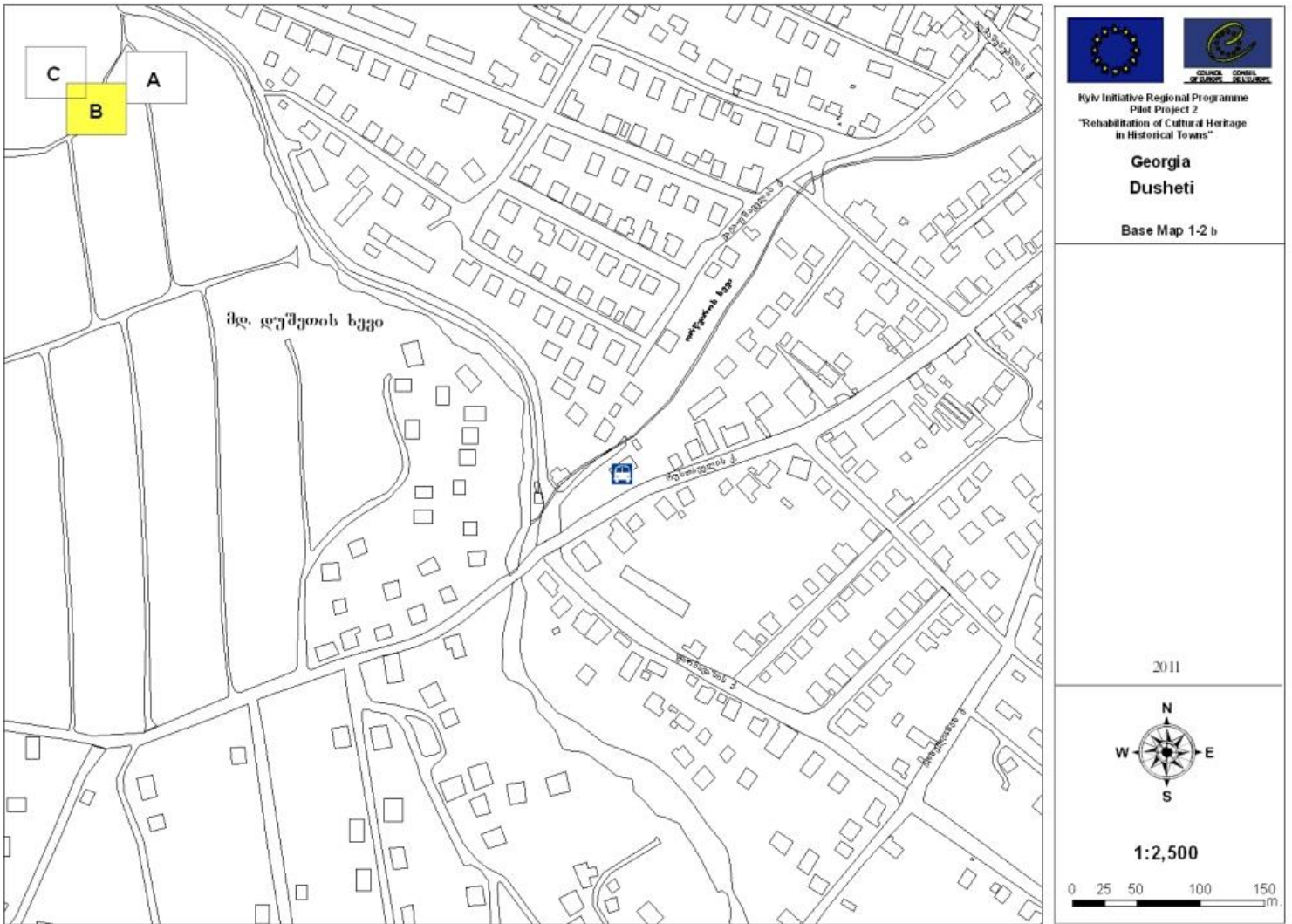
Mr. Mirian Pkhaladze

1. Base Maps

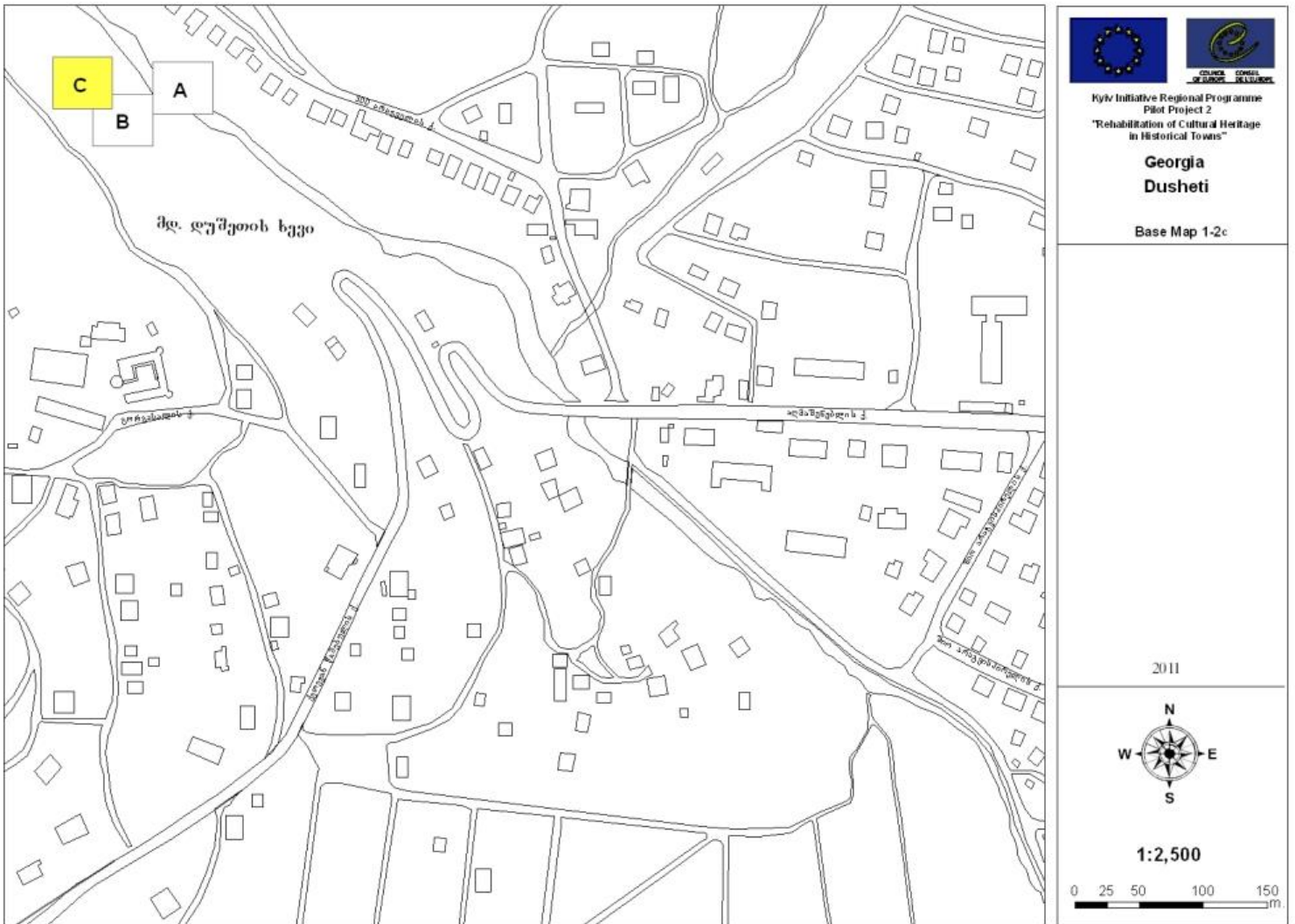




Preliminary Technical File, Dusheti, 2011



Preliminary Technical File, Dusheti, 2011





Kyiv Initiative Regional Programme
Pilot Project 2

"Rehabilitation of Cultural Heritage
in Historic Towns"

Georgia
Dusheti

Base Map 1-3

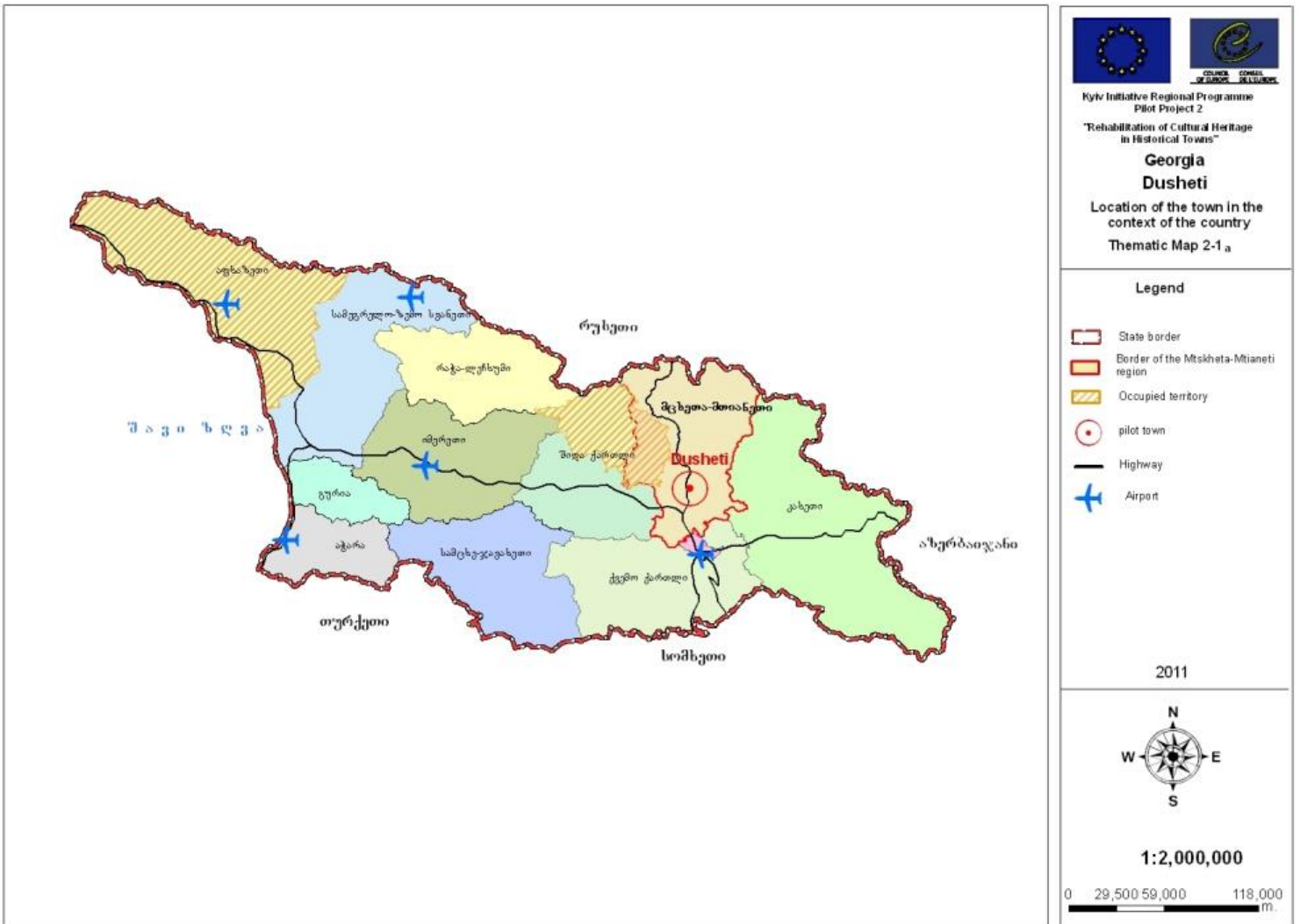
Fragment of the 1960 plan of
Dusheti, revised during the
fieldwork in 2011

2011

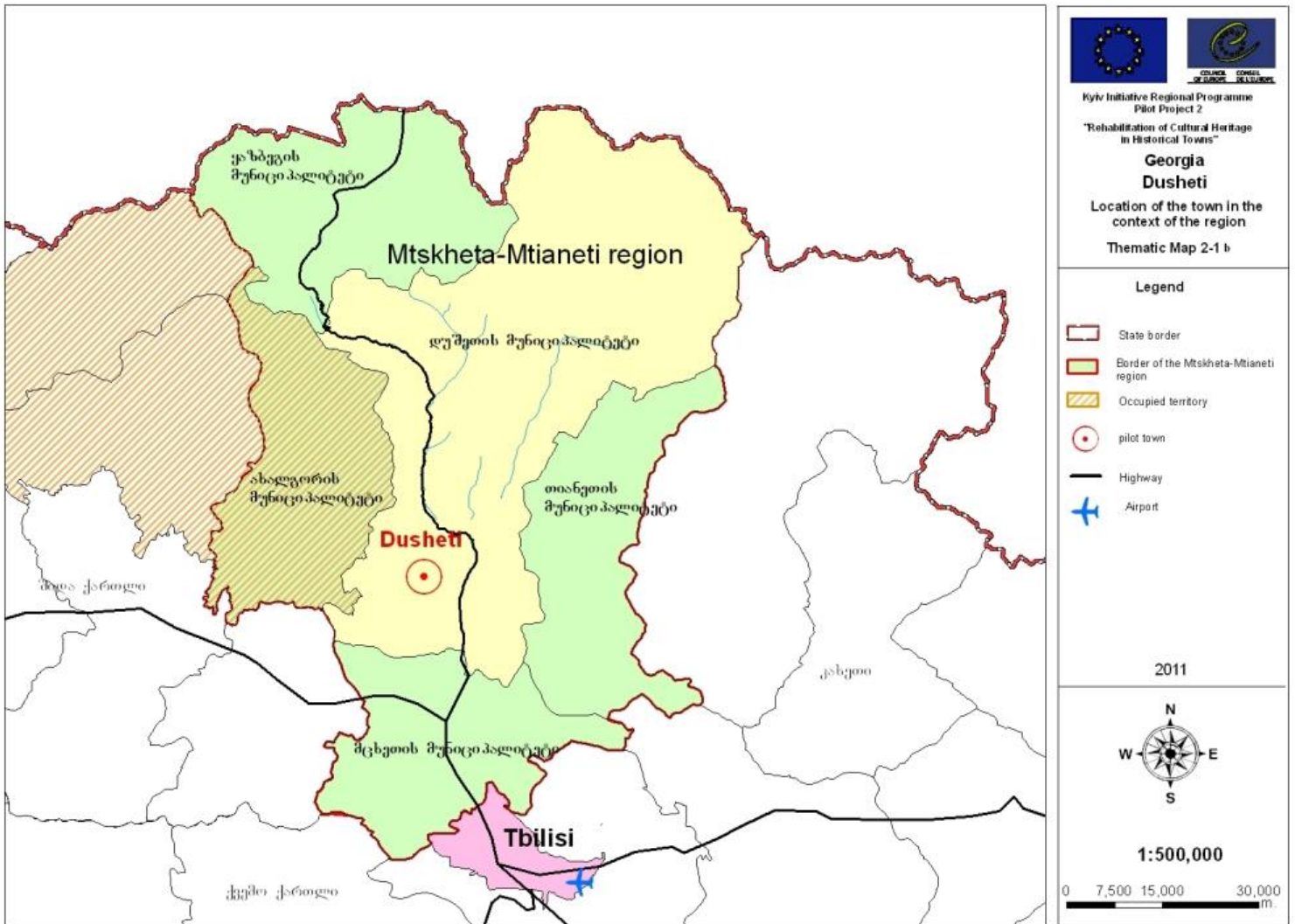


2. Thematic Maps

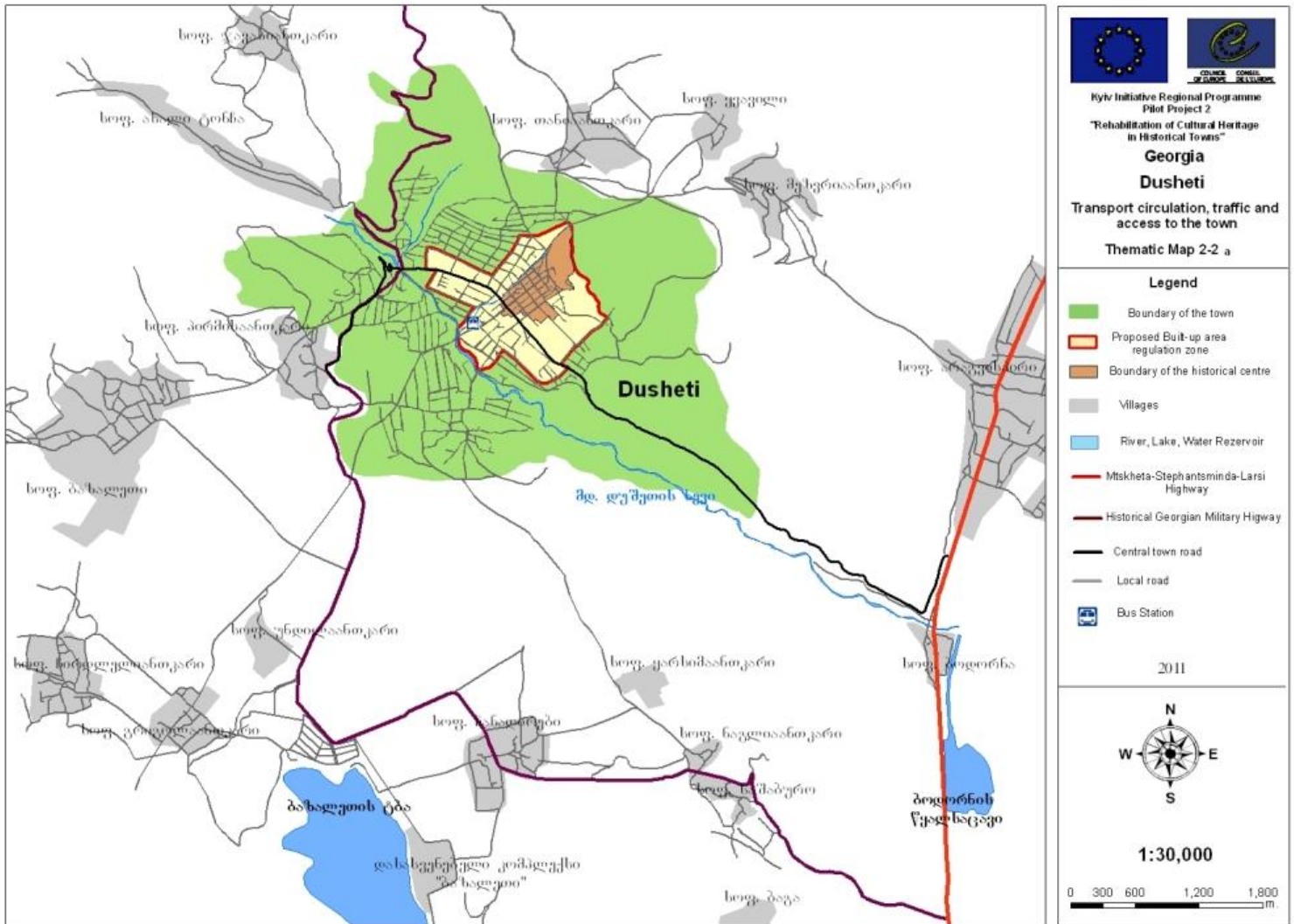
2.1a Location of the town in the context of the country

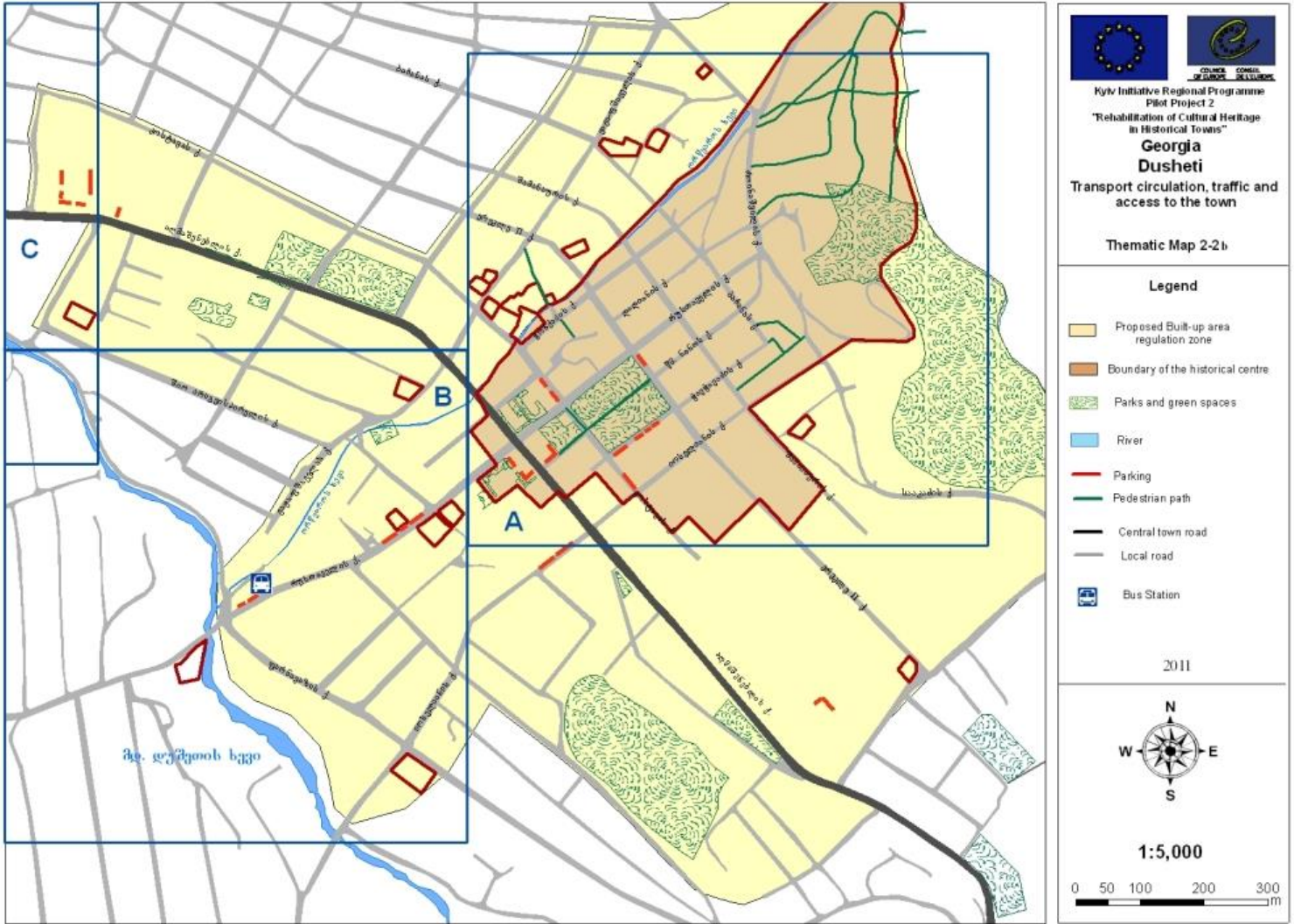


2.1b Location of the town in the context of the region



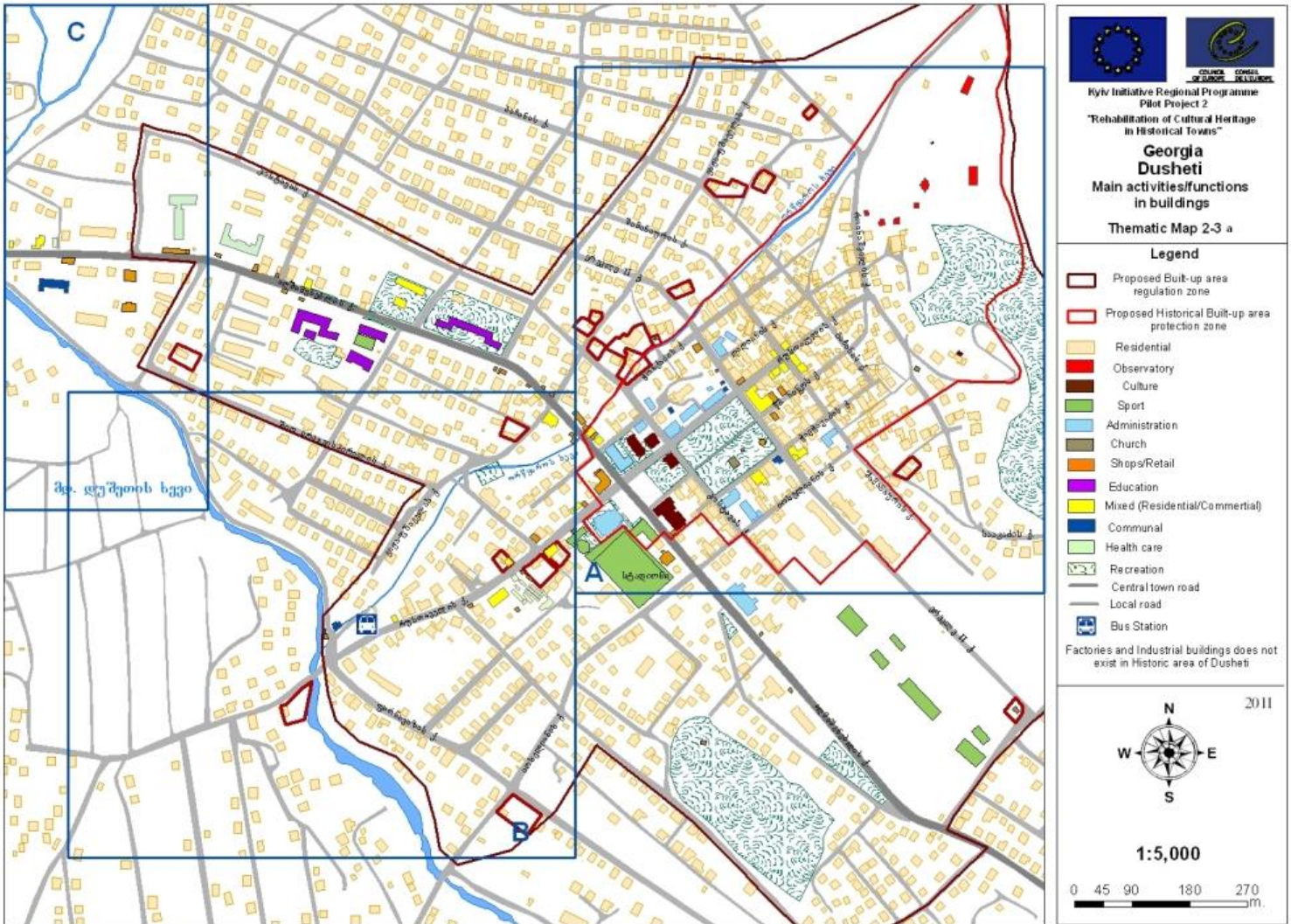
2.2a Traffic circulation, transport and access to the town



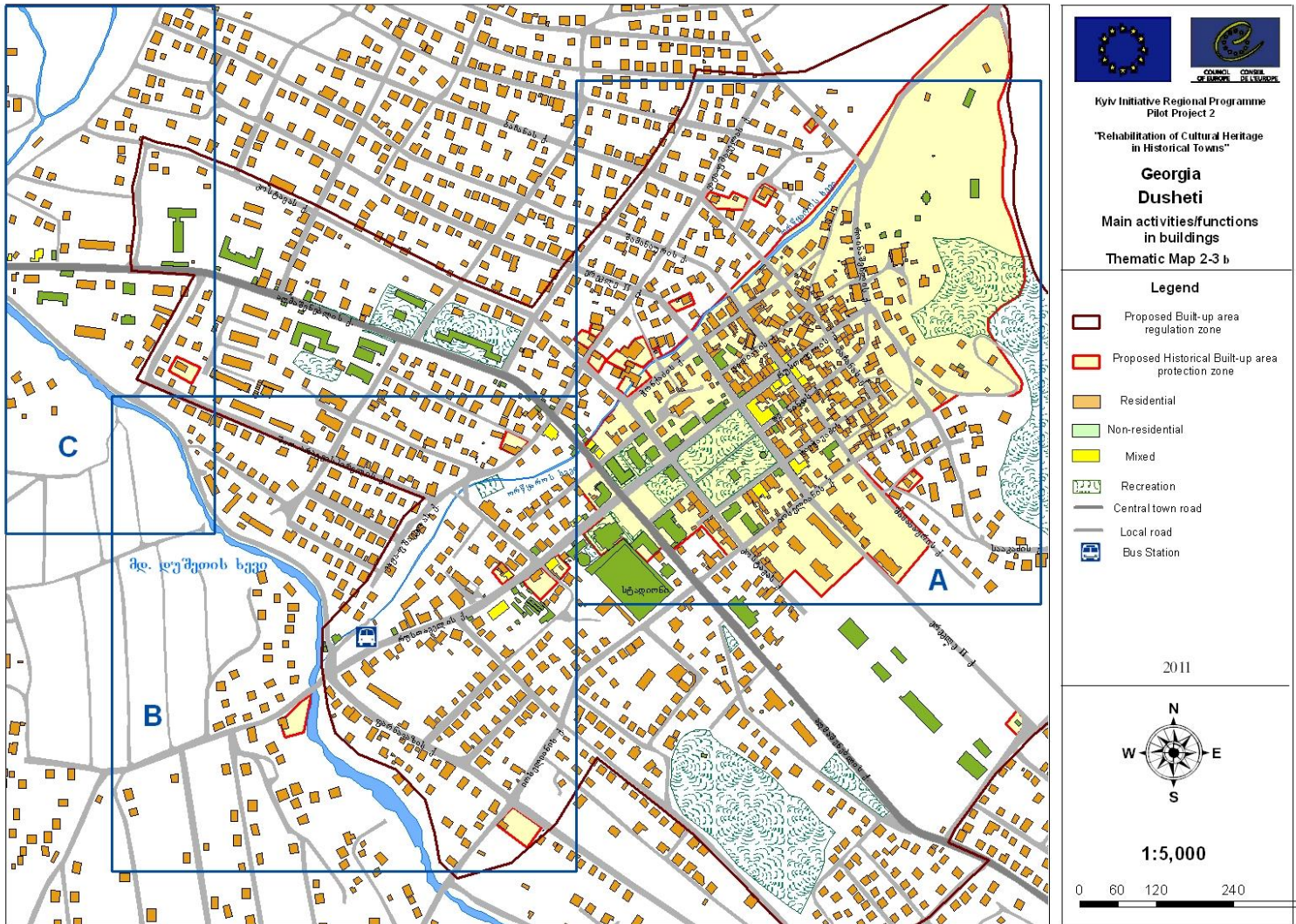


Preliminary Technical File, Dusheti, 2011

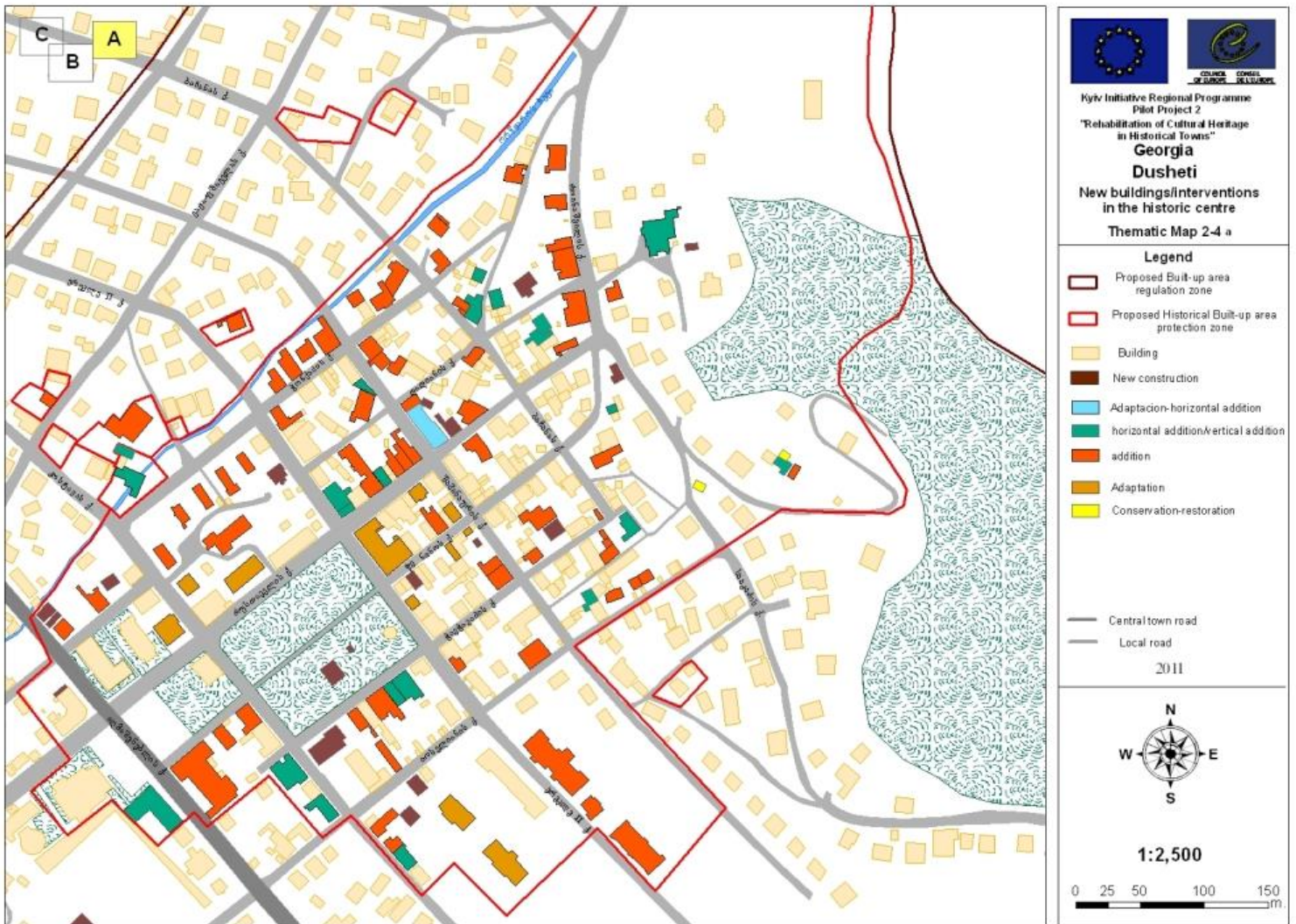
2.3 a The main activities/functions in buildings

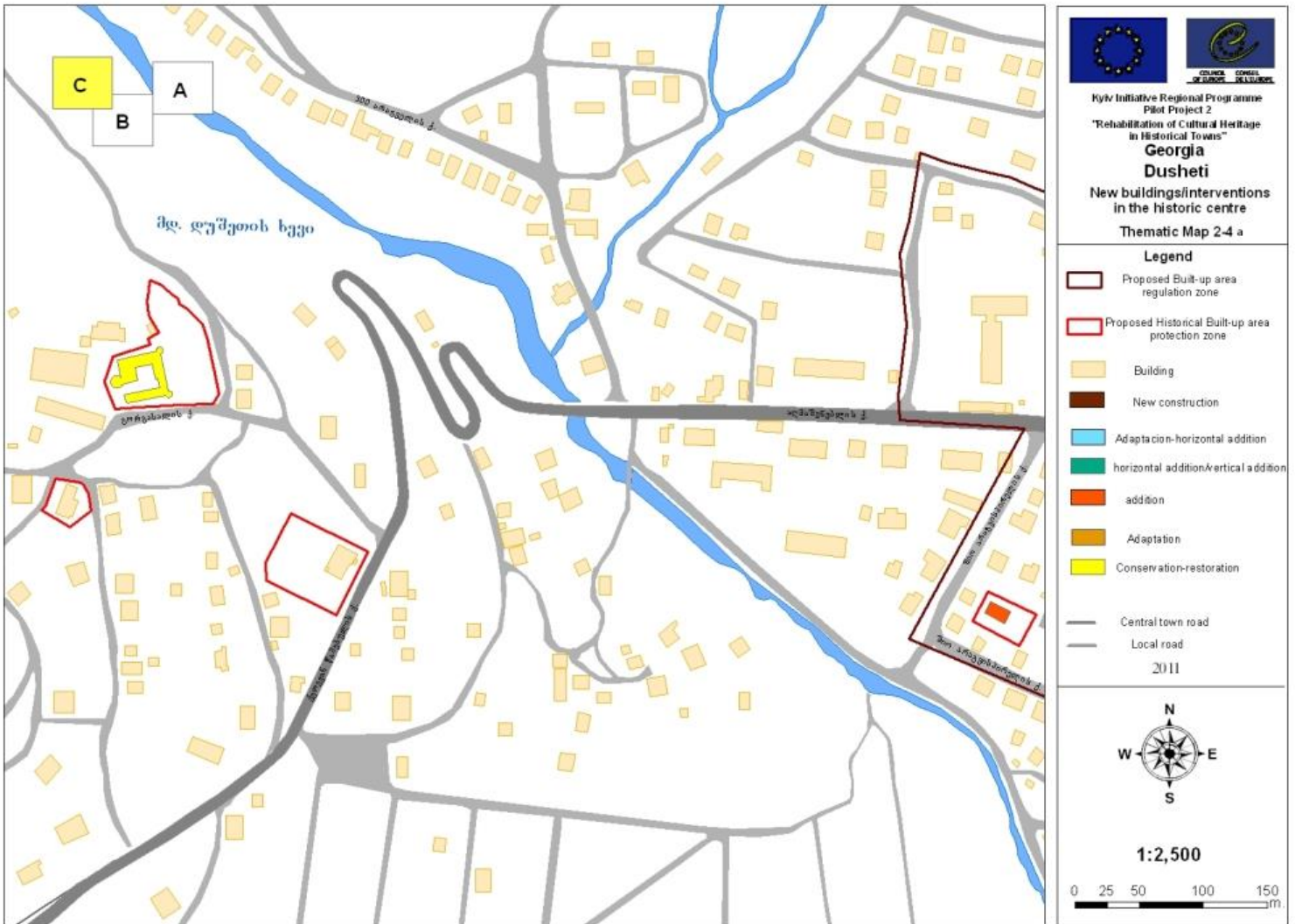


2.3 b Buildings used for residences/housing

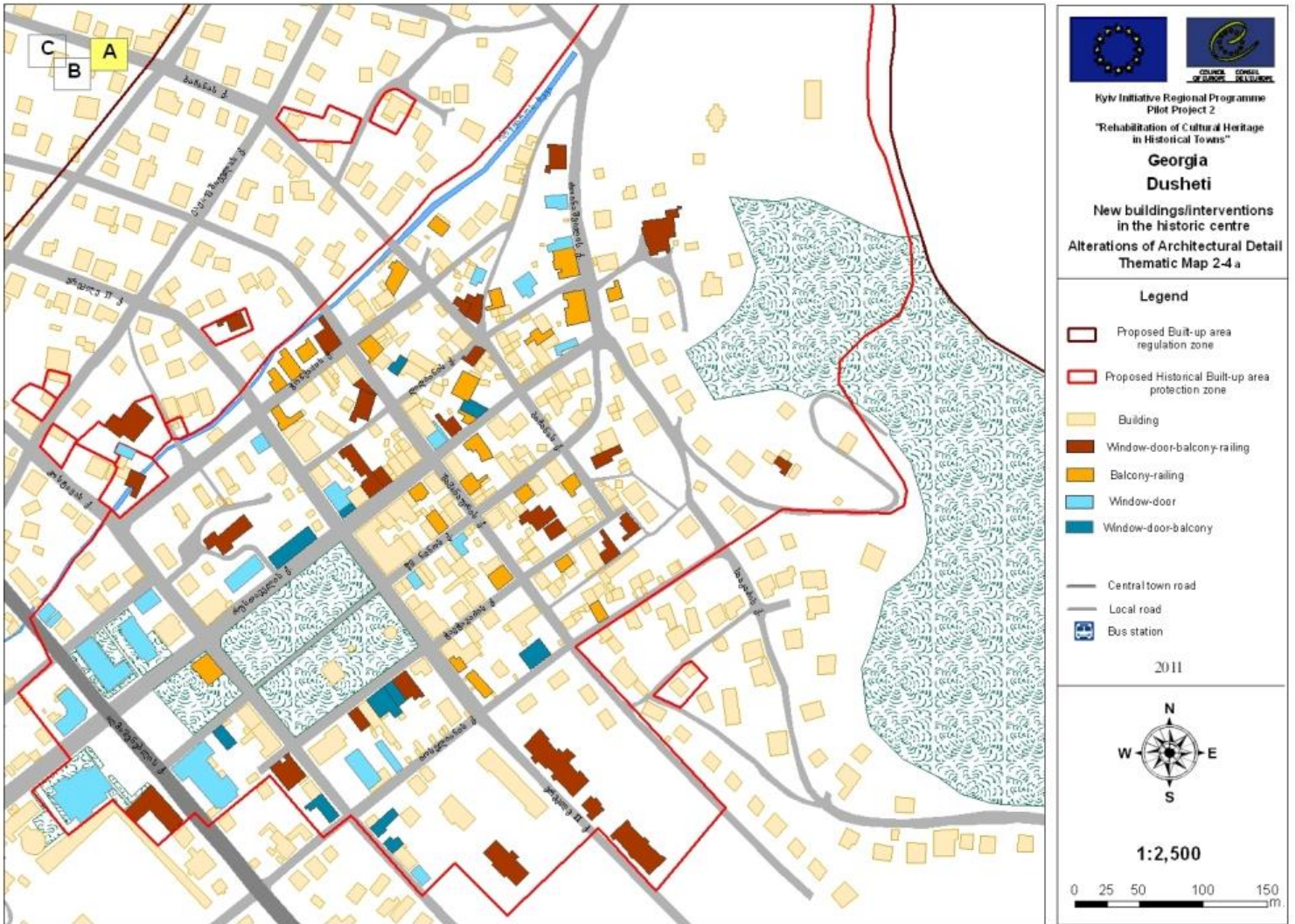


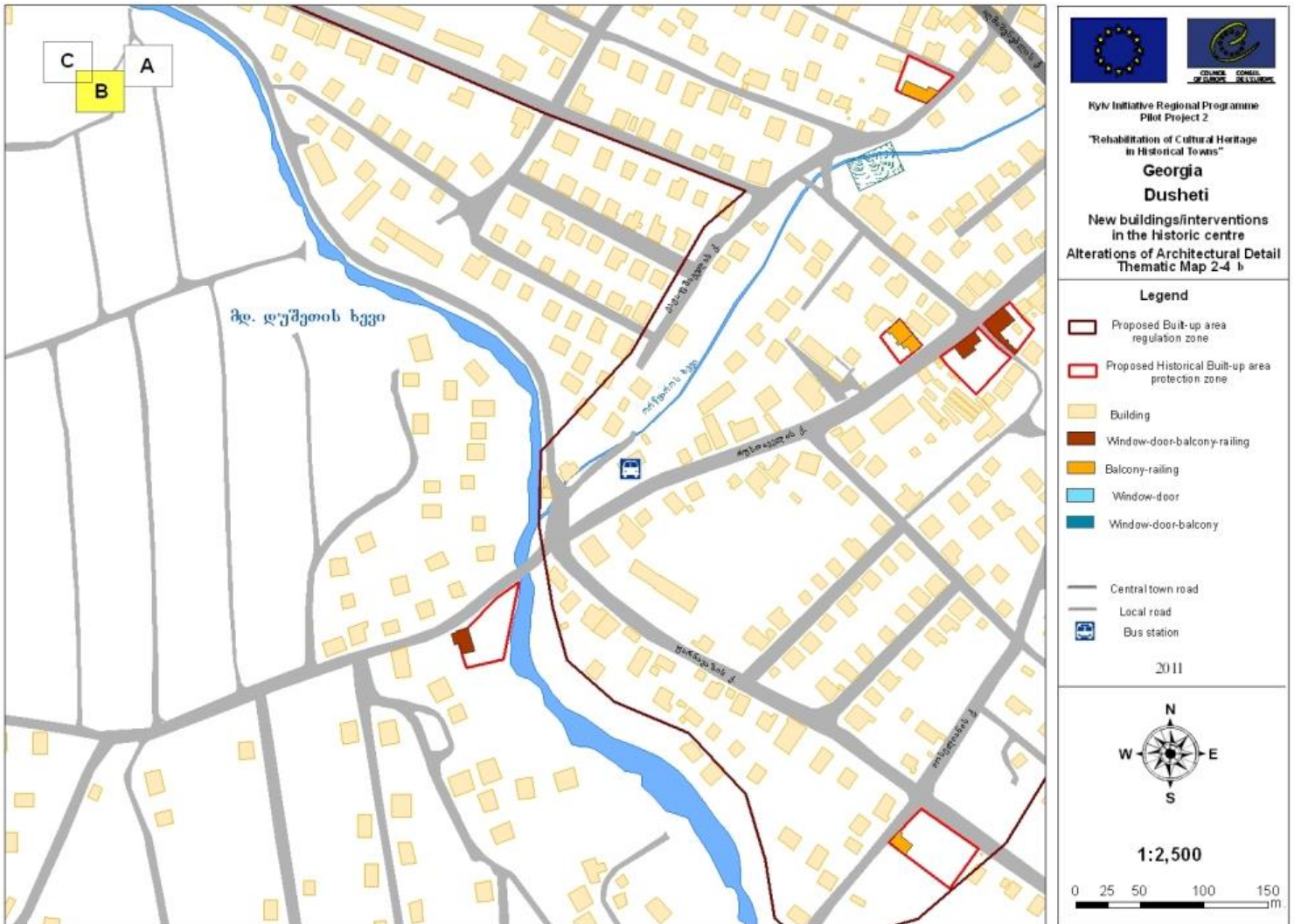
2.4 a The new buildings/Interventions



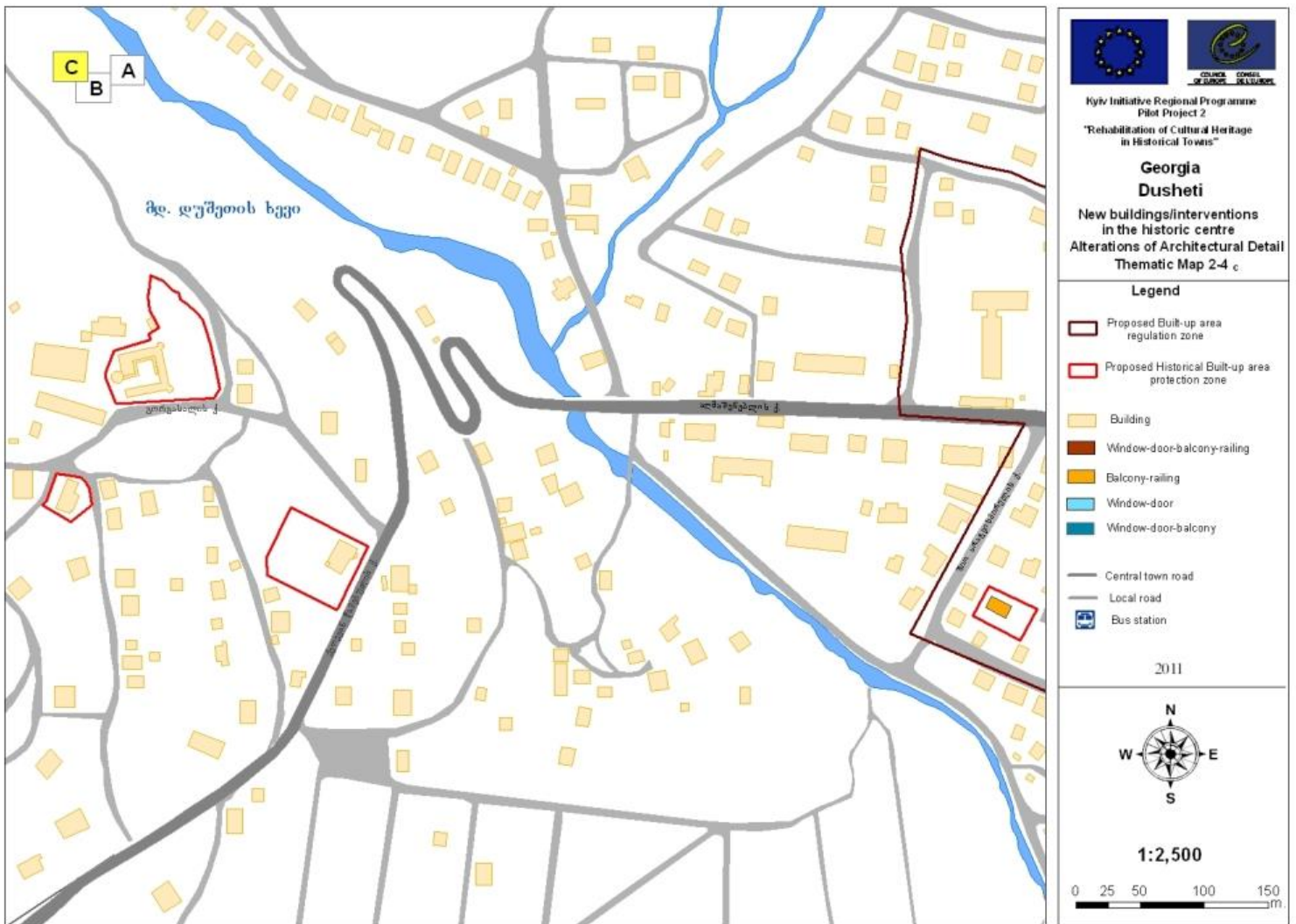


2.4 b Interventions in historical centre (Alterations of architectural details)

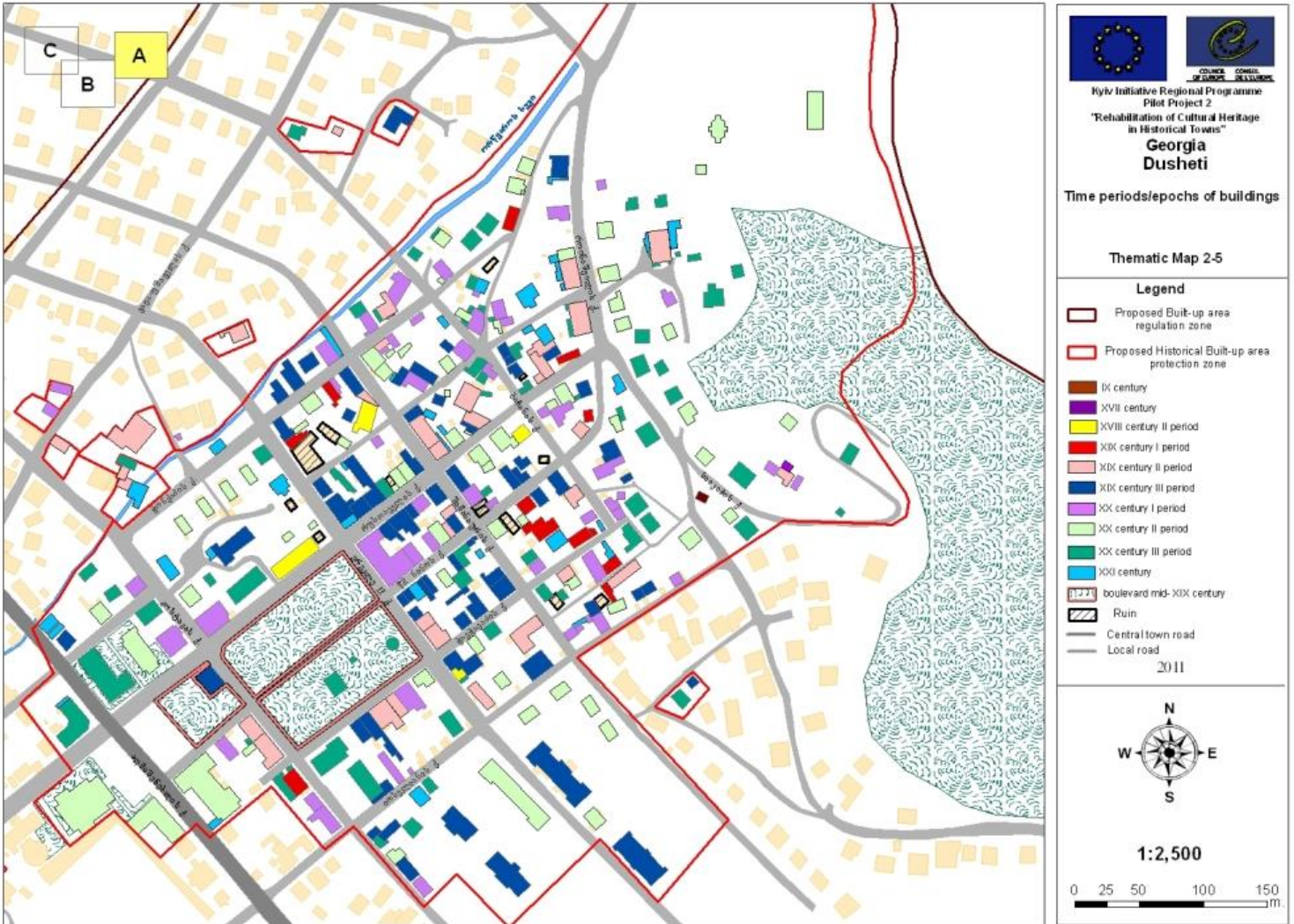


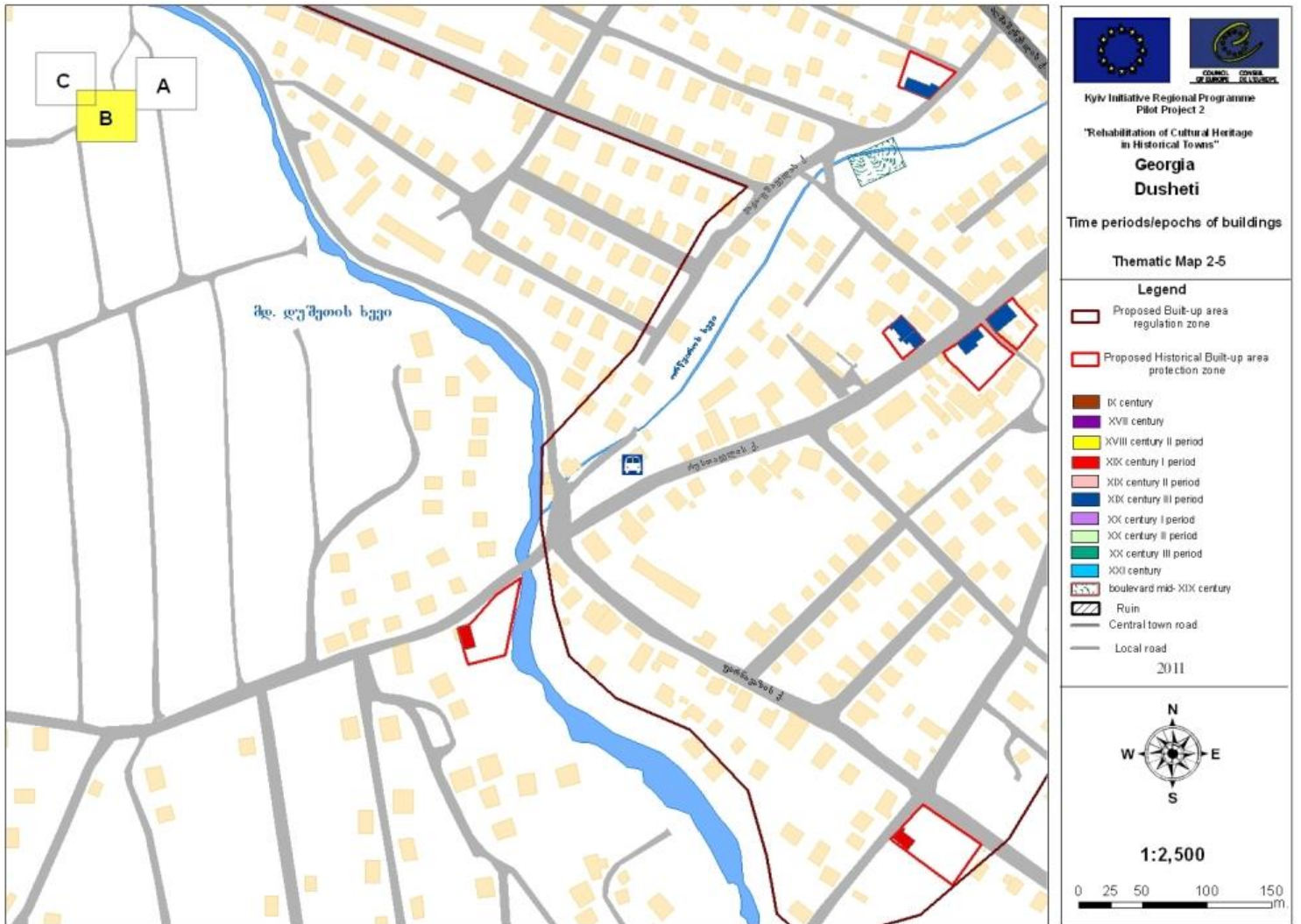


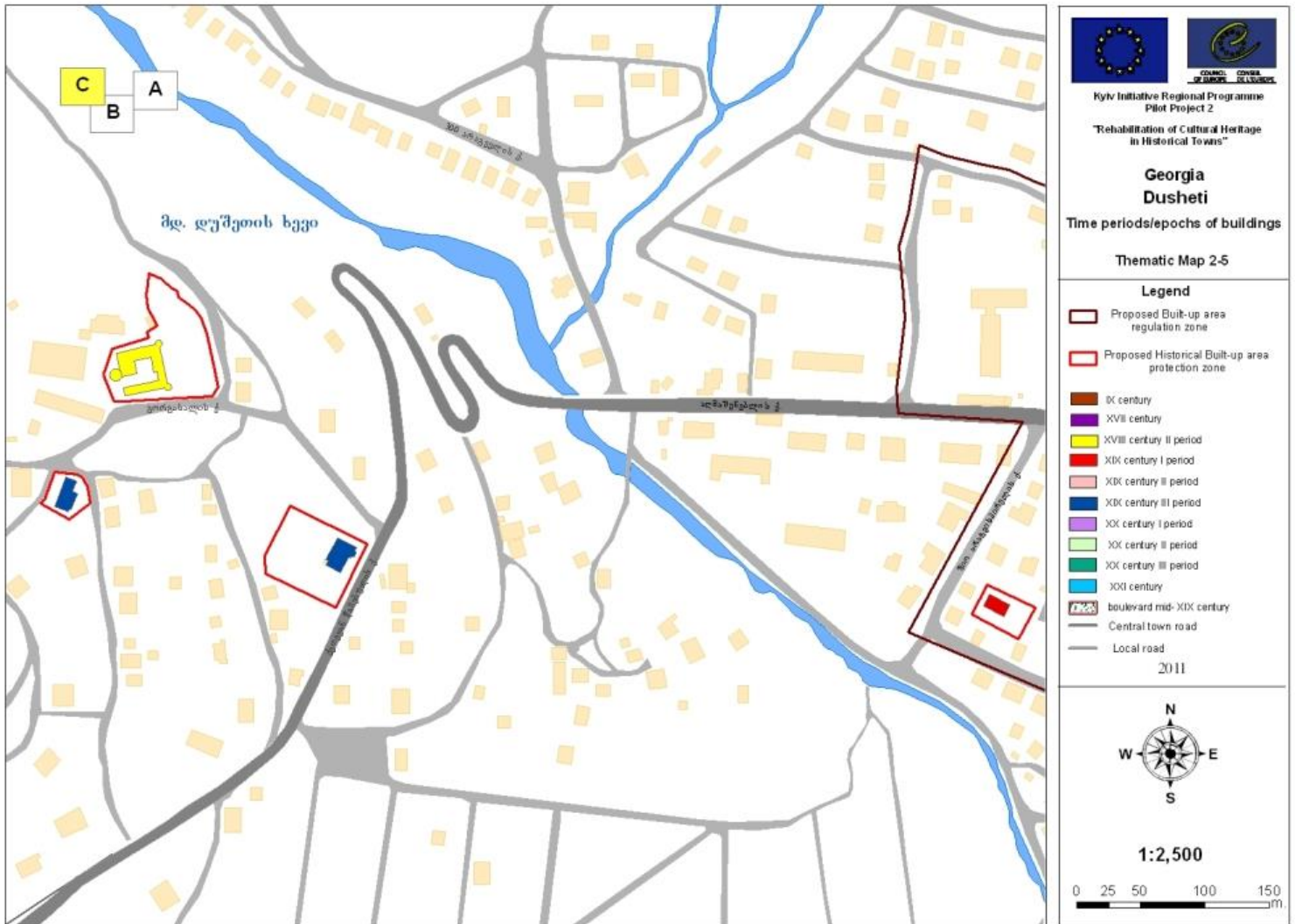
Preliminary Technical File, Dusheti, 2011



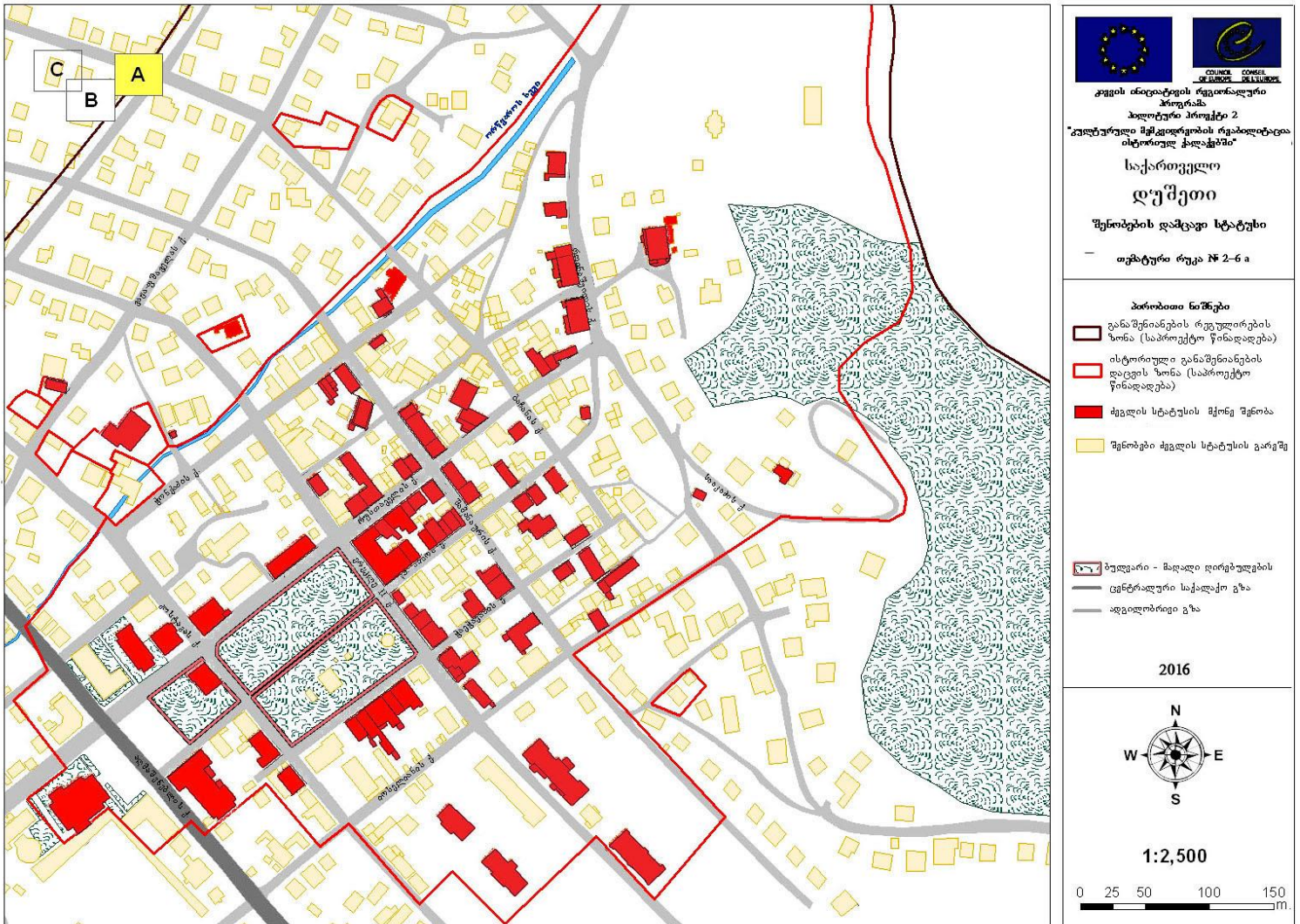
2.5 Time Periods/Epochs of buildings



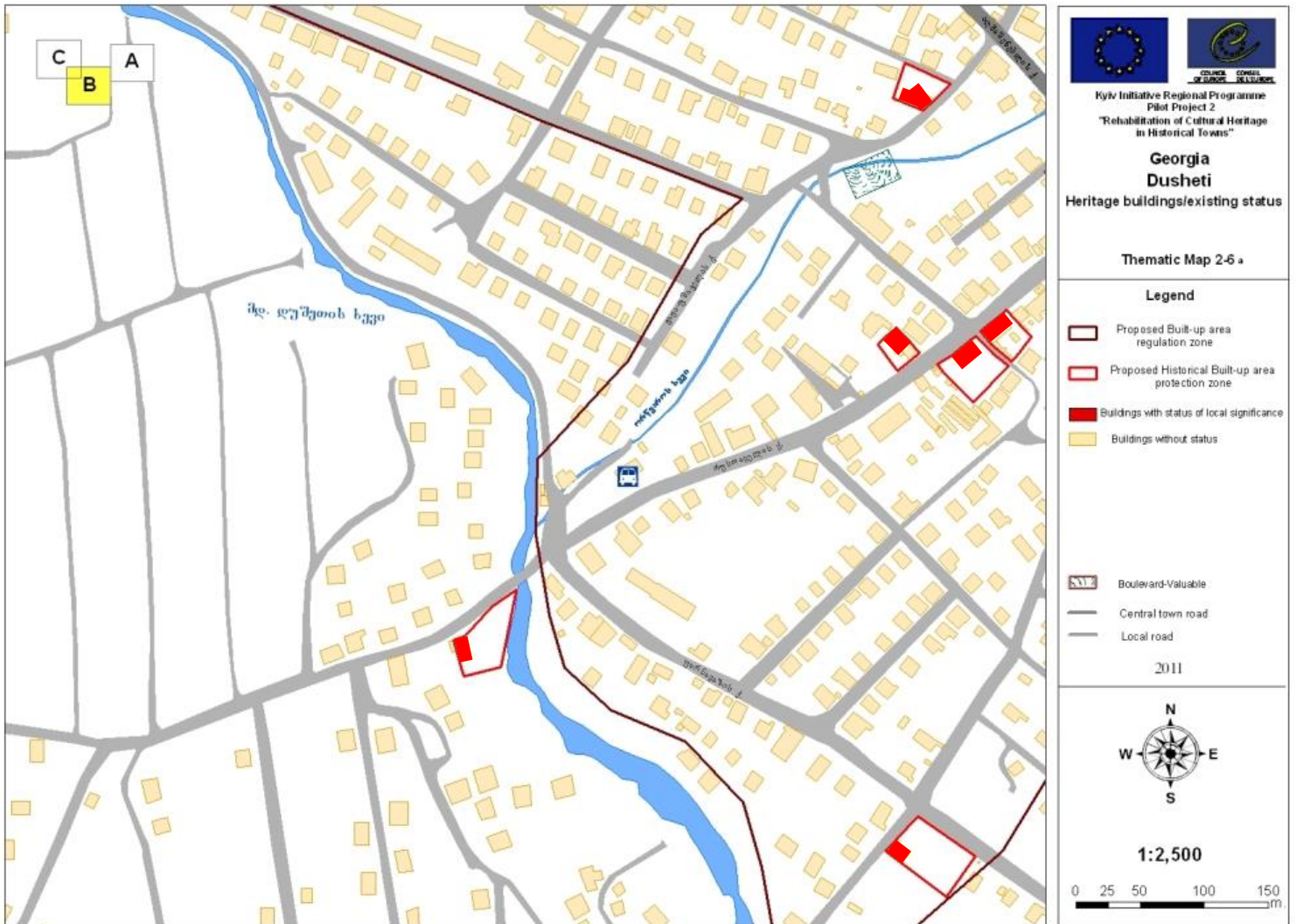


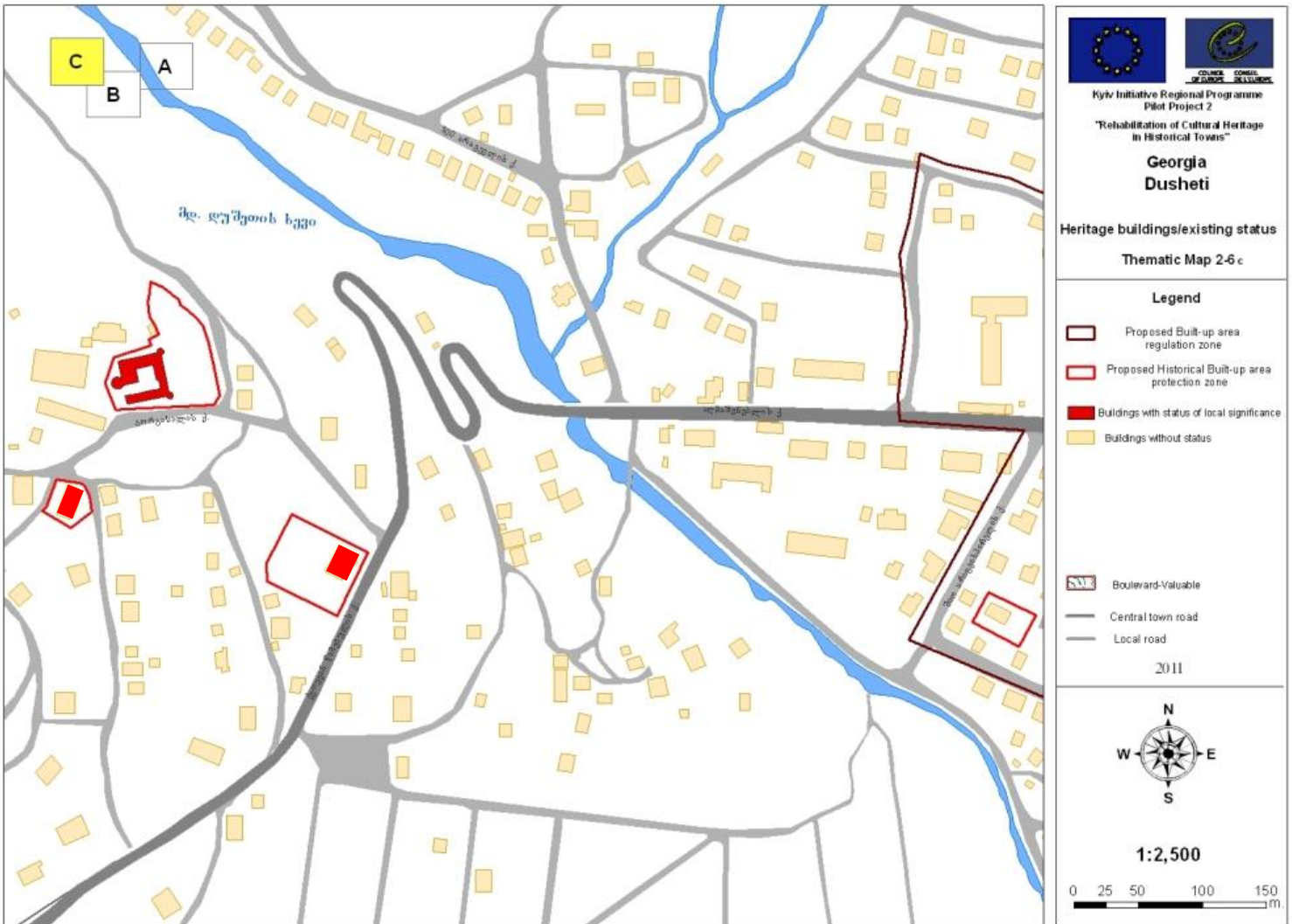


2.6 a Buildings protection status¹

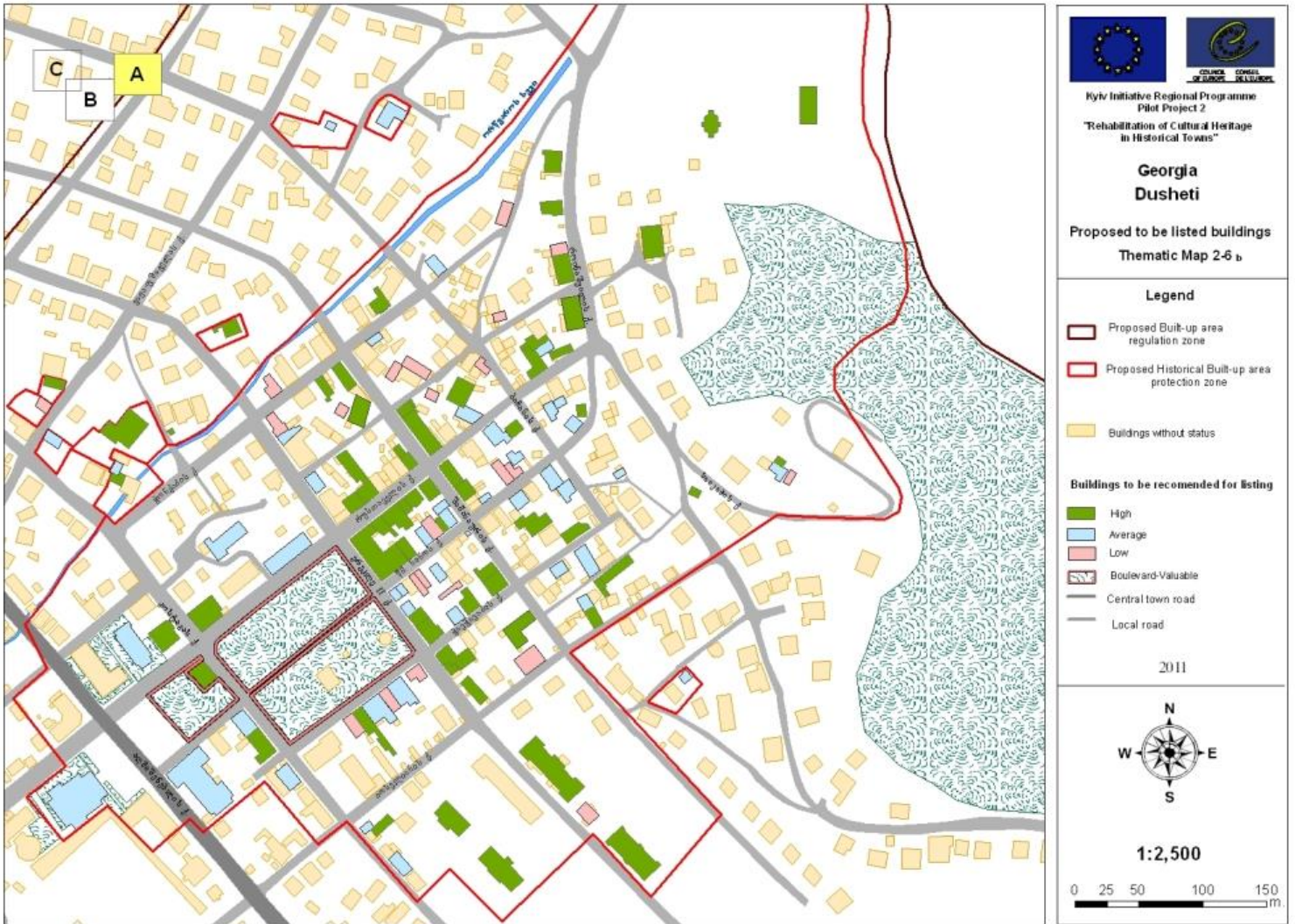


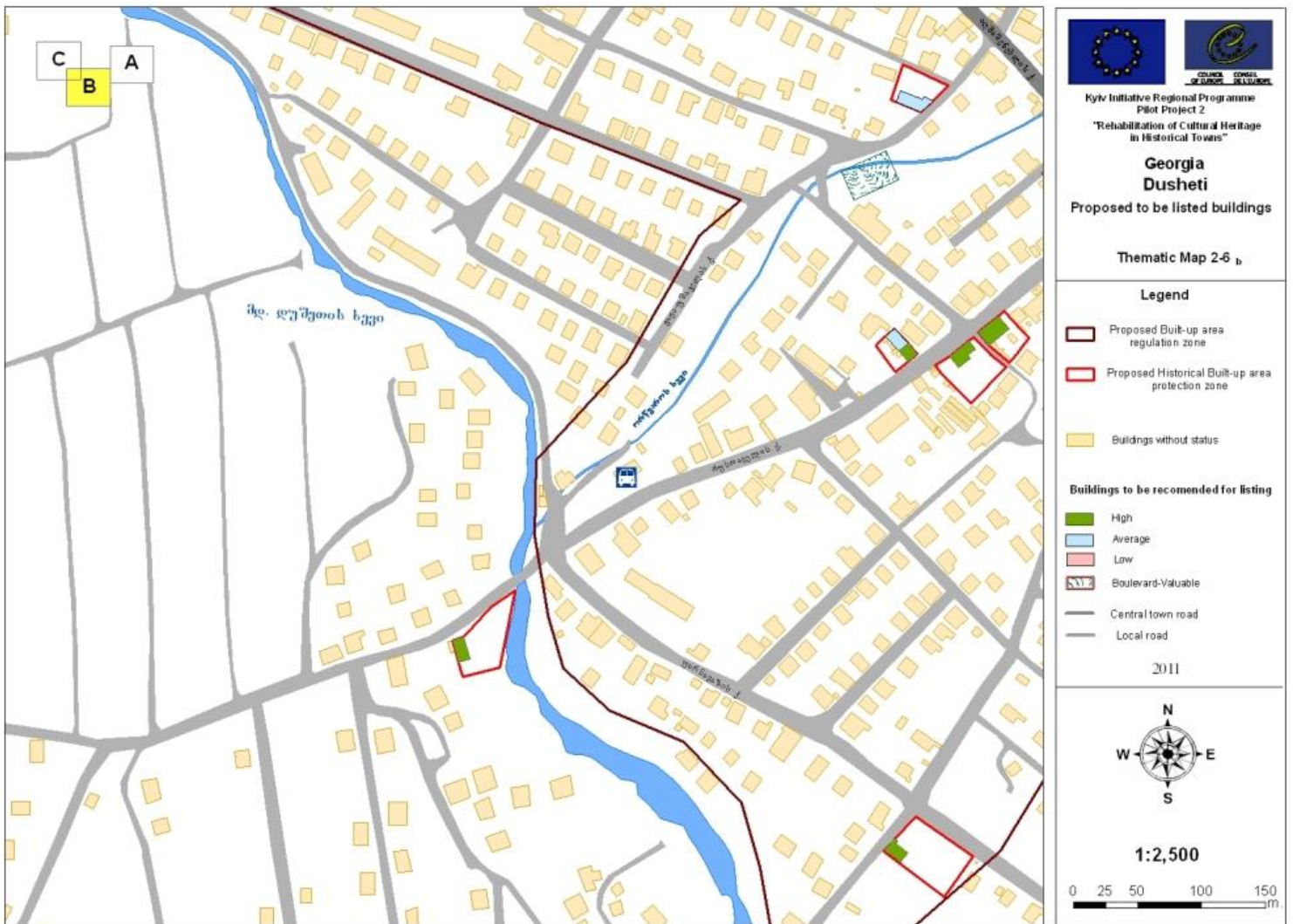
¹ The maps 2.6a was updated by the Dusheti PIU in the scopes of the CoE/EU joint regional project "Community led Urban Strategies in Historic Towns" COMUS in 2016.



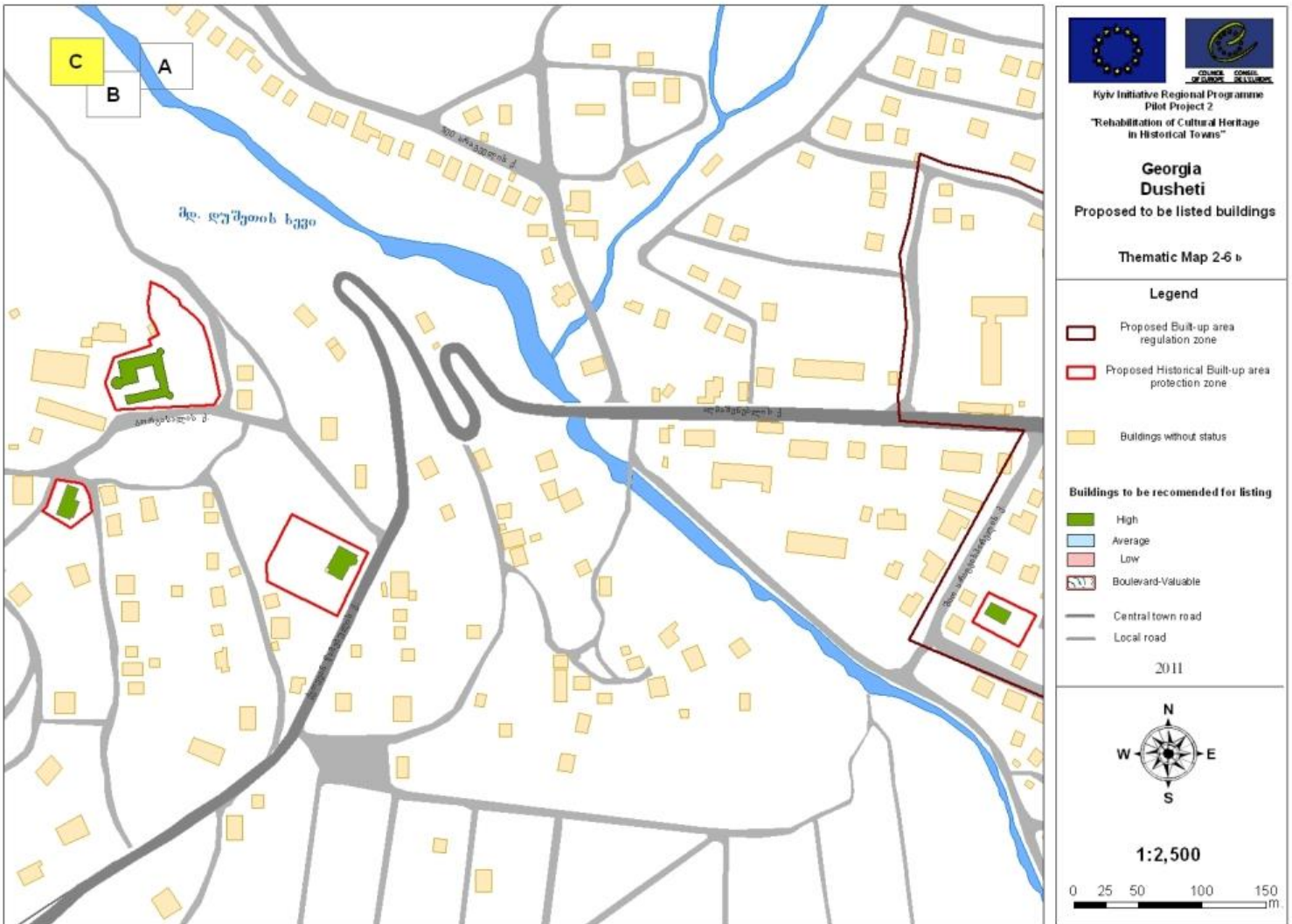


2.6 b Buildings of Architectural & Artistic value

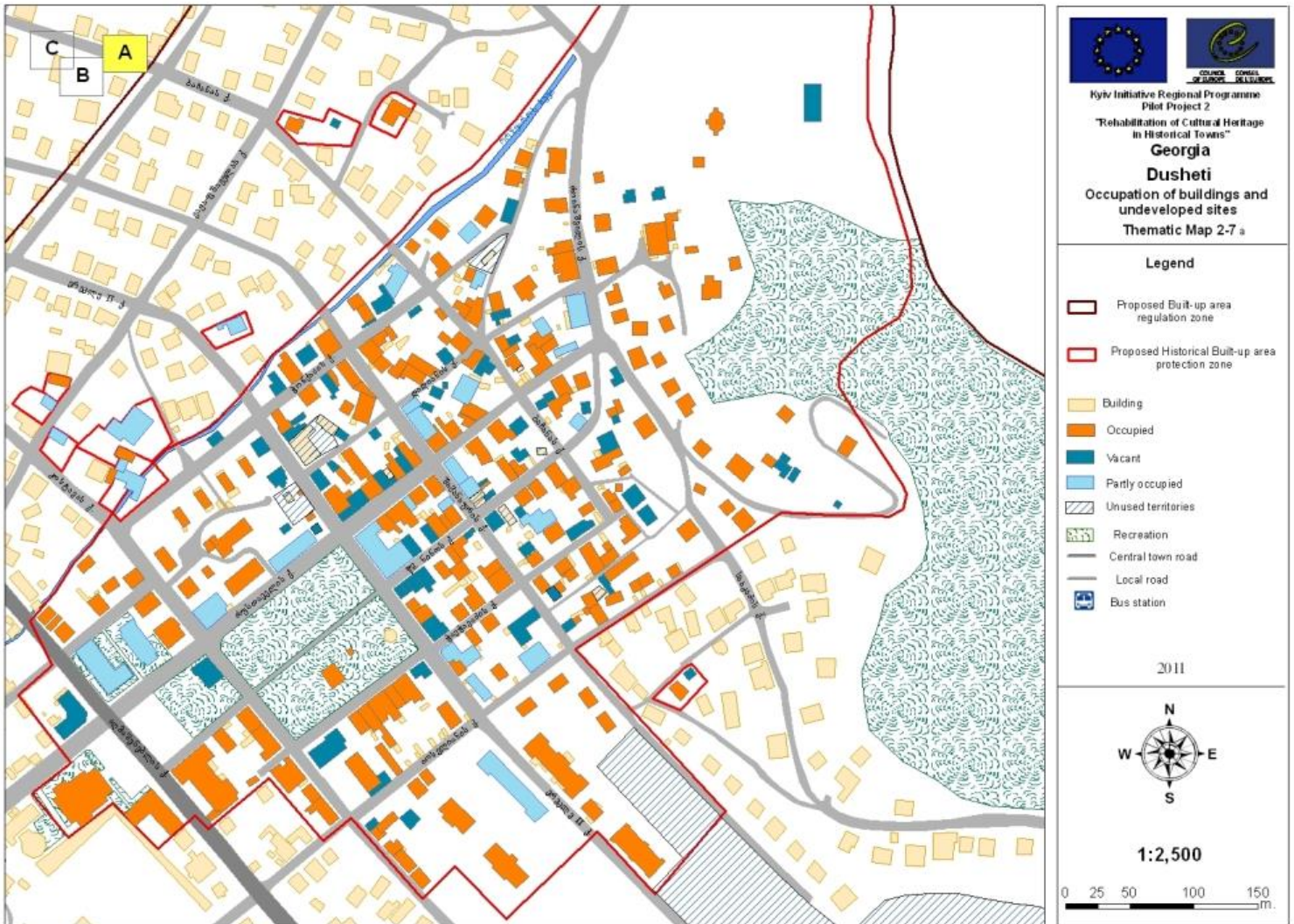


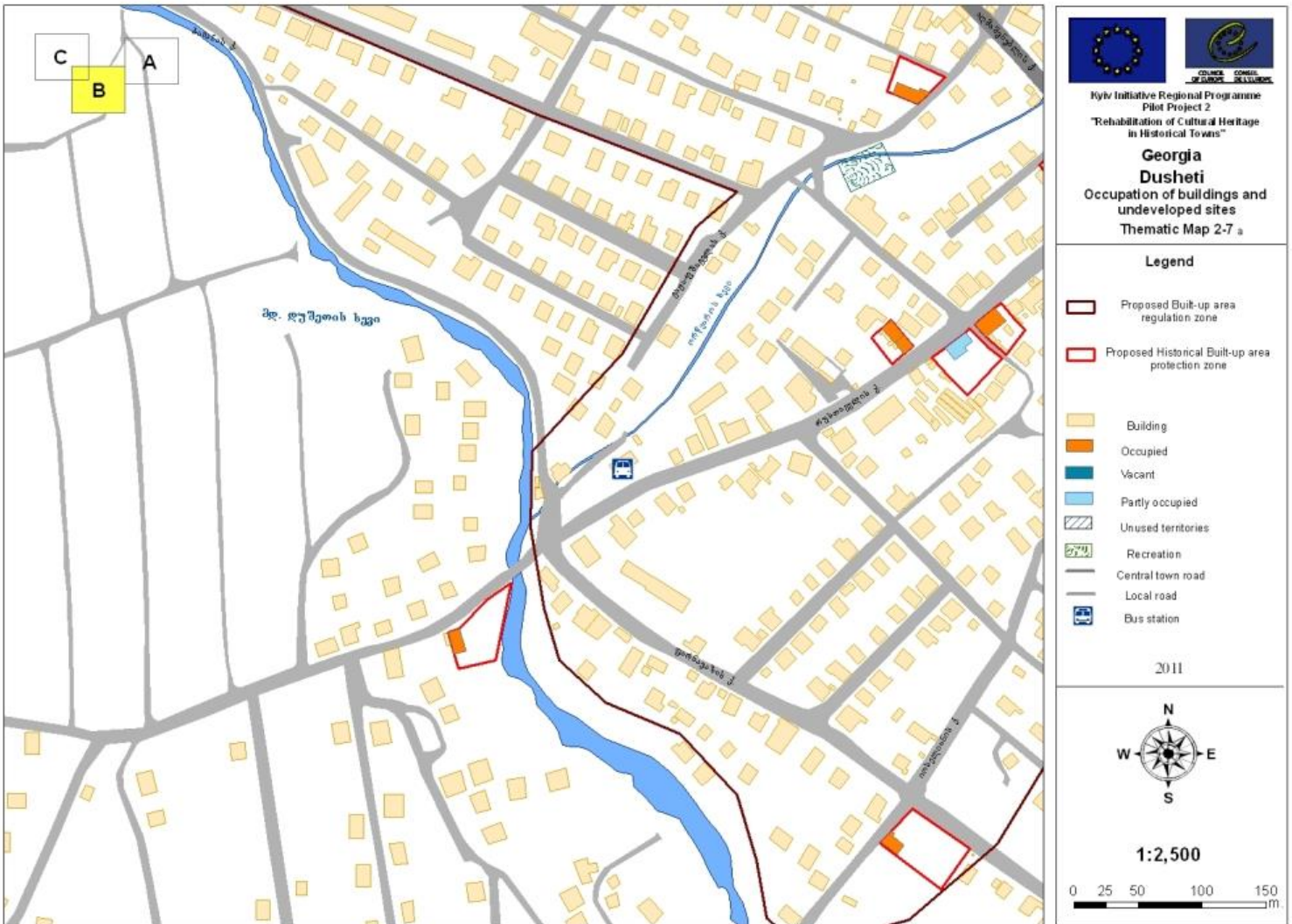


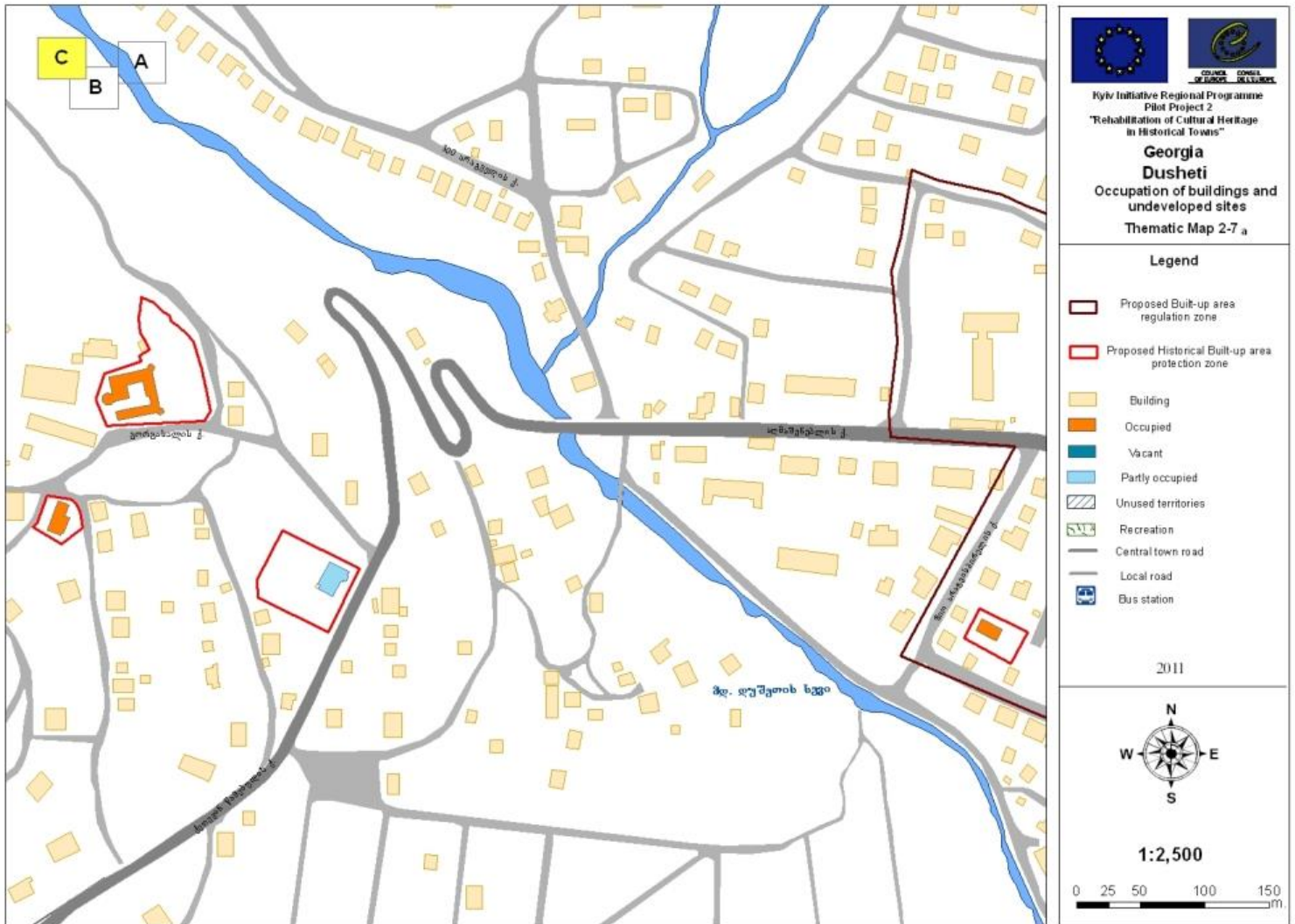
Preliminary Technical File, Dusheti, 2011



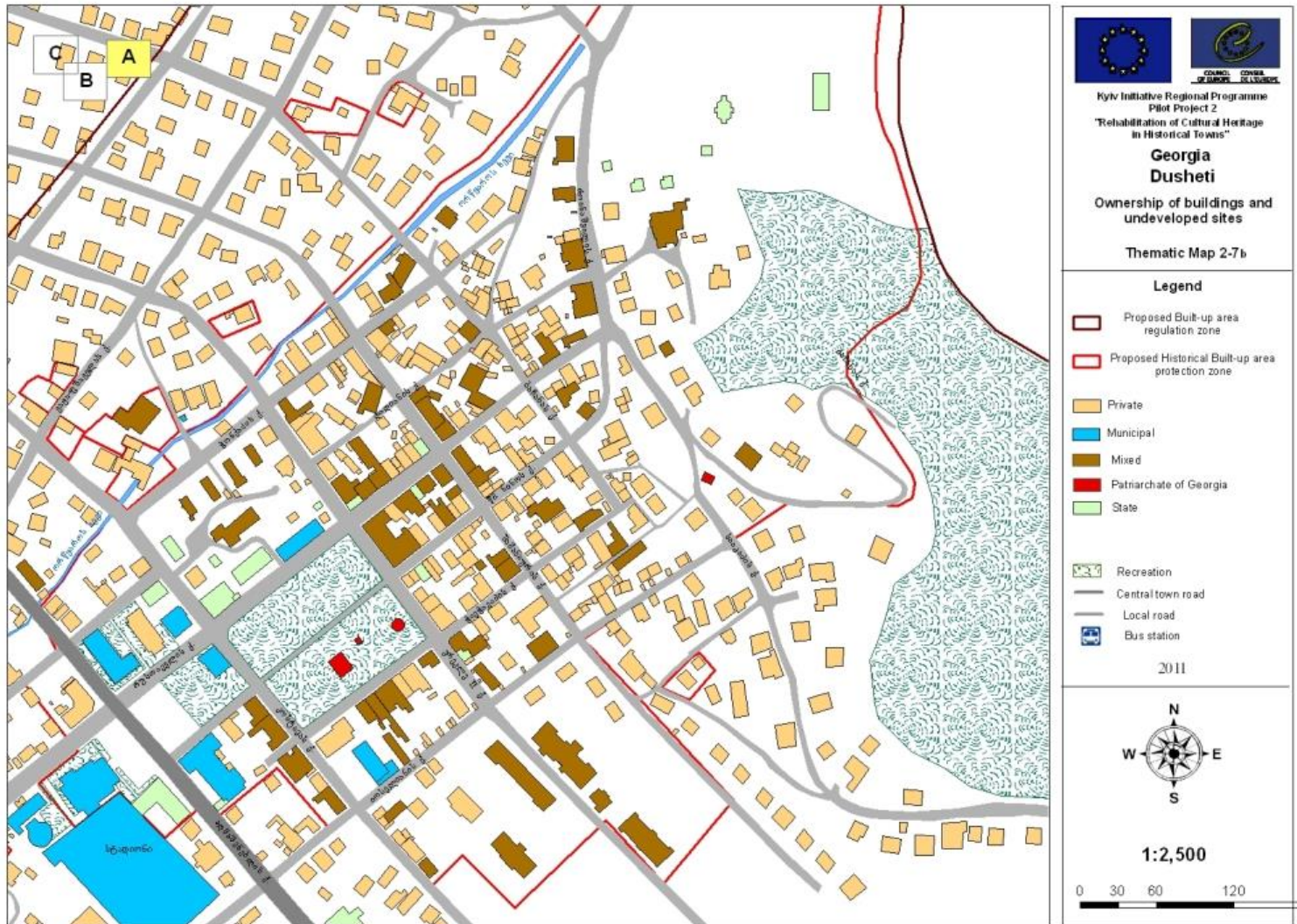
2.7a Occupation of Buildings and undeveloped sites

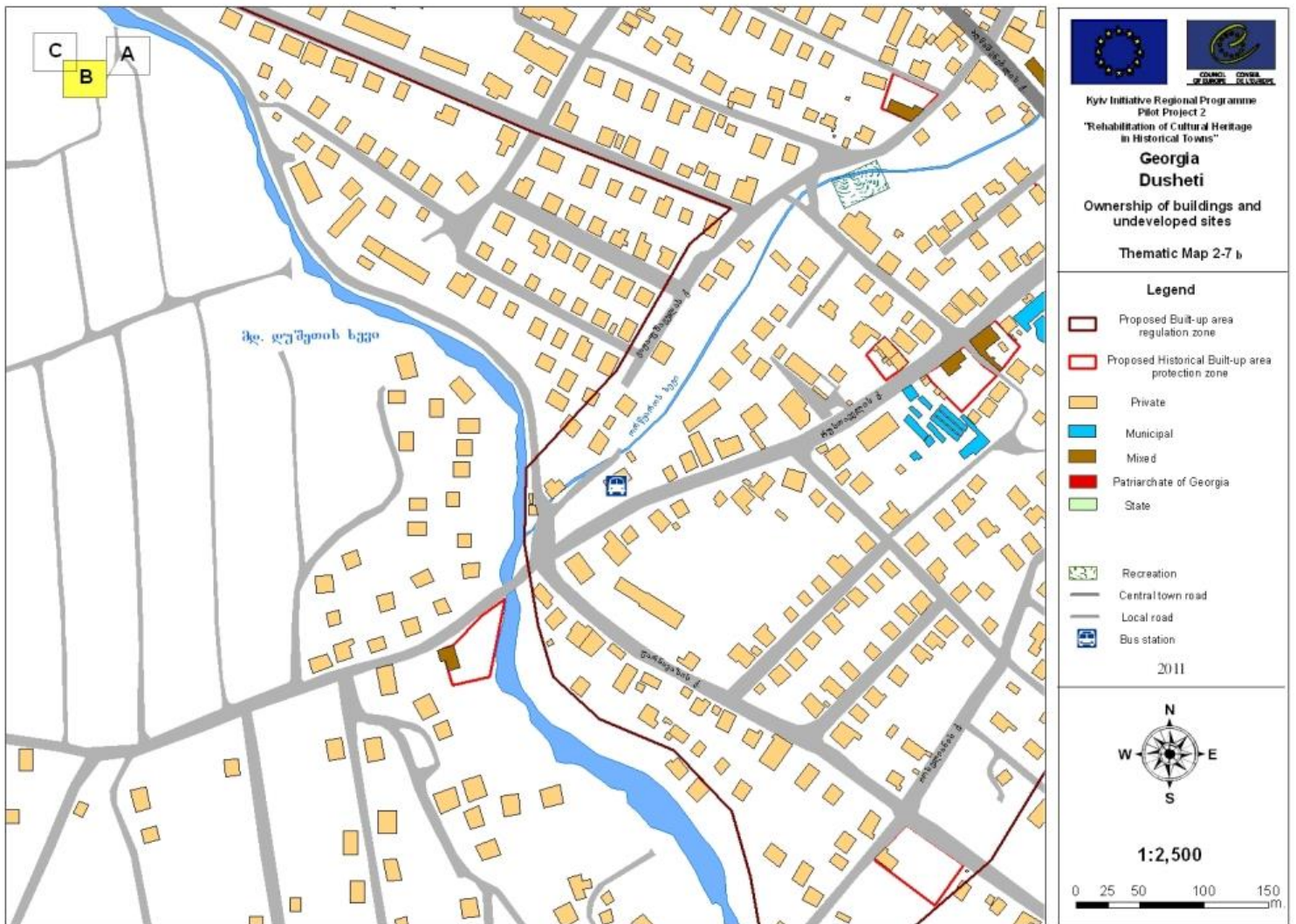




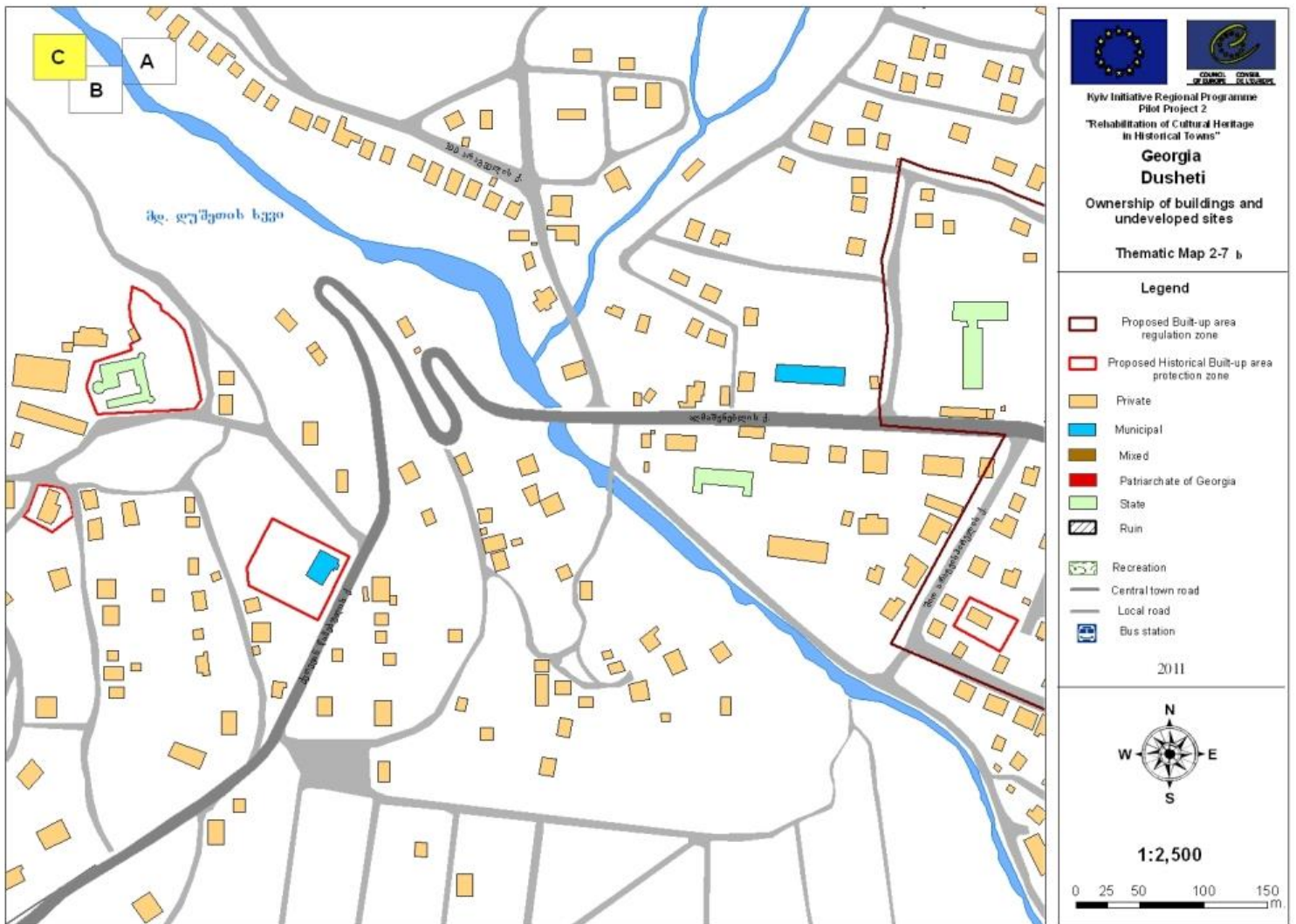


2.7b Ownership of Buildings and undeveloped sites

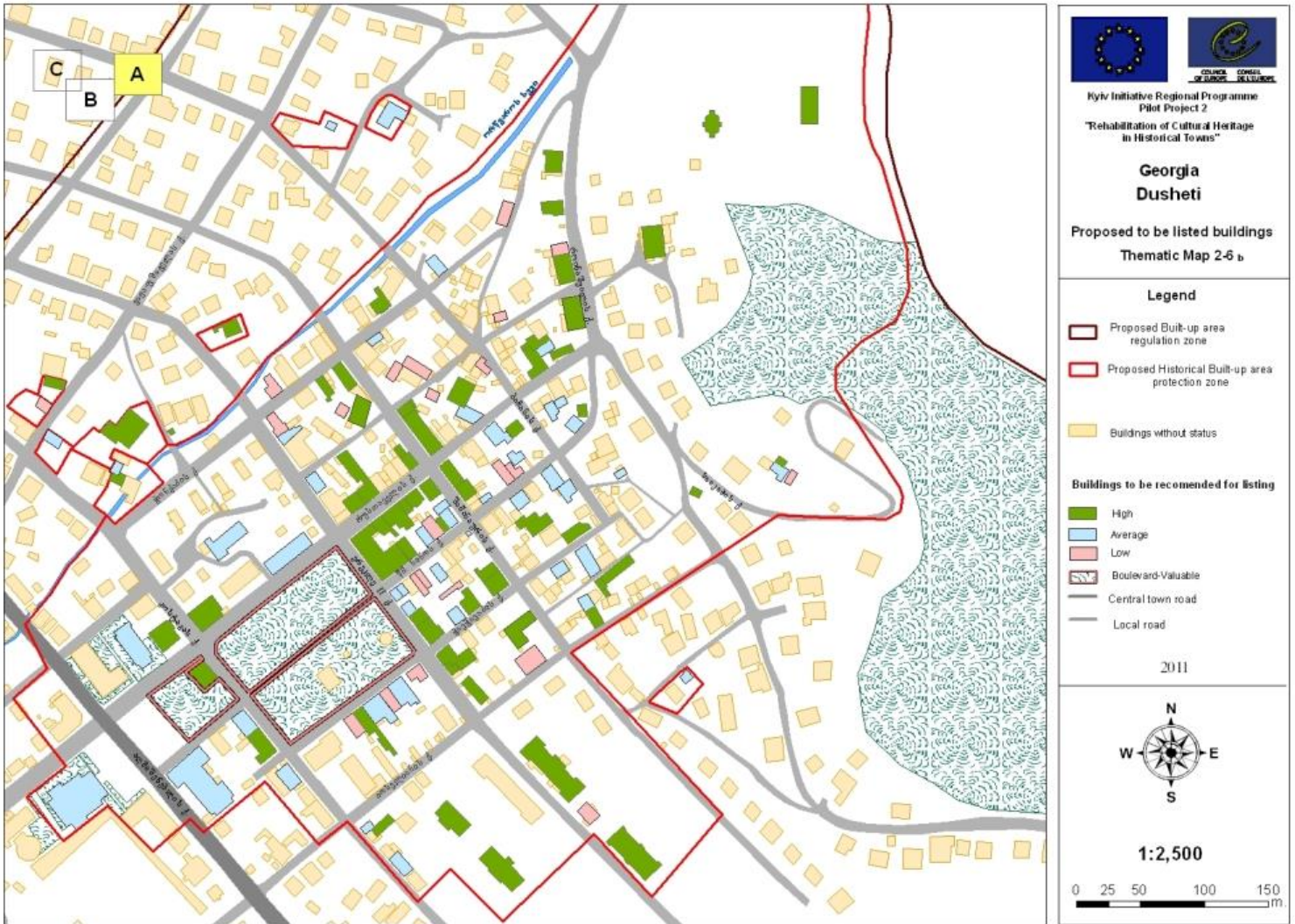


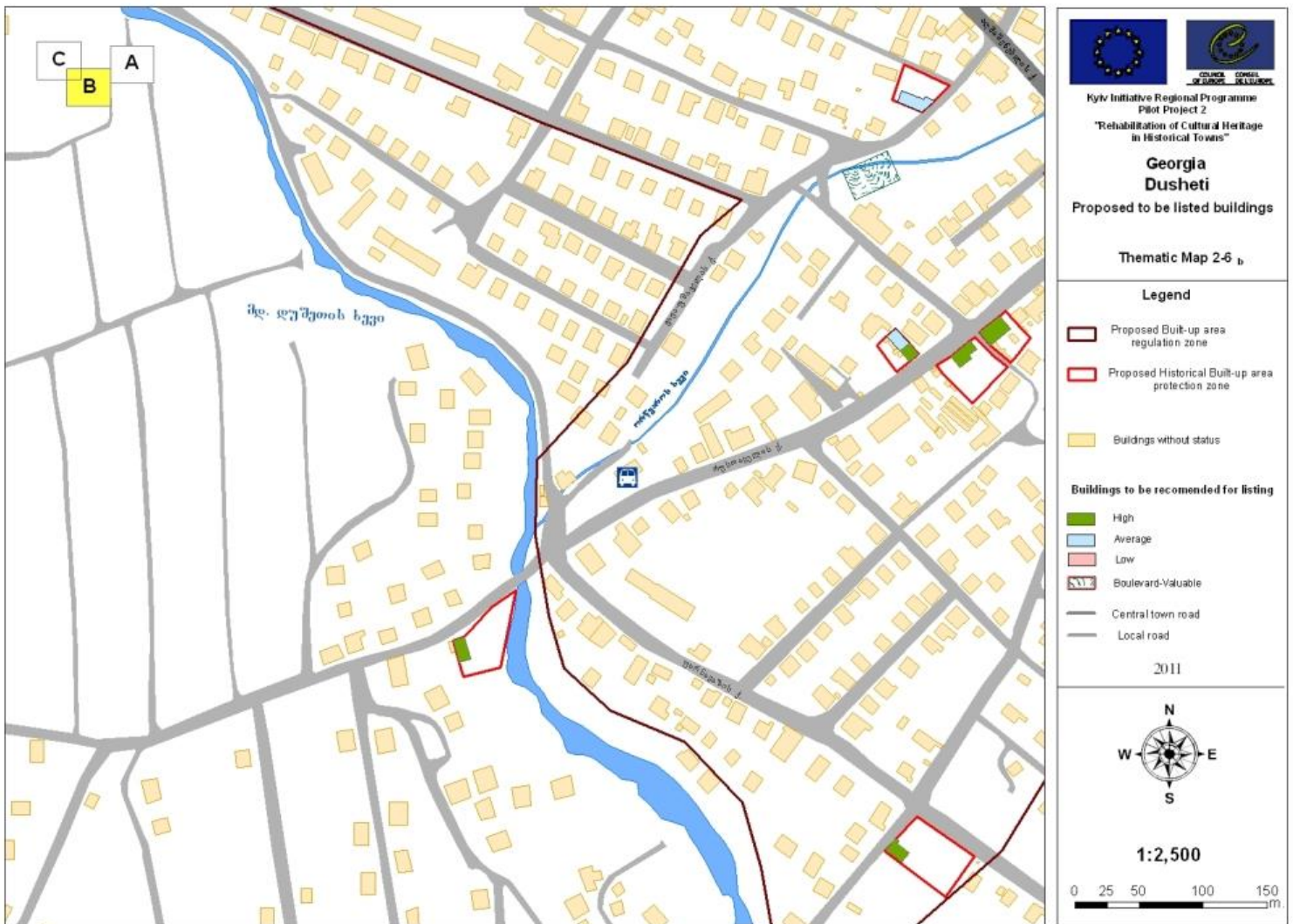


Preliminary Technical File, Dusheti, 2011

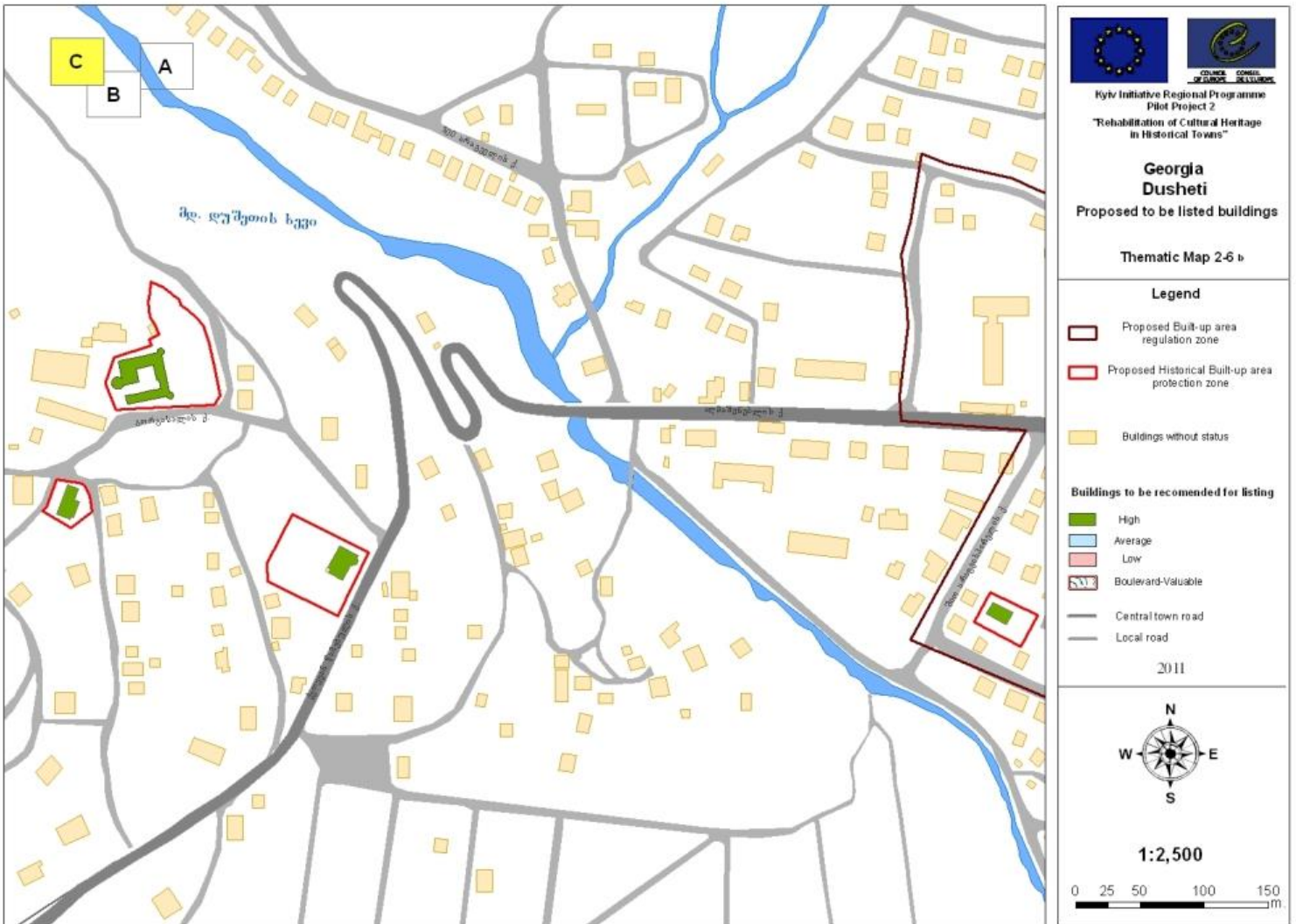


2.8 a. Physical state of condition of buildings

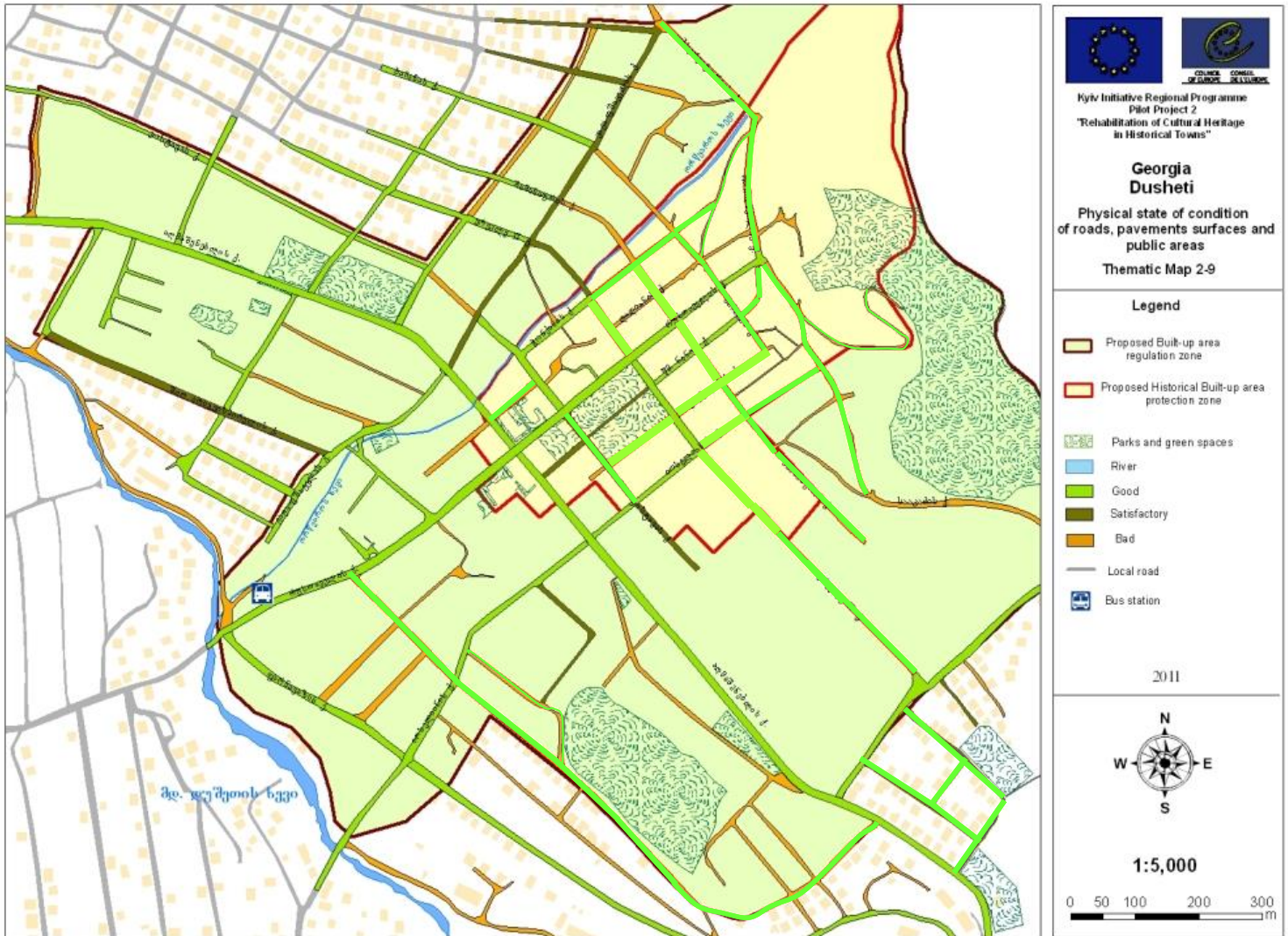




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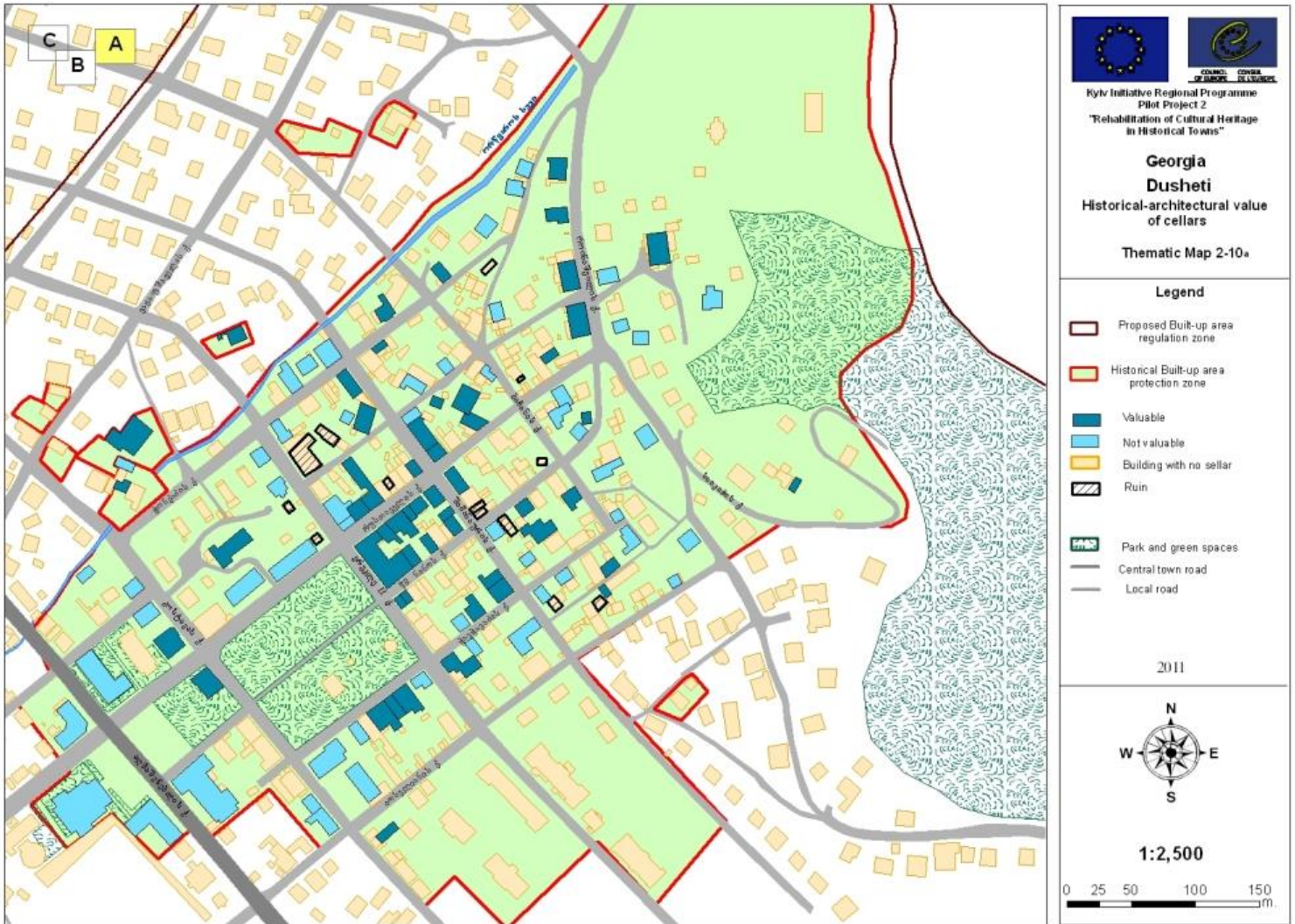


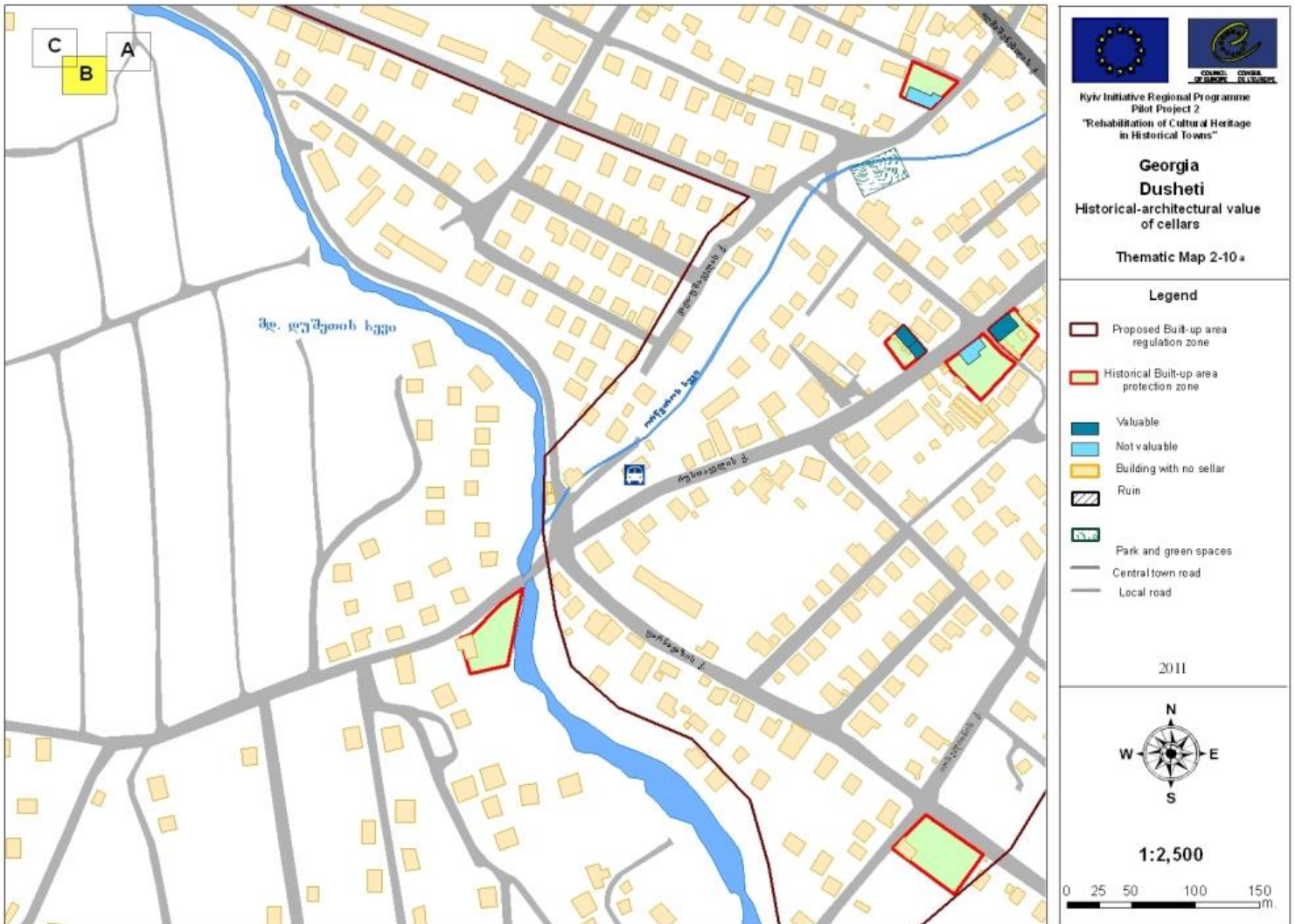
2.9 Physical state of condition of roads and pavements²

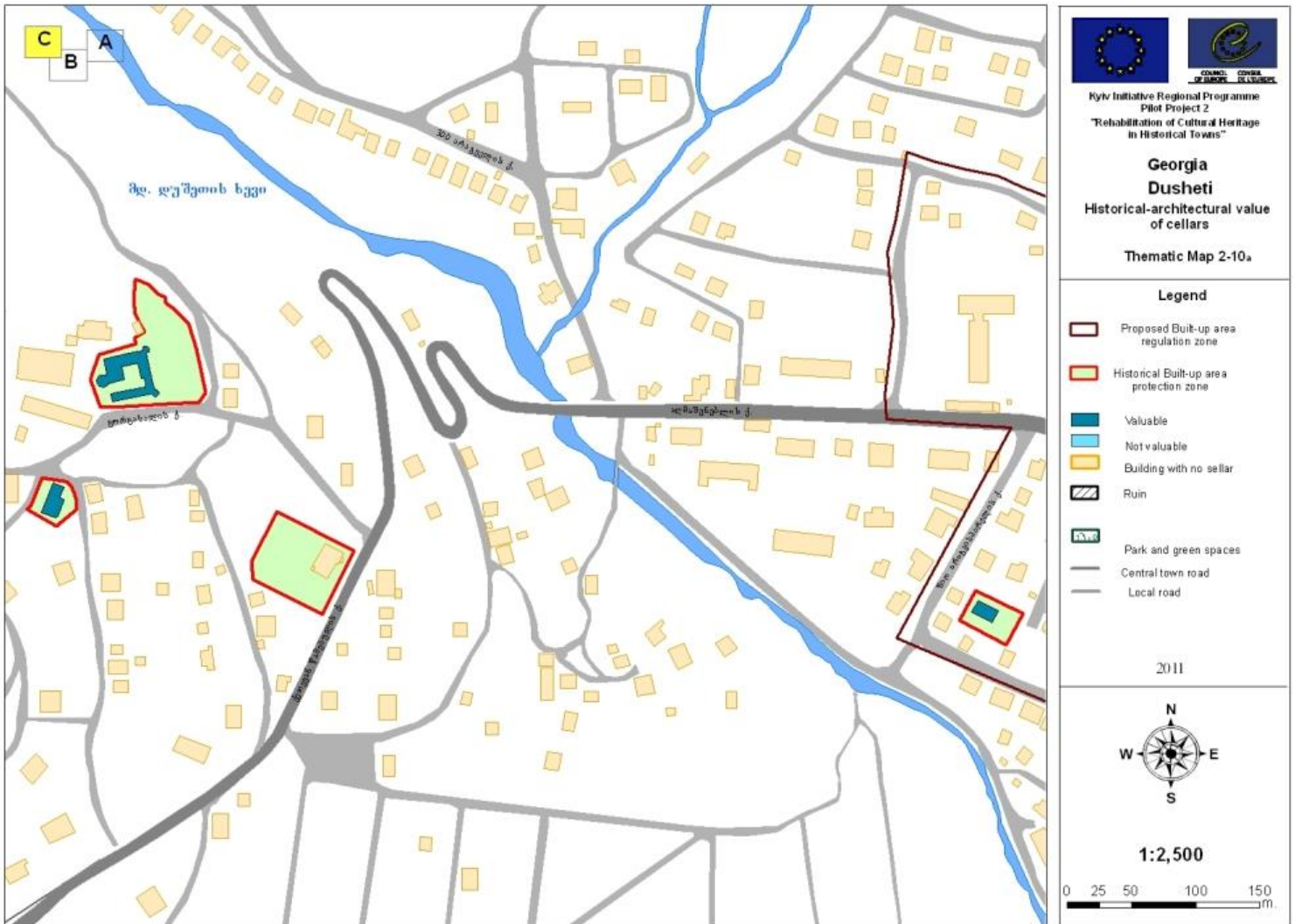


² The map 2.9 was updated by the Dusheti PIU in the scopes of the CoE/EU joint regional project "Community led Urban Strategies in Historic Towns" COMUS in 2016.

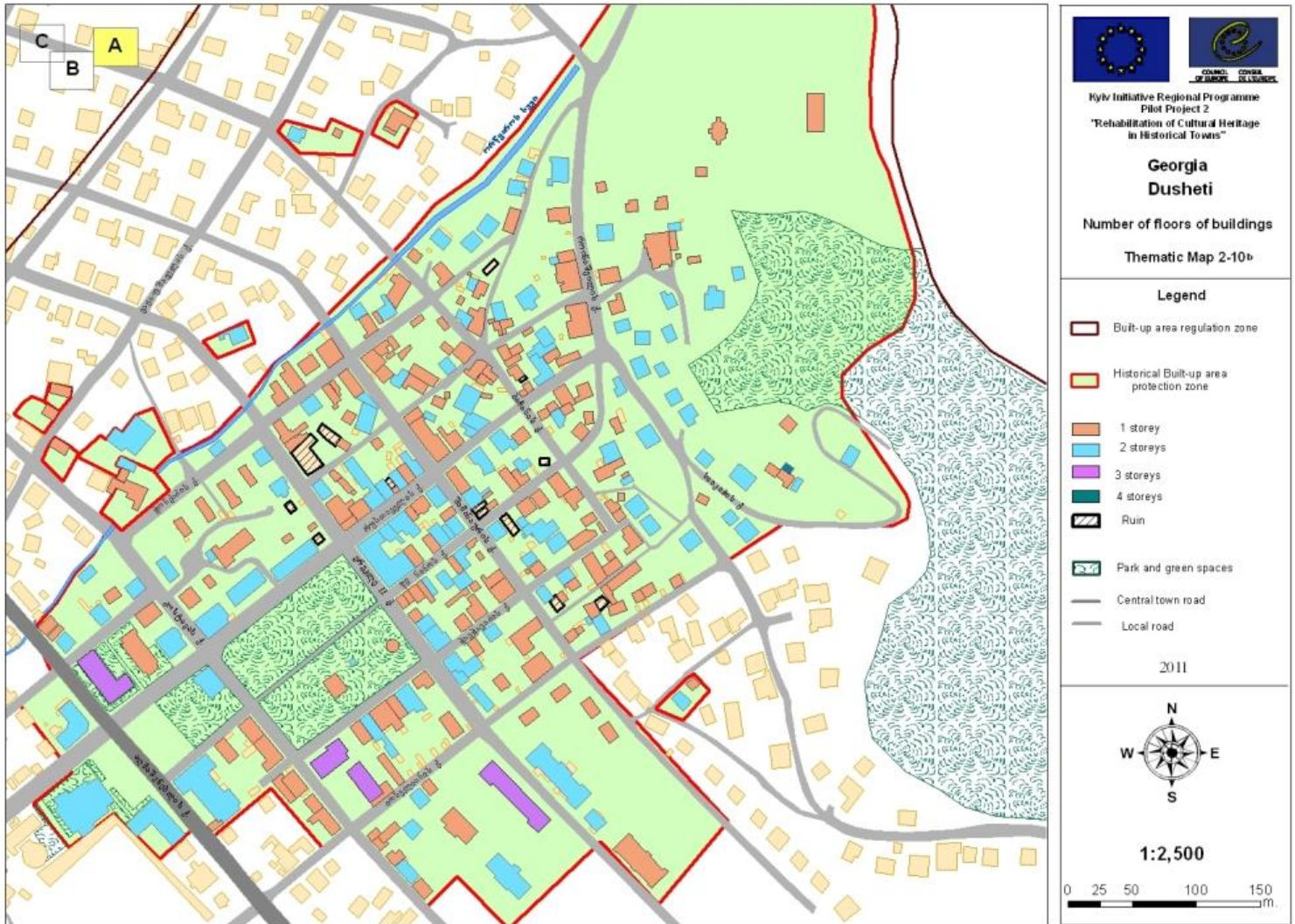
2.10 a Historical-architectural value of cellars

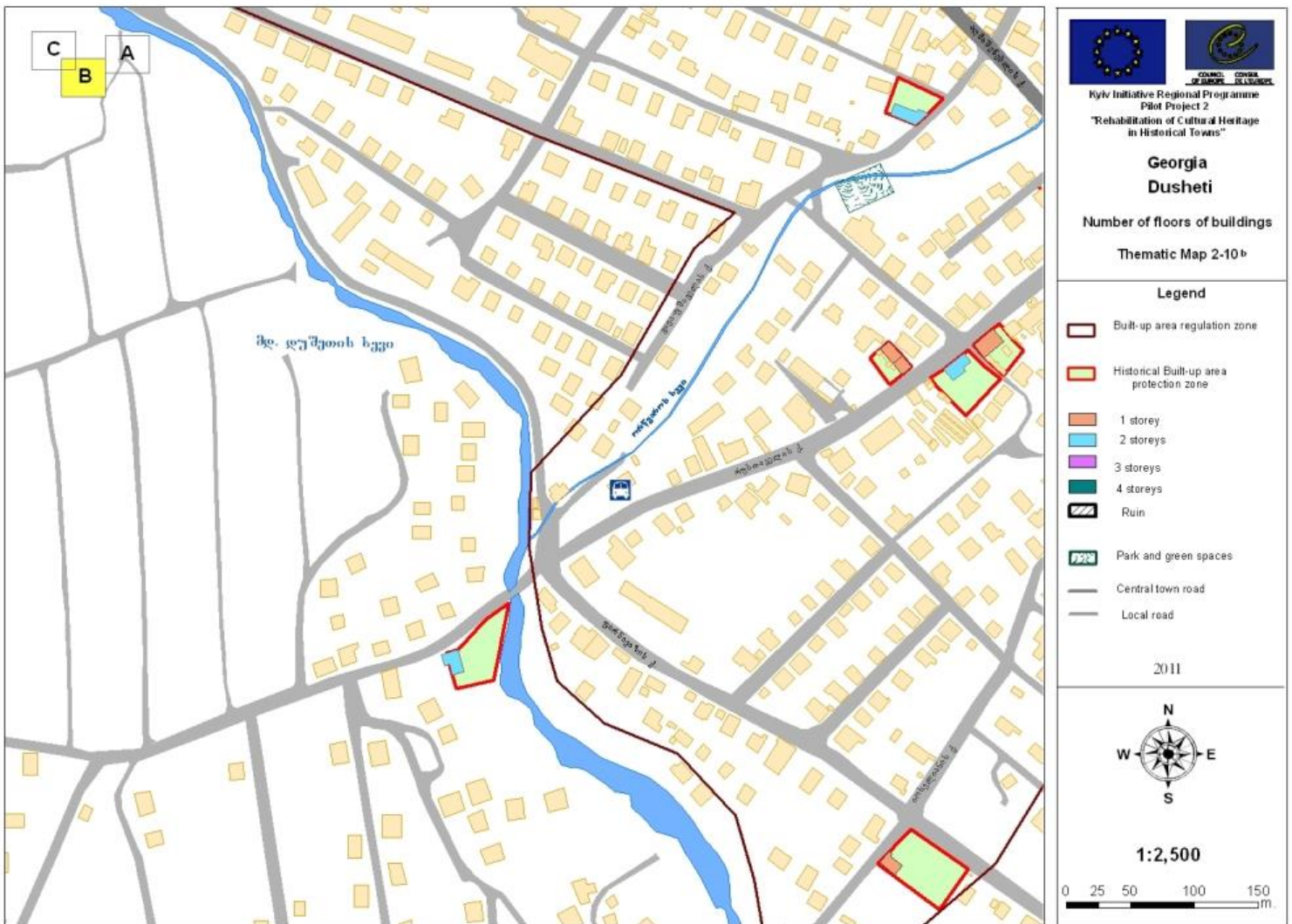


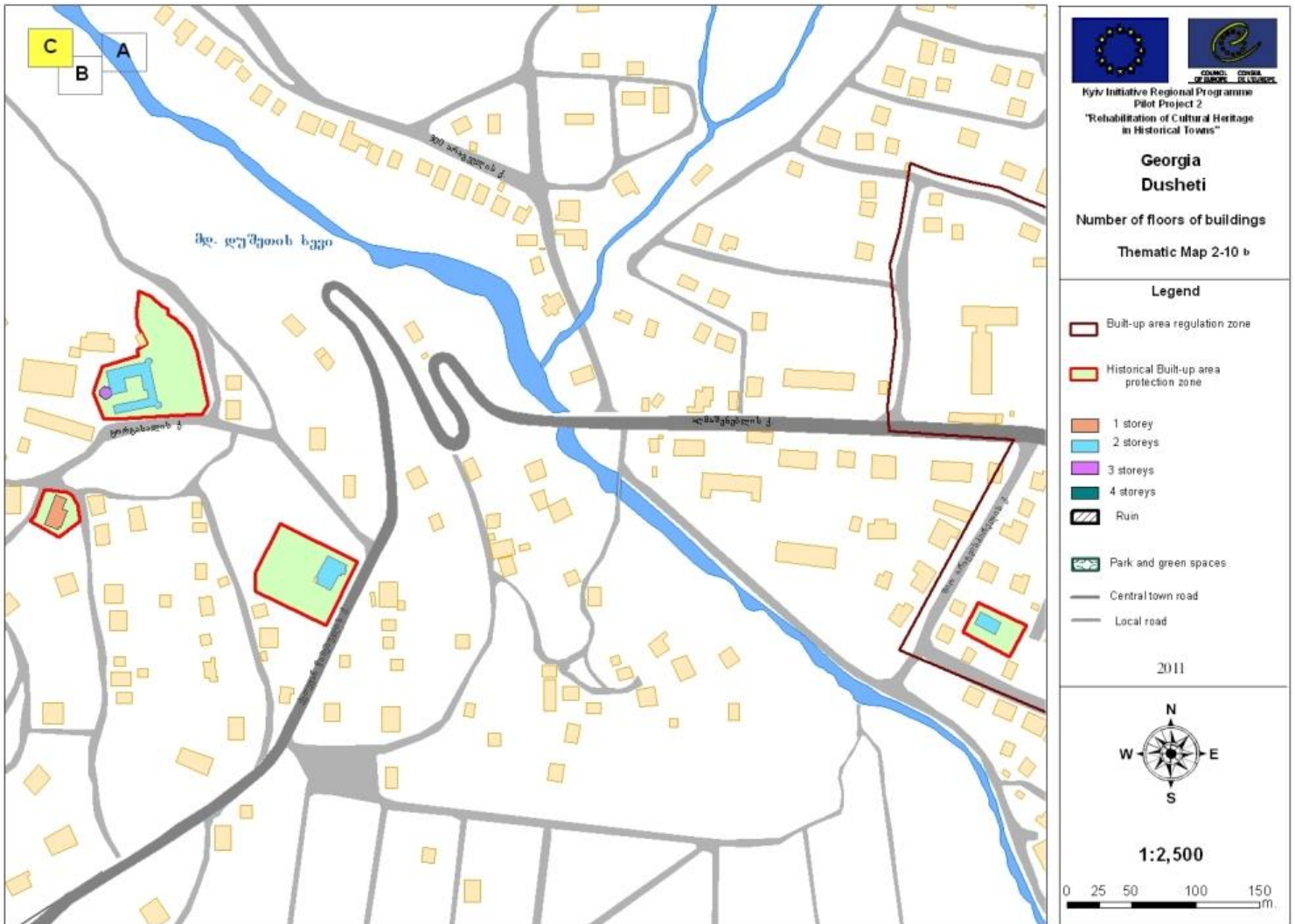




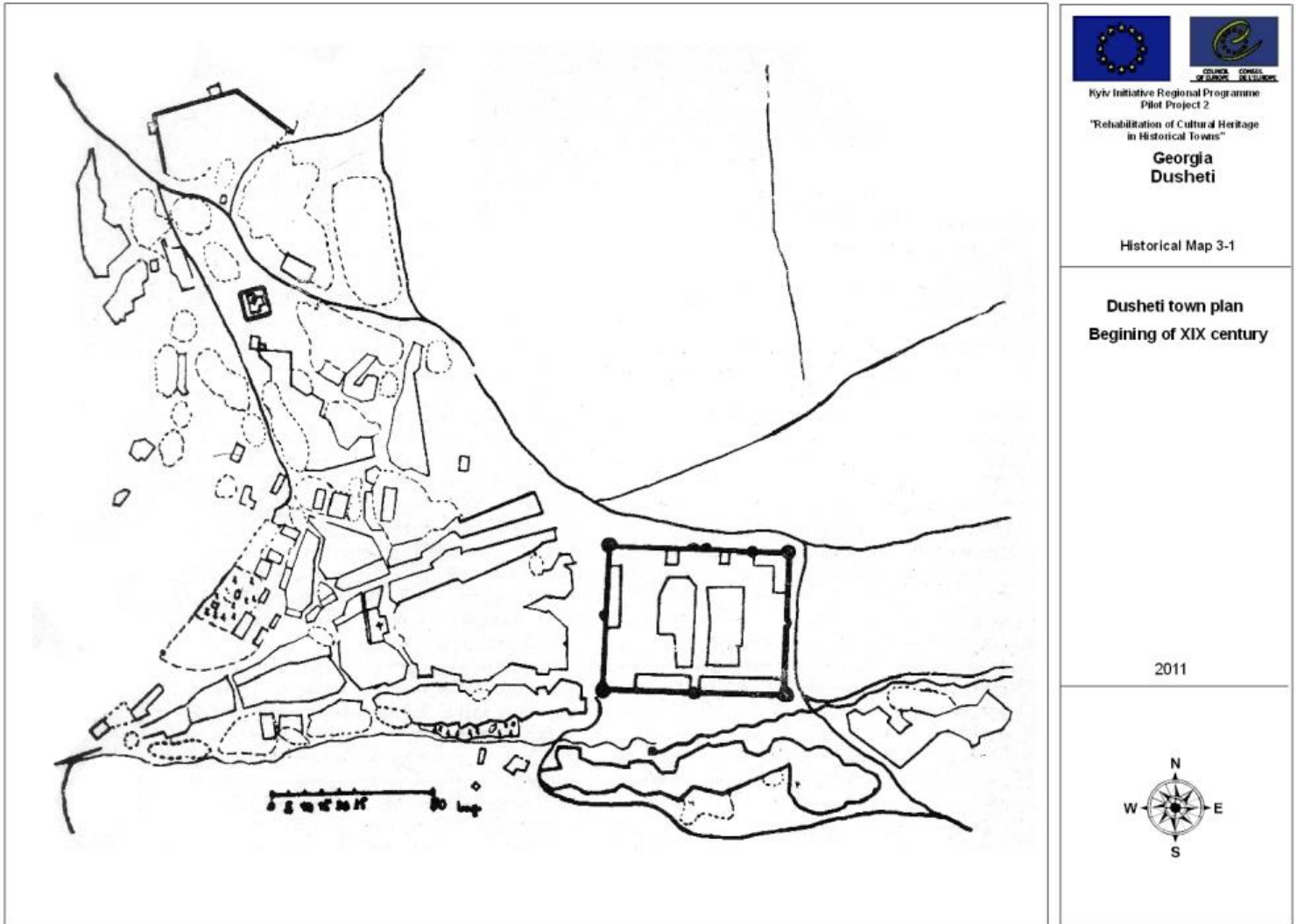
2.10 b Number of floors of buildings

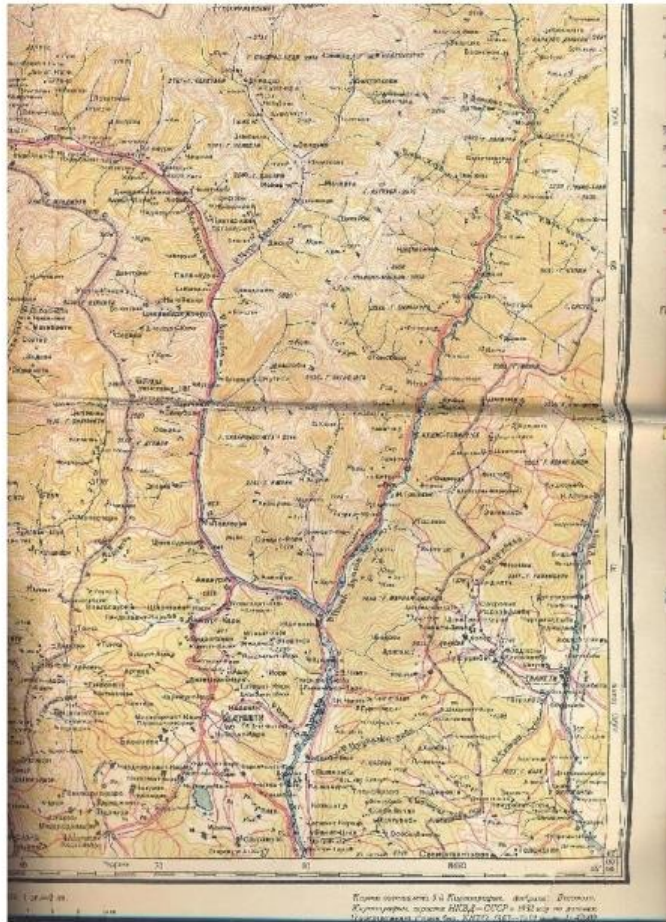






3. Historical Maps





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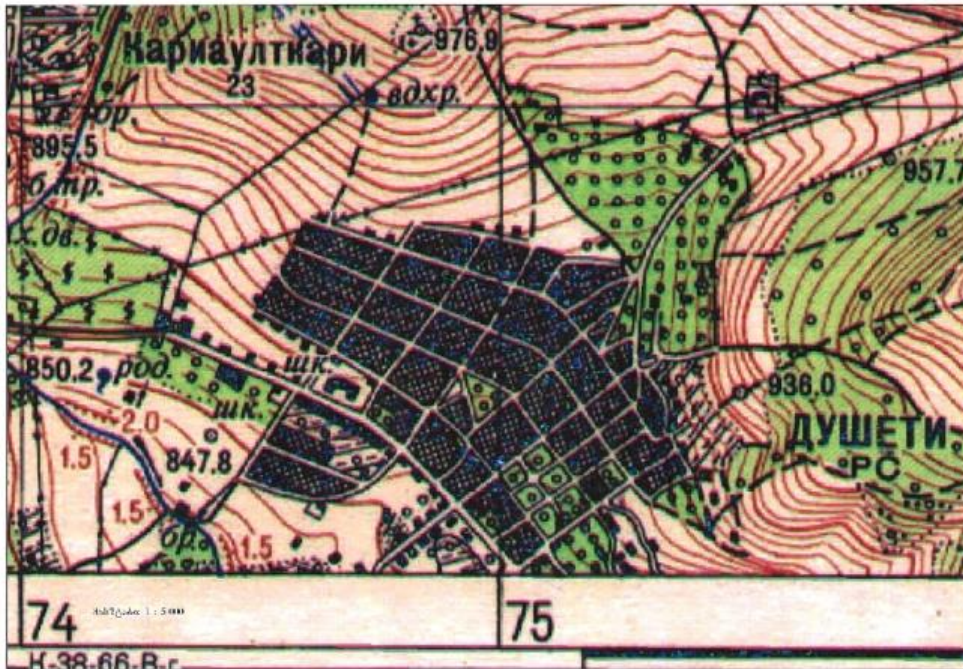
**Georgia
Dusheti**

Historical Map 3-2

**Dusheti region topographic
map 1936**

2011





Kyiv Initiative Regional Programme
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"Rehabilitation of Cultural Heritage
in Historical Towns"

Georgia
Dusheti

Historical Map 3-3

Fragment of the Dusheti
region topographic
map 1955

2011





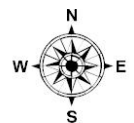
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"Rehabilitation of Cultural Heritage
in Historic Towns"

Georgia
Dusheti

Historical Map 3-4

Dusheti plan. 1960

2011



4. Reference File

4.1 Brief information on the town				
Name	Dusheti			
Status	Town			
Contact persons	Position	Name	Tel.	e-mail
	Chairman of Dusheti town Council	Tsaro Sadzaglishvili	577957566	carosadzaglishvili@mail.ru
	Governor	Lasha Janashvili	895229729	
	Member of Dusheti board meeting	Zurab Otiashvili	595229766 599219449	
	Deputy governor	Givi Maisuradze	577469336	G.maisuradze@mtskheta-mtianeti.gov.ge
	Chief architect of Dusheti	Isak Kariauli	595220197	i.kariauli@mail.ru
	Public representative	Bela Tsevaradze	595370398	
	Public representative	Maia Mania	599446921	maia_mania@hotmail.com
	Architect-restorer	Nino Kordzakhia	599419192	kordzakhia@hotmail.com.co.uk

4.2. Brief Description

Town Dusheti is an administrative centre of Dusheti municipality. It is a small town, which mainly developed in the 19th century thanks to its location on military way leading to Russia. Its architectural and urban inheritance is represented with several middle ages buildings and is rich in the 19th century's cultivation.

After destroying of the Soviet Union local economics fell down. Today the town's economics is mainly based on small private business and family agriculture. The majority of able to work population is employed in budgeted service. The town has general problems in relation with infrastructure, although single

rehabilitation works are in progress. Main issue is here management of dust and canalization system, which does not have cleansing building and flows into the River Aragvi. Even Tbilisi is included in the settlement case of this issue because it is supplied with potable water from this river.

4.3 Main stakeholders / potential partners

	Name	Contact information
Local	Dusheti municipality, International Co-operation and Sustainable Development Centre	577957566, Dusheti 599183156, Dusheti
Regional	Mtskheta Mtianeri Regional Administration New Economic Initiative	577 157700 Mtskheta 595992406, Mtskheta
National	Ministry of Culture and Monuments Protection Ministry of infrastructure and regional development, Municipal Development Fund	Tbilisi, 0105, Sanapiro str. #4 Fax: +995 32 2999966, 2932235 E-mail: info@mcs.gov.ge Address: Al. Kazbegi str. #12 Tel: +995 32 510591, +995 32 510698 E-mail: press@mrdi.gov.ge Tbilisi 0112, D. Aghmashenebeli #150. Tel: (99532) 2437001; 2437002; 2437003; 2437004 Fax: (99532)2437077 E-mail: mdf@mdf.org.ge

4.4 Geographic, climatic and/or other physical factors which have influenced morphology and structure of the town

Dusheti is situated in Dusheti depression, on the both banks of the river Dushetiskhevi, at 45km distance from Tbilisi, at 900m from sea level. The area of the town is 300 hectares; the area of a historical centre is 300 hectares. Planning of the town has a regular base. Its street network consists of streets situated perpendicularly to each other. Dusheti is located on an inclined relief. It borders Ortskaro Ravine which joins Dusheti Ravine. Villages, historically located near Dusheti is included into it today.

4.5 Historical events that have shaped the town and its identity

Dusheti is first mentioned in historical sources in 1215, although the place had been populated since Antiquity. In late middle ages this was the residence of princes of Aragvi. Following the fall of the Aragvi Principality the town has significantly declined. Later on thanks to active contact with Russia, Dusheti regained its importance as it was located on the main military road connecting Georgia with Russia. This greatly facilitated the development of urban culture in Dusheti, which was officially declared a town in 1801. In 1802 Dusheti became the administrative centre of Dusheti mazra (administrative unit). Following the establishment of Soviet rule the urban culture of Dusheti declined, and private enterprises and workshops were closed. Soon afterwards the Military Road was also re-routed. This has turned the town geographically into a "dead end".

Town Dusheti is given a special national importance by the fact that in 1864-1873 here worked the well-known writer and statesman Ilia Chavchavadze.

Long after establishment of the Soviet rule Dusheti has maintained its initial outline and borders. The town's borders were significantly broadened from mid- XX century. The construction of the central square and the regional road (today's Stalini street) is of particular importance. At the same time the large-scale buildings with administrative and other functions were built around the central square. Several large-scale apartment blocks were built near the central road in 1970ies.

From 1990ies Dusheti urban fabric underwent some changes, in this period many large scale industries were closed down.

4.6 Socio-economic situation

Population	7 100 (according to 2002 year's statistical data)
Migration	Because of difficult economical conditions population has been leaving the town in recent years. Many of them move to Tbilisi, others migrate abroad. Statistical data is not available.
Economical structure	<p>Large scale business is not developed in Dusheti. Medium and small businesses are represented mainly with small shops. The carpet manufacture workshop "Mtiebi" and bakery "7" are of the few functioning companies in the town. Agricultural and cattle market has traditionally great local significance.</p> <p>Thanks to mutual collaboration of Georgian International Collaboration and Sustainable Development Centre (Dusheti) and Georgian International Art and Culture Centre (GACC) recently a folk craft workshop of was established in Dusheti.</p> <p>Renewed sport complex (construction is being in progress) and hotel "Olympic House" are greatest new interventions in the town for the last two years.</p> <p>Small number of the local population is involved in small scale family tourism.</p>

Education level	Population with incomplete secondary education 10%, Population with incomplete secondary education 30%, Population with higher education 70%.
List of educational institutions	Educational infrastructure of Dusheti includes the following: Facilities of pre-school education - 4 Public schools -2 Private educational facilities (Georgian-Ukrainian college and Georgian-French school named after Noe Zhordania) – 2 Art and sports schools - 2.
Local and regional development policy	There is no clear political program or vision for development of the town. The Regional Development Strategy is currently being elaborated, which will shed light on the development issues at large. The New Development Initiative with the funding of US AID and Eurasia Partnership Foundation.
Employment	The population is mainly employed in public services (about 70%), in small private enterprises (shops, small dining places, other) or self-employed (30%). Despite the fact that the town is surrounded by the agricultural land, the local families mostly cultivate land for subsistence. Most of the local families are financially supported by the migrants working abroad.

4.7 Capacity of action of the Municipality

Financial resources	Taxes for land and property – 22,9% Financial allocations from the State Budget for infrastructure and other priority activities – 73,6% Administrative fees/levies, levies for utilization/extraction of natural resource – 3,5%.
Structures of expenses	Functioning of executive and representative bodies of the municipality – 35,5% Infrastructure construction-rehabilitation works – 51,9% Renovation of buildings – 12,5%.

4.8 Demand and supply for space	
Offices	Total number – 64. Satisfactory for the current demand in the town.
Shops	Total number 95 – meets the needs and budget limitations of the local customers.
Hospitality services	Only one hotel is functioning in Dusheti. There are no family hotels in the town. Due to the number of tourists arriving, It is highly desirable to develop the family hotel network in the town.
Housing	The condition of the housing is very poor. There is no budget for social housing. The municipality cannot accommodate the socially vulnerable families. It is necessary to create policy for social housing with adequate budget.

4.9 State of the public services
<p>In order to provide the population with potable water the potable water supply system was almost entirely renewed in 2009-2010. There is a sewerage network and a collector in the town, but there is no cleaning facility that remains a great problem.</p> <p>The potable water as well as sewerage supply systems belong to "Georgian Water Supply United Company" Ltd. Dusheti service centre of the company provides service to the town.</p> <p>In order to clean the town and organize public services, a municipal company "The Town Cleaning and Amenities Service" is formed in the by the municipality, thanks to the efforts of which the domestic waste collection has significantly improved.</p> <p>For the two last years, the condition of the central streets of the town were improved and rehabilitated the surface covered with asphalt and the street furniture installed. The condition of peripheral streets remains poor.</p> <p>Transport service for the town's population is provided by "Autotransport -2006" Ltd. Private taxi service is available as well.</p> <p>Social services for the local population are provided by Dusheti Agency of the Ministry of Labor, Health and Social Affairs of Georgia. In addition, social assistance is delivered to vulnerable and poor population by the Labor, Health and Social Affairs Service of the Dusheti Municipality.</p> <p>In Dusheti there are: a House of Culture, a museum of regional studies, a library, a park and playground for children. The rehabilitation of the museum of regional studies and organization of the park remains a problem.</p>
4.10 Legal and institutional situation

Because of the fact that most of the historically and architecturally valuable buildings in Dusheti historic centre have no legal protection status (according to the national register only 4 buildings are listed in Dusheti. The identification of one of them is not possible) it is impossible to protect these buildings. The illegal additions and alterations to the buildings are common. Furthermore, because of the lack of protection zoning and the Historical Cultural Base Plan, the historic network of streets is being continuously deteriorated (attachments to the buildings occupy sidewalks, etc). The legal framework should be created immediately.

4.11 Cultural Heritage

Main features	<p>Architectural inheritance of Dusheti is rich and diverse. The most valuable property to be protected is its street network, which incorporates a middle age cult building (IX c) a castle (XVII c.) having defensive function, fully preserved type of residential buildings "Darbazi" (XVIII c.) and several buildings of vernacular dwellings (XVIII c.). Significant part of Dusheti's urban heritage is represented with Dushetian houses that are a synthesis of local architectural elements and European architectural styles. These very buildings give Dusheti its originality.</p> <p>There are few other buildings, distinguished with historical-architectural value that are located outside of Dusheti's historical centre but are incorporated within the borders of the modern town. They are of great importance for Dusheti from the cultural point of view. These buildings are: the museum of regional studies (former palace of Chilashvili XVII-XVIII cc) and "Darbazi" dwelling (late middle ages) in Milakhvriankari that is preserved in its authentic form. There is also the house of the XIX century public figure Platon Ioseliani (end of XVIII c. and beginning of XIX c.) worth to mention among Dusheti heritage.</p> <p>Archeological remains of Dusheti are subjects of special mentioning. They are revealed in single houses of the historical centre and in old districts of the town. Remains from the times of Aragvi Principals are of great importance this point of view (XVIII c).</p>
Value	Town Dusheti represents significant part of Georgian urban heritage and has an independent architectural value as well.

4.12 The contribution that the heritage can make to the quality of life and to the social and economic prosperity of the town

The urban fabric of Dusheti contains archeological layers and many important buildings. It is a monument as a unity. The maintenance of the highly valuable houses of Old Dusheti as well as permanent control of

the urban fabric network is a guarantee for saving the most significant part of Georgian cultural inheritance.

This heritage has a great potential as the factor for future development of Dusheti. Its preservation is good for cultural tourism as well as for upbringing of future generations. Protection of Dusheti's urban and architectural inheritance will bring to the town great material income.

4.13 Challenges and Opportunities

Strengths	<p>Great part of old residential buildings of Dusheti maintains its authenticity despite the bad physical condition. The network of streets is preserved. Historical fabric is concentrated on a small territory, which will make easy its maintenance in the future.</p> <p>Evaluation of buildings in historic Dusheti and several buildings outside its borders is being finalized, that will support planning the works for the protection of architectural heritage.</p>
Opportunities	<p>Architectural and urban heritage are the most significant factors for development of the historic town. Well maintained, protected and rescued cultural heritage properties give possibilities for the town development. Protected architectural heritage is the basis for esthetic and moral upbringing of future generations.</p>
Weaknesses	<p>The Historical-Cultural Base Plan for Dusheti does not exist today, that has negative influence on the appearance of the town. In order to improve living conditions, the local population carries out constructions without any control and without any preliminary plan.</p>
Threats	<p>There are frequent floods in Dusheti, that damages the local population, as well as buildings, streets and paths are damaged. The decayed water drainage system in the town represents great danger for the whole town.</p> <p>Due to the lack of the Historical Cultural Base Plan and town planning documentation there is a threat to lose the integrity of the historic town. The attachments to valuable buildings are being realized without any control.</p> <p>Physical conditions of old, abandoned houses are aggravated from day to day.</p>

4.14 Participation in the international cooperation (including technical support) projects

Type of the project or area of main activities (urban rehabilitation,	<ul style="list-style-type: none"> The project for cultural development of Dusheti region. Supported by the Open Society Foundation Art and Culture network program (2010-2011), Implementing organization - Georgian Art and Culture Centre in cooperation with local NGO the Center of Georgian International Collaboration and Sustainable Development.
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art/culture, trans-frontier collaboration, etc.)	<ul style="list-style-type: none"> • Investigation of perspectives of folk craft development in Dusheti region. Executors: Georgian International Collaboration and Sustainable Development Center (Dusheti) and Georgian Art and Culture Centre (GACC). • Eurasia project: Eurasia Partnership Foundation, Development of Entrepreneurship of Crafts Based NGO for the Social Improvement of Dusheti Region. Executing organization: Georgian Art and Culture Centre (GACC), Georgian International Collaboration and Sustainable Development Center.
Donors of the project	<p>Open Society Foundation</p> <p>European Bank of Reconstruction and Development</p>
Project partners	<p>Georgian International Collaboration and Sustainable Development Center</p> <p>Georgian Art and Culture Centre</p> <p>Dusheti Municipality</p>