

Community-led Urban Strategies in Historic Towns (COMUS)



“Community-led Urban Strategies in Historic Towns (COMUS)” Preliminary Technical Assessment

Restoration of Carmelite church and the unique frescoes of the 17th century,
landscaping

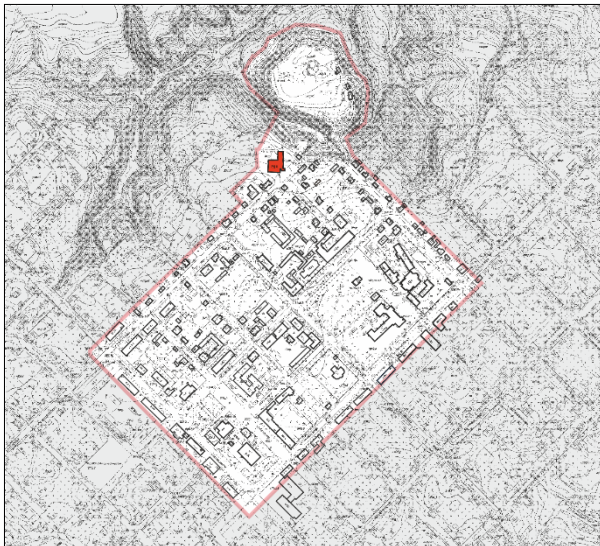
Mscislaŭ, Belarus

March 2017

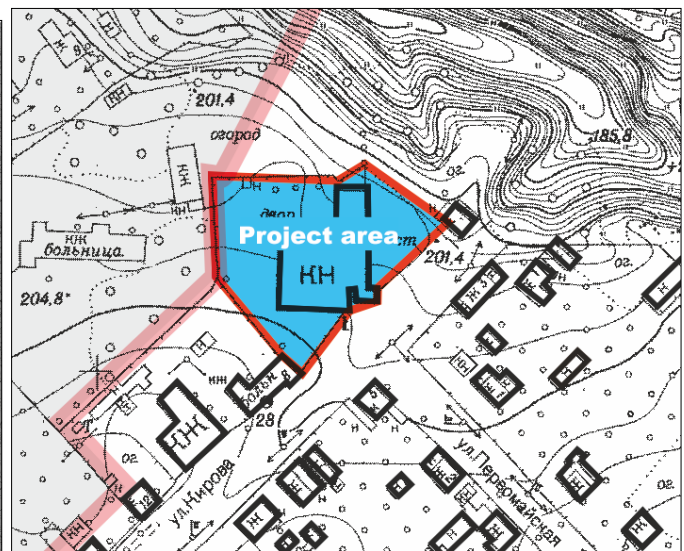


1. Introductory page

The Carmelite church



The location in the historic centre of Mscislaŭ



Site map

- 1.1 Country or Territory: Belarus
- 1.2 Name of organisation compiling the information: The Mscislaŭ District Executive Committee
- 1.3 Contact name: Biskup Natallia, Ludmila Kiryanka
- 1.4 E-mail address: okinchits.mst@tut.by, irmaultra@yandex.by
- 1.5 Name and address of building or site: The Carmelite church, Mahileu region, Mscislaŭ City, Kirova Str., 4 Str., postal code 213453
- 1.6 Inventory reference number(s): 511Г000504
- 1.7 Building/Monument/Site type: Architectural monuments of international importance
- 1.8 Main dates: The Carmelite church is a stone basilica with three-naves, a two-tower facade and pentagon apse. In front of the church there is a stone gate. It was built in the first half of the 17th century in the Baroque style. It was rebuilt between 1746 - 1750 years in the style of "Vilnius Baroque" by the architect Ya. Glaubitz.
- 1.9 Current use(s): still in use as a church.

2. Executive Summary: the site and its management

The Carmelite Church of the Assumption of the Mother of God is one of the most outstanding monuments of the city. It is inscribed in the State List of Historical and Cultural Values of the Republic of Belarus as a monument of international importance. It was built in 1614 and 1617, first out of wood, and in 1637, this structure was replaced with stone. Major reconstruction of the church took place in 1746-1750 by the architect Ya. Glaubitz in the style of so-called "Vilna" baroque. The interior of the building was decorated with stucco altars and frescoes in the style of the late baroque. The murals are located on the walls of the main part and the side naves. About twenty fresco compositions are preserved inside; of greatest value are the portraits of church founders and battle scenes from the war with the Kingdom of Moscow in 1654-1667. A final pre-war church service was held here in 1938, as during the Soviet period, the church building was used as vegetable store. Between 1974 and 1982 and again between 1990 – 1994, the temple was subject to research, conservation and restoration works headed by the architect Ya. Hanina and the artist-restorer Yu. Malinovsky. Restoration of the building and frescoes were undertaken. During these works, floors were renovated, windows were paned, stucco on the altar part was restored, and the frescos were preservation and restored. The chapel, located in one of the side naves had its ceiling restored, the walls reinforced, and wall paintings studied, conserved and partially restored.

In 1991, the temple resumed its activity as a Catholic church. The church service is carried out only in the restored part of the chapel. The main part of the church is closed to the public. Besides its sacred and religious function, the church plays an important role in the city's urban landscape. It is an outstanding architectural landmark, which is often visited by tourists.

Today, the church building has no private owner, however, according to national legislation, the national and local authorities are responsible for its condition and further works on its conservation and restoration.

3. Administrative information

3.1 Responsible Authorities

- Ministry of Culture
- Mscislaŭ Local Administration
- Mscislaŭ Dean's office of Minsk-Mahileŭ Catholic Church Administration

3.2 Building/Site, Name and Address

The Carmelite church, Mogilev Region, Mscislaŭ City, Kirova 4 Str., postal code 213453

3.3 Map reference

Spatial reference X, Y coordinates: 54.02378, 31.726114

3.4 Type of monument

Historic and cultural value of the highest category, architectural monuments of international importance.

3.5 Ownership

The owner is not defined. Land near the church handed over to the local Catholic community.

3.6 Statutory Protection/Constraints

Any intervention on the site will be undertaken in accordance with the requirements and constraints concerned the 1st category of the historic and cultural value.

The Carmelite church is located in the historical centre of Mscislaū. Any work on the construction, modernization, restoration and repair will be carried out on the basis of the project for the protection zones of the historical centre, which has been developed as part of the detailed part of the central part of the city of Mscislaū with the regeneration of the historic zone. (project No. 40.08-00.ΓM-10, UE "BELNIIPRGADOSTROITELSTVA").

The project of restoration is co-ordinated with the state bodies protecting the historical and cultural heritage. On the territory of historical and cultural value, in the protection zone and the regulation zone of building, it is necessary to:

- protect and restore historically and culturally significant buildings and structures;
- preserve the historic street plan in keeping with original building;
- restore lost elements of the street network within the historic area and the protection zone or reproduction of the nature of the planning structure, in the areas of building regulation;
- reconstruction of destroyed outstanding monuments of architecture and ordinary historical buildings, or preservation of parts of walls and foundations preserved in the cultural layer with organization of site improvement;
- protection, restoration and reconstruction of historical landscaping and the landscaping and small architectural forms;
- height restriction of new construction / spatial layout in the regulation zones (depending on the zone);
- clearing the area of low-value buildings;
- improving facades, outdoor space, etc. in the protection zone to lessen the negative impact of those new buildings that detract most from the area's historic character.

The following are, therefore, forbidden within the site of value and the protection zone:

- the placement of new buildings without permission of the state body for the protection of historical and cultural heritage (related to the location of protected monument and protection zone);
- the introduction of infrastructure / engineering solutions that are detrimental to the appearance of the historic environment;
- production of earthworks and construction works, except for in cases of emergency, or any other economic activity without the permission of state bodies for the protection of historical and cultural heritage.

The Technical project will be developed according to the established procedure in compliance with normative documents and existing architectural and technical guidelines. Any activity that could endanger the integrity of the historical buildings will be co-ordinated with governmental bodies for Monument Protection, and the local administration under advice from the Ministry of Culture. The Ministry is responsible for examining and approving project documentation related to interventions (conservation, restoration, consolidation) of buildings situated in protected areas.

4. Summary of condition

No	Address of the building	Summary of the physical condition (very bad to good)	Condition Risk Assessment A-H	Priority for intervention – High/Medium/Low
1	Kirova 4 str., Mscislaŭ 213453 Belarus	Not good, especially the fresco	F	Medium

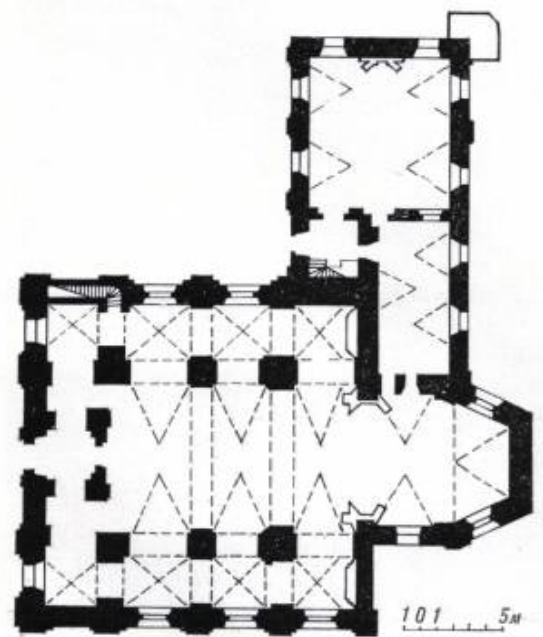
5. Existing information

5.1 Documentary sources:

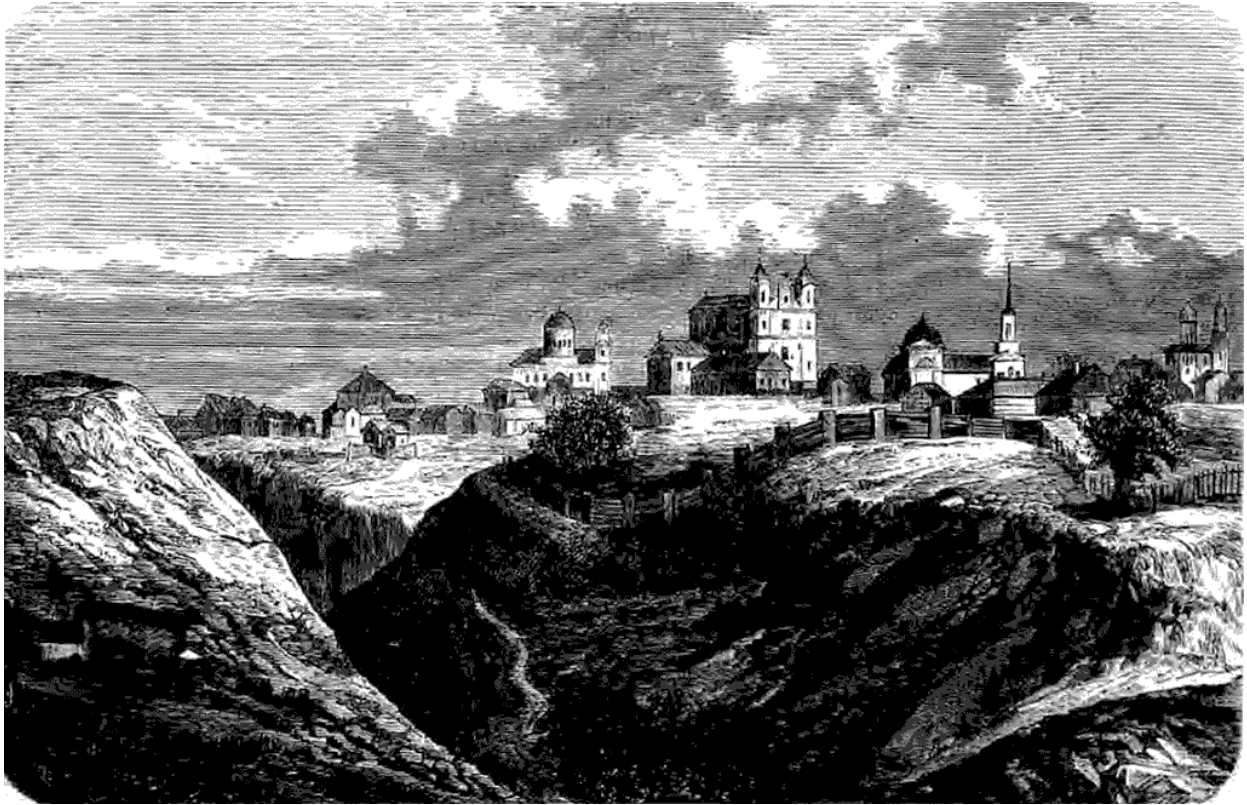
The monument is mentioned in the majority of historical studies on Belarusian architecture and history of the city of Mscislaŭ. When preparing this report, consultations were held with relevant experts: architects, architectural historians and lawyers. Archived plans, historical researches, publications, including the Internet .



Mscislaŭ. Carmelite Church of the Assumption of the Mother of God



Mscislaŭ. Carmelite Church of the Assumption of the Mother of God
The Plan



Mscislaŭ.. Woodcut from the mid-19th century.

5.2 Bibliography:

The architecture of Belarus, Entsylakdychny Davednik – Minsk, Belarusian Encyclopedia named after Pyatrus Brouka, 1993. 620 old. ISBN 5-85700-078-5.

Gabrus Tamara. Stone Chorales: Belarusian Sacral Baroque Architecture. Minsk, Urajay, 2001. 287. ISBN 985-04-0499-X.

The Fence of the Memory of the Culture of Belarus. Mahileu Voblast . Minsk, Belarusian Encyclopedia named after Pyatrus Brouka, 1986.

Religion and the Church in Belarus. Encyclopedic Reference. Minsk, Belarusian Encyclopedia named after Pyatrus Brouka, 2001.

Krasnianski V.H. Mscislaŭ City. (Mahileu Province), Vilna, 1912.

Kulahin A.M. Catholic Churches of Belarus. Minsk, 2008. ISBN 978-985-11-0395-5

Legal acts:

Law of the Republic of Belarus on the preservation of historical and cultural heritage, 2014

Code of Culture of the Republic of Belarus

Decree of the Council of Ministers of the Republic of Belarus of May 14, 2007 No. 578 on the status of a highland-cultural chestnut-tree.

Internet:

- <https://mstislavl.info/point-of-interest/church/375-karmelitskiy-kostel-uspeniya-bozhey-materi.html>
- http://globus.tut.by/mstislavl/index.htm#karmel_kostel
- <https://radzima.org/ru/object-photo/2742.html>

- https://www.votpusk.ru/country/dostoprim_info.asp?ID=12762
- <https://ru.wikipedia.org/wiki/>

5.3 Fieldwork already conducted:

Architectural research and study of wall painting was conducted during the late 1970s – early-1980s, and again in the 1990s. These works were published in 6 volumes.

5.4 Projects in progress:

Non-existent

5.5 Projects already planned:

Non-existent

5.6 Financial estimates already made:

Non-existent

6. Scope of the PTA

6.1 Extent/Nature of the assessment:

The PTA is elaborated by a team of local experts with the participation of experts from the NSG as follows:

- specialist in the field of heritage, museum worker with good knowledge in the history and culture of the city, responsible for the evaluation and development of the heritage rehabilitation concept;
- the specialist in the management of investment projects, responsible for assessing project profitability, sustainability, risk assessment, and for compiling final reports;
- the specialist in construction management, responsible for assessing the physical condition of the site and the need for intervention, preliminary assessment of the restoration costs.

The final version of the PTA will be examined by a specialist from the Department of Cultural Heritage of the Ministry of Culture of Belarus, after which it will be shared with an international expert. In addition, timely contributions received from the central authority will be considered, as well as existing studies on the area. The anticipated duration of drafting is two month.

For the development of a Feasibility Study, the involvement of a restoration specialist will be required to assess the exact nature of the work and permitted interventions. Also, a landscape architect will be involved for managing the courtyard.

6.2 Limitations of the study:

Several limitations have been identified, including:

- time limitations; the study only includes some of the necessary data;
- poor archive information, lack of data on the historic evolution of the monument;
- lack of qualified restoration and expertise (lack of specialists in the examination of the frescoes);
- lack of documented information concerning the location and evolution over time and space of a former monastic building;
- need for additional archaeological and artistic studies;
- lack of a clearly defined budget of necessary expenses for preservation and restoration of the building.

7. PTA

7.1 Background: Form, Function and Evolution

7.1.1 *Summary description of the building/site, with comments on its urban or rural context if appropriate.*

The Carmelite Church of the Assumption of the Mother of God is the only building that remains from the former Carmelite Monastery. Built in the first half of the 17th century on the site of the wooden church. It was rebuilt in 1746 -1750 by the architect Ya. Glaubitz. The architectural monument is in Baroque and Rococo style.

A stone three-naved six-pillar basilica with a double-towered facade and a five-edged apse. The main facade is flanked by towers and hemispherical dome, completed with a figure shield between them. The walls (the thickness reaches 1.5 m) are plastered and decorated with pilasters, cornices, profiled rods, cut by luminous window apertures. In the interior, there are choir stands at the entrance, pulpit, central and side altars, fresco painting, and rococo stucco. About twenty compositions have survived, including historical ones.

Near the church, there are brick gates built in the form of three different-sized arches. On each side of the gate tower are small pinnacles. Above the central arch is a stepped attic.

Since 1991, the church has resumed its former function of the temple. Church services are held in a restored section of a side nave. The main part of the church is closed to the public.

This is a landmark monument in the historic landscape of the city, it is one of its main architectural dominants, which is actively visited by tourists.

7.1.2 *Summary historic development and evolution of the building or site, from the earliest times until the present day.*

The Carmelite Church of the Assumption of the Mother of God is one of the oldest monuments in the city. Built in 1614 and 1617, first as a wooden, and in 1637 as a stone building. Major reconstruction of the church took place in 1746-1750 by the architect Ya. Glaubitz in the style of so-called "Vilna" Baroque. The interior of the building was decorated with stucco altars and frescoes in the style of late Baroque. Murals are located on the walls of the main part and the side naves. About twenty fresco compositions have been preserved, the ones of greatest value are portraits of the church founders and battle scenes from the war with the Kingdom of Moscow 1654-1667. On one of the frescoes in the central nave there are two murals depicting the tragic history of the city. The fresco depicting the "Capture of Mscislaū by the Moscow army" and "Murder of priests". Of great interest are the images of musicians, such as an "oboist and cellist". The images of these musicians were previously above the organ, which is no longer present.

Prior to the war, a final church service was held in 1938. During the Soviet period, the church building was used as a vegetable store. Between 1974 and 1996, research, conservation and restoration both of the buildings and the wall paintings have been carried out. In 1991, the temple has resumed its activity as a Catholic church. However, the church service is held in the restored section, in a chapel located in one of the side naves. The main section of the church is closed to the public.

7.2 Significance

The Carmelite Church of the Assumption of the Mother of God is the main architectural monument to dominate Mscislaū. It is located on a slope of one of the higher hills, near Castle Hill and is easily visible from all sides. It is a monument of international importance, a remarkable work of in the Eastern Europe late-Baroque style. It is an important monument for the history and culture of Mscislaū, and contributes

greatly to a sense of local identity. Tourists will find it an attractive site to visit, due to its artistic, historical and cultural values. In addition, it is also a religious monument, a place of worship for the city's local Catholic community.

7.3 Vulnerability/Risk assessment

Conservation and restoration works carried out on the monument during the 1980s and 1990s comprised: emergency responses work; change of overlap, repair of roof, strengthening walls, conservation of wall paintings. The chapel in the side nave was completely renovated. Now, church services are held there.

However, because today there is a great risk that the efforts of conservation and restoration already made will be wasted, as for over 25 years no conservative works have been conducted due to a lack of funds.

The main potential risks are physical or due to management:

Potential risk	Contingency plan
Inappropriate interventions, which do not consider the authenticity of the buildings	Detailed supervision of the process of design and implementation
Use of cheap materials and inadequate technologies	Strict supervision of materials and technologies used
Lack of skills, poor expertise	Hiring only experienced restoration specialists, requesting involvement of international expertise; holding restoration training events
Ignoring internationally accepted standards and practices in the field of restoration	Elaboration and implementation of restoration methodology in accordance with international standards of intervention on monuments
Political pressure: instability and divergence between decisional structures	Co-ordination between different levels of administration; facilitation and de-politicization of the restoration process
Financial problems, inability to cover quality rehabilitation	Involvement of policy makers and funding authorities; considering alternative scenarios and identifying potential funders
Post-restoration management	Involvement of young specialists in the museum's activities; Creating innovative partnerships with other institutions and organizations;
Natural hazards (earthquakes, floods, temperature fluctuations)	Extended project implementation

7.4 Technical conditions

The building of the Carmelite church itself is in satisfactory condition. During the 1990s the ceiling and the roof of the church were reinforced, the walls were fortified, and stucco restored, as well as the architectural details of the interior. Preservation and partial restoration of mural paintings was carried out. However, only about 30% of the planned restoration work was completed. Due to lack of funding, there is a risk that the benefits of the work carried out to date will be cancelled out or even damaged further. For example, in 2016 the facades of the church were painted with acrylic paint, without the consent of the restorers, which ultimately resulted in damage to the plaster. Another problem is that acrylic paint is very difficult to remove without further damage to the building's fabric.

The buildings immediate surroundings are not well laid out: there is no comfortable pedestrian connection to the surrounding areas or zones for rest and landscaping; there is no the drainage of surface water; the entrance gate requires repairs, there is no outdoor lighting. However, there is a car park.

7.5 Outline summary of required repairs

The building of the Carmelite church requires the following repairs and restoration works:

1. Additional studies of the present physical condition of the object and painting (murals);
2. Chemical-physical and geological studies on the object;
3. Engineering studies of supporting structures of the building;
4. Repair of the roof;
5. Repair of the restored in the 1990s vaults;
6. Emergency strengthening of elements of walls and ceilings;
7. Restoration of the floor;
8. Restoration of windows, doors (existing woodwork);
9. Engineering networks;
10. Restoration of the altar area;
11. Repair and lighting towers;
12. Conservation and restoration of wall paintings;
13. Restoration of historical façades coatings on the basis of chemical and physical research;
14. Landscaping with the restoration of the lost items.

7.6 Conservation/rehabilitation policy and proposals

7.6.1 Broad summary of the vision for the site, and its sustainability, at this preliminary stage.

The project will comprise the full rehabilitation of the Carmelite church in Mscislaŭ, including the conservation and restoration of buildings, interiors, wall paintings, as well as landscaping of the surrounding area.

The use of the building will remain unchanged. It will continue to perform the religious function as a parish church for the Catholic community of Mscislaŭ.

Over time, a new organ will be purchased for the church, restoring a "voice" to the temple. The restored interiors, painting, and background music will enhance the spiritual atmosphere of the space as well as improve aesthetics. Landscaping of the church grounds, as well as achieving a practical purpose, will contribute to the spirit of place and enhance the building's values.

The heritage value of the church complements its role, not only as a sacred (spiritual) centre for the local community, but as a symbol reflecting the long history of the city of Mscislaŭ. The Carmelite church, over time, has become a real place of pilgrimage for locals and tourists alike.

However, the church rehabilitation can take place in several scenarios.

The first scenario: interventions are insignificant, the task is to adapt the object for visit, without involving significant resources.

With this in mind we need to do:

- 1) Conduct more research on the object (the present physical state of the object and wall paintings; engineering studies supporting structures of the building);
- 2) Repair the restored in the 1990s arches and the roof;
- 3) Conduct a complex of works as an emergency response to strengthen walls and ceilings;
- 4) Restore the floor;
- 5) Restore the windows and doors; existing woodwork;
- 6) Recreate historical coating facades;
- 7) Put a "forest inventory" for the stone works in the main body of the church;
- 8) Carry out temporary engineering networks, a temporary acoustic equipment and infrared heating;
- 9) Create the temporary exhibition of the wall painting using optical devices.

10) Open the church to the public.

The second scenario: complete rehabilitation of the object:

- 1) Restore the altar area;
- 2) Repair and lighting of towers;
- 3) Conservation and restoration of wall paintings;
- 4) Implementation of engineering networks;
- 5) Landscaping with the restoration of the lost elements;
- 6) Introduction to the cultural and tourist routes.

7.6.2 Conservation philosophy

The building of the Carmelite church is an architectural monument of international significance in terms of its historical, cultural and artistic merit. It requires proper preservation and conservation at the highest professional level, taking into account existing international rules and standards, based on the requirements of the national legislation on the historical and cultural heritage. It is of great importance that appropriate materials and techniques are used, as these will not compromise the authenticity and integrity of the monument.

Such issues as the design of domestic and international informative routes around the monument, the improvement of its gardens and surrounding landscape is also of great importance.

Accomplishment of the terrain within the church fence will be performed with regard to its functional and topographical characteristics.

7.6.3 Level of intervention

- Cost the update of the design documentation and its expertise;
- Investigate the level of damage and the amount of restoration work required at the site;
- Conserve existing architectural details and restore lost features. It is important to reinforce the stucco and conserve the colourful layers of painting;
- Wall painting; minimum intervention required for interior decoration and provision of communications, engineering networks.

The landscaping of the church should include a convenient pedestrian connection with the surrounding area, outdoor lighting, areas for recreation, landscaping as well as the repair of existing communications and the drain.

The intervention level is different, depending on the scenario, see. p. 7.6.1.

7.6.4 Preliminary proposals for appropriate uses, as applicable

The use of the church building remains the same. It will maintain its function as a sacred place and use as a Catholic church. However, it is possible and desirable to manage an increase in tourism to the site, and concerts e.g. organ music when there are no services being conducted.

7.6.5 Opportunities for social uses and sustainable development

Described at p. 7.6.6

Broad assessment of priorities for consolidation/covering, repair, conservation, restoration, rehabilitation

Described at p. 7.6.1.

7.6.7 Public access

The building will be open to the public and accessible to visitors, with certain restrictions during church activities.

7.6.8 Other benefits

Due to its unique and advantageous location in the heart of the city, it is our aim that the Carmelite church becomes a well-known attraction, not only for the Catholic community, but also for other citizens and tourists. It will contribute to the formation of local identity, the growth of the city's popularity, its sustainable image as the modern cultural centre with a colourful and interesting history and culture.

7.7 Finance

7.7.1 Broad assessment of budgetary needs and phasing

The following repair and construction works can be identified at this preliminary stage:

Description of measures	Estimated cost
1. Additional studies (geological, topographic, physical state, chemical process engineering)	€100,000
2. Development of the project documentation	€300,000
3. Repair of the roof and vaults restored in the 1990s	€100,000
4. Emergency strengthening elements of walls and ceilings	€100,000
5. Restoration of the main volume of the monument (restoration floor, windows, doors (existing woodwork), utilities, restoration altar parts. Repair of lighting towers preservation and restoration of paintings, coating facades with historical restoration on the basis of chemico-physical studies and etc.	€5,000,000
6. Landscaping with the restoration of the lost items.	€400,000
TOTAL	€6,000,000*

*Preliminary assessment of the cost of the design, research and restoration works) estimated based on similar works implemented in Belarus) is indicative. The final cost of works will be determined following the development of the initial design and construction documents for restoration.

7.7.2 Assessment of (real) possibilities for attracting investments

In order to attract investment for restoration works, the following financing bodies can be considered:

- Ministry of Culture of the Republic of Belarus;
- National and regional development funds;
- International and cross-border cooperation funds;
- Local funds of the city and of the district of Mscislau (the applicant);
- Investments from the Catholic church and Vatican.

7.7.3 Assessment of (real) possibilities for recovering investments

- Income of tourism
- Souvenirs, publications
- Income of the services in the temple
- Donations, sponsorships
- Concert activity

7.7.4 *Have you already tried to raise funds for this site or monument?*

Yes, they were planned within the framework of the State Program on Development of Historical Cities, but they were not allocated.

7.7.5 *Have you already received funds for this site or monument?*

No

7.8. Management

The rehabilitation project will be implemented by a Project Implementation Unit (PIU), responsible for planning and organizing the process, as well as monitoring and ensuring visibility. The PIU is composed of long-term and short-term experts, involved for delivering certain tasks within the project. The activity of the PIU will include specific actions, such as internal meetings, so as to implement the project efficiently according to a predetermined schedule. Some activities requiring a high degree of specialization will have a specific co-ordinator, whose activities will be supervised and supported by the main expert.

The management of the project, the monitoring, the evaluation and the visibility will include the following actions:

- technical, administrating and co-ordinating internal meetings with the managing them and with representatives of the partners;
- monitoring implementation according to the requirements of the funders and beneficiaries;
- preliminary and final evaluations, including technical and financial, according to the requirements of the funder;
- promoting and visibility, including conferences, publications and newsletters.

The Mscislaŭ District Executive Committee is responsible for ensuring the sustainability of the project, planning annual funds for the maintenance and for supporting the activity of the institution. For further management, an informal consulting body could co-ordinate the activity of the institution.

8. Documentation / additional images



The Carmelite church. View of the church from the Castle Hill



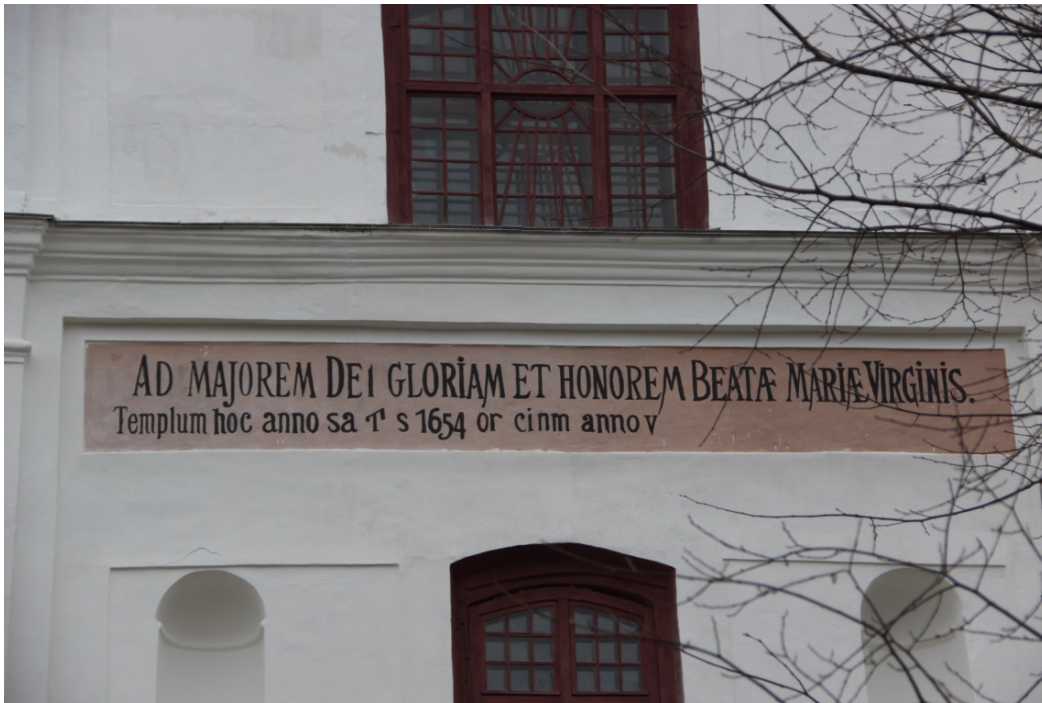
The Carmelite church. View to the north facade of the church and 2-storey annexe from the inside



The Carmelite church. View of the church and the entrance gate from the Karmyalitskaya Str.



The Carmelite church. A view of the southern facade of the temple and the entrance gate from Kirava Str.



The Carmelite church. View of the east facade of the church from the side of the car park



The Carmelite church. View of the west facade of the church



Fresco "Murder the Carmelite monks (" Trubetskaya Massacre "), photo of 1912



Fresco " Assault on Mscislau by Moscow army of prince Trubetskoi in 1654", photo of 1912.



Fragments of the interior of the Carmelite church



9. Conclusions and recommendations for elaboration of a Feasibility Study

In the event of drafting of a Feasibility Study for the restoration project of the Carmelite Church, the following recommendations should be taken in account:

- Defining the management structures and types of activities to be carried out for implementation
- Additional technical analysis of the structure for a detailed assessment of the timeline, type of works and costs in different phases;
- Need for additional expert advice from structural engineers and professional restoration craftsmen. Consideration of involvement of international expertise.