

Community-led Urban Strategies in Historic Towns (COMUS)



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Preliminary Technical Assessment

Rehabilitation of **Mscislaŭ** Trade Rows and Creation of a Visitor Centre and Bakery
"Mscislaŭ Baked Goods" (Small Bakery with a Cafe) in Pirahouskaya Str.

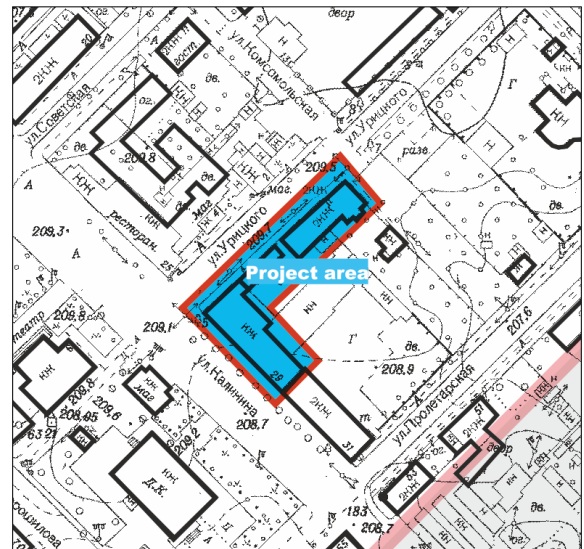
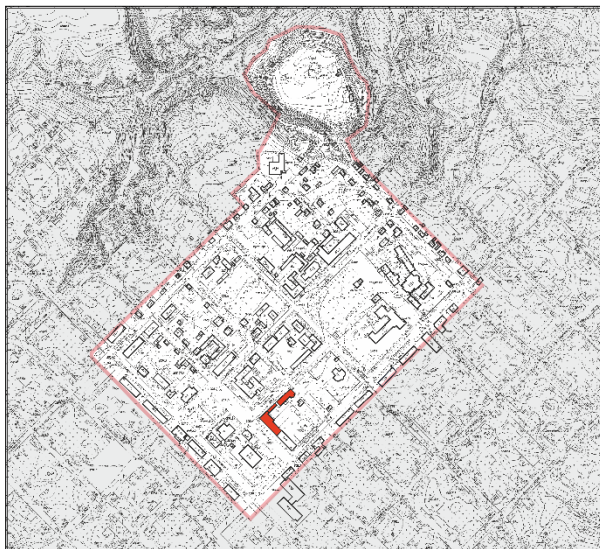
Mscislaŭ, Belarus

March 2017



1. Introductory page

Trade Rows



Site plan

- 1.1 Country or Territory: Belarus
- 1.2 Name of organisation compiling the information: 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: Buildings of Trade Rows. Address: Mscislaŭ, Mahileu region; Str. Pirahouskaya,5.
- 1.6 Inventory reference number(s): 513F000503
- 1.7 Building/Monument/Site type: Architectural monuments of local importance, 3rd category.
- 1.8 Main dates: The Trade Rows Ensemble is an early 20th century monument, with Art Nouveau and Neo-classicist elements. These are one-storey rectangular buildings linked each other.
- 1.9 Current use(s): Partly used for its original purpose, some buildings closed.

2. Executive Summary: the site and its management

The Trade Rows ensemble is an eclectic monument from the early 20th century, with Art Nouveau and Neo-classicist elements. These are one-story rectangular terraced structures.

In the architectural decor, belts with rusks, attics and belts of arcature are used. The outer walls are dissected by semi-columns, cut by rectangular windows and without architraves.

The Mscislaŭ Trade Rows ensemble contained small shops or kiosks. During the late-1960s and early-70s, some trade rows fell out of use and were demolished when a new House of Culture was built. Today some of the buildings contain modern shops, whereas others are empty. The trade rows belong to different owners.

Two empty buildings have been chosen as the sites for a new visitor centre and bakery (each about 40 m²) at the following address: ul. Pirogovskaya 5.

3. Administrative information

3.1 Responsible Authorities

- Ministry of Culture of the Republic of Belarus
- Mscislaŭ Local Administration

3.2 Building/Site, Name and Address

Buildings of Trade Rows. Address: Mscislaŭ, Mahileu region; Str. Pirahouskaya,5.

3.3 Map reference

416574.52, 5986439.12

3.4 Type of monument

Historic and cultural value - 3rd category; architectural monuments of local importance.

3.5 Ownership

Most of the buildings that make up the ensemble, including the two buildings where the visitor centre and bakery are planned to be opened, are currently financed by Mscislaŭ City Administration. The other buildings are rented by various private entrepreneurs.

3.6 Statutory Protection/Constraints

The visitor centre and bakery with a cafe will be established in two of the buildings of the Trade Rows, inscribed in the State List of Historical and Cultural values of the Republic of Belarus as an architectural monument of the 3rd category historic and cultural value; i.e. of local importance. Interventions on the Trade Rows ensemble will be in accordance with the requirements of the status of historic and cultural value.

Any intervention on the site will be undertaken in accordance with the requirements and constraints set out for the 3rd category of historic and cultural value.

The Trade Rows buildings are located in the historic centre of Mscislaŭ. Any modernization, restoration and repair will be carried out on the basis of the project for the protection zones of the historical centre, developed as part of the detailed plan for the centre of the city of Mscislaŭ, with the regeneration of the historic zone (project No. 40.08-00.ГМ-10, UE "BELNIIPRGADOSTROITELSTVA").

The Technical project will be developed according to established procedure and in compliance with normative documents, and existing architectural and technical arrangements. Any activity that could endanger the integrity of the historic buildings will be co-ordinated with governmental bodies for Monument Protection, the local administration and the advisory service provided by the Ministry of Culture. This office 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	Buildings of Trade Rows Mscislaŭ, 213453, Str. Pirahouskaya,5	Not bad condition	D	Low

5. Existing information

5.1 Documentary sources:

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

5.2 Bibliography:

1. Collection of monuments of history and culture of Belarus. Mahileu voblasts.- M.: Belarusian Encyclopedia, 1986. -. 408p, IL.
2. V Krasnyansky City Mstislau (Mahileu province) .- Vilna 1912.
3. Memory: Mscislaŭ: history and today. Chronicles of cities and districts of Belarus / On. V Gasyankou; M.: Polymya, 1999-608 p .: IL

Legislative acts:

Code of the Republic of Belarus Culture, 2016

Internet:

1. <https://mstislavl.info/photogallery/mesta/97-torgovye-ryady.html>
2. <http://globus.tut.by/mstislavl/#traderows>
3. <http://www.holiday.by/by/skarb/787-torgovye-rjady-v-mstislavle>
4. <http://by.livejournal.com/1832437.html>

5.3 Fieldwork already conducted:

Archaeological excavation was in 1980s. Some chemical and technical research was carried out in 2015.

5.3 Fieldwork already conducted:

None.

5.4 Projects in progress:

None.

5.5 Projects already planned:

Landscaping the gymnasium area.

5.6 Financial estimates already made:

Yes, estimates were made in 2015.

At present, no further estimates have been made as regards these two facilities.

6. Scope of the PTA

6.1 Extent/Nature of the assessment:

The PTA has been developed by a team of local experts together with the following experts from the NSG:

- a heritage specialist, a museum worker with good knowledge of the history and culture of the city, responsible for evaluating and developing a heritage rehabilitation concept;
- an investment management specialist, responsible for assessing project profitability, sustainability, risk assessment, and compiling final reports;
- a 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 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 sent to an international expert for comment. In addition,

contributions from the central authority will be considered, as well as existing studies on the area. The time anticipated for drafting is two months.

6.2 Limitations of the study:

No practical limitations have been identified.

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.*



Mscislaŭ, Buildings of Trade Rows to be used as a visit-centre and bakery

The Trade Rows ensemble was built in early-20th century in the eclectic style. They were used as a trade zone since their establishment. These are the one-storey buildings which are located lengthways by Pirahovaya St. divided into small shops and booths. Their function have been the same since then. Small shops belong to private owners. Some of them are empty. Two empty buildings have been chosen as the sites for a new visitor centre and the bakery (each about 40 m²) at the following address: ul. Pirogovskaya 5.

After the two Trade Rows buildings are restored, a visitor centre will be opened with a mini-bakery and cafe. Currently there are no bakeries in the city nor is there a café with fresh pastry, coffee and tea. However, historically, such places existed in Mscislaŭ and the local population have expressed demand for such places. During Soviet times, there was a local bakery with a wide-ranging assortment of products. However, many townspeople still have the recipes for bakery products and desserts. The revival of the tradition of baking and fresh products at dawn will turn Pirahouskaya street into a favourite spot for residents and visitors alike.

The creation of a visitor centre is important as there is no information point for tourists in Mstislau. The Trade Rows is a perfect location as it is in the heart of the historic centre, near the local government building and not far from the central square.

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

The Trade Rows ensemble was built in the early-20th century in eclectic style. It includes elements of Art Nouveau and Neoclassicism. These are one-story rectangular terraced structures. The history of their establishment is unknown in details and demands additional archival researches. We know only that their function as trade zone didn't change since their establishment. During the late-1960s – early-70s, some trade rows fell out of use and were demolished when a new House of Culture was built. Today some of the buildings contain modern shops, whereas others are empty. The trade rows belong to different owners.

7.2 Significance

The Trade Rows are one of the most interesting monuments of 20th century Mscislaŭ, and are located in the centre of the historic city. Its current condition is quite good, but after its restoration this building will become a real asset. Creating the mini bakery with a cafe and the visitor centre in two of the Trade Rows buildings will improve the tourism infrastructure of the city, contribute to strengthening its tourism profile and improve local economic activity.

7.3 Vulnerability/Risk assessment

In August 2016, the cosmetic repair of facades on the Trade Rows (without adequate research and training in professional restoration) was conducted before the Regional festival of rural workers Dazhynki-2016.

The main potential risks are physical or of management:

<i>Potential risk</i>	<i>Contingency plan</i>
<i>Inappropriate interventions, which do not take into account the buildings' authenticity</i>	<i>Detailed supervision of the process of design and implementation</i>
<i>Use of cheap materials and inadequate technologies</i>	<i>Close supervision of materials and technologies used</i>
<i>Lack of skills, poor expertise</i>	<i>Hiring only experienced restoration specialists, requesting and involvement of international expertise; holding trainings for restores</i>
<i>Political pressure – instability, problems with governance and difficulty in reaching decisions</i>	<i>Co-ordination between different levels of administration; facilitation and de-politicization of the restoration process</i>
<i>Financial problems, inability to cover quality rehabilitation</i>	<i>Involvement of policy makers and funding authorities; considering alternative scenarios and identifying potential funders.</i>
<i>Post-restoration management</i>	<i>Involvement of young specialists in the museum's activities; Creating innovative partnerships with other institutions and organizations;</i>

7.4 Technical conditions

At present, the structure is in satisfactory condition, but it requires additional chemical and technological research, restoration and reconstruction, restoration of interiors and adapt them under the above-mentioned needs.

7.5 Outline summary of required repairs

The Former Boys High School building requires the following repairs and restoration works:

1. Additional research for the restoration needs;
2. Restoration of facades and windows;
3. Carrying out engineering infrastructure (heating and electricity);
4. Restoration of historical façades according to the results of chemical and physical analysis;
5. Interior finish;
6. Landscaping, restoring destroyed features.

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 provides for full rehabilitation, conservation and restoration of buildings, interiors and landscaping of the surrounding area. The use of the Trade Row buildings will respect its historical features.

7.6.2 *Conservation philosophy*

The monument requires that preservation and conservation be conducted at the highest level, taking into account the existing international rules and standards, and requirements of national legislation on the historic and cultural heritage. It is very importance to use appropriate materials and techniques which will not lead to loss of authenticity and integrity of the monument.

Also important are the design of domestic and international tourist routes around the monument and improving its surrounding landscape.

7.6.3 *Level of intervention*

It is necessary to

- investigate the level of damage and the amount of restoration work at the site;
- carry out the conservation of existing architectural details and restore lost features;
- keep interference in the application of interior decoration and provision of communications and engineering infrastructure to a minimum.

7.6.4 *Preliminary proposals for appropriate uses, as applicable*

After the Str. Pirahouskaya Trade Rows buildings are fully restored, a mini bakery with a cafe will be opened; here the local community will revive the tradition of baking bread and pies according to traditional recipes.

In addition to the bakery a visitor centre will be opened in the next building to provide information to tourists and establish self-service terminals.

7.6.5 *Opportunities for social uses and sustainable development*

Described in section 7.6.4.

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

Described in section 7.5

7.6.7 *Public access*

The building will be open to visitors.

7.6.8 Other benefits

Due to its unique and advantageous location in the heart of the city, the Str. Pirahouskaya Trade Row buildings will become an attraction not only for local residents, but also for visitors to the city.

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:

Activities	Estimated Cost
Additional research	€2,000
Project documentation	€16,000
Engineering systems	€50,000
Restoration of the facades and the blind area	€30,000
Interior finishing	€110,000
Landscaping	€3,000
Total cost	€*300,000

*The exact cost of restoration and conservation works on the Trade Rows buildings will be determined after primary research and the evaluation of design and construction phase.

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, Republic of Belarus;
- National and regional development funds;
- International and cross-border co-operation funds;
- Local funds of the city and of the district of Mscislau (the applicant).

7.7.3 Assessment of (real) possibilities for recovering investments

- Income of tourism
- Souvenirs, publications
- Income of the activity
- Donations, sponsorships
- Private investments

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

No

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, organizing the process, monitoring and visibility. The PIU is composed of long-term and short-term experts, involved to deliver tasks within the project. The PIU's activities will include specific tasks, including internal meetings to deliver the project according to a predetermined schedule. Highly specialised activities will be delivered by a specific co-ordinator, who will be supervised and supported by the main expert.

The Mscislaŭ District Executive Committee is responsible for ensuring the project's sustainability, who will allocate annual funds for maintenance and to support institutional activities. An informal consulting body will coordinate the further management activity of the institution.

After the restoration work is complete, funding for the rehabilitated site will be provided by the Local Foundation of Revival of Mscislaŭ and the local municipal authorities (the visitors centre), as well as by a private investor (Bacery, cafe).

1. Documentation / additional images



Mscislau. Trade Rows. View from Uritskogo Str.



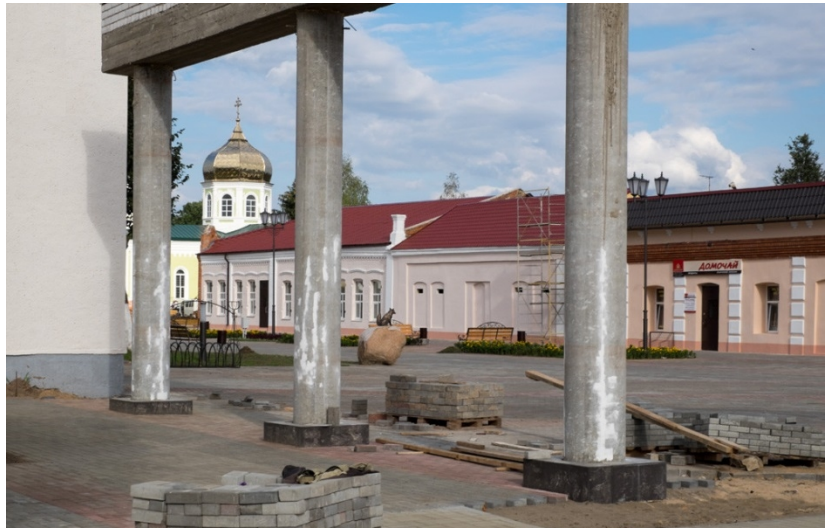
Mscislau. Trade Rows. View from Kalinina Str.



Mscislau. Trade Rows



Mscislau. Trade Rows. View from Kalinina Str.



Mscislaŭ. Trade Rows.

9. Conclusions and recommendations for elaboration of a Feasibility Study

If a feasibility study for the restoration project of the Trade Rows is drafted, the following recommendations should be taken in account:

- Defining the management structures and types of activities to be carried out;
- Additional technical analysis of the structure to produce a detailed timeline, work typology and phased costs;
- Additional expert advice from structural engineers and professional restoration craftsmen. Involvement of international expertise.

PTA prepared:

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