

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

PRELIMINARY TECHNICAL FILE

CHIATURA

2011



TABLE OF CONTENTS

1. Base Maps

- 1.1 City map
- 1.2 Historical centre of city

2. Thematic Maps

- 2.1 a. Location of the town in the context of the country
- 2.1 b. Location of the town in the context of the region
- 2.2 a. Traffic circulation, transport and access to the town
- 2.2 b. Traffic circulation, transport and access to the town
- 2.2 c. Traffic circulation, transport and access to the town
- 2.3 a-a. The main activities/functions in buildings
- 2.3 a-b. The main activities/functions in buildings
- 2.3 b-a. Buildings used for residences/housing
- 2.3 b-b. Buildings used for residences/housing
- 2.4 a-a. The new buildings/Interventions (During last 10 years)
- 2.4 a-b. The new buildings/Interventions
(During last 10 years)
- 2.4 b-a. Interventions in Historical centre (Small changes)
- 2.4 b-b. Interventions in Historical centre (Small changes)
- 2.5 a. Time Periods/Epochs of Buildings
- 2.5 b. Time Periods/Epochs of Buildings
- 2.6 a-a. Buildings protection status
- 2.6 a-b. Buildings protection status
- 2.6 b-a. Buildings of Architectural & Artistic value
- 2.6 b-b. Buildings of Architectural & Artistic value
- 2.7 a-a. Occupying Buildings
- 2.7 a-b. Occupying Buildings
- 2.7 b-a. Ownership of Buildings
- 2.7 b-b. Ownership of Buildings
- 2.8 a. Physical state of condition of buildings
- 2.8 b. Physical state of condition of buildings
- 2.9. Condition of roads and pavements
- 2.10 a-a. Number of floors
- 2.10 a-b. Number of floors
- 2.10. Wide-scale Urban Processes

3. Historical Maps

- 3.1. The town of Chiatura city plan - 1960

4. Reference File

- 4.1 General information about the town
- 4.2 Brief summary
- 4.3 Main stakeholders and potential partners
- 4.4 Geographic, climatic and/or other physical factors which have influenced morphology and structure of the town
- 4.5 Historical events that have shaped the town and its identity
- 4.6 Socio-economic situation

- 4.7 Capacity of action of the Municipality
- 4.8 Demand and Supply for space
- 4.9 State of the public services
- 4.10 Legal and institutional situation
- 4.11 Cultural Heritage
- 4.12 The contribution that the heritage can make to the quality of life and to the social and economic prosperity of the town
- 4.13 Challenges and Opportunities
- 4.14 Participation in the international cooperation (including technical support to projects)

FOREWORD

The PP2 is a first precedent for Chiatura Municipality of close co-operation with international organizations.

The local government of Chiatura municipality is happy to participate in the project and wishes to express gratitude to the Ministry of Culture and Monuments Protection of Georgia and the National Agency for Cultural Heritage Preservation of Georgia for leading the project at the national level.

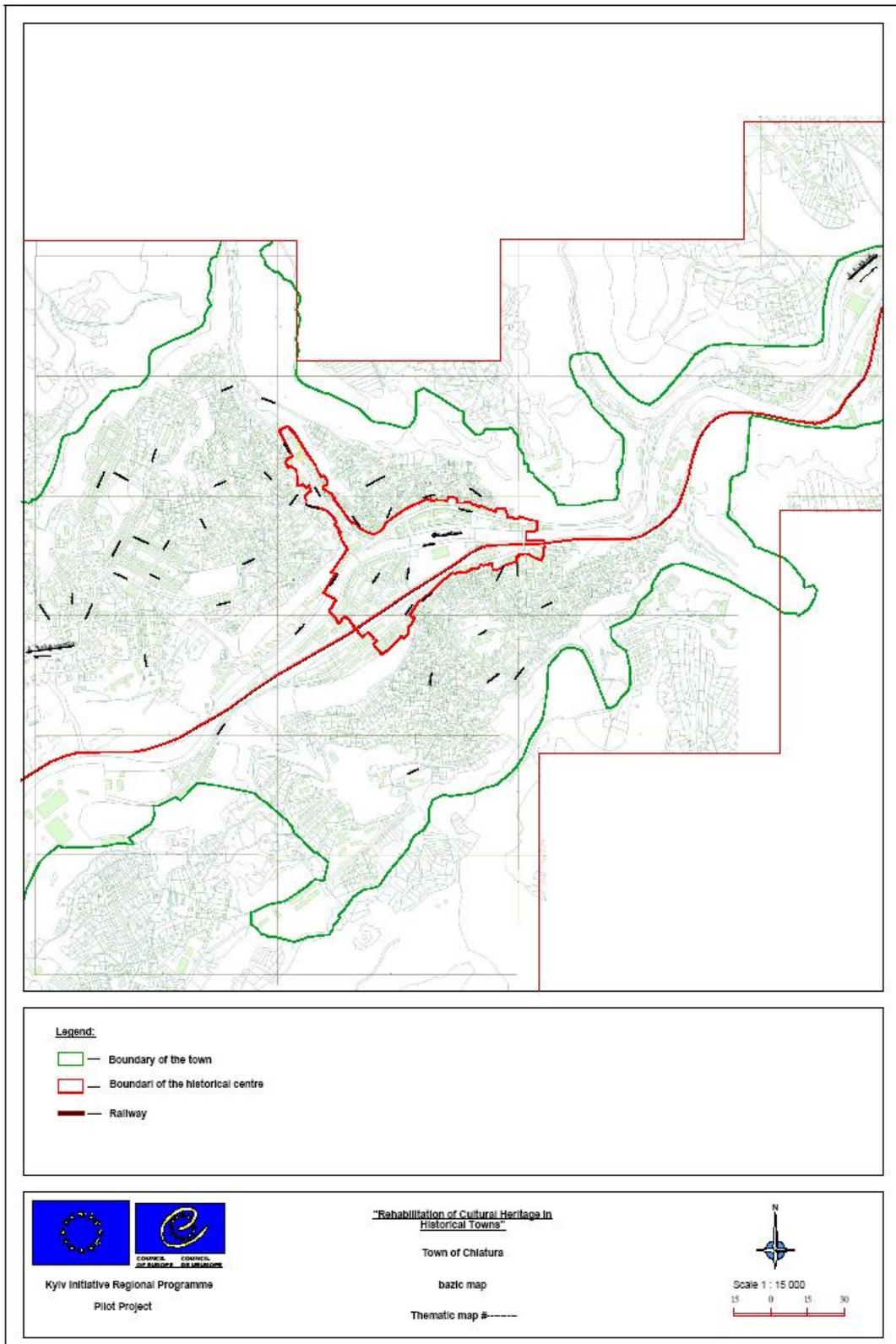
We would like to give special thanks to the Council of Europe and its experts for continued assistance in implementation of the project.

The following persons from the Chiatura municipality have participated in preparation of the present document.

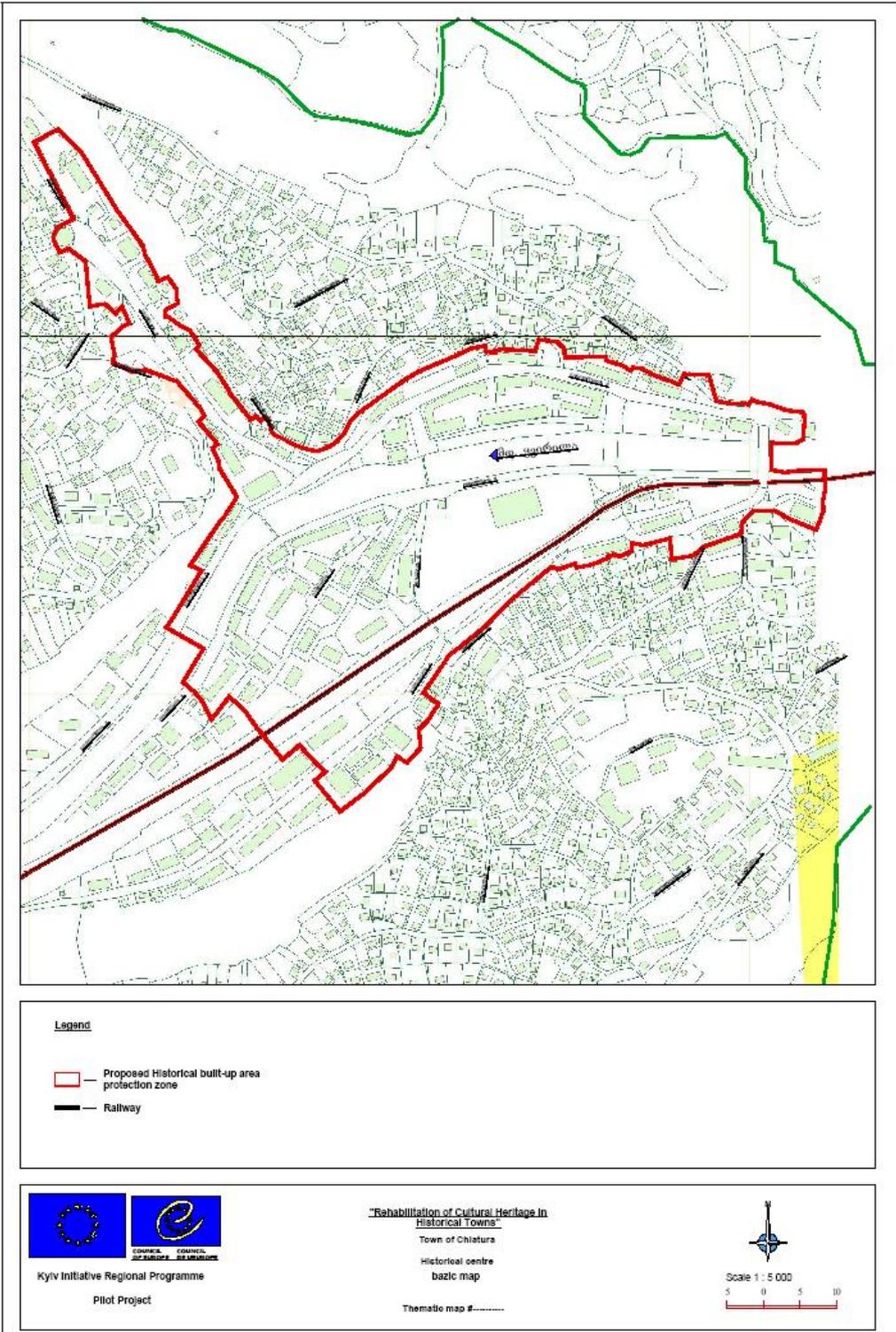
1. Mr. Iliko Chikviladze, Chair of the Chiatura Municipal Council Committee
2. Mr. Zurab Kapanadze, Head of the Culture Department of Chiatura Municipality
3. Ms. Lali Vashadze, Chief specialist for international relations, Chiatura Municipality
4. Mr. David Bregadze, Head of the Spatial Planning, architecture and Construction Department

1. Base Maps

1.1 City Map

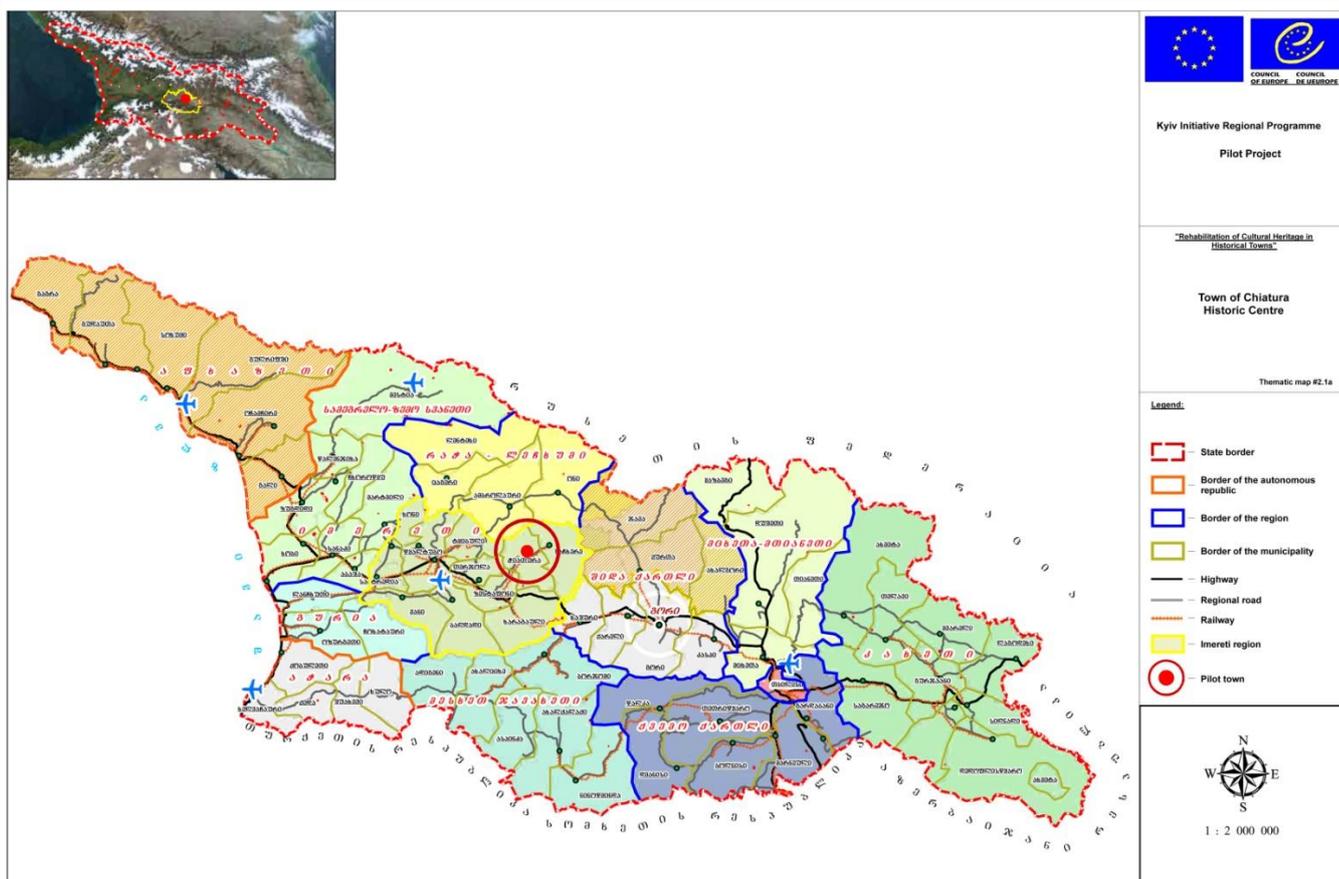


1.2 Historical Centre of the City

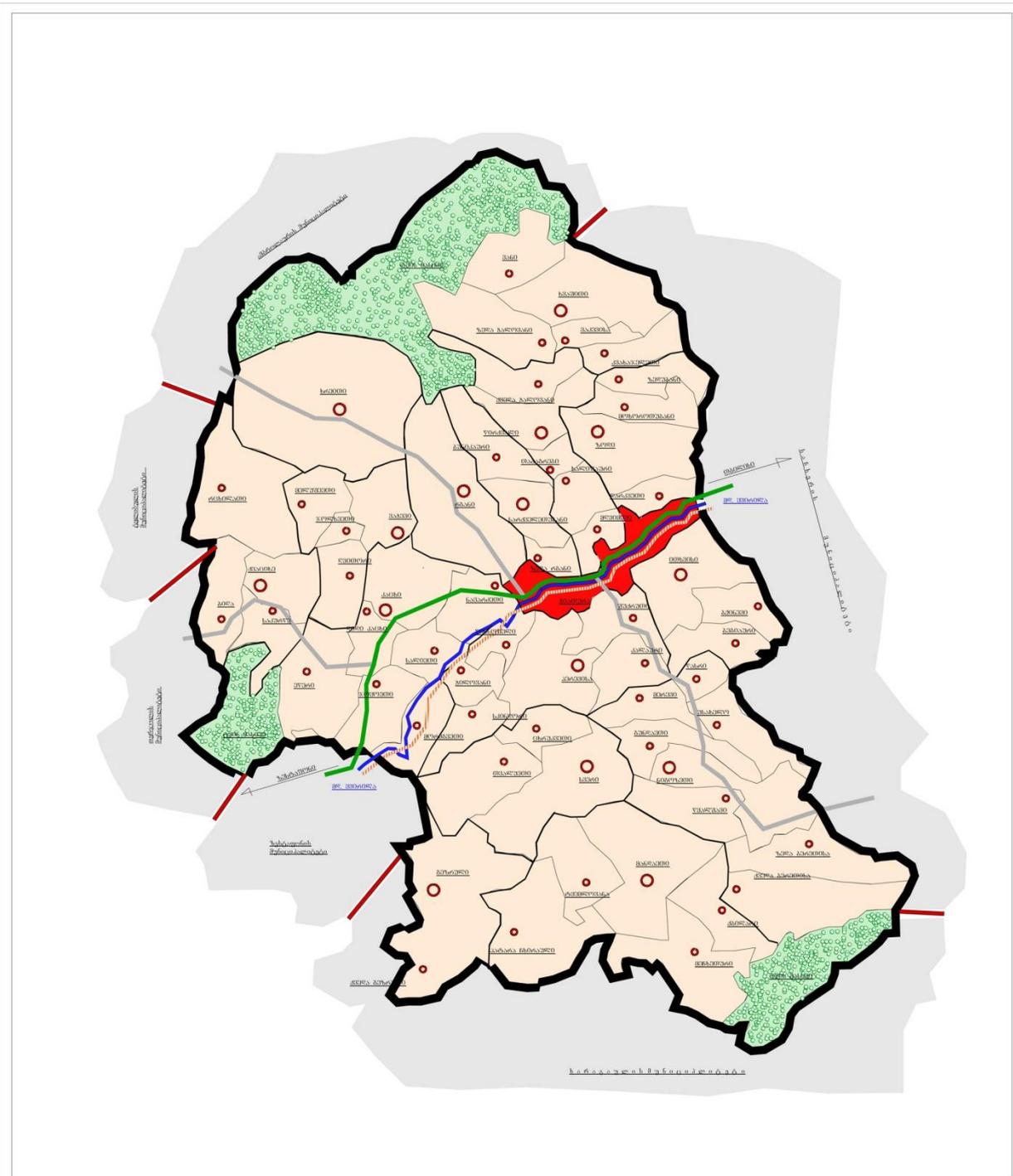


2. Thematic Maps

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



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



Legend:

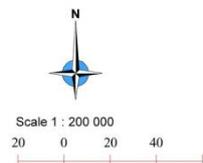
- | | | | | | |
|---|-------------------------------------|---|---------------|---|------------------|
|  | Border of the Chiatura municipality |  | Regional road |  | Town of Chiatura |
|  | Local road |  | Village | | |
|  | Railway | | | | |



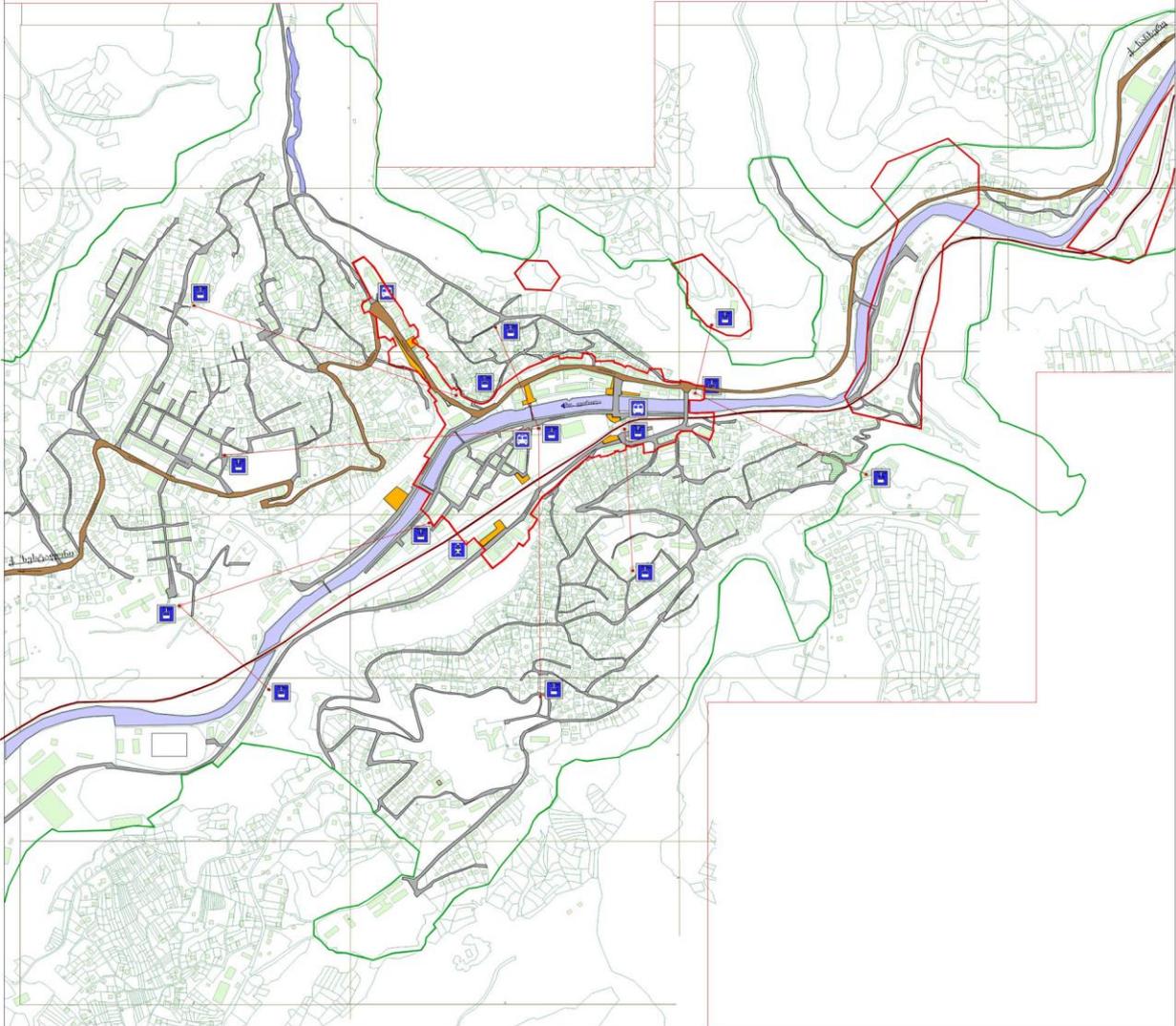
Kyiv Initiative Regional Programme
Pilot Project

"Rehabilitation of Cultural Heritage in
Historical Towns"

Municipality of Chiatura
Thematic map #2.1b



2.2a Traffic circulation, transport and access to the town

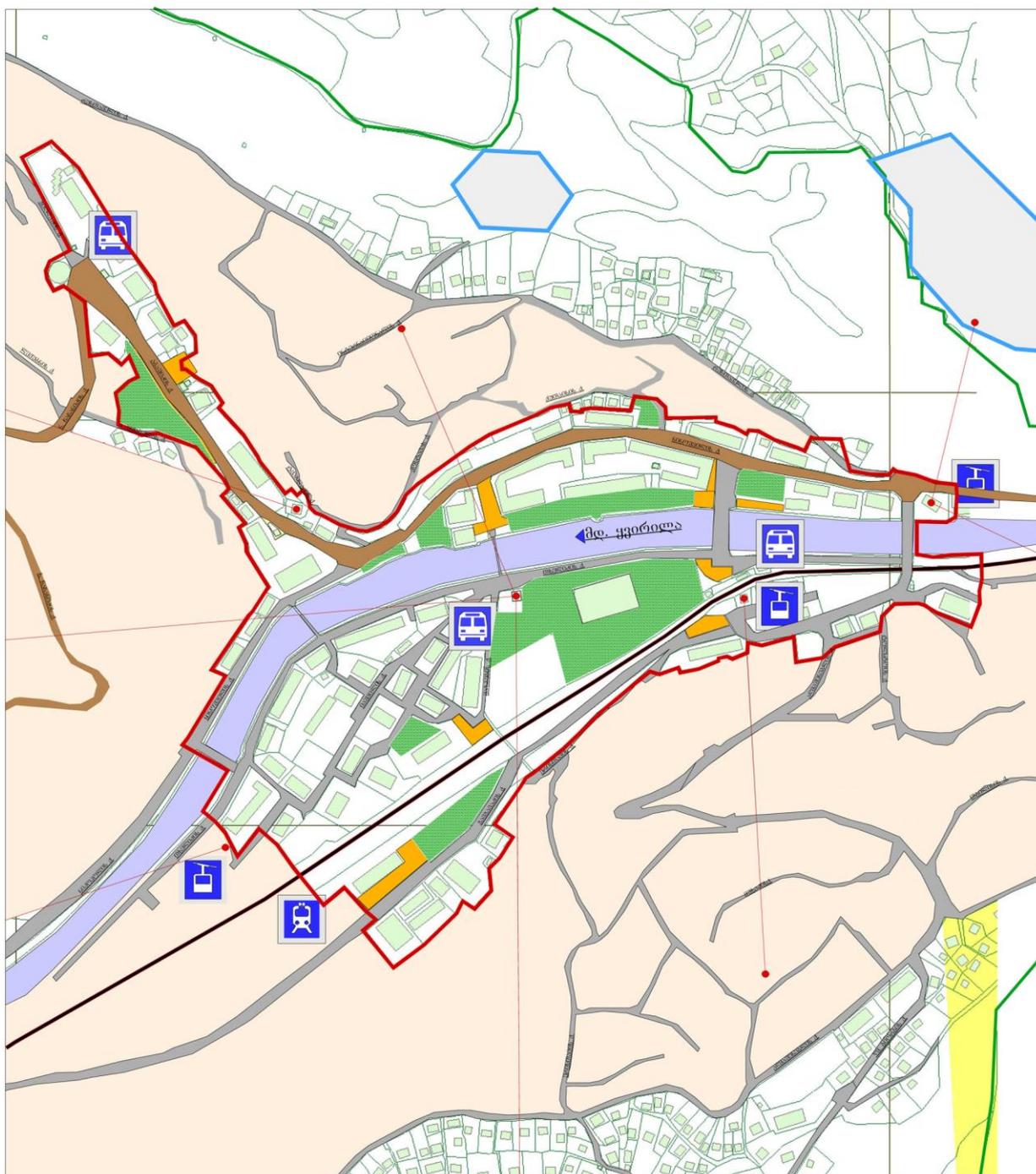


Legend:

Boundary of the town	Ropeway station	Railway
Boundari of the historical centre	Railway station	Regional road
Parking	Bus station	Local road

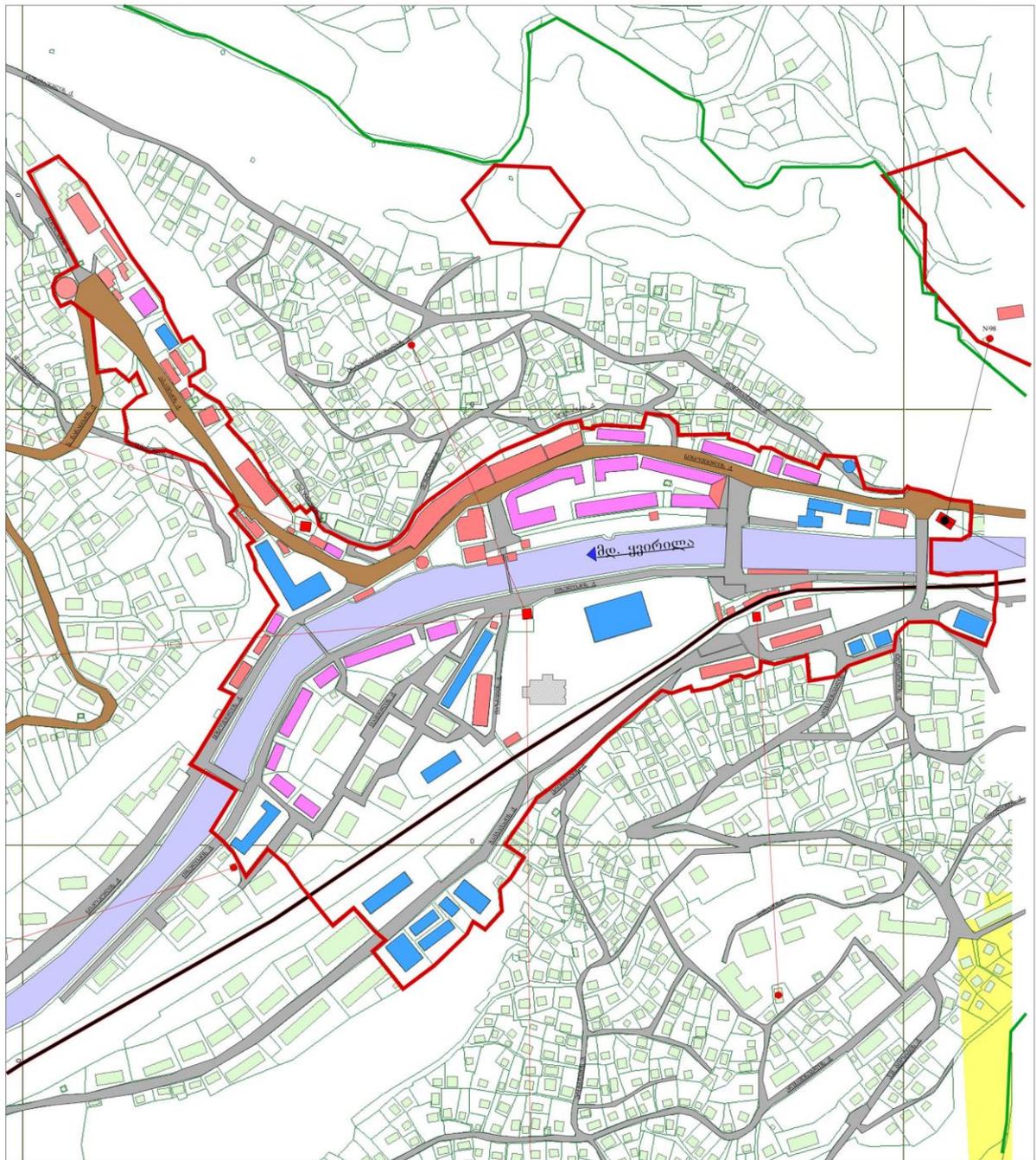
 Kyiv Initiative Regional Programme Pilot Project	<p align="center">"Rehabilitation of Cultural Heritage in Historical Towns"</p> <p align="center">Town of Chiatura</p> <p align="center">Historical centre</p> <p align="center">Transport and access to the town</p> <p align="center">Thematic map #2.2a</p>	 Scale 1 : 15 000
---	---	--------------------------

2.2b Traffic circulation, transport and access to the town



 COUNCIL OF EUROPE	"Rehabilitation of Cultural Heritage in Historical Towns" Town of Chiatura Historical centre Thematic map #2.2b	 Scale 1 : 5 000 5 0 5 10

2.3 a The main activities/functions in buildings



Legend

- | | |
|--|--|
|  Private commercial buildings |  State ownership - administration, cultural-educational |
|  Ropeway station |  Church |
|  Mixed use buildings - residential/commercial |  Proposed Historical built-up area protection zone |

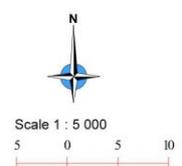


Kyiv Initiative Regional Programme
Pilot Project

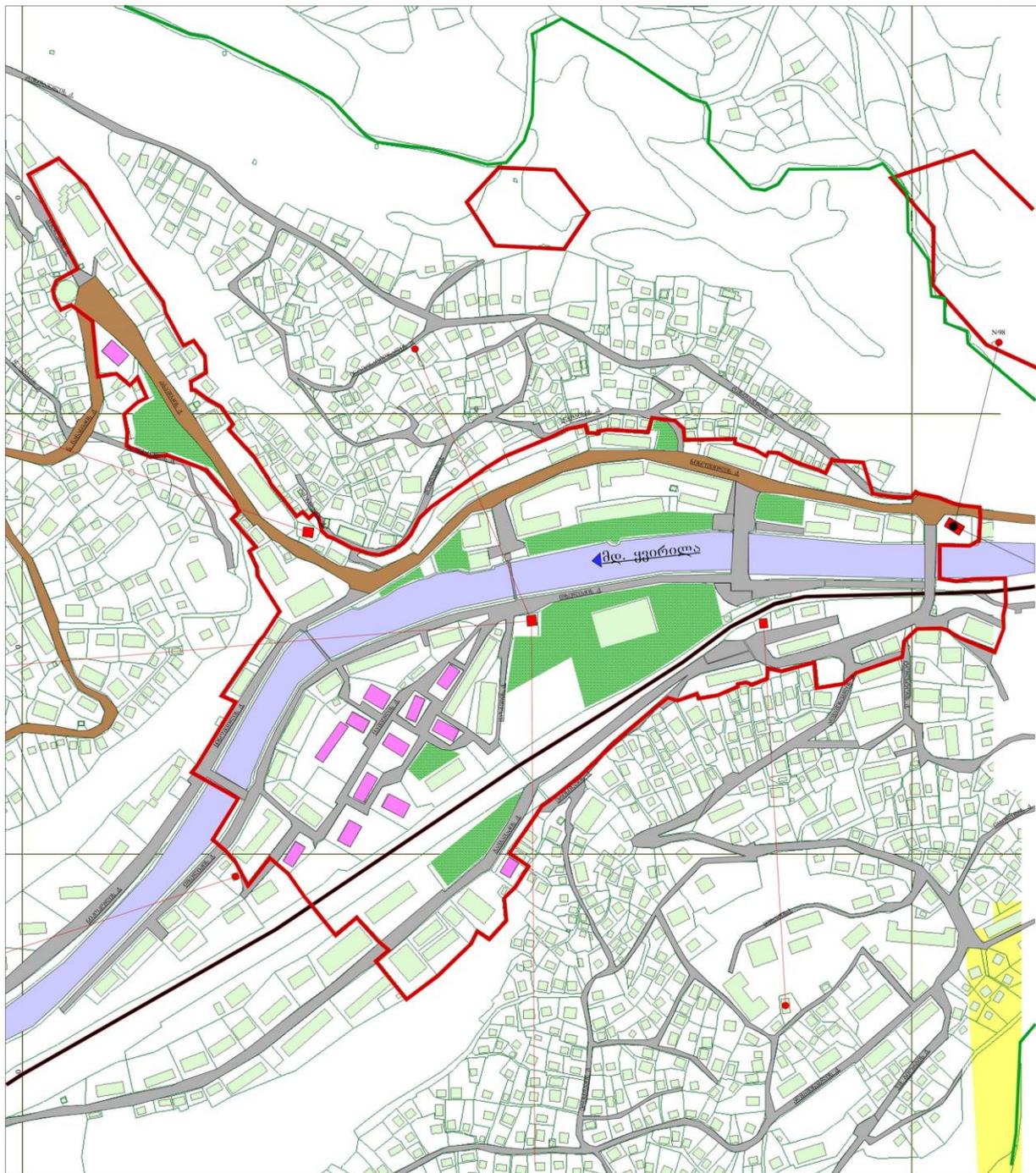
"Rehabilitation of Cultural Heritage in Historical Towns"

Town of Chiatura
Historical centre

Main activities/functions in buildings
Thematic map #2.3a



2.3 b Buildings used for residences/housing



Legend

- Residential buildings
- Ropeway station
- Parks and green spaces

Proposed Historical built-up area protection zone



Kyiv Initiative Regional Programme
Pilot Project

"Rehabilitation of Cultural Heritage in Historical Towns"

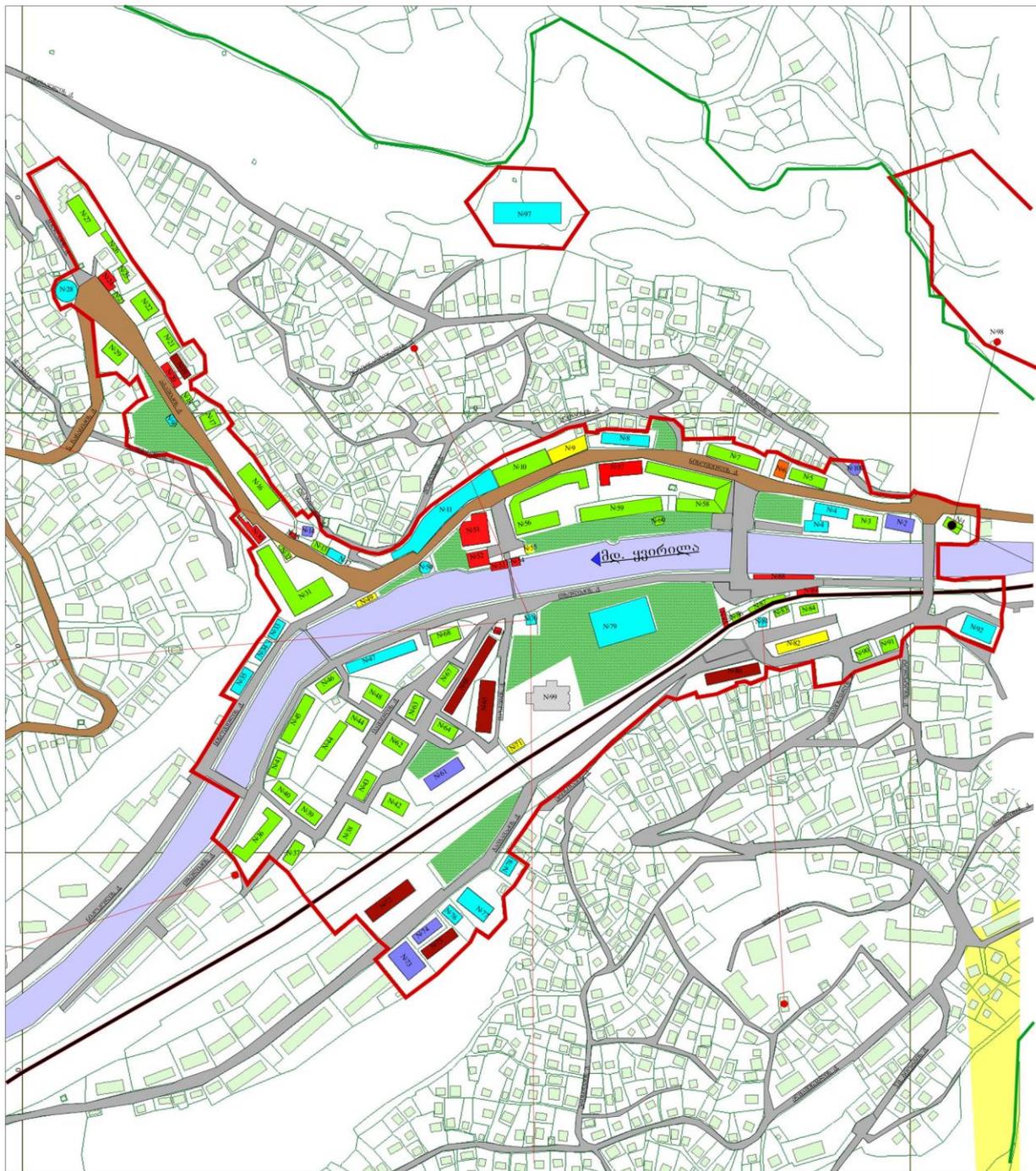
Town of Chiatura
Historical centre

Residential buildings
Thematic map #2.3b



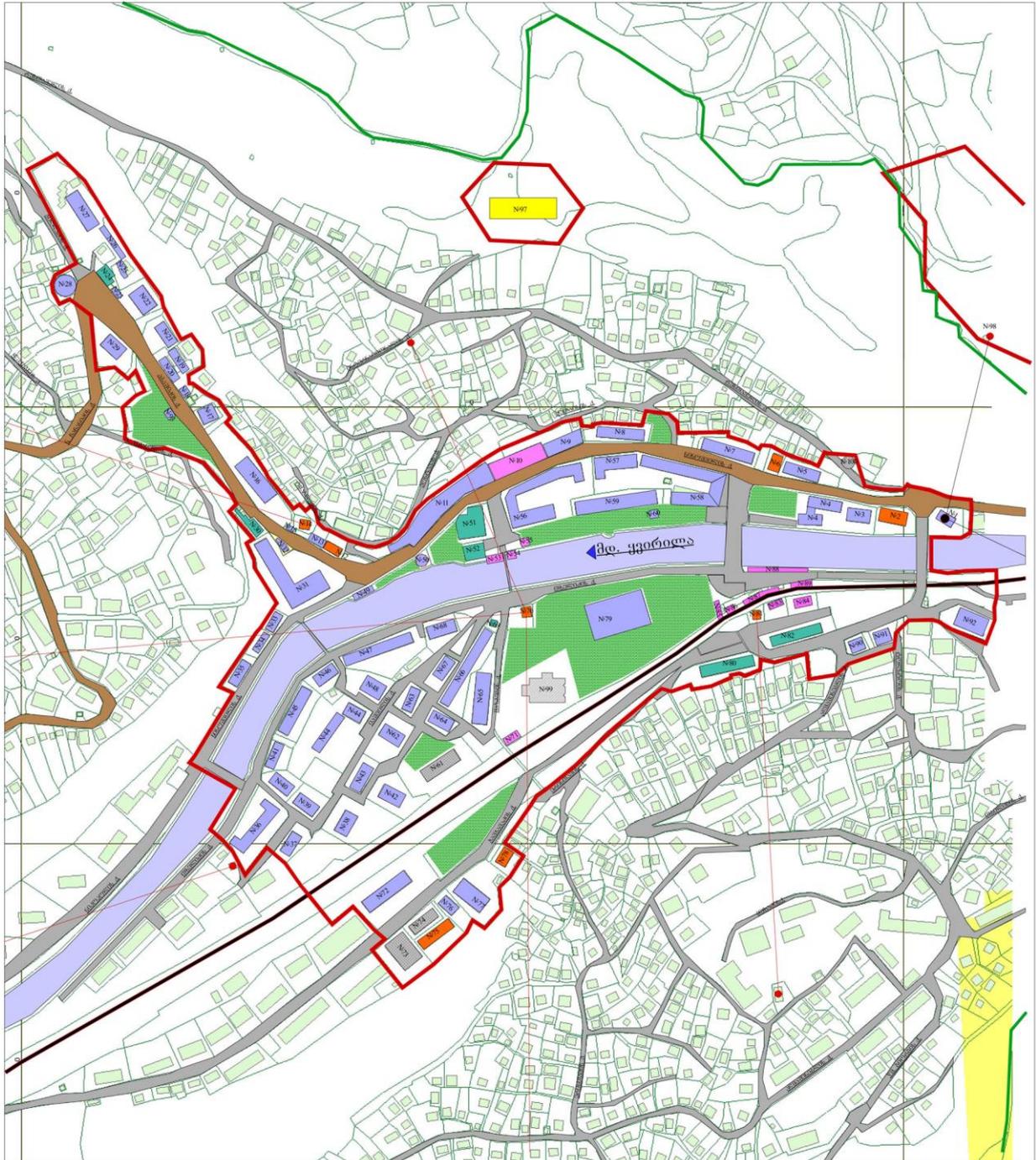
Scale 1 : 5 000
5 0 5 10

2.4 a The new buildings/Interventions (During last 10 years)



  COUNCIL OF EUROPE OF EUROPE DE L'EUROPE Kyiv Initiative Regional Programme Pilot Project	"Rehabilitation of Cultural Heritage in Historical Towns" Town of Chiatura Historical centre New buildings/interventions in the historic centre Thematic map #2.4a	 Scale 1 : 5 000 
---	---	---

2.4 b Interventions in Historical centre (Small changes)

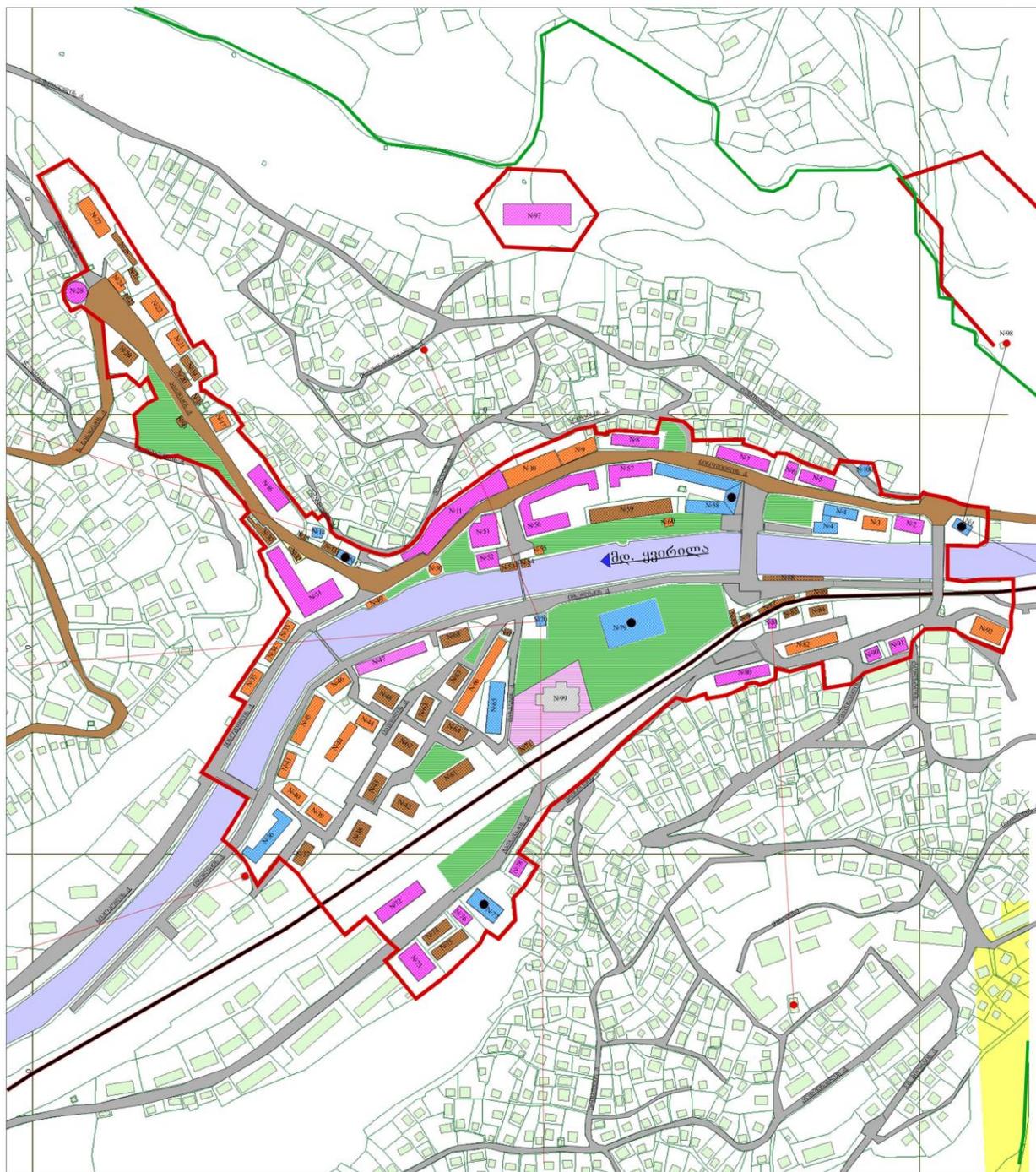


Legend	
Important intervention-horizontal addition, balcony, open space addition	Buildings to be reconstructed
Small changes-Window/door, facade renovation	Buildings without function/damaged
New buildings	Building process /church/
	Engineering structure /to be reconstructed/
	Parks and green spaces
	Proposed Historical built-up area protection zone

Note:
Structures of different functions are described beyond the city centre. See images #94-Mgvimevi nunnery monastery, #95-Manganese enrichment facility /mGvimevi street, #96-Manganese enrichment facility /Sachkhere highway/

 Kyiv Initiative Regional Programme Pilot Project	<p align="center">"Rehabilitation of Cultural Heritage in Historical Towns"</p> <p align="center">Town of Chiatura</p> <p align="center">Historical centre</p> <p align="center">New buildings/interventions in the historic centre</p> <p align="center">Alteration of architectural details</p> <p align="center">Thematic map #2.4b</p>	 Scale 1 : 5 000

2.6 b Buildings of Architectural & Artistic value



Legend

building protection status

- no status
- high
- middle
- low
- not cost
- Parks and green spaces
- Building process /church/
- Proposed Historical built-up area protection zone



Kyiv Initiative Regional Programme
Pilot Project

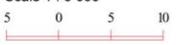
"Rehabilitation of Cultural Heritage in Historical Towns"

Town of Chiatura
Historical centre

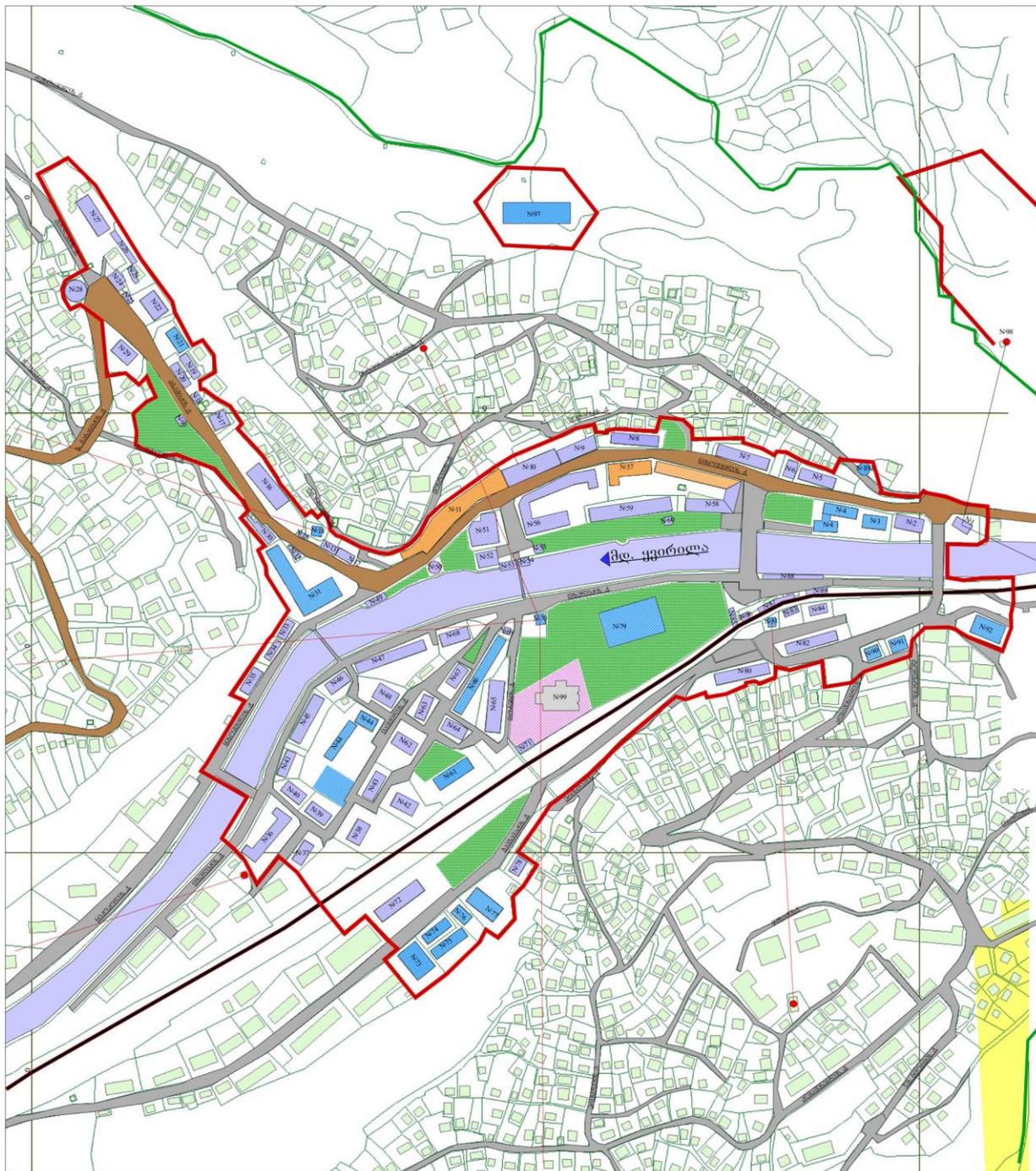
building architecter and thematic value
Thematic map #2.6



Scale 1 : 5 000

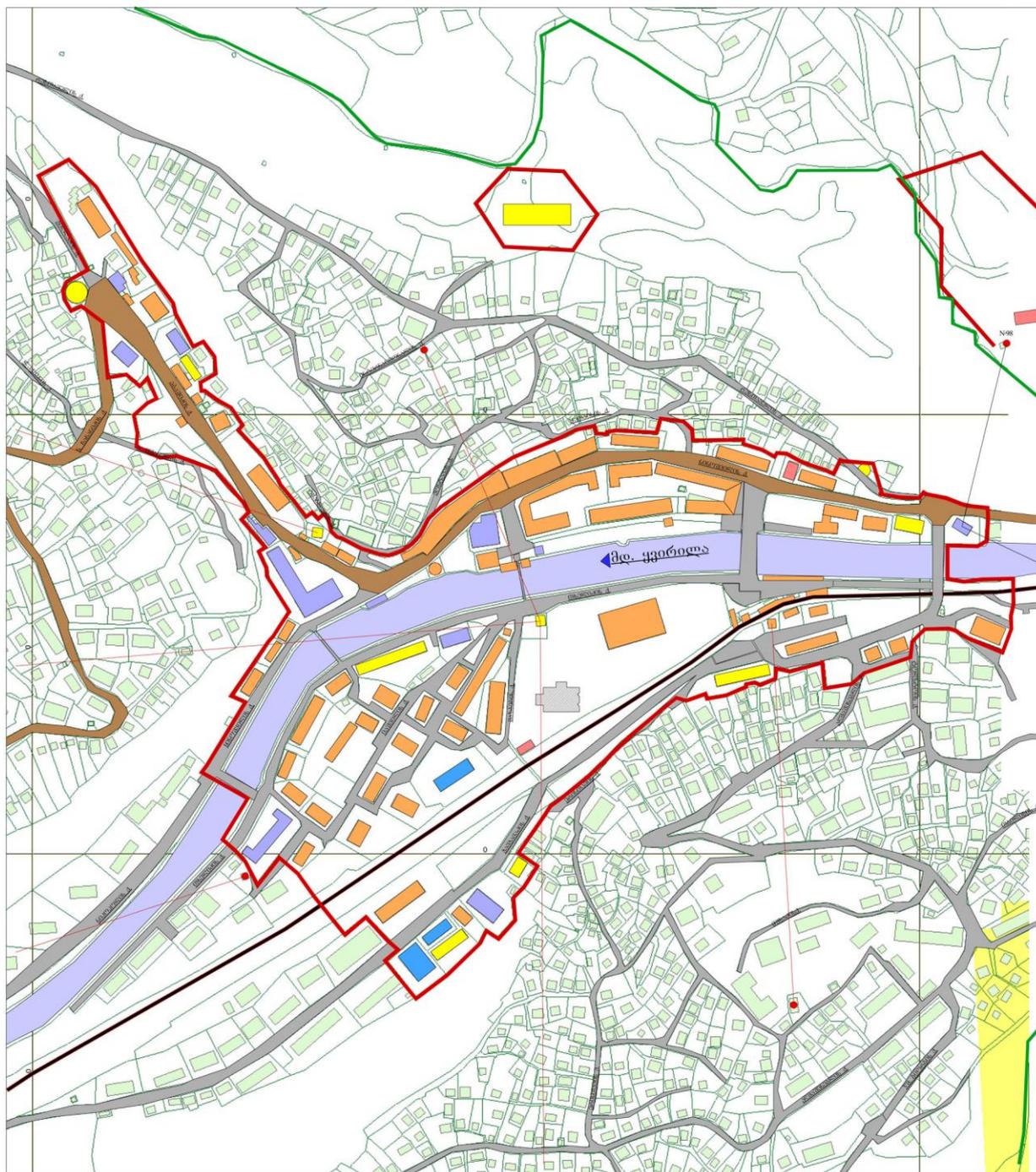


2.7b Ownership of Buildings



  COUNCIL OF EUROPE OF EUROPE COUNCIL OF EUROPE DE L'EUROPE Kyiv Initiative Regional Programme Pilot Project	"Rehabilitation of Cultural Heritage in Historical Towns" Town of Chiatura Historical centre take of building thematic map #2.7	 Scale 1 : 5 000 
--	--	---

2.8 a. Physical condition of buildings



Legend

good
 average

bad
 ruin
 Building process /church/

Proposed Historical built-up area protection zone



Kyiv Initiative Regional Programme
 Pilot Project

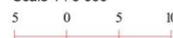
"Rehabilitation of Cultural Heritage in Historical Towns"

Town of Chiatura
 Historical centre

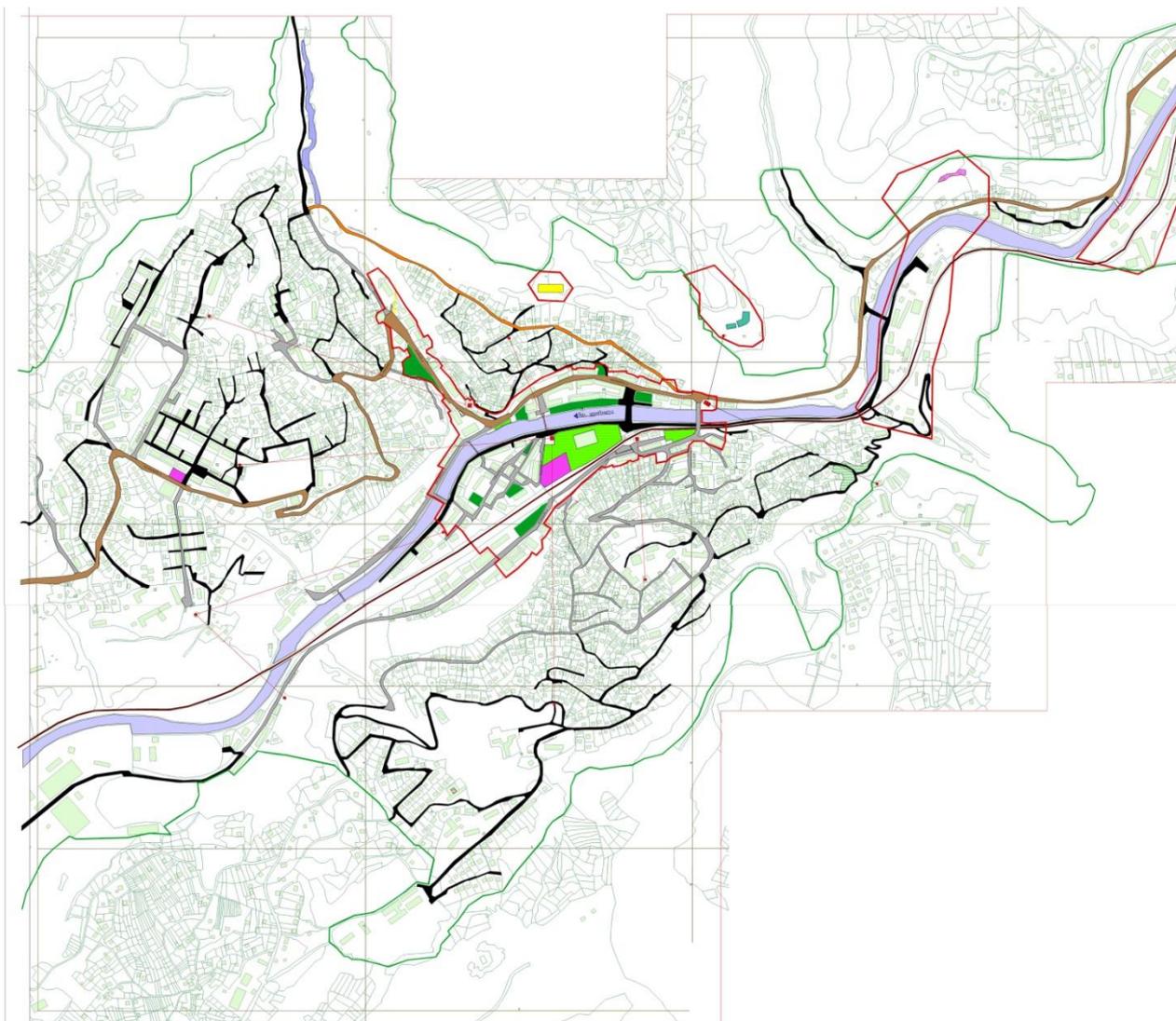
building protection
 thematic map #2.8



Scale 1 : 5 000



2.9. Condition of roads and pavements



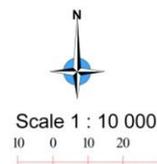
legend					
	intersate roads/ asphalt cover, kerb, pavement		local roads /asphalt cover, kerb, pavement not rehabilitation		terotory of patriatrache
	center roundabout roads /asphalt cover, kerb, pavement		central street /asphalt cover, kerb, pavement rehabilitation		Proposed Historical built-up area protection zone
			public space rehabilitation		
			public space not rehabilitation		



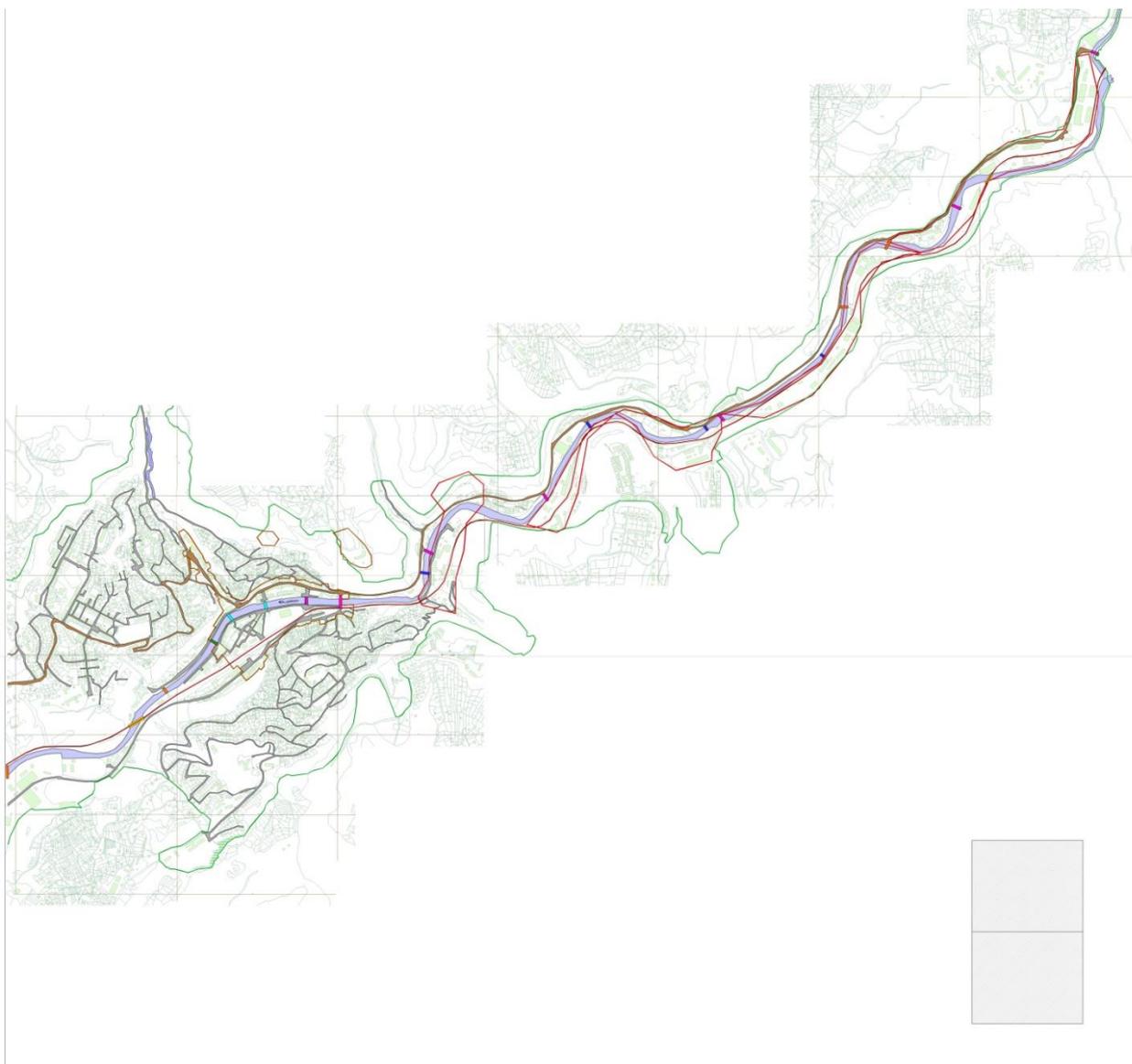
Kyiv Initiative Regional Programme
Pilot Project

"Rehabilitation of Cultural Heritage in Historical Towns"
Town of Chiatura
Historical centre

the roads, cover of road and public space condition
thematic map #2.9



2.10 Engineering Infrastructure Bridges and Ropeways



legend			
	border of the chiatura		the bridge of the car-motor/ferrocconcrete
	protection zone		reilway bridge/ferrocconcrete
	industrial zone		footbridge /strained on metal ropes
			footbridges/ferrocconcrete
			the motor-car bridges and dam /ferrocconcrete
			metal ropeways
			railway
			interstate road
			local roads

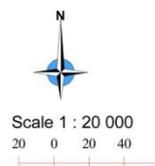


Kyiv Initiative Regional Programme
Pilot Project

"Rehabilitation of Cultural Heritage in Historical Towns"

Town of Chiatura
Historical centre

injoneering infrastructure /bridges
thematic map #2.10



4. Reference File

4.1 General information about the town					
Name	Chiatura				
Status	Town				
Contact persons	Position	Name	Address	Tel.	e-mail
	Governor / Head of Town Council	Prokopi Chikviladze			Chiatura@mail.ru
	Head of the Culture Department	Zurab Kapanadze		595 585222	zurkapanadze@rambler.ru

4.2 Brief Summary
<p>Chiatura is a small town which developed in the late 19th century around the extraction of rich manganese deposits used in the steel industry and continued as a thriving industrial settlement until the collapse of the Soviet Union.</p> <p>While the town does contain a small number of 'historic buildings', its principle interest is in its industrial heritage with significant buildings and structures from the 20th century. These are recognized as important components of the urban fabric but are not officially documented or listed as buildings of historic significance.</p> <p>This should not, however, prevent the town being used as a Pilot Town as it does give a unique representation of an important period of Georgia's history.</p> <p>A significant part of the town is leased to 'Georgian Manganese', the company who presently extract the manganese deposits. As a result, their permission needs to be obtained before any major rehabilitation project can proceed. Initial approaches have been made to the company in this regard who have expressed interest in the project and are being invited to be a stakeholder in the project.</p> <p>The municipality is presently considering obtaining a written memorandum of agreement or partial land transfer to remove any obstacle to rehabilitation and redevelopment.</p>

4.3 Main stakeholders / potential partners		
	Name	Contact
Local	Georgian Manganese ltd	Brother Dekanozishvili str 1, Chiatura, Tel 479 252536
	Chiatura Municipality	Chiatura@mail.ru
Regional	Imereti Regional Administration	3, Rustaveli str. Kutaisi +995432 47000 info@imereti.ge Mayor@kutaisi.gov.ge
National	Ministry of culture and monument protection, ministry of regional development and infrastructure, municipal development fund, regional development fund.	The MoC: Sanapiro ave 4, 0105 Tbilisi mcs@gov.ge The MRDI:12 al. Kazbegi str. , Tbilisi Phone: +99532 2510591, +995 32 2510698 http://www.mrdi.gov.ge The MDF: Agmashenebeli 150, 0112, Tbilisi (99532) 2437001; 2437002; 2437003; www.mdf.org.g

4.4 Geographic, climatic and/or other physical factors which have influenced morphology and structure of the town
<p>The town is situated along the river Kvirila, on the Chiatura plateau, 340-500m above sea level. The centre of the town is planned along the river banks, while the rest of the town districts are spread on</p>

different levels of the high plateau. Because of the big difference in heights between the different parts of the town the complex system of the ropeways was developed. Chiatura stands out by its dramatic landscape of plain rocks along the river and the remarkable industrial and Stalinist architecture.

4.5 Historical events that have shaped the town and its identity

During the 19th century the present area of Chiatura became known as a place with the rich manganese deposits. The pioneer of the geological research of this area was a German scientist Otto Wilhelm Hermann von Abich. In 1846 von Abich studied the area and in 1849 he reported to the Viceroy of the Russian king in Georgia. In 1872 extraction of manganese started under the leadership of the famous Georgian poet and writer Akaki Tsereteli. In 1879 the first buildings appeared on the site of present Chiatura. Thanks to foreign investment manganese extraction greatly intensified, but the absence of a satisfactory transport infrastructure made it hard to fully exploit the mining potential. In 1895 under the leadership of another Georgian public figure, Niko Nikoladze, the Mayor of the city of Poti, a railway connection was established between Chiatura and Poti. This allowed further growth of the industry. In this period, manganese extraction from Chiatura comprised the around a third of the western European, and 30% of worldwide extraction. In 1902 around 190 manganese producers founded the “Black Stone Society” which started funding different public projects such as infrastructure, education, culture etc. World War I considerably hampered production. In 1919 out of 260 companies, only 11 were operative. In 1921 the whole manganese production was nationalized by the Soviet government. In 1923 the Soviet Government started extraction. In 1925 the whole production was leased to the US producer A. Harriman for 40 years but in 1928 the concession was seized and the Soviet state company continued further extraction. From this period a new stage began in the development of Chiatura. In the 1930-ies the production infrastructure was largely rehabilitated. The first cable-ways (used by the miners to reach the mines) of the town date back from this period. The maximum period of extraction was reached in the early 1960's. In this period the town infrastructure was improved and new residential quarters were constructed for the increasing number of workers. In 1954 the first civil ropeway was launched. In the 1970's and 1980's the expansion of the town process continued. After the collapse of the Soviet Union the extraction process closed down and the town experienced great social and economic deterioration. The mining process was only recently restored by “Georgian Manganese”, a company created with Ukrainian investment, although the production is far from its former scale.

4.6 Socio-economic situation

Population	17.500
Migration	After the collapse of the USSR the majority of the inhabitants of Chiatura migrated to the capital. Around 5.000 moved to the neighboring town Sachkhere, where a local businessman Bidzina Ivanishvili offered substantial economic support to the residents.
Economic structure	The economy of the town is based on mining. Although at present it does not benefit from this activity as before. The production is leased to the private company, from which only about 15% of the taxes goes to the local budget, the rest is paid directly to the central budget. There are also small timber production plants which produce mainly flooring and furniture. The town has around 10 sand production plants. The other economic activities are local trade, services and agriculture. There are no exact statistics on the economy of the town
Level of Education	High
List of Education Infrastructures	Pre school facilities – 23, primary basic 9 year education facilities – 10, full secondary education facilities – 37.
Local and regional development policy	There is a general plan of old planting, which included up to 2000 period and which can't meet today's social-economic demands.
Employment	

4.7 Capacity of action of the Municipality

Financial resources	Local incomes and state transfers.
Structures of expenses	State expenditures, social support expenditures, financing expenditures of education, culture, sport, religion, expenditures for restoration of infrastructure.

4.8 Demand and supply for space	
Offices	50 (corresponds to the existing demand)
Shops	250 (corresponds to the existing demand)
Hotels	3 (does not satisfy the existing needs for visitor accommodation)
Housing	<p>There are totally 244 former communal flat in Chiature including mines, among them:</p> <ul style="list-style-type: none"> a) 14-storey – 2 b) 9-storey – 66 c) 8-storey – 21 d) 4-5-storey – 84 e) private houses – 2400 <p>Non-privatized flats together with living houses – 480 (Existing number of flats are sufficient for current requirements)</p>

4.9 State of the public services
<p>The state of public services needs improvement. The water is provided to the town in the specific hours that does not meet the needs of the local population. There is a need to renew the potable water supply pipes, improve the water filtration and rehabilitate the water reservoirs.</p> <p>The sewer system is provided only for the 70% of the town, the network is partially outdated and needs rehabilitation.</p> <p>The gas supply is provided to 99%of the municipality. Currently there are works ongoing to provide gas to 6 villages of the municipality.</p> <p>The electricity is provided to entire population of the town.</p>

4.10 Legal and institutional situation
<p>In terms of cultural heritage protection the legal enforcement is provided by the law of Georgia on cultural heritage. There is a need to admit that in the vicinity of historic buildings that, till today, have not been registered as cultural heritage, some unsuitable interventions have been allowed. The cultural heritage protection zones are not identified and enforced in the town. Other constructions in the town are realized according to the provisions of the Building Code and other legal acts of Georgia.</p>

4.11 Cultural Heritage	
Main features	<p>Chiatura is one of the few towns in Georgia which emerged purely for industrial purposes. In addition the town developed in the inappropriate landscape for large settlement. The spatial distribution of the town is interesting for the town planning techniques applied to solve this problem (Complex ropeway system which was a pioneer of its kind in the Soviet Union, distribution of the districts on the river banks and on the different levels of the plateau, correlation and distribution of the industrial, transportation and residential functions through the town fabric etc). The ropeway system is unique in Georgia and in the post Soviet space. There are around 17 ropeway lines which connect the town centre with the upper residential quarters and mines. The ropeway stations are from different periods and architectural styles from Constructivism to Stalinist style and late modernism. Each of the stations is remarkable for its architecture as well as for the engineering technologies and solutions applied (there are stations which serve several lines at the same time). The ropeway system gives the town a futuristic appearance as envisioned by the early avant-garde town planners and architects. Furthermore Chiatura is interesting as a space for Soviet propaganda. Even though many structures of this purpose have been destroyed or re-used, there is still a clear footprint of Soviet propaganda in the town. Some of these are the House of Culture and the drama theatre (built in 1949) that are of outstanding architectural value. These buildings are remarkable examples of the architecture of the Stalin period. In 1951 the building of the drama theater received the highest architectural prize in the</p>

	USSR. The other remaining structures are the monument to World War II, electronic clock, etc. There are many examples of interesting industrial architecture such as mines, tunnels, bridges, plants, transport infrastructure etc. all worth considering as cultural heritage. Besides the industrial heritage there are also examples of medieval ecclesiastic architecture in the area, such as Mgvimevi nunnery and Katskhi column (40 m high vertical rock with a small church on top of it). Close to Chiatura there are also several karst caves with rich archaeological findings.
Value	Value of the heritage is high, but lacks appropriate maintenance and restoration. Chiatura's 20 century heritage is not yet evaluated and recognized. The middle age monasteries are protected by law as listed buildings.

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 town's historical inheritance has made the greatest contribution in spiritual and cultural development of many generations of the town's population. Formation of rope-way transport system has given an impulse to the development of similar type of transport in post-Soviet space and beyond.

4.13 Challenges and Opportunities

Strengths	In case of rehabilitation, correct management and popularization cultural heritage has a potential to support local social and economical development with tourism and cultural measurements. Other strong sides are the intellectual resource, rich natural resources (minerals for industry, as well as karst caves - for speleological explorations and adventure tourism, beautiful landscape.
Opportunities	Industrial buildings have potential to fit into different alternative and cultural functions, in order to support tourism and cultural activity. Diversification of industry.
Weaknesses	Undetermined administrative borders. The town's territory is included in the industrial area leased to the investor.
Threats	Uncontrolled development, destruction of industrial heritage, ecological risks.

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

Type of the project or area of main activities (urban rehabilitation, art/culture, transfrontier collaboration, etc.)	Currently there are no international projects in the town in the field of art/culture/urban rehabilitation. On the other hand the town is inventively developing bilateral contacts with the similar industrial and regional towns from different countries of the post Soviet space
Donors of the project	-
Project partners	-