

Community-led Urban Strategies in Historic Towns (COMUS)



Community-led Urban Strategies in Historic Towns (COMUS)

Library

Preliminary Technical Assessment



Dusheti, Georgia 2016

1. Introduction

- 1.1. Country or territory: Georgia
- 1.2. Name of the organization which collects information: Dusheti municipality
- 1.3. Contact Name: Konstantine Natsvlishvili
- 1.4. E-mail address: k.nat.art@gmail.com
- 1.5. Name and address of the building or sightseeing: Dusheti municipality library, 17 Erekle street, Dusheti, Dusheti municipality, Georgia.
- 1.6. Inventory number: Cultural heritage monument, registry N 6917, 08.01.2014, {<http://dataherita.ge/uploads/files/uZravi%20Zgl%20reestri%20www%2029-09-16.pdf>}
- 1.7. Type of the object/monument; architectural, urban development
- 1.8. Dates: XX century, 20-30 years
- 1.9. Current usage: Library, canteen, residential, partially unused



2. Summary: Object and its management

The construction located at 17 Erekle street was built in the 20-30's of the 20th century. The architecture of the building has a style of ART DECO, which is rare, not only in Georgia, but in the entire Soviet space; this is due to the fact that architectural style constructivism prevailed in this period, later socialism (so-called Stalin's empire style) and ART DECO was seen as a product of bourgeois decadent thinking. Initially, the building had a commercial and residential function. Presently, the building comprises the Dusheti municipal library, the social canteen, part of the area is unused, the second floor is used for living where nine owners live in very difficult conditions.

As a result of inventory carried out in 2014 in Dusheti, the building has been granted a status of a cultural heritage monument. Any intervention shall be subject to a special authorization by the National Agency for Cultural Heritage Preservation of Georgia and shall be in compliance with the Regulations and Field Methodology under the Cultural Heritage Law.

The rehabilitation of the facade and roof of the building is planned within the framework of the Third Regional Development Program funded by the World Bank, which includes up to 40 buildings

and historic boulevards in the historic center of Dusheti. Since the building is partially/fully a part of municipal property that is strategically located near the central park and has an important public functions, it is recommended to develop a complex offer for its rehabilitation that will create guarantees for maintenance and expansion of public functions.

Working with a group of local stakeholders and group of young people has shown the need to create a strategic public space in the form of youth center in the central location, which will include library, social canteen, room for meeting, lectures and movie shows, workshops, and more. The center should be managed in accordance with the municipal self-governance integrated management plan.

The rehabilitation carried in line with this concept will allow the optimal functional distribution of the interior space of the building, adapt the interior to modern requirements preserving authentic material and details.

Availability of the Youth Center will ensure active usage of the Municipal Historical Center and particularly, usage of boulevard, strengthening urban and institutional links between cultural-educational institution (rehabilitated MTS and station, Chilashvili historic palace, geo-physical Observatory, Kurko Forest Park, etc.) in the different parts of the city and, in overall, assist in public attraction for each institution as well as coordination of planned events and ensure success of "Boulevard" as the city's main socio-cultural public space.

The development of existing library and social canteen by integrating new socio-cultural functions will create an inclusive public space in the city center for harmonious social, cultural and economic development, which will significantly improve the image of Dusheti as an attractive residential cultural town.

3. Administrative Information

3.1. Responsible bodies

The most part of the first floor and basement of the library is owned by the Dusheti and is under a direct responsibility of self-government institutions; the living space at the second floor of the building is private property.

As a cultural heritage monument, the state is also liable to ensure care and maintenance of it as a cultural heritage monument. Interventions are regulated by the law on cultural heritage. Permits will be issued by the National Agency for Cultural Heritage Protection.

3.2. Building/territory, Name and Address

Library

17 Erekle II Street, Dusheti, Dusheti municipality, Mtskheta-Mtianeti Region, Georgia.

3.3. Cartographic Information

X: 42 08 5690

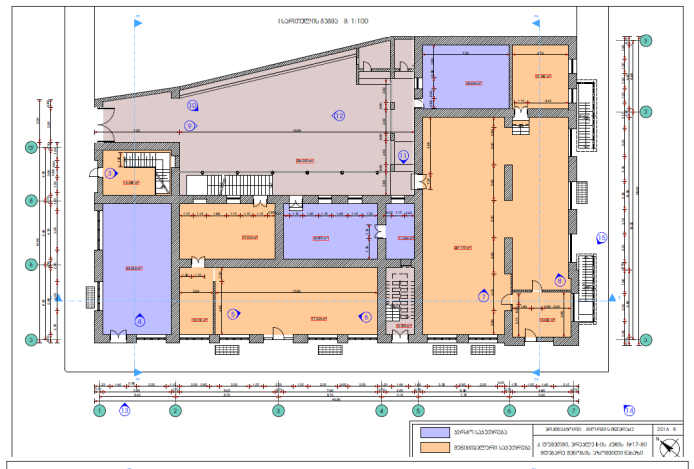
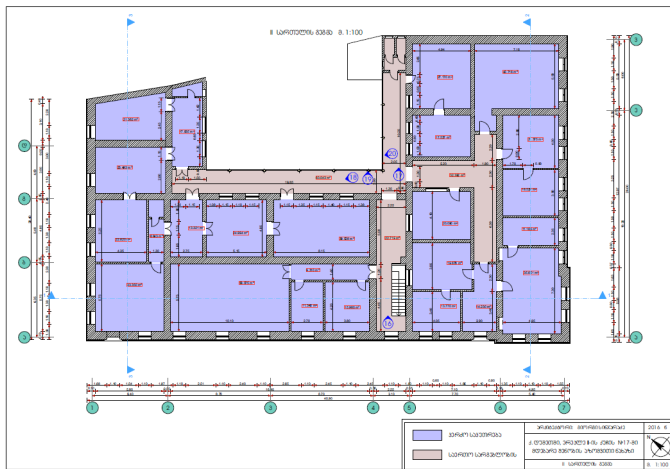
Y: 44 69 8324




3.4. Type of the monument

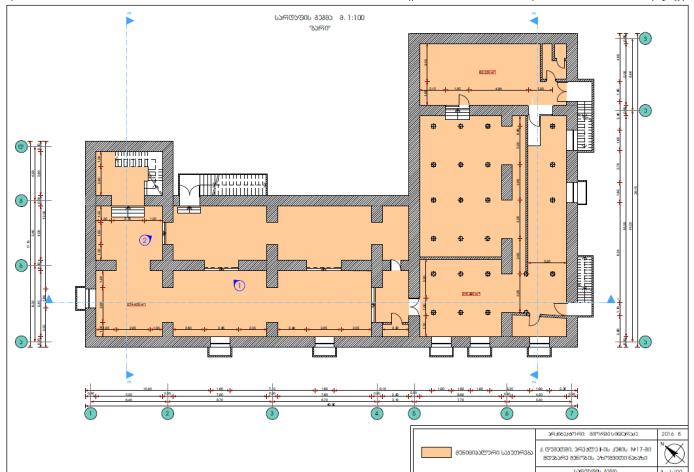
Architectural, urban development

3.5. Property

The most part of the first floor of the building and the basement is owned by the Dusheti municipality and the small part of the first floor and the second floor is private property.



-  პირველი საპროექტო
-  მუნიციპალური საპროექტო
-  საპროექტო სარგებლობის



3.6. Mandatory protection / restrictions

According to the Georgian Law on Cultural Heritage, the building has been granted the cultural heritage status. Thus, it has no less than 50 meter of physical protection area of cultural heritage and automatically defined 150 meters of visual protection area whose regimes are specified by the Law on Cultural Heritage. The permit for intervention on the building is issued by the National Agency for Cultural Heritage Preservation.

4. Conclusion on physical condition

1.1. Assessment of physical condition – range: very bad to good.

(Ruin, very bad, bad, average, good, very good)

Average

1.2. Risk Assessment - A-H

(high risk - A, average - B, low - C, not at risk-D)

C

1.3. Priority for intervention (high/average/low)

High

5. Existing Information

5.1. Documentary resources

Historical photos of the building are kept in Dusheti Museum of Local Lore, National Archives of Georgia. At present, its initial project is not yet observed.

The registration card and the corresponding photographs are preserved in the archive of the National Agency for Cultural Heritage Protection.

5.2. Bibliography

The ART DECO style evolution in architecture of Georgia coincided with the difficult political situation and therefore these constructions, because of the lack of them, are not sufficiently studied. There is a lack of the literature on this theme, as well.

One of the best works on Dusheti history, architectural and urban heritage is the book Maia Mania's book - Dusheti, Urban and Architectural Heritage, Tbilisi, 2016 year. The book contains interesting information about the building of the library itself, and generally discusses the evolution of ART Nouveau and ART DECO styles in Dusheti.

5.3. Carried out field work

The primary field assessment of the facility was took place within the framework of inventory works carried out by the National Agency for Cultural Heritage Preservation, as well as a joint regional

project of the Council of Europe and the European Union about "Rehabilitation of Cultural Heritage in Historic Towns" (PP2) in 2011.

Building facade and dimensions of the building were prepared in 2016 by the Municipal Development Fund of Georgia in the framework of the Third Regional Development Program.

In the framework of COMUS, verification of the dimensions and detailed photo-fixing of the building took place. The initial field assessment of the constructive sustainability of the building took place within the framework of the research carried out by the Engineer-Constructor of the National Agency for Cultural Heritage Preservation in 2016.

5.4. Current Projects

There are no works ongoing on the building at this stage.

5.5. Planed Projects

Rehabilitation of the building is considered in the financial support program of the World Bank and in the Third Program of Regional Development managed by the Municipal Development Fund. Within the framework of the program 2017-2019, it is envisaged to rehabilitate the historic center of Dusheti and other important heritage objects, including facades and roof of the library building, including the building of the library. The work is scheduled to begin in 2017.

5.6. Financial expenditures

For today, there is only budgetary estimate of rehabilitation works of the facade and roofing.

6. PTA Framework

6.1. Volume/content of the Assessment

The document has been elaborated by the group of local and national experts specialized in the fields of architecture, engineering, and culture policy.

6.2. Research limitations

Due to the lack of ART DECO style buildings, the development process of this style in Georgia has been studied insufficiently.

Heretofore, the initial project of the building is not found, the information about the architect is unclear; because of the lack of time, the archival materials are not analyzed including archival materials stored in the National Archives of Georgia.

7. PTA

7.1. Contexts: Form, function and evolution

7.1.1. Summary Description.

The two-storey building comprises the whole quarter between the streets of Erekle, Rustaveli and St. Nino; the facade overlooks the historical boulevard. The plan of the building resembles the Russian letter "P"; the main and the longest facade of the building evolves in the direction of the Erekle II street, and the side, the short wings evolve in the direction of Rustaveli and St. Nino streets. The angle of the latter is sharply elevated.

The building is constructed with a Russian brick. The floors are separated from each other by a relief shelf carnival. The facade line of the first floor is lined up with a "face work" drawn in the terazit plaster.

The first floor of the facade is split into the broader, rectangular openings. The entrance is cut in the center of the facade. The facade of the second floor is more simple. The rectangular openings are surrounded by the trim. The corners of the opening have a pyramid like ornament. The whole building is decorated by arched cornice.

Two floors from the yard's side have a wooden balcony. On the first floor the wooden, simple, rectangular columns have no banisters and the second floor of the building has traditional Dushetian banisters. The composition of the second floor plan represents the uniformed rooms connected with the corridor. The entrance to the yard is possible from the iron gate on Rustaveli Street. The yard paving and a small decorative spring arranged on the wall adjoining the neighboring house supposedly stems from the 80s of the last century.

On the Rustaveli Street side, the balcony of the side wing of the building on the second floor level was filled with the blocks by the inhabitants in the 2000s. There is a deep basement on the entire perimeter of the building, which has been disfunctional and closed in recent years. The building is roofed with tin.

With its simple design and planning composition, the building connects and integrates the area adjacent to the northern part of the boulevard and thus plays an important role in the city's urban structure.

7.1.2. Historical development and assessment of the building or area

Construction of the library building was carried out in the 20s of the 20th century. The outdoor signboard and pavement of the yard should have been implemented in the second half of the 80s. The building was assigned the function of a library, which was maintained in the future as well, due to which the building was of public designation. Despite the spontaneous readjustments made by private owners, it primarily preserves architectural elements and appearance.

7.2. Importance

The construction of the library was expected to be carried out in 20-ies of 20th century. This assumption is reinforced by the stylistic solution of the building (ART DECO), as well as its original function - it was built as a residency and different public spaces on the first floor (shopping space, warehouse) which was impossible to be built by private person in the 30-ies of 20th century and therefore it is more likely the 20th century, the 20-ies. This period is very interesting for both Georgia and the former Soviet Union. In 1921, a new economic policy started in the Soviet Union – so called НЭП, which in itself meant to grant private entrepreneurial and commercial activities to the public. This policy lasted until 1928 and brought significant socio-cultural and economic changes. This process is witnessing the Municipal Library building which with ART DECO's style elements responds to the contemporary European bourgeois culture. It should be noted that in the former Soviet Union buildings ART DECO style is rarity and therefore each of these styles are not only a manifestation of local importance, but also is considered in the general context of the national cultural heritage. This building is reinforcing the reputation of Dusheti as an important trading city.

The building of the library is a cultural heritage monument due to its historical significance and its artistic values.

The building is important because of the cultural-educational functions placed in it: The library named after Dushetian public figure of 19th and 20th century Alexander Roinashvili is the cultural value of the city.

7.3. Vulnerability/ Risk Assessment

The construction of the building is solid, but its condition is aggravated by damages to the roof causing infiltration of sludge in the interior of the living space. This causes damages to the bookstore of the library (in the summer of 2016, the library was flooded).

The basement of the building is damaged due to water infiltration, as well. Presumably, the water leaks from the water drainage of the social canteen which is why the entire basement is damped and useless. Unless the problem is solved, water infiltration will gradually result in a constructive breakdown of the building.

Application of proper rehabilitation and conservation approach and highly professional conservation works remains remain as one of the problems. There is a risk that the facade will not be properly restored during rehabilitation or authentic doors and windows will not be replaced, the facade will not be carefully restored etc. Such inappropriate interventions are common in the implementation process of large urban rehabilitation programs when the facades and urban infrastructure are updated.

7.4. Technical Condition

The construction of the building is solid, but its condition is aggravated by damages to the roof causing infiltration of sludge in the interior of the living space. This causes damages to the bookstore of the library (in the summer of 2016, the library was flooded).

The basement of the building is damaged due to water infiltration, as well. Presumably, the water leaks from the water drainage of the social canteen, which is why the entire basement is damped and useless.

Important repair and restoration is required for the banister along the perimeter of the facade yard: the balusters are broken, the pillars are shaken or missing. The arbitrarily adjusted internal facade should be adjusted as well.

The yard is damaged and needs pavement.

7.5. Summary of requested repairs

The existing and future functions of the building should be taken into account in the implementation process of the project for rehabilitation of the library building. Rehabilitation aimed at restoring the building facade, renewal of interior of the part which is in the municipal ownership, arrangement of the roof, renovation of engineering infrastructure, reconstruction of interior balconies and arrangement of the yard; an idea expressed by citizens at the meeting to arrange an entrance for the youth center from the upper terrace of the boulevard that needs arrangement of mini tunnel and which should facilitate access to space and connection of the library building with the boulevard should be taken into account. Therefore, the possibility of fulfillment of the existing proposal should be discussed for which geological survey and boulevard compatibility assessment should be conducted at the prestage of project implementation.

7.6. Conservation /Rehabilitation policy and Proposal

7.6.1. The wide-scale conclusion of vision, its sustainability.

According to the decision made by the self-government and Dusheti population, the building of the library will maintain the function and additional functions will be added (Youth Center).

Subsequently, the building will be fully rehabilitated, including, facade, as well as a roof, internal yard and interior; The library will be updated with its interior and material-technical base, and modern conception will be elaborated that will be adapted to the needs of the city.

The social dining room will be renovated and restored to one of the most important social spaces of the boulevard. The Youth Center and Social Cafe will be arranged in the basement of the building, which makes this building one of the most attractive places in Dusheti for any resident of the city. Spatial and thematic links between existing and future functions will be improved.

The building will remain in public ownership, a municipal fund will be established. The property along with other cultural objects (MTS, Station) will be transferred to the latter. Management of these facilities will be chosen in accordance with relevant requirements. Management will be accountable to both the municipal authorities as well as to the management of the Fund.

The library building should provide solutions to the socio-cultural challenges faced by the city, create a basis for harmonious social, cultural and economic development and facilitate the development of contacts between the citizens and the development of links between generations.

7.6.2. Philosophy of Conservation

The building of the library will be rehabilitated maintaining the function for the building and adding additional functions. The integrated plan of the library building ensures coexistence of the library, social dining and youth center guaranteeing maintenance of the flats for the population at the same time. The new concept paper of the building will ensure its worthy place in the city's urban culture, thus special attention should be paid to keeping authentic elements in interior and exterior in the rehabilitation process of the building.

Despite the fact that the building is in a bad condition, the evolution stages of the building should be taken into account. After years, the building constructed for residential and commercial purposes became the cultural and educational establishment and later gained additional function of social canteen. The original residential function of the second floor has been maintained. Consequently, new social and cultural function of the building will be a natural way of evolution that will facilitate integration of its functions that will positively reflect the quality of life of the boulevard and the population of Dusheti in general.

After rehabilitation, each function of the building should be integrated into one common concept although the autonomous parts of the construction layers should be easily "readable" both in interior and exterior.

7.6.3. Level of intervention

The aim of library rehabilitation is to restore and reconstruct the building and adapt it to the existing and new functions guaranteeing residence for the population. Accordingly, the technical improvement of the building and spatial arrangement due to the future conception requires high level of intervention in its interior, but the old architectural details will be maintained at the facade. The yard will be tailored to the new conception, but will get closer to the original yard planning and if possible will maintain the existing small architectural forms. Arrangement of the new entrance from the upper part of the boulevard through small tunnel should be carried out taking into account the boulevard planning and should connect the building with the boulevard space.

7.6.4. Preliminary proposals for possible usage

Maintaining the existing function for the library building and the expansion of the functions was decided by local self-government authorities in agreement with the local population. The staff of the library and social canteen expressed their willingness to be engaged in the development process of a new concept paper for the management of the building.

Rehabilitated multifunctional building will satisfy the socio-cultural challenges facing Dusheti and ensure the institutional links between MTS, the Chalashvili Palace museum, the Station Museum on the one hand and the Geo-physical Observatory, the tour-base located there, the Kurko forest park and the Karangozishvili's historic tower and medieval church, on the other hand. Functioning in the neighborhood will facilitate the attractiveness of all the organizations by the public that will positively affect the economy of Dusheti, improving the quality of citizens' life and forming the image of the city.

7.6.5. Social use and sustainable development opportunities

As a result of the development of the library building, working places will be maintained and additional working places will be created for highly qualified specialists as well as for people without higher education or profession that ensures attachment of these persons in the future. The library's multifunctional building will revive the historic center of Dusheti and become the main socio-cultural institution in the city center, which should facilitate the connection of citizens and visitors to the institutions located in the Milakhvirant Kari and Kobiant Kari that will positively affect the social, cultural and economic development of the city. Cultural-educational and social offers for the local population will ensure improvement of the quality of living conditions which positively affects satisfaction of population and stops the migration of the city population. A proper socio-cultural environment will significantly improve the image of Dusheti as a cultural city at the national and regional level and will contribute to the growth of competitiveness of the city towards other cities.

7.6.6. General Assessment of consolidation, renovation, conservation, restoration and rehabilitation

The building of the library should retain its basic functions (residential, cultural-educational, social), but in accordance with the new concept its socio-cultural functions are expanding that lead to the adaptation of the building with modern standards established in this field. Consequently, there are several basic principles that are to be adhered to:

The preservation of historical-artistic form and visual separation of construction layers of different periods (especially in terms of interior), should be maintained in the autonomous elements. Maintaining authentic elements should be the starting point.

Adjustment of technical specification of the building with the modern standards established in this field which promotes proper selection of construction materials during the design and subsequently equipment of the building with specific material-technical base, as well as optimal planning of interior space for full-fledged activities.

Ensuring linkage of the building with the upper terrace of the boulevard by means of the tunnel. Renovation of the yard by preserving and restoring small architectural details based on old photos.

Adapting the building and yard to social demands so that they are compatible with the needs of persons without vision and generally elderly population, including arrangement of rhythms.

7.6.7 Public Accessibility

The decision of the self-government upon the request of citizens to preserve and expand the functions of the library building ensures maintenance of the public function for the building. Multifunctional socio-cultural and educational space in the heart of the city is considered by the self-government as a public good functioning of which will be financed from the budget and which will be available for the public due to the following steps:

- Planning affordable costs for additional offers, which will provide local people with access to this product.
- Maintenance and development of free functions and services.
- Guaranteed maintenance of the function for the building, which means the establishment of the Dusheti Municipal Fund, which will prevent interference of the municipal government and separate the property of multifunctional center from the municipal property in the predefined framework to dispose it in accordance to democratic principles.
- Disruption of barriers for the disabled population, which enables them to access this area.

7.6.8. Other Benefits

Rehabilitation of the library building and realization of new conception will result in building connections among existing cultural, educational, social and commercial institutions located in the city center and two suburbs of the region (Milakhvriant Kari and Kobiant Kari), revival of the city center, raising the faith of the self-government in the future of their own city, strengthening the sense of citizenship of the local population of the city.

7.7. Financing

7.7.1. General Assessment of budgetary needs and phases

Five basic phases should be considered to make an estimation of the project budget.

Pre-project cost, such as geological survey, engineering and technical research, research of authentic parts of the building and identifying the elements that should be maintained.

Analysis of archival materials and identification of small architectural elements and preparation of sketches, as well as surveying the modification of the facade of the building based on archival materials.

Development of the concept paper and management plan in accordance with current and new functions, identification of needs, definition of technical parameters as well as identification the necessity of spatial planning of the building and elaboration of technical specifications necessary for project planning taking into account all the above mentioned.

Project preparation and project realization costs.

Name of the activity	cost
Pre-project cost	
Research of archive materials	
Concept paper an technical specifications	
Projection	
Realization	
Total	

7.7.2. Assessment of investment opportunities

There is no plan elaborated to raise funds for the project.

7.7.3. Assessment of income opportunities

The income opportunities will be discussed in the economic research section in detail and the indirect benefit is discussed in Chapter 6 of this document.

7.7.4 Have you tried to get financing for this sightseeing or monument?

NO.

7.7.5 Did you get funding for this monument or sightseeing?

Partially (rehabilitation of the facades and roofs will be implemented within the framework of the third Regional Development Program implemented by the World Bank in 2017).

7.8. Management

7.8.1 Short-term Management of the Project

The rehabilitation project of the library will be managed by the Dusheti Municipality in coordination with the leadership of the library and the population leaving in the building.

7.8.2 Long-term management of the project

According to the future concept paper and management plan of the center, the multifunctional center located in the building of the library will have a common integrated management. The democratic governance principle will be taken into account which implies institutional involvement of both the public and municipality government and the city hall as well as involvement of the municipal fund in the management process.

8. Documentation
