

Community-led Urban Strategies in Historic Towns (COMUS)



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Preliminary Technical Assessment

The restoration of the hotel "Hermitage" and the opening of a modern hotel

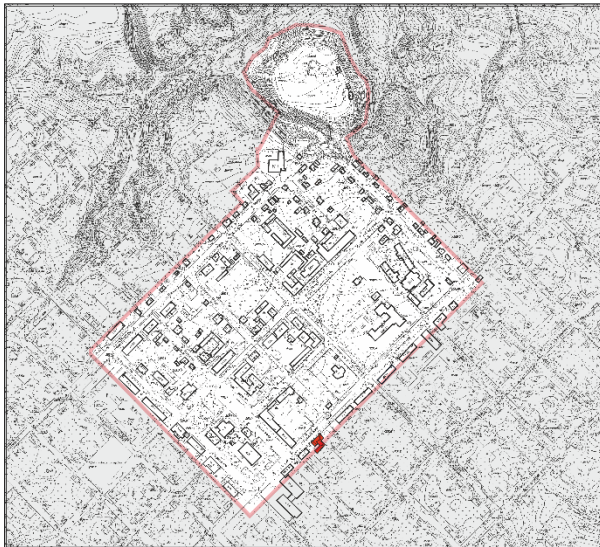
Mscislaŭ, Belarus

March 2017



1. Introduction

Hotel "Hermitage"



Site 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, Elena Androsava
- 1.4 Email address: okinchits.mst@tut.by, rdr@mstislavl.com
- 1.5 Name and address of building or site: Former Hotel "Hermitage", Mahileu region, Mscislaŭ city, Proletarian Str., 51, postal code 213453
- 1.6 Inventory reference number(s): 513Г000511
- 1.7 Building/Monument/Site type: Architectural monuments of regional meaning, 3d category
- 1.8 Main dates: Hotel Hermitage's design is a late-classical style of the 19th century. The two-storey building is rectangular in plan. The levels are separated by a cornice girdle, planes of the walls are cut by rectangular window apertures.
- 1.9 Current use(s): it is not in use, nor has it been conserved, and is currently empty.

2. Executive Summary: the site and its management

The former Hotel Hermitage is an architectural monument from the 19th century, built in the late classical style. It was founded by local entrepreneur Mardukhaj Lapitsky and was very popular due to its location in the city centre. It was used as a hotel prior to the October Revolution of 1917. During the Second World War, it was used as the headquarters of the Western Front by the 49th Army, and then became the headquarters of the 2nd Belarusian Front. In Soviet times, there was located the Mscislaŭ Board of Education, then - the Department of Agriculture.

The building is now in poor condition, and is in need of urgent repair and restoration. It is the budgetary responsibility of the City Culture Department.

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

The former hotel "Hermitage", Mahileu region, Mscislaŭ city, Proletarian Str., 51, postal code 213453

3.3 Map reference

Spatial reference X, Y coordinates: no data

3.4 Type of monument

Historical and cultural value of the 3rd category; architectural monuments of regional importance.

3.5 Ownership

The building's owner is Mscislaŭ City Culture Department.

3.6 Statutory Protection/Constraints

A modern hotel will be established in the former Hotel Hermitage building, which has been inscribed in the Belarusian State List of Historic and Cultural Values due to its historic and cultural value (it is listed as a 3rd category building: architectural monument of regional significance). Any interventions on the monument must be in accordance with the requirements imposed by the status of historical and cultural value.

The building of the former hotel "Hermitage" is located in the historical centre of Mscislaŭ. Any work on the construction, modernization, restoration and repair will be carried in accordance with the policy laid out in the project concerning the protection zone of the historical centre, developed as part of the detailed part of the central part of the city of Mscislaŭ with the regeneration of the historic zone. (project No. 40.08-00.ГМ-10, UE "BELNIIPRGADOSTROITELSTVA").

In accordance with Art. 37 of the Law "On the Protection of Historical and Cultural Heritage of Belarus" of 09.01.2006 № 98-3 all research and development, restoration and reconstruction works on this building will only take place with the permission of the Ministry of Culture.

The Technical project will be developed according to the established procedure in compliance with normative documents and existing architectural and technical arrangements. Any activity that could endanger the integrity of the historical buildings will be co-ordinated with the governmental bodies for Monument Protection, the local administration and advisory service of the Ministry of Culture. The latter 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	Hotel "Hermitage" Proletarian Str., 51 Mscislaŭ 213453 Belarus	Bad	C	High

5. Existing information

5.1 Documentary sources:

In preparing this report, consultation took place with relevant experts: architects, architectural historians and lawyers. Archived plans, historical researches, publications, including Internet publications were used.

5.2 Bibliography:

1. The architecture of Belarus, Entsylakdychny Davednik. – Minsk, Belarusian Encyclopaedia named after Pyatrus Brouka, 1993. 620 old. ISBN 5-85700-078-5.
2. Zbor pomnikau history I kultury. Mshileuskaya voblast. (Collection of History and Culture Monuments, Mahileu region) – Minsk, Belarusian Encyclopaedia named after Pyatrus Brouka, 1986. – 408 p.,in.

Legal acts:

3. Decree of the Council of Ministers of the Republic of Belarus of May 14, 2007 No. 578 on the status of the historic and cultural value.

Internet:

4. <https://mstislavl.info/photogallery/mesta/97-torgovye-ryady.html>

5. <http://globus.tut.by/mstislavl/#proletar51white>
6. <https://horki.info/davedka/367.html>
7. <http://galik-123.livejournal.com/246001.html>

5.3 Fieldwork already conducted:
No data is available.

5.4 Projects in progress:
No data is available.

5.5 Projects already planned:
No data is available.

5.6 Financial estimates already made:
No data is available.

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 experts from the NSG:

- a heritage specialist, a museum worker with good knowledge in the history and culture of the city, responsible for the evaluation and development of heritage rehabilitation concept;
- an investment management specialist, responsible for assessing project profitability, sustainability, risk assessment, and for 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 reviewed by a specialist from the Department of Cultural Heritage of the Ministry of Culture, after which it will be sent to an international expert for comment. Contributions received from the central authority will be considered, as well as any other existing studies on the area. The period required for drafting is anticipated to be two months.

If a Feasibility Study is to be developed, a restoration specialist will be involved to help assess the exact nature of the work and permitted interventions. A landscape architect should also be involved for managing works on the courtyard.

6.2 Limitations of the study:

- poor archive information, lack of data on the historic evolution of the monument;
- lack of documented information about the location and evolution in time and space;
- need for additional historical and artistic studies;
- there is no 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 former Hotel Hermitage is an example of 19th century architecture in a late-classical style. The two-story building is rectangular in plan. The levels are separated by a cornice girdle, planes of the walls are cut by rectangular window apertures.

It was founded by local entrepreneur Mardukhaj Lapitsky and was very popular due to its location in the city centre. It existed as a hotel before the October Revolution of 1917. During the Second World War, this building was the headquarters of the Western Front of the 49 Army and then the headquarters of the 2nd Belarusian Front. During the Soviet period, the Mscislaŭ Board of Education relocated to the building, soon followed by the Department of Agriculture.

The building is now in poor condition, and is in need of urgent repair and restoration. It is the budgetary responsibility of the City Culture Department. It has a significant place in the cultural landscape of the city, and is frequently visited by tourists. The former Hotel Hermitage building will be repaired and adapted creating a modern hotel with extended services.

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

In 1912, there were 12 hotels and small inns in Mscislaŭ. Many were named after famous European capitals: "Paris", "Berlin", "London", "Vienna". Others were named "The Eagle", "Kiev Rooms", "Moscow Rooms", etc. Especially popular among city visitors was Hotel Hermitage, owned by Mordukhaj Lapitski, located in the city centre. It was built during the late-19th century and is a good example of the city's classical-style. It functioned as a hotel up to the October Revolution of 1917. During the Second World War, it became the Western Front headquarters of the 49th Army, and then of the 2nd Belarusian Front. During the Soviet period, the Mscislaŭ Board of Education relocated there, and soon after the Department of Agriculture.

The building is now in poor condition, and is in urgent need of repair and restoration. It is the budgetary responsibility of the City Culture Department.

7.2 Significance

This is one of the interesting sites of Mscislaŭ heritage of 19th century. It is located in the heart of the historic city. Its current condition is not good, but after its restoration this building it could be distinctive in a number of different ways.

The modernization of the hotel is of great importance for the local community; as a site that not only allows the tradition of hospitality to be revived, but also provide a welcome to guests that is appropriate, enabling the building to take its place as an iconic monument in the historic and cultural heritage of the city.

7.3 Vulnerability/Risk assessment

Conservation and restoration works have not been carried out on the monument.

The main potential risks are physical or of 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	Close supervision of materials and technologies used

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 difficulty reaching decisions between partners	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 is still in poor condition.

7.5 Outline summary of required repairs

The Hotel Hermitage building needs 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 of the site.
3. Engineering studies of supporting structures of the building.
4. Repair of the roof.
6. Emergency strengthening of elements of walls and ceilings.
7. Restoration of floor, walls, stairs.
8. Restoration of windows, doors (existing woodwork).
9. Services.
13. Restoration of historical façades on the basis of chemical and physical research.
14. Landscaping and restoration of lost 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.*

It is envisaged that a full rehabilitation the monument will take place, including the conservation and restoration of the building and its interior, as well as landscaping the surrounding area.

The use of the building will remain unchanged. It will continue to perform the former functions as a hotel.

7.6.2 *Conservation philosophy*

The former Hotel Hermitage building requires appropriate intervention; preservation and conservation to the highest professional level that takes into account existing international rules and standards, and the requirements of national legislation on historic and cultural heritage. It is very important that appropriate materials and techniques are used, to protect the monument's authenticity and integrity. The restoration of the hotel's interior should be done in the tradition of Mscislaŭ urban interiors and in accordance with the original interiors of the hotel "Hermitage" in a classical style.

Such issues as the design of domestic and foreign navigation for the monument, the improvement of its territory and the surrounding landscape also has a great importance.

7.6.3 *Level of intervention*

First, the design documentation must be updated and level of expertise assessed. It will then be necessary to investigate the level of damage and the amount of restoration work at the site. Conservation of existing architectural details will be carried out and lost features restored. Landscaping around the monument is required so as to improve the pedestrian connection with the surrounding areas, as well as outdoor lighting, areas for recreation, green landscaping, and the repair of existing communications and drainage.

7.6.4 *Preliminary proposals for appropriate uses, as applicable*

After the restoration of the entire building is complete a modern hotel will be opened, significantly improving the provision of accommodation and services in Mscislaŭ.

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 the public and visits to all comers.

7.6.8 *Other benefits*

Due to its unique and advantageous location in the heart of the city, the hotel "Hermitage" will become a focus for tourists and guests. After its restoration, it will become a modern hotel with an extended service provision. It will certainly improve the problem with a lack of accommodation in Mscislaŭ.

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 of the object state (geological, topographic, physical state, chemical process engineering)	€100,000
2. Development of the restoration project documentation	€110,000
3. Repair of the floor and stairs, doors	€280,000
4. Emergency strengthening elements of walls and ceilings	€230,000
5. Restoration of windows	€190,000
6. Restoration of roof	€120,000

7. Coating facades with historical restoration on the basis of chemical-physical studies	€180,000
8. Interior restoration	€560,000
9. Structural engineering and electrical services	€210,000
10. Landscaping with the restoration of the lost items.	€90,000
TOTAL	€*2,070,000

* These costs are indicative and provide a preliminary assessment of the cost of the design, research and restoration works is based on the cost of similar works in Belarus. The final cost of the project works will be determined after the development of the initial design and construction plans for restoration.

7.7.2 Assessment of (real) possibilities for attracting investments

In order to attract investment for restoration works, the following funding bodies will 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);

7.7.3 Assessment of (real) possibilities for recovering investments

Income will come from;

- Tourism
- Sale of services
- Donations, sponsorships

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

Yes, a contribution from the State Programme on Development of Historical Cities was planned, but funds 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, organizing the process, monitoring and visibility. The PIU is composed of long-term and short-term experts, who delivering specific tasks as part of the project. The PIU's activity 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 management of the project, monitoring, evaluation and the visibility will include the following actions:

- technical, administrating and co-ordination and chairing of internal meetings with representatives of the partners
- monitoring implementation according to the requirements of funders and beneficiaries

- preliminary and final evaluations, including technical and financial elements, according to the requirements of the funder
- promoting and visibility, including publications and newsletters.

The Mscislaŭ District Executive Committee is responsible for ensuring the project's sustainability, allocating annual funds for the maintenance and running costs of the institution. Any further management needs will be the responsibility of a private owner, co-ordinating the institution's activity.

8. Documentation / additional images



Mscislaŭ. Hotel "Hermitage". Memorial plaque on the building



Mscislaŭ. Hotel "Hermitage". View from Proletarian Str.



Mscislaū Hotel "Hermitage". View from Proletarian Str.



Mscislaū Hotel "Hermitage". View of the building from the courtyard



Mscislaŭ Hotel "Hermitage". View inside, from the courtyard



Mscislaŭ Hotel "Hermitage". Fragment of main facade



Mscislaŭ Hotel "Hermitage". Inside view



Mscislaū Hotel "Hermitage". Inside view



Mscislaū Hotel "Hermitage". Inside view



Mscislaŭ Hotel "Hermitage". Entrance in the courtyard

9. Conclusions and recommendations for elaboration of a Feasibility Study

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

- Defining the management structures and types of activities to be carried out
- Carry out additional technical analysis of the structure in order to prepare a detailed timeline, typology of works and phased costing;
- Request additional expert advice from structural engineers and professional restoration craftsmen. Consideration of involvement of international expertise.

PTA prepared:

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