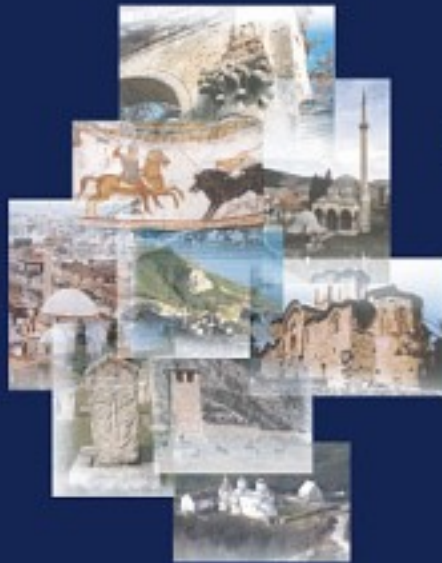


Integrated Rehabilitation Project Plan
Survey of the Architectural and Archaeological Heritage (IRPP/SAAH)

Regional Programme for Cultural and Natural Heritage in South East Europe

Plan pour la mise en œuvre de projets de réhabilitation intégrée
Evaluation du patrimoine architectural et archéologique (IRPP/SAAH)

Programme régional pour le patrimoine culturel et naturel dans le Sud-Est de l'Europe



Preliminary Technical Assessment (PTA)

FORTIFICATIONS OF KOTOR
Kotor
Montenegro
(Serbia and Montenegro)

**INTEGRATED REHABILITATION PROJECT PLAN /
SURVEY ON THE ARCHITECTURAL AND ARCHAEOLOGICAL HERITAGE
(IRPP/SAAH)**

**Regional Programme
for Cultural and Natural Heritage
in South East Europe
2003 - 2006**

**PRELIMINARY TECHNICAL ASSESSMENT
OF THE ARCHITECTURAL AND ARCHAEOLOGICAL
HERITAGE IN SOUTH EAST EUROPE**

Document adopted by
The Ministry of Culture and Media of the Republic of Montenegro
on 11 November 2005

**FORTIFICATIONS OF KOTOR
Kotor
Montenegro
(Serbia and Montenegro)**

FOREWORD

In the framework of the European Commission/Council of Europe Joint Programme on the Integrated Rehabilitation Project Plan /Survey on the Architectural and Archaeological Heritage (IRPP/SAAH), the present Preliminary Technical Assessment (PTA) was prepared by local experts : Ms. Zorana Milošević, Ms. Tanja Vujović, Ms. Aleksandra Kapetanović and Mrs Milena Filipovic headed by Mrs. Lidija Ljesar, IRPP/SAAH Project Coordinator, in cooperation with the PTA expert group: Leader Dr. John Bold (United Kingdom); Experts: Ms. Emma Carmichael (United Kingdom), Mr. Giorgio Gianighian (Italy), Mr. Andreas Heymowski (Sweden), Mr. David Johnson (United Kingdom), Mr. Pedro Ponce de Leon (Spain), Mr. Alkis Prepis (Greece).

The Preliminary Technical Assessment (PTA) was adopted by the Ministry of Culture and Media of the Republic of Montenegro on 11 November 2005.

1. Introductory page



Site Map



Fortifications of Kotor

1.1 Country or Territory:

**1.2 Name of organisation
compiling the information:**

1.3 Contact name:

1.4 Email address:

1.5 Name and address of building or site:

1.6 Inventory reference number(s):

1.7 Building/Monument/Site type:

1.8 Main dates:

1.9 Current use(s):

Montenegro

Ministry of Culture and Media

Lidija Ljesar

min.kulture.rcg@cg.yu

lidija_ljesar@min-kulture.mn.yu

Fortifications of Kotor, Kotor

26

Fortification

12-18 century

Cultural tourism - partially

2. Executive Summary: the site and its management

The fortified medieval city of Kotor is situated at the end of the Boka Kotorska Bay. It is the largest of the historic architectural centres in Montenegro.

Due to the cultural and historical value of the city and its 'bridging' role between the Mediterranean and the Balkan Hinterland, Kotor and its fortifications has been entered onto the UNESCO World Heritage List. *

The city grew within a triangular area bordered by the hill, the sea, the river Skurda and the Gurdic Well. The most important monumental complex of the city is its massive and powerful ramparts with a total length of 4.5 km framing the historical city core, stretching diagonally to the very peak of St John's hill, the central point in the strategic lay-out of the fortification. The ramparts were raised gradually, as the city expanded.

This is one of the most important examples of the Venetian military architecture style. The Fortifications present a unique defence system comprising of walls and footpaths, reinforced by twenty towers and bastions, the citadel, five city gates and adjacent buildings such as churches, chapels, and cisterns, and communication in a form of staircases and ramps. The Fortifications offers great potential as a part of overall cultural experience of the area of Kotor.

However, this complex is severely threatened by natural factors, negligence and lack of funding causing structural deterioration, has made certain parts inaccessible, abandonment of the bastions, and the growth of dense vegetation.

The priority is structure repair and conservation of the most damaged parts of fortifications, including consolidation of the rock formations on which the ramparts and the facilities of the fortified system were built. With such interventions, the fortifications could be put into an appropriate function, consolidated and properly presented the main tourist attraction for the Kotor region, UNESCO World Heritage area, and one of the crucial supports for sustainable local development.

3. Administrative information

3.1 Responsible Authorities

Regional Institute for Protection of Cultural Monuments and Municipality of Kotor.

3.2 Building/Site, Name and Address

Fortifications of Kotor, *Boka Kotorska Bay*

3.3 Map reference

42° 25' 30" N
18° 46' 30" E

3.4 Type of monument

Fortification architecture

3.5 Ownership

Municipality of Kotor

3.6 Statutory Protection/Constraints

Cultural Monument of 1st category listed in the Registry of the Regional Institute for Protection of Cultural Monuments, Kotor.

The Regional Institute for Protection of Cultural Monuments from Kotor is responsible for protection and presentation of the site

The Fortifications of Kotor belong to the area listed on UNESCO World Heritage List.

4. Summary of condition

4.1 Summary of Physical Condition - Bad

4.2 Condition Risk Assessment - B

4.3 Priority for intervention – High

5. Existing information

5.1 Documentary sources:

- Dossier of the Cultural Monument in the Registry of the Regional Institute for the Protection of Cultural Monuments in Kotor
- Kotor – the Old Town, Town ramparts, I-IV. The project of conservation works, consolidation and presentation, Republic Institute for the Protection of Cultural Heritage, Belgrade, 1983 and 1984
- The City Ramparts of Kotor, VI-XVII, full documentation of the Project of the Regional Institute for the Protection of Cultural Monuments, 1985
- Photogrammetrical recordings done 1984-1986 by Polish Mining and Geodesy Academy from Krakow and Company for Mining and Geodesy from Schechin, Poland. Documentation available in the Regional Institute for the Protection of Cultural Monuments in Kotor.
- Report of the Project of Revitalisation of the “Valier” bastion, Regional Institute for the Protection of Cultural Monuments, 1993, Kotor
- Photo documentation available in the Regional Institute for the Protection of Cultural Monuments in Kotor.

5.2 Bibliography:

1. Beritić L., **Obalna utvrđenja na našoj obali**, Pomorski zbornik JAZU I, Zagreb, 1962, 217-264
2. Butorac P., **Boka Kotorska od najstarijih vremena do Nemanjića**, Prilog Vijesniku za arheologiju i historiju Dalmatinsku, 1926-27, Split 1927
3. Butorac P., **Brijeg sv. Ivana – simbol grada Kotora**, Glasnik Narodnog univerziteta Boke Kotorske (GNUBK), III, no 1, 10 – 12, Kotor 1936,
4. Davilla. F, **Scrittura intorno Cattaro et suo distretto**, Venezia 1874.
5. Deanović A., **Dalmazia fortificata**, Un concetto di Michele e Gian Girolamo Sanmicheli, Castelli e città fortificate, Istituto di urbanistica e pianificazione, Università di Udine, 1989, 27 – 36
6. Đurović V. **O zidinama grada Kotora**, Zbornik izvještaja o istraživanjima Boke Kotorske II, Spomenik SANU CV, Beograd 1956, 120 – 145
7. Fisković C., **Boka Kotorska u akvarelima Fedora Karascay iz prve polovice 19. vijeka**, Zbornik izvještaja o istraživanjima Boke Kotorske III, Spomenik SANU CXXVII, Beograd 1986, 203-237
8. Fisković C., **O umjetničkim spomenicima grada Kotora**, Zbornik izvještaja o istraživanjima Boke Kotorske I, Spomenik SANU CIII, Beograd 1953, 71 – 101
9. Kovačević M., Mijović, P.: **Gradovi i utvrđenja u Crnoj Gori**; Beograd – Ulcinj, 1975.
10. Lalosevic, I. **City Fortifications of Boka Kotorska and Their Protection and Revitalisation**; Boka 21, Herceg Novi, 1999.
11. Lalosevic I., **Kotor Fortress, Studies, Conservation, and Revitalisation**, Regional Institute for the Protection of Cultural Monuments, UNESCO Participation Programme 2002 - 2003
12. Ljubić S., **Commissiones et relationes Venetae I, Monumenta spectantia historiam Slavorum Meridionalium** vol. VI, JAZU, Zagreb, 1876.
Commissiones, II, vol. VIII, 1877.
Commissiones, III, vol. XL, 1880.
13. Ljubić S., **Listine o odnošajih između južnog slavenstva i Mletačke Republike**, Monumenta spectantia historiam Slavorum Meridionalium, vol. VII, JAZU, Zagreb, 1882.
14. Markovic, Cedimir, Vujicic, Rajko: **Cultural Monuments of Montenegro**, Novi Sad, 1997.
15. Martinović J., **Jedan opis utvrđenja Kotora iz 1769**, GPMK XXXVII-XXXVIII, Kotor 1989 – 1990, 13-26
16. Martinovic, Jovica: **Istraživanja dijela fortifikacionog kompleksa tvrđave u Kotoru – bastion Citadela I kula Kampana**, Glasnik odjeljenja umjetnosti, br. 16, CANU, Podgorica, 1997.

17. Martinović J., *Opisi i planovi gradova Kotora, H. Novog i Budve iz Biblioteke Marciana u Veneciji*, GPMK XXVI, Kotor 1978, 125-130
18. Novak G. *Mletačka uputstva i izvještaji*, sv. IV from 1572 – 1590, JAZU, Zagreb 1964.
19. Stanojevic G, *Popisi građevina Boke Kotorske iz 1788*, Spomenik SANU CXXVII, Beograd, 1986, 139 – 178.

5.3 Fieldwork already conducted:

- 1983 Project of conservation and consolidation works.
- 1985 Project City Walls of Kotor VI – XVII
- 1993 Project of revitalisation of Bastion *Valier*
- 2001 In the beginning of 2001 Regional Institute for the Protection of Cultural Monuments started with works of cleaning and reconstruction of the fortress accesses with donation of Project *World Heritage* of National Federation of UNESCO Association in Japan and Namazu UNESCO Association (Kanagawa)
- 2002 Minor maintenance works were carried out within the *UNESCO Participation program 2002-2003*.
- 2003 First pilot project of *Public works* in Montenegro, organised by Employment Agency of Montenegro, Municipality Directorate for Construction Activities and Regional Institute for the Protection of Cultural Monuments, started in May 2003 with *Project of cleaning and revitalization of Kotor Fortress*
- 2004 In April 2003, Regional Institute for the Protection of Cultural Heritage nominated the project *Kotor Fortress* to the US Ambassador Fund of the US Consulate in Podgorica. Implementation of the project completed in November 2004.
- 2004 Donation of the Japanese Government within the programme Grants for Cultural Grassroots Projects.
- 2005 Night illumination on a part of the fortifications. Directorate for Construction, Kotor

5.4 Projects in progress:

2005 – Conservation works on the complex of the southern gate of the fortifications financed by the Swedish organisation *Cultural Heritage without Borders*. Regional Institute for the Protection of Cultural Monuments is responsible for the implementation of the project.

5.5 Projects already planned:

None

5.6 Financial estimates already made:

An approximate financial estimate was made within the application of the project *The Grant Assistance for Cultural Grassroots Projects of Japan*, in 2003, amounting to 3.924.800,00 €.

6. Scope of the PTA

6.1 Extent/Nature of the assessment:

Lidija Ljesar – Conservator/Restorer, Senior Adviser for Protection of Cultural Monuments, Ministry of Culture and Media of Montenegro, Podgorica
Ilija Lalosevic, M.Sc – Architect, Conservator Consultant, Regional Institute for the Protection of Culture Monuments, Kotor
Aleksandra Kapetanović – Conservation Architect, NGO EXPEDITIO, Kotor
Milena Filipović – Adviser for International Cultural Relations, Ministry of Culture and Media of Montenegro, Podgorica

6.2 Limitations of the study:

Difficult access to the eastern parts of the fortification due to vegetation growth and damaged staircases and footpaths, and difficulty in finding documentation about the fortification, because important records are in the archives in Vienna, Venice and Zadar.

7. The PTA

7.1 Background: Form, Function and Evolution

7.1.1 Summary description of the building/site

Kotor fortifications surround the old urban core of the city of Kotor and the small hill St. John (San Giovanni) above the town. It is a complex of ramparts, bastions and communications with a total length of 4,5 km, incorporating about twenty separate buildings.

7.1.2 Summary historic development and evolution of the building or site

Archaeological findings and historical records confirm that in this region, on the summit of the hill of St. John there had been a fortification from the Illyrian times. The reconstruction of the fortress had been done during the rule of the Byzantine emperor Justinianus in 6th century AD. The form of the site as it appears now followed during the 13th and 14th centuries.

The ramparts were rebuilt and reinforced with escarpments and bastions and during the long Venetian rule (1420-1797). They were also used during Napoleon's occupation and Austrian rule during the 19th century, and even used during the 1st and 2nd World War. They were subsequently abandoned.

7.2 Significance

7.2.1 Summary statement of significance/historical and heritage importance.

The Fortifications of Kotor is the most important monumental complex of the largest medieval city in Montenegro.

The ramparts were raised gradually as the city expanded and they hold traces of different periods and civilisations through the history of Kotor and Montenegro, from the Illyrian and Byzantine period, through the Venetian time and the Austrian rule. It is the most significant historic complex of the medieval town of Kotor

The fortification is one of the most important examples of the Venetian military defensive architectural style which left very visible traces on a huge territory,

stretching from Venice, through Dalmatia, Boka Kotorska, Albania, Greece, along to Cyprus.

At the regional level, it is important because it belongs to the chain of medieval fortified towns along the East Adriatic coast and Mediterranean.

The location and scale of the fortification dominates the city of Kotor, and it is very significant from the **symbolic** point of view as well as within the **landscape, and has a huge environmental value**. The overall appearance of the powerful ramparts is enriched with numerous bastion, towers, and citadels. From the top of the fortifications are impressive views of the entire city and the bay.

The Fortifications of Kotor is very often used as a motif on works of art about Kotor.

Due to the authentic cultural and historical value of the city and its exceptional environment Kotor and its fortifications has been entered on the UNESCO World Heritage List.

The Fortifications of Kotor offers great potential as a part of overall cultural experience of the area of Kotor, listed on the UNESCO World Heritage List, as potential main tourist attraction for the Kotor region and one of the crucial supports for sustainable local development.

7.3 Vulnerability/Risk assessment

At this moment the site is in a bad condition caused by different kinds of influences, human as much as natural.

7.3.1. Natural threats:

Since the fortress and the main part of ramparts are situated on the St. John hill its steep ground is greatly affected by ground erosion. Severe collapse occurred during the earthquake in 1979, when many of the upper sections of the ramparts and fortress as well as those surrounding the old town core were damaged. Much of that damage has still not been cleared away. Dense vegetation - characteristic of Mediterranean climate zone, steadily erodes the stonewall structure reducing its stability.

7.3.2 Maintenance:

After the fortifications had been abandoned in 1918, the main cause of deterioration was negligence and lack of maintenance. Only recently has there been periodic maintenance work but without any real strategic plan.

7.4 Technical condition

The physical condition of the fortifications is poor. Not only is the structure threatened, but there are also numerous parts with very serious damage and the threat of collapse of stones which form the foundation of the fortifications.

7.4.1 Ramparts

Ramparts surrounding old city core

In the coastal part of the fortifications, which is located on the alluvial plain surrounding the old city core, there are three main city gates (north, south and the sea gate) and 6 bastions: *Gurdic, Korner, Valijer, Citadela, Bembo and Riva*.

This part has been investigated, and there is a project for ongoing repair and conservation works. It is generally in reasonable condition, but the existing pathways need to be redefined in the wider context of the site.

Priority of intervention – High

Ramparts on the hillside

The section of the fortifications above the town consists of a continuous chain of walls with partially accessible footpaths, with more than 15 towers and bastions, a citadel at the very top and communication systems in between and various other structures.

The southern part of the hill is virtually inaccessible, neglected and without function for the last 80 years. It is not well explored and there is little documentation.

It is exposed to further natural deterioration and to the natural factors (vegetation, climate, earthquake).

What must be undertaken is research, project design, repair and reuse.

Priority of intervention – High

7.4.2. Towers and bastions

The fortifications of Kotor have around 20 towers and bastions. They are situated not only in the part surrounding the old city core, but also the ramparts located on the hill. The structures consist of older medieval towers with a square shape, while those from the Venetian period are circular or polygonal. The interior of the towers are rarely filled (*terrapien*), but more often they are vaulted and have been used as prisons and other premises for military purpose. Only one of the towers and bastions is in use, the bastion *Bembo* which is used as a summer stage, while the bastion *Citadela* has been repaired and waits a new use.

Most of the towers and bastions of the fortifications have not been repaired, but due to their original quality of construction, they are in a fair condition.

There have to be certain repair works and the rooms in the interior should be put into function

Priority of intervention – Medium

7.4.3 Walls

The walls surrounding the urban city core and the Hill of St John, with a total length of 4.5km, forms the enclosure to the fortifications of Kotor. The walls stretch between towers and bastions.

The remains of the older medieval walls on the southern hillside are mostly inaccessible, in a very bad condition, with damaged staircases and footpaths, and are not safe. Part of the walls with escarpments and footpaths on the top are better preserved.

Therefore, repair of walls, footpaths and staircases is necessary if this part is to be visited.

Priority of intervention – High

7.4.4 Gates

In the coastal zone there are three gates through which one can enter the old city of Kotor; the Northern gate from 1540 with the chain bridge on the river Skurda, the main gate or Sea Gate from 1555 where once the access was possible only from the sea; and the south gate with three areas of gates from 17-19th century and the chain bridge on the Gurdic river. Between the south and the main gate, at the southern part of the fortifications, there is a fourth gate with the smaller walled up gate probably from the 14th century. On a part of the ramparts on the hillside, there is one more gate, called Spiljarska gate, which enables connection between the town and the village Spiljari and old Montenegrin road to Cetinje.

The oldest Romanesque layer of the south gate is in a very bad condition, while the others are in a relatively good condition and presently in use (except the *Spiljarska gate*).

Regular maintenance is necessary to all the gates; good conservation work is required on the oldest section of the South gate and to bring back into use the Spiljarska Gate.

Priority of intervention – High for the South gate, and medium for others.

7.4.5 Additional buildings inside the ramparts (church, chapels, military barracks, warehouses, cisterns, etc).

Within the fortifications of Kotor there are numerous constructions: Military barracks, warehouses, cisterns, etc, which have not had function for more than 100 years. There is also the Church of Our Lady of the Remedy from the 17th century and several chapels.

The Church of Our Lady of the Remedy and the chapels are in a fairly good condition, and they are regularly maintained. Other facilities are in a dilapidated condition and completely neglected; warehouses and barracks are mostly roofless, while the cisterns are damaged.

A design programme is desirable for the revitalisation of individual buildings for tourism, culture or other use. It would be good to restore the cisterns and use them for water supply.

Priority of intervention – Medium

7.4.6 Communications inside the ramparts (footpaths, staircases, and ramps)

Communications system within the fortifications consists of footpaths at the top of walls and staircases and ramps linking certain inner points in that part of fortifications on the hillside.

In this area, some sections of staircases and ramps have collapsed, and parapets are in danger of falling off. Vegetation growth is the main factor for the bad condition of this part.

It is necessary to carry out restoration of damaged footpaths, staircases and ramps in the hillside section to enable safe access for the visitors.

Priority of intervention – High

7.5 Outline summary of required repairs

The highest priority for intervention on the fortifications is on the *Ramparts on the hillside* where research, project design, repair and defining an appropriate use must be carried out.

As for the *Ramparts surrounding the old city core*, defining the use, and bringing the existing footpaths back into full use should be carried out.

High priority conservation work towards the restoration of damaged footpaths, staircases and ramps, especially on the hillside section, as well as repair of walls, to enable safe access for the visitors, if this part is to be visited. Control of vegetation must be considered a priority for intervention, as well as the maintenance of other routes of the site and their safe accessibility. A structural survey should be carried out to determine the risk of rock fall from the upper part of the hillside.

Considering other interventions that have medium priority:

- Repair works to the towers and bastions and consideration of new uses for the rooms inside.
- Maintain use of all the gates, and conservation works to the oldest section of the South gate and to reopen the Spiljarska Gate.
- It is necessary to carry out make a project for reconstruction and revitalisation of individual buildings inside the ramparts (church, chapels, military barracks, warehouses, cisterns, etc) for the purpose of tourism, culture or other.

The priorities would be **structured repair and conservation** of the most damaged parts of the walls, buildings, footpaths, staircases and ramps within the fortifications, including consolidation of rocks on which the ramparts and the facilities of the fortified system were built, and also the most urgent partial reconstructions with (rebuilding of upper parts, construction of minor missing parts, etc).

7.6 Conservation/rehabilitation policy and proposals

7.6.1 Broad summary of the vision for the site, and its sustainability

The Fortifications of Kotor is the most important monumental complex of the largest medieval city in Montenegro. It is one of the most important examples of the Venetian military architectural style with a unique defence system, and offers great potential as a part of overall cultural experience of the area of Kotor, listed on the UNESCO World Heritage List.

Through proper presentation and revitalisation the Fortifications of Kotor can become the main tourist attraction for the Kotor region, UNESCO World Heritage area, and one of the crucial supports for sustainable local development.

7.6.2 Conservation philosophy

The complex should be conserved as it exists. Slight changes in the Austrian period, even those done in concrete (the entire fortification had been constructed in stone and lime mortar) have little modified its original appearance.

The main prerequisite for the future use is respect for the integrity of the original building complex, its structure and characteristics, and appropriate presentation.

7.6.3 Level of intervention

The primary intention would be to conserve the existing state, restore and reconstruct only what is necessary for preventing further deterioration, and to put the fortifications and other buildings into function.

In the case of the fortifications of Kotor, there is no need for more comprehensive reconstruction because it is a monument which, in spite of certain devastation and threat in some parts, remains a reasonably well preserved monument.

7.6.4 Preliminary proposals for appropriate uses,

In order to ensure the continuity and accessibility of the fortifications, it is necessary to consolidate and enhance its function as a cultural tourism site.

The Fortifications of Kotor can become the main tourist attraction for the Kotor region, UNESCO World Heritage area, and one of the crucial supports for cultural tourism of the area and sustainable local development.

The ongoing development of a management plan for the protected area of Kotor and for the Fortifications of Kotor will assist in this process.

The main intervention should be directed to establishing a visitor's centre in one of the main entrances (gates) of the fortifications, or to adapt the old power station on the North gate for this purpose, where the visitors could have information (printed, electronic and audiovisual medium) about the fortifications before walking to the top of it.

The fortifications could be used for sightseeing and tourist visits, while objects inside the fortified complex (towers, bastions, prisons, etc.) could be used for different purposes, observations decks, cafes, galleries, museums, artistic ateliers, souvenir shops, etc.

Some of the cliffs inside the ramparts are very good and attractive for free climbing, so that activity could be developed further, and perhaps establish a centre of free climbing in one of the abandoned premises near those cliffs

7.6.4 Opportunities for social uses and sustainable development

The fortification itself, and the *visitors centre*, will be used for educational purposes for tourists, different groups from the local community, schools, university students, professionals and wider public, through the presentations on the site, full services in the visitors centre, publication and distribution of informative and educational material, seminars, exhibitions, etc.

Development and improvement of those activities and services will make the basis for the sustainability of the site.

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

The most urgent work would be conservation and the structural repair of the most damaged and the oldest parts of the fortifications.

The next stage would be to secure the area for the use and visitors, repair of staircases, fences, etc.

Finally the repair of damaged parts of the buildings and the objects inside the ramparts and their gradual reuse.

7.6.7 Public access

The proposal is to make the entire site open to the public through tourism offers for sightseeing, research and educational programmes.

7.6.8 Other benefits

Possible uses mentioned in the 7.6.4 would provide socially useful services apart from tourist valorisation, and, thus, generate a significant number of new working places.

Development of an attractive free climbing centre would contribute to the overall tourist and sport offer of the site.

Some interesting point on the fortifications could be revitalised as well, such as activating the walking path – historical road which connected Kotor and Cetinje; deserted village of Spiljari, etc.

7.7 Finance

7.7.1 Broad assessment of budgetary needs and phasing

Phases of the project:

- I. Collection of data and completion of existing information (which are not uniform and compatible now) in digital form, as well as additional surveying - making in that way a complete **documentation base** (an interactive database with application of Geographic Information System GIS)
- II. Studies, research works, consultations and elaboration of **project for reconstruction and revitalisation**
- III. **Preparation works** on the ramparts, bastions and communications
- IV. Completion of the **Management plan** for the site
- V. Implementation of the **conservation and restoration works**, reconstruction and structural consolidation defined by the project
- VI. Complete **presentation of the site**: on site information (information boards, signs), leaflets, web site, publications, etc.

	<i>Phases of the project</i>	<i>Budgetary needs</i>
I	Documentation completing with additional surveying and digitalisation	50.000,00 €
II	Elaboration of the <i>Project for reconstruction and revitalization</i>	45.000,00 €
III	Preparation works	200.000,00 €
IV	Elaboration of the <i>Management plan</i> for the site	10.000,00 €
V	Implementation of the part of conservation and restoration works define by the project *****	1.500.000,00 €
VI	Complete presentation of the site (information boards, signs, leaflets, web site)	15.000,00 €
	TOTAL	1,820.000.00 €

***** Note: this is a primary; more precise figure would be defined in the development of the project.

7.7.2 Assessment of possibilities for attracting investments.

None

7.7.3 Assessment of possibilities for recovering investments.

None

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

Regional Institute for the Protection of Cultural Monuments applied for funds with the project Preservation and Revitalisation of Kotor Fortifications within World Monuments Fund and Government of Norway

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

Regional Institute for the Protection of Cultural Monuments received the funds from the:
Government of Japan for the equipment for conservation works on the fortifications.
American Ambassador's Fund for conservation works on a part of the fortifications.

7.8 Management

Having in mind the significance of the site, it is necessary to define new mechanisms for the management of the site. Under the patronage of UNESCO, the process of making a management plan for the protected area of Kotor is ongoing and in this context management solutions and arrangements for the Fortifications of Kotor will be defined as one of the major potential for development of cultural tourism.

Major organisations involved in the management process are the Municipality of Kotor and the Regional Institute for the Protection of Cultural Monuments, Kotor

Training of the management staff will also be necessary.

The Republic of Montenegro, through the Ministry of Culture and its relevant institutions dealing with the protection of cultural monuments, shall carry out the supervision of the activities envisaged in the management plan which refer to the Fortifications of Kotor.

8. Documentation

1. Location map
2. Plan of the Fortifications of Kotor;
3. Old plans of the Fortifications of Kotor;
4. Fortifications on the tourist map
5. Map of the Old Town of Kotor with the fortifications, by Aleksandar Stanojlović & Zorana Milošević)
6. Map of the Old Town of Kotor, by Aleksandar Stanojlovic & Ilija Lalošević, published by ULIKS
7. 10 photographs of the site

9. Feasibility Studies

The continued use of the Kotor Fortifications as a cultural and tourist destination is assured, although the development and use of a number of the buildings within the complex remain to be considered.

The feasibility study should aim to determine **what new uses** can be accommodated within a sustainable development plan. The provision of a **visitor facilities building**, accessible to all members of the public and school and educational groups could form the focus of this study.

The site has a **number of significant problems which should also be addressed in the next phase:**

Information

It is clear that a great deal of information exists regarding the history and development of the fortifications, but is not fully catalogued, and should be as part of this study.

Structural survey

Parts of the structure of the fortification and the underlying rock formation of the hillside are clearly unstable and a survey needs to be carried out with proposals for immediate and long term consolidation and stabilisation.

Access

Safe access should be provided to all areas of the monument during the feasibility study to facilitate the structural survey and allow accurate costing of the repair works required.

Survey

Where necessary additional surveys should be prepared in order to complete the existing documentation, to allow the design proposals for new uses to be developed, and allow repair proposals to be fully documented and accurately costed.

PTA carried out by:

PTA Local Experts Working Group

Ms Lidija Ljesar, Project Coordinator for Montenegro

April, 2005, Kotor - Montenegro

A joint initiative of the European Commission
and the Council of Europe

Une initiative conjointe de la Commission européenne
et du Conseil de l'Europe



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