

REGIONAL PROGRAMME
FOR CULTURAL AND NATURAL
HERITAGE IN SOUTH-EAST EUROPE

PROGRAMME RÉGIONAL
POUR LE PATRIMOINE CULTUREL
ET NATUREL DU SUD-EST DE L'EUROPE

Integrated Rehabilitation
Project Plan
Survey of the Architectural
and Archaeological Heritage

I R P P S A A A

Plan pour les projets de
réhabilitation intégrée
Évaluation du patrimoine
architectural et archéologique

Preliminary
Technical
Assessment

**GREAT MARKET
OLD HOUSE (ALI VOKSHI)
Gjakova/Djakovica**

KOSOVO*

"All reference to Kosovo, whether to the territory, institutions or populations, in this text shall be understood in full compliance with United Nations Security Council Resolution 1244 and without prejudice to the status of Kosovo"

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) of the « Consolidated Project » for the “Ljubljana Process – Funding Heritage Rehabilitation in South-East Europe”, was prepared by local experts: Gjejlane Hoxha, Edi Shukriu headed by Mr Bujar Demjaha, IRPP/SAAH Project Co-ordinator.

This assessment was finalised with the assistance of the PTA expert group: Leader Dr. John Bold (United Kingdom); Experts: Mr. Martin Cherry (United Kingdom), Mr. David Johnson (United Kingdom), Mr. Friedrich Lüth (Germany), Mr. Alkis Prepis (Greece).

The Preliminary Technical Assessment (PTA) was adopted by the Ministry of Culture, Youth and Sport of Kosovo on 10 February 2009.

1. INTRODUCTORY PAGE



Site map



Old House (Ali Vokshi) – Great Market, Gjakova

Country or Territory	Gjakova, Kosovo/UNMIK
Name of organisation compiling the information	Ministry of Culture, Youth and Sports Institute for the Protection of Monuments. Gjakova
Contact name	Gjejlane Hoxha, Edi Shukriu, Osman Gojani
E-mail address	gjejlaneh@gmail.com , edishu@gmail.com mongojani@hotmail.com
Name and address of building or site	Great Market–Old House “Ali Vokshi” Gjakova
Inventory reference number(s)	IMM-Gjakove 1992
Building/Monument/Site type	Traditional old house
Main dates	XVIIIth century
Current use(s)	Out of use

2. EXECUTIVE SUMMARY: THE SITE AND ITS MANAGEMENT

The Old House, "Ali Vokshi", is located in the historic zone of the town of Gjakova, in the vicinity of the Old Market (founded in the XVIth century), a protected conservation area of regional significance. The house was built in the XVIIIth century by Ali Vokshi, a well-known historical figure, and was used by the family for several generations. The building is a symmetrical brick house of two-storeys with timber floor and roof beam construction. In terms of typology, architecture, construction and decoration, it represents a good example of traditional urban residential architecture. The building preserves its original form, but it has not been used for 15 years and because of its condition is at risk of collapse. In view of the need to enhance and preserve this valuable traditional old house, the restoration and revitalisation project is proposed.

The proposal for its future use is to adapt the building into a guest house and family museum. This proposal, which is both appropriate and sustainable, is accepted by the family and the governmental authorities. There is a need for reinforcement of the structure; restoration of the exterior; reorganisation and adaptation of guest rooms; restoration of the wooden ceiling and decoration; renewal of doors and windows; adaptation of the kitchen and toilets; installation of heating, electricity and water services; drainage on the perimeter of the building; and rearrangement of the courtyard. As the main principle for the restoration and rehabilitation is to preserve the typological and structural

order of the house, the conservation plan should define the appropriate restoration and adaptation interventions.

The project's aim is to protect the complex from deterioration as well as ensuring its revitalisation, offering employment for the community, acting as a venue for cultural events and tourism as very important parts of the local economy. In view of the position of the house, close to the historic centre of the town, this restoration could act as a catalyst for the revitalisation of the area.

3. ADMINISTRATIVE INFORMATION

3.1 Responsible Authorities

- Ministry of Culture, Youth and Sports
- Municipality of Gjakova
- Institute for the Protection of Monuments

3.2 Building/Site, Name and Address

Great Market – Old House “Ali Vokshi”

3.3 Map reference

Municipality of Gjakova.

3.4 Type of monument

Traditional house

3.5 Ownership

Private

3.6 Statutory Protection/Constraints

Listed building by the IPM Gjakova, 1992.

4. SUMMARY OF CONDITION

4.1 Summary of Physical Condition

Bad. Not in use and absence of proper maintenance make the physical state of the monument alarming.

4.2 Condition Risk Assessment - C

4.3 Priority for intervention

High priority.

5. EXISTING INFORMATION

5.1 Documentary sources:

The main documentary sources have been taken from the Institute for the Protection of Monuments - Gjakova.

1992: building was listed by Institute for Protection of Monuments - Gjakova.

Drawings:

Architectural records of the period 1992

Condition survey reports of the building not available.

Photography:

Aerial photography made in 2004.

Photographs of the building and several photographic architectural details from the period: 1980-2005.

5.2 Bibliography

No literature has been found.

5.3 Fieldwork already conducted

None

5.4 Projects in progress

None

5.5 Projects already planned

None

5.6 Financial estimates already made

Approximate estimate: 194.000 euros.

6. SCOPE OF THE PTA

6.1 Extent/Nature of the assessment

Ing. Dip. Arch. Gjejlane Hoxha, Kosovo Institute for the Protection of Monuments - Prishtina
Dr.sc. Edi Shukriu, Professor of the University of Prishtina

Signed and dated: December 16, 2007

Time spent: one day on site and 3 days in office.

6.2 Limitations of the study

None.

7. THE PTA

7.1 Background

7.1.1 Summary description of the building/site

The Old House (Ali Vokshi) was built in the XVIIIth century by Ali Vokshi, a significant historical figure, and was used by the family Vokshi for several generations. The Old House is representative of a type of urban two-storey house with closed veranda ("çardak") and courtyard (around 800 m²). The building has a rectangular base (10 x 14 x 7 m), which can be entered from the wooden basement door from which the single staircase enables vertical communication with the ground floor and the upper storey. The ground floor consists of three rooms, and the same layout with a closed veranda is found on the upper floor. The building is a massive structure constructed from bricks. The interior has an original spatial arrangement, constructed with a wooden framework of beams, lintels and posts of wild oak. The floor is constructed with timber beams and the roof is also constructed from wood. Ceilings and other elements are of decorated wood, with specific traditional forms and techniques. Façades are symmetrically formed by bricks, the ground floor has a number of windows and portal. The closed veranda ("çardak") is placed in the centre of the first floor with an equal number of arched windows. The house was used by several generations, but for the last 15 years has not been used.

Apart from its architectural values, the Old House Vokshi has historical importance since distinguished Albanian personalities were born and lived here, for example Sylejman Vokshi, army commander of the Albanian League of Prizren (1878), and Asim Vokshi, Battalion Commander in the Spanish Civil War (died in Spain in 1937).

In 1992 the building was listed by the Institute for Protection of Monuments in Gjakova.

Currently the building is in a state of disrepair and classified as a site in danger with an almost collapsed interior and façades in disrepair. The proposal for its rehabilitation and revitalisation is pressing with consolidation, restoration and adaptation for reuse urgently required.

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

The Old House of the Vokshi family in Gjakova, is a two-storey traditional urban dwelling, typical of southern and central Europe. It was built by Ali Vokshi, a significant historic personality in the town and beyond. The house dates back to the XVIIIth century, and until 1992 was used by several generations of the Vokshi family, many of whom are historic personalities. The building is one of the examples of houses with a covered veranda (çardak), both in terms of typology and various architectural elements as well as technical construction. In general, the building today preserves its original fabric, but its courtyard has been transformed from 0.18 ha to 0.8ha. There are no visible important transformations. The serious changes in the ground and upper floor are the modern enlarged windows and some disfigured brick arches.

Apart from its architectural development through different generations, the building has historic importance as several members of the Vokshi family contributed to civic liberty, in Kosovo and beyond.

The building has been in use by several generations. For the past 15 years it has not been used.

7.2 Significance

7.2.1 Summary statement of significance/historical and heritage importance

The Old House in Gjakova ("Kulla e Ali Vokshit"), located in the historic zone of the town, has multiple artistic and historic significance. As a two-storey building surrounded by a courtyard, it belongs to the traditional residential house, built in the XVIIIth century. The exterior of the building is harmonious and modest, finished in red brick. Its rhythmic arched windows and roof brick cornices distinguish its architecture. The upper floor interior is distinguished by hand-carved wooden decoration.

In terms of typological, architectural, construction and decorative work, it represents a good example of traditional urban residential architecture, retaining its original fabric.

Since the XVIIIth century through different periods until the war in 1999, several members of the Vokshi family have made important contributions to civic liberty, for example as Sylejman Vokshi, army commander of the Albanian Prizren League Army (1878), Asim Vokshi, battalion commander in the Spanish Civil War (died in Spain in 1937), Adem Vokshi, Rexhep Vokshi, Dërgut Vokshi, Myftar Vokshi or Sabrije Vokshi – Bijë.

The building was listed in 1992 by the Institute for Protection of Monuments in Gjakova. For the time being the building is not used and in danger.

The object has high historic, artistic, symbolic, civic urban values.

Historical	High
Artistic/Aesthetic	High
Technological	Medium
Religious/Spiritual	Not applicable
Symbolic/Identity	High
Scientific/Research	Low
Social/Civic	High
Natural	Not applicable
Economic	Medium
Category of significance:	Regional importance

7.3 Vulnerability/Risk assessment.

The function of the building as a dwelling ceased in 1992.

1. Natural threats:

There are signs of roof leakage so the upper floor is exposed to the atmosphere and rainwater. The doors and windows are almost completely out of order and the entire building is at risk from weather conditions.

2. Development threats:

Currently there are no development threats, but lack of proper conservation development plans put the site at risk.

3. Maintenance:

There is no proper maintenance.

4. Lack of administration and legislation:

Lack of implementation of cultural heritage legislation and lack of preventive plans by local authorities and owners make restoration and revitalisation of the building difficult.

7.4 Technical condition

Currently the building is in disrepair and classified as a site in danger with an almost collapsed interior and façades in disrepair.

7.5 Outline summary of required repairs

Roof:

Condition: The original roof exists but is in disrepair.

Repairs: The roof construction should be checked and reinforcement of the structure through repairs and replacement of elements according to the originals.

Walls:

Condition: They are made of bricks about 60 cm wide. Almost all the external brick walls have been damaged due to age and leakage from the roof. The internal walls are also in poor condition.

Repairs: The damaged walls should be checked and consolidated, partially demolished, replaced and repaired. Damaged internal walls should also be inspected and repaired.

Floor:

Condition: Damaged.

Repairs: Check timber frame, reinforce or replace beams and floors with material matching original material and forms.

Ceiling:

Condition: Damaged in all rooms. Some repairs have been made in an inappropriate way.

Repairs: Restore existing original plaster and wooden elements.

Doors and Windows:

Condition: Almost all doors and windows are inappropriate as regards form and are damaged.

Repairs: Doors to be replaced with proper regard to the originals.

Drainage:

Condition: Ground floor walls are damp as the building does not have a drainage system.

Repairs: Drainage works around the building to be carried out.

Façade:

Condition: The façades have become damaged over time and some window arches are disfigured through lack of maintenance.

Repairs: Window brick arches must be reconstructed according to the originals.

Electrical Installation:

Condition: The electrical installation is in poor condition.

Repairs: New installation of the electrical network, inside and outside.

New constructed annexe:

Condition: No construction of annexes.

Repairs: Adaptation work should be done for the toilets in guest rooms and kitchen.

7.6 Conservation policy and proposals

7.6.1 Broad summary of the vision for the site

The Old House in Gjakova has become part of the memory of the inhabitants of Gjakova and beyond. The building represents traditional urban residential architecture, with important historic, cultural and social values for the town and the region. Built in the

Old Market, a historic zone, it has been part of the lives of the inhabitants and has become a spiritual and cultural symbol for the town and region.

The building will be used as a guesthouse with a traditional kitchen and for cultural events generating income. The adaptation interventions should be done with respect to the original fabric and be reversible. The conservation of the building with its courtyard favours heritage protection, and a contemporary use which reflects cultural development and businesses and contributes to the tourist economy.

There is adequate scope here for the integrated approach to conservation development in which the house is viewed as a catalyst for wider rehabilitation in this central area.

Based on a preliminary evaluation, the cost for consolidation of the structure, restoration and revitalisation of the Old House in Gjakova for cultural and commercial benefits would be about 194,000 Euro.

7.6.2 Conservation philosophy

To enhance and preserve the Old House as valuable traditional architecture, the restoration and adaptation of the building into a guest house and family museum is proposed. This proposal as an adequate sustainable solution is accepted by the family and governmental authorities. The proposal aims to: a) consolidate and conserve the old structure in such a way that the building's originality would be preserved to the greatest possible degree; b) restore the external and internal form of the house to its XVIIIth century appearance before the recent disfigurations; c) adapt and provide a commercial and cultural house for both the owner's family and the guests, satisfying the demands of modern living conditions and at the same time respecting the historic building.

7.6.3 Level of intervention

The main principle for the conservation of the Old House is to preserve its typological and structural order and adapt the site for reuse as a guest house. It is necessary to repair the building's structure, restore the exterior, reorganise and adapt the guest rooms, restore the wooden original ceiling and decorations, renew the doors and windows, adapt the kitchen, toilets, install heating, electricity and water, drain the perimeter of the building and rearrange the courtyard. The repair and adaptation interventions should be done with respect to the original fabric and be reversible. All intervention levels such as consolidation of the structure, restoration and adaptation, will be defined in the conservation plan.

7.6.4 Reconstruction

Applicable only partially and using original materials and techniques.

7.6.5 Preliminary proposals for appropriate uses

The "Old House Vokshi" in Gjakova, a traditional house from the XVIIIth century, is listed as a site in danger. To enhance and preserve the Old House as valuable traditional architecture, restoration and adaptation of the building into a guest house and family museum is proposed. The building will be used as a guesthouse with traditional kitchen and for cultural events generating income. This proposal, as an adequate sustainable solution, is accepted by the family and governmental authorities. The conservation of the building with its courtyard favours heritage protection, and a new contemporary use, fostering cultural development, businesses and the tourist economy.

7.6.6 Opportunities for social uses and sustainable development

A public use, such as that suggested, would make the building open to everyone and increase Gjakova's attraction as a tourist destination. This would promote sustainable development and act as a catalyst for the revitalisation of the area.

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

Emergency measures should be taken for the protection of the Old House, and the Gjakova Municipality and the Institute for the Protection of Monuments are responsible for this. There is immediate need for:

- Reconstruction of the roof.
- Preparation of the conservation study, restoration and adaptation plans.
- External repairs – reconstruction of the roof.
- Internal repairs – the concrete floor should be removed immediately (because of the destabilisation of the structure of the slabs) and should be reconstructed according to the original shape and structure.
- Drainage around the building – further damage to the walls, moisture and damage to the façades could be stopped.

7.6.8 Public access

The building should be accessible for the public including disabled people.

7.6.9 Other benefits

No other benefits identified.

7.7 Finance

7.7.1 Broad assessment of budgetary needs and phasing

Approximate estimation. Full assessment will be determined in the conservation plans.

Description of works	Amount (€)
Cleaning of the site	2000
Control, consolidation of structure and repair of the walls and basement	20000
Reconstruction of the roof	20000
Drainage	7000
Repair of brick façades	11000
Repair of plaster in interior	12000
Installation of doors and windows	15000
Repair of timber structure, floors and ceilings (2 levels)	18000
Electrical installation	7000
Heating	8000
Sewerage and water supply	6000
Repair and adaptation of interior	12000
Fencing, outdoor lighting and site landscaping	20000
Other works	16000
Design and supervision	20000
Total	194000

7.7.2 Assessment of possibilities for attracting investments

Not yet carried out

7.7.3 Assessment of possibilities for recovering investments.

Not yet carried out

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

No

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

No

7.8 Recommendations**7.8.1 The Building or Site**

The primary purpose of the proposal is to bring this important monument back into a sustainable and appropriate use, and protect it from irreversible deterioration. It can be saved only through immediate intervention and proper conservation management plans. The preliminary proposal is to convert the building into a guest house and family museum.

7.8.2 Requirement for further assessment/further documentation/survey works/feasibility studies/detailed costing

1. Complete survey, architectural drawings at 1:50 scale and detailed drawing (structural and morphological) of various architectural elements. Scaffolding may be needed.
2. Engineering works.
3. Structural analysis including earthquake resistance.
4. Analysis of main building materials such as mortars.
5. Evaluation of the physical condition of all authentic parts of the building structure – removing/dismantling parts of the new elements on the building.
6. Evaluation of the condition of the original construction materials of the walls and plaster.
7. Feasibility study to define the conservation/restoration plan and the proposal for new use.

Estimated cost for consultancy fee and technical documentation for conservation-restoration work, as above:

<i>Description</i>	<i>Cost in €</i>
Phase I	
Topographical survey	1500
Architectural documentation	1500
Evaluation of static stability	1000
Phase II	
Architectural conservation and proposed intervention	3000
Structural analysis and consolidation proposal	2500
Infrastructure study and proposals	500
Phase III	
Management programme of future use	500
Detailed restoration and conservation plans	6500
Supervision of restoration work	3000
	20000

7.8.3 Management

The future management of the building will be carried out by the Institute for the Protection of Monuments-Gjakova, ensuring that the correct team of experts and the owner will carefully manage the conservation of the site.

7.8.4 Summary of Recommendations

The architectural features of the Old House Vokshi – Great Market in Gjakova should be conserved and it should be reused as a guest house in an appropriate manner. The proposed project for preservation, restoration and adaptation is urgently needed. The importance of the building and its setting suggests that a working group should be set up, consisting of representatives of the cultural heritage and the owner, under the overall control of the Institute for the Protection of Monuments. This group should be

responsible both for directing proposals for the site and the management of the completed project.

8. SUPPORTING DOCUMENTATION

Photos of the existing situation

PTA Report Carried out by

Ing. Dip. Arch. Gjejlane Hoxha, Institute for the Protection of Monuments of Kosova
Dr.sc. Edi Shukriu, Professor of the University of Prishtina

Signed and dated: December 16, 2007

TECHNICAL CO-OPERATION AND
CONSULTANCY PROGRAMME RELATED
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CONTACT

European Commission

Directorate-General for Education and Culture
http://ec.europa.eu/culture/index_en.htm

Directorate-General for Employment
http://ec.europa.eu/employment/index_en.htm

Council of Europe

Directorate of Culture and Cultural and Natural
Heritage (DGCC), Regional Co-operation Division
<http://www.coe.int/heritage>

Commission européenne

Direction générale de l'éducation et de la culture
http://ec.europa.eu/culture/index_fr.htm

Direction générale Emploi et
affaires sociales
http://ec.europa.eu/employment/index_fr.htm

Council of Europe

Direction de la Culture et de Patrimoine culturel et
naturel (DGCC), Division de la Coopération régionale
<http://www.coe.int/patrimoine>

