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UNESCO Region: EUROPE AND NORTH AMERICA

SITE NAME: Museum-City of Gjirokastra

DATE OF INSCRIPTION: 15th July 2005

STATE PARTY: ALBANIA

CRITERIA: C (iii)(iv)

DECISION OF THE WORLD HERITAGE COMMITTEE:

Excerpt from the Decisions of the 29th Session of the World Heritage Committee

Criterion (iii): The old city of Gjirokastra is an exceptional testimony to a long-lasting, and almost disappeared society and life-style, influenced by the culture and tradition of Islam in the Ottoman period.

Criterion (iv): The historic town of Gjirokastra is a rare example of a well-preserved Ottoman town, built by farmers of large estates, around the 13th-century citadel. The architecture is characterized by the construction of a type of tower house (Turkish 'kule'), of which Gjirokastra represents a series of outstanding examples.

BRIEF DESCRIPTIONS

The historic town of Gjirokastra, in the Drinos river valley in southern Albania, is a rare example of a well-preserved Ottoman town, built by farmers of large estate. The 13th-century citadel provides the focal point of the town with its typical tower houses (Turkish kule). Characteristic of the Balkan region, Gjirokastra contains a series of outstanding examples of kule, a type of building which crystallized in the 17th century. But Gjirokastra also features some more elaborate examples from the early 19th century. The kule has a tall basement, a first floor for use in the cold season, and a second floor for the warm season. Interiors feature rich decorative details and painted floral patterns, particularly in the zones reserved for the reception of visitors. The town also retains a bazaar, an 18th-century mosque and two churches of the same period.

1.b State, Province or Region: County and District of Gjirokastrë

1.d Exact location: N40 04 10.0 E20 08 00.0

**ORGANISATION DES NATIONS UNIES
POUR L'ÉDUCATION, LA SCIENCE
ET LA CULTURE**

Date de réception:

No d'ordre:

Original: français

**Convention concernant la protection
du patrimoine mondial, culturel et naturel**

LISTE DU PATRIMOINE MONDIAL

Proposition d'inscription soumise par l'Albanie

La ville musée de Gjirokastra

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La ville musée de Gjirokastra

1. Identification du bien

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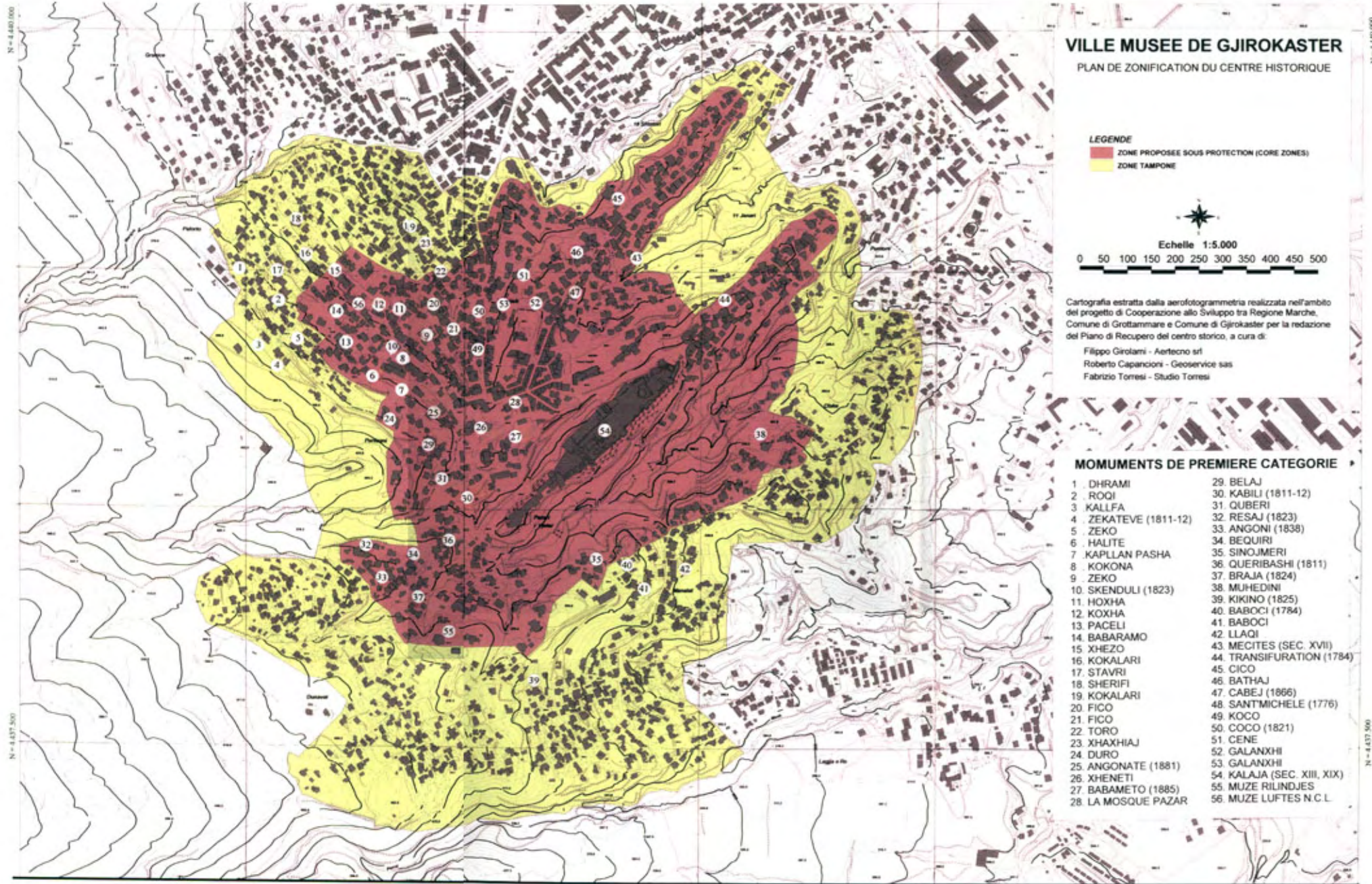
- a. *Pays*
République d'Albanie
- b. *État, province ou région*
Région de Gjirokastra
- c. *Nom du bien*
La ville musée de Gjirokastra
- d. *Localisation précise sur la carte et indication des coordonnées géographiques à la second près*
Latitude 40° 04' 10''
Longitude 20° 08' 00''
(Conjointes à ce document il y a deux cartes, une de l'Albanie et l'autre de la zone autour Gjirokastër)
- e. *Cartes et/ou plans indiquant les limites de la zone proposée pour inscription et celles de toute zone tampon. (jointes à ce document)*
- f. *Surface du bien proposé pour inscription (en hectares) le cas échéant.*
La superficie du centre historique sous protection est de 162,5 hectares, tandis que celle de la zone tampon est de 67,8 hectares.

Albania





E = 4.206.000



VILLE MUSEE DE GJIROKASTER
 PLAN DE ZONIFICATION DU CENTRE HISTORIQUE

LEGENDE
 ■ ZONE PROPOSEE SOUS PROTECTION (CORE ZONES)
 ■ ZONE TAMPONE



Echelle 1:5.000
 0 50 100 150 200 250 300 350 400 450 500

Cartografia estratta dalla aerofotogrammetria realizzata nell'ambito del progetto di Cooperazione allo Sviluppo tra Regione Marche, Comune di Grottammare e Comune di Gjirokastra per la redazione del Piano di Recupero del centro storico, a cura di:

Filippo Girolami - Aer-tecno srl
 Roberto Capancioni - Geoservice sas
 Fabrizio Torresi - Studio Torresi

MOMUMENTS DE PREMIERE CATEGORIE

- | | |
|-----------------------|-----------------------------|
| 1. DHRAMI | 29. BELAJ |
| 2. ROQI | 30. KABILI (1811-12) |
| 3. KALLFA | 31. QUBERI |
| 4. ZEKATEVE (1811-12) | 32. RESAJ (1823) |
| 5. ZEKO | 33. ANGONI (1838) |
| 6. HALITE | 34. BEQUIRI |
| 7. KAPLLAN PASHA | 35. SINOJMERI |
| 8. KOKONA | 36. QUERIBASHI (1811) |
| 9. ZEKO | 37. BRAJA (1824) |
| 10. SKENDULI (1823) | 38. MUHEDINI |
| 11. HOXHA | 39. KIKINO (1825) |
| 12. KOXHA | 40. BABOCI (1784) |
| 13. PACELI | 41. BABOCI |
| 14. BABARAMO | 42. LLAQI |
| 15. XHEZO | 43. MECITES (SEC. XVII) |
| 16. KOKALARI | 44. TRANSIFURATION (1784) |
| 17. STAVRI | 45. CICO |
| 18. SHERIFI | 46. BATHAJ |
| 19. KOKALARI | 47. CABEJ (1866) |
| 20. FICO | 48. SANTMICHELE (1776) |
| 21. FICO | 49. COCO |
| 22. TORO | 50. COCO (1821) |
| 23. XHAXHIAJ | 51. CENE |
| 24. DURO | 52. GALANXHI |
| 25. ANGONATE (1881) | 53. GALANXHI |
| 26. XHENETI | 54. KALAJA (SEC. XIII, XIX) |
| 27. BABAMETO (1885) | 55. MUJZE RILINDJES |
| 28. LA MOSQUE PAZAR | 56. MUJZE LUFTES N.C.L. |

E = 4.206.000

N = 4.437.500

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2. Justification de l'inscription

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a. Déclaration de valeur

La ville musée de Gjirokastra présente des valeurs universelles extraordinaires dans deux aspects complémentaires: du point de vue de la ville et de celui de la maison caractéristique traditionnelle.

Les débuts de la ville musée de Gjirokastër sont dans sa forteresse. Elle s'élève sur une altitude, dans la partie extrême du « Mali i Gjerë ». Cette construction aux fonctions administratives et militaires occupait une position clef dans la vallée du fleuve Drinos. Premièrement centre militaire et petite centre d'habitation, au XIV siècle, elle commence de sortir des murs d'enceintes. Il commence ainsi le processus de plusieurs siècles de la naissance et du développement de la ville ouverte autour de la forteresse.

Les spécifiques de la ville-musée de Gjirokastra, le manifestent aux traits particuliers dans le cadre de la ville balkanique du XV-XVI siècle. A propos des tendances essentiels, Gjirokastra manifeste de claires ressemblances à la ville balkanique du temps.

1. L'origine de la ville de Gjirokastra a été la forteresse laquelle a joué un rôle de primaire. Elle a resté l'épicentre compositionnelle de la ville, laquelle se dominait d'elle, même avec sa naissance. Dans le binôme forteresse – ville pour une période de temps, le premier facteur cède la place graduellement au deuxième. La forteresse perd totalement les valeurs défensives donc, sa première fonction vers la fin du XIX siècle.

2. A la différence des autres centres d'artisanat en Albanie et aux Balkans, la ville de Gjirokastra n'était pas simplement une centre de production et d'échange et d'artisanat, mais centre résidentielle des couches de latifondistes albanais de l'administration ottomane, cette réalité a influence ainsi dans le type de la ville qu'aussi ce de l'habitation.

3. Les quartiers habités qui donnaient le ton à la ville s'élevaient sur des terrains définis. Ces reliefs particuliers sur lesquels s'étendent les quartiers habités sont limités par des éléments naturels très clairs px. des torrents, des terrains de rochers escarpés. Les quartiers habités en étant la partie organique de la ville, se distinguent des clairs spécifiques liés aux relations construction-terrain en étant ce dernier très varié.

4. La relation organique des constructions au terrain dynamique de Gjirokastra, le font un des exemples remarquables et en même temps unique de la coexistence organique naturel avec la création humaine.

5. Gjirokastra se distingue de l'unité accentué entre le terrain rigide et très varié rocheux avec d'éléments urbanistiques et constructives de la ville. La pierre est le matériel fondamental constructif lequel on l'a rencontré dans l'espace urbanistique, les murs d'enceintes, des portes et des rues. Cela se rencontre même dans les constructions de la ville px. la forteresse, constructoins publiques, constructions de culte et des habitations. On peut appeler Gjirokasta ville de pierre suggéré par elle même.

6. Entre les caractéristique spécifiques de la ville il faut mentionner ainsi le phénomène fréquent d'une espace déterminé de l'habitation.

L'habitation de Gjirokastra, de sa composition se manifeste avant tout avec des caractéristiques particuliers dans toute l'espace Albanaise et Balkanique. A Gjirokastra s'est très fréquent le développement de ce type d'habitation au commencement du XIX siècle.

1. L'habitation de Gjirokastra est très développé en ce qui concerne la hauteur. Ses ambiances se sont mise en hauteur et se sont liés par des escaliers, lesquels nous donnent de différents variantes d'habitations.

2. Les fonctions selon les étages sont très claires, le rez de chaussée est inhabité et le premier étage est pour la saison froide et l'étage supérieur pour la saison chaude.

3. L'habitation de Gjirokastër se caractérise par ses traits défensifs qui se manifestent dans des petits espaces, qui s'agrandissent en hauteur. L'existence des meurtriers se rencontre auprès des entrées au simple fonction de contrôle. Aux extrémités et aux côtes il n'y a pas des fenêtres ou elle sont très petites. Seule la partie frontale et la partie supérieure, en étant loin du danger, sont munies d'espaces éclairés et aussi même par des varangues.

4. La relation de l'habitation avec le terrain est organique. L'habitation de Gjirokastra suit la forme du terrain rocheux. Les compositions des volumes se manifestent à l'agrandissement de la surface de l'habitation, du rez de chaussée jusqu'aux deux autres étages supérieurs. Il y a des cas où des blocs essentiels compositionnels, se développent, à la différence des étages en lui s'adaptant au terrain endommagé. L'utilisaton assez large des pierres à la muraille non crépissagé des vues extérieurs, font plus accentué la relation parfaite l'habitation-

le terrain. Cela c'est un trait très spécifique en ce qui concerne l'habitation de Gjirokastra.

b. Eventuelle analyse comparative

Dans l'aire des Balkans et de celle de la Turquie asiatique, où pendant les XVe – XIXe siècles a eu des parallèles jusqu'à l'identité en ce qui concerne le caractère de la ville et de l'habitation, la ville musée de Gjirokastra et la maison fortifiée de Gjirokastra se présentent sans parallèles. Quand on formule cette affirmation, il faut le comprendre naturellement lié aux traits spécifiques exprimés au texte 2/a. La ville de Gjirokastra et ses habitations ont des traits communs aux consœurs pendant la période du Moyen-Age tardive Balkanique (sec. XV-XIX).

Comme les autres villes du même temps, Gjirokastra n'était pas un centre administratif distingué. Le développement urbanistique n'est pas planifié. L'habitation de Gjirokastra en ce qui concerne les ambiances architectoniques et précisément à son décor fait partie dans le large Areal Balkanique du temps. Il faut atténuer la vérité qu'en ce qui concerne ses valeurs fonctionnelles, ses habitations, et d'autres circonstances spécifiques historiques-sociales, jusqu'au commencement du XX siècle, Gjirokastra comme un centre habité s'adaptait très bien aux demandes du temps. La mise sous la protection de l'Etat en l'année 1961 a influencé que Gjirokastra d'aujourd'hui conserve relativement bien, ses traits essentiels liés à la manière de vie déjà dépassée, cela ce n'est pas fait dans d'autres sites.

Dans le cadre d'Albanie et des Balkans sur ses valeurs originales très variées dans les deux plans urbanistiques et architectoniques, on peut comparer Gjirokastra avec la ville-musée de Berat. Le dernier, même, dans le plan urbain et celui des constructions et plus précisément de l'habitation représente d'importantes valeurs mais en général, différents de celles de Gjirokastra. La vérité est liée au fait que Berat en distinction de Gjirokastra a été un centre authentique d'artisans et commerçants.

Si nous pouvons prendre en considération les autres villes des Balkans du temps (XV-XIX siècles) grâce aux développements rapides de ses sites dès qu'aux commencements du XX siècle et la sensibilisation relativement tardive de ces valeurs, aujourd'hui on ne garde que quelques fragments de ces sites, qui sont incomparables aux larges espaces de l'ancienne ville de Gjirokastra.

La ville de Safranbulu (en Turquie), la seule dans l'aire susmentionnée, qui est mise sous la protection en tant que Patrimoine Mondial, est une ville typique artisanale et commerciale vers la fin du Moyen-Âge (XVe – XIXe siècle), ça veut dire qu'elle est différente de celle de Gjirokastra. Entre-temps le type de la maison à Safranbulu, en ce qui concerne la composition, le traitement et les techniques de construction, est complètement différente de la maison fortifiée de Gjirokastra. La ville d'Ohrid (Macédoine, ex-République Yougoslave) ne garde pas d'ensembles de construction massifs urbains, donc elle ne peut être comparée à la ville de Gjirokastra.

c. Authenticité.

La ville musée de Gjirokastra et ses constructions qui la composent se distinguent de la concordance avec les critères d'authenticité. Les causes révèlent d'un caractère particulier, propre à l'Albanie. Donc, le développement économique de l'Albanie, relativement lent jusqu'aux années 1961, où Gjirokastra est mise en protection, ainsi que la bonne situation des fonds des constructions dans la ville, ne créaient pas des circonstances relatives aux larges interventions de reconstruction ou de destruction afin de remplacer la typologie des constructions anachroniques avec les constructions de l'époque, comme c'était le cas dans plusieurs villes balkaniques lors de la première moitié du XXe siècle et plus tard encore.

En second lieu, la mise de la ville de Gjirokastra sous la protection de l'état, en lui attribuant le statut de la ville musée, sur la décision du Conseil des Ministres du 02.06.1961, comparablement tôt, empêcha la détérioration des valeurs urbaines et architectoniques de la ville.

Même si, en général, les constructions de la ville ont subi des changements avec le temps, ou sont abandonnées comme c'est le cas du château, jusqu'à leur mise sous protection, ces changements ont été effectués selon l'esprit de l'architecture populaire de l'époque et comme tels, ils font partie des valeurs de ces monuments. La plupart des constructions de Gjirokastra a conservé la composition originale, laquelle, en matière de l'habitation, se manifeste avec des traits spécifiques dans toute l'espace balkanique. Les constructions de Gjirokastra, se caractérisent par la technique de construction avec des murs en pierre et le toit en plaques de pierre. Pendant le XVIIIe-XIXe siècles, même les maîtres de construction venaient des zones de constructeurs bien définies, en gardant ainsi les particularités techniques très renommées pour la zone. Il est intéressant de remarquer que l'ethnologue roumaine Mme Georgeta Stoica qui a été chargée de l'UNESCO, en 1972, lors d'une mission en Albanie (No. de série:

2790/RMO.RD/CLP, Paris, octobre 1972) écrivait: “Gjirokastra, ville bâtie entièrement en pierre, possède des maisons fortifiées, dites “coule” (XVIIe-XVIIIe siècle), qui sont dans un état exceptionnel de conservation”.

La ville musée de Gjirokastra bénéficie d’une protection juridique complète laquelle impose, depuis 1961, la restauration des valeurs de ce centre de la part des institutions spécialisées. Ainsi, les interventions systématiques de restauration dans la ville, notamment intensives jusqu’aux années 1990, ont été effectuées par l’Institut des Monuments de Culture. Les critères de la restauration appliqués à Gjirokastra, comme pour tous les monuments albanais, sont des critères contemporains. L’Albanie, en tant que coosignataire de la Charte de Venise (1964) a respecté rigoureusement ces critères, dans les interventions de restaurations aux monuments de Gjirokastra. Dr. Andrash Roman, lors de sa visite en Albanie, le 18-22 novembre 1991, sur la demande de ICOMOS pour observer sur place les villes de Berat et Gjirokastra, suite à une demande faite par le Gouvernement Albanais pour faire inscrire ces villes sur la Liste du Patrimoine Mondial, dans son rapport envoyé à UNESCO le 2 décembre 1991, écrit entre autres: “Comme remarque générale je peut noter que la protection des monuments en Albanie est menée vers les meilleurs standards européens, à travers les travaux de restauration effectués, d’un haut niveau d’authenticité”.

d. Critères, selon lesquels l’inscription est proposée.

Dans l’ensemble des valeurs de la ville musée de Gjirokastra se distinguent deux composantes ayant des valeurs universelles exceptionnelles, d’un clair niveau d’authenticité (voir 2/a).

La ville musée de Gjirokastra d’après la categorization du patrimoine mondial des propriétés culturelles de la Convention du Patrimoine Mondial de l’année 1972, Gjirokastër est une site. D’après les critères des orientations devant guider la mise en oeuvre de la Convention du Patrimoine Mondial, Gjirokastër se révèle comme un temoignage unique d’une tradition culturelle de vie, développée dans ce centre lors des XIVE - XIXe siècles (**Criterion iii**), tandis que le type de l’habitation fortifiée de Gjirokastra se présente comme un exemple remarquable d’un type de construction, lequel illustre un mode de vie particulier en Albanie dans une période de temps déterminée (XIVE – XIXe siècle) (**Criterion iv**).

3. Description

3. Description

a. Description du bien

La ville musée de Gjirokastra occupe une position centrale dans la vallée de la rivière Drinos. Elle s'élève sur le côté gauche de la vallée, au pied du versant nord-est de la Montagne Large (Mali i Gjerë). Celui-ci érige une barrière au dos de la vallée, la séparant ainsi du littoral.

La ville s'étend sur un terrain accidenté créé par un escarpement varié du pied de la Montagne Large, qui présente des dos, des vallons, des versants, de diverses pentes et très peu de terrains plats.

La ville de Gjirokastra, dans l'état actuel, conserve bien les témoignages urbaino-architectoniques de son développement en cours des siècles. La fondation de ce centre habité tient son origine de son château, construit en XIIIe siècle, ayant au début les fonctions d'un centre féodal, pour assumer ensuite des fonctions d'habitation. Les débuts de la ville ouverte datent du XIVe siècle, en cristallisant l'évolution urbaine au XVIIe siècle. La ville et ses constructions peuvent être regroupées en deux zones: celle du Bazar et celle des quartiers habités entourant la colline dominante où s'élève le château. Les constructions de culte s'élèvent dans les espaces des quartiers habités.

La construction du château date de la deuxième moitié du XIIIe siècle. Au début du XIXe siècle (1811-12) le château a connu un grand élargissement, où des travaux de reconstruction ont été faits même dans la partie du château d'origine. Les constructions du XIIIe siècle appartiennent au côté nord-est, tandis que l'autre phase concerne son côté sud-ouest.

Le château conserve plus ou moins bien son état original des murailles qui l'entourent, des tours et des entrées. À l'intérieur, des constructions puissantes, couvertes du système arche-linteau, sont encore conservées. La composition de la construction suit la configuration de la colline, sur laquelle s'élève le château. Le château se sert de trois entrées, la première, l'originale, celle de nord-est, et les deux autres, datant d'une deuxième phase et qui sont connues comme réalisations importantes en matière des fortifications de l'époque. Les tours, on les voit tant qu'à l'entrée, ainsi qu'au long des murs entourant le château, sous une forme planimétrique quadrangulaire rectangulaire, polygone et circulaire. Des réservoirs souterrains fournissaient le château avec de l'eau potable, tandis que durant la deuxième phase, le fournissement se réalisait à l'aide d'un

aqueduc, long de 10 km environ, l'un des plus grand de l'époque. Ses traces, on les trouve encore dans la ville et elles vont même à la source. Le château est construit entièrement en pierres, liés entre eux avec du mortier de chaux.

L'ensemble du marché se situe en une zone centrale, à côté du château. Au début il a été construit dans la partie nord-est du château, là où aujourd'hui s'étend le quartier connu sous le nom "Ancien bazar" ("Pazari i vjetër"). L'ensemble du bazar s'est déplacé dans l'espace actuel vers le début du XVIIe siècle. Quatre artères principales, sur lesquelles il se développe, lient ce complexe avec toute la ville. Vers le début du XIXe siècle une grande incendie a endommagé gravement le marché, lequel se fera l'objet d'une reconstruction quasi entière, suivant le traitement architectural de l'époque. Les constructions solides faites en pierre, sont situées sous forme de chaînes parallèles, de la même manière que ces complexes se composaient dans tout l'espace balkanique, pendant le Moyen Âge tardif. L'unité accentuée du traitement architectural de ce complexe, exprime sa reconstruction dans un espace de temps étroit.

Les constructions de culte, dans le contexte dynamique de la ville, où l'habitation avec la composition verticale, joue d'un rôle prédominant, se présentent sans aucune accentuation. Selon les genres, on distingue les mosquées, quelques turbés et deux églises. Les mosquées, de dimensions modestes, se situent dans chaque quartier. Parmi les mosquées les plus anciennes, on cite celle du quartier Meçite datant du XVIIe siècle. La plus grande mosquée est celle du bazar, construite en 1757. À Gjirokastra sont conservés encore quelques monastères de derviches. Deux églises de type basilical s'élevaient respectivement dans le quartier Ancien Bazar, construite en 1784, et dans celui de Varosh, construite en 1776 et reconstruite après l'incendie en 1835. Dans le domaine des constructions sociales il faut mentionner le bain public du quartier Meçite, construction du XVIIe siècle.

Le genre d'habitat donne le ton à la ville de Gjirokastra, pas seulement par sa prédominance dans l'espace de ce centre, mais aussi par sa composition verticale accentuée, ses traits monumentaux ainsi que par sa parfaite harmonie avec le terrain rocheux accidenté. L'habitat de Gjirokastra tient une place particulière dans la typologie de l'habitation albanaise du Moyen Âge tardif (XVe-XIXe siècle) et au delà, de celle balkanique. Cette habitation se distingue par ses traits particuliers de protection, d'où son nom "Tour" ("Kullë"). L'habitat de Gjirokastra, on le constate cela dans différents exemples qui intègrent toute la morphologie de sa typologie, s'est exprimé en plusieurs variantes. La cristallisation de cette typologie appartient au XVIIe siècle. Au début du XIXe siècle, des variantes plus évoluées ont été construites ainsi que des résultats avec

plus de valeurs du genre architectonique ont été atteints. L'habitat de Gjirokastra est en général de deux étages avec une différenciation fonctionnelle très claire entre les étages. Le rez-de-chaussée n'est pas habité, mais a des fonctions secondaires. Au premier étage la famille habite pendant la saison froide. Par contre, le deuxième étage est habité pendant les mois les plus chauds de l'année.

Afin d'être adapté au terrain rocheux, sur lequel il se dresse, l'habitat de Gjirokastra s'élargit souvent en volume d'un étage à l'autre, d'où un développement inégal des étages. La vue extérieure se caractérise par son caractère monumental important, par le laconisme des éléments architectoniques, ainsi que par un dynamisme compositionnel. Par contre, l'intérieur de l'habitat de Gjirokastra est riche en valeurs décoratives particulières, notamment dans l'ambiance réservée à l'accueil des amis. La peinture des murs, avec des ornements de fleurs, des vantaux des armoires dans les murs, des placards, des portes etc. se révèle avec des réalisations d'une grande valeur en matière de l'art appliqué. Cette maison répondait parfaitement aux exigences de l'époque à travers ces solutions bien trouvées et fonctionnelles ainsi qu'à travers son caractère rationnel remarquable. Alors que dans sa composition, la maison de Gjirokastra se présente avec des traits uniques, dans son intérieur elle vit dans un contexte plus large, étant intégrée dans les conceptions de l'époque, qui connaissaient une évolution sans arrêt, surtout pendant les XVIIIe-XIXe siècles.

La maison de Gjirokastra est construite en pierre avec le toit en plaques de pierre, en harmonie parfaite avec le paysage rocheux du terroir où elle se dresse. (Conjointe à ce document est présentée la description des monuments les plus représentatives de la ville-musée, accompagnée par documentation graphique et photographique).

b. Historique et développement.

La ville musée de Gjirokastra a connu un essor clair dans le temps, dans ses quatre principales composantes: le château, le bazar, les monuments de culte ainsi que l'habitation.

Le château est une construction qui date de la 2ème moitié du XIIIe siècle, en tant que centre féodal assumant les fonctions de coordinateur militaire, administratif et économique de la zone. Le chroniqueur J. Kantakuzen a été le premier qui a cité cette forteresse en 1336. Pendant la deuxième moitié du XVe siècle, Gjirokastra était un centre des féodaux Zenevis, tandis qu'en 1419 elle est envahie par les turcs, qui l'ont choisie comme centre du Sandjak de l'Albanie. En 1431-32, Gjirokastra comptait 163 maisons. L'élargissement du centre habité

au-delà des murs de la forteresse date de la première moitié du XIV^e siècle. La première phase de la construction du château se situe sur son côté sud-est. Le voyageur turc du XVII^e siècle Evlia Çelebi, fait une description du château, ce qui montre qu'il était entièrement fonctionnel, tout en assumant des fonctions militaires, à part les fonctions d'habitat pour les chefs de la ville. Dans les années 1811-12, le féodal albanais renommé Ali Pasha Tepelena a fait de grands travaux en élargissant la partie sud-ouest, ainsi qu'en effectuant également des travaux de renforcement dans sa partie ancienne. Pendant ce temps a été construit un aqueduc, majestueux pour l'époque, d'une longueur de 10 km, qui fournissait le château avec de l'eau. Ses traces existent encore aujourd'hui même dans la ville et à côté du château.

Le bazar d'aujourd'hui s'est déplacé à l'espace actuel vers le début du XVII^e siècle. Au début du XIX^e siècle le bazar s'est presque détruit par un incendie. Il a été reconstruit après, en prenant la forme qu'il garde encore aujourd'hui.

Les constructions de culte, ont subi en général des changements avec le temps pour des raisons de construction ou d'autres.

Les habitations de Gjirokastra, notamment les monuments appartenant à la première catégorie de ce genre, conservent bien leur état original, bien sûr avec des changements dans le temps pour différentes raisons. Les solutions trouvées, fonctionnelles pour l'époque, ainsi que l'évolution relativement lente du mode de vie, pendant le XIX^e et le début du XX^e siècle, n'ont pas imposé la nécessité des grands changements dans l'habitation. Même dans les cas où ces changements ont été faits, ils concernent plutôt les ambiances ouvertes des divans, en les fermant, ou les éléments dans l'intérieur conformément à l'esprit de l'époque.

Il convient de souligner qu'en général les changements relatifs aux composantes des constructions de la ville, à part quelques exceptions, sont effectués en respectant les phases antérieures. Ces changements constituent en eux-mêmes un témoignage complémentaire documentaire par rapport à l'évolution des concepts architectoniques et techniques dans ce centre au cours des années.

Comme a été mentionné, Gjirokastra, au commencement de sa vie était une forteresse aux fonctions militaires-administratives, mais progressivement elle est devenue une centre habitée. Les relations entre la forteresse et la ville ont été dynamiques jusqu'à la fin du XIX^e siècle. On peut mentionner ici le commencement, au XIV^e siècle, la sortie de cette centre habitée hors et autour de la forteresse, là où on conserve aujourd'hui le toponyme « Pazari i Vjetër ». Au

commencement du XIX siècle il n'y avait que quelques habitations et vers la fin du XIX siècle, la forteresse a perdu ses fonctions défensives.

La ville-ouverte, se développe autour de la forteresse en étant sa centre compositionnelle. Premièrement la ville-ouverte s'étend du long axe de la forteresse, là où se trouvent les quartiers « Pazar i Vjetër et Pllakë ».

D'après le voyageur turc Evlia Çelebiu, la ville s'étendait largement, en déplaçant « le Bazar » dans l'espace d'aujourd'hui, ainsi en commençant la formation de la ville ouverte « Varosh » avec quelques quartiers habités. A cette époque là, la ville entourait la forteresse de huit quartiers, parmi lesquels il y en a qui gardent le nom d'aujourd'hui px « Palorto » « Dunavat », « Hazmurat » etc.

Il se comprend que pendant le XVII siècle Gjirokastra grâce à la construction d'une nouvelle centre d'artisanat et de commerce et des quartiers principales d'habitations avait résolu les problèmes essentiels d'urbanisme.

Pendant XVIII-XIX siècles Gjirokastra se développe de plus. Elle s'est élargi et s'agrandit le nombre des constructions, essentiellement, des habitations. Ces habitations se construisaient d'un grand nombre de couches sociales intermédiaires, dans les quartiers « Pazar i Vjetër », « Pllakë », « Varosh » et elles se confinent partiellement par la rue.

Des couches sociales riches, des latifondistes construisaient de grandes habitations avec deux ou trois cours, qui se distinguaient par ses caractéristiques défensives.

Les datations de quelques habitations du XIX siècle nous permettent de suivre la dissémination des constructions dans l'espace de la ville.

Pendant le XX siècle jusqu' à l'année 1961 quand le site historique de Gjirokastra s'est qualifié 'ville-musée' mise, sous la protection de l'Etat, la ville n'a pas eu des progrès sous le plan urbanistique-architectonique. Cette période s'est accompagné par de petits nombres de constructions d'un caractère social px. 'Le Gymnasium', 'La Mairie', et quelques hôtels.

En ce qui concerne la constructions des habitations prédomine le phénomène des reconstructions partielles de l'habitation traditionnelle. En conclusion on peut dire que le développement de la ville de Gjirokastra peut être divisé dans les étapes suivants:

1^{er} étape, XIII siècle. La construction de la forteresse avec des fonctions militaires-administratives et partiellement des habitations.

2^{ème} étape, appartient au XIV-XVII siècle quand la centre-habitée s'éloigne de la forteresse à l'intention de former la ville.

Depuis qu'au XVII siècle sont formés dans cette ville des espaces urbanistiques comme des prémisses pour le développement.

Pendant le XVIII-XIX siècles la ville consolide les caractéristiques urbanistiques-architectoniques particulièrement dans la première moitié de XIX siècle. Dans la dernière période, celle de la première moitié du XX siècle, l'activité constructive n'a pas eu d'augmentations considérables.

c. Forme et date des documents les plus récents concernant le bien.

A partir de l'année 1961, où Gjirokastra est mise sous la protection de l'état, une activité permanente a été menée, afin de documenter les valeurs de la ville. Dans les archives de l'Institut des Monuments de la Culture se trouve la documentation graphique, photographique et descriptive des monuments appartenant à la première catégorie ainsi que la documentation graphique et photographique des monuments de la 2^{ème} catégorie, qui ont été l'objet d'intervention de restauration. La documentation de ces monuments comprend leur état et le projet des interventions de restauration, s'il y en a eu.

d. État actuel de conservation.

La ville de Gjirokastra, après qu'elle a été dénommée comme "ville musée", sur décision du Conseil des Ministres, nr. 172, du 02.06.1961, a été mise sous la protection de l'état et comme telle, a été traitée suivant l'esprit du décret nr. 568, du 17.03.1948 relatif à "La conservation des monuments culturels et naturels rares", approuvé avec la loi nr. 609, du 24.09.1948. La loi est remplacée par la suite, le 23.09.1971, par le décret du Præsidium de l'Assemblée Populaire et ensuite par la loi nr. 7867, du 12.10.1994. Cette loi s'est remplacée par la loi N- 9848 date 07, 04. 2003. Sur Patrimoine Culturel, lequel est en vigueur.

Ces changements dans la législation ont augmenté les obligations de la part de l'état envers l'évaluation des monuments en général et de la ville musée de Gjirokastra en particulier. Le règlement du Ministère de l'Éducation et de la Culture, du 12.07.1973 relatif à "La protection, restauration et la gestion de la

ville musée de Gjirokastra” a confirmé les critères d’évaluation de ce centre, lequel était traité avant cette date selon le règlement du 02.06.1961 relatif à “La protection de la ville musée de Berat”. Prenant en considération la loi N- 9048 date 07. 04.2003 on a formulé le nouveau règlement, sur la protection, la restauration, et l'administration de la ville musée de Gjirokaster.

Selon le règlement de la ville musée de Gjirokastra, la ville est divisée en deux parties: le centre historique et la zone libre. Le centre historique est composée de la zone muséale et de la zone protégée. La division faite, n'entame pas le fait que la zone historique composée par deux autres zones, est la zone proposée sous la protection (core-zones). Ces zones sont entourées par la zone tampon, qui est sous observation. Les monuments mêmes ont été classifiés en monuments de la première et de la deuxième catégorie. Les monuments de la 1ère catégorie, 56 au total (la liste des monuments de première catégorie est conjointe), sont conservés dans toutes leurs composantes, tandis que les monuments de la 2ème catégorie, environ 560 (la liste des monuments de deuxième catégorie est conjointe), sont conservés du point de vue de leur volume et les aspects extérieurs. À l’intérieur, on peut faire des changements conformément aux exigences de la vie d’aujourd’hui (voir la carte des zones de la ville-musée de Gjirokastër).

Les travaux de restauration ont commencé de manière systématique vers l’année 1965 avec la création de l’Institut des Monuments de Culture, lequel avait à Gjirokastra une filière, qui était chargée des travaux de restauration selon les projets élaborés de la part de l’Institut. Jusqu’en 1990, ont été effectuées des interventions de restauration totales ou partielles dans 38 monuments de la 1ère catégorie et dans 253 de la deuxième. Au cours des années, de grands travaux d’entretien, de consolidation et de restauration ont été faits au château de la ville. De même, des travaux de restauration ont été réalisés a la mosquée de bazar et aux bains de Meçite.

Depuis l’année 1990, les interventions de restauration sont quasi arrêtées en raison de manque de fonds. Actuellement, l’état de la ville musée s’avère être difficile. Dans le côté sud-est du château, une masse rocheuse présente un certain détachement. Par ailleurs, les interventions doivent continuer pour que les ambiances encore remplies de débris des parties détruites, voient le jour. Il est nécessaire aussi d’effectuer des interventions de consolidation sur les structures endommagées ou en danger. L’état du bazar de la ville s’avère problématique en ce qui concerne les structures des toits, 70% desquels ont besoin de réparation ou de construction en utilisant des techniques du temps, sans parler des interventions qui doivent être faites dans d’autres structures. L’arrêt quasi total des travaux dans ce centre, après l’année 1990, a entraîné des impacts négatifs,

notamment dans le domaine de l'habitation, laquelle est considérée comme l'élément principal de la ville musée. À l'état actuel, 41 maisons de la première catégorie, qui constituent 73% du nombre total, ont besoin d'interventions de restauration. En ce qui concerne les monuments de la deuxième catégorie, un nombre de 183, donc 32%, ont besoin d'interventions de restauration.

e. Politiques et programmes relatifs à la mise en valeur et à la promotion du bien.

L'Institut des Monuments de Culture à Tirana, ainsi que la filière des Monuments de Culture à Gjirokastra, qui ont la charge, depuis 1965, de l'élaboration et la mise en oeuvre des projets de restauration, sont capables de répondre à travers les projets aux besoins de la restauration de la ville musée de Gjirokastra. Ce centre continuera de vivre l'actuel tout en respectant le règlement de la protection de la ville musée, où il y a des espaces pour introduire de nouvelles conceptions de vie.

La Mairie de Gjirokastër, en collaboration avec celle de Grottamare (Italie) a entrepris le travail pour rédiger le master-plan urbanistique de Gjirokastër. Jusqu'au moment est préparé le plan de la situation de la ville. Entre temps, par la Fondation Packard est déjà rédigée une étude sur "La conservation et le développement de Gjirokastër". Egalement, la Mairie de la ville a préparé un document sur "L'aménagement de la zone historique de la ville – 2002-2010" (ici conjoint).

MONUMENTS DE PREMIERE CATEGORIE

1 Astrit	DHRAMI	36 Rahman	ÇERIBASHI
2 Ismet	ROQI	37 Myzejen	BRAJA
3 Selfo	KALLFA	38 Asllan	MUHEDINI
4 Frat.	ZEKATEVE	39 Frat.	KIKINO
5 Adem	ZEKO	40 Stera	BABOÇI
6 Mine	HALITE	41 Braho	BABOÇI
7 Kapllan	PASHA	42 Sulo	LLAQI
8 Islam	KOKONA	43 Banjot e	MEÇITES
9 Hatif	ZEKO	44 L`eglise de	TRANSFIGURATION
10 Frat.	SKENDERLI	45 Medi	ÇISO
11 Musa	HOXHA	46 Bako	BATHAJ
12 Resul	HOXHA	47 Nekië	ÇABEJ
13 Koço	PAÇELI	48 L`eglise de	SANT MICHELE
14 Abdul	BABARAMO	49 Mitro	KOÇO
15 Veis	XHEZO	50 Vasil	CICO
16 Mexhit	KOKALARI	51 Neim	ÇENE
17 Sero	STAVRI	52 Frat.	GALANXHI
18 Nexhmi	SHERIFI	53 Frat.	GALANXHI
19 Haki	KOKOLARI	54	KALAJA
20 Njazi	FICO	55 Muzeu I	RILINDJES
21 Muhamet	FICO	56 Muzeu I	LUFTES N.Ç.L
22 Myrteza	TORO		
23 Frat.	XHAXHIAJ		
24 Farie	DURO		
25 Frat.	ANGONATE		
26 Frat.	XHEMETI		
27 Iljaz	BABAMETO		
28 La mosque de	PAZAR		
29 Faik	BELAJ		
30 Frat.	KABILI		
31 Sherif	ÇUBERI		
32 Frat.	RESAJ		
33 Xhevat	ANGONI		
34 Bejo	BEQIRI		
35 Galip	SINOJMERI		

LA LISTE DES MONUMENTS DE LA DEUXIÈME CATEGORIE

QUARTIER “PALORTO”

1. Frat.	MILAJ	34. Seit	SHTINO
2. Frat.	NAKA	35. Tasin	HARSHOVA
3. Shteterore	JORGANIT	36. Hetem	MELI
4. Nimet	QATO	37. Marko	KONOMI
5. Frat.	NAKA II	38. Asllan	DALIPI
6. Vaso	NAKA	39. Rexhep	KALEMI (jo M.)
7. Safo	NAKA	40. Refat	RUCA
8. Thimio	PUCI	41. Tajar	KOKALARI
9. Frat.	QAMAJT	42. Frat.	BAKIRATET
10. Thanas	MUZINA	43. Çelo	KALE
11. Maks	KONOMI	44. Jonuz	KASI
12. Vaso	GJINI	45. Frat.	MELEQI
13. Niqi	TELI	46. Novruz	REÇKA
14. Ish Tahir	LLAPI	47. Braho	MENE
15. Mihal	TAÇI	48.	GJIMNAZI
16. Nexhip	ZHORDA	49. Nafiz	HASKA
17. Ish Kabineti	PARTISE	50. Alem	NURÇE
18. Kaso	BERBERI	51. Shero	HARAJ
19. Sallomon	KOFINA	52. Nurie	CAKAJ
20. Fiqo	MAKRI	53. Imer	ÇAPULLARI
21. Hajro	KOKONA	54. Hamit	CEKA
22. Ish	GJYKATA	55. Nexhat	KARABINA
23. Frat.	KOKOBOBO	56. Tritan	SHEHU
24. Dhosi	MARGARITI	57. Maksut	MUSTA
25. Adil	SHEHU	58. Medi	BADUNI
26. Theollogo	PASPALI	59. Hetem	BAJO
27. Teli	ZHDAVO	60. Abedin	TUSHE
28. Titina	SKENDULI	61. Musa	ÇAUSHI
29. Muzeu	ETNOGRAFIK	62. Nasho	LIGU
30. Ilir	POSHI	63. Frat.	ZEKATET
31. Sabaudin	KODRA	64. Kadri	GOZHITA
32. Bahir	KOKALARI	65. Baft	DOBI
33. Azis	HOXHA	66. Petrit	KASO
34. Ferat	HARSHOVA	67. Thoma	PERUKA

68. Sajo	KALLOJXHI
69. Dhimo	POÇELI
71. Leta	KOTROÇI
72. Frat	KOTROÇI
73. Firdes	ÇALI
74. Proletar	DORACI
75. Pellumb	BERBERI
76. Donika	ÇIPI
77. Frat.	QAPAJT
78. Ollga	ANASTASI
79. Frat.	TUNAJT
80. Frat.	MERAJT
81. Martin	NIKA
82. Sotiraq	ASKALI
83. Qemal	LAME
84. Seit	SEITI
85. Perballe	SEITIT
86. Nebo	BERBERI
87. Namik	XHEMALI
88. Pellumb	QEZI
89. Flamur	HOXHA
90. Sherif	XHEMALI
91. Mane	XHAXHI
92. Mimi	TORO
93. Ismail	KADARE
94. Çome	RAPO
95. Reiz	RUCA
96. Arsen	SEITI
97. Lesko	ÇAMI
98. Moisi	BAXHA
99. Jorgo	AHO
100. Thoma	VODA
101. Maro	URA
102. Shari	KAMBERI
103. Vajza e sh.	KAMBERI
104. Vangjel	JORGJI
105. Ylli	MALI.

QUARTIER “VAROSH”

1. Zdrukthtaria dhe	BANESA	36. Riza	KORE
2. Pelivan	BUZHERI	37. Marjanthi	PESHA
3. Sofi	SENICA	38. Neta	GJONI
4. Tili	MIHALI	39. Nasho	KSERA
5. Ish	RADIO	40. Thoma	ÇOPARKA
6. Ish	FURRA	41. Jorgo	NOTI
7. Thoma	KEKEZI	42. Zeqi	BOCE
8. Evrekli	NAÇI	43. Gole	MIHO
9. Frat	ÇAKALLI	44. Leni	ÇELISTA
10.Maks	GJENERALI	45. Llaqi	DONO
11.Leonidha	RIZO	46. Patra	NAÇI
12.Niko	QURKA	47. Pallati	ZHUSTIT
13.Vangjel	KERO	48. Rita	BASHARI
14.Dhimo	DHIMA	49. Miço	QIRJAZI
15.Figali	QURKU	50. Feim	LENJA
16.Figali	KAMBERI	51. Marika	GJINI
17.Vaso	BAKULI	52. Vasillaq	NAÇI
18.Lalomani	(VAROSH)	53. Jorgo	TAÇI
19.Elmaze	ZANI	54. Vaso	RISTANI
20.Niko	NAÇI II	55. Llaqi	KOFTANI
21.Vasil	LABOVITI	56. Leta	RAPO
22.Fane	KEKEZI	57. Apo	BASHARI
23.Bebi	QAKO	58. Koço	KOFTANI
24.Mino	FANDI	59. Fari	TOLICA
25.Kristo	NIKA	60. Vladimir	BASHARI
26.Lefter	DILO	61. Shtepite e	VAJES
27.Stefo	QURKU	62. Stefan	LANI
28.Andon	MİÇO	63. Kala	DURI
29.Arkile	ÇEKREZI	64. Frat.	SAPAKOSTA
30.Niko	KALANDERI	65. Gani	BAKALLI
31.Fotaq	KEKEZI	66. Stavri	LLAVOLANITI
32.Niko	KOTRO	67. Aleko	PANO
33.Luan	BOCE	68. Vangjel	BASHARI
34.Zano	AMETI	69. Mihallaq	KONOMI
35.Fatos	HARSHOVA	70. Leni	KACI

71.Vasil	BAKALLI
72.Thoma	KUTRA
73.Nasi	BASHARI
74.Kiço	CICI
75.Vangjel	VODA
76.Ica	GUSHI
77.Çavo	KEKEZI
78.Niko	SHTAKA
79.Frat.	HAXHIJANI
80.Leta	FIDHI
81.Agim	HYSA
82.Taqi	QURKU
83.Kiço	NETO
84.Klara	FIDHI
85.Lame	SHESHI
86.Vasil	NAÇI
87.Hari	BALLIMA
88.Risto	BASHARI
89.Gani	FOTO
90.Koçi	BALLOMA
91.Fani	GUSHI
92.Mihal	SHORI
93.Peko	ÇUÇANI
94.Niko	QIFTI
95.Ana	KOLA
96.Frat	BUBAJ
97.Mite	NJOCKO
98.Stefan	PAPAMIHALI
99.Pari	ZHAKO
100.Frat.	KOJTANI
101.Margo	ARSENI
102.Fotaq	LULA
103.Stavro	DINO

QUARTIER “ HAZMURAT”

1. Frat.	GURGAI	37. Frat.	VRENJOJT
2. Ramo	KUMBULLA	38. Xhevat	GALANXHI
3. Frat.	DOBATET	39. Nafiz	MEZINI
4. Kristaq	DUKA	40. Frat.	BUKIVALLA
5. Pertef	AHMETI	41. Banush	MEZINI
6. Sotir	PASKALI	42. Shtepi e	PRITJES
7. Jano	KOÇIU	43. Ish	DISPANSERIA
8. Frat.	ARKILE	44. Dispanseria	ZAPANAJA
9. Eleni	PRIFTI	45. Haki	MALILI
10. Mariza	ZHAPA	46. Pallati	UZINES
11. Theodhoraq	LULA	47. Sanije	HOXHA
12. Jano	ZHAPA	48. Hesutem	STROBA
13. Ismail	ÇABEJ	49. Roland	HAXHIA
14. Zapanoja	ÇABEJ	50. Leni	KIÇO
15. Vaso	LILI	51. Bido	CANO
16. Rako	BRAHO	52. Stefo	BUZI
17. Frat.	KUNAVI	53. Halim	HALIMI
18. Ferat	KERI	54. Frat.	LUSHI
19. Pandi	GJINI	55. Resul	MALILI
20. Fiqo	ÇABEJ	56. Koço	PAPAZISI
21. Vangjel	KOFTANI	57. Veisel	ÇUÇI
22. Bajram	HAJDINI	58. Mehmet	TOPULLI
23. Kiço	KUÇI	59. Avdi	BOZGO
24. Koço	LILO	60. Mina	KONOMI
25. Liri	SHAMETI	61. Edip	ALIKO
26. Puli	AHMETI	62. Nuro	ZARBA
27. Peço	JORGJI	63. Ajaz	BALA
28. Mitro	NDREU	64. Vito	ÇONI
29. Dalip	JUPI	65. Luan	ZERE
30. Zenepe	SINOJMERI	66. Frat.	DUDUMI
31. Pertef	KADARE	67. Nedni	ROQI
32. Vasil	SULI	68. Koço	MANO
33. Peço	BASHARI	69. Qano	ÇUMAKU
34. Guli	DHIMA	70. Nuri	BERBERI
35.	POLIKLINIKA	71. Misto	PULERI
36. Frat.	HADEROJT	72. Malo	ZERE

QUARTIER “ PARTIZANI”

1. Gale	BEZALI	37. Ziver	SELIMI
2. Qemal	KATAPUQI	38. Frat.	SELIMI
3. Halmi	LAMI	39. Sherife	KENDELL
4. Nase	TEFA	40. Muzo	SINANI
5. Emin	GJONI	41. Zini	SHEHU
6. Baki	GJONI	42. Dasho	ÇUBERI
7. Shefqet	LATIFI	43. Ago	ÇUBERI
8. Nexhip	MANGA	44. Sadik	LENGO
9. Masar	GAGANI	45. Qemal	LULO
10. Ibrahim	ÇELA	46. Frat.	KARAGJOZI
11. Feizi	GAGANI		
12. Brahim	ZVERKU		
13. Haxhi	KULE		
14. Mina	PANDAZO		
15. Hasan	ÇINKO		
16. Nemi	DIDA		
17. Rustem	ÇELA		
18. Kaço	TEFA		
19. Zylfo	BAKALLI		
20. Javer	MENE		
21. Qemal	ÇELA		
22. Xhafer	SELFO		
23. Spiro	BEZHANI		
24. Frat.	SALARIA		
25. Xhevat	AVDALLI		
26. Agron	AVDALLI		
27. Fillopin	VLLAHO		
28. Veli	TUQI		
29. Taço	MANTHO		
30. Koçi	MANTHO		
31. Shtepia e	PIONIERIT		
32. Faslli	MOSHO		
33. Rustem	DOBI		
34. Jani	KALLAJ		
35. Eqrem	SELIMI		
36. Dasho	SELIMI		

QUARTIER “ DUNAVAT”

1. Vangjel	KARASA	36. Flamur	KARAGJOZI
2. Demir	SULO	37. Aseif	KORE
3. Stefan	VERRETI	38. Agron	KARAGJOZI
4. Hekuran	ÇERIBASHI	39. Qani	SINANI
5. Bardha	ÇERIBASHI	40. Luan	SINANI
6. Hava	ÇERIBASHI	41. Budin	KALE
7. Bame	ÇERIBASHI	42. Muzeu	TOPULLARAJ
8. Sedat	ÇERIBASHI	43. Hader	TOPULLI
9. Tomorr	KOTONI	44. Xhevdet	SELFO
10. Beso	KOTONI	45. Tasin	SINANI
11. Bashkim	LIGU	46. Jaho	SELFO
12. Shk. Bajo	TOPULLI	47. Bule	NAIPI
13. Ilmi	KORE	48. Pellumb	SINOJMERI
14. Kapo	KORE	49. Femi	SINOJMERI
15. Petrit	KORE	50. Limos	BIHUCI
16. Nuro	ÇERIBASHI	51. Kujtim	BIHUCI
17. Muço	GJOKRI	52. Perlat	DERVISHI
18. Arben	BROJA	53. Njazi	ZHULI
19. Zenel	NIHICA	54. Muço	GJOKRI
20. Taho	KARAGJOZI	55. Estref	KOTROÇI
21. Reiz	KARAGJOZI	56. Frat.	ÇILUA
22. Fero	PIPA	57. Dyqane	USHQIMORE
23. Skifter	MURATI	58. Dyqani ish	USHQIMOR
24. Myrteza	ANGONI	59. Genci	KARAGJOZI
25. Muço	KARAGJOZI	60. Kaso	DEMO
26. Nemi	KORE	61. Osman	KOPECI
27. Niko	LUZI	62. Sadik	KOÇI
28. Tasin	KORE	63. Fero	GJEBRE
29. Dasho	KARAGJOZI	64. Liri	GEGA
30. Sami	SINANI	65. Tasim	KASI
31. Frat.	KARAGJOZI	66. Petro	NIKO
32. Myzafer	KARAGJOZI	67. Zaim	BROJA
33. Ferit	KARAGJOZI	68. Mustafa	OGA
34. Xhevder	KORE	69. Reiz	KARAGJOZI
35. Qibrie	CIU	70. Eqrem	ÇENKO

71.Refat
72.Thimjo
73.Maliq
74.Refik
75.Bari

ÇENKO
GJONI
SINANI
BEBECI
LLOÇKA

QUARTIER "MANALAT"

1. Selo	LLACE
2. Kola	KALLULLI
3. Haki	KARAULLI
4. Sami	GJEBERO
5. Filip	MASTORA
6. Subi	HAJRO
7. Fiqo	KORE
8. Reiz	KORE
9. Drini	KORE
10. Ismail	KUKA
11. Ibrahim	ÇOBO
12. Nikie	ÇATI
13. Haxhi	KURTI
14. Asof	PESHKEPIA
15. Ish	KOPESHTI
16. Bedri	GJINI
17. Hasan	ZAZANI
18. Refat	ZAZANI
19. Rexho	BABAMETO
20. Rustem	ASQERI
21. Bekim	XHIKU
22. Tomor	NUSO
23. Faro	KARAULLI
24. Isa	ÇOÇALI
25. Zija	TAUZI
26. Maliq	TAUZI
27. Luan	FINO
28. Filip	MASTORA

QUARTIER "MEÇITE"

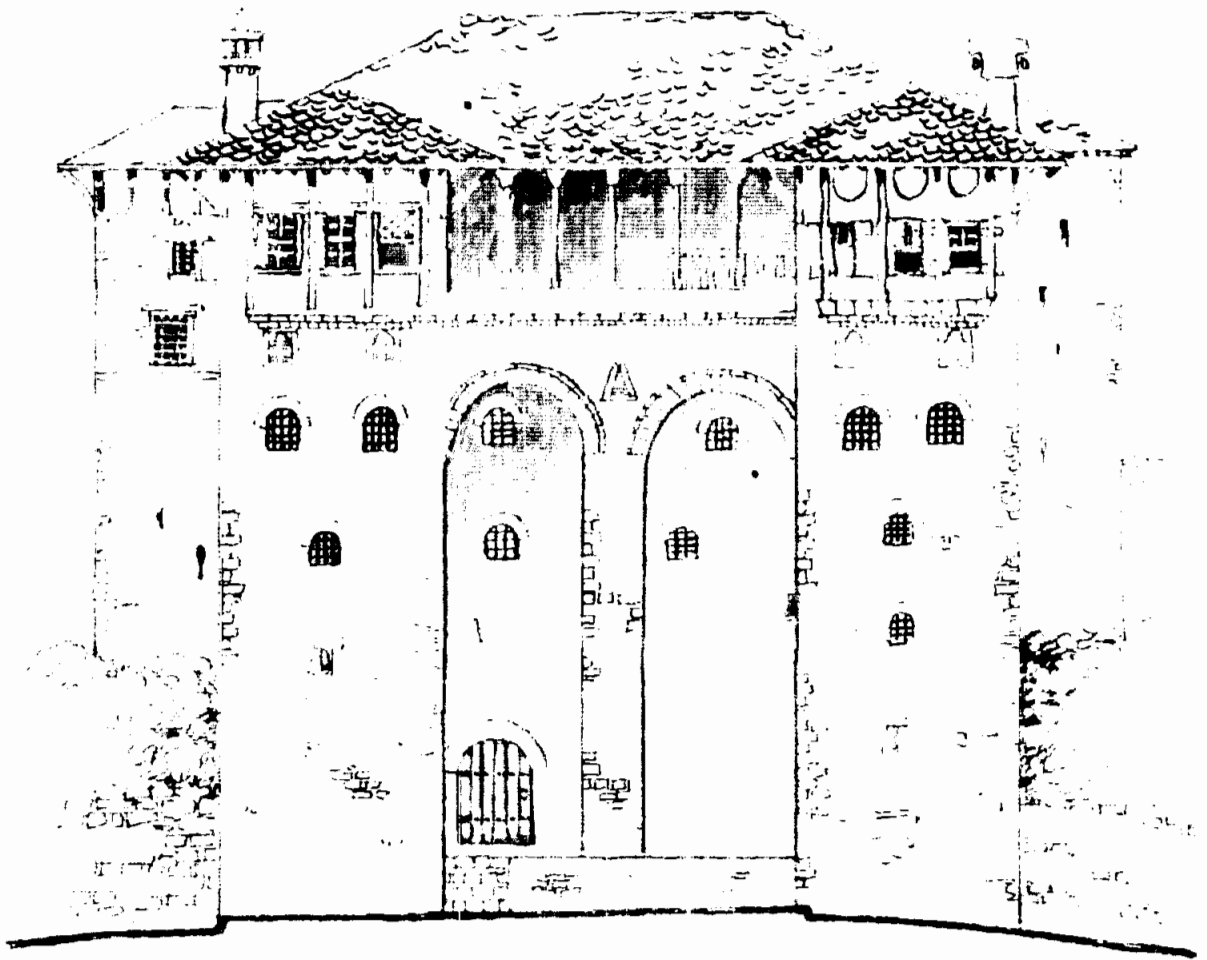
1. Myzafer	ASLLANI	36. Andrea	GULLA
2. Pertef	TUSHE	37. Jorgo	GULLA
3. Namik	LANI	38. Napolon	PERI
4. Imer	JUPI	39. Roland	KOSTANDINI
5. Vaso	KOÇI	40. Rakip	CACA
6. Banjat	MEÇITE		
7. Marika	KOSTANDINI		
8. Elmaz	DRESA		
9. Zaho	MEZINI		
10. Palo	KOÇOLLARI		
11. Kristo	SHOJKO		
12. Sedat	KOTORRI		
13. Koço	ANDONI		
14. Landi	KOÇOLLARI		
15. Hari	KOTE		
16. Stefan	DENAJ		
17. Velo	BILICA		
18. Munir	BAXHA		
19. Mail	LANI		
20. Demo	ÇENKO		
21. Dilaver	KOÇIU		
22. Vera	SAKO		
23. Islam	KOTORRI		
24. Hena	HARXHI		
25.7	ÇEZMAT		
26. Xhamija	MEÇITES		
27. Niko	KORE		
28. Skender	MEZINI		
29. Frat.	KALIVOPULLI		
30. Agron	BIMI		
31. Vasko	KARANXHA		
32. Hiqmet	SHTINO		
33. Demir	KUMBARO		
34. Koço	SPIRI		
35. Andrea	GULLA		

QUARTIER "PAZAR I VJETER"

1. Jorgo	KRONGO	36. Frat.	MITROPOLIA
2. Thanas	KAMBERI	37. Ismail	XHEJA
3. Jani	KOKA	38. Ruzhdi	LLURI
4. Haro	VASO	39. Niko	LULA
5. Vaso	PAPAI	40. Dasho	LUKE
6. Sofi	DHJAKANI	41. Raqi	KRONI
7. Kristaq	XHUMBI	42. Kristaq	ILIADHI
8. Kane	LULA	43. Bashkim	KARAGJOZI
9. Kiço	GODELLA	44. Naso	BEDJAN
10. Anastas	BOZHARI	45. Frat.	PUMOT
11. Tero	ARSENI	46. Melpo	ALEKSI
12. Shano	MEZINI	47. Denis	KARALLI
13. Miho	KABILI	48. Mondi	SINOJMERI
14. Foto	XHILLARI	49. Orfea	BECI
15. Dasho	ZYBERI	50. Aleks	LEKA
16. Frat.	SHEHAJT	51. Shefqet	KUÇI
17. Tomor	HOXHA	52. Ilmi	KARALLIU
18. Petrit	QALI	53. Xhevat	ÇIPI
19. Xhelo	XHELILI	53. Frat.	KAZMA
20. Manush	KARALLI	54. Dali	MEZINI
21. Ramize	VEHBI	55. Maliq	HAJRO
22. Nobe	BUZO	56. Agron	MEZINI
23. Muin	BOZGO	57. Zini	SINANI
24. Vilson	SHAPLLO	58. Selo	VESHE
25. Jani	DHIMITRI	59. Sokol	MEZINI
26. Arsen	ARSENI	60. Vangjel	ÇAMI
27. Thoma	FILI	61. Pellumb	VEHBI
28. Koço	QENDRO	62. Kujtim	MEZINI
29. Jorgo	MALIKO	63. Vasilika	SHEHU
30. Jorgo	MUKA	64. Margarita	
31. Koço	SPIRI	65. Frat.	ZARBA
32. Llaqi	PAPAZISI	66. Enver	ZARBA
33. Frat.	LOLOMANI	67. Dalip	DALIPI
34. Figoli	KARANXHA	68. Ylli	SHEHU
35. Apostol	MOSKO	69. Mirdita	ABAZI
70. Gligor	PANAJOTI		

71.Frat.	KALE
72.Hiqmet	HOSHE
73.Titin	ZANI
74.Sheraf	SINO
75.Frat	DUKALI
76.Zenel	SINO
77.Islam	SINI
78.Frat.	PESHKOPIA
79.Pilo	
80.Agush	SINANI
81.Zini	AZALI
82.Mevlan	LABE
83.Murat	KAÇI
84.Hanko	SINO
85.Paqo	ZANI
86.Aleks	LLAMBRO
87.	ZJARRFIKES
88.Ish Dega	BRENDSHME
89.Ish	POLICIA
90.Ish	MULLIRI

GJIROKASTËR



LE DOSSIER DESCRIPTIF DES MONUMENTES

LA DESCRIPTION DES MONUMENTES REPRÉSENTATIF

1. LA CITADELLE (54)

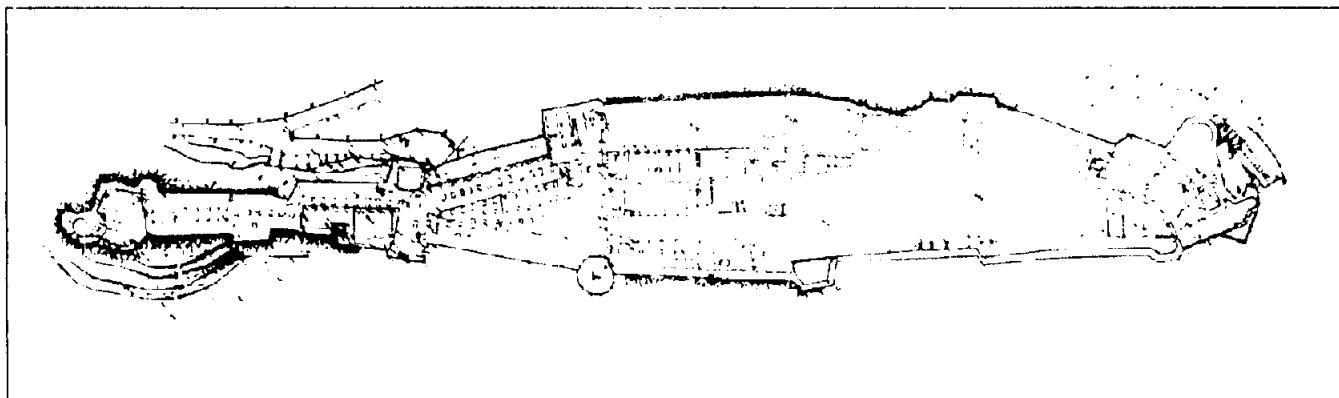
Dans la situation actuelle, l'état des murs d'enceinte, des entrées, de beaucoup de galeries couvertes par le système arche-ogive, est relativement bon. Les travaux de nettoyage faits dans la Période 1975-1990, en enlevant de grandes quantités de déchets de construction ont mis en vue une série de nouvelles ambiances.

La citadelle de Gjirokastër s'étend sur un terrain collineux, en occupant sa partie supérieure. La configuration des murs d'enceinte a été adoptée à ce terrain. La citadelle a trois entrées principales et deux secondaires. Les murs d'enceinte sont renforcés par une série de tours de configurations différentes - quadrilatères rectangulaires, polygonals et circulaires.

D'après les données qu'on dispose actuellement, la citadelle a été construite à la deuxième période du siècle XVIII. Elle a été construite en deux phases. La première phase ou bien la citadelle même laissait hors de la fortification la partie du Sud-Ouest. Cette partie de la citadelle a été construite par Ali Pasha de Tépelenë aux années 1811-1812. Les deux phases se distinguent aussi par des particularités des techniques de construction, à part les autres éléments défensifs.

Evlija Çelebi, le célèbre voyageur turc, nous a laissé d'information intéressante sur la situation de la citadelle vers milieu du XVII siècle. En décrivant la citadelle, plus précisément la première phase de sa construction, il nous informe que, à part la fonction militaire et les structures utilisées pour des fins défensives, dans la citadelle il avait aussi des habitations et des sterë-s (citernes, réservoirs d'eau), ainsi qu'une mosquée.

Ali Pasha de Tépelenë, avant de construire l'annexe de la forteresse, au début du siècle XIX, a éloigné les familles qui habitaient dedans les murs d'enceinte fortifiés. Dans la citadelle de Gjirokastër, soit dans la partie pré-turque, soit dans celle du siècle XIX, il y a des constructions courageuses, de main de maître, en pierre, en utilisant la technique connue des colonnes, des arches et des ogives.



2. LE BAZAR

D'abord, le bazar de la ville s'étendait près de la citadelle, plus précisément près de l'entrée principale du Sud-Ouest, là où on garde encore le toponyme «Le Vieux Bazar». Par le voyageur turc du siècle XVII, Evlia Çelebiu, nous apprenons qu'au début de ce siècle, paraît-il, on a commencé la construction du bazar, dans l'espace où il se trouve actuellement, au centre de la ville. Il s'étend au long de quelques rues qui le lient avec tous les quartiers de la ville. A Gjirokaštër et dans toutes les villes albanaise de l'époque, le bazar constituait une unité, dans laquelle était concentrée l'activité d'artisanat et celle commerciale de la ville. Il se trouve sur ce terrain depuis XVII-XVIII siècles mais les constructions actuelles du bazar sont fait plus tard. D'après les données orales, un feu dévastant a ravagé le bazar, à la deuxième période du siècle XIX. Cette calamité fut le point du départ d'une reconstruction presque totale du bazar, dont les rues, tout en gardant les axes anciennes, furent élargies. La formulation architectoniques presque uniforme des boutiques, les constructions solides, souvent de deux étages, et l'utilisation commune de quelques matériels de construction, tels comme les profils de fer témoignent justement la reconstruction totale de l'ensemble du bazar, autour les années 1850-1870. En comparant le bazar de Gjirokaštër avec d'autres bazars, on peut dire que l'unité de base de l'ensemble la boutique a été développée, avec le temps, particulièrement dans la formulation de la vue générale.

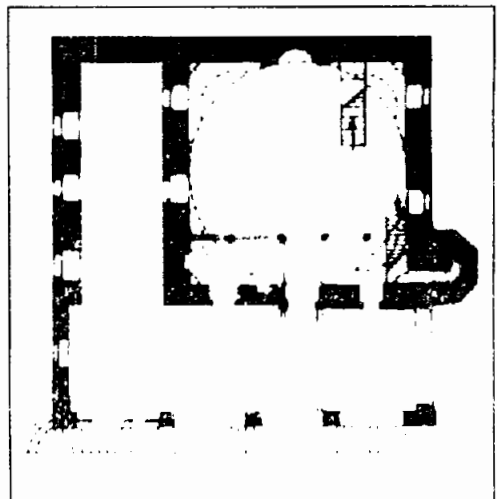
Au point de vue urbanistique, le bazar de Gjirokaštër est un exemple classique des bazars, avec les rangs parallèles des blocs compacts de constructions, du même traitement architectonique.

Le terrain escarpé sur lequel est construit le bazar a conditionné son développement au long des rues, avec des blocs échelonnés, en donnant du dynamisme à l'ensemble. Les vues générales sont simples. En elles sont dominant les grands espaces des portes et des fenêtres. Les étages supérieurs sont caractérisés par les espaces rythmiques des fenêtres. Les toits sont couverts par des dalles de pierre.

Dans tout l'aréal balkanique le bazar de Gjirokaštër est un rare exemple de ces ensembles, compte tenue de leur situation de la seconde période du siècle XIX

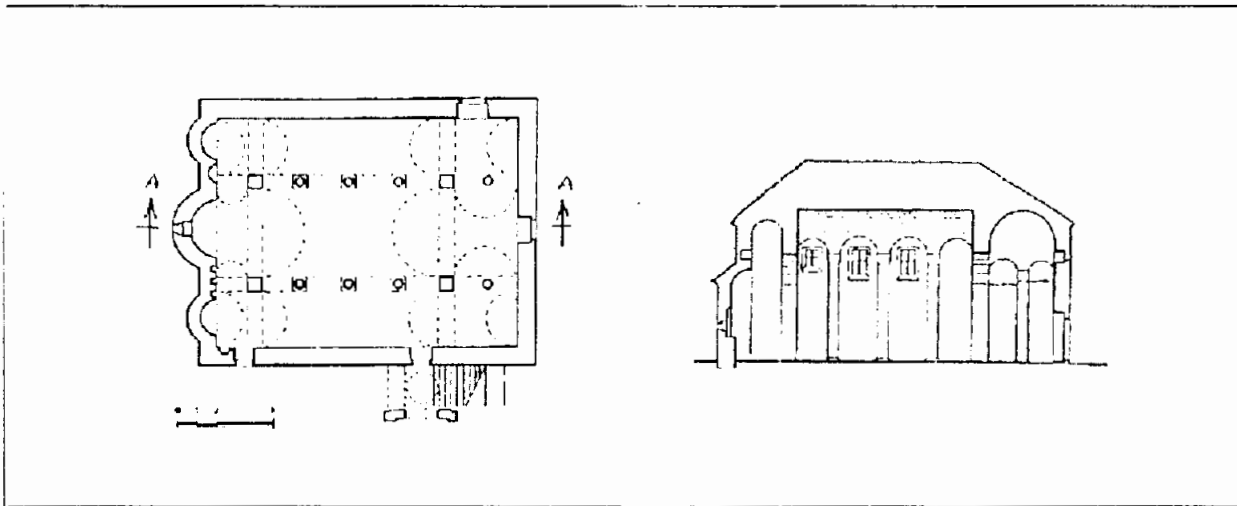
3. La Mosquée du Bazar (28)

Selon l'inscription elle a été construite en 1757. Cette mosquée est la plus grande de la ville. Elle se trouve au bazar, donc au centre de la ville. Le terrain accidenté alentour ne lui permet pas un rôle importants dans le contexte du centre. Le terrain escarpé de la zone alentour a influencé la composition accidentée en volume, comme dans beaucoup de constructions a Gjirokaštër. La salle centrale de la mosquée est couverte par un dôme, étant limitée au front et a droite par deux espaces et, à gauche, de la seule entrée à la salle des prières se dresse le minaret. en pierre, de composition dé déjà connue.



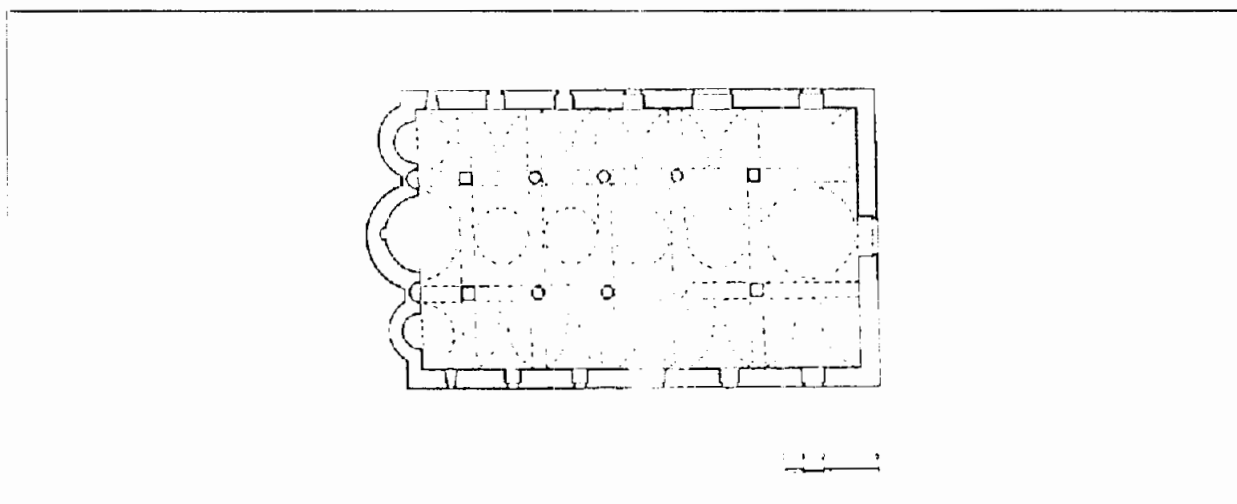
4. L'église du Saint Sotir (44)

Est construite en 1784, selon l'inscription. C'est une église à trois nefs, de type basilical. Son espace intérieur est divisé entre le narthex, naos et l'autel. Le nef central, plus large, ainsi que les latéraux, plus étroits, sont couverts par des arches cylindriques. Dans la pièce de l'autel il y a trois absides. Plus tard on a ajouté à l'église un campanile, à côté de l'entrée.



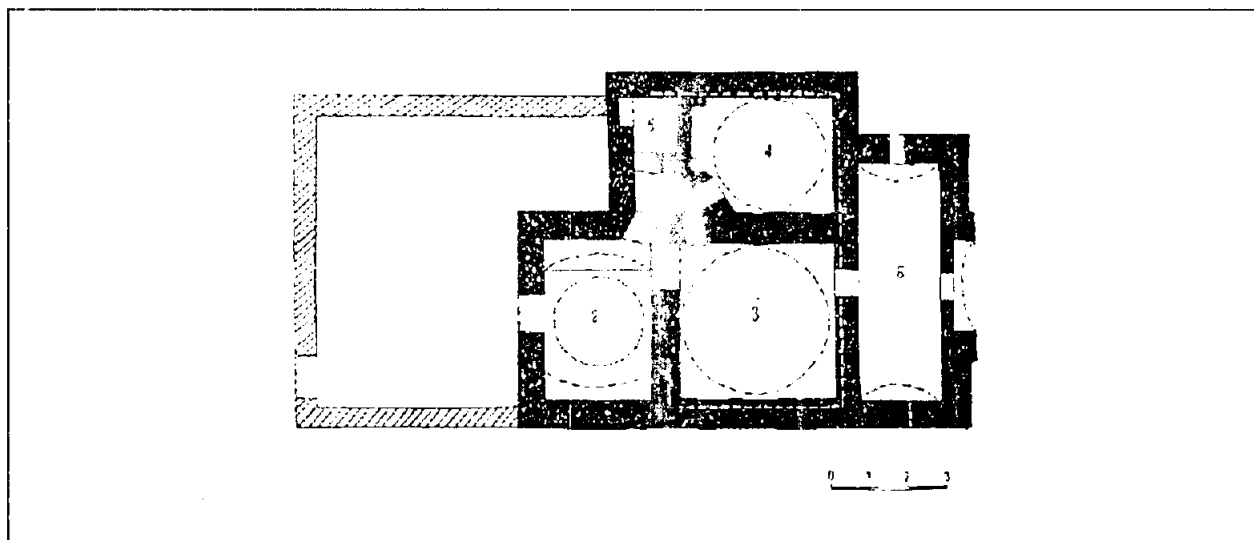
5. L'église du Saint Michel (48)

Est construite en 1776, brûlée en 1828 et reconstruite en 1833. C'est une église de type basilical à trois nefs, créés par deux rangs de colonnes. L'autel a trois absides, en étant la centrale la plus développée. Les entrées au naos sont devancées par des portiques en colonnes. La vue extérieure est simple, au contraire des intérieurs dynamiques, développés par la combinaison des colonnes, des arcades, des arches et des dômes.



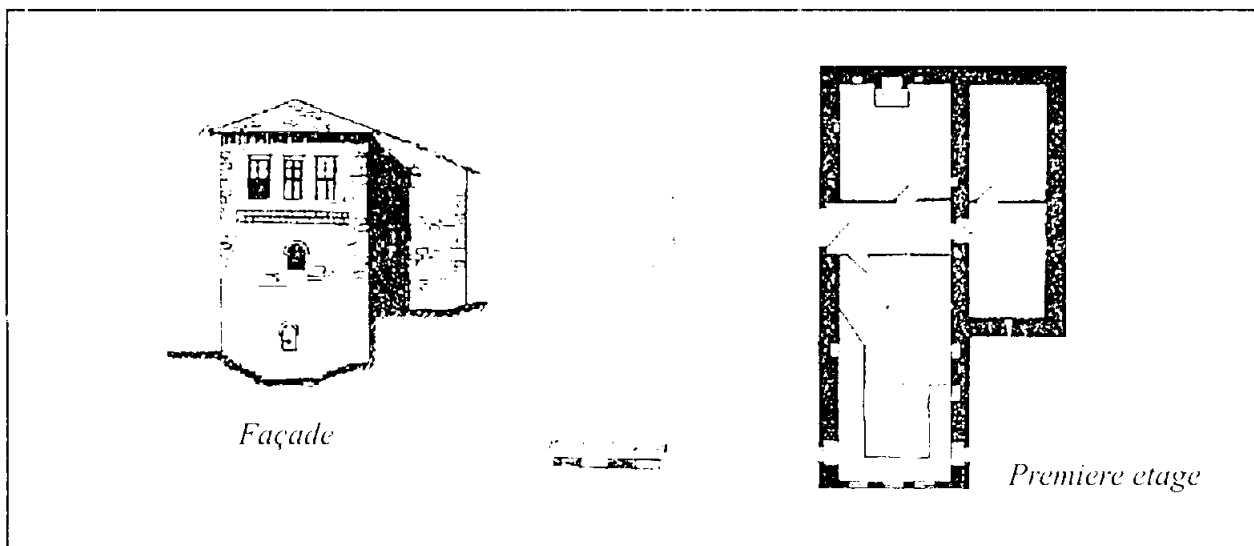
6. Les bains du quartier Meçite (43)

C'est la seule construction de ce type à Gjirokaštër. Les bains sont mentionnés par le voyageur turc du siècle XVII Evlia Çelebiu. Les bains de Meçite sont construits en deux phases. Dans la première sont construites trois pièces, deux pour se laver, avec des baignoires, et une autre pour la transpiration. Plus tard on a ajouté une pièce pour le déshabillage. Les pièces sont couvertes par des dômes sphériques, pas très hauts.



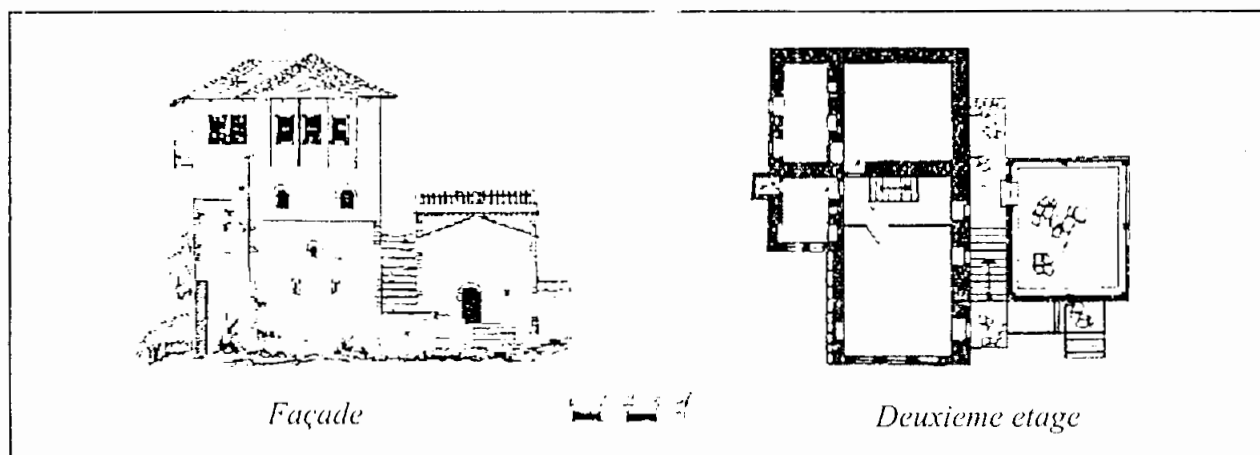
7. L'habitation Stavri (17)

Cette habitation c'est l'exemple typique de la version originale de l'habitation de Gjirokaštër. Elle se présente par une composition typique, en demi-étage. Le rez-de-chaussée, peu développé, contient la citerne d'eau et l'étable. L'étage habité a deux pièces d'habitation et deux autres auxiliaires.



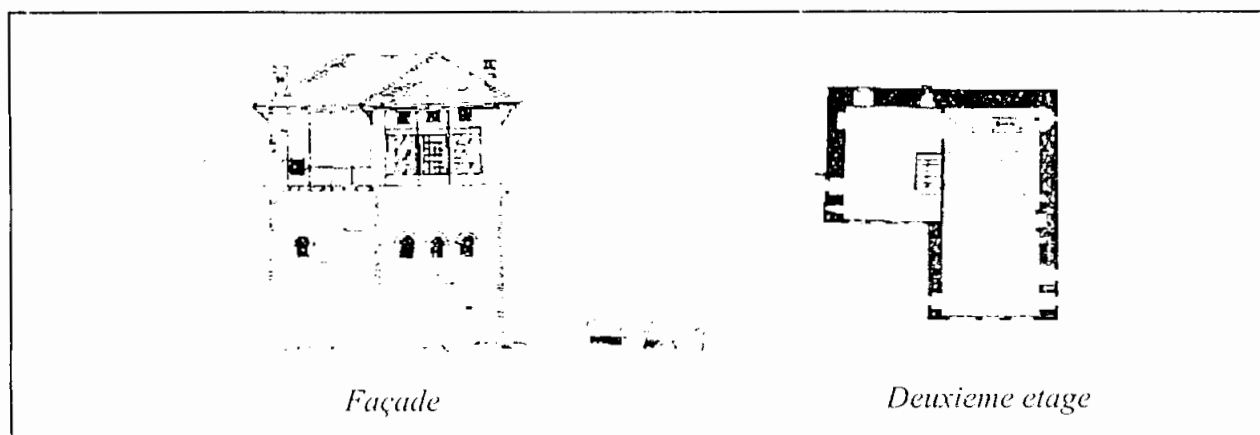
8. L'habitation Zeko (5)

Cette habitation est un exemple très rare et très important dans le développement typologique de l'habitation de Gjirokaštër. Elle a trois étages, dont les deux supérieurs sont habités. À côté il y a une mezzanine à simple rez-de-chaussée. Cette habitation présente des caractéristiques défensives, soit au niveau de la composition, soit par la présence des meurtrières.



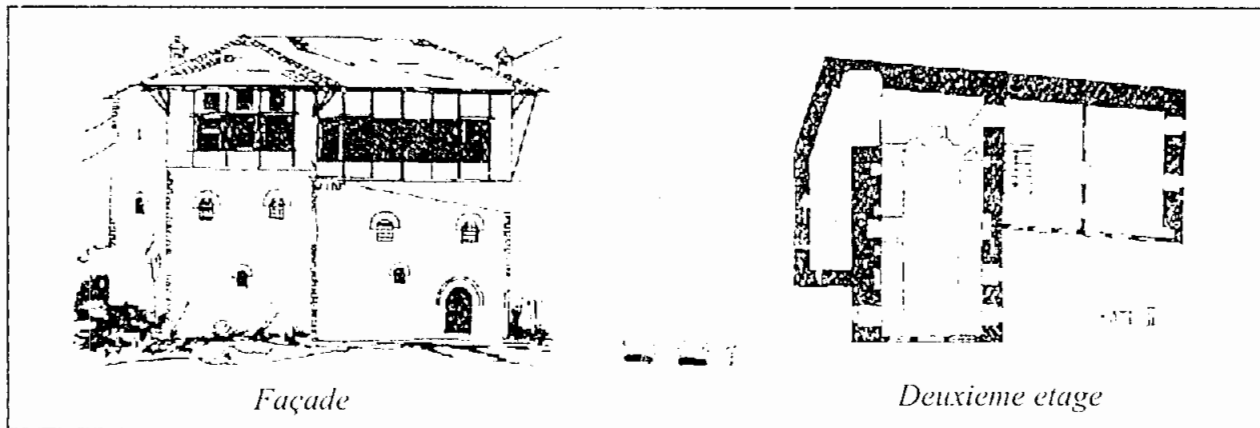
9. L'habitation Toro (22)

C'est un exemple très rare du développement de l'habitation de Gjirokaštër, avec les fermetures de l'espace de l'escaliers dans le volume de l'habitation. La fermeture de l'espace de l'escalier crée trois ambiances caractéristiques reliées de l'habitation de Gjirokaštër, lesquelles se conforment à toute la typologie de ce genre. Dans cette version les fonctions des étages sont très claires : le rez-de-chaussée inhabité, le premier étage pour l'hiver et le deuxième pour l'été. Dans cette version de l'habitation de Gjirokaštër est remarquable la composition caractéristique verticale.



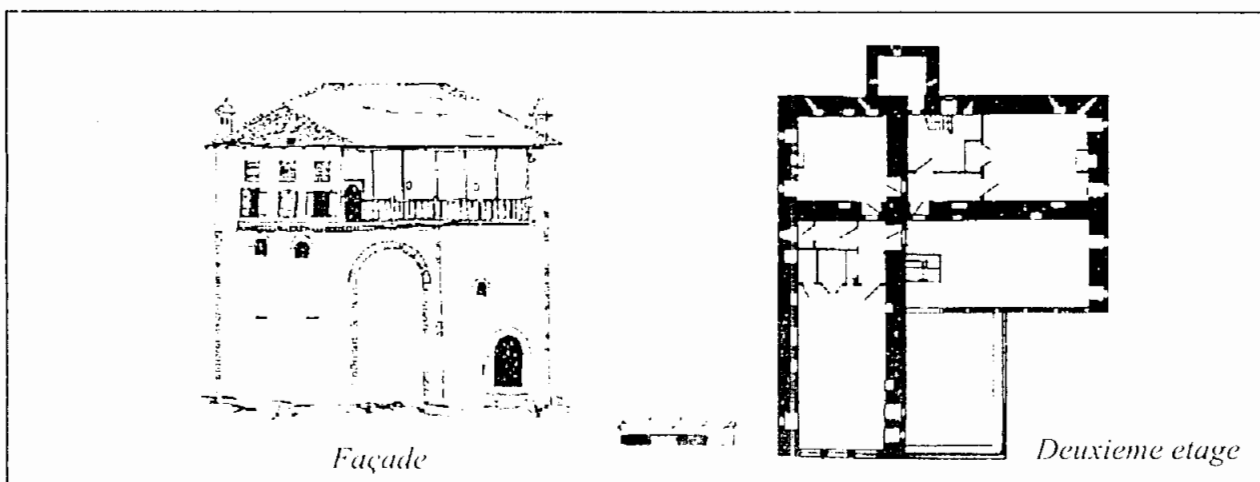
10. L'habitation Braja (37)

Cette habitation, selon l'inscription, est construite en 1824. C'est une variante simple avec une aile seule. La composition, en deux blocs, a des hauteurs diverses, à cause du terrain accidenté. Le bloc principal a quatre étages et celui latéral, où se trouve l'escalier, en a trois. La sterè (citerne) pour l'accumulation et la conservation de l'eau potable, se trouve au rez-de-chaussée du bloc principal.



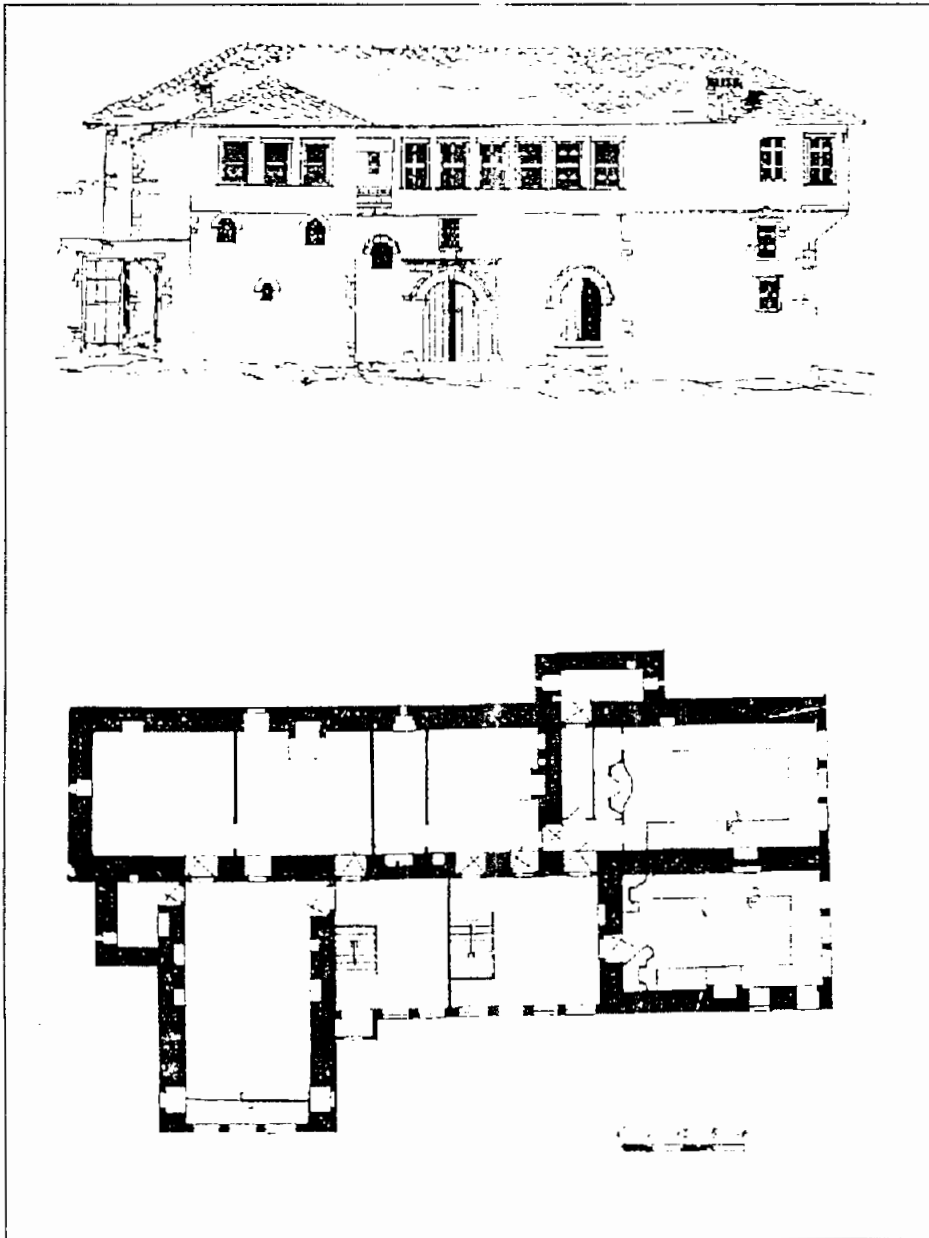
11. L'habitation Galanxhi (53)

En jugeant par la typologie cette habitation doit appartenir au début du siècle XIX. Elle est de la version d'habitation développée à une aile, d'une composition simple, autour un noyau compositionnel central, où se développe l'escalier. La mezzanine relie les deux ailes de l'habitation. Cette habitation est distinguée par les nombreuses meurtrières pour les fusils. Au front de la chambre des hôtes on aurait peints deux lions, probablement de Saint Marc, ainsi que des ornements floréals.



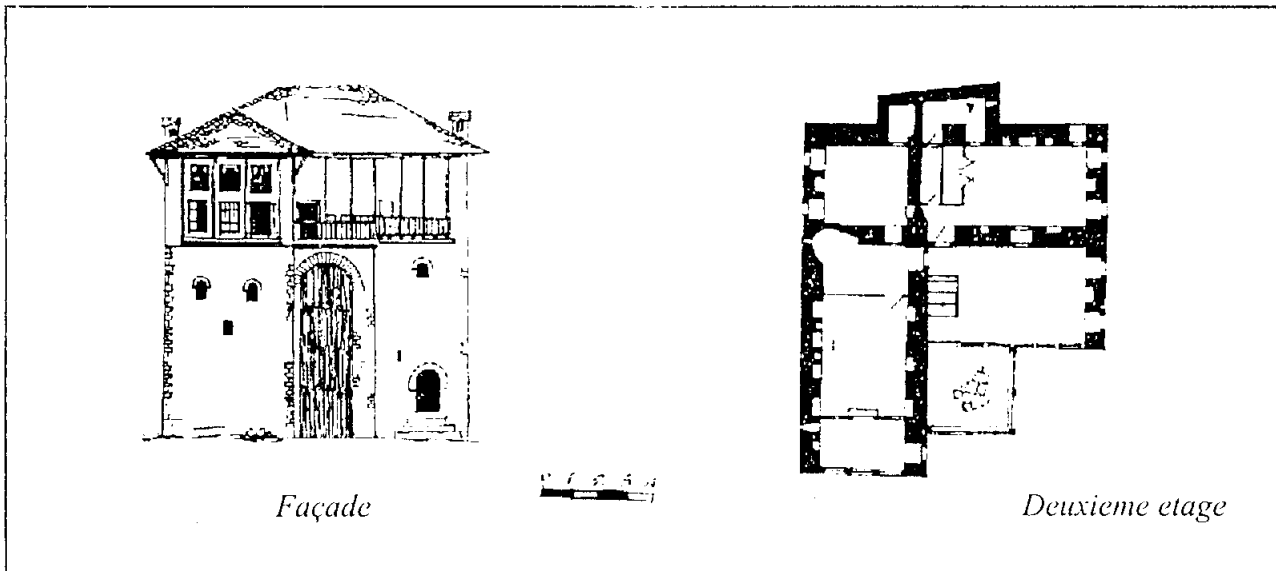
12. L'habitation Çabej (47)

C'est une habitation intéressante, soit par sa composition, soit par l'histoire de sa construction - la première phase en 1866 et la reconstruction aux années 1891-1892, selon les inscriptions. D'abord cette habitation avait une aile seule. Aux années 1891-1892 on lui a ajouté l'aile gauche, avec six pièces, deux dans chaque étage. Cette annexe fut liée à la division de la famille en deux, une division qui a conditionné le partage même de la cour, en 1892, rendant indépendantes les deux habitations au niveau de leur fonctionnement. C'est intéressante dans l'annexe la formulation des intérieurs des ambiances.



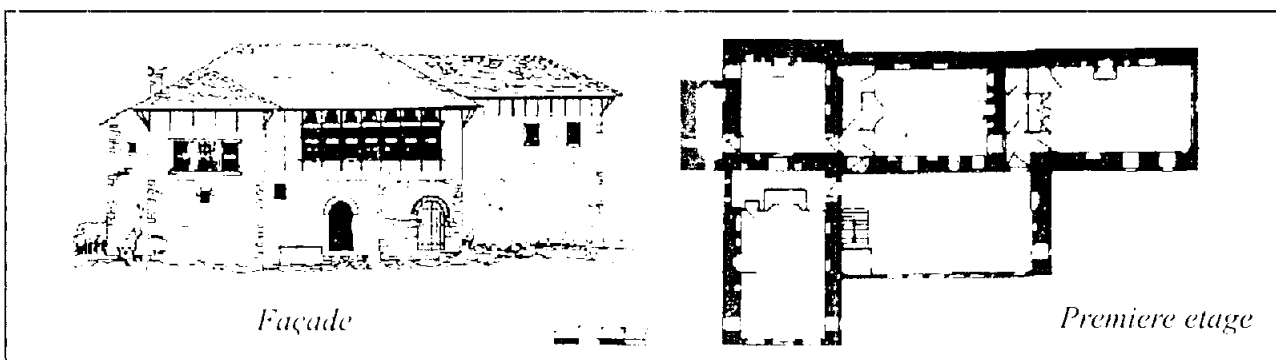
13. L'habitation Çene (51)

A partir de sa typologie cette habitation appartient à la variante développée à une aile, de composition dense et développée en hauteur. Malgré les changements subis avec le temps cette habitation garde des valeurs typologiques importants, à part la bonne situation de la chambre des ôtes de la mezzanine et des autres pièces. En jugeant par la façon du traitement des intérieurs, il paraît que cette habitation a été construite au début du siècle XIX.



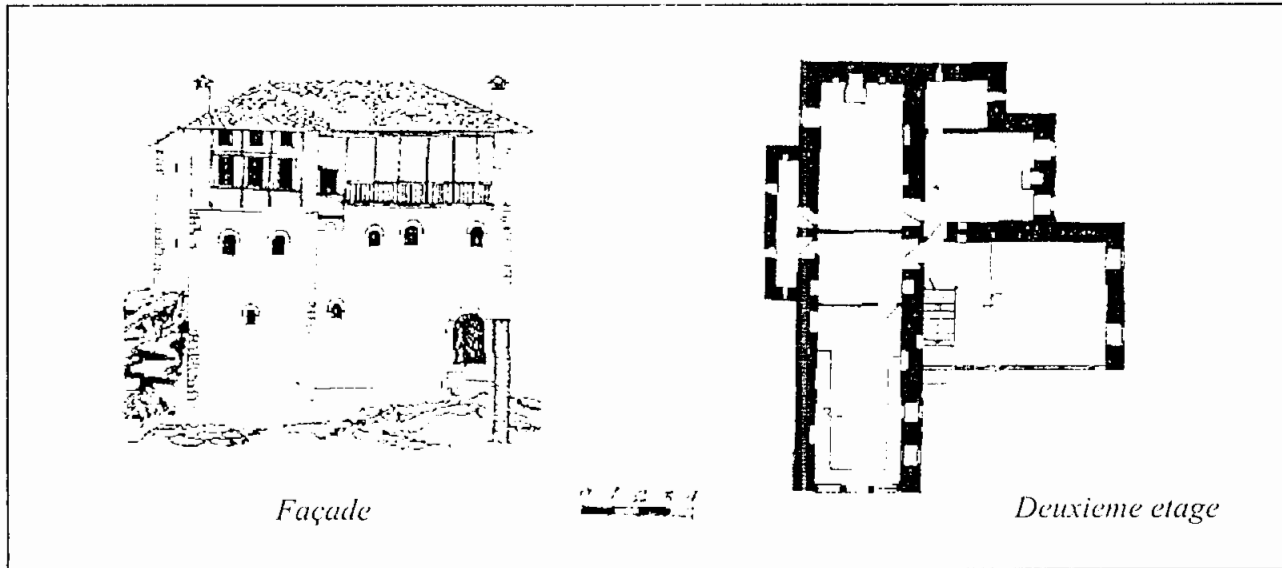
14. L'habitation XH. Angoni (33)

C'est un cas relativement rare d'habitation à deux étages, tout en gardant les schémas compositionnels connus et le traitement architectonique et constructif traditionnels. Dans cette habitation on remarque clairement deux phases de construction. La première phase comprenait quatre pièces dans chaque étage. A la deuxième phase le développement de l'habitation étant orienté vers le Nord, on a ajouté trois pièces au rez-de-chaussé e et une chambre à l'étage supérieur, à part l'élargissement du divan. L'annexe, de l'année 1838, est un repère important en ce qui concerne le traitement des intérieurs de l'habitation de Gjirokastër.



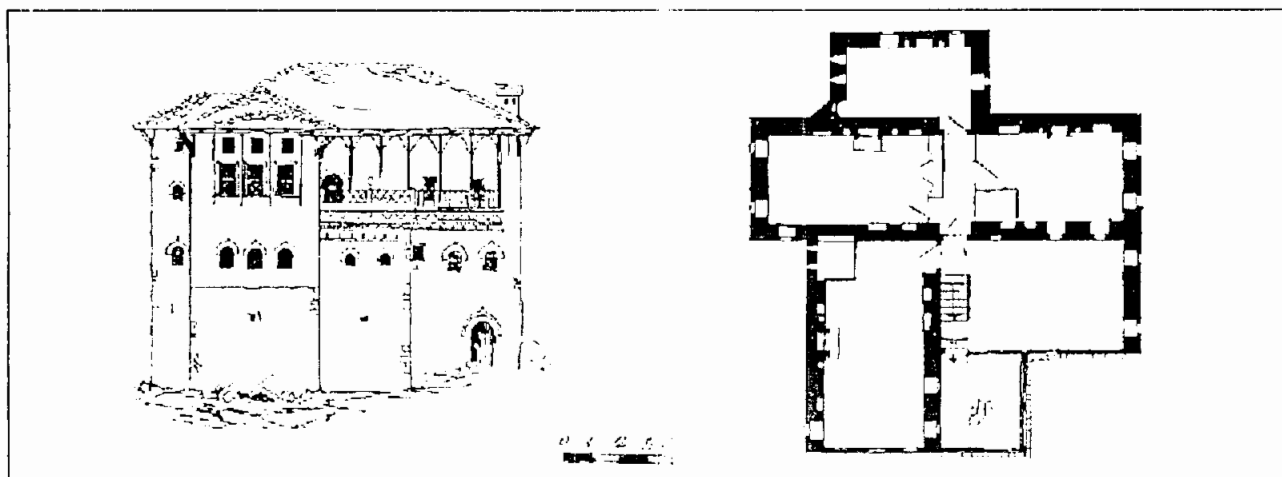
15. L'habitation Beqiri (34)

Cette habitation était une réussite dans le développement de la version à une aile, dans laquelle est bien gardée la composition originale, tout en perdant plusieurs éléments architectoniques. En jugeant par la composition et quelques éléments architectoniques, l'habitation a été construite dans les premières décennies du siècle XIX.



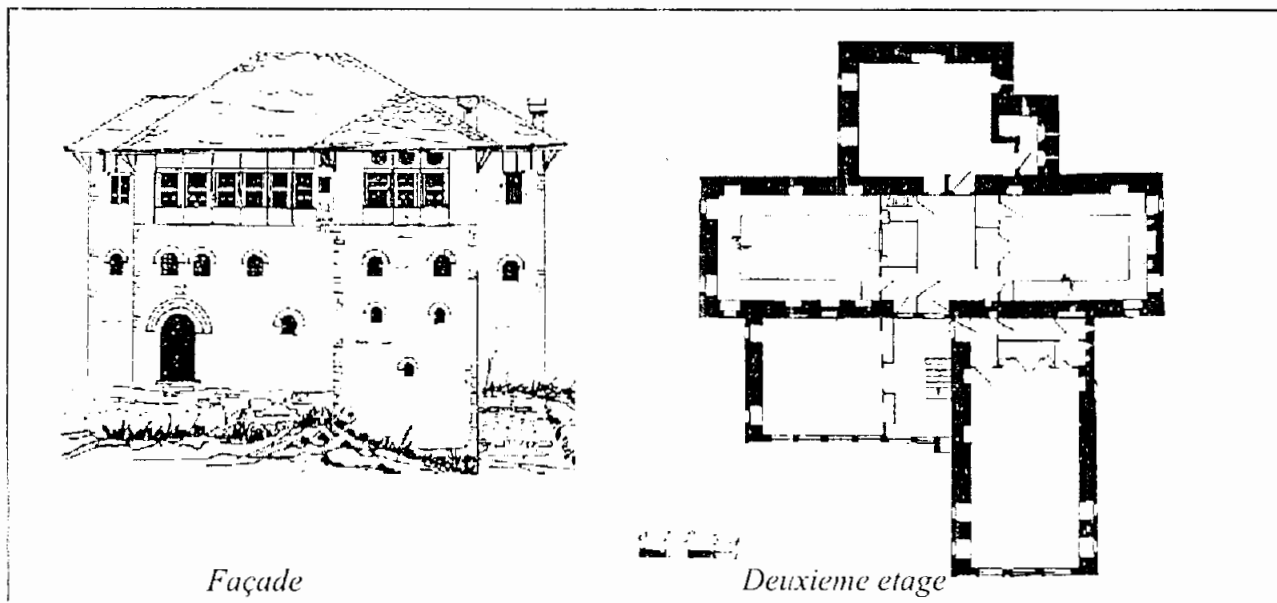
16. L'habitation Kikino (39)

Presente un des exemples les mieux réussis de l'habitation de Gjirokastrë de la variante à une aile; elle a été construite en 1825, selon l'inscription. C'est une habitation de trois étages, de composition compacte, autour d'un noyau central reliant, lequel finit à çardak (varangue, galerie), au troisième étage. Le partage des fonctions des étages c'est le traditionnel. La mezzanine est en bon état; comme toujours elle est utilisée par les ambiances reliées, tout en ayant les fonctions connues de la défense passive. C'est intéressante la conservation de quelques peintures murales, qui traitent les sujets connus floreaux, mais aussi une scène de la vie quotidienne.



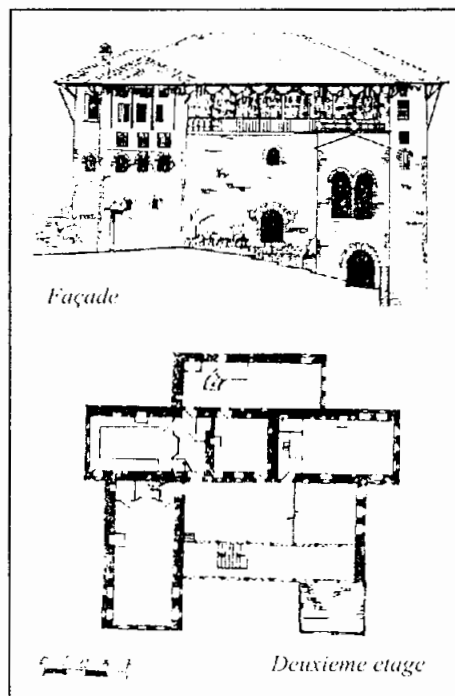
17. L'habitation Resaj (32)

C'est un exemple parmi les meilleurs de l'habitation de Gjiroksatër de la version développée à une aile. Cette habitation est distinguée par l'adaptation parfaite au sol rocheux sur lequel est construite. Pour avoir cette adaptation les étages sont développés de façon inégale, en ayant des blocs à deux, trois et quatre étages, sans nuire à l'unité compositionnelle de l'ensemble. Il y a trois datation de la construction de cette habitation 1831, 1865 et 1873. La première serait la date de la construction, la deuxième celle d'un retraitement ou bien de la terminaison de la construction de la chambre des hôtes et la dernière, 1873, c'est l'année de la construction du çardak (varangue ou galerie).



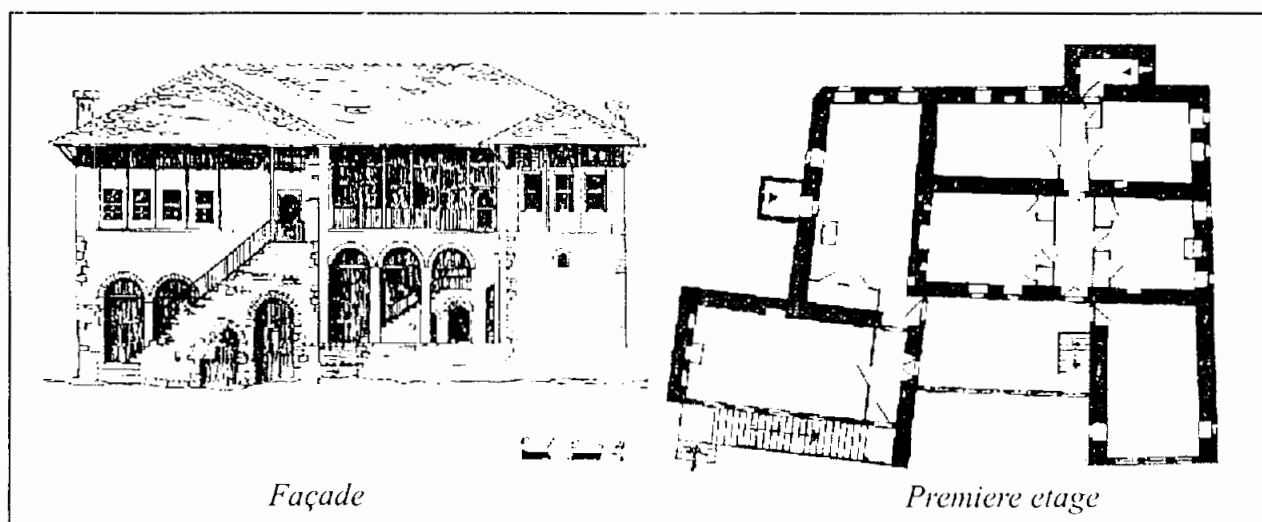
18. L'habitation Kabili (30)

Cette habitation a été, sans doute, la plus développée et, en même temps, la plus précieuse, à Gjirokastër. Nous disons «a été» parce que, aux années '40 du siècle dernier, elle fut gravement endommagée par la guerre». On lui donnait le nom de «saraï» (c'est à dire «palais»), et on liait sa construction à l'activité constructive de Ali Pasha de Tépélenë, aux années 1813-1814. L'habitation se trouve dans la partie centrale de la ville. Elle a deux cours. La composition est de la version développée à une aile, laquelle, par cette exemple fait témoignage des grandes possibilités de ce concept. Cette habitation, appelée toujours «les saraï de Nelokabili», est sans doute, la réalisation la plus réussite, de l'habitation de Gjirokaster. On a fait des recherches soigneuses et une reconstruction graphique exacte de cet immeuble, sur la base des traces existentes.



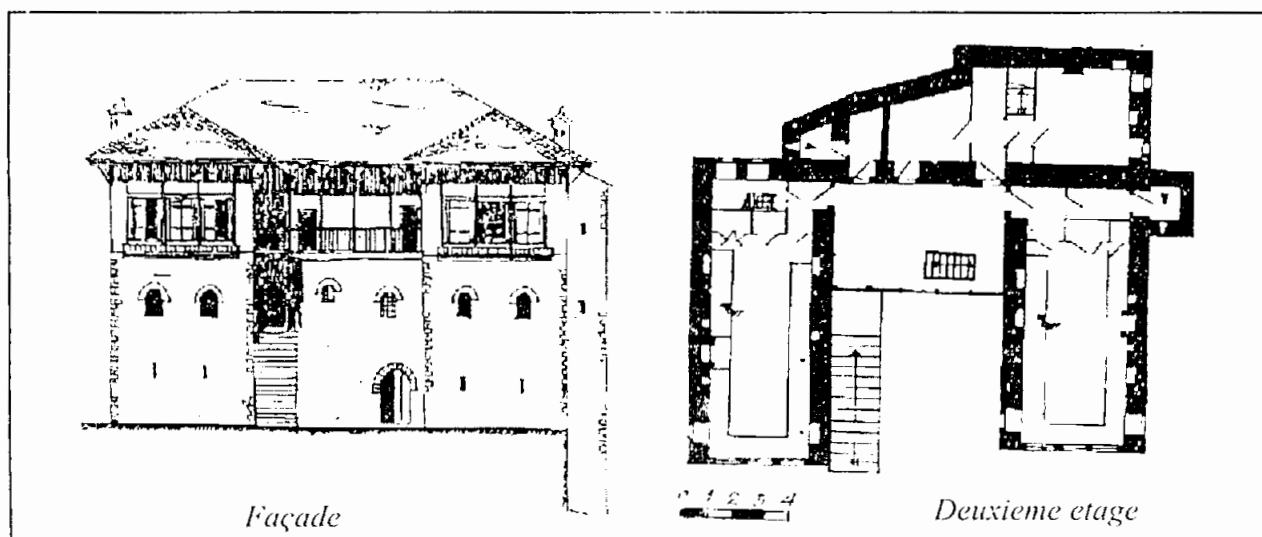
19. L'habitation Cico (45)

Au contraire de la typologie, généralement claire, de l'habitation de Gjirokaštër, l'habitation Cico présente une composition plutôt diverse. L'immeuble est composé de deux blocs, reliés mais plutôt divers et particuliers. Le développement en hauteurs, à cause du terrain, est fait en deux et trois étages. Les deux blocs sont construits, probablement, en deux temps divers. Le bloc du Sud Est, peut-être le plus ancien, est construit en 1821, selon l'inscription sur la porte de la cour. Au contraire du traitement traditionnel de la vue principale de l'habitation de Gjirokaštër, l'habitation en question est distinguée par la transparence accentuée du rez-de-chaussée, où sont les systèmes des arcades qui dominent, à part le çardak, à la partie centrale de l'étage habité. Le traitement des intérieurs répète les solutions connues dans les habitations de Gjirokaštër.



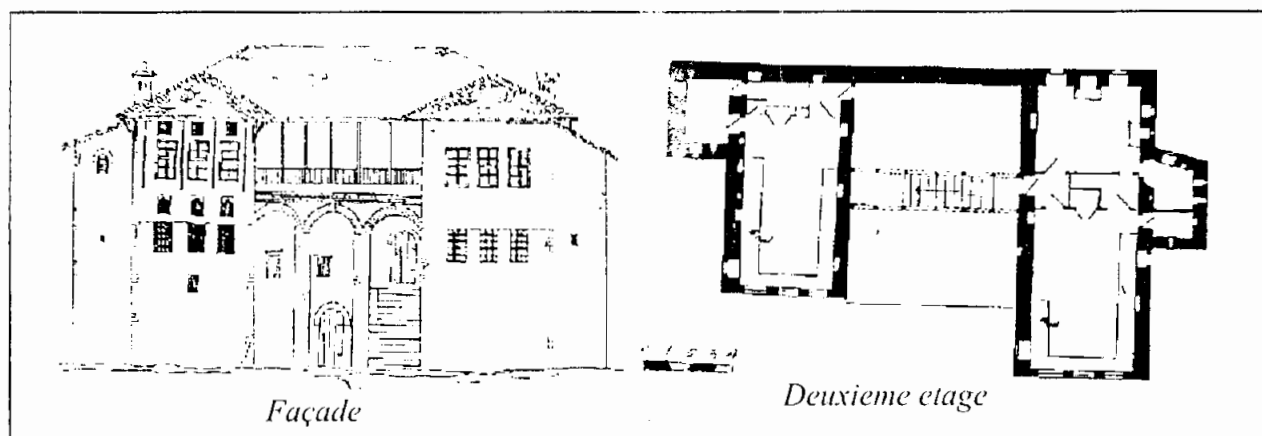
20. L'habitation Xheneti (26)

D'après des données orales cette maison a été construite à la fin du siècle XVIII. Avec le temps elle a subi des changements et des endommagements de ses valeurs originaires. Mais les traces de ces valeurs existent et nous permettent d'arriver à la première phase de la construction de l'immeuble, lequel présente des valeurs importants au niveau typologique.



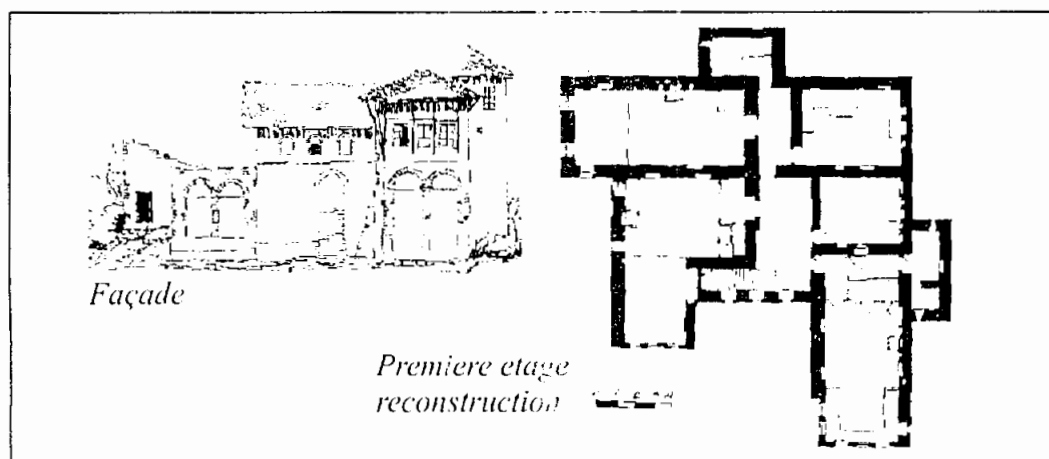
21. L'habitation Babaramo (14)

C'est une des habitations de valeurs typologiques importantes, appartenant à la version simple, à deux ailes. D'après des observations et des recherches, elle a été construite à la fin du siècle XVIII. Malgré les changements, ce n'est pas difficile pour un observateur attentif de remonter à la première phase de sa construction, caractérisée par la clarté compositionnelle, en conformité aux caractéristiques de l'habitation de Gjirokastrë en général.



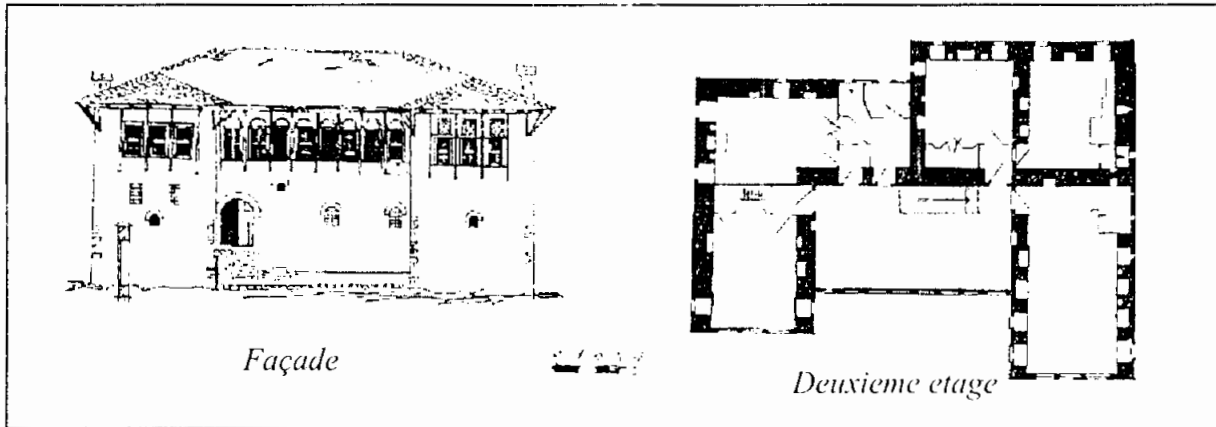
22. L'habitation Beja (38)

Cette habitation présente une solution plutôt particulière, tout en gardant les caractéristiques compositionnelles de l'habitation de Gjirokastrë. Même si partiellement ruinée, on peut arriver facilement à la forme originale. D'après des données indirectes cette habitation est construite vers le début du siècle XIX. L'immeuble a deux étages, développés de façon inégale, à cause du terrain accidenté. L'aile du Nord est distinguée par une solution particulière : la partie frontale de la chambre des hôtes est bâtie sur un système d'arcades, en augmentant les valeurs architectoniques de la vue principale.



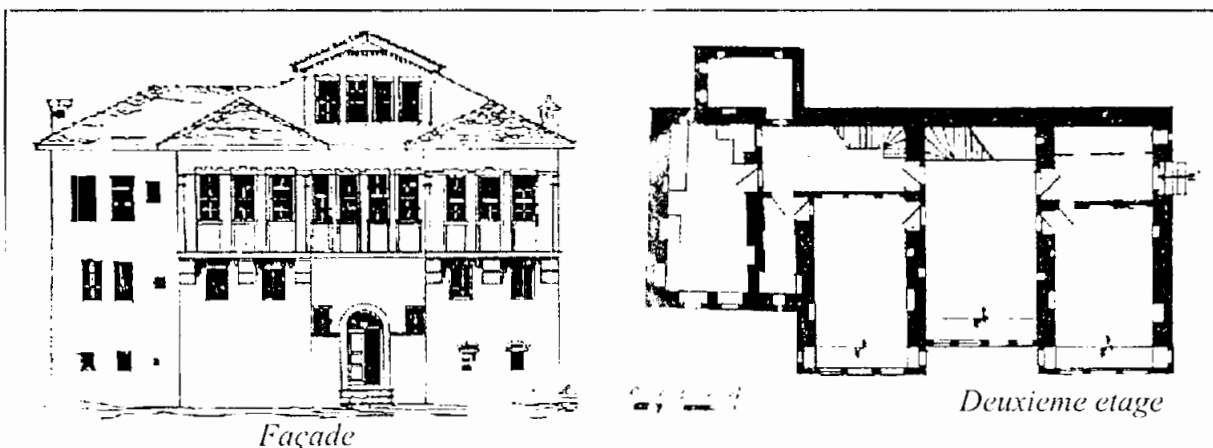
23. L'habitation Xhaxhiaj (28)

La date de la construction est l'année 1825. Mais plus tard, vers la fin du siècle XIX l'habitation de Xhaxhiaj fut reconstruite. Au cours de cette reconstruction fut fermé le çardak et furent terminés ou retraités quelques ambiances. C'est un immeuble de deux étages, à l'exception d'une partie développée en trois étages, à cause du terrain accidenté. La composition est claire et appartient à la version à deux ailes.



24. L'habitation Ficaaj (21)

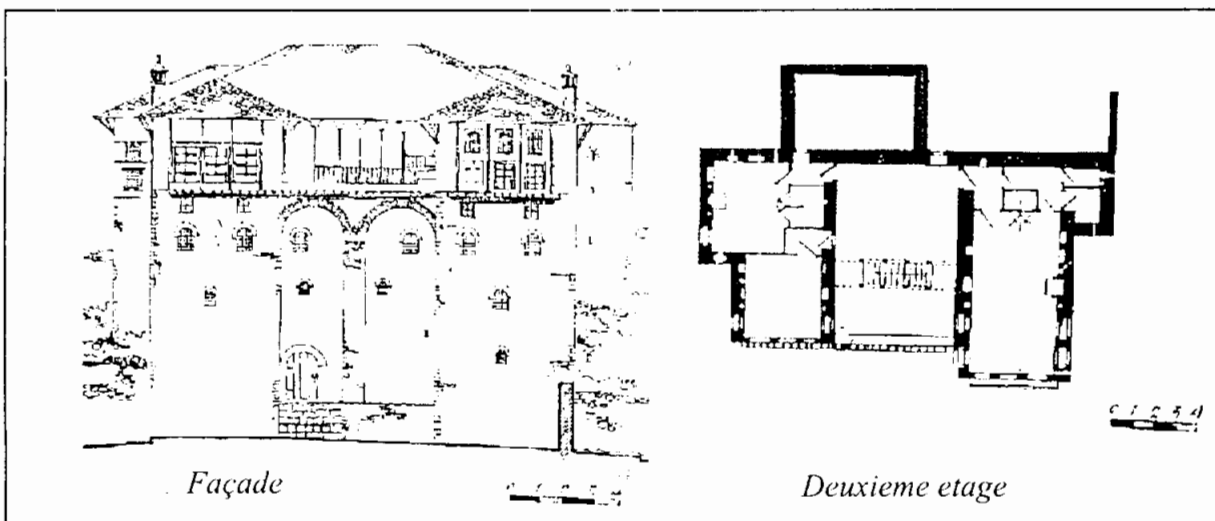
Cette habitation se présente particulièrement intéressante, parce que, étant construite en 1902, nous permet de suivre l'évolution de l'habitation de Gjirokaster jusqu'au début du siècle XX, quand on a cessé de construire ce type de habitation. Au niveau compositionnel c'est une version simple, à deux ailes, à trois étages. Le rez-de-chaussée est inhabité et les deux étages supérieurs sont habités, selon la tradition. Et, si au niveau de composition on suit la tradition, le traitement architectural intérieur et extérieur présente des nouveautés, à l'intérieur vers la simplification et à l'extérieur vers l'enrichissement avec des nouveaux éléments; à la vue principale il y a des sortie en forme d'erker, l'utilisation massive des décoration en bois etc.



25. L'habitation Zekate (4)

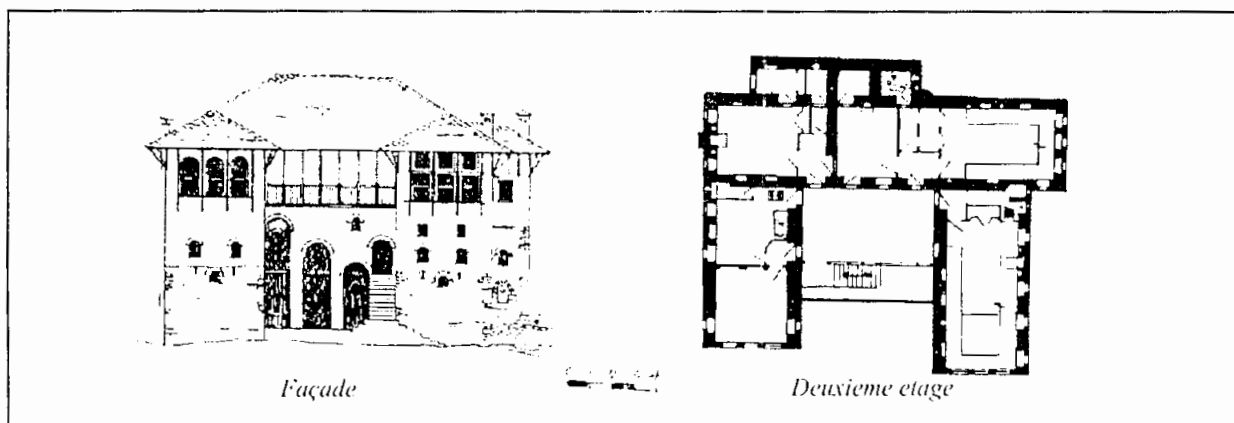
C'est sans doute une des habitations les plus représentatives de Gjirokastër, parce que, en elle, sont matérialisées les caractéristiques plus essentielles de l'habitation de Gjirokastër, bien distinguée dans tout l'aréal balkanique au cours des siècles XVII - XIX.

L'habitation Zekate est un immeuble de la version à deux ailes. Elle a un noyau central reliant, à côté duquel sont situés les deux blocs principaux. A cause du terrain accidenté l'immeuble est développé à l'aile du Nord en quatre étages et à l'aile du Sud en trois étages. Le rez-de-chaussée et l'étage au-dessus de lui sont inhabités et sont utilisés comme des terrasses (dépôt d'eau) et des dépôts de réserves alimentaires. Le premier étage est utilisé pour y habiter dans les saisons froides. Il n'est pas haut et dispose peu de fenêtres. Toutes les pièces ont leurs ambiances sanitaires, la cheminée et l'ensemble placard-mafil. Au centre du deuxième étage c'est le çardak, large, et les ambiances à côté. Cet étage était utilisé pour l'habitation de la famille dans les saisons chaudes et il est plus haut de l'étage d'hiver. Dans cet étage se trouve la chambre des hôtes, spacieuse, illuminée par de nombreuses fenêtres et décorée par de peintures murales, ainsi que par le traitement décoratif de tous ses éléments, comme les plafonds, les placards etc. Dans les derniers étages habités, au long du mur du fond il y a deux ambiances pour cuisiner, pour servir, respectivement aux espaces hivernal et estival de l'habitation. L'habitation Zekate est un exemple typique de l'habitation de Gjirokastër, heureusement en bon état.



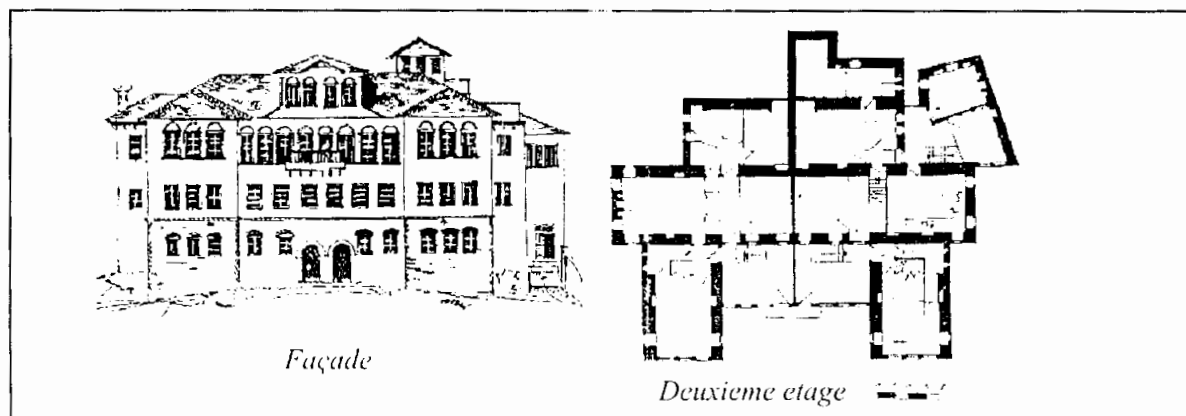
26. L'habitation Skënduli (10)

Cette habitation présente une des réalisations les plus célèbres de l'habitation de Gjirokaster, dans laquelle est conservée, presque intacte, la version originale. Elle fut construite en 1823. L'immeuble est de la variante développée à deux ailes. La composition se développe autour le noyau central reliant devancé par une structure avec des arches échelonnées, qui tien l'escalier, pour aller à l'étage supérieur, avec le vaste çardak, en accentuant ainsi le centre de la composition. Les ambiances conservent bien l'état original. Parmi elles est bien distinguée la chambre des hôtes. Le plafond décoré et les autres traitements décoratifs donnent des valeurs irrepétibles à cette pièce. A part l'ouverture de l'étage habité dans cette habitation sont appliquées largement les précautions défensives, en jugeant par les meurtrières nombreuses.



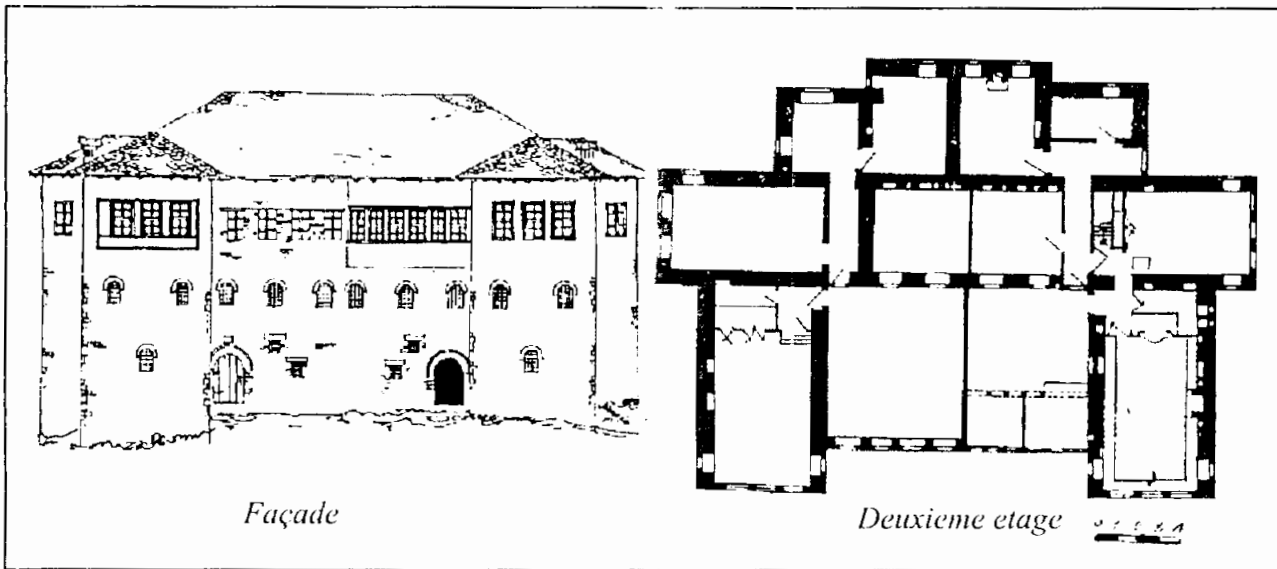
27. L'habitation Angonate (27)

Est construite sur un espace dominant au centre de la ville. Cette habitation, parmi les plus grandes de Gjirokastër des siècles XVIII-XIX, était faite pour deux familles, avec une claire composition symétrique. A côté d'elle, dans la partie frontale il y a une structure subsidiaire, laquelle, est reliée parfaitement à l'habitation, en formant un ensemble architectural de valeurs remarquables, qui domine la partie centrale du bazar. L'immeuble fut construit en 1881. Au niveau compositionnel on a gardé le schéma traditionnel de l'habitation de Gjirokastër; c'est l'union de deux habitations de la variante développée à une aile. Cet exemple, précisément daté, démontre que, au cours de la seconde période du siècle XIX, dans l'habitation de Gjirokastër est simplifié sensiblement le traitement de l'intérieur par l'ameublement architectural, parallèlement avec l'augmentation sensible de l'attention pour la vue extérieure.



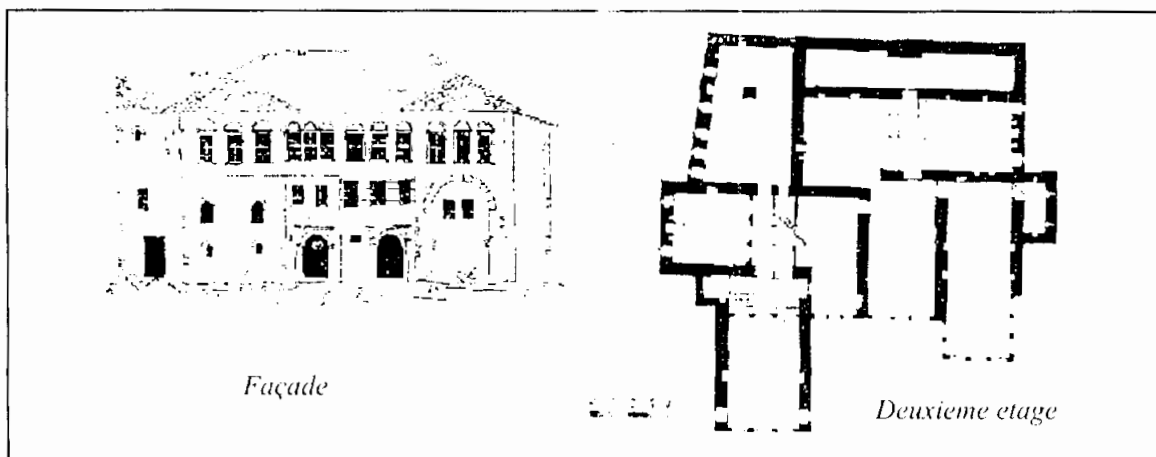
28. L'habitation Çiço (28)

C'est une des rares habitations pour deux frères. Sa composition est symétrique. En jugeant par la typologie, cet immeuble est construit dans les années 1870-1880. La composition est de la variante développée à deux ailes. Le terrain escarpé sur lequel est construit l'ensemble des habitations, a conditionné le développement inégal des étages, lesquels sont élargis du premier étage au deuxième. Dans la première phase de la construction on a fait le çardak, ouvert, avec deux belvédères de côté. Plus tard le çardak fut fermé, au cours de deux phases de construction.



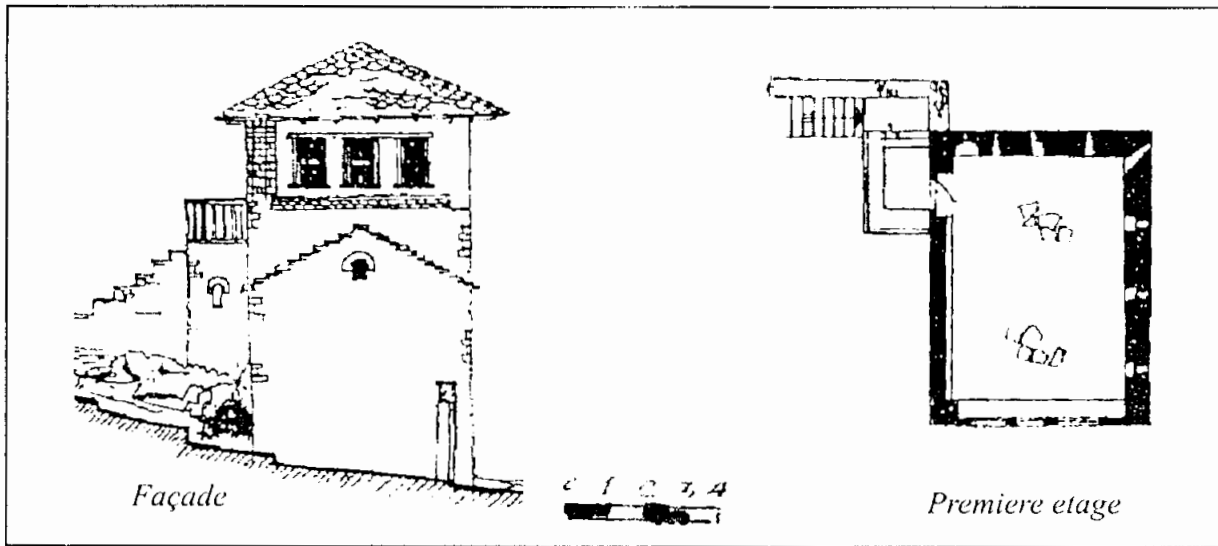
29. L'habitation Babameto (27)

C'est un rare exemple de construction de deux habitations jointes dès le début. Sur les deux portes principales des deux unités d'habitation sont marquées les dates respectives de construction - 1885 et 1887. La composition de cette paire d'habitation présente des solutions assez particulières dans le cadre de l'habitation de Gjirokastrë. Elle est un témoignage de l'évolution de l'habitation de Gjirokastrë au cours de la deuxième période du siècle XIX, soit au niveau de conception de la vue générale, soit dans les intérieurs, tout en conservant les caractéristiques essentielles de ce type d'habitation.



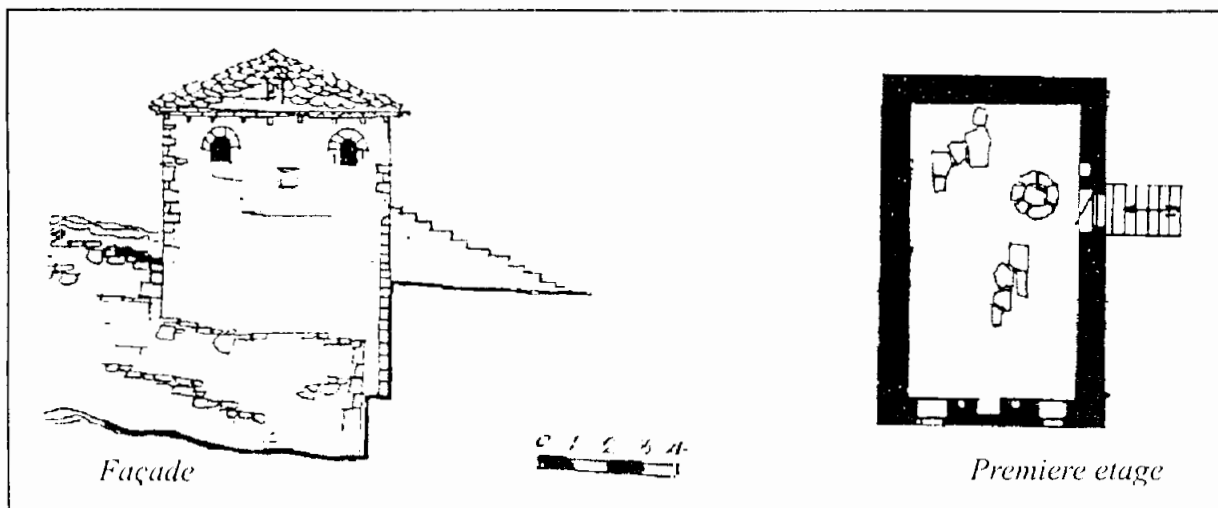
30. La mezzanine isolée (30)

Cette mezzanine isolée actuellement est un exemple très rare. Elle présente une construction compacte, à deux étage, une pièce en chaque étage, reliées par un escalier extérieur. Très probablement la pièce de l'étage supérieur est plus tardive, étant au début un espace découvert, protégé seulement par les murs, côté Sud-Est. La fonction de cette construction, apparemment, était celle de la défense passive.



31. Sterë (dépôt d'eau) de quartier (40)

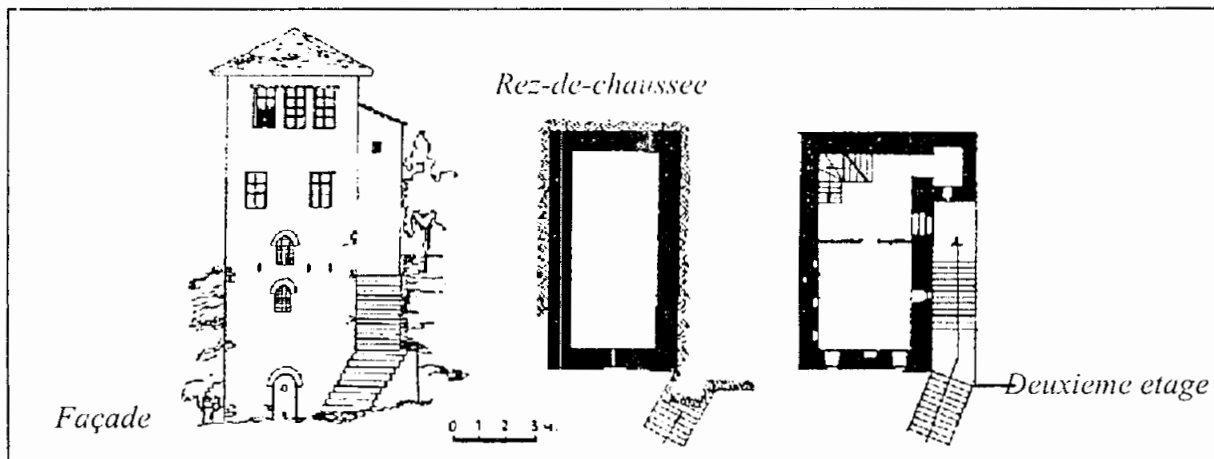
A partir du fait que la construction des réservoirs d'eau potable accumulée par les précipitation atmosphériques, était coûteuse, plusieurs familles de Gjirokastër, avant la construction de l'aqueduc, avaient des difficultés pour assurer l'eau. C'est pour cette raison qu'on a entrepris la construction des sterë-s pour assurer l'eau potable pour les familles pauvres. Un exemple c'est la sterë au centre du quartier de Manalat, construite en 1784, selon l'inscription. Elle est une construction à deux étages, en occupant la sterë le rez-de-chaussée, tandis que à l'étage supérieur, une seule pièce, une ouverture de forme cyindrique, permet de prendre l'eau avec des seaux. L'eau de la pluie s'accumulait par les gouttières a côté des avant-toits.



32. L'habitation Dhrami (1)

C'est une construction avec un grand intérêt typologique. Cet bâtiment a servi comme une edifice qui servé pour surveillance et pour defender le quartier "Palorto", comme montre la composition inhabituel de quatre cages; premierement, ayant une piece dans chaque etage. Les meurtrières parle pour sa fontion defensive.

Dans une phase posterieur les deux ambiances des deuxieme et troisieme etages sont partagé en deux volumes, pour créer le volume de escalier, qui sont été premierement en dehors. La memoire populaire rappel l'existence des autres exemples, mais aujourd'hui cet bâtiment est unique dans la ville.



QUELQUES EXEMPLES

DE PROJETS DE RESTAURATION

DE LA VILLE- MUSÉE DE GJIROKASTRA.



FIGURE 10

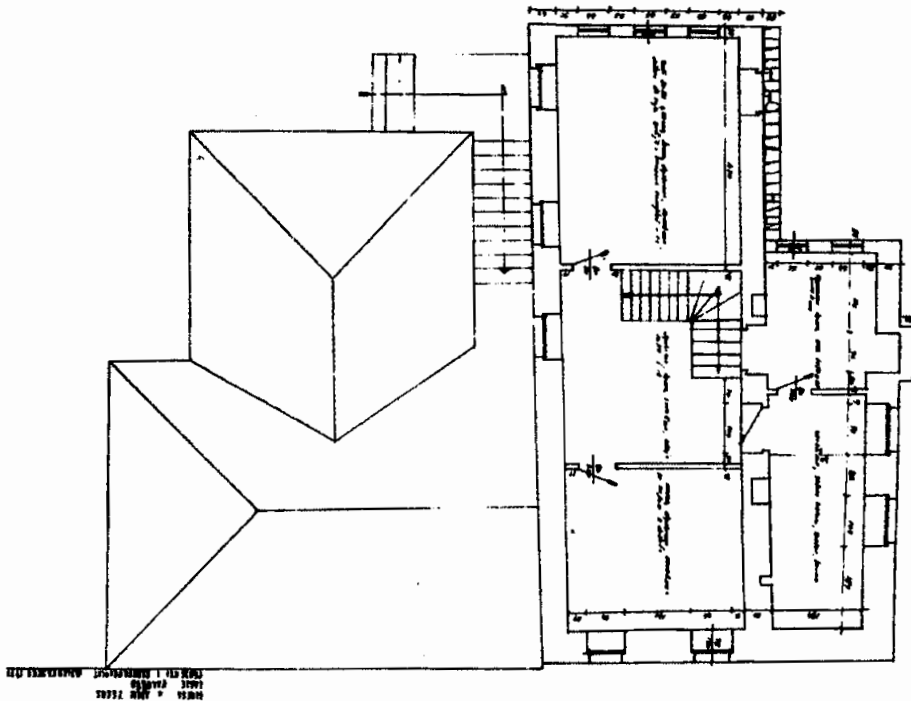
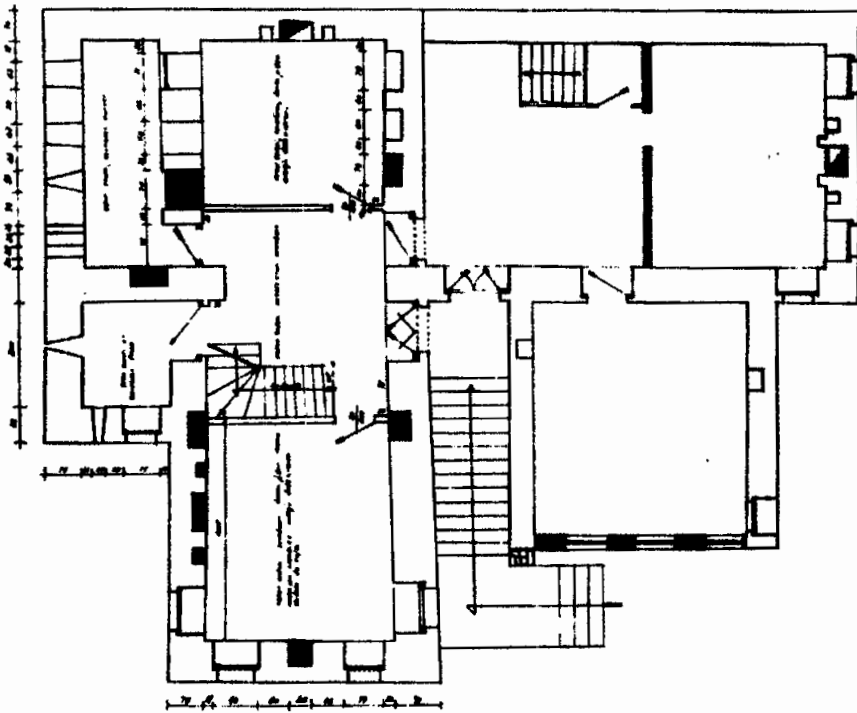
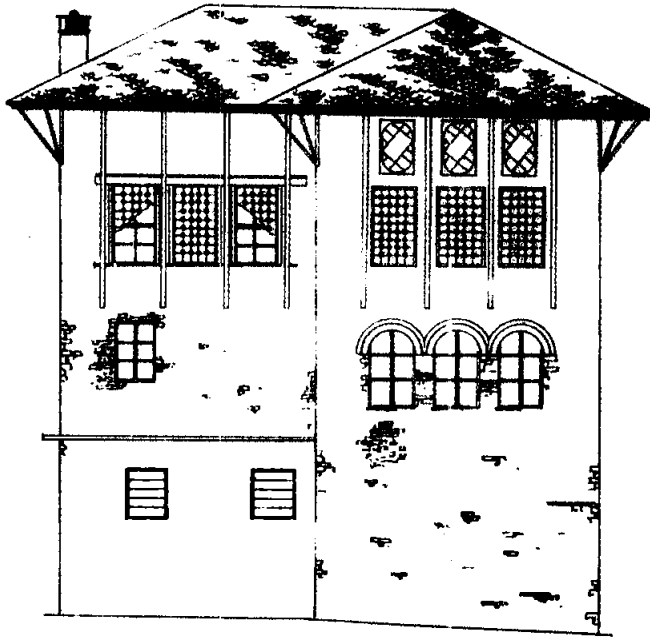


FIGURE 11

8) L'habitation Zekate

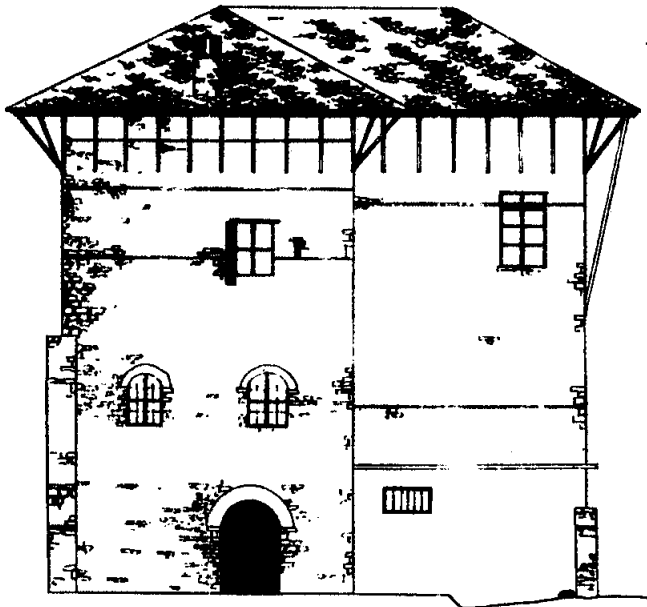
OMEGA & MYRTAZA TORO
EAGLE PALATTO
PROJEKT: ARHISTARIMMIET GILSPUNNEN 1916



PAINE KITESORE SA 190

RAVON: 20 ERM. EKA
VEIKO: 2. ERM. EKA

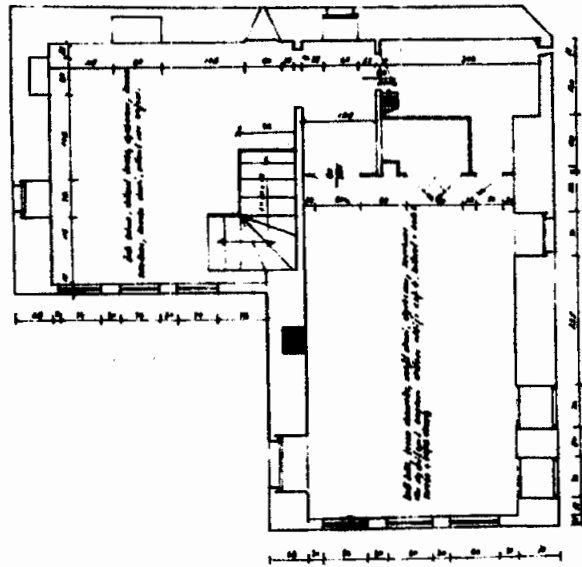
OMEGA & MYRTAZA TORO
EAGLE PALATTO
PROJEKT: ARHISTARIMMIET GILSPUNNEN 1916



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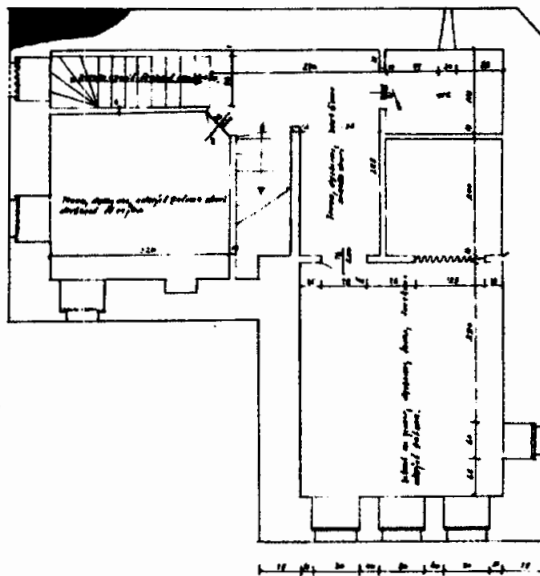
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9) L' habitation Toro



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BARNA & MYRTEZA TOROS
 LADRE PALANAN
 PUROVETI RESTAURIMIT GJERMEJTES 1976



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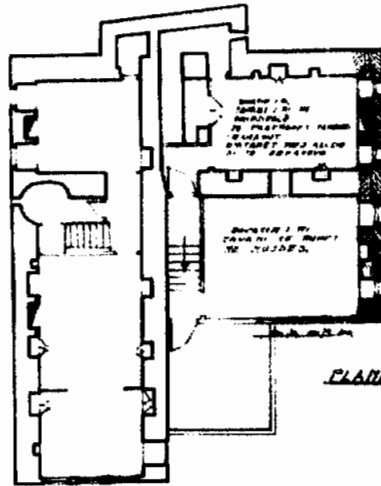
BARNA & MYRTEZA TOROS
 LADRE PALANAN
 PUROVETI RESTAURIMIT GJERMEJTES 1976

9) L'habitation Toro

DANESE MURO CENES (PRO-RESTAUR)
 LAJKE VARDOSH GJIRONASTER 15



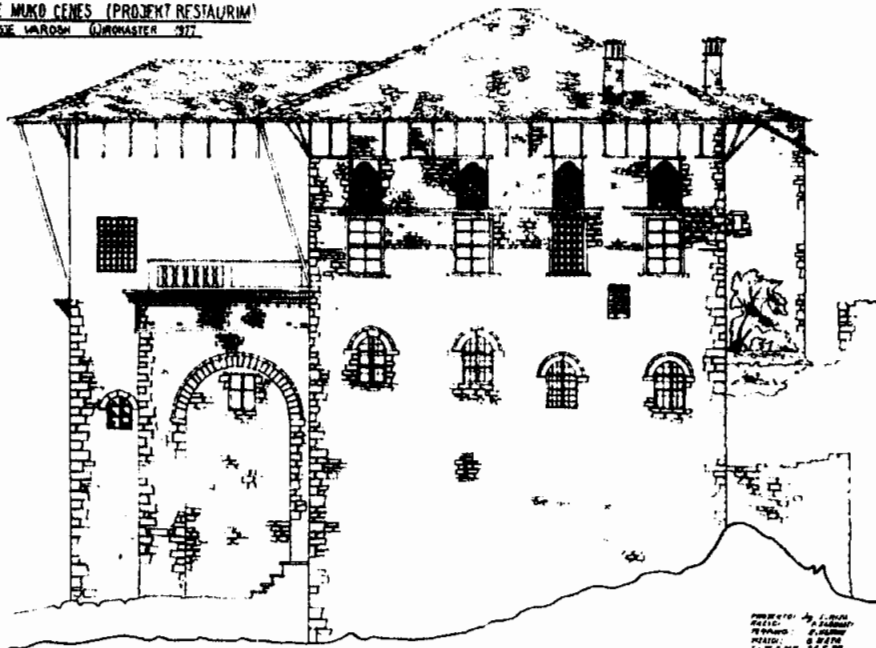
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PLANIMETRIA KATI 1
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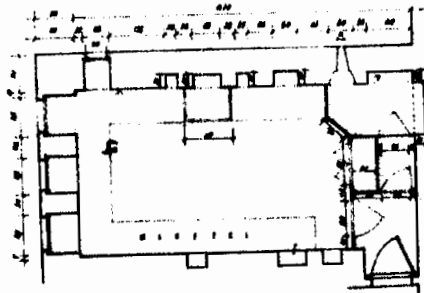
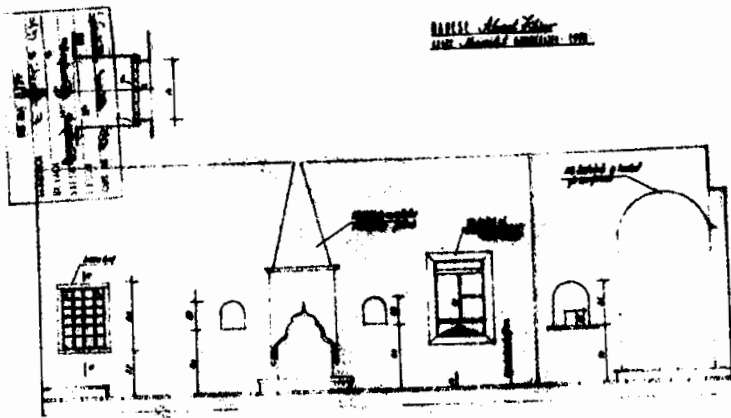
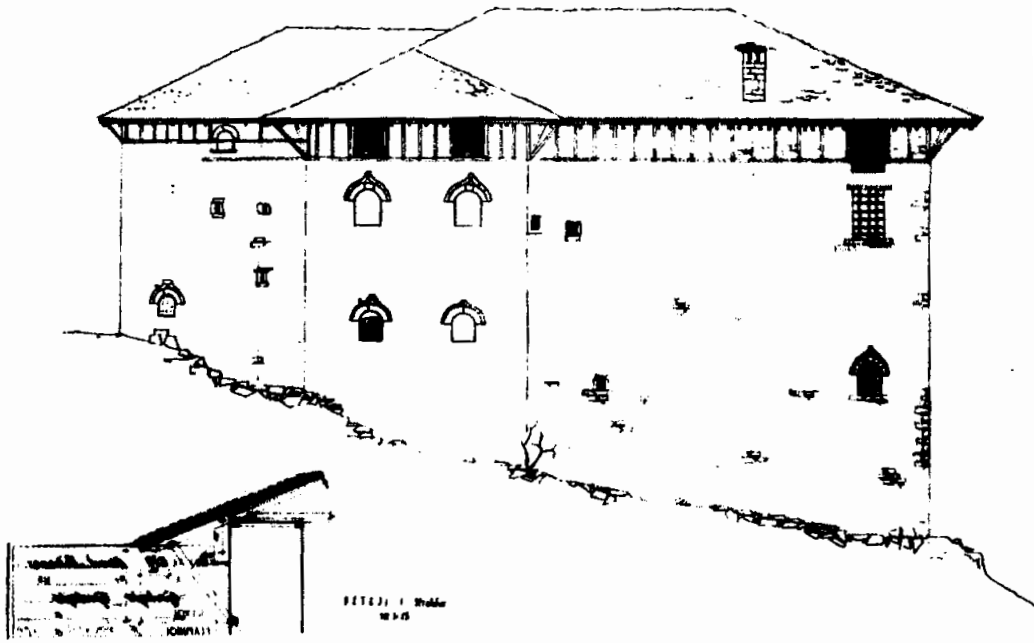
DANESE MURO CENES (PROJEKT RESTAURIM)
 LAJKE VARDOSH GJIRONASTER 377



PAMJE ANE SORE shk. 1/50

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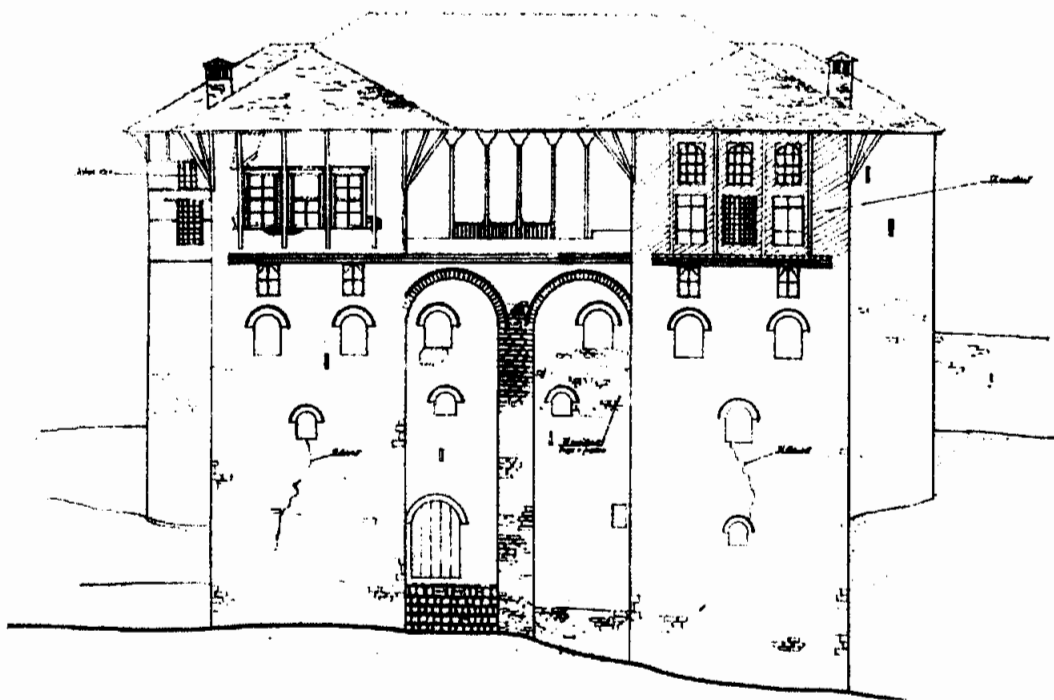
13) L'habitation Cene



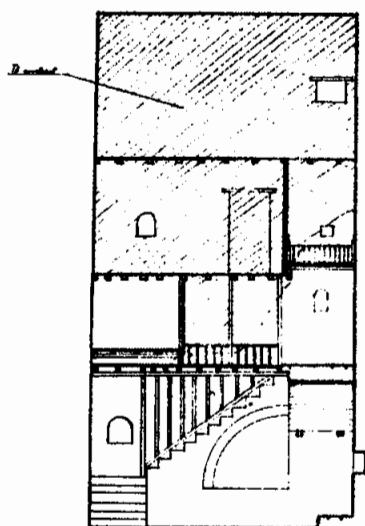
BETONI I MALLI
1945

16) L' habitation Kikino

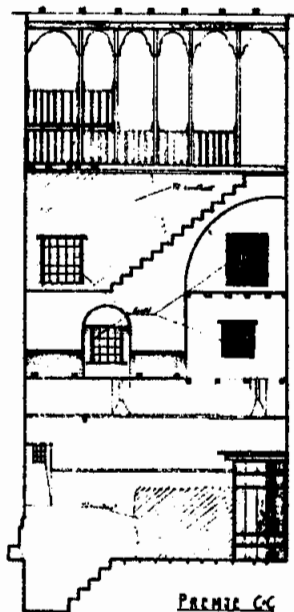
BANKSE E ZEKATE GJITHRE GJITHRA
 PROJEKTI I RESTAURIMIT 1967



BANKSE E ZEKATE GJITHRE GJITHRA
 PROJEKTI I RESTAURIMIT 1967



PREMJE A-A
 SHK. 030



PREMJE GG
 SHK. 030

1:10

25) L'habitation Zekate

FIGURE A, MA 1:25

DAMEK I. ZEKATE GYMNASIUM
DROMA & 3 KATI

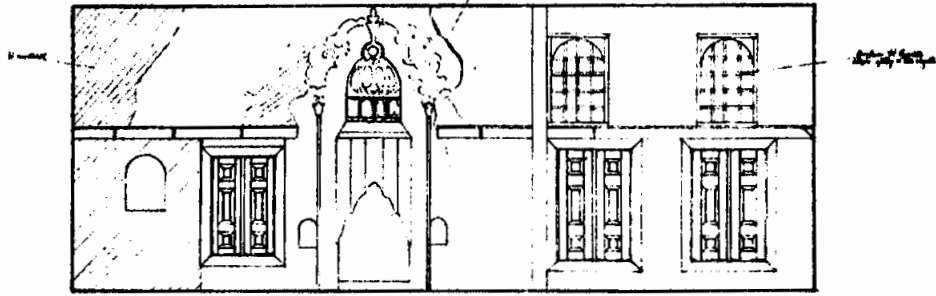
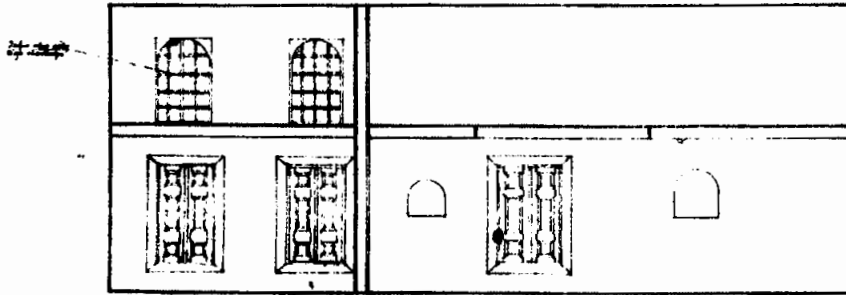
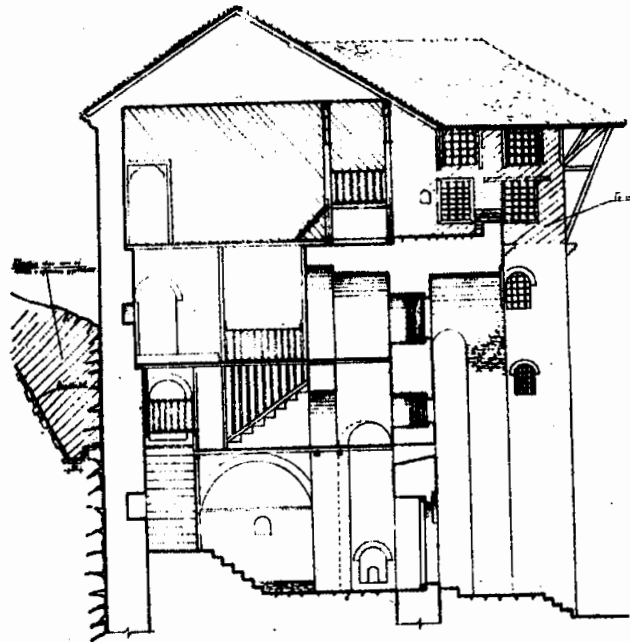


FIGURE B, MA 1:25



MADE BY DAMSKA
VIZOR: P. ZEKATE

DAMEK I. ZEKATE GYMNASIUM
PROJEKT I RESTAURIRANJE 1967



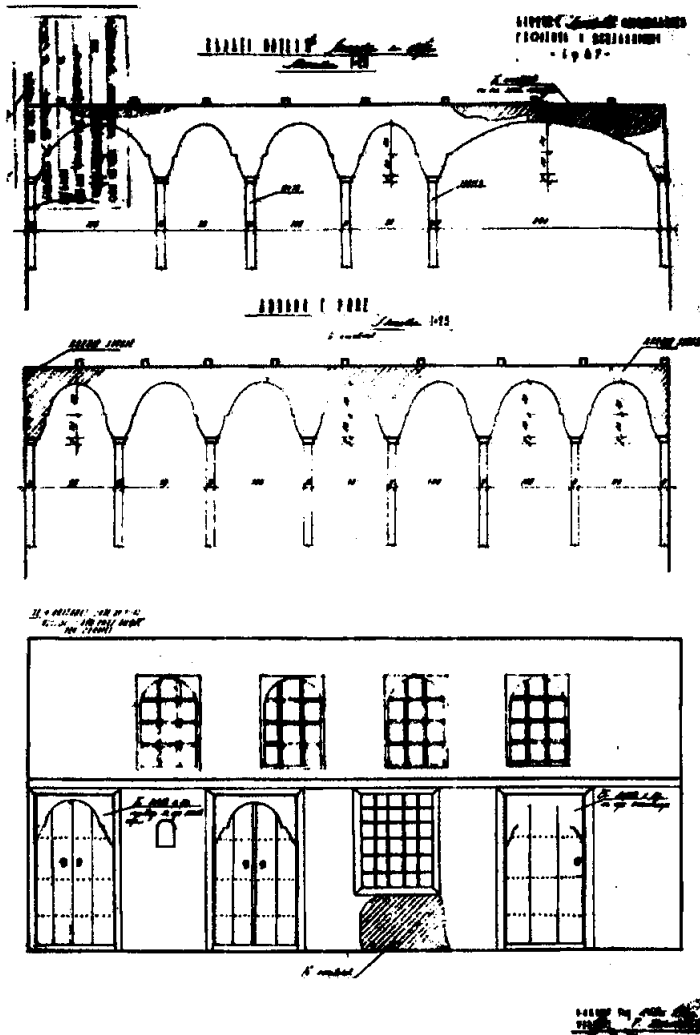
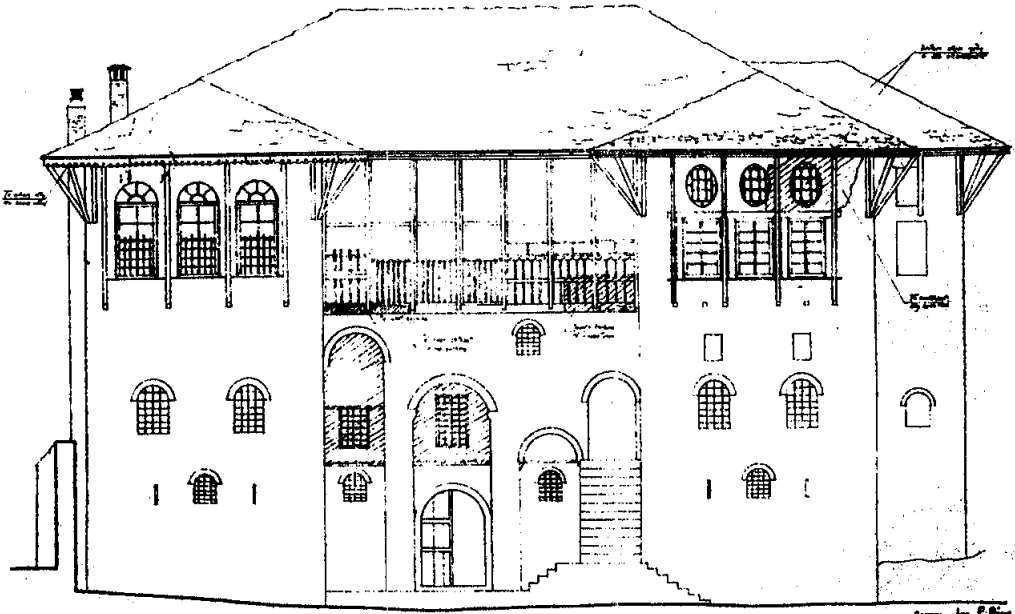
PREMIER D-3
SMA 1:50

MADE BY: E. RICE
VIZOR: P. ZEKATE

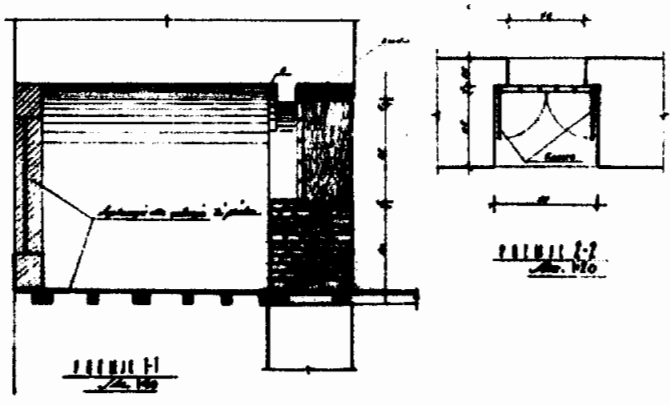
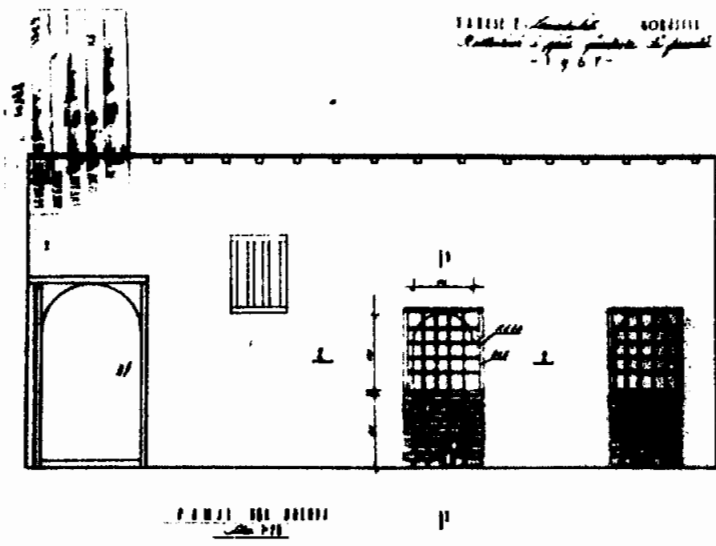
25) L'habitation Zekate

FERRI FACCIOLI
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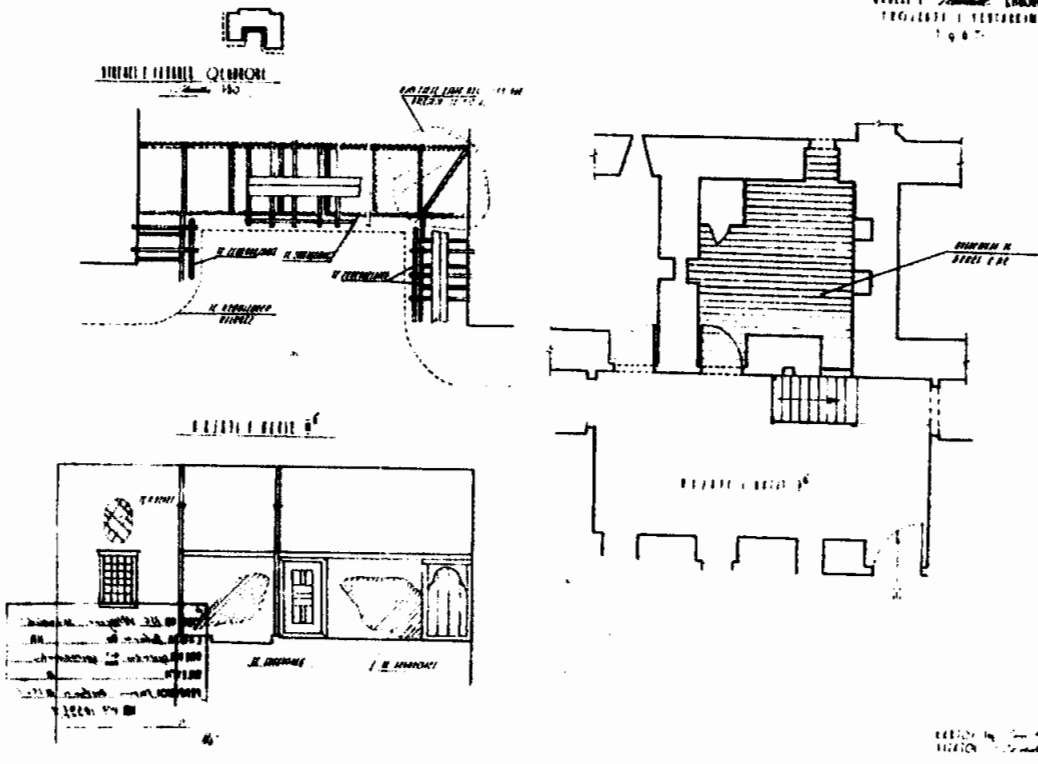
BANISE & Sclodatti
PROGETTI I RESTAURIMI
GJIRONATTEK
WITI 1957



26 L' habitation Skenduli



DESIGN by *Lea Sani*
 DRAWN by *F. Skenduli*



DESIGN by *Lea Sani*
 DRAWN by *F. Skenduli*

4. Gestion

4. Gestion

a. Droit du propriété

Le château et les monuments de culte appartiennent à l'état, tandis que les maisons sont propriété privée. A cause de leur ancienneté les habitations musées de Gjirokastra ont beaucoup de propriétaires, et cela suscite des difficultés à l'achèvement des travaux de restauration.

b. Statut juridique

La protection de la ville musée de Gjirokastra se base sur les décrets, les lois et les règlements suivants:

1. Le décret du Conseil des Ministres nr. 172 du 02.06.1961.
2. Le Règlement sur la protection, la restauration et la gestion de la ville-musée de Gjirokastra.
3. La loi nr. 9048, du 7.04.2003 "Sur la protection du patrimoine culturel mobilier et immobilier"
(les matériaux conjointes)

c. Mesures de protection et moyens de mise en oeuvre

Le pouvoir local est chargé de la protection de la ville musée de Gjirokastra. Depuis l'année 1961, où la ville de Gjirokastra est proclamée une ville musée, jusqu'au 1990, la législation sur la protection de la ville musée est bien respectée, à part quelques petites exceptions. Après 1990, on constate des infractions au règlement sur la protection de ce centre. Pourtant ces dernières années on remarque une certaine amélioration dans l'activité des organismes respectifs chargés de la protection de la ville musée. Ces infractions sont dues principalement au manque des fonds nécessaires pour les interventions de restauration. Les contraventions de la loi et du règlement de la ville musée de Gjirokastra sont l'objet de quelques constructions aux zones - musées et protégées donc au "core zones", tels qu 'aux interventions non autorisés, sans respecter les critères, en divers monuments du premier et du second catégorie.

d. Organisme(s) chargé(s) de la gestion.

Le pouvoir local est chargé de la protection de la ville musée, ainsi que la création des conditions pour animer la vie en accord avec les conditions actuelles, sans nuire aux valeurs des monuments. Les organismes responsables des interventions sont: L'Institut des Monuments de Culture à Tirana ainsi que la Filiale des Monuments de Culture à Gjirokastra. Ces interventions sont faites en respect des principes connus de la restauration du patrimoine. Ces deux Institutions effectuent le projet et la mise en oeuvre des travaux de restauration dans la ville musée de Gjirokastra. Des projets peuvent être rédigés par des restaurateurs licenciés. Les projets de restauration s'approuvent par le Conseil National de Restauration.

e. Echelon auquel s'effectue la gestion (p. ex. au niveau du bien, à l'échelon régional) et nom et adresse de la personne responsable à contacter.

1. La mairie de Gjirokastra, laquelle suit l'application de la loi sur la conservation de la ville-musée de Gjirokastër (Murat Kaçi-le Maire, tel. 003558463500)
2. La filiale des Monuments Culturels, Gjirokastra, fait des interventions de restauration (Vladimir Qirjaqi - Directeur de la Division des Monuments à Gjirokastër; tel. 003558462441)
3. L'Institut des Monuments Culturels, Tirana, fait des recherches sur la restauration des monuments (Dr. Gazmend Muka – Directeur de l'Institut des Monuments Culturels; tel. 003554227511)

f. Plan adopté concernant le bien (p.ex. plan régional ou local, plan de conservation, plan de développement touristique).

Avant 1990, par rapport aux travaux de restauration, la ville de Gjirokastra suivait les plans décennaux. En 1990, L'Institut des Monuments de Culture, en collaboration avec le Bureau Urbain de la Mairie de Gjirokastra, a fait une étude en ce qui concerne la solution des problèmes des objets socioculturels dans le contexte de la ville musée. À l'état actuel, où les fonds manquent d'une façon significative, ces plans attendent à être élaborés avec d'autres, qui traiteront le développement de la ville sous l'angle des nouvelles conditions, tout en gardant les valeurs historiques et architectoniques, entre temps est rédigé un plan d'aménagement de Gjirokastër, par le Fondation Packard et un autre par la Mairie de Gjirokastër (ici conjointe).

g. Sources et niveaux de financement

Jusqu'à nos jours, tous les financements sur l'entretien et la restauration de la ville musée de Gjirokastra viennent de l'état albanais. Ces dernières années, quelques organisations non gouvernementales étrangères ont montré de l'intérêt aux investissements relatives à la restauration des monuments de la ville musée de Gjirokastra. Nous mentionnons ici la Fondation Packard ainsi que d'autres institutions publiques, comme la Mairie de Grottamare (Italie), etc.

h. Sources de compétence et de formation en matière de technique de conservation et de gestion.

L'expérience quasi quadragénaire albanaise en matière de restauration des monuments ainsi que celle dans la ville musée de Gjirokastra, s'est développée parallèlement avec la formation du cadre restaurateur aux trois niveaux, supérieur (architectes et ingénieurs), moyen (techniciens de construction) et maîtres de construction de différentes métiers. D'abord, les restaurateurs, diplômés d'études supérieures, sont formés au cours du travail. Plus tard, ils ont suivi des cours de formation auprès de ICCROM etc. Aujourd'hui, avec l'accroissement de l'émigration, le départ des maîtres de construction en raison des salaires relativement basses dans les institutions d'état, s'avère problématique. Ce phénomène est moins significatif parmi les cadres supérieurs et moyens. Des efforts ont été faits afin d'introduire la matière de la Théorie et de la Pratique de restauration dans le programme de la Branche de l'Architecture à l'Université Polytechnique de Tirana. L'Institut des Monuments de Culture se prépare de faire en 2004 un cours spécialisé pour les restaurateurs de l'enseignement supérieur et du second degré. A cette fin on a rédigé et édité le texte de 24 leçons sur la théorie et la pratique de la restauration des monuments de l'architecture.

i. Aménagements pour les visiteurs et statistiques qui les concernent.

Gjirokastra, jusqu'aux années '90, comme toutes les villes d'Albanie, était isolée en raison de la politique des gouvernements de l'époque. Après 1990, période où le système démocratique a été établi en Albanie, les possibilités au développement du tourisme interne et externe ont été ouvertes. La position de Gjirokastra, à côté du port de Saranda, ainsi que ses grandes valeurs conditionnent l'avenir touristique de ce centre d'une grande perspective. Les premiers pas ont été faits dans ce sens avec l'ouverture des agences de voyage, la construction de petits hôtels à l'intérieur des habitations de la ville et la publication des guides. Après la période difficile de transition, pas encore

depassée, on remarque une animation dans les musées de la ville et en général dans sa vie. Actuellement à Gjirokaštër sont en fonction 7 hotels avec soit 84 chambres, avec 149 lits. La ville s'anime particulièrement pendant le Festival Folklorique National, qui a lieu tous les quatre ans, sur la forteresse.

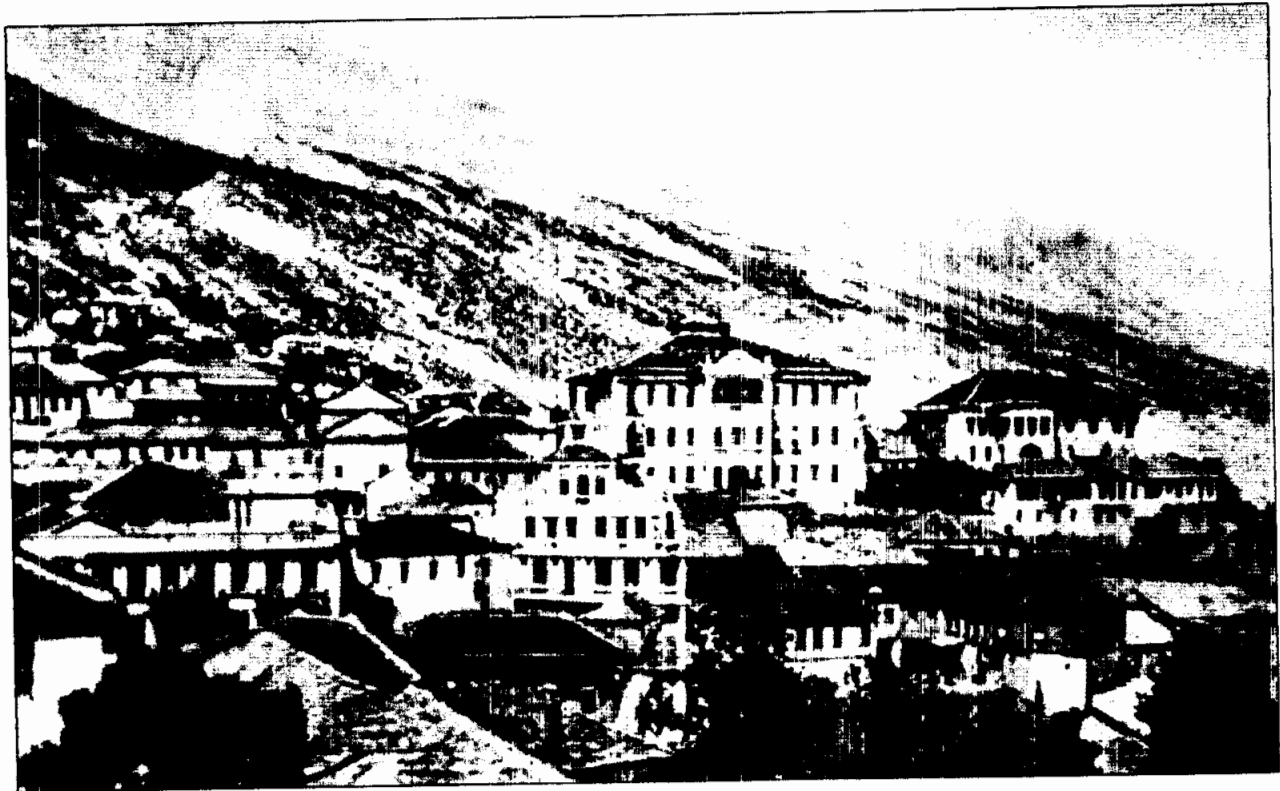
j. Plan de gestion du bien et exposé des objectifs (double à joindre).

Les premiers efforts sont en train de se faire concernant l'élaboration des plans relatifs à son développement dans le futur, sans nuire aux valeurs pour lesquelles la ville est mise en protection. Entre temps sont rédigé deux plans, respectivement par la Fondation Packard et la Mairie de Gjirokaštër (ici conjoints).

k. Nombre d'employés (secteur professionnel, technique, d'entretien)

Le système de la protection des monuments en Albanie est confié à l'Institut des Monuments de Culture, dont le siège est à Tirana, créé en 1965, sur la base de l'ex-Secteur des Restaurations auprès de l'Institut d'Histoire et de la Linguistique. Le schéma d'organisation du système de protection des monuments est composé de l'Institut des Monuments de Culture à Tirana ainsi que de ses sept filières et ateliers ayant le siège dans sept villes et qui couvrent tout le territoire de la République d'Albanie en ce qui concerne les monuments. L'Institut ou les organisations des projets élaborent des projets de restauration, lesquels se mettent en place par les Filières ou les Ateliers des monuments ou par les organisations compétentes de la mise en oeuvre.

À l'état actuel, le système de la protection des monuments au siège et dans les districts compte un personnel de 298 employés, dont 27 cadre supérieurs, 32 cadre de formation moyenne et 40 employés composent le personnel administratif et d'assistance. À part cela, auprès les Filières et les Ateliers sont employés 199 maîtres et travailleurs de construction, qui effectuent des travaux d'entretien et de restauration. La direction régional des Monuments de Culture a Gjirokaster il y a (se compose) de 44 membres, 9 de les quels dans l'administration tèchnique – economique (4 personnes ont l'enseignement superieur) et 24 specialistes et artisans, 3 veilleurs de nuit et 8 surveillants de monuments. Lorsqu'on achève des interventions de restauration des enterprises qui appliquent le projet, ils assurent les specialistes et d' autres artisans (ouvriers) a l'execution des travaux.



P L A N

**DE MÉNAGEMENT DE LA ZONE
HISTORIQUE DE LA VILLE**

2002-2010

LA MAIRIE DE GJIROKASTRA

2003

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8. Le programme d'investissements publics 2003-2010

Cette ville ne se contente pas de victoires faciles. Ils se trouvent dédarmés, devant elle, ceux qui semblaient inétonnables et qui ont rendus en seconde nature le non-étonnement et le manque d'égards. Mais, ici, il ne peuvent pas se retenir. Laissez dehors le manque d'égards, vous qu'ici entrez...

(ISMAIL KADARE).

INTRODUCTION

Toute la ville se trouve sous l'ombre de la citadelle, laquelle est dressée sur un terrain dominant face à la grande vallée. Autour de cet objet très important se trouvent les quartiers de la ville ancienne. Les bâtiments traditionnels les plus grands apparaissent majestueux, vus de distance, à cause de leur formes de châteaux et de leur position, qui les rend particulièrement visibles, en suscitant des sentiments de richesse, de drame et de moralité civile. Ils sont appelés encore par les noms des familles qui ont vécu ou qui vivent encore dans ces bâtiments – ZEKATËT, SKËNDULATËT, KARAGJOZËT etc. on a l'impression que dans plusieurs de leurs intérieurs sont consommés les drames les plus grands de l'époque et que là dedans on peut trouver, synthétisée, toute l'histoire troublée de cette ville. Une beauté argentée, lunaire, descend des hauteurs de la citadelle. Les toits en pierre, se poursuivent, en dansant. C'est comme une danse folle des toits: une symphonie en pierre. Pour un moment la respiration même s'arrête devant cette beauté.

Et toute cette beauté est menacée sérieusement. Quelques-unes des maisons principales sont déjà en train de se ruiner. Après les années '90 sont manqués les fonds de l'Institut des Monuments, lequel entretenait et restaurait les monuments de culture et notamment les objets historiques de la ville-musée de Gjirokastër.

Les objectifs et les instruments

Les citoyens, le Conseil Municipal, la Mairie de la ville de Gjirokastër desirent la régénération de l'activité économique de la ville, en profitant de la valorisation effective et compatible du patrimoine culturel de la ville. Leur intention est de faire revivre leur ville ancienne et que le nom de Gjirokastër justifie son appellation de chef-lieu historique, culturel, éducatif et administratif de l'Albanie du Sud, en:

- a) un plan de connaissance de l'identification des valeurs historiques, d'environnement, architectoniques et constructives de la ville de Gjirokastra, de leur états de conservatoir et de leur nécessités de l'interventions.
- b) un plan de conservation pour l'identification de la catégorie de l'intervention pour la restauration, la protection et l'entretien de tels valeurs distingtifs et de leurs modalités dans le temps.
- c) un plan de valorisation pour l'identification des formes de l'intervention plus appropriés a des fins du relèvement économique-social du site historique de Gjirokastra dans le cadre d'un rôle potentiel soit dans l'interieur de la ville, soit dans son intégrité.

Plan de connaissance

La ville historique de Gjirokastra se base sur les études relévés et des indices systématiques de son complexe et des ses édifices significatives monumentales de l'année 1961-1962 jusqu'aujourd'hui, achêvés sous la responsabilité de l'IMC par son filial auprès de Gjirokastra. Ce cadre connu se constitue particulièrement de deux ordres de schèdes ajournée jusqu'au 1990. L'un est relative aux monuments classifiés du 1^{er} catégorie et aurait des intérêts historiques-architectoniques. L'autre est relative aux constructions classifiés du seconde catégorie et aurait des intérêts historiques typologiques.

Tous ces schèdes porteront les relévés des constructions en échelle 1 : 100 et 1 : 50 avec la planimètrie, les fasades et les secteurs accompagnés en détails architectoniques du style et décoratifs avec la documentation photographique déterminé.

Il faut noter que ces schèdes ont été arrangé principalement comme une base pour les projets de restaurations qui ont intéressé divers constructions dans le temps et pourtant elles constituent une base

informative pour les interventions au futur de la ristrutturation et de l'entretien.

Ce processus systematique des relevés s'est interrompue au 1990 et s'est répris sous le guide de IMC, mise au jour relativement.

1. Dans l'état de conservation des valeurs particuliers.
2. Aux méthodologies des relevés.

A ce propos est très significatif qu'un programme opportun commence avec le Politèchnique de Bologne pour les relevés des édifices (schèdes).

Parallèlement à cette récolte des archives de documents et des relevés tèchniques est en cours d'un élaboration d'une récolte systematique des lois et des mèsures de tuteles, des valeurs particuliers de Gjirokastra, dès que en 1961 jusqu'au aujourd'hui.

Le plan de conservation

La ville de Gjirokastra est l'une des villes albanaises proclamé « ville-musée » par la République d'Albanie au 1961 en vertu de la décision de l'année 1959 a propos de conservation du Patrimoine architèctonique et monumental.

A la suite de cette décision la zone centrale antique de Gjirokastra s'est mise sous la protection spécial de l'Etat et s'était l'Université de Tirana qui s'est engagé de rédiger les études, le projet, le règlement spécifique et d'attendre leur rédaction. Et même l'Université, est à la charge de donner des instructions spécifiques, en matériel de restauration, de gestion et de l'entretien.

Plus tard c'est IMC qui a pris le rôle de primaire soit pour ces travaux de connaissance sur le Patrimoine, soit pour la rédaction des plans de protection de la ville-musée même aussi pour l'élaboration des projets de restauration des monuments. IMC a rédigé le plan qui est approuvé en 1973, le règlement succesif du quel s'est la mise à jour en 1984 avec celui de la ville de Berat. Le plan et le règlement succesif ont déterminé le pèrimetre de la ville-musée qui s'est fixé en deux zones.

1. le site historique
2. la zone libre

le premier se divise en deux sous-zones

- a) la zone de musée
- b) la zone protégée

Ce règlement a spécifié les catégories de l'intervention pour les deux autres sous-zones et les cessations, spécialement l'arrêt conditionné de nouvelles constructions dans la zone-musée.

Particulièrement a séparé le patrimoine constructive en deux principales catégories des valeurs historiques, stylistique et typologique (première et seconde catégorie) fixé pour chacune, d'être la forme d'intervention consentie, en assemblant les spécifiques mesures de sauvegarde et de conservation.

Pendant la décennie de transition 1990-2000 le site historique a été surtout gravement interrompu par des phénomènes d'abandon, des ruines de structures constructives et d'environnement.

En 2001 s'est avéré la nécessité de la récupération et de tutelle d'avoir la rédaction d'un plan spécifique de la centre historique, à l'intérieur d'un plan régulateur générale pour la ville toute entière.

Le travail pour l'élaboration du Plan Urbain de Gjirokastër est en cours, en collaboration avec la Mairie de Grottamare (Italie) et la Région des Marche (Italie).

Sa première phase, celle de l'aérophotogrammétrie et de la cartographie, dont le coût est de 185.000.000 liras italiennes, est déjà terminée.

On travaille pour trouver, à travers le Programme INTERREG III A, pour trouver les sources des moyens financiers nécessaires pour la terminaison de la deuxième phase et du projet en total.

C'est de noter qu'en 7.04.2003 s'est sorti la loi sur le Patrimoine Culturel qui a intégré et ce qui était positive de la loi 1994. Cette loi constituera une base juridique même pour la conservation et protection du site historique de Gjirokastra.

En ce cadre s'est fait une collaboration avec la Commune de Grottamare de la région Marche (Italie) sur l'élaboration de ce document qui actuellement a terminé la première phase de relevement et est en train de l'élaboration de cette proposition.

1. La production d'une cartographie ajournée entre les relevés aerophotogramétrique en échelle 1 : 5000 de tout le territoire de la commune et un autre en échelle 1 : 2000 pour les zones urbaines en conversion des données au format GIS.

2. Le stage de formation en Italie des techniques déterminé par la Mairie de Gjirokastra pour la gestion des phases de l'élaboration du Plan finalisé de l'apprentissage des techniques de l'élaboration informatique du Plan.

3. La constitution d'un bureau du Plan à Gjirokastra pour la gestion des phases d'élaboration du Plan finalisé sous le support des experts des plans et des consultants pour la phase initiale.

4. Des études complètes du secteur de l'intégration d'études faites, et la valorisation critique des résultats.

5. L'élaboration du projet dans un cadre normatif, en tirant l'attention, et en reflétant la situation législative faible du pays.

6. L'élaboration du projet préliminaire du Plan avec la consulence des experts des plans, dans laquelle sont déterminés, le cadre normatif et les disciplines choisisés de l'utilisation des terrains et de la localisation des infrastructures principales.

7. La présentation du projet préliminaire du Plan, confrontée avec tous les objets institutionnels intéressés.

8. La rédaction du projet définitif du Plan en comptant même les éléments nécessaires de la conservation et de la récupération du Centre historique des plans et des projets executifs si s'est nécessaire.

9. La publication du Plan avec des instruments informatifs et la réclamation d'un volume avec un texte bilangues qui contient les études et les recherches faites et une synthèse du Plan élaborée qui englobe tous les objets intéressés.

Les objectifs et les finalités de l'intervention

Les objectifs principales qui doivent être arrivés sont :

- a) La valorisation des Biens Locaux à travers la formation du personnel, en étant à l'état de collaborer à l'élaboration du plan, de contrôler des phases de gestion et d'être prêt de faire d'éventuels changements et modifications, pendant la phase expérimentale et exécutive de ce plan.
- b) L'organisation d'une structure convenable des utils informatifs (hardware et software) conforme aux besoins sortis de la rédaction, de la prévoyance et la reproduction des élaborateurs en n'excluant pas leur administration.
- c) La terminaison d'un système de règles et de procédures administratives pour la gestion des transformations du territoire qui consiste à supérer cette phase actuelle de la faiblesse du cadre général normatif.
- d) Le renforcement de la municipalité qui finit d'un contexte transparent, confronté aux objets institutionnels de divers niveaux avec la communauté locale d'un système de règles communs.

Le plan de valorisation

L'intention d'intégrer le programme de conservation illustré précédemment, avec une politique du développement actif et le renouvellement de Gjirokastra, la Mairie a agit la rédaction d'un plan de développement, sous la guide de Packard Foundation.

Cet étude définit le cadre des objectifs principaux qui doivent guider les politiques publiques pour la conservation et le développement de la ville et particulièrement détermine les mèsures dans les secteurs suivants:

- le tourisme
- l'hospitalité
- le riqualification des espaces publiques
- le règlement du trafic
- l'interventions de renouvellement économique
- la protéction des ressources de paysage et d'environnement
- la valorisation des ressources archéologiques

En particulier, on peut fixer les priorité pour la nouvelle progetation et pour les neufs projets individués comme des strategiques pour 5 premiers années, dans le but de renouvellement du centre historique.

- Projet I** – la recuperation des édifices de la première catégorie
- Projet II** – le plan d'amélioration des espaces libres
- Projet III** – la consolidation des lieux publiques
- Projet IV** – la restauration des espaces publiques
- Projet V** – le soutien des initiatives des citoyens
- Projet VI** – le développement des coopératives pour la conservation des éléments du bois
- Projet VII** – la récupération (la santé, l'hygiène, l'environnement) des espaces publiques
- Projet VIII** – l'attribution des prix aux interventions d'amélioration exécutés par des propriétaires privés.
- Projet IX** – la création d'un Database qui comprend soit
 - a) les informations relatives aux édifices du première et seconde catégorie
 - b) les information concernant à la structure propriétaire et en location
 - c) le relevé photographique des sites.

Fixer quelques projets pour les années successives, les quels, la création d'une nouvelle bibliothèque, la construction d'une cinéma nouvelle ou d'une centre de divertissement pour la ville, la réalisation d'une nouvelle installation comerciale dans la zone du Bazar.

Les synthèses des initiatives faites de la Commune de Gjirokastra en 1995 jusqu'aujourd'hui sont divisés par des arguments, pour l'époque et pour des valeurs monétaires.

Les programmes dans le but qu'ils se développent dans l'avenir dans l'espace de 2-3 ans, divisés toujours pour les arguments, années et valeurs monétaires.

Encourageant un tourisme de petite envergure.

Gjirokastër a plusieurs atouts pour développer le marché du tourisme. La ville de Gjirokastër se trouve dans la partie méridionale de l'Albanie, quelques heures de distance de grandes métropoles européennes. Tout près de la frontière grecque (60 kilomètres de Ioanina, 160 kilomètres du port d'Igoumenitza), seulement 60 kilomètres du port de Saranda (le port qui l'a lie avec l'Italie, historiquement), Gjirokastër est facilement accessible et très intéressante du point de vue de développement économique et culturel. 75 kilomètres loin de Gjirokastër, vers le Sud-Ouest, c'est Butrinti, un site archéologique parmi les plus importants de l'Albanie, déjà inscrit sur la liste du Patrimoine Mondial protégé par l'UNESCO. Encore plus près, seulement quelques kilomètres de Gjirokastër, il y a un autre site – Antigonea, une ville antique construite par le roi Pirro de l'Épire.

- La Mairie et le Maire, depuis longtemps, ont fait leurs efforts pour mettre en fonction le petit aéroport construit par les italiens au cours de la Deuxième Guerre Mondiale (qui était en fonction jusqu'aux années '90). La Mairie est en contact avec deux sociétés italiennes de projets de constructions. Selon les estimations de leurs spécialistes le coût de la reconstruction de l'aéroport serait 5.000.000.euros.
- Pour le moment la façon plus comode de voyager pour Gjirokastër c'est de passer par Corfou et Saranda vers le triangle des sites archéologique Butrinti-Phoinike-Gjirokastër, une zone parmi les plus importantes de l'Albanie au niveau du patrimoine culturel.
- Pour accroître et améliorer l'offre touristique, la Mairie a envisagé:
 1. La valorisation de la forteresse pour être accessible pour les visiteurs.
 2. La reinterprétation des musées et de leurs collections, pour qu'ils soient plus compréhensibles par les visiteurs étrangers.
 3. La fondation de nouveaux musées, pour interpréter les maisons traditionnelles.
 4. La consolidation du Festival Folklorique National. Ce grand festival, qui a lieu toutes les cinq années, peut être mieux adapté aux programmes du développement du tourisme dans la ville de Gjirokastër. En principe, la Mairie est tombée d'accord avec le Comité d'Organisation du Festival au Ministère de la Culture, de

la Jeunesse et des Sport, pour que le Festival soit fait toutes les trois années.

Le Festival des Instruments Traditionnels, qui a lieu toutes les années sera intégré aussi dans les programmes touristiques de Gjirokastër.

5. Les liaisons et la collaboration avec d'autres lieux touristiques en Albanie du Sud (surtout avec Butrinti), pour que les touristes prolongent leurs visiteurs.
6. La valorisation d'autres facteurs, comme:
 - a) Le patrimoine naturel
 - b) Le patrimoine historique, culturel et artistique
 - c) Le facteur humain

Bed & Breakfast (les hotels ou le logement et le petit déjeuner sont compris dans le même prix). La Mairie, en collaboration avec des ONG intéressées, a organisé des séminaires pour encourager ce type d'activités, très importante pour accroître le potentiel touristique de la ville. Il y a déjà des expériences positives dans ce sens (modification et adaptation des maisons et d'autres bâtiments anciens aux exigences du tourisme, tout en conservant leurs valeurs authentiques).

**LE PROGRAMME D'INVESTISSEMENT PUBLICS DANS LA ZONE-
MUSÉE DE LA VILLE DE GJIROKASTRA 1997-2003**

Nr.	LA DÉNOMINATION DE L'OBJET	Le prix total (lek)	Realisé jusqu'au 2003
	1997		
1	Des mèsures ingéniériques autour de la citadelle de Gjirokastra	102 000 000	42 000 000
2	La systèmation et la réhabilitation dans la rue « Palorto »	3 000 000	1 000 000
3	La systemation du marché au Bashtene e Teqesë	3 000 000	3 000 000
	1998		
4	La reconstruction du centre culturel de Gjirokastra	400 000	400 000
5	La reconstruction du Musée Ethnographique	1 600 000	1 600 000
6	La systèmation et la réhabilitation des rues de la ville	2 500 000	2 500 000
	1999		
7	La systèmation et la réhabilitation des rues de la ville	2 500 000	2 500 000
8	L'intervention urgente dans le fortesse	800 000	800 000
9	La reconstruction de la place de « Kokone »	330 000	330 000
	2000		
10	La systèmation et la réhabilitation des rues	8 000 000	8 000 000
11	La reconstruction de la rue Postbllok-Sheshi i Çerçizit	7 000 000	7 000 000
	2001		
12	La reconstruction du Musée des Armes	4 000 000	4 000 000
13	La reconstruction du buste H. Z. Çajupi	1 500 000	1 500 000
	2002		
14	La systèmation et la canalisation de la rue « Prroi i vogel » de la Bibliothèque jusqu'au Carrefour Granice	5 000 000	5 000 000
15	La reconstruction du Musée Ethnographique	2 500 000	2 500 000
16	La reconstruction de la rue (auprès de l'école Çajupi)	1 500 000	1 500 000
17	L'asphaltage de la rue Dunavat	3 800 000	3 800 000
18	La reconstruction de l'école Liria	6 000 000	6 000 000
19	La reconstruction de la rue Postbllok-Sheshi i Çerçizit	22 000 000	22 000 000
	2003		
20	La reconstruction du théâtre « Zihni Sako »	5 000 000	5 000 000
21	La reconstruction du Musée des armes	3 000 000	3 000 000
22	La systèmation et la réhabilitation des rues de	2 000 000	2 000 000
23	La reconstruction de la rue Manalat	1 600 000	1 600 000

**PROGRAMME PROJET DES INVESTISSEMENTS POUR LES
ANNÉES 2003 – 2010**

Nr.	LA DÉNOMINATION DE L'OBJET	Le prix total (lek)
1	Des mesures ingénieriques autour de la citadelle	60 000 000
2	Unaza-Qafa e Pazarit-Palorto, Granice-Qender 18 Shtatori	72 000 000
3	Des mesures ingénieriques et la reconstruction de la rue de l'école N. Frasheri – Qender Manalat	60 000 000
4	La reconstruction de la rue Urat e Medha-Dunavat II	32 000 000
5	La rue du quartier Cfak-le quartier Manalat	35 600 000
6	La reconstruction de la vieille rue de l'entrée à la ville	64 000 000
7	La reconstruction de la rue Postbllok-Sheshi i Çerçizit	95 000 000
8	La reconstruction de la rue Fabrika e kepuceve – 7 kronjte	34 000 000
9	La systémation des torrents montagneux	
	a) au torrent dans le quartier Partizani	37 000 000
	b) au torrent dans le quartier Palorto	28 000 000
	c) au torrent dans le quartier Dunavat	36 000 000
10	La reconstruction de la canalisation des eaux noirs dans la zone-musée	
	a) dans le quartier Palorto	5 000 000
	b) dans le quartier Dunavat I	6 000 000
	c) dans le quartier Dunavat II	7 000 000
	d) dans le quartier Cfake	6 000 000
11	La construction et la reconstruction des murs porteurs dans la zone-musée	52 000 000
12	La reconstruction des canalisations des eaux blanches dans la ville	125 000 000
13	La reconstruction de l'éclairage routier et décoratif dans la ville	65 000 000
14	La reconstruction des parcs et des manèges pour les enfants	62 000 000
	TOTALE	881 000 000

LES HOTELS DE GJIROKASTRA

L'hôtel « Argjiro »

Il se trouve auprès la place Çerçiz Topulli à côté d' hôtel Çajupi. Il y a 16 chambres et 43 lits, il ya des chambres simples et doubles.

L'hôtel « Çajupi »

Il se trouve dans la place principale Çerçiz Topulli. Il y a 80 lits en 42 chambres. Quelques chambres sont doubles et avec la douche. Il offre des services au bar et au restaurant.

L'hôtel « Freskia e Viroit »

Il se trouve à Virua - 2 km loin de l'entrée de Gjirokastra. C'est un complexe modern à côté du lac de Viroi. L'hôtel offre outre des deux bar, offre le service au balcon et aussi même une salle de conférences à la capacité de 30- 35 personnes. Il y a aussi un garage pour les autos. L'hôtel a 11 chambres et 21 lits. Les chambres sont avec la douche et l'air conditionné. La capacité du restaurant est de 50-60 personnes. Il offre la cuisine traditionnelle, italienne et française.

Tel 07263414

Cel 06822204304

L'hôtel « Freskia e Viroit 2 »

Chez « Kodra e Shtufit ». Il offre 8 chambres et 17 lits, air conditionné. Il y a un garage pour les autos.

Tel 0726341

Guest House, B+B « Kalemi » le propriétaire Drago Kalemi

Lagje « Palorto » à coté du Gymnasium « Asim Zeneli ». Il met à votre disposition 11 chambres et 20 lits. Les chambres sont construits selon la tradition de Gjirokastra et dans quelques cas sont des adaptations des vieilles maisons qui sont réconstruits.

Tel 07263724

Cel 068 2234 373

« Kotroni House » B+B Propriétaire Haxhi Kotroni

Lagje Palorto Rr. Bashkim Kodra N 8. Elle est la première de cet espèce à Gjirokastra. Elle a des expériences au service des étrangers. Elle offre 3 chambres et 6 lits.

Tel 07263526

Guest House B+B « Tourist » le propriétaire Teodor Bilushi

Lagje Varosh n- 92. Offre 3 chambres de 7 lits tout complétés et le garage.

Tel 0726 3039

Cel 0692129605

« Pub »

Adresse « Kodra e Shtufit », près de l' Université. Le Pub offre toutes les distractions possibles une ambiance comode avec de la musique. Il y a aussi un garage pour les autos.

Tel 072663744

Bar Restaurant « Fantasia »

Chez Pazari i Vjeter. C'est l'un des lieux les plus fréquentés par les habitants de Gjirokastra de sa vue magnifique et du service qu'il offre. On sert de la cuisine traditionnelle et celle italienne et française. Il y a aussi un bar où on offre toutes les spécialités du cocktail. Il y a aussi un garage pour les autos.

Tel 0726 6991

Le Restaurant « Camille Stéfani »

Lagje 18 Shtatori Pallati 45. Très connu de ces spécialités fameuses de la cuisine italienne, française et celle traditionnelle. Il y a le garage pour les autos.

Tel 07262949

Cel 0682202250

Fast food – Piceri « The first »

Lagje 18 Shtatori, près du Palais de Sport. Offre de divers pices et le service fast-food dans une ambiance commode. Le service est de 18 heures par jours.

Tel 07266303

Cel 0682225427

Bar Restorant « Kërculla »

A la colline de Kërculle. Offre une variation de cuisine et de boissons.

Tel 07373001

Bar Kalaja

Il se trouve dans la forteresse. Il y a une ambiance très agréalbe arrangé d'une façon traditionnelle et historique.

REPUBLIQUE POPULAIRE D'ALBANIE
CONSEIL DES MINISTRES

DECISION

Nr. 172 date 2.6.1961

SUR
LA PROCLAMATION DES VILLES-MUSEES

Le Conseil des Ministres, en vertu de la décision du Bureau Politique du Comité Central du PT [Parti du Travail] d'Albanie N° 228, date 7.VII.1959 « Sur les traditions patriotiques révolutionnaires de notre peuple » et en tenant compte des spécificités architectoniques et des richesses monumentales de certaines villes de notre pays, dans sa réunion du 2.VI. 1961,

DECIDA

- 1/ La proclamation villes-musées et, comme telles, mises sous une protection d'Etat spéciale, les villes de Girokastra et de Berati, la partie ancienne et le sous-sol de la ville de Durrësi et le Pazari i Vjetër de la ville de Kruja.
- 2/ L'Université d'Etat de Tirana est chargée de terminer, dans les limites de l'année 1961, l'étude et la zonification de la ville-musée de Berati ainsi que le règlement respectif. L'étude, le projet et le règlement pour la ville-musée de Gjirokastra, pour la partie ancienne et le sous-sol de la ville de Durrësi et le Pazari i Vjetër de la ville de Kruja, s'achèvent jusqu'à la fin de l'année 1962.
- 3/ Jusqu'à l'achèvement des études, des projets et des règlements concernant les villes de Girokastra, de Durrësi et de Kruja, celles-ci doivent être maintenues, restaurées et gérées en analogie avec les dispositions du règlement de la ville-musée de Berati et en accord avec les instructions spécifiques de l'Université d'Etat de Tirana.
- 4/ L'application de cette Décision est à la charge du Ministère de l'Enseignement et de la Culture.
- 5/ Cette Décision entre immédiatement en vigueur.

LE SECRETAIRE GENERAL DU CONSEIL DES MINISTRES

(SPIRO RUSHA) en personne

LE PRESIDENT DU CONSEIL DES MINISTRES

(MEHMET SHEHU) en personne

Loi
Nr. 9048, date 7.04.2003
Sur le Patrimoine Culturel

En vertu des articles 59, point 1, lettre g, 78 et 83, point 1 de la Constitution sur une proposition du Conseil des Ministres

L'Assemblée de la République d'Albanie décida:

Chapitre I

Dispositions générales

Article 1

L'objectif de la présente loi est la proclamation et la protection du Patrimoine Culturel sur le territoire de la République d'Albanie.

Article 2

Les valeurs du patrimoine culturel, la prévoyance des règles de sa protection, ainsi que les tâches et les responsabilités des organismes agissant dans ce domaine font l'objet de la présente loi.

Article 3

Dans cette loi les termes ci-dessous mentionnés ont les significations suivantes.

1 – “L'ensemble architectural” est l'intégrité d'un nombre de constructions liées par le même concept créateur.

2 – “L'ensemble historique” est la totalité des valeurs urbanistiques – architectoniques aux valeurs historiques.

3 – “L'ensemble musée” est la totalité des valeurs urbanistiques-architectoniques protégés par l'État.

4 – “L'ensemble urbain” est la totalité des valeurs urbanistiques-architectoniques avec un centre urbain lequel peut être formé, par une ou quelques parties d'une zone urbaine.

5 – “L’ensemble urbanistique, architectonique, traditionnel” est la totalité urbanistique-architectonique d’un centre habité, formé selon les critères compositionnels du passé.

6 – “L’architecture traditionnelle” est l’architecture du passé, d’une application temporelle relativement large.

7 – “La détérioration est l’intervention au détriment du bien culturel, matériel ou immatériel qui nuise la fonction ou l’aspect original de ces biens.

8 – “Le folklore oral” est le texte de la création populaire non accompagné par la musique, lequel on peut lire ou raconter.

9 – “Le folklore instrumental” est la création populaire interprété par des instruments de musique populaire.

10 – “Le folklore chorographique”, comprend des danses et des créations qui se dansent sans ou avec l’accompagnement musical.

11 – “Le folklore vocale”, comprend des créations musicales chantées ou interprétées avec le texte et la musique.

12 – “Des institutions spécialisés de l’État”, ce sont l’Institut des Monuments de la Culture, L’Institut de l’Archéologie, l’Institut de la Culture Populaire, La Direction Générale des Archives de l’État, La Centre National de l’Inventaire des Biens Culturels, l’Archive du Film et le Centre National des Activités folkloriques et culturels.

13 – “L’Inventaire est le recensement et l’identification des objets du patrimoine culturel.

14 – “Le catalogue d’ordination” est le recensement des données, selon les critères scientifiques, déterminées, de l’identification et l’administration rapide des biens culturels.

15 – “La protection” est le procédé et la forme juridique ou pas, de la protection, la préservation, l’entretien, la reconstruction, la restauration, la conservation du bien culturel.

16 – “Le monument de culture” est l’objet ou le bâtiment avec des valeurs historiques culturels qui est sous la protection de l’État.

17 – “L’objet en protection préliminaire” est le bien culturel, matériel, en attente de se proclamer “le monument de culture” par l’organe compétent.

18 – “L’objet en observation” est le bien culturel non proclamé “monument de culture” a procédé de l’émettre par protection de l’État.

19 – “L’objet unique” est l’œuvre architectonique à l’usage habituel ou par des fonctions artistiques ou décoratifs et qui au bon moment est identifié comme “unique” au patrimoine culturel et matériel.

20 – “Le Parc Archéologique” est l’espace des valeurs environnementales, ou se sont conservées les ruines de bâtiments, découverts par des fouilles archéologiques qui sont sous la protection de l’État.

21 – “Le passeport de l’objet” est la fiche de l’identification d’un objet de patrimoine culturel ou on doit mettre la photographie de l’objet, des filmages, les esquisses, l’emplacement, les dimensions, le matériel, le poids, le code d’ordinateur, l’auteur, le lieu de protection, la description et l’histoire de l’objet.

22 – “Le site archéologique” est l’espace ou on garde sur et sous sol des monuments et des objets avec des valeurs archéologiques.

23 – “Le site historique” est l’ensemble urbain et rural aux valeurs historiques culturelles protégées par l’État.

24 – “La ville musée” est le centre urbain protégé par L’État, de ses valeurs historiques culturelles.

25 – “La restauration” est l’évaluation du fond original des monuments, à travers les interventions en vue d’interdire les dégradations ultérieures et de mettre en évidence ses valeurs.

26 – “Le statut de l’objet” est l’état juridique d’un objet.

27 – “Patrimoine en valeurs nationales” est le bien cultural, matériel ou spirituel avec valeurs historiques culturels pour la nation.

28 – “Patrimoine en valeurs muséologiques” est le bien culturel, matériel lequel, de par ses valeurs historiques culturels ou artistique, mérite d’être conservé dans divers musées spécialisés.

29 – “Patrimoine en valeurs exceptionnelles” est le bien culturel, matériel ou spirituel avec des valeurs remarquables.

30 – “Patrimoine en valeurs uniques” est le bien culturel, matériel ou spirituel unique dans son espèce.

31 – “La valeur archéologique” sont les monuments, les habitations historiques de divers types, des objets ou des vestiges des édifices ou des habitations, mises au jour, par des fouilles archéologiques avec des valeurs historiques culturelles.

32 – “La valeur ethnologique” sont des valeurs de la culture, matériel ou spirituel lesquels sont étroitement liés aux traits essentiels d’une nation.

33 – “L’artisanat traditionnel” est la partie matérielle et l’acquis concentre des nos maîtres populaires pendant des siècles.

34 – “La zone archéologique” est le terrain où se trouvent des monuments découverts par les fouilles archéologiques achevés ou on témoigne de l’existence des couches archéologiques.

Article 4

Le patrimoine culturel se compose des valeurs matérielles et immatérielles dans lesquelles font partie des biens culturels nationaux.

I. Les valeurs matérielles du patrimoine cultures sont :

1. Objets du patrimoine culturel immobilier où on peut englober:

a) Les sites, des zones et des régions habités ou inhabités à la valeur archéologique, historique, ethnologique, architectonique et inginiérique. Même les objets de cette nature en état de ruines d’une ancienneté de plus de 100 ans se sont évalués comme tels.

b) les ensembles urbains, architectoniques et historique, des constructions et des bâtiments à valeurs exceptionnelles. Sont tels même les objets en état de ruine d’une ancienneté de plus de 100 ans.

2. Dans les objets du patrimoine culturel mobilier où on peut englober.

a) des objets ou des parties et des éléments d’objets inclus dans la lettre b du point 1 de cet article px. Mosaïques, des colonnes, des chapiteaux, des sculptures, des peintures murales, des icônes, des iconostases, des plafonds caractéristiques, des inscriptions, des tombes gravés d’une ancienneté de plus de 100 ans

b) le matériel mobile archéologique, mis au jour par les fouilles archéologiques, accumulé par les recherches archéologiques, venu comme objet trouvé occasionnellement, gardé dans d’autres collections ou d’autres fonds divers.

c) les créations artistiques de toutes espèces et genres. Les créations des auteurs vivants n’y font pas partie.

ç) Les documents d’archives d’une importance historique nationale.

- d) Les manuscrits des éditions, des livres et les périodiques avec des valeurs exceptionnelles historiques et bibliographiques.
- e) Les diverses collections philatéliques, numismatiques de l'art d'une ancienneté de plus de 25 ans.
- ë) Les outils traditionnels de travail d'artisanat et de vie. Des mécanismes, des machineries ou des objets d'utilisation quotidien ou celui cérémoniel, avec des valeurs d'artisans ethnographiques ou historiques, des objets produits d'une façon artisanale, d'une ancienneté de plus de 50 ans et des objets fabriqués d'une ancienneté de plus de 75 ans.
- f) Des technologies de la production des produits traditionnels.
- g) Des armes blanches et celles a feu, de la production artisanale ou fabriqués avant le commencement de la 2-ème Guerre Mondiale.
- h) Des objets personnels des figures historiques remarquables historiques.
- i) des objets insérés dans les inventaires des biens proclamés en conservation ou en protection, du réseau des musées et des galeries de l'art et aussi des institutions de l'État du pays jusqu'au 1991.

II Les valeurs immatérielles du patrimoine culturel sont:

1. l'emploi de la langue albanaise dans les oeuvres littéraires.
2. Le folklore oral gardé au mémoire, écrit ou enregistré.
3. Le flore vocal, chorographique et instrumental.
4. Les coutumes et les usages traditionnels.
5. Les croyances et les superstitions de la tradition.
6. Les divers métiers traditionnels.

Article 5

1. Les valeurs matériels et immatériels du patrimoine culturel découverts ou créés, indépendamment de la propriété, sont sous la protection de l'État.
2. Le Ministre de la Culture, de la Jeunesse et des Sports proclame la journée nationale du Patrimoine Culturel.

Article 6

Le Ministère de la Culture, de la Jeunesse et des Sports, l'Académie des Sciences, La Direction Générale des Archives de l'État, Les Universités ainsi que les organes de l'administration locale, selon les domaines respectives, font la recherche, la conservation, la restauration, le traitement, l'étude, l'inventaire et le catalogage informatique des objets du Patrimoine Culturel.

Article 7

1. L'Institut des Monuments de la Culture, Le Centre National de l'Inventaire des Biens Culturels, l'Institut de l'Archéologie, l'Institut de la Culture populaire et la Direction générale des Archives de l'État, selon les critères scientifiques, font la détermination des valeurs des objets du Patrimoine Culturel mobiliers et immobiliers, proclamés comme tels, propriété de chaque personne physique ou juridique, ainsi que leurs documentations.
2. Ces objets, obligatoirement doivent être recensés au Centre National de l'Inventaire des Biens Culturels, laquelle délivre le passeport de l'objet à la base de ces données.
3. Chaque changement du droit de propriété de l'objet doit être recensé au Centre de l'Inventaire des Biens Culturels.

Article 8

Toute personne juridique ou physique est obligée de garder, selon les critères définis, par la présente loi et les actes juridiques promulgués à son exécution, la totalité des valeurs du patrimoine culturel et historique qu'il a en possession ou en utilisation.

Article 9

1. Les objets du patrimoine culturel aux valeurs nationales exceptionnelles et uniques qui ne sont pas à la propriété de l'État, peuvent être collectionnés, vendus, achetés, hérités ou offerts en cadeau entre les citoyens albanais qui vivent à l'intérieur du pays.
2. L'État albanais jouit du droit de la préemption des objets à valeurs exceptionnelles nationales et uniques du patrimoine culturel qui sont propriété privée.
3. Toute personne possédant d'un objet du patrimoine culturel qui veut le mettre en vente est obligée de présenter au Ministère de la Culture, de la Jeunesse et des Sports le passeport de l'objet. Le Ministre de la Culture, de la Jeunesse et des Sports en consultant des organes spécialisés suivant les domaines respectifs, répond au propriétaire de l'objet dans un délai de 30 jours de la présentation de la demande. Si le Ministère est intéressé à l'achat de cet objet, il commence les procédures de l'évaluation. Le cas contraire, le propriétaire a le droit de faire la vente, en associant à la documentation de l'objet, l'opinion par écrit de l'institution qui a fait son appréciation.
4. Pour l'appréciation des objets en propriété privée du patrimoine culturel mobilier, sortis à l'extérieur du territoire de la République d'Albanie il faut créer une commission permanente avec des experts d'institutions scientifiques spécialisés, lesquels, à la fin de l'évaluation des objets suggérés, recommande au Ministre de la Culture, de la Jeunesse et des Sports, de délivrer ou pas l'autorisation de faire sortir ces objets à l'extérieur du territoire du pays.

5. La fonction de la commission, les procédures de l'appréciation, et les critères scientifiques, le choix des membres et leur récompense se déterminent sur décision du Conseil des Ministres.

Article 10

1. Le déplacement des valeurs du patrimoine culturel, pour la conservation de leurs valeurs dans des milieux convenables, du point de vue de sécurité et du microclimat par rapport à la nature de l'objet, se fait par l'Institut des Monuments de la Culture, l'Institut de l'Archéologie, l'Institut de la Culture populaire ou la Direction Générale des Archives de l'État.

2. Le déplacement se réalise après que ces institutions aient préparé la documentation et les études répectives et aussi après l'enregistrement du déplacement au Centre National de l'Inventaire des Biens Culturels.

Article 11

La multiplication et la reproduction certifiée des objets du patrimoine culturel se fait en conformité avec les dispositions de la législation en vigueur des droits de l'auteur, après avoir pris la permission auprès du Centre National de l'Inventaire des Biens Culturels.

Article 12

Les objets du patrimoine culturel en propriété privée aux valeurs exceptionnelles nationales et uniques, peuvent exproprier, conformément aux dispositions légales en vigueur sur l'expropriation, quand l'intérêt commun requiert.

Article 13

Des personnes juridiques ou physiques ayant en leur possession des objets enregistrés aux valeurs du patrimoine culturel, mobiliers ou immobiliers sont obligées de créer de bonnes conditions pour leur entretien. Pour la restauration de ces objets, elles sont obligées de s'adresser à l'Institut des Monuments de la Culture, l'Institut de l'Archéologie, l'Institut de la Culture populaire ou aux sujets ayant une licence selon l'article 17 point 3.

Article 14

Au cas de désastres naturels, d'effondrements ou d'incendies de ces objets de valeurs du patrimoine culturel, quand la reconstruction n'est pas décidée, sur le sol restant, ou sur le bien en état de ruine, il est permis de construire seul sur la

surface et sur le terrain précédent en respectant la catégorie et l'espèce du monument en danger.

Article 15

1. L'Institut des Monuments de la Culture, l'Institut de l'Archéologie, l'Institut de la Culture populaire ou la Direction Générale des Archives de l'État sous la permission du propriétaire et en sa présence, ont le droit de contrôler l'état physique de l'objet ou des objets en propriété privée.

2. Les propriétaires de tous les objets, après la demande faite par des institutions sur mentionnés sont obligés de permettre le contrôle de l'état physique de l'objet.

Article 16

1. Les institutions spécialisées de l'État en convention avec les propriétaires et les possesseurs des objets du patrimoine culturel prennent les mesures d'exposer ces objets au large public.

2. La photographie, le filmage ou la registration par l'ordinateur et la publication de ses objets du patrimoine culturel, exposés aux musées locaux se fait après la prise de la permission auprès de l'institution d'État, sous la dépendance de laquelle est le musée. Pour de tels objets, exposés aux musées nationaux, la permission, est approuvée par le Ministre de la Culture, de la Jeunesse et des Sports.

Article 17

1. La restauration des objets du patrimoine culturel se fait par des institutions d'État spécialisés et par des personnes physiques et juridiques licenciées à ce but.

2. Les personnes physiques au juridiques, candidates d'obtenir la licence du restaurateur dans le domaine du patrimoine culturel, sont testées par le Conseil National de la Restauration.

3. Le Conseil National de la Restauration est crée sous l'ordre du Ministre de la Culture, de la Jeunesse et des Sports et il est composé par des représentants des institutions spécialisées et des personnalités dans le domaine respectif. L'organisation et la fonction de ce Conseil sont définies dans le règlement approuvé par le Ministre de la Culture, de la Jeunesse et des Sports.

4. La permission d'exercer la profession dans le domaine respectif s'approuve par le Ministre de la Culture, de la Jeunesse et des Sports.

5. Les travaux de restauration effectués par d'autres organismes en dehors du système des institutions d'État, chargés à la protection, la conservation, la restauration et l'étude sont surveillée obligatoirement par ces institutions.

6. Dans tous les cas, les projets de restauration s'approuvent par le Conseil National des Restaurations.

Article 18

Les fonds pour l'entretien, la restauration, la découverte et l'étude du patrimoine culturel sont assurés par le budget, approuvé pour le Ministère de la Culture, de la Jeunesse et des Sports, par les revenus de leur utilisation et par tout autre revenu légal, assurés par des fondations, organisations et des institutions du pays ou étrangers, privés ou d'État, ou des personnes physiques ou juridiques. Les fonds assurés par l'utilisation des monuments de la culture se mettent intégralement à la disposition de la restauration et de leur entretien.

Chapitre II

Patrimoine culturel mobilier

Article 19

1. Le déplacement des objets du patrimoine culturel mobilier, en propriété d'État avec des valeurs habituels ou exceptionnels, nationaux et uniques, la restauration, la conservation, l'étude, l'exposition dans le pays ou' alternance de la propriété, se fait sous la permission du Ministre de la Culture, de la Jeunesse et des Sports.
2. Le déplacement des objets du patrimoine culturel mobilier avec des valeurs habituelles, de la restauration, de la conservation, de l'étude et l'exposition à l'extérieur du territoire de la République de l'Albanie, se fait sous la permission du Ministre de la Culture, de la Jeunesse et des Sports.
3. Le déplacement des objets du patrimoine culturel, mobilier avec valeurs exceptionnels nationaux et uniques pour la restauration, l'étude et l'exposition à l'extérieur du territoire de la République d'Albanie, se fait sur décision du Conseil des Ministres. Les procédures de ces déplacements se déterminent, conformément aux directives du Conseil des Ministres selon les conventions internationales ratifiées par la République d' Albanie à cette fin.
4. Dans tous les cas, la permission approuvée doit être enregistré par Le Centre National de l'Inventaire des Biens Culturels.

Article 20

1. En aucun cas les objets du Patrimoine Cultures exceptionnels nationaux et uniques ne sont ni offerts, ni échanges
2. Les objets du patrimoine culturels mobiliers à l'exception de cas particuliers peuvent s'offrir ou s'échanger entre les institutions analogues des autres États,

lorsque cela sert aux intérêts nationaux et qu'elles soient équivalentes. L'offre ou l'échange se fait sur décision du Conseil des Ministres.

Article 21

1. L'état albanais devient immédiatement propriétaire légal des objets du patrimoine culturel, lesquels ne sont pas en propriété d'État, mais volés ou perdus si leur propriétaire n'est pas identifié.

2. L'état albanais se fait immédiatement propriétaire légal des objets du patrimoine culturel mobilier lesquels ne sont pas en propriété d'État sortis à l'extérieur du pays d'une manière illégale.

Article 22

Les objets du patrimoine culturel mobiliers, les archives et les collections des institutions de l'État et non de l'État, même les objets exposés aux musées nationaux ou locaux de l'État ou pas, sont protégés et gérés conformément aux règlements de leurs institutions, rédigés en conformité avec la présente loi, ainsi qu'avec la législation des archives.

Article 23

Dans les cas où les bâtiments où on garde les archives de l'État ou d'autres valeurs importantes du patrimoine culturel, sont restitués aux ex-propriétaires et l'expropriation est impossible, le Conseil des Ministres fait la systémation dans d'autres endroits convenables de ces institutions.

Chapitre III

Patrimoine culturel immobilier

Article 24

1. Les degrés de la protection de l'objet du patrimoine culturel sont:

- a) sous observation
- b) en protection préliminaire
- c) Monument de culture de la seconde catégorie
- d) Monument de culture de la première catégorie

2. Les objets en groupe dénomment selon les cas: parc archéologique, ville musée, zone musée, site historique, site archéologique et ensemble musée.

3. La suppression totale ou partielle de la protection par l'état d'un objet ou d'une ensemble d'objets du patrimoine culturel est le droit exclusif de l'organe qui l'a proclamée.

Article 25

1. Objet en observation sont : tous les objets en état de ruine, des châteaux, des objets de culte, des bâtiments, constructions ingénierique, des constructions publiques ou de luxe construits avant l'année 1900 et celles en effcience, construits avant l'année 1944. Ce statut s'est proclamé par l'Institut des Monuments de la Culture et il est permanent.
2. Le changement ou la suppression de ce statut se fait sous demande du propriétaire de l'objet adressé à l'Institut des Monuments de la Culture.
3. L'objet qui jouit de ce statut ne peut être ni détruit ni change sans l'approbation par écrit de l'Institut des Monuments de la Culture.

Article 26

1. Objet en protection préliminaire est proclamé, par l'Institut des Monuments de la Culture, tout objet, a valeurs exceptionnelles. La période de ce statut est de 6 mois et dans cette période l'Institution doit effectuer les procédures de sa détermination ultérieure.
2. Il est interdit, dans cette période, toute intervention sur l'état physique de l'objet.

Article 27

Monument de culture de la seconde catégorie sont tout les constructions dans les zones musées et même dans les zones protégées des villes musées, aux sites historiques, non identifiés monuments de la première catégorie. Ils se conservent seul aux volumes et au composant architectoniques, et leurs vues extérieurs. C'est le Ministre de la Culture, de la Jeunesse et des Sports qui les proclamé Monument de la Culture de la seconde catégorie.

Article 28

1. Monument de la culture de la première catégorie sont les constructions en valeurs remarquables et d'une importance particulier du patrimoine culturel. Elles se conservent à la totalité de leurs composants architectoniques et techniques.
2. La composition des volumes, le traitement architectonique de leurs vues extérieurs et intérieurs tel que leur élaboration planimétrique et l'aspect fonctionnel de ces monuments ne peuvent pas changer.
3. Les nouvelles constructions auprès d'eux doivent respecter les distances de la zone protégée.

4. Le Ministre de la Culture, de la Jeunesse et des Sports les proclame monuments de culture de première catégorie.

Article 29

1- Les villes musées, les zones musées, les sites historiques et les parcs archéologiques sont des catégories d'objets en groupe, conservés en leur intégrité comme des complexes historiques- archéologiques, monumentaux, architectoniques- urbanistiques et de l'environnement en cette raison est interdit de construire de nouveaux bâtiments qui endommagent les objets existants à l'exception du réseau ingénierique souterrain.

2. Le règlement de l'administration de la catégorie des objets susmentionnés s'approuve par le Conseil des Ministres sur la proposition du Ministre de la culture, de la Jeunesse et des Sports.

3. Les Monuments de Culture de première et de seconde catégorie dans les cités historiques, les villes musées et les ensembles musées sont utilisables à condition que la nouvelle fonction ne porte pas atteinte à leurs valeurs. On peut installer là des institutions d'État ou privées p.x des musées, des bibliothèques, des ateliers de conservation, des photothèques, des galeries des arts et de diverses expositions.

Article 30

Les institutions spécialisées dans les domaines du Patrimoine Culturel, les organes du pouvoir local, les propriétaires ou les utilisateurs de l'objet ont le droit de proposer sur la proclamation d'un objet "Monument de Culture". La proposition s'adresse au Ministre de la Culture, de la Jeunesse et des Sports.

Article 31

1. Les villes musées, les zones musées, les zones archéologiques, les cités historiques, les ensembles musées et les parcs archéologiques tels proclamés sur décision du Conseil des Ministres, après la proposition du Ministre de la Culture, de la Jeunesse et des Sports.

2. La sortie totale ou partielle du degré de la protection, aux monuments de Culture se fait sur décision de l'organe qui l'a déclarée.

Article 32

1. Pour les monuments de culture on délimite une surface de terrain tout autour, comme zone de protection, conformément aux leurs valeurs architectoniques en leur convenance urbaine- esthétique, et aux circonstances écologiques.
2. Les dimensions de la zone de protection se délimitent par l'organe qui proclame le monument selon l'étude faite par L'Institut des Monuments de la Culture.

Article 33

1. La fouille, la restauration, l'utilisation et toute autre activité dans les monuments de Culture, ainsi que toute modification sur le terrain autour d'eux mis sous protection ne peut se faire sans l'autorisation de l'Institut de l'Archéologie et de l'Institut des Monuments de Culture.
2. Il est interdit d'effectuer toute fouille à caractère archéologique et d'utiliser des détecteurs métalliques par des personnes et des sujets non autorisés.

Article 34

Les subdivisions de la gestion locale coopèrent avec l'Institut des Monuments de Culture et avec l'Institut de l'Archéologie sur la conservation et la protection des objets du Patrimoine Culturel qui se trouvent dans les territoires à leur juridiction. Le Ministre de la Culture, de la Jeunesse et des Sports détermine les procédés de coopération.

Article 35

Les travaux de l'entretien, de la restauration et du renouvellement des monuments de Culture s'effectuent par les fonds donnés au Ministre de la Culture, de la Jeunesse et des Sports, par le budget de l'État, après que le plan de ces travaux soit approuvé par l'Institut des Monuments de la Culture.

Article 36

1. Dans les monuments de la première et de la seconde catégorie, propriété des sujets non étatique, l'état couvre toutes les dépenses pour la conservation des valeurs historiques- artistiques les quelles ne s'attachent pas au solidité de l'objet.
2. D'autres travaux de la restauration de ces monuments s'affrontent à la limite:
 - a) 50% à la charge de l'État et 50% du propriétaire pour les monuments de la première catégorie.
 - b) 30% par la charge de l'État et 70% du propriétaire pour les monuments de culture de la seconde catégorie.

Article 37

1. Quand le propriétaire non étatique du monument de culture n'a pas de fonds pour effectuer les travaux de la restauration, après l'élaboration du plan de ces travaux l'État s'entremet auprès des banques au profit des crédits à longue échéance et aux conditions atténuantes.
2. Quand le propriétaire conteste le crédit et quand le monument est menacé par la ruine, les travaux de la restauration, se font sans le consentement de l'Institut des Monuments de Culture ou par d'autres sujets licenciés à cette fin. Après l'achèvement des travaux le propriétaire est obligé de payer sa quote-part des frais, en conformité de l'article 36 de cette loi.

Article 38

Toute décision prise par des Conseils du Règlement du Territoire, d'intervenir ou construire dans les zones proclamées Monument de Culture ou dans la zone protégée près d'un monument de culture indépendamment de la propriété est sans valeur.

Article 39

1. Les Monuments de Culture peuvent être utilisés à des fins administratives et sociales, culturelles, à condition que la nouvelle fonction ne porte pas atteinte à la valeur du monument.
2. Dans tous les cas de l'utilisation du monument de culture n'est permis qu'après la conclusion du contrat entre l'utilisateur et le propriétaire, lequel est obligé de mettre au courant l'Institut des Monuments de Culture.

Article 40

1. Le placement des panneaux publicitaires dans les objets des monuments de culture se fait seul aux cas particuliers de festivités culturels et d'un caractère provisoire.
2. Les activités culturels dans les objets des monuments de culture se font seul aux cas quand elles ne mettent pas en danger ou portent atteinte à leurs valeurs.
3. Le Ministre de la Culture, de la Jeunesse et des Sports approuve la permission de l'organisation des activités culturels et l'établissement des matériaux publicitaires.

Article 41

Les recherches, les sondages et les fouilles archéologiques dans tout le territoire de la République d'Albanie sont monopoles de l'État Albanais.

Article 42

1. Les activités décrits au l'article 41 se réalisent par l'Institut de l'Archéologie.
2. Ces activités s'accomplissent à la base de la coordination des travaux entre l'Institut de l'Archéologie et l'Institut des Monuments de Culture.
3. On peut collaborer pour la réalisation de ces activités aux autres institutions spécialisées d'État ou privés, du pays ou étrangers. Ces collaborations se font sur la base des conventions ou des contrats entre deux ou plusieurs parties, excluant l'exclusivité des institutions étrangères. Dans tous les cas la collaboration doit être approuvée par l'organe supérieur.

Article 43

1. Les sites, les zones et les parcs archéologiques se déterminent par l'Institut de l'Archéologie et l'Institut des Monuments de Culture. Dans les territoires qui englobent ce groupe il est interdit toute sorte d'intervention à caractère constructif ou d'autres activités endommageables.
2. Les zones archéologiques en étude, se déterminent par l'Institut de l'Archéologie et de l'Institut des Monuments de Culture. Toute intervention dans ces zones se fait sous la présence des spécialistes de ces institutions.

Article 44

Les objets archéologiques mises au jour pendant les fouilles archéologiques sont propriété de l'État Albanais.

Article 45

Toutes les personnes physiques ou juridiques qui découvrent ou trouvent casuellement des objets du patrimoine culturel sont obligées d'en avvertir dans l'espace de 20 jours les organes de la culture locale. L'Institut de l'Archéologie et l'Institut des Monuments de Culture en déclarant la façon et le lieu ou la trouvé. Après la documentation de l'objet, la commission élevée à cette fin par des spécialistes de ces institutions détermine les valeurs et décide le statut ultérieur de l'objet, tel que la récompense de cette personne.

Article 46

A la suite des trouvailles archéologiques casuelles, mise au jour pendant les travaux agricoles, les constructions ingénieriques ou des constructions de bâtiment et la prise des mesures de la délivrance de ces valeurs dans le cas ou elles ne s'affrontent pas par des structures de l'Institut de l'Archéologie ou de

l'Institut des Monuments de Culture, s'organisèrent des structures particulières provisoires sur l'ordre du Ministre de la Culture, de la Jeunesse et des Sports.

Article 47

Dans le cas des grandes constructions dans le territoire en propriété de l'État ou prive, px des autoroutes, des aéroports, des ports et des oeuvres industriels, des nouveaux centres d'habitation les investisseurs sont obligés de consulter avec les spécialistes de l'Institut de l'Archéologie et de l'Institut des Monuments de Culture au long du processus de la projection et l'application du projet. Les spécialistes effectuent le contrôle de la zone et préparent la documentation respective. On doit changer le projet si la zone a des importantes valeurs archéologiques, ethnographiques ou des traces de l'architecture ancienne ou traditionnelle. La proposition sur les modifications se fait par les institutions qui ont achevé le contrôle et ce sont les investisseurs qui payent les frais occasionnels de ces modifications.

Article 48

1. Lorsque au cours de divers travaux l'on découvre casuellement des ruines anciennes ou des objets aux valeurs archéologiques- ethnologiques, les travaux commences s'interrompent immédiatement. Les responsables directeurs et les investisseurs des travaux avertissent dans trois jours les organes locaux, l'Institut de l'Archéologie, et l'Institut des Monuments de Culture les quels font le contrôle respectif relatent les valeurs trouvés et font les propositions respectives, la continuité ou l'interruption des travaux.

2. Si les trouvailles ont d'importantes valeurs, les travaux commencés peuvent subir des modifications ou être interrompus définitivement. En ce cas la décision se fait par l'organe qui a autorisé le commencement des travaux.

3. Au cas des modifications des travaux les frais occasionnels et les frais des recherches scientifiques, les activités nécessaires, de restauration ou de conservation sont à la charge de 100% de l'investisseur.

Chapitre IV

Article 49

Se considèrent infractions administratives et se condamnent d'une amende, lorsqu'elles ne constituent pas une oeuvre pénale, les contraventions ci-après:

- a) les contraventions selon l'article 7 sont punies d'une amende de 10.000-20.000 leks.

- b) Les contraventions selon l'article 8 sont punies d'une amende de 30.000-50.000 leks.
- c) Les contraventions selon les articles 11 et 19 sont punies d'une amende de 20.000- 50.000 leks.
- d) Les contraventions selon l'article 14 sont punies d'une amende de 100.000- 500.000 leks.
- e) Les contraventions selon l'article 16 point 2 sont punies d'une amende 20.000 leks.
- f) Les contraventions selon les articles 25 point 3 et 26 point 2 sont punies d'une amende de 100.000- 300.000 leks.
- g) Les contraventions selon l'article 28 point 2 sont punies d'une amende de 100.000- 500.000 leks.
- h) Les contraventions selon l'article 33 point 1 sont punies d'une amende de 50.000-500.000 leks.
- i) Les contraventions selon l'article 45 sont punies d'une amende de 10.000 - 50.000 leks.
- j) Les contraventions selon l'article 33 point 2 sont punies d'une amende de 100.000 et la confiscation de l'appareil.
- k) Les contraventions selon les articles 47 et 48 point 1 sont punies d'une amende de 1.000.000 – 5.000.000 leks.
- l) Le dégât causé dans les objets uniques du Patrimoine Culturel constitue une oeuvre pénale et doivent être puni selon la législation pénale.

Article 50

1. Les inspecteurs de l'Institut de l'Archéologie et de l'Institut des Monuments de Culture et de la Centre Nationale de l'Inventaire ont le droit de l'amende selon les domaines respectifs.
2. L'analyse d'infractions administratives, les griefs et l'exécution des décisions se font selon les procédures et les termes fixés au Code des Procédures Administratives.
3. La somme encaissé par des amendes se verse 50% à la faveur du Budget de l'État et 50 % à la faveur de l'Institution, sous la juridiction est l'objet.

Les dispositions transitoires et finales.

Article 51

Toute personne physique et juridique possédant des objets ayant des valeurs du Patrimoine Culturel mobiliers doivent les déclarer auprès les organes de la Culture du pouvoir local et d'enregistrer l'objet au Centre National de l'Inventaire des Biens Cultures, selon ses règlements, entre 2 ans de l'entrée en vigueur de cette loi.

Article 52

Les objets monument de culture, donnés en location avant l'entrée en vigueur de cette loi, le contrat de la location, de la période restante se fait conformément aux dispositions de cette loi

Article 53

1. L'Institut des Monuments de Culture, l'Institut de l'Archéologie entre six mois de l'entrée en vigueur de cette loi s'adressent au Conseil des Ministres de donner son consentement sur les zones archéologiques entre les centres habités à Shkoder, Kruje, Durrës, Elbasan, Berat, Vlore et à Sarandë.

2. Dans un an de l'entrée en vigueur de cette loi, l'Institut des Monuments de la Culture, l'Institut de l'Archéologie s'adressent au Conseil des Ministres les limites et les règlements de l'administration des parcs archéologiques de Shkoder, Lezhe, Apollonia, Bylis, Amnatias, Orikum, Antigone, Finiq, Butrint.

3. Dans les six mois de l'entrée en vigueur de cette loi les institutions spécialisées en dépendance du Ministère de la Culture, de la Jeunesse et des Sports, dont leurs statuts s'approuvent par ce Ministère font leur révision selon les dispositions de cette loi.

Article 54

Le Conseil des Ministres se charge qu' a l'exécution des articles 9 point 5, article 18, point 3, 20 point 2, 23, 29 point 2 et 31 point 1, de promulguer des actes de l'exécution de cette loi.

Article 55

La loi nr. 7867 date 12.10.1994 "Pour la protection des Biens Culturels mobilier et immobilier" s'est abrogé.

Article 56

Cette loi entre en vigueur 15 jours après l'édition dans le Journal Officiel.

Proclamé par le décret nr. 3804, date 5 .05.2003 du Président de la République d'Albanie.

Alfred MOISIU

REGLEMENT SUR LA PROTECTION, LA RESTAURATION ET LA GESTION DE LA VILLE-MUSÉE DE GJIROKASTRA

Pour la protection, la restauration et la gestion de la ville-musée de Gjirokastra basée sur la loi nr.9048, dt. 03.04.2003 sur le Patrimoine Culturel, le Conseil des Ministres a approuvé le règlement sur la protection, la restauration et la gestion de la ville-musée de Gjirokastra.

Article 1

La ville de Gjirokastra avec ses valeurs historiques urbanistiques, architectonique et d'environnementales est proclamée ville-musée en application de la Décision du Conseil des Ministres nr.172, dt.02.06.1961, la ville-musée de Gjirokastra est divisée en Site historique et la zone libre (tampon) et aussi les alentours. La site historique est divisé en zone-musée et zone protégé.

Article 2

Le Site historique de la ville-musée de Gjirokastra constitue la partie la plus précieuse de la ville et comprend à l'intérieur de ses confins: le château, le marché de la ville, les quartiers: Pazar i Vjetër, Pllakë, Hazmurat, Teqe, des parties des quartiers Varosh, Meçite, Palorto et Dunavat i Parë ainsi que des ensembles de quartiers Dunavati i Dytë, Manalat et Cfakë.

Article 3

La zone musée est la partie la plus précieuse du site historique. Elle est protégé dans son ensemble en tant que complexe monumental urbanistique, architectonique et environnemental. Dans cette zone il est permis de construire des nouvelles constructions considérés indispensable pour la vie de ce site. Ces constructions doivent être approuvées par le Ministère de la Culture de la Jeunesse et des Sports. La satisfaction des besoins les plus indispensables, de cette partie de la ville, en constructions administratives et socio-culturelles doit être résolue, lorsque cela est possible, en se servant des monuments de la culture conservés à l'intérieur de cette zone sans pour autant altérer les valeurs pour lesquelles ils sont protégés.

Article 4

La zone protégée avec ses valeurs urbanistique, architectonique et environnementale complémentaires joue un rôle d'importante particulière dans l'ensemble du centre historique.

Dans la zone protégé de la ville-musée de Gjirokastra, dans des cas très particuliers, de nouvelles constructions administratives et socioculturelles sont permises, lorsque les besoins indispensables pour lesquels elles sont demandées, ne sont pas satisfaits avec le fonds des monuments conservés dans cette même zone. Dans ces cas-là les nouvelles constructions doivent être harmonisées avec l'ensemble urbanistique, architectonique et environnemental qui les entoure en les liant à lui par le traitement des volumes, des ruptures des matériaux, des couleurs etc. pour ces constructions il est nécessaire le consentement de la Ministère de la Culture de la Jeunesse et des Sports.

Article 5

Quand ils existent de divers documents sur des constructions ruinés, au partiellents ruinés, dans le site historique. Si cette situation entame les unités des ensembles auxquelles font partis ces constructions, il est permis de les reconstruire conformément aux techniques connues de restauration.

Pour des cas particuliers dans cette zone l'on permet des constructions annexes, des constructions socio-culturelles ou bien même des habitants de familles, en ayant le consentement de l'Institut des Monuments de Culture, lequel, de même approuve le plan respectif.

Article 6

La zone libre (tampon) est la partie de la ville-musée non comprise à l'intérieur du centre historique mais elle se situe à proximité. Dans cette zone des adaptations, des constructions annexes et des constructions nouvelles sont permises, mais dans tous les cas cela doit respecter les particularités de construction de la ville-musée, en répondant aux exigences suivantes:

- a) Les adaptations et les constructions annexes dans les constructions existantes peuvent se faire, mais sans toucher aux caractéristiques générales de la ville-musée (dimensions, volumes, matériaux, couleurs etc).
- b) Dans les nouvelles constructions l'on doit respecter le caractère des constructions de la ville-musée (volumes, couleurs, toiture etc.).

Article 7

Dans les constructions existantes, érigés dans le site historique les quelles ne sont pas en harmonie avec le caractère de la ville-musée on peut faire des interventions adaptives en volumes on au traitement extérieur, pour arriver dans une unification selon le caractère urbanistique architectonique de la ville.

Article 8

Les monuments des villes-musée se regroupent, selon leur valeur, en deux catégories: en monuments de première catégorie et en monuments de seconde catégorie.

Le regroupement des monuments en catégorie vise en même temps leur différenciation suivant la valeur et le degré de la mesure et de la méthode d'intervention pour leur conservation, leur restauration, leur adaptation et leur usage.

Article 9

Dans la ville-musée de Gjirokastrër les monuments de première catégorie sont des exemples ayant le plus de valeur concernant leur genre, leur type et leur évolution au cours des siècles étant préservés dans les villes-musée. Les monuments de cette catégorie sont préservés dans site historique, dans la zone libre et ses alentours. La cour, les constructions annexes et les murs de l'enceinte font partie du monument. Un monument de première catégorie peut être aussi une partie de l'habitat. Dans cette catégorie de monuments il n'est permis aucune sorte d'intervention touchant à la composition des volumes, au traitement architectural des aspects externes et internes, ainsi que la solution planimétrique-fonctionnelle.

Les monuments de première catégorie peuvent être utilisés, outre les fonction construites aussi même pour d'autres fonctions ne touchant aucunement à leurs valeurs. Dans des cas particuliers des adaptations sont permises, mais avec des matériaux légers ne touchant pas aux valeurs authentiques et qui soient réversibles.

Article 10

Dans la ville-musée de Gjirokastra, sont des monuments de seconde catégorie tous les autres monuments, excepté les monuments de première

catégorie, compris à l'intérieur des confins du centre historique (zone-musée et zone protégée).

Dans les monuments de cette catégorie des modifications et/ou adaptations internes sont permises, en vue d'un usage plus rationnel et plus comode, utilisant pour cela même les structures des matériaux nouveaux, à condition que l'on ne touche pas à leur vue extérieure. Dans des cas particuliers et rare l'on peut permettre aussi de légers changements des aspects extérieurs de leur partie secondaire, suivant les études de l'Institut des Monuments de la Culture.

Lorsque à l'intérieur de ces monuments, surtout dans les objets d'habitation, sont préservés des milieux caractéristiques ainsi que des décorations en bois, des travaux en plâtre, des décorations picturales ou d'autres mobiliers architectoniques de valeur, ils sont maintenus à leur emplacement existant.

Article 11

L'étude, les plans et l'application des travaux pour la conservation la restauration et l'adaption pour l'usage des monuments de première catégorie et des monuments de seconde catégorie se font par l'Institut des Monuments de la Culture, d'autres institutions spécialisées, du les spécialites licenciés dans ce domaine.

Article 12

L'élaboration de projets pour des constructions nouvelles, dans le site historique et dans la zone libre, est à la charge de L'Institut des Monuments de la Culture et d'autres organisations pour des projets ou les spécialistes licenciés et d'autres collaborations.

Article 13

Les travaux de conservation et de restauration dans tous les monuments y compris eux-mêmes et leurs enceintes murales et la porte extérieure, se font par l'Institut des Monuments de la Culture les organismes dépendantes, aussi même par les organismes specialisées dans domaine.

Article 14

En ce qui concerne le développement ultérieur de la ville, le plan générale urbanistique doit respecter la zonification de la ville-musée et le règlement respectif. Ce plan doit présenter des conditions urbanistiques et architectoniques dans les espaces autour de la ville-musée, dans le but quelles nouvelles constructions n'entament pas leurs valeurs.

Article 15

Afin d'aider le travail pour la protection, la gestion et la restauration des villes-musée, près la Mairie de la ville fonctionne le Conseil de la ville-musée. Les compétences du Conseil sont déterminées par un règlement particulier approuvé par le Ministère de la Culture, de la Jeunesse et des Sports.

Article 16

Pour toutes les questions non prévus par ce règlement et qui ne trouvent pas de solution sur accord entre le mairie de Gjirokastra et l'Institut des Monuments de la Culture, c'est le Ministère de la Culture, de la Jeunesse et des Sports qui en décide.

Article 17

L'enfreinte de ce règlement amène la responsabilité suivant les dispositions du Code Pénal.

Article 18

Ce règlement accompagne la zonification de la ville-musée de Gjirokastra

Article 19

Ce règlement entre en vigueur immédiatement.

5. Facteurs affectant le bien

5. Facteurs affectant le bien

a) Pression due au développement (p.ex. empiétement, adaptation, agriculture, exploitation minière).

Depuis la mise en protection de Gjirokastra en tant que “ville musée”, en 1961, le plus grand risque qui menace les valeurs de ce centre vient des efforts de transformations sur l’ensemble et les constructions dans la ville. Ces efforts sont liés à la correction des inadaptations des bâtiments par rapport aux exigences de vie actuelles ainsi qu’à la construction de nouveaux bâtiments, quand il y a des difficultés pour faire des adaptations aux monuments de la deuxième catégorie. Le cadre légal pour protéger la ville musée est complet, mais l’application de cette législation se heurte aux difficultés. Après 1990 notamment, l’efficacité de la mise en oeuvre de la législation sur la protection de la ville musée est insuffisante. Ces dernières années, on remarque une augmentation des efforts pour protéger l’ancienne ville de Gjirokastra, de la part du pouvoir local, en tant que l’organisme responsable légal de la protection des monuments. A l’état actuel grâce aux changements de vie on a des pressions sur les adaptations qui dépassent les limites de restauration p.x; des annexes de volume, le changement techniques et des matériaux traditionnels, de l’extension des portes extérieurs, (pour les autos) constructions de garages etc. On a très souvent aussi le phénomène de l’abandon des habitations ravages, à cause de l’expatriation des habitants, ou de la besoin des ressources financiers de la restauration.

b) Contraintes liées à l’environnement (p.ex. pollution, changement climatiques).

À l’état actuel, la ville musée n’est pas menacée par des facteurs de pollution ou de changements de climat.

c) Catastrophes naturelles et planification au préalable (tremblements de terre, inondations, incendies, etc.)

En ce sens, Gjirokastra ne présente pas de problèmes de caractère particulier. Les problèmes de la protection contre les incendies accidentelles sont traités d’une façon normale de la part du système de l’état, chargé de la protection contre les incendies. Il est de première nécessité que quelques torrents qui traversent la ville se systématiquement à cause de leurs grands débits rapides et les inondations éventuelles.

d) Contraintes dues aux flux de visiteurs/ au tourisme

La question du traitement du problème des visiteurs reste à être traitée dans le futur, parce qu'en Albanie le tourisme interne et externe n'est pas de grandes dimensions.

e) Nombre d'habitants à l'intérieur du bien, dans la zone tampon.

Dans la zone du centre historique habitent environ 11500 habitants, tandis que dans la zone tampon à peu près 10500 habitants.

6. Suivi

6. Suivi

a. Indicateurs clés permettant de mesurer l'état de conservation.

Comme il a été mentionné ci-dessus, depuis la mise en protection de Gjirokastra en tant que "ville musée", en 1961, et notamment pendant les années 1965-1990, une activité systématique de conservation et protection, selon les critères contemporains, a été effectuée. Mais après 1990 jusqu'à aujourd'hui, cette activité est minimale et ne répond pas aux besoins de ce centre. La Mairie de la ville et l'Institut des Monuments Culturels surveillent la situation du center historique, pour empêcher les infractions et identifier les nécessités d'intervention de restauration. Après l'observation faite à l'etat des monuments dans la ville de Gjirokastra on peut affirmer que dans 41 constructions du première catégorie 73% d' eux ont des besoins de l' interventions de restauration de divers dègres. Tandis que 183 monuments du second catégorie ou 32% d' eux ont besoin de l'intérventions de restaurations.

La longue expérience efficace de L' Institut des Monuments, à la restauration des monuments à Gjirokaster, avantageuse pendant les années 1970 - 1990, en restaurant chaque année 15 - 20 monuments permette de s'affirmer que, si on assure les fonds, le danger permanent aux monuments de la ville peut se dépasser dans une èspace de temps de 3-5 ans.

b. Dispositions administratives concernant le suivi du bien.

L'état de la ville musée de Gjirokastra est observé par la Mairie de la ville et par l'Atelier des Monuments Culturels à Gjirokastra, laquelle fait partie de l'Institut des Monuments de Culture à Tirana.

c. Résultats des précédents exercices de soumission de rapports.

Comme il a été dit, jusqu'aux années 1990, la protection et la restauration de la ville de Gjirokastra a été d'un bon niveau tant qu'en ce qui concerne la protection de la ville musée, conformément à la législation respective, aussi qu'à l'exécution systématique des travaux de reconstruction. À partir de l'année 1990 on remarque une négligence pour la protection de ces valeurs dans les deux sens ci-dessus mentionnés. Les deux-trois dernières années, il se révèle, en croissance, une réaction de la part de l'opinion publique et des spécialistes sur la nécessité de reactiver l'attention due portée a ce centre.

7. Documentation

7. Documentation

a. Photos, diapositives, le cas échéant, film

Les photos (le premier envoi – 21 mai 2002) (1 copie)

1, 2	Vue de la forteresse.
3, 4	Vue partielle de la forteresse.
5, 6	Vue du bazar et de la ville.
7, 8, 9	Vue partielle du bazar.
10	Vue du quartier “Palorto”
11	Vue des quartier “Teqe” et “Palorto”
12, 13	Vue du quartier “Hazmurat”
14, 15, 16, 17	Vue du quartier “Dunavat”
18, 19, 20	Vue du quartier “Teqe”
21	Vue partielle du quartier “Palorto”
22	La maison de Resaj
23, 24	La maison de Zekat
25	Cheminée décorative (maison de Zekat)
26	Plafond décoratif (maison de Skendulaj)
27	Maison de Skendulaj
28	Vue générale de la ville.

Les photos (le deuxième envoi – 25 janvier 2003) (3 copies)

1, 2, 3	Vue de la forteresse et du quartier “Pazar i vjeter”
4, 5	Vue de la forteresse
6, 7, 8	Vue partielle du bazar
9, 10	Vue des quartiers “Teqe” et “Palorto”
11	Vue des quartiers “Hazmurat” et “Palorto”
12, 13, 14	Vue de quartier “Teqe”
15, 16, 17, 18	Vue de quartier “Hazmurat”
19, 20, 21	Vue de quartier “Palorto”
22, 23	Vue des quartiers “Teqe” et “Dunavat”
24	L’entrée d’une maison dans le quartier “Pazar i vjeter”
25	Vue de quartier “Pazar i vjeter”

Les diapositives (le premier envoi – 21 mai 2002) (1 copie)

1, 2, 3, 4, 5	Vue de la forteresse
6, 7, 8, 9, 10	Vue du bazar et de la ville
11, 12	Vue de la forteresse et du quartier “Pazar i vjetër”
13, 14, 15, 16, 17, 18	Vue du quartier “Hazmurat”
19, 20, 21, 22	Vue du quartier “Teqe”
23, 24, 25	Vue du quartier “Dunavat”
26	Vue du quartier “Palorto”

Les diapositives (le deuxième envoi – 25 janvier 2003) (3 copies)

- I (1-5). Vue de la forteresse
- I (6-7), II (1-5). Vue du bazar
- II (6-7), III-1. Vue du quartier “Palorto”
- III (2-7), IV (1-2). Vue du quartier “Teqe”
- IV (3-7), V-1. Vue du quartier “Hazmurat”
- V (2-4). Vue du quartier “Pazar i vjetër”

b. Double des plans de gestion du bien et d’extraits d’autres plans relatifs au bien.

“Studim për rishëndetsimin e qytetit muze të Gjirokastrës” (“Etude concernant le reassainissement de la ville musée de Gjirokastra”), publiée dans la revue “Monumentet” 1/1990 sous le titre: “Problèmes de la protection des valeurs urbaines de Gjirokastra”.

c. Bibliographie des publications sur la Ville-Musée de Gjirokastra

- 1 **Evlia Çelebi** “Shqipëria 350 vjet më parë” “L’Albanie 350 ans avant” (Evlija Çelebi, Sejjahatnamesi) Horizont, 2000
- 2 **Baçe Apollon** “Vështrim mbi qendrat e banuara antike dhe mesjetare në luginën e Drinosit (Gjirokastër) “Aperçu sur les agglomérations antiques et du Moyen Âge de la vallée du Drinos”, “Monumentet” 4/1973
- 3 **Kamberi Thanas** “Disa të dhëna mbi teknikën e ndërtimit të banesës gjirokastrite“, “Données sur la technique de construction appliquée dans l’habitation type de Gjirokastra”, “Monumentet” 2/1971
- 4 **Kamberi Thanas** “Një banesë e shekullit XVIII në lagjen Palorto të Gjirokastrës”, “Une maison du XVIII sc. dans le quartier de Palorto à Gjirokastra”, “Monumente historike në vendin tonë”, Tiranë, 1978
- 5 **Karaiskaj Gjerak** “5000 vjet fortifikime në Shqipëri”, “5000 ans de fortifications en Albanie”, Tirana 1981
- 6 **Lazimi Latif** “Oda e mirë dhe elementet arkitektonike të saj në banesën qytetare gjirokastrite dhe beratase”, “La chambre d’amis et ses éléments architectoniques dans l’habitation de Berat et de Gjirokastra”, “Monumentet” 1(37)/1989
- 7 **Lazimi Latif, Agron Doraci** “Probleme të mbrojtjes së vlerave urbane të qytetit të Gjirokastrës” “Problèmes de la protection des valeurs urbaines de Gjirokastra”, “Monumente” 1/39/1990
- 8 **Mitrojorgji Maks** “Analiza morfologjike e elementeve të pamjes së jashtëme dhe organizimi i hapësirës në banesën gjirokastrite”. “L’analyse morphologique des éléments de la vue extérieure et l’aménagement de l’espace dans l’habitation de Gjirokastra”, “Monumentet”2 (28)/ 1989
- 9 **Riza Emin** “Banesa e fortifikuar gjirokastrite”, “L’habitation

- fortifiée de Gjirokastra”, “Monumentet”, 1/1971
- 10 **Riza Emin** “L’habitation type Gjirokastrite (XVIII-XIX)”, ‘Ethnographie Albanaise’, Tiranë 1976
 - 11 **Riza Emin** “Arkitektura dhe restaurimi i banesës së Zekatëve Gjirokastër”. “Architecture et restauration de la maison des Zekat à Gjirokastra”, “Monumentet”, 13/1977
 - 12 **Riza Emin** “Ansamblet ndërtimore të pazareve dhe restaurimi i tyre”, “Les ensembles des marchés et leur restauration”. “Monumentet”, 15-16/1978
 - 13 **Riza Emin** “Gjirokastra qytet-muze (album), “Gjirokastra, ville musée”, “ 8 nëntori”, Tiranë, 1978. En albanais, anglais, français, allemand
 - 14 **Baçe Apollon, Meksi Aleksander, Riza Emin, Karaiskaj Gjerak, Thoma Piro** “Historia e arkitekturës shqiptare”, “L’histoire de l’architecture albanaise”, Tirana, 1979
 - 15 **Riza Emin** “Qyteti –muze i Gjirokastrës”, “La ville musée de Gjirokastra”, Tiranë, 1981
 - 16 **Riza Emin** “Banesa dyfamiljare në qytet”, “L’habitation urbaine pour deux familles”, “Monumentet” 2(22)/ 1981
 - 17 **Riza Emin** “Kamerietë në banesën shqiptare”, “Kamerie dans les maisons albanaises”, “Kultura popullore”, 1/1982
 - 18 **Riza Emin** “Oda e miqve në banesën qytetare shqiptare”, “La chambre d’hôte dans l’habitation urbaine en Albanie”, “Etnografia shqiptare”, 13/1983
 - 19 **Riza Emin** “Një shembull i zhvilluar i banesës gjirokastrite (banesa e Skëndulajve)”, “Un exemple évolué de l’habitation de Gjirokastra (L’habitation des Skenduljave)” “Monumentet”, 2(29)/1984
 - 20 **Riza Emin** “Shtëpia e zjarrit në banesën qytetare shqiptare”, “La

- maison du feu dans l'habitation citadine albanaise", "Etnografia shqiptare", 14/1985
- 21 **Riza Emin** "Gjirokastra the town that is a museum" "Museum" 175, Unesco, Paris
- 22 **Riza Emin, Thoma Pirro** "Architecture traditionnelle de Balkans, Albanie", "Melissa", Athènes, 1990
- 23 **Riza Emin** "Qyteti dhe banesa shqiptare e mesjetës së vonë", "La ville et la maison albanaise a la période du Moyen âge tardif", "Akademia e Shkencave", Tiranë 1991
- 24 **Strazimiri Gani** "Gjirokastra dhe vlerat e saj kulturore" "Gjirokastra et ses valeurs culturelles" "Monumentet" 2/1971
- 25 **Shtylla Valter** "Banjat e mesjetës së vonë në Shqipëri", "Hammams du bas Moyen âge en Albanie". "Monumentet", 7-8/1974
- 26 **Shtylla Valter** "Ujësjellësi i kalasë së Gjirokastrës" "L'aqueduc du château de Gjirokastra", "Monumentet" 20/1980
- 27 **Shkupi Fatbardha** "Zbukurimorja e disa banesave gjirokastrite" "L'ornement de quelques habitations de Gjirokastra", "Monumentet" 2(32)/1986

d. Adresse où sont conservés l'inventaire, les dossiers et les archives.

L'Institut des Monuments de Culture.
Rue "Murat Toptani", No. 9, Tirana / ALBANIE.

e. Divers (le premiere envoie – 21 mai 2002)

1. Album "Gjirokastra – une ville musée". (1 copie)
2. Relèvements de huit habitations de Gjirokastra. (1 copie)
3. Trois articles sur la restauration de trois habitations de Gjirokastra, publiés dans la revue "Monumentet" (1 copie)

Divers (le deuxième envoi – 25 janvier 2003)

I. Articles de la revue “Monumentet” (3 copies)

- 1) Baçe, A., “Aperçu sur les agglomérations antiques et du Moyen Age de la vallée du Drinos”. 4/1973
- 2) Riza, E., “Architecture et restauration de la maison des Zekat à Gjirokastër”, 13/1977
- 3) Shtylla, V., “L’ancien aqueduc de la citadelle de Gjirokastër”, 20/1980.
- 4) Meksi, A., “Mbi nje monografi per dy kasha bizantine ne rrethin e Gjirokastres”, 1/1982.
- 5) Riza, E., “Un exemple évolué de l’habitation de Gjirokastër (L’habitation des “Skëndulaj””, 2/1984.
- 6) Lazimi, L., Doraci, A., “Problèmes de la protection des valeurs urbanes de Gjirokastra”, 1/1989.

II. Articles de la revue “Museum” (3 copies)

Riza, E., “Gjirokastra the town that is a museum”, 3/1992.

III. Deux cartes (L’Albanie et le region de Gjirokastër – 3 copies)

IV. Description des monuments le plus representatives de la ville-musée, accompagnée par la documentation graphique et photographique (3 copies)

V. La liste des monuments de première catégorie et de deuxième categorie (3 copies)

VI. Le Plan du conservation et du development de Gjirokastra (3 copies)

VII. Document de la mairie de Gjirokastër sur l’amenagement de la zone historique de la ville (2002-2010) (3 copies)

VIII. a. Loi sur la protection des biens culturels mobilier et immobiliers. (3 copies)

b. Reglement sur la protection, la restauration et la gestion des villes-musées de Berat e Gjirokastra. (3 copies)

c. Decision nr. 172, dt. 2.6.1961 “Sur la proclamation de la ville-musée” (3 copies)

Signature (au nom de l'État partie) _____

Nom et prénom _____

Titre _____

Date _____











Dif Duka

1991 M-1234

POSTAL

SUPPLEMENT

du

PLAN - P R O J E T

DE LA GESTION DU SITE HISTORIQUE

DE GJIROKASTRA

par

LA MAIRIE DE GJIROKASTRA

2002 - 2010

L'encouragement du petit tourisme

La ville de Gjirokaster placée dans la partie méridionale de l'Albanie, seulement peu loin des centres puissantes européennes, a des caractéristiques attrayantes pour le tourisme.

Limitée avec la Grèce (60 km loin de Janine, ou 160 km loin du port d'Igumenice) loin de 60 km du port de Saranda, sans doute reste une région très intéressante dans l'aspect du développement économique et culturel.

Loin 75km de Buthrots (Butrint) site archéologique très important de l'Albanie, grâce à ses valeurs culturelles est inclus dans la liste du Patrimoine Culturel Mondiale. Elle est une ville antique construite par Pirro de l'Épire et aussi une ville romaine. Elle a pris ce nom à l'honneur de l'Empereur Adrien. Gjirokastra et toute la vallée de Drinos dont la quelle elle s'étend est un centre très important du tourisme Albanais. La densité des monuments là est très variée. (On trouve des cultures Romaines, Grecques et Ottoman, des sites archéologiques, p.x Sofratika avec son théâtre, des citadelles, des mosquées, et des églises byzantines avec de grandes œuvres d'art)

La municipalité et le maire il y a du temps qui s'occupent de mettre en fonction un petit aéroport construit par des Italiens pendant la 2ème Guerre Mondiale et qui a eu des fonctions jusqu'au 1990. La municipalité est en contact avec les deux sociétés Italiennes de projets. On a commencé le travail sur ce projet. Il est prévu que les travaux seront faites d'après les normes de ICAO. La valeur totale est 5 million Euro.

Sur l'infrastructure de base: La construction d'un aéroport civil dans la partie méridionale (vols charter) serait très importante et nécessaire. Pour le tourisme les vols charters auront une grande importance dans l'avenir.

Maintenant la seule route pour aller à Gjirokastra est de Korfuz (Grèce) vers Saranda.

Buthrots- Phoinike- Gjirokaster: ce triangle est une zone archéologique très riche et très intéressante dans l'aspect touristique.

On peut classer Gjirokastra dans le tourisme d'intérêt particulier, là on peut découvrir des secrets précis et rares de la nature, d'écologie, et du Patrimoine Culturel.

Le potentiel du développement

- La biodiversité très riche des zones montagneuses avec la flore et la faune riche.
- La nature propre et les beautés naturels attrayantes.
- Les sites historiques et culturels depuis des siècles.
- La manière traditionnelle de la vie.

Le tour operateur

- La rédaction des paquets attrayantes: Tours de demi et d'un jour dans les centres d'intérêts (Histoire, Culture, Patrimoine).
- La compilation des paquets pour quelques jours en focussant des activités de l'intérêt particulier.
- Le tourisme rural (manière de vie, la production des aliments et des boissons faites de la tradition) zone du Lunxherie.
- Ecotourisme (orienté vers la nature).
- Le bond en parachute sportive (paragliding)
- Des bicyclettes montagneuses (mountain biking)
- Des excursions (treking)
- L'ascension (climbing)
- Aller à cheval (horseback riding)
- Des tours d'étude (religieux et culturels)
- Des tours dans les zones frontalières en cooperant avec les voisins.

Le transport

- Des mini-bus
- Des chevaux
- Des bicyclettes

La communauté

- Des sites culturels, musées (éthnographique, des armes)
- L'indication des lieux d'intérêt.
- La publication des guides des tours.
- L'entretien des sites historiques et culturels.
- Des bureaux de l'information touristique.

La distribution

- La distribution indirecte entre des petits opérateurs dans les principaux commerces.
- La coopération avec des petits opérateurs spécialisés du pays.
- L'ouverture de la page d'internet en contactant directement avec des partenaires touristiques en ce qui concerne les activités particulières.

La vision 2002-2010

Gjirokastra vu comme une Destination Touristique plus attrayante de l'Albanie Méridionale.

Les principes de la stratégie.

1-La partenariat: régional, national, international.

2-La qualité: productions de valeurs et la qualité nécessaire pour compléter les demandes visées.

3-Les sources humaines (les hommes réalisent le changement). Le personnel bien entraîné, orienté vers les services.

Les directions de la stratégie

- 1- La structure: l'organisation et le développement du tourisme rural et ses productions sont des priorités à brève échéance et à longue échéance.
- 2- La concurrence: des activités touristiques bilatérales frontalières entre les pays voisins.

Le client

Les commerces visés sont:

- Les familles orientés par le prix entre 28 et 45 ans avec des enfants.
- Les nouveaux couples orientés par le prix .
- Les célibataires orientés par les aventures et les sports .
- Des personnes actifs, des pensionnés.

La position

Du point de vue du client on le connaît comme la nouvelle destination touristique dans la région dont les prix sont avantageux.

La Municipalité. (Mairie)

Le pouvoir local est très intéressé sur la réhabilitation du site historique de cette ville. Il va faire le déplacement de la faculté de l'Economie de L'Université de Gjirokaster dans le site Historique de la ville. L'autre aide de la Municipalité est celle donnée aux marchands. Elle n'a pas pris les impôts obligatoires pour toutes les boutiques qui se trouvent dans ce site.

Elle va continuer d'être insérée dans la détermination des politiques, la planification et le développement du tourisme, de l'aménagement, de l'environnement et de la destination adoptés par des demandes rurales.

Son engagement et son rôle vont s'agrandir de refléter les exigences du tourisme dans l'économie locale.

Devoirs et Responsabilités

- Contrôle du processus de l'évolution du terrain, incluant, la loi de l'urbanisme et le projet loi.
- Insérer en vigueur les lois et les règlements liés avec la santé, la sécurité, la qualité et les places de travaux.
- La licence des personnes qui s'occupent des agences de voyages, des hôtels, des restaurants, des guides touristiques.
- Appuyer sur la stratégie du tourisme et son exécution.
- La coordination avec des agences du transport et celles de l'infrastructure d'assurer qu'elles soient prêtes pour le tourisme quand et où il aura besoin.
- Des programmes de sensibilisation sur le tourisme et de l'information des touristes sur les coutumes du pays.
- Monitoriser le développement du tourisme et d'autres activités de recherches en s'élevant et entretenir un système d'information et d'aménagement du tourisme.
- Vendre des livres.

La centre régionale de l'information touristique

Devoirs et Responsabilités

L'information détaillé des visiteurs

La production des matériaux de marketing (les brochures, les cartes de la ville).

La vente des livres, des cartes – postales et des cadeaux.

L'organisation et le support des activités particuliers.

Faire des guides des tours.

Ouvrir des pages de l'internet de la Municipalité pour les partners touristiques.

WHC REGISTRATION	
Date	12/01/04
Id N°	567 REV
Copy	1 Item 87A

I. Law Nr. 9048, date 07.04.2003 “ For the Cultural Heritage”

LAW

Nr. 9048, Date 07.04.2003

“FOR THE CULTURAL HERITAGE”

In accordance with the Article 59, point 1, letter “g”, Article 78 and 83, point 1 of the Constitution, with the proposal of the Council of Ministers,

THE PEOPLE’S ASSEMBLY OF
THE REPUBLIC OF ALBANIA

D E C I D E D:

CHAPTER 1

GENERAL CLAUSES

ARTICLE 1

This Law aims at the declaration and the protection of the cultural heritage within the territory of the Republic of Albania.

ARTICLE 2

The object of this law comprises the values of the cultural heritage, the prevision of the rules on its protection and the duties and responsibilities of the bodies operating in this field.

ARTICLE 3

For the purposes of this Law, the definitions used have the following mean:

1. "Architectural Ensemble" is the whole of a set of buildings, having the same creative concept;
2. "Historical Ensemble" is the community of urban-architectonic values provided with its historical ones as well;
3. "Museums Ensemble" is the whole of the urban-architectonic values protected by the state;
4. "Urban Ensemble" is the community of urban – architectonic having a civil center, which might be set up by one or several parts of a residential area.
5. "Urban, Architectonic and Traditional Ensemble" is the urban – architectonic whole of a residential center, formulated according the composition criteria of the past.
6. "Traditional Architecture" means the architecture of the past having relatively wide coherent implementation.
7. "Damage" is the intervention to the detriment of the cultural treasure, tangible or intangible infringing on the function or the original frontage of these properties;
8. "Oral folklore" is the folk creation text, not followed up by the music, which is read or told.
9. "Instrumental Folklore" is the popular musical creation being interpreted by popular musical instruments;
10. "Choreographic Folklore" means the dances and the creations , which are performed with or without musical instruments;
11. "Vocal Folklore" include the musical compositions either sung or interpreted both provided with text and music;
12. "Specialized state institutions" comprise the Institute of Cultural Monuments, the Institute of Archaeology, the Institute of Folk Culture, The General Directorate of State Archives, The National center of Cultural Folk Activities.
13. "Inventory" means the record and the identification of the cultural heritage objects;
14. "Informatics cataloging" deals with the record of data according to the scientific standards set on the identification and quick administration of the cultural property;

15. "Protection" is the mean and way of legal aspect or not of the preservation, maintenance, restructuring or conservation of the cultural heritage;
16. "Cultural monument" is the object or the construction of cultural and historical values protected by the state;
17. "Object under preliminary protection" includes the cultural and tangible property, expected to be declared cultural monument by the responsible body.
18. "Object under supervision" is the cultural property not yet declared cultural monument, to be included as property under state protection.
19. "Unique object" is the architectonic work in general use or of artistic or ornamental features, which up to a given moment, are identified as the only cultural and tangible heritage;
20. "Archaeological Park" is the area space of environmental values where there are preserved construction ruins, discovered by the archaeological excavations being protected by the state.
21. "Object's passport" is the identifying filing card of a cultural heritage object, where are put the object's photo, films, sketches, placing, measures, weight, composition, the computerized code, the author, the preservation place, description and the history.
22. "The Archaeological center" is the area space where there are preserved monuments and archaeological objects on and under the ground.
23. "Historical center" is the urban or rural ensemble of historical and cultural values under state protection;
24. "Museum town" is the urban center is the urban center being protected by the state for its historical and cultural values.
25. "restoration" is the evaluation of the original substance of the monuments through intervention for the prevention of further degradation and for putting into prominence of their values.
26. "The status of the object" implies the legal status of the object;
27. "Heritage of national values" is the cultural, tangible or intangible property having historical and cultural values for the Nation;
28. "Heritage of museum values" comprises the cultural and tangible property, which for its historical, cultural or artistic values deserves to be preserved in the museum of various profiles;
29. "Heritage of particular values" is the cultural, tangible and intangible property of noticeable values..
30. "Heritage of unique values" comprises the cultural, tangible or intangible property, unique in its kind;

31. "Archaeological value" include the monuments, historical settlements of various kinds, objects or parts of construction works or settlements, coming out by archaeological excavations, bearing historical and cultural values;
32. "Ethnological value" include the values of culture, tangible or intangible,, which are linked to the essential features of a Nation.
33. "Traditional craft" is the tangible part and the concentrated experience of our popular handicrafts' masters through centuries.
34. "Archaeological area" is the surface area over which are situated the monuments being discovered by the archaeological excavations or where it is identified the existence of stratum bearing archaeological compositions;

ARTICLE 4

The cultural heritage is composed of tangible and intangible values, which are part of the national property.

I. The tangible values of the cultural heritage are as follows:

1. Objects of immovable cultural heritage , where there are included:

- a) centers, zones and regions, dwelling or non-dwelling, of archaeological historical, ethnological, architectonic and engineering value. Here are included also objects of such characteristic being of ruin situation, of over 100 years old.
- b) Urban, architectonic and historical ensemble , buildings or building constructions of particular values; As such are the objects of this kind in ruin status, of over 100 years old;

2. Objects of movable cultural heritage, where there included:

- a) Objects, parts or elements of objects, as described in letter "b" of point 1 of this Article, such as mosaics, capitols, sculptures, columns, mural pictures, icons, iconostate, characteristic ceilings, epitaphs, tombs, of 100 years old.
- b) Archaeological movable stuffs, coming out from archaeological excavations, are collected by the archaeological searches or

they come as occasional findings or which are preserved in collections or other various funds;

- c) The artistic creations of all kinds and types. Here there are excluded the creations of the living authors;
- d) Archive documents of national historical importance.
- e) Manuscripts and publications, books and periodicals of particular historical and bibliographical values.
- f) Various philatelic, numismatics art collections, of a seniority over 25 years old.
- g) Traditional working, handcrafts and living tools. The mechanisms, machineries or the objects of everyday or ceremonial use, of artisan, ethnographic or historical values, objects produced in artisan way, of an old age of over 50 years and also fabricated objects of a seniority over 75 years old.
- h) Producing technology of traditional products;
- i) Cold steel and fire arms, both handicrafts and fabricated productions of the beginning of II World War;
- j) Individual objects of historical distinguished personalities.
- k) The objects included into the properties' inventory, declared under preservation or protection, of the museum network and of the art galleries and state institutions of the country up to the year 1991.

II. The intangible values of the cultural heritage are as follows:

- 1. The use of the Albanian language in the literary works;
- 2. The memory recall verbal (wordy) folklore, written or recorded;
- 3. Vocal, choreographic or instrumental folklore;
- 4. Customs and traditional habits (morals);
- 5. beliefs and traditional dependences;
- 6. various traditional crafts;

ARTICLE 5

- 1. The tangible and intangible values of the cultural heritage, which are presently excavated or created, despite their proprietorship, are protected by the state.

2. The Minister of Culture, Youth and Sports declares the National day of the Cultural Heritage.

ARTICLE 6

The Ministry of Culture, Youth and Sports, the Academy of Sciences, the General Directorate of State Archives, the Universities as well as the local governing bodies, in accordance to their own respective fields of investigations, carry out the searches, the protection, the preservation, the restoration, the treatment, the study, the inventory and the informatics filing of the cultural heritage objects.

ARTICLE 7

1. The Institute of the Cultural Monuments, the National Centre of the Cultural Properties' Inventory, the Institute of Archaeology, the Institute of Folk Culture and the General Directorate of the State Archives, in pursue to the scientific criteria, ascertain the values of the tangible and intangible cultural heritage, as such already declared, which are property of any physical or legal person, and make up their certification.
2. These objects, , must be obligatorily recorded in the National Center of the Cultural Property Inventory, which issues the certification passport of the object based on the above mention data.
3. Whatever some change into the proprietorship of the objects should be registered in the National Center of the Cultural Property Inventory.

ARTICLE 8

Each physical or legal person is binding to preserve the whole of values of the cultural heritage and of the history which he/she owns or gets n use, following the criteria set by this Law or by-law acts issued in appliance to this Law.

ARTICLE 9

1. The objects of the cultural heritage of particular national and unique values, which are not state property, might be collected, sold, bought, come into heir or gifted between Albanian citizens living within the territory of the country.
2. The Albanian state enjoys the right of pre-purchasing of the objects of particular national and unique values of the cultural heritage being under private proprietorship.
3. Any individual proprietor wishing to sell an object of the cultural heritage is asked to present in the Ministry of Culture, Youth and Sports the object's passport. The Ministry of Culture, Youth and Sports, after consultations with the specialized bodies of the respective field, replies to the object's owner within 30 days after the submission of the request. In case the Ministry of Culture, youth and Sports is interested to buy this said object, it begins the evaluation procedures. Otherwise, the owner has the right to carry out the selling by attaching to the object's documentation the written recommendation of the institution which has ascertain the evaluation.
4. For the evaluation of the immovable cultural heritage objects, in private ownership, which are taken out of the territory of the Republic of Albania, it is set up Standing Commission composed of experts coming from scientific specialized institutions, which upon the completion of the of objects' ascertain, recommends to the Ministry of Culture, Youth and Sports the delivery or not of the permission to export these objects out of the territory of the country.
5. The functioning of the Commission, the evaluation's procedures and the scientific criteria, the selection of the members and their honorarium are set by the Decision of the Council of Ministers.

ARTICLE 10

1. The displacement of the cultural heritage values to better preserve their values into proper premises as far as the security and the microclimate is concerned, and in accordance to the object's features, is performed by the Institute of the Cultural Monuments, the Institute of Archaeology, the Institute of the Folk Culture or the General Directorate of the State Archives.

2. The displacement is carried out after the above mentioned institutions have completed the respective documentation and searches and after they have realized the recording of the displacement in the National center of the Cultural Property Inventory.

ARTICLE 11

The multiplying or the reproduction of the certified objects of the cultural heritage must be done in accordance with the provisions of the legislation in force “ On the copyright” and after getting the permission from the National Center of the Cultural Properties’ Inventory.

ARTICLE 12

The objects of the cultural heritage n private ownership, having special national and unique values, in case of public interest, may be expropriated on the basis of legal provisions in power related to the expropriation.

ARTICLE 13

The physical or legal persons having in their ownership recorded objects of cultural heritage values, movable or immovable, are obliged to keep them under good conditions. For reasons of restorations, they must apply to the Institute of the Monuments, Institute of Archaeology, the Institute of Folk Culture or to the licensed subjects, following article 17, point 3.

ARTICLE 14

In cases of natural calamities, of the demolition or combustion of the cultural heritage valued objects, when it is not decided upon its reconstruction over the remaining location or the ruined property, the construction is allowed only over the previous land surface and volume being strict to the category and the type of the damaged monument.

ARTICLE 15

1. The Institute of the Cultural Monuments, the Institute of Archaeology, the Institute of Folk Culture or the General Directorate of State Archives, on the authorization of the owner or in his presence have the right to examine the physical condition of the object or of the objects under private ownership.
2. The proprietors of each object, following the request made by the above mentioned institutions, are obliged to allow the examination of the physical condition of the objects.

ARTICLE 16

1. The specialized governmental institutions, in agreement with the owners and possessors of the cultural heritage objects, create the premises to exhibit these objects to the public.
2. The photographing, the shooting or the computerized filing and the publication of the cultural heritage objects, being exhibited into local museums, will be made after getting the permission from the governmental institution which this museum is dependent upon. For such objects, exhibited in the national museums, the permission must be approved by the Minister of Culture, Youth and Sports.

ARTICLE 17

1. The restoration of the cultural heritage objects is performed by the specialized governmental bodies and by the physical or legal persons being provided with the proper license.
2. The physical or legal persons, applicant to get the license in exercising the restoration profession in the field of cultural heritage, are assayed by the national Council of Restorations.
3. The National Council of Restoration is set up upon the commitment of the Minister of Culture, Youth and Sports, and it is composed of representatives from the specialized institutions and personalities of the respective field. The setting - up and the functioning of this Council are defined in its rules being approved by the Minister of Culture, Youth and Sports.

4. The license to practice the job in this field is approved by the Minister of Culture, Youth and Sports.
5. The works of restoration, which are accomplished by out-of-governmental system institutions, charged with the protection, conservation, restoration and surveys, are mandatory supervised by the governmental institutions.
6. Whatever the case, the restoration projects should be approved by the National Council of Restoration.

ARTICLE 18

The fund for the maintenance, restoration, finding out and the searching of the cultural heritage values comes from the state budget, being allocated to the Ministry of Culture, Youth and Sports; from revenues coming from their usage and from any other legal source being donated by various foundations, organisms or institutions, both domestic or foreign, governmental or private, or even donations by physical or legal persons.

The fund acquired by the utilization of the cultural monuments are totally used to the benefits of monuments' restoration and maintenance.

CHAPTER II

THE MOVABLE CULTURAL HERITAGE

ARTICLE 19

1. The displacement from certain places of the movable cultural heritage objects, being state property of ordinary or particular values, of national or unique ones, to safeguard, restore, search or exhibit them within the country or the alienation of the property, is made upon the authorization of the Minister of Culture, Youth and Sports.
2. The displacement from certain places of the movable cultural heritage objects, being state property of common values, to safeguard, restore, search or exhibit them out of the territory of the Republic of Albania, is made upon the authorization of the Minister of Culture, Youth and Sports.

3. The transfer of the movable cultural heritage objects, of exceptional national and unique values, with the aim to protect, restore, study or exhibit them out of the territory of the Republic of Albania, is executed upon the authorization of the Council of Ministers. The procedures of such transfers are defined by the directive of the Council of Ministers, following the international conventions being ratified by the Republic of Albania to this end.
4. In any case, the permission issued should be registered to the National Center of Cultural Properties' Inventory.

ARTICLE 20

1. The cultural heritage objects being extra special, of national and unique character, are not gifted and exchanged, whatever the case.
2. On special occasions, the movable cultural heritage objects may be given as presents or exchanged between homologue institutions in other countries, when it is to the benefits of the nation and the objects are of equal value. The gift or the exchange is made upon the decree of the Council of Ministers.

ARTICLE 21

1. The Albanian state directly becomes the legal proprietor of the cultural heritage objects, which do not belong to the state property, but they are stolen or lost, and if their owner is not identified.
2. The Albanian state directly becomes the legal proprietor of the movable cultural heritage objects, which do not belong to the state property but they are illegally elicited abroad.

ARTICLE 22

The movable cultural heritage objects, the archives and the collections of the governmental and non-governmental institutions as well as those exhibited in the national or local museums, governmental or non-governmental ones, are protected and managed in accordance with the rules of the institutions themselves, which are compiled in conformity with this Law and with the legislation regarding the archives.

ARTICLE 23

In cases when the buildings where the state archives or other important valuables of the cultural heritage are secured, are turned back to the original proprietors and the expropriation is impossible, the Council of Ministers arranges the settling of these institutions to other proper premises.

CHAPTER III THE IMMOVABLE CULTURAL HERITAGE

ARTICLE 24

1. The object of the cultural heritage is protected under the following division:
 - a. watching;
 - b. preliminary protection;
 - c. cultural monument of the 2nd category;
 - d. cultural monument of the 1st category
2. The objects in block are defined according as : archaeological park, museum city, museum area, historical city, archaeological center and museum ensemble.
3. The complete or partial divest of the state protection over an object or group-objects of the cultural heritage is an exclusive right of the body having previously declared such protection.

ARTICLE 25

1. The objects under watch (observance) comprises all the objects in wrecking condition, castle, cult (worship) objects, engineering constructions, public or luxurious constructions, built prior the year 1900 and those being under usage, built before the year 1944. Such a status is declared by the Institute of the Cultural Monuments and it is permanent.
2. The changing or abolition of this status is made on the request of the object' s proprietor addressed to the Institute of the Cultural Monuments.

3. There may not be changes or damages over the object enjoying such status, without the prior written permission of the Institute of the Cultural Monuments.

ARTICLE 26

1. The Institute of Cultural Institute declares “object under preliminary protection” any object of rare values. This status is given for a period of 6 months during which the institution must carry out the procedures to evaluate the further status of the said object.
2. Over the period defined in point 1, any intervention into the physical condition of the object is prohibited.

ARTICLE 27

Monuments of 2nd category comprise all the constructions on the museum areas and those in the protected areas of the museum cities in the historical centers not defined as monuments of 1st category. They are conserved in architectonic volumes and structures (composition) of their outer appearance. The Minister of Culture, Youth and Sports declares them cultural monuments of 2nd category.

ARTICLE 28

1. Monuments of 1st category are the constructions of distinguished values and of special importance to the cultural heritage. They are conserved in the entirety of their architectonic and technical components.
2. The composition of the volumes, the architectonic treatment of the exteriors and interiors as well as the plan and functional solution of these monuments can not be altered.
3. The new constructions close to them must respect the distances of the protected areas.
4. The Minister of Culture, Youth and Sports declares them cultural monuments of the 1st category.

ARTICLE 29

1. Museum city, museum area, historical center, museum ensembles, the centers and the archaeological parks include that category of objects in block, which are conserved in their entirety as historical – archaeological, monumental, architectonic – urban and environmental complexes, and it is for this reason the new constructions should not interfere to the existing objects, except the engineering subterranean networks.
2. The rules governing the administration of the abovementioned objects are approved by the Council of Ministers on the proposal of the Minister of Culture, Youth and Sports.
3. The cultural monuments of the 1st and 2nd category inside the historical centers, museum cities and the museum ensembles may be utilized on other functions as well which do not affect their values. There may be settled governmental or private institutions, such as museums, libraries, monument parlor, phototeques, art gallery and various exhibitions.

ARTICLE 30

The specialized institutions of the cultural heritage fields, the local authorities and the owners or possessors of the objects enjoy the right to propose the declaration of cultural monuments of an object. The proposal should be addressed to the Minister of Culture, Youth and Sports.

ARTICLE 31

1. The museum city, museum areas, the archaeological zones, the historical centers, the museum ensembles and the archaeological parks are declared as such on the decree of the Council of Ministers, after the proposal of the Minister of Culture, Youth and Sports.
2. The total or partial abolition of the protection level over the cultural monuments is made by the decision of the same body having previously taken such decision.

ARTICLE 32

1. A terrene or wasteland around the cultural monument is determined as a protected area, matching their architectonic values, their urban–esthetic suitability, their surrounding and the ecologic environments.
2. The dimensions of the protected area are defined by the organ declaring the monument based on the result of the survey accomplished by the Institute of the Cultural Monuments.

ARTICLE 33

1. The excavation, restoration, the utilization and any other action taken over the cultural monuments as well as any modification on the land location around put under their protection, is only effectuated by the authorization of the Archaeological Institute or of the Institute of Cultural Monuments.
2. The excavation of archaeological character and the use of the metal-tracer equipments by people or unauthorized subjects are forbidden.

ARTICLE 34

The local government units collaborate with the Institute of Cultural Monuments and the Institute of Archaeology for the preservation protection of the cultural heritage objects situated over the territory of their jurisdiction. The Ministry of Culture, Youth and Sports defines the ways of the cooperation.

ARTICE 35

The works for the maintenance, of restoration and the revitalization of the cultural monuments are accomplished using the funds allocated by the Ministry of Culture, Youth and Sports through the State Budget, after the approval of their working plans by the Institute of the Cultural Monuments.

ARTICLE 36

1. The state covers all the expenses for the preservation of the historical - artistic values, which are not linked to the objects' stability (

constancy), for the cultural monuments of 1st and 2nd category, property of non-governmental subjects.

2. The other restoring works over these monuments are covered as follows:
 - a) 50% by the state and 50% by the owner for the monuments of the 1st category;
 - b) 30% by the state and 70% by the proprietor for the monuments of 2nd category.

ARTICLE 37

1. When the non-governmental proprietor of the cultural monument do not possess funds to cover the restoring works, after the planning of these works, the state intervenes to the banks to get long-term loans on softening terms.
2. When the owner refuses the loan and when the monument risks to be demolished, the restoring works are even carried out without having his consent, by the Institute of the Cultural Monuments or by other licensed subjects. Upon the completion of the works, the owner is obliged to pay his own part of the expenses, in accordance with the article 36 of this Law.

ARTICLE 38

Any decision taken by the Councils of Territory rehabilitation to intervene or construct into the areas declared cultural monuments or protected area close to a cultural monument, despite its proprietorship, is non-effective (invalid).

ARTICLE 39

1. The cultural monuments may be revitalized for administrative and social – cultural reasons, on the condition that the new function should not affect the monument's value.
2. In any case, the utilization of the cultural monuments is allowed only after signing the contract between the user and the owner, who is asked to inform the Institute of the Cultural Monuments.

ARTICLE 40

1. The sticking of the publicity papers over the cultural monuments is made only on the occasions of cultural festivities and they are temporary.
2. The cultural activities into the cultural monuments objects are organized only in cases when they do not risk or affect their values.
3. The Minister of Culture, Youth and Sports issue the permission to organize the cultural events and the putting of the publicity papers on them.

ARTICLE 41

The searches, the polling and the archaeological excavations over the whole territory of the Republic of Albania are monopoly of the Albanian state.

ARTICLE 42

1. The activities described in article 41 are performed by the Institute of Archaeology.
2. These activities are accomplished based on the works coordination between the Institute of Archaeology and the Institute of the Cultural Monuments.
3. To realize these events, there may be cooperated with other specialized institutions, state or private ones, domestic or foreign. These co-operations are based on the agreements or contracts, bilateral or multilateral. The exclusivity of the foreign institutions is excluded. In any co-operating case, it s obligatory to have the approval of the supreme body.

ARTICLE 43

1. The centers, the areas and the archaeological parks are defined by the Institute of Archaeology and the Institute of the Cultural Monuments. Over the territories included in this group, any kind of intervention of constructing character or other activities that harm them, are prohibited.

2. The archaeological areas under survey are defined by the Institute of archaeology and the Institute of the Cultural Monuments. Each intervention over these areas is performed in the presence of the above institutions' experts.

ARTICLE 44

The archaeological objects, found during the archaeological excavations, are property of the Albanian state.

ARTICLE 45

The physical or legal persons, who discover or excavate, at random, objects of the cultural heritage, are bound to inform, within 20 days, the cultural local bodies, the Institute of Archaeology and the Institute of the Cultural Monuments by declaring the finding way and place.

After the documentation of the object, the experts commission set up to this end evaluate the values and decide upon the further status of the object and, the remuneration of this person.

ARTICLE 46

On the purpose of following up the occasional archaeological excavations, coming out during the agricultural diggings, engineering construction works or building constructions and taking the measures to preserve the values of these objects, when the respective units of the Institute of Archaeology and the Institute of the Cultural Monuments do not cover them, there are established special sets of temporary function on the decree of the Minister of Culture, Youth and Sports.

ARTICLE 47

In cases of huge constructions over the state or private property territory, such as roads, highways, airports, industrial works, new housing centers, the investors, during the drafting and applying their projects, are bound to consult with the experts of the Institute of Archaeology and the Institute of the Cultural Monuments. The experts check the area and prepare the respective report. When the area features important archaeological,

ethnographic values or traces of ancient or traditional architecture, the project must be modified. The proposal to modify the project must be delivered by the institutions having performed the checking and the expenses for these modifications must be covered by the investors themselves.

ARTICLE 48

1. When right after the construction works have begun, there are found traces or objects of archaeological – ethnological values, the work will immediately be suspended.

The leaders and the investors of the works will inform within three days the local authorities, the Institute of Archaeology and the Institute of the Cultural Monuments, who are responsible to make the respective check-in , to report on the values found and make the proposals on the continuation or not of the working procedures.

2. If the findings are of important values, the started works may undergo changes or may be eventually interrupted. In such a case the decision is taken by the body enjoying the right to authorize the starting of the works.

3. In the case the workings should undergo changes, all their expenses as well as those covering the scientific searches, the necessary restoring or preserving activities, will be totally covered by the investor.

CHAPTER IV ADMINISTRATIVE VIOLATION

ARTICLE 49

1. There will be called administrative violations and be fined with the respective penalties the following offences, when they do not make up a penal deed:

- a. the violations referred to Article 7 are fined with a penalty starting from 10.000 to 20.000 Albanian Leks;

- b. the violations referred to Article 8 are fined with a penalty starting from 30.000 to 50.000 Albanian leks;
- c. the violations referred to Articles 11 and 19, are fined with a penalty starting from 20.000 to 50.000 Albanian leks.
- d. The violations referred to Article 14 are fined with a penalty starting from 100.000 to 500.000 Albanian leks;
- e. The violations referred to Article 16, point 3 and Article 26, point 2, are fined with a penalty starting from 100.000 to 300.000 Albanian leks;
- f. The violations referred to Article 28, point 2 are fined with a penalty starting from 100.000 to 500.000 Albanian leks;
- g. The violations referred to Article 33, point 1 are fined with a penalty starting from 50.000 to 500.000 Albanian leks;
- h. The violations referred to Article 45 are fined with a penalty starting from 10.000 to 50.000 Albanian leks.
- i. The violations referred to Article 33, point 2 are fined with a penalty of 100.000 Albanian leks up to the confiscation of the equipment.
- j. The violations referred to Articles 47 and 48 point 1, are fined with a penalty starting from 1.000.000 to 5.000.000 Albanian leks.

2.The damage caused on the unique objects of the cultural heritage constitutes a penal act and it is penalized according to the penal legislation.

ARTICLE 50

1. The inspectors of the Institute of Archaeology, of the Institute of the Cultural Monuments and of the National Center of the Cultural Property Inventory enjoy the right to impose the penalty, in accordance with the field they cover.
2. The treatment of the administrative violations, the claiming and the execution of the decisions are preformed based on the procedures and the terms defined in the Code of the Administrative Procedures.
3. The amount cashed by the fine-collecting goes 50 % to the State Budget and 50% to the institutions legally responsible for the object.

CHAPTER V
TRANSITORY AND FINAL DISPOSITIONS

ARTICLE 51

Each physical or legal person, owning objects comprising movable cultural heritage, must declare them to the cultural bodies of local government and record them into the National center of the Cultural Property Inventory following the procedures set by this Center, within a time of two years starting the entering into force of this Law.

ARTICLE 52

For the cultural monuments given on rent before this Law enters into force, the loan contract for the remaining period should be arranged in accordance with the dispositions of this Law.

ARTICLE 53

1. The Institute of the Cultural Monuments and the Institute of Archaeology, should present, within the time of 6 months from the date this law enters into force, to the Council of Ministers the list of the archaeological areas inside the territory of the residential centers of Shkodra, Lezha, Kruja, Durres, Elbasan, Berat, Vlora and Saranda to be approved.
2. Within the period of one year from the date this Law enters into force, the Institute of the Cultural Monuments and the Institute of Archaeology present to the Council of Ministers the list of the bordering lines and the rules of administrating the archaeological parks of Shkodra, Lezha, Apollonia, Bylis, Amantia, Oriku, Antigonea, Finiq and Butrint to be approved.
3. The specialized institutions under the authority of the Ministry of Culture, Youth and Sports whose statutes are approved by the Minister of Culture, Youth and Sports, should revise, within a period of 6 months from the date this law enters into force, their statutes in accordance with this Law.

ARTICLE 54

It is the Council of Ministers in charge to issue bylaws in appliance of this Law, based on the Articles 9 point 5, Article 19 point 3, Article 20 point 2, article 29 and 31 point 1.

ARTICLE 55

The Law nr.7867, date 12.10.1994 “ For the protection of the cultural heritage, movables and immovable, is abrogated.

ARTICLE 56

This Law enters in force 15 days after its publication in the Official Gazette.

Declared by the Decree nr.3804, bearing the date of 5th May 2003 of the President of the Republic of Albania, Alfred Moisiu.

WHC REGISTRATION	
Date	12/01/04
Id N°	569 REN
Copy	1 Item 3A

Loi
Nr. 9048, date 7.04.2003
Sur le Patrimoine Culturel

En vertu des articles 59, point 1, lettre g, 78 et 83, point 1 de la Constitution sur une proposition du Conseil des Ministres

L'Assemblée de la République d'Albanie décida:

Chapitre I

Dispositions générales

Article 1

L'objectif de la présente loi est la proclamation et la protection du Patrimoine Culturel sur le territoire de la République d'Albanie.

Article 2

Les valeurs du patrimoine culturel, la prévoyance des règles de sa protection, ainsi que les tâches et les responsabilités des organismes agissant dans ce domaine font l'objet de la présente loi.

Article 3

Dans cette loi les termes ci-dessous mentionnés ont les significations suivantes.

1 – “L'ensemble architectural” est l'intégrité d'un nombre de constructions liées par le même concept créateur.

2 – “L'ensemble historique” est la totalité des valeurs urbanistiques – architectoniques aux valeurs historiques.

3 – “L'ensemble musée” est la totalité des valeurs urbanistiques-architectoniques protégés par l'État.

4 – “L'ensemble urbain” est la totalité des valeurs urbanistiques-architectoniques avec un centre urbain lequel peut être formé, par une ou quelques parties d'une zone urbaine.

5 – “L'ensemble urbanistique, architectonique, traditionnel” est la totalité urbanistique-architectonique d'un centre habité, formé selon les critères compositionnels du passé.

6 – “L'architecture traditionnelle” est l'architecture du passé, d'une application temporelle relativement large.

7 – “La détérioration est l'intervention au détriment du bien culturel, matériel ou immatériel qui nuise la fonction ou l'aspect original de ces biens.

8 – “Le folklore oral” est le texte de la création populaire non accompagné par la musique, lequel on peut lire ou raconter.

9 – “Le folklore instrumental” est la création populaire interprété par des instruments de musique populaire.

10 – “Le folklore chorographique”, comprend des danses et des créations qui se dansent sans ou avec l’accompagnement musical.

11 – “Le folklore vocale”, comprend des créations musicales chantées ou interprétées avec le texte et la musique.

12 – “Des institutions spécialisés de l’État”, ce sont l’Institut des Monuments de la Culture, L’Institut de l’Archéologie, l’Institut de la Culture Populaire, La Direction Générale des Archives de l’État, La Centre National de l’Inventaire des Biens Culturels, l’Archive du Film et le Centre National des Activités folkloriques et culturels.

13 – “L’Inventaire est le recensement et l’identification des objets du patrimoine culturel.

14 – “Le catalogue d’ordination” est le recensement des données, selon les critères scientifiques, déterminées, de l’identification et l’administration rapide des biens culturels.

15 – “La protection” est le procédé et la forme juridique ou pas, de la protection, la préservation, l’entretien, la reconstruction, la restauration, la conservation du bien culturel.

16 – “Le monument de culture” est l’objet ou le bâtiment avec des valeurs historiques culturels qui est sous la protection de l’État.

17 – “L’objet en protection préliminaire” est le bien culturel, matériel, en attente de se proclamer “le monument de culture” par l’organe compétent.

18 – “L’objet en observation” est le bien culturel non proclamé “monument de culture” a procédé de l’émettre par protection de l’État.

19 – “L’objet unique” est l’oeuvre architectonique à l’usage habituel ou par des fonctions artistiques ou décoratifs et qui au bon moment est identifié comme “unique” au patrimoine culturel et matériel.

20 – “Le Parc Archéologique” est l’espace des valeurs environnementales, ou se sont conservées les ruines de bâtiments, découverts par des fouilles archéologiques qui sont sous la protection de l’État.

21 – “Le passeport de l’objet” est la fiche de l’identification d’un objet de patrimoine culturel ou on doit mettre la photographie de l’objet, des filmages, les esquisses, l’emplacement, les dimensions, le matériel, le poids, le code d’ordinateur, l’auteur, le lieu de protection, la description et l’histoire de l’objet.

22 – “Le site archéologique” est l’espace ou on garde sur et sous sol des monuments et des objets avec des valeurs archéologiques.

23 – “Le site historique” est l’ensemble urbain et rural aux valeurs historiques culturelles protégées par l’État.

24 – “La ville musée” est le centre urbain protégé par L’État, de ses valeurs historiques culturelles.

25 – “La restauration” est l’évaluation du fond original des monuments, à travers les interventions en vue d’interdire les dégradations ultérieures et de mettre en évidence ses valeurs.

26 – “Le statut de l’objet” est l’état juridique d’un objet.

27 – “Patrimoine en valeurs nationales” est le bien culturel, matériel ou spirituel avec valeurs historiques culturels pour la nation.

28 – “Patrimoine en valeurs muséologiques” est le bien culturel, matériel lequel, de par ses valeurs historiques culturels ou artistique, mérite d’être conservé dans divers musées spécialisés.

29 – “Patrimoine en valeurs exceptionnelles” est le bien culturel, matériel ou spirituel avec des valeurs remarquables.

30 – “Patrimoine en valeurs uniques” est le bien culturel, matériel ou spirituel unique dans son espèce.

31 – “La valeur archéologique” sont les monuments, les habitations historiques de divers types, des objets ou des vestiges des édifices ou des habitations, mises au jour, par des fouilles archéologiques avec des valeurs historiques culturels.

32 – “La valeur ethnologique” sont des valeurs de la culture, matériel ou spirituel lesquels sont étroitement liés aux traits essentiels d’une nation.

33 – “L’artisanat traditionnel” est la partie matérielle et l’acquis concentre des nos maîtres populaires pendant des siècles.

34 – “La zone archéologique” est le terrain où se trouvent des monuments découverts par les fouilles archéologiques achevés ou on témoigne de l’existence des couches archéologiques.

Article 4

Le patrimoine culturel se compose des valeurs matérielles et immatérielles dans lesquelles font partie des biens culturels nationaux.

I. Les valeurs matérielles du patrimoine cultures sont :

1. Objets du patrimoine culturel immobilier où on peut englober:

a) Les sites, des zones et des régions habités ou inhabités à la valeur archéologique, historique, ethnologique, architectonique et inginiérique. Même les objets de cette nature en état de ruines d’une ancienneté de plus de 100 ans se sont évalués comme tels.

b) les ensembles urbains, architectoniques et historique, des constructions et des bâtiments à valeurs exceptionnelles. Sont tels même les objets en état de ruine d’une ancienneté de plus de 100 ans.

2. Dans les objets du patrimoine culturel mobilier où on peut englober.

- a) des objets ou des parties et des éléments d'objets inclus dans la lettre b du point 1 de cet article px. Mosaïques, des colonnes, des chapiteaux, des sculptures, des peintures murales, des icônes, des iconostases, des plafonds caractéristiques, des inscriptions, des tombes gravés d'une ancienneté de plus de 100 ans
- b) le matériel mobile archéologique, mis au jour par les fouilles archéologiques, accumulé par les recherches archéologiques, venu comme objet trouvé occasionnellement, gardé dans d'autres collections ou d'autres fonds divers.
- c) les créations artistiques de toutes espèces et genres. Les créations des auteurs vivants n'y font pas partie.
- ç) Les documents d'archives d'une importance historique nationale.
- d) Les manuscrits des éditions, des livres et les périodiques avec des valeurs exceptionnelles historiques et bibliographiques.
- e) Les diverses collections philatéliques, numismatiques de l'art d'une ancienneté de plus de 25 ans.
- ë) Les outils traditionnels de travail d'artisanat et de vie. Des mécanismes, des machineries ou des objets d'utilisation quotidien ou celui cérémoniel, avec des valeurs d'artisans ethnographiques ou historiques, des objets produits d'une façon artisanale, d'une ancienneté de plus de 50 ans et des objets fabriqués d'une ancienneté de plus de 75 ans.
- f) Des technologies de la production des produits traditionnels.
- g) Des armes blanches et celles a feu, de la production artisanale ou fabriqués avant le commencement de la 2-ème Guerre Mondiale.
- h) Des objets personnels des figures historiques remarquables historiques.
- i) des objets insérés dans les inventaires des biens proclamés en conservation ou en protection, du réseau des musées et des galeries de l'art et aussi des institutions de l'État du pays jusqu'au 1991.

II Les valeurs immatérielles du patrimoine culturel sont:

1. l'emploi de la langue albanaise dans les oeuvres littéraires.
2. Le folklore oral gardé au mémoire, écrit ou enregistré.
3. Le flore vocal, chorographique et instrumental.
4. Les coutumes et les usages traditionnels.
5. Les croyances et les superstitions de la tradition.
6. Les divers métiers traditionnels.

Article 5

1. Les valeurs matériels et immatériels du patrimoine culturel découverts ou créés, indépendamment de la propriété, sont sous la protection de l'État.
2. Le Ministre de la Culture, de la Jeunesse et des Sports proclame la journée nationale du Patrimoine Culturel.

Article 6

Le Ministère de la Culture, de la Jeunesse et des Sports, l'Académie des Sciences, La Direction Générale des Archives de l'État, Les Universités ainsi que les organes de l'administration locale, selon les domaines respectives, font la recherche, la conservation, la restauration, le traitement, l'étude, l'inventaire et le catalogage informatique des objets du Patrimoine Culturel.

Article 7

1. L'Institut des Monuments de la Culture, Le Centre National de l'Inventaire des Biens Culturels, l'Institut de l'Archéologie, l'Institut de la Culture populaire et la Direction générale des Archives de l'État, selon les critères scientifiques, font la détermination des valeurs des objets du Patrimoine Culturel mobiliers et immobiliers, proclamés comme tels, propriété de chaque personne physique ou juridique, ainsi que leurs documentations.
2. Ces objets, obligatoirement doivent être recensés au Centre National de l'Inventaire des Biens Culturels, laquelle délivre le passeport de l'objet à la base de ces données.
3. Chaque changement du droit de propriété de l'objet doit être recensé au Centre de l'Inventaire des Biens Culturels.

Article 8

Toute personne juridique ou physique est obligée de garder, selon les critères définis, par la présente loi et les actes juridiques promulgués à son exécution, la totalité des valeurs du patrimoine culturel et historique qu'il a en possession ou en utilisation.

Article 9

1. Les objets du patrimoine culturel aux valeurs nationales exceptionnelles et uniques qui ne sont pas à la propriété de l'État, peuvent être collectionnés, vendus, achetés, hérités ou offert en cadeau entre les citoyens albanais qui vivent à l'intérieur du pays.
2. L'État albanais jouit du droit de la préemption des objets à valeurs exceptionnelles nationales et uniques du patrimoine culturel qui sont propriété privée.
3. Toute personne possédant d'un objet du patrimoine culturel qui veut le mettre en vente est obligée de présenter au Ministère de la Culture, de la Jeunesse et des Sports le passeport de l'objet. Le Ministre de la Culture, de la Jeunesse et des Sports en consultant des organes spécialisés suivant les domaines respectifs, répond au propriétaire de l'objet dans un délai de 30 jours de la présentation de la demande. Si le Ministère est intéressé à l'achat de cet objet, il commence les procédures de l'évaluation. Le cas contraire, le propriétaire a le droit de faire la vente, en associant à la documentation de l'objet, l'opinion par écrit de l'institution qui a fait son appréciation.
4. Pour l'appréciation des objets en propriété privée du patrimoine culturel mobilier, sortis à l'extérieur du territoire de la République d'Albanie il faut créer une commission permanente avec des experts d'institutions scientifiques spécialisés, lesquels, à la fin de l'évaluation des objets suggérés, recommande au Ministre de la Culture, de la Jeunesse et des Sports, de délivrer ou pas l'autorisation de faire sortir ces objets à l'extérieur du territoire du pays.
5. La fonction de la commission, les procédures de l'appréciation, et les critères scientifiques, le choix des membres et leur récompense se déterminent sur décision du Conseil des Ministres.

Article 10

1. Le déplacement des valeurs du patrimoine culturel, pour la conservation de leurs valeurs dans des milieux convenables, du point de vue de sécurité et du microclimat par rapport à la nature de l'objet, se fait par l'Institut des Monuments de la Culture, l'Institut de l'Archéologie, l'Institut de la Culture populaire ou la Direction Générale des Archives de l'État.

2. Le déplacement se réalise après que ces institutions aient préparé la documentation et les études répectives et aussi après l'enregistrement du déplacement au Centre National de l'Inventaire des Biens Culturels.

Article 11

La multiplication et la reproduction certifiée des objets du patrimoine culturel se fait en conformité avec les dispositions de la législation en vigueur des droits de l'auteur, après avoir pris la permission auprès du Centre National de l'Inventaire des Biens Culturels.

Article 12

Les objets du patrimoine culturel en propriété privée aux valeurs exceptionnelles nationales et uniques, peuvent exproprier, conformément aux dispositions légales en vigueur sur l'expropriation, quand l'intérêt commun requiert.

Article 13

Des personnes juridiques ou physiques ayant en leur possession des objets enregistrés aux valeurs du patrimoine culturel, mobiliers ou immobiliers sont obligées de créer de bonnes conditions pour leur entretien. Pour la restauration de ces objets, elles sont obligées de s'adresser à l'Institut des Monuments de la Culture, l'Institut de l'Archéologie, l'Institut de la Culture populaire ou aux sujets ayant une licence selon l'article 17 point 3.

Article 14

Au cas de désastres naturels, d'effondrements ou d'incendies de ces objets de valeurs du patrimoine culturel, quand la reconstruction n'est pas décidée, sur le sol restant, ou sur le bien en état de ruine, il est permis de construire seul sur la surface et sur le terrain précédent en respectant la catégorie et l'espèce du monument en danger.

Article 15

1. L'Institut des Monuments de la Culture, l'Institut de l'Archéologie, l'Institut de la Culture populaire ou la Direction Générale des Archives de l'État sous la permission du propriétaire et en sa présence, ont le droit de contrôler l'état physique de l'objet ou des objets en propriété privée.
2. Les propriétaires de tous les objets, après la demande faite par des institutions sur mentionnés sont obligés de permettre le contrôle de l'état physique de l'objet.

Article 16

1. Les institutions spécialisées de l'État en convention avec les propriétaires et les possesseurs des objets du patrimoine culturel prennent les mesures d'exposer ces objets au large public.
2. La photographie, le filmage ou la registration par l'ordinateur et la publication de ses objets du patrimoine culturel, exposés aux musées locaux se fait après la prise de la permission auprès de l'institution d'État, sous la dépendance de laquelle est le musée. Pour de tels objets, exposés aux musées nationaux, la permission, est approuvée par le Ministre de la Culture, de la Jeunesse et des Sports.

Article 17

1. La restauration des objets du patrimoine culturel se fait par des institutions d'État spécialisés et par des personnes physiques et juridiques licenciées à ce but.
2. Les personnes physiques au juridiques, candidates d'obtenir la licence du restaurateur dans le domaine du patrimoine culturel, sont testées par le Conseil National de la Restauration.
3. Le Conseil National de la Restauration est crée sous l'ordre du Ministre de la Culture, de la Jeunesse et des Sports et il est composé par des représentants des institutions spécialisées et des personnalités dans le domaine respectif. L'organisation et la fonction de ce Conseil sont définies dans le règlement approuvé par le Ministre de la Culture, de la Jeunesse et des Sports.
4. La permission d'exercer la profession dans le domaine respectif s'approuve par le Ministre de la Culture, de la Jeunesse et des Sports.
5. Les travaux de restauration effectués par d'autres organismes en dehors du système des institutions d'État, chargés à la protection, la conservation, la restauration et l'étude sont surveillée obligatoirement par ces institutions.
6. Dans tous les cas, les projets de restauration s'approuvent par le Conseil National des Restaurations.

Article 18

Les fonds pour l'entretien, la restauration, la découverte et l'étude du patrimoine culturel sont assurés par le budget, approuvé pour le Ministère de la Culture, de la Jeunesse et des Sports, par les revenus de leur utilisation et par tout autre revenu légal, assurés par des fondations, organisations et des institutions du pays ou étrangers, privés ou d'État, ou des personnes physiques ou juridiques. Les fonds assurés par l'utilisation des monuments de la culture se mettent intégralement à la disposition de la restauration et de leur entretien.

Chapitre II

Patrimoine culturel mobilier

Article 19

1. Le déplacement des objets du patrimoine culturel mobilier, en propriété d'État avec des valeurs habituels ou exceptionnels, nationaux et uniques, la restauration, la conservation, l'étude, l'exposition dans le pays ou' alternance de la propriété, se fait sous la permission du Ministre de la Culture, de la Jeunesse et des Sports.
2. Le déplacement des objets du patrimoine culturel mobilier avec des valeurs habituelles, de la restauration, de la conservation, de l'étude et l'exposition à l'extérieur du territoire de la République de l'Albanie, se fait sous la permission du Ministre de la Culture, de la Jeunesse et des Sports.
3. Le déplacement des objets du patrimoine culturel, mobilier avec valeurs exceptionnels nationaux et uniques pour la restauration, l'étude et l'exposition à l'extérieur du territoire de la République d'Albanie, se fait sur décision du Conseil des Ministres. Les procédures de ces déplacements se déterminent, conformément aux directives du Conseil des Ministres selon les conventions internationales ratifiées par la République d' Albanie à cette fin.
4. Dans tous les cas, la permission approuvée doit être enregistré par Le Centre National de l'Inventaire des Biens Culturels.

Article 20

1. En aucun cas les objets du Patrimoine Culturels exceptionnels nationaux et uniques ne sont ni offerts, ni échanges
2. Les objets du patrimoine culturels mobiliers à l'exception de cas particuliers peuvent s'offrir ou s'échanger entre les institutions analogues des autres États, lorsque cela sert aux intérêts nationaux et qu'elles soient équivalentes. L'offre ou l'échange se fait sur décision du Conseil des Ministres.

Article 21

1. L'état albanais devient immédiatement propriétaire légal des objets du patrimoine culturel, lesquels ne sont pas en propriété d'État, mais volés ou perdus si leur propriétaire n'est pas identifié.
2. L'état albanais se fait immédiatement propriétaire légal des objets du patrimoine culturel mobilier lesquels ne sont pas en propriété d'État sortis à l'extérieur du pays d'une manière illégale.

Article 22

Les objets du patrimoine culturel mobiliers, les archives et les collections des institutions de l'État et non de l'État, même les objets exposés aux musées nationaux ou locaux de l'État ou pas, sont protégés et gérés conformément aux règlements de leurs institutions, rédigés en conformité avec la présente loi, ainsi qu'avec la législation des archives.

Article 23

Dans les cas où les bâtiments où on garde les archives de l'État ou d'autres valeurs importantes du patrimoine culturel, sont restituées aux ex-propriétaires et l'expropriation est impossible, le Conseil des Ministres fait la systématisation dans d'autres endroits convenables de ces institutions.

Chapitre III

Patrimoine culturel immobilier

Article 24

1. Les degrés de la protection de l'objet du patrimoine culturel sont:
 - a) sous observation
 - b) en protection préliminaire
 - c) Monument de culture de la seconde catégorie
 - d) Monument de culture de la première catégorie
2. Les objets en groupe dénomment selon les cas: parc archéologique, ville musée, zone musée, site historique, site archéologique et ensemble musée.
3. La suppression totale ou partielle de la protection par l'état d'un objet ou d'une ensemble d'objets du patrimoine culturel est le droit exclusif de l'organe qui l'a proclamée.

Article 25

1. Objet en observation sont : tous les objets en état de ruine, des châteaux, des objets de culte, des bâtiments, constructions ingénierique, des constructions publiques ou de luxe construits avant l'année 1900 et celles en effieience, construits avant l'année 1944. Ce statut s'est proclamé par l'Institut des Monuments de la Culture et il est permanent.
2. Le changement ou la suppression de ce statut se fait sous demande du propriétaire de l'objet adressé à l'Institut des Monuments de la Culture.
3. L'objet qui jouit de ce statut ne peut être ni détruit ni change sans l'approbation par écrit de l'Institut des Monuments de la Culture.

Article 26

1. Objet en protection préliminaire est proclamé, par l'Institut des Monuments de la Culture, tout objet, a valeurs exceptionnelles. La période de ce statut est de 6 mois et dans cette période l'Institution doit effectuer les procédures de sa détermination ultérieure.
2. Il est interdit, dans cette période, toute intervention sur l'état physique de l'objet.

Article 27

Monument de culture de la seconde catégorie sont tout les constructions dans les zones musées et même dans les zones protégées des villes musées, aux sites historiques, non identifiés monuments de la première catégorie. Ils se conservent seul aux volumes et au composant architectoniques, et leurs vues extérieurs. C'est le Ministre de la Culture, de la Jeunesse et des Sports qui les proclamé Monument de la Culture de la seconde catégorie.

Article 28

1. Monument de la culture de la première catégorie sont les constructions en valeurs remarquables et d'une importance particulier du patrimoine culturel. Elles se conservent à la totalité de leurs composants architectoniques et techniques.
2. La composition des volumes, le traitement architectonique de leurs vues extérieurs et intérieurs tel que leur élaboration planimétrique et l'aspect fonctionnel de ces monuments ne peuvent pas changer.
3. Les nouvelles constructions auprès d'eux doivent respecter les distances de la zone protégée.
4. Le Ministre de la Culture, de la Jeunesse et des Sports les proclamés monuments de culture du premier catégorie.

Article 29

1- Les villes musées, les zones musées, les sites historiques et les parcs archéologiques sont des catégories d'objets en groupe, conservés en leur intégrité comme des complexes historiques- archéologiques, monumentaux, architectoniques- urbanistiques et de l'ennvironnement en cette raison est interdit de construire de nouveaux bâtiments qui endommagent les objets existants à l' éxeption du réseau ingénierique souterrain.

2. Le règlement de l'administration de la catégorie des objets susmentionnés s'approuve par le Conseil des Ministres sur la proposition du Ministre de la culture, de la Jeunesse et des Sports.

3. Les Monuments de Culture du premier et de seconde catégorie dans les cites historiques, les villes musées et les ensembles musées sont utilisables à condition que la nouvelle fonction ne porte pas atteinte à leurs valeurs. On peut installer là des institutions d'État ou privés p.x des musées, des bibliothèques, des ateliers de conservation, des photothèques, des galeries des arts et de divers expositions.

Article 30

Les institutions spécialisées dans les domaines du Patrimoine Culturel, les organes du pouvoir local, les propriétaires ou les utilisateurs de l'objet ont le droit de proposer sur la proclamation d'un objet "Monument de Culture". La proposition s'adresse au Ministre de la Culture, de la Jeunesse et des Sports.

Article 31

1. Les villes musées, les zones musées, les zones archéologiques, les cites historiques, les ensembles musées et les parcs archéologiques tels proclamées sur décision du Conseil des Ministres, après la proposition du Ministre de la Culture, de la Jeunesse et des Sports.
2. La sortie totale ou partielle du degré de la protection, aux monuments de Culture se fait sur décision de l'organe qui l'a déclarée.

Article 32

1. Pour les monuments de culture on délimite une surface de terrain tout autour, comme zone de protection, conformément aux leurs valeurs architectoniques en leur convenance urbaine-esthétique, et aux circonstances écologiques.
2. Les dimensions de la zone de protection se délimitent par l'organe qui proclame le monument selon l'étude faite par L'Institut des Monuments de la Culture.

Article 33

1. La fouille, la restauration, l'utilisation et toute autre activité dans les monuments de Culture, ainsi que toute modification sur le terrain autour d'eux mis sous protection ne peut se faire sans l'autorisation de l'Institut de l'Archéologie et de l'Institut des Monuments de Culture.
2. Il est interdit d'effectuer toute fouille à caractère archéologique et d'utiliser des détecteurs métalliques par des personnes et des sujets non autorisés.

Article 34

Les subdivisions de la gestion locale coopèrent avec l'Institut des Monuments de Culture et avec l'Institut de l'Archéologie sur la conservation et la protection des objets du Patrimoine Culturel qui se trouvent dans les territoires à leur juridiction. Le Ministre de la Culture, de la Jeunesse et des Sports détermine les procédés de coopération.

Article 35

Les travaux de l'entretien, de la restauration et du renouvellement des monuments de Culture s'effectuent par les fonds donnés au Ministre de la Culture, de la Jeunesse et des Sports, par

le budget de l'État, après que le plan de ces travaux soit approuvé par l'Institut des Monuments de la Culture.

Article 36

1. Dans les monuments de la première et de la seconde catégorie, propriété des sujets non étatique, l'état couvre toutes les dépenses pour la conservation des valeurs historiques-artistiques les quelles ne s'attachent pas au solidité de l'objet.

2. D'autres travaux de la restauration de ces monuments s'affrontent à la limite:

a) 50% a la charge de l'État et 50% du propriétaire pour les monuments de la première catégorie.

b) 30% par la charge de l'État et 70% du propriétaire pour les monuments de culture de la seconde catégorie.

Article 37

1. Quand le propriétaire non étatique du monument de culture n'a pas de fonds pour effectuer les travaux de la restauration, après l'élaboration du plan de ces travaux l'État s'entremet auprès les banques au profit des crédits à longue échéance et aux conditions atténuantes.

2. Quand le propriétaire conteste le crédit et quand le monument est menacé par la ruine, les travaux de la restauration, se font sans le consentement de l'Institut des Monuments de Culture ou par d'autres sujets licenciés à cette fin. Après l'achèvement des travaux le propriétaire est obligé de payer sa quote-part des frais, en conformité de l'article 36 de cette loi.

Article 38

Toute décision prise par des Conseils du Règlement du Territoire, d'intervenir ou construire dans les zones proclamées Monument de Culture ou dans la zone protégée près d'un monument de culture indépendamment de la propriété est sans valeur.

Article 39

1. Les Monuments de Culture peuvent être utilisés à des fins administratives et sociales, culturelles, à condition que la nouvelle fonction ne porte pas atteinte à la valeur du monument.

2. Dans tous les cas de l'utilisation du monument de culture n'est permis qu'après la conclusion du contrat entre l'utilisateur et le propriétaire, lequel est obligé de mettre au courant l'Institut des Monuments de Culture.

Article 40

1. Le placement des panneaux publicitaires dans les objets des monuments de culture se fait seul aux cas particuliers de festivités culturels et d'un caractère provisoire.

2. Les activités culturels dans les objets des monuments de culture se font seul aux cas quand elles ne mettent pas en danger ou portent atteinte à leurs valeurs.

3. Le Ministre de la Culture, de la Jeunesse et des Sports approuve la permission de l'organisation des activités culturels et l'établissement des matériaux publicitaires.

Article 41

Les recherches, les sondages et les fouilles archéologiques dans tout le territoire de la République d'Albanie sont monopoles de l'État Albanais.

Article 42

1. Les activités décrits au l'article 41 se réalisent par l'Institut de l'Archéologie.
2. Ces activités s'accomplissent à la base de la coordination des travaux entre l'Institut de l'Archéologie et l'Institut des Monuments de Culture.
3. On peut collaborer pour la réalisation de ces activités aux autres institutions spécialisées d'État ou privés, du pays ou étrangers. Ces collaborations se font sur la base des conventions ou des contrats entre deux ou plusieurs parties, excluant l'exclusivité des institutions étrangères. Dans tous les cas la collaboration doit être approuvée par l'organe supérieur.

Article 43

1. Les sites, les zones et les parcs archéologiques se déterminent par l'Institut de l'Archéologie et l'Institut des Monuments de Culture. Dans les territoires qui englobent ce groupe il est interdit toute sorte d'intervention à caractère constructif ou d'autres activités endommageables.
2. Les zones archéologiques en étude, se déterminent par l'Institut de l'Archéologie et de l'Institut des Monuments de Culture. Toute intervention dans ces zones se fait sous la présence des spécialistes de ces institutions.

Article 44

Les objets archéologiques mises au jour pendant les fouilles archéologiques sont propriété de l'État Albanais.

Article 45

Toutes les personnes physiques ou juridiques qui découvrent ou trouvent casuellement des objets du patrimoine culturel sont obligées d'en avertir dans l'espace de 20 jours les organes de la culture locale. L'Institut de l'Archéologie et l'Institut des Monuments de Culture en déclarant la façon et le lieu ou la trouvé. Après la documentation de l'objet, la commission élevée à cette fin par des spécialistes de ces institutions détermine les valeurs et décide le statut ultérieur de l'objet, tel que la récompense de cette personne.

Article 46

A la suite des trouvailles archéologiques casuelles, mise au jour pendant les travaux agricoles, les constructions ingénieriques ou des constructions de bâtiment et la prise des mesures de la délivrance de ces valeurs dans le cas ou elles ne s'affrontent pas par des structures de l'Institut de l'Archéologie ou de l'Institut des Monuments de Culture, s'organisèrent des structures particulières provisoires sur l'ordre du Ministre de la Culture, de la Jeunesse et des Sports.

Article 47

Dans le cas des grandes constructions dans le territoire en propriété de l'État ou prive, px, des autoroutes, des aéroports, des ports et des oeuvres industriels, des nouveaux centres d'habitation les investisseurs sont obligés de consulter avec les spécialistes de l'Institut de l'Archéologie et de l'Institut des Monuments de Culture au long du processus de la projection et l'application du projet. Les spécialistes effectuent le contrôle de la zone et préparent la documentation respective. On doit changer le projet si la zone a des importantes valeurs archéologiques, ethnographiques ou des traces de l'architecture ancienne ou traditionnelle. La proposition sur les modifications se fait par les institutions qui ont achevé le contrôle et ce sont les investisseurs qui payent les frais occasionnels de ces modifications.

Article 48

1. Lorsque au cours de divers travaux l'on découvre casuellement des ruines anciennes ou des objets aux valeurs archéologiques- ethnologiques, les travaux commences s'interrompent immédiatement. Les responsables directeurs et les investisseurs des travaux avertissent dans trois jours les organes locaux, l'Institut de l'Archéologie, et l'Institut des Monuments de Culture les quels font le contrôle respectif relatent les valeurs trouvés et font les propositions respectives, la continuité ou l'interruption des travaux.
2. Si les trouvailles ont d'importantes valeurs, les travaux commencés peuvent subir des modifications ou être interrompus définitivement. En ce cas la décision se fait par l'organe qui a autorisé le commencement des travaux.
3. Au cas des modifications des travaux les frais occasionnels et les frais des recherches scientifiques, les activités nécessaires, de restauration ou de conservation sont à la charge de 100% de l'investisseur.

Chapitre IV

Article 49

Se considèrent infractions administratives et se condamnent d'une amende, lorsqu'elles ne constituent pas une oeuvre pénale, les contraventions ci-après:

- a) les contraventions selon l'article 7 sont punies d'une amende de 10.000-20.000 leks.
- b) Les contraventions selon l'article 8 sont punies d'une amende de 30.000- 50.000 leks.
- c) Les contraventions selon les articles 11 et 19 sont punies d'une amende de 20.000-50.000 leks.
- d) Les contraventions selon l'article 14 sont punies d'une amende de 100.000- 500.000 leks.
- e) Les contraventions selon l'article 16 point 2 sont punies d'une amende 20.000 leks.
- f) Les contraventions selon les articles 25 point 3 et 26 point 2 sont punies d'une amende de 100.000- 300.000 leks.
- g) Les contraventions selon l'article 28 point 2 sont punies d'une amende de 100.000-500.000leks.
- h) Les contraventions selon l'article 33 point 1 sont punies d'une amende de 50.000-500.000 leks.
- i) Les contraventions selon l'article 45 sont punies d'une amende de 10.000 - 50.000 leks.
- j) Les contraventions selon l'article 33 point 2 sont punies d'une amende de 100.000 et la confiscation de l'appareil.

- k) Les contraventions selon les articles 47 et 48 point 1 sont punies d'une amende de 1.000.000 – 5.000.000 leks.
- l) Le dégât causé dans les objets uniques du Patrimoine Culturel constitue une oeuvre pénale et doivent être puni selon la législation pénale.

Article 50

1. Les inspecteurs de l'Institut de l'Archéologie et de l'Institut des Monuments de Culture et de la Centre Nationale de l'Inventaire ont le droit de l'amende selon les domaines respectifs.
2. L'analyse d'infractions administratives, les griefs et l'exécution des décisions se font selon les procédures et les termes fixés au Code des Procédures Administratives.
3. La somme encaissé par des amendes se verse 50% à la faveur du Budget de l'État et 50 % à la faveur de l'Institution, sous la juridiction est l'objet.

Les dispositions transitoires et finales.

Article 51

Toute personne physique et juridique possédant des objets ayant des valeurs du Patrimoine Culturel mobiliers doivent les déclarer auprès les organes de la Culture du pouvoir local et d'enregistrer l'objet au Centre National de l'Inventaire des Biens Cultures, selon ses règlements, entre 2 ans de l'entrée en vigueur de cette loi.

Article 52

Les objets monument de culture, donnés en location avant l'entrée en vigueur de cette loi, le contrat de la location, de la période restante se fait conformément aux dispositions de cette loi

Article 53

1. L'Institut des Monuments de Culture, l'Institut de l'Archéologie entre six mois de l'entrée en vigueur de cette loi s'adressent au Conseil des Ministres de donner son consentement sur les zones archéologiques entre les centres habités à Shkoder, Kruje, Durres, Elbasan, Berat, Vlore et à Sarande.
2. Dans un an de l'entrée en vigueur de cette loi, l'Institut des Monuments de la Culture, l'Institut de l'Archéologie s'adressent au Conseil des Ministres les limites et les règlements de l'administration des parcs archéologiques de Shkoder, Lezhe, Apollonia, Bylis, Amnatias, Orikum, Antigone, Finiq, Butrint.
3. Dans les six mois de l'entrée en vigueur de cette loi les institutions spécialisées en dépendance du Ministère de la Culture, de la Jeunesse et des Sports, dont leurs statuts s'approuvent par ce Ministère font leur révision selon les dispositions de cette loi.

Article 54

Le Conseil des Ministres se charge qu' a l'exécution des articles 9 point 5, article 18, point 3, 20 point 2, 23, 29 point 2 et 31 point 1, de promulguer des actes de l'exécution de cette loi.

Article 55

La loi nr. 7867 date 12.10.1994 "Pour la protection des Biens Culturels mobilier et immobilier" s'est abrogé.

Article 56

Cette loi entre en vigueur 15 jours après l'édition dans le Journal Officiel.

Proclamé par le décret nr. 3804, date 5 .05.2003 du Président de la République d'Albanie.

Alfred MOISIU



Ministry of Culture, Youth and Sports

Informative Booklet

**For the presentation of
Gjirokastra Dossier at UNESCO**

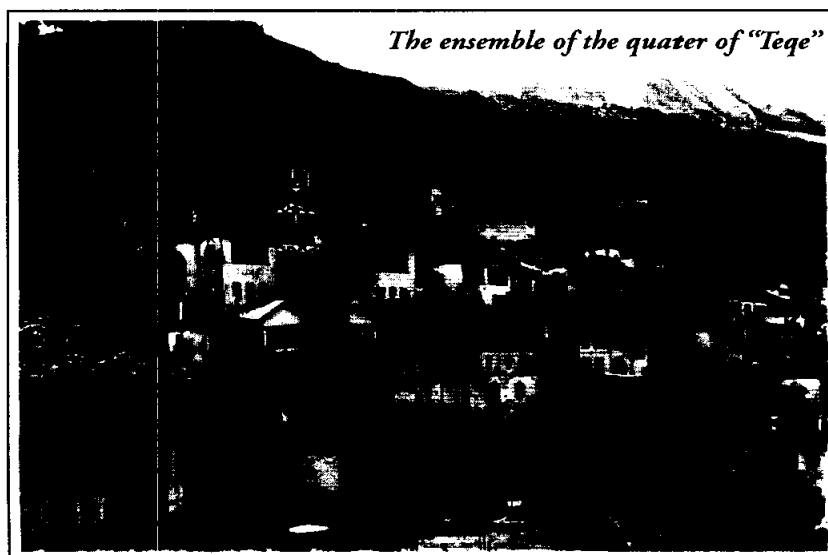
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GJIROKASTRA MUSEUM CITY

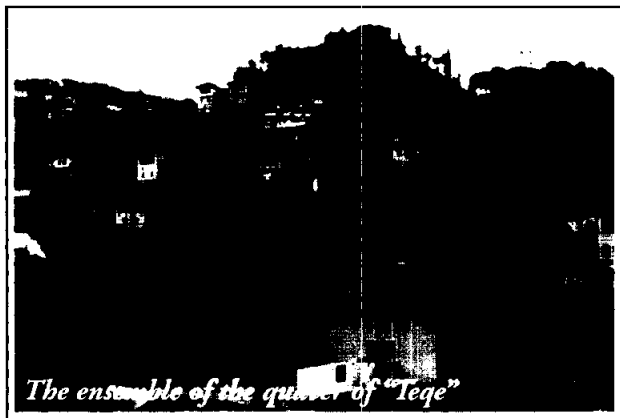
Very rich in great architectural-urban values the museum city of Gjirokastra is one of the important centers which throw light on the nature of the late Medieval Albanian town. The city of Gjirokastra occupies a central position in the Drino valley. Since ancient times several roads connected it with Vlora, the Delvina basin, and through Këlcyra gorge, with many other centers of South Albania. The mountainous regions of Upper Kurvelesh, Pogon and Zagoria, as well as Dropull and Luxhëria, are long since linked with Gjirokastra as the chief center of area.

The city lies at the foot of Mali i Gjerë, on rugged terrain of narrow valleys, steep slopes and a few meadows. On this terrain full of contrasts rises a steep hillock, on which the castle, the ancient part of the city and its center, has been built. Its position commanding the open city quarters has always played a first rate role in the general view of the city, while it begins to lose its function as a defense construction beginning from about the second half of the 19th century.

From the data obtained so far, the earliest information about the city of Gjirokastra is given by the Byzantine chronicler I. Kantakuzenos in 1336. He mentions Gjirokastra as "Argyrokastron", once as a city and than as a castle. In the second half of the 14-th century, Gjirokastra became the center of the Zenevisi feudal lords, and in 1419 it fell in



the hands of the Turkish invaders. Because of the important role Gjirokastra played during the 15th century in South Albania, it became the chief center of the Sandjak of Albania. The most accurate data about the city are provided by the fiscal register of the years 1431-1432. According to it Gjirokastra had at that time 163 dwelling houses. The expansion of the city outside the surrounding walls must date back to the first half of the 14th century.



The ensemble of the quarter of "Teqe"

During the 15th century, Gjirokastra shrank to only 143 dwelling houses in the years 1506-1507. During the 16th century and on, it again began to grow, and so in 1583 it had 434 dwelling houses. During the 17th century, its growth is quicker, mainly because of the on setting decay of the natural economy in the countryside. It is at this time that Gjirokastra nearly reaches its present-day

extension, with the principal lines of its urban composition being already drawn.

Data about the development of the city in the 18th century are almost totally lacking. They begin to appear at the beginning of the 19th century in the writings of foreign albanologists and travelers. They deal with the richest and most intensive period in the construction of the city, with the creation of new ensembles and the consolidation of the existing ones.

The peculiarities of terrain have played an important role in Gjirokastra's urban development. This has made the city quarters stand more or less as separate units. But these units are not so separated from each other as to break the unique picture of

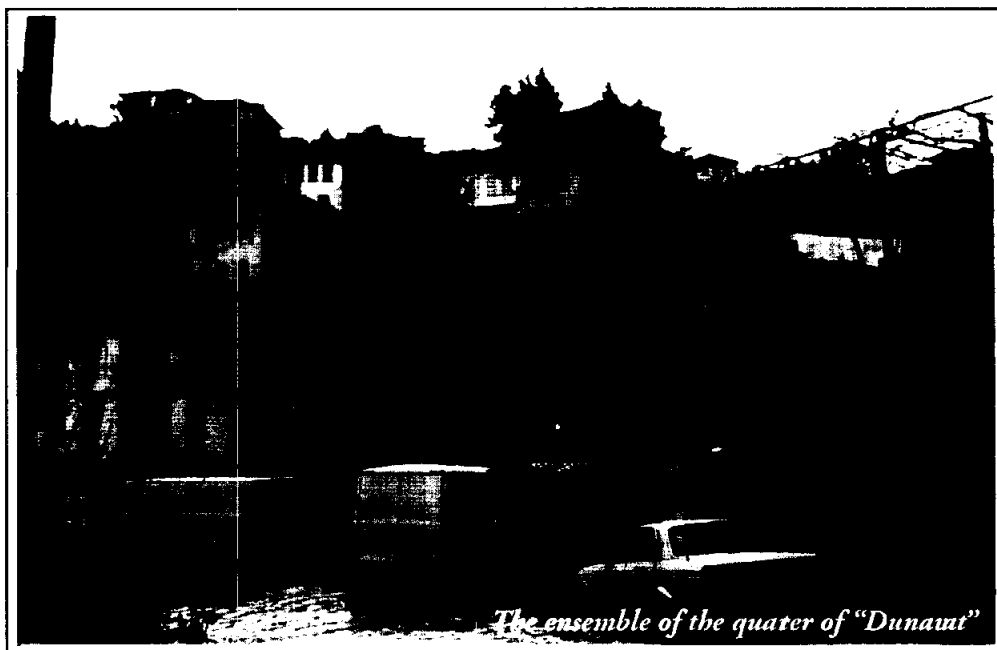


Dwelling of Gjirokastra

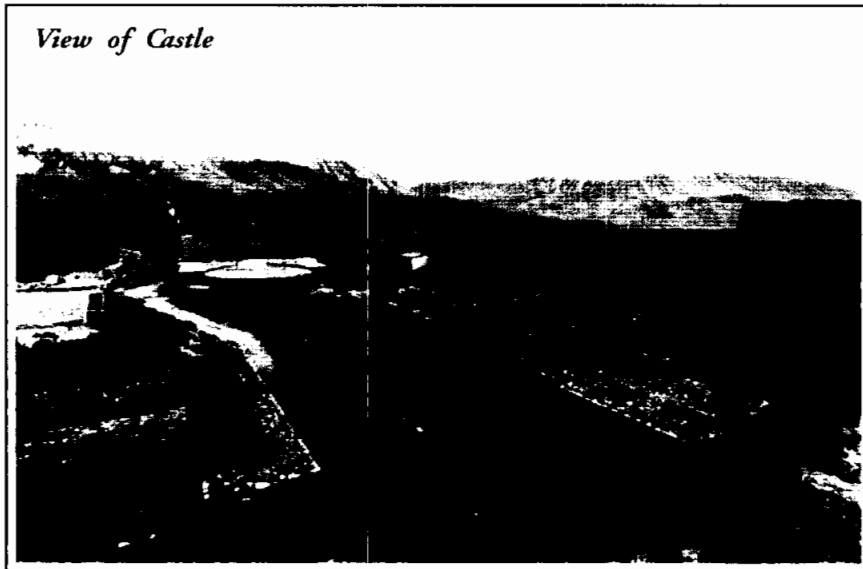
the city. The quarters of "The old Bazaar", "Pllaka" and "Hazmurat", built on two almost parallel ridges, constitute the most characteristic and picturesque group of Gjirokastra's constructions. Their compactness, their successful adaptation to the terrain and the diversity of their view make this quarters remarkable. The great ensembles of "Palorto" and "Manalat" quarters, built on steep hill slopes, have a different composition. In their block like architecture, these quarters bring out well the volume of their buildings. Against the

dynamic background of Gjirokastra, these ensembles stand out for their monumentality and a certain uniformity. Both ensembles of "Dunavat" quarter, masterfully linked with the terrain, are of a freer composition and their buildings more individualized, making the whole more colorful, yet without impairing its unity. A freer construction is come across in "Cfaka" quarter. This ensemble stands out for its connection with the terrain and its reach greenness.

Gjirokastra belongs to the group of the urban centers set up on sloping terrain, which trace their origin to their castles. In this large and more characteristic group of Albanian towns, Gjirokastra stands out for the diversity of its terrain, which has produced the special characteristics of its quarters, as well as the great dynamism of their composition. You cannot embrace Gjirokastra at a glance, it appears differently from different angles, and often it is hidden from the sight only to appear further on in all its beauty. The urban composition of this center and its urban values show clearly that the development of Gjirokastra has taken place according to some principles and norms, which have been followed by its citizens and implemented masterfully by its builders, to which both nature and the hand of man have made their contribution.



The castle is undoubtedly one of the most magnificent constructions of the city. The construction of its surrounding walls is adapted to the terrain. It has three main entrances. According to hitherto data, the construction of the castle dates back to the second half of the 13th century. Judging by its present condition, it has gone through two construction stages. The first stage, or, to be more precise, the castle itself, was



not fortified on its southwestern side. This section of its fortifications, which constitutes the second stage, belongs to the construction activity of Ali Pasha Tepelena, i.e. the years 1811-1812. Within its surrounding walls, the castle preserves several buildings, many of them in ruins, which

indicate that, apart from the garrison, there were also civilian settlements there. Bold feats of engineering, such as the covering of huge surfaces with a system of vaults, etc., are met with that part of the Gjirokastra castle that was built before the Turks or that which was reconstructed by Ali Pasha Tepelena. Thanks to present day restoration work, the National Museum of Arms has been set up in this castle, and many of its values have been recovered.

Worthy of mention is the about 10 km long aqueduct of the castle, which brought water from the Sopot Mountain. The construction of this aqueduct, about the years 1811-1812, was connected with several works of art, among which a two arched bridge that linked Shkëmbi i Keribashit with the castle.





The bazaar of the city represents an important construction complex. According to available sources initially the bazaar was situated nearer to the castle, and precisely in the place that bears the toponym of the "Old Bazaar". At the outset of the 17-th century, the construction

of the new bazaar began on the territory where it lies today, i.e. in the center of the city.

With regard to its relationship with the inhabited part of the city, the Gjirokastra bazaar, as all the other centers of handicrafts and trade of contemporary Albanian cities, constitutes a unit in it, separated from the dwelling quarters. The site and the main urban lines of the bazaar belong to the 17th-18th centuries, but its constructions, in their present conditions, mainly date back to the second half of the 19th century and the beginning of the 20th century. About the third quarter of the 19th century, after a devastating fire, the bazaar was reconstructed. Its original streets were enlarged and whole blocks of shops were reconstructed into almost the present-day view.

From its urbanistic aspect, the Gjirokastra bazaar is a classic copy of this kind of complexes, with blocks of several shops in parallel rows.

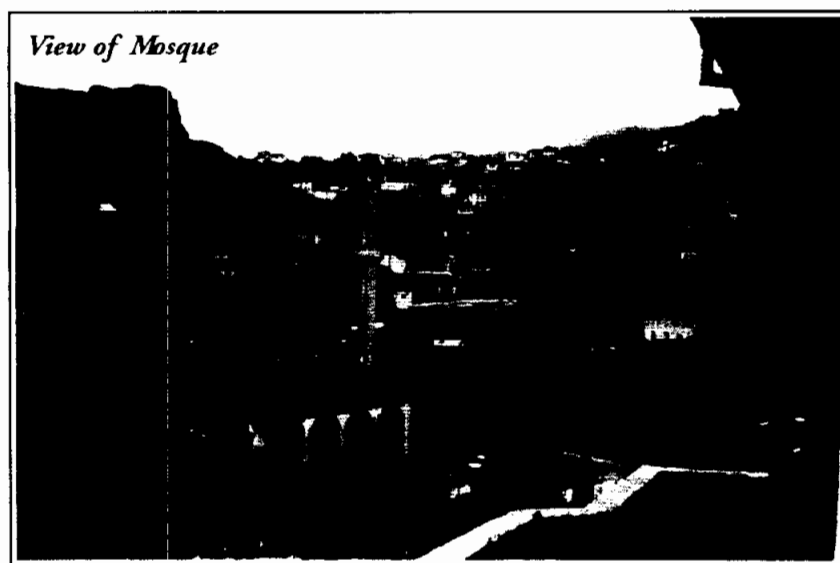
The sloping terrain accounts for its constructions in descending blocks. Its outer architectural structure is unique, and dates back to the same period. What strikes one's eye most is the broad use of polished stone in columns and pillars, cornices, etc. Straight lines are mostly used but vaults are not absent, either. The bazaar of the city is remarkable not only for its architectural elements, but also for the fact that these elements are used also in the dwelling houses of the same period. This incorporates the bazaar into the architectonic complex in the city. The bazaar now restored preserves its function to this day.



A number of social buildings and places of worship are distributed in different quarters of the city. Against the marked monumental character of the Gjirokastra dwelling house, their size and structure do not bring them out clearly in the ensembles where they belong. The mosque of the bazaar of the year 1757 is more important. The stone minaret rises high above the dome and adds to the monumental character of the mosque, which, regardless of its important values, does not play its full role in the composition of the center, because of the flat terrain on which it is built.

There are smaller mosques in other quarters of the city. In comparison with the mosques in the other Albanian cities, those of Gjirokastra do not have particular typological characteristics. That which distinguishes the Gjirokastra mosques is their small size as well as their poor decoration, especially in their exterior.

The Gjirokastra mosques are typically monochromic. The ashy color of the stone sets the tone to their outer appearance and adds to its monumental character. Just as the bazaar, these buildings merge fully with the architecture of the city, from which they have taken many elements, both in their general treatment and their architectural constructive details.



The two churches of the city also possess architectural values. The first was built in the quarter of the "Old Bazaar" in 1784, and the second in "Varosh" quarter in 1776, and it was reconstructed in 1833 after a fire.

The only public bath of the town is in "Mechite" quarter and belongs to the beginning of the 17th century.

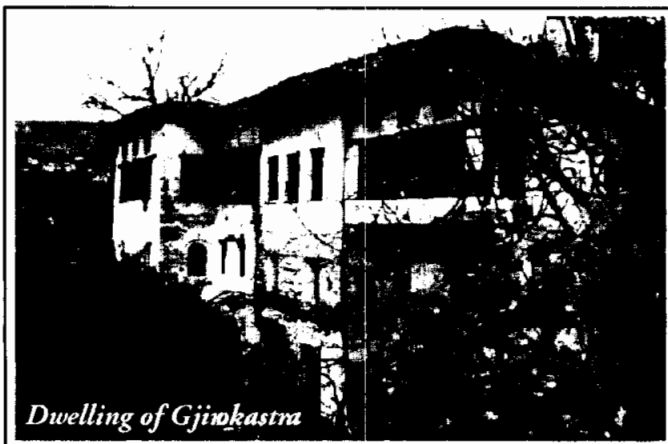
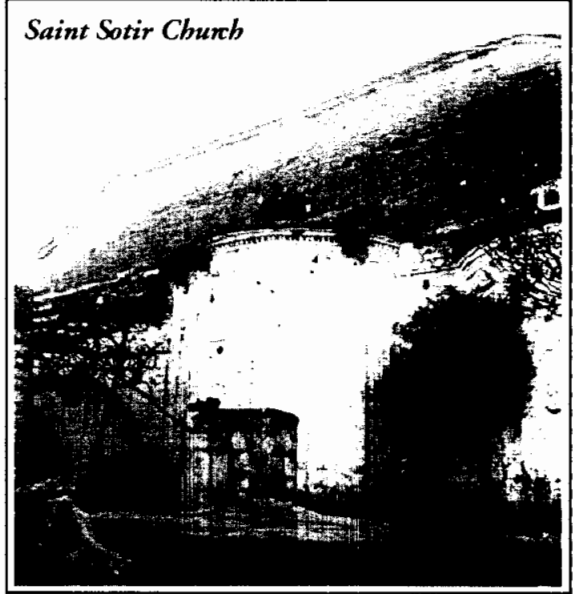
The dwelling house is the sort of construction that sets the tone to the city; it is its main composing element, its most outstanding architectural achievement.

In a relatively great number of variants the Gjirokastra dwelling house occupies a special position, constituting a separate type in the topology of the Albanian urban dwelling house, with peculiar characteristics in its composition, planimetries and volume, and its special architectural constructive elements.

Preserving its essential characteristics on the general architecture plane, the Gjirokastra dwelling house has incessantly developed with the passing of time, from its distant origin to the beginning of the 20th century.

This development of this Albanian dwelling house, which expressed the development of the way of living, also shows of many possibilities of this type, one of the most outstanding of the Albanian dwelling house. There are many instructive examples of the variants of this type, which show that it was not an achievement which later on became something unchangeable and stereotyped, but it was, on the contrary, a successful summing up of experience, with relatively broad limits for new contributions in compliance with the concrete conditions of every case.

Saint Sotir Church



Dwelling of Gjirokastra

With the planimetric and volume composition as the basic criterion of its classification, the Gjirokastra dwelling house appears in three variants: the perpendicular variant, the one flanked variant and the two flanked variant.

There are also special solutions, though not included in any of the above

variants, which still possess the characteristics of the Gjirokastra dwelling house. The perpendicular variants are the most simple and at the same time the basis of the further typological development of the Gjirokastra dwelling house. From the compositional aspect, it represents a prismatic block with a rectangular basis, with two or three storeys.

The two first storeys are linked with outer stairs. The dwelling house is remarkable for its closed character; appropriate especially for defense purpose, its simple and compact composition, its characteristic position in regard to terrain, as well as its height.

The one flanked variant constitutes the most common kind of the Gjirokastra dwelling house. It has been mastered well by the builders, who, preserving its main

compositional principles, have in many cases added new creative elements to it.

The two flanked variant, one of the most characteristics of the Gjirokastra dwelling house, is the tallest. In both these variants, the Gjirokastra dwelling house appears finer and more complete. The hitherto data show that their formation dates back to the beginning of the 18th century, or even earlier.

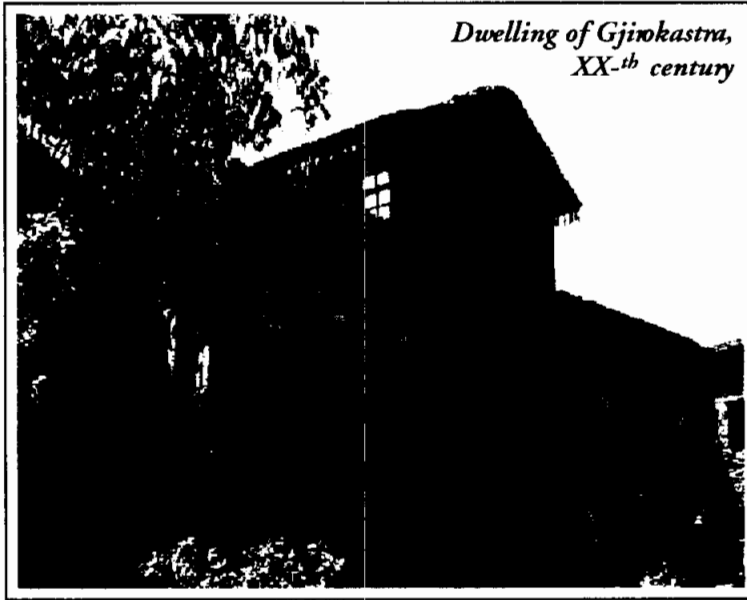
The morphology of the Gjirokastra dwelling house shows the unmistakable genetic links between its variants. All these various forms are joint together by a single concept, but they are separated by its degree of development, the concrete way of its realization. This continuity and diversity of forms, as well as their great

number, are strong arguments for the natural development of this architectural category. Along with the planimetric volume, the Gjirokastra dwelling house is rich in various architectural construction forms and elements, which in unity with its general structure make for outstanding achievements.

The period from 1800 to 1830 may be considered as the classic period of the Gjirokastra dwelling house. During that time a great number of big buildings of



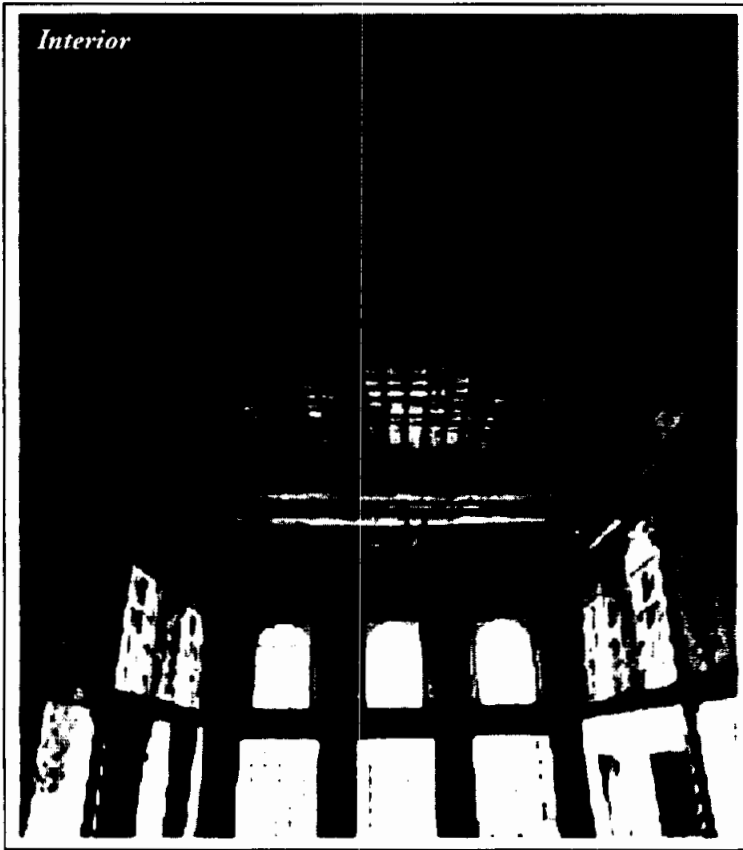
outstanding architectural values were erected, which bear more clearly the essential characteristic of this type. Keeping to some fundamental principles, along its development, the Gjirokastra dwelling house has gained some new characteristics and has lost some old ones.



The Gjirokastra dwelling house is remarkable for its height. Usually it is three storied, in some cases, even four storied. Its planimetries stand out for its great compactness. It has different forms, but it preserves the grouping of different rooms round connecting halls. Rooms communicate with the latter and often with one another. The basic

compositional unit is the three storied perpendicular variant, which, repeating itself in different cases, creates different schemes. The composition of the Gjirokastra dwelling house is very free. Thus, different solutions are possible within the same variant, especially with regard to the ground, which is often broken. Volumes are also uneven; making the building appear even higher than it is in reality and in many cases, perceptibly enriching its side views. But that which gives the planimetries and volume of Gjirokastra dwelling house diversity and height is the semifloor, passing from the ground floor to the upper floors. The sloping terrain has created the possibility of increasing the surface of every storey, thus ensuring an organic link with the terrain. Gjirokastra, just as Berat, provides us with a series of fine examples of the connection of constructions with the terrain. Since the formation of the perpendicular three storied variant, the Gjirokastra dwelling house established a functional differentiation between the floors, which remained one of its important features, until the '80 of the last century. The loss of this characteristic is linked with the use of the ground floor for living space, and it remained no longer uninhabited.

What draws one's attention in the various variant of the Gjirokastra dwelling house, in its rooms, as well as in its special architectural constructive elements, is their typifying tendency. It is true, this element is a general characteristic of popular constructions, but in this case it appears very clearly.



Worthy of interest is that this typification has not impaired in the least the originality of this special construction, which was bound to face the builders with some problems. The latter have been able to find new solutions to each case. Typification has never suppressed the innovative spirit of the builder, but has served as a sound basis, on which new elements could be adopted only after their rationality was tested.

The Gjirokastra dwelling house is remarkable for the detailed functional study of each of its elements, which are always placed where they should be. This is clearly seen in the interior of the house so rich in immovable furniture like cupboards, sofas, niches, etc.

The immovable furniture, organically linked with the construction, constitutes an important feature of the Gjirokastra dwelling house, just as of the Albanian dwelling house in general. This solution makes for spaciousness of rooms. Beside low sofas and other such furniture, nothing intrudes into the volume of rooms, which appears in all its warmth. Wooden elements, often carved, also play an important role in the decoration of rooms. Decorative woodcarving change in compliance with the function of each room: the most beautiful ones are in the reception room.

The room is the basic compositional element of the Gjirokastra dwelling house. These rooms, as generally in all Albanian dwelling houses, are: the reception room, the winter room on the intermediary floor and the summer room on the second floor.

Unlike its interior, which is carefully elaborated architecturally, the exterior of the Gjirokastra dwelling house, even in its classic period, is little elaborated. Because of its composition, care is taken only of the main façade, and in some other variants its flanks are also decorated. That which, seen from outside, is the most impressive of the Gjirokastra dwelling house, is its model,



Decorative Chimney

composition, and above all its monumentality and roughness, which distinguish it from the other types of the Albanian dwelling house. But for the second storey that hardly breaks its roughness, its walled façade, creates a striking contrast with the other part of the building.

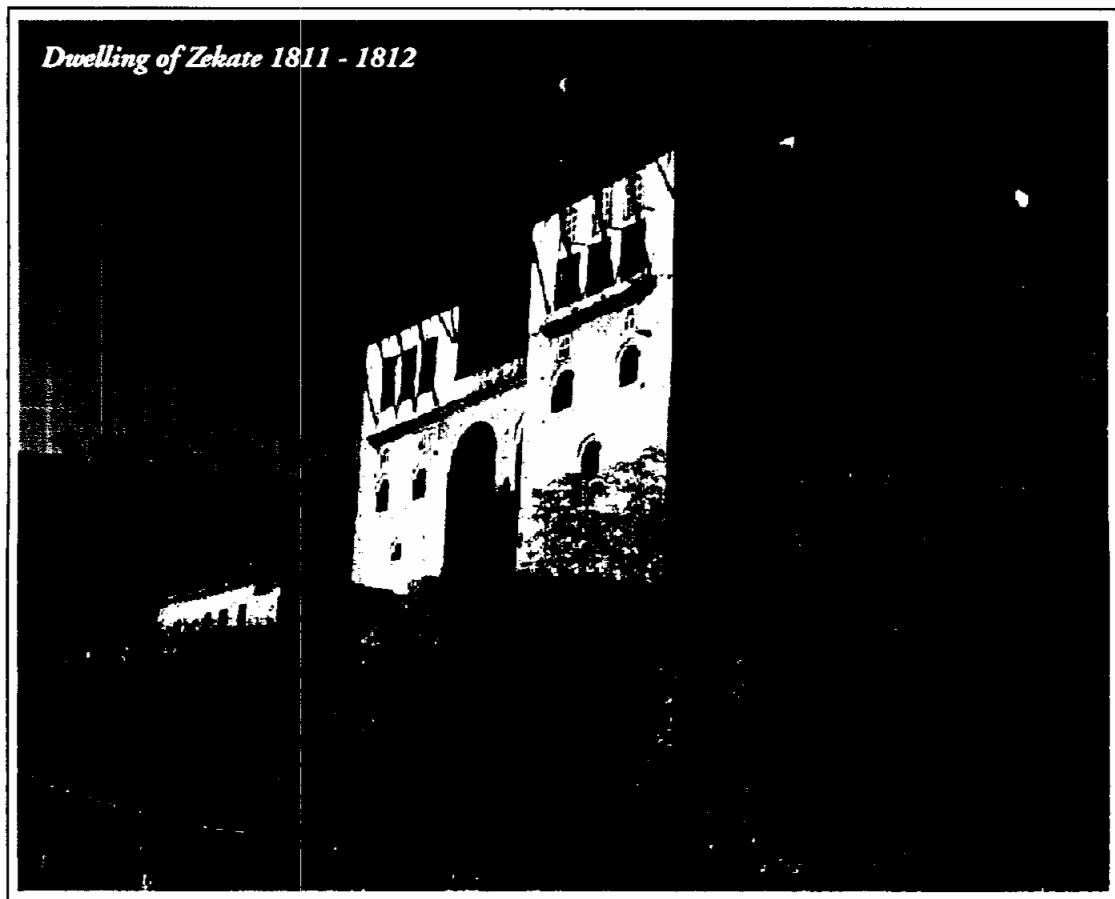


Dwelling with eker

The decoration of the second storey and the broad eaves resting elegantly on picturesque corbels enrich the composition further. The functional differentiation of the storeys finds its expression in the outer architectural treatment. Outside, there are few architectural details; the special elements are usually mingled together, each making its own contribution to the monumental character of the exterior. But in some more developed variants, the back walls and, in some cases, the sidewalls of rooms are decorated with mural paintings.

In general, the back wall of the reception room is decorated with panels in baroque style, and its sidewalls represent two lions in a dynamic position, one in front of the other.

One of the important features of the Gjirokastra dwelling house is its defensive character; this feature is not the same in different times. It was on the rise until the end of the flourishing period of the Gjirokastra dwelling house, and then it begins to decline, only to disappear completely by the end of the 19th century. Yet not all Gjirokastra dwelling houses possess this feature that also differs in different houses.

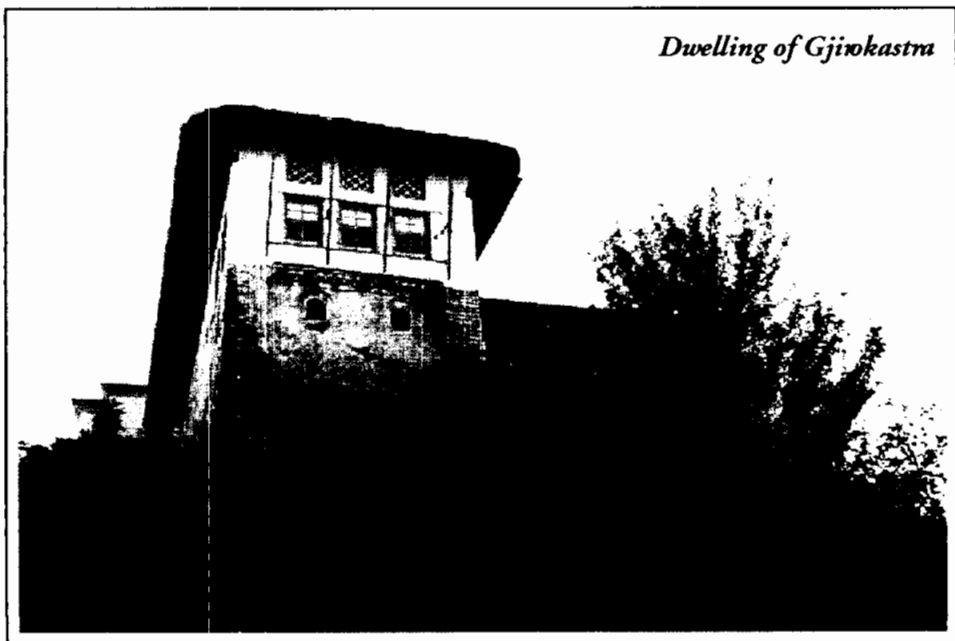


Of course, the Gjirokastra dwelling house is not an isolated architectural phenomenon. But its connections with other Albanian dwelling houses have been different in different times. Just as for all the dwelling houses of Albanian towns, for the Gjirokastra house, too, the second half of the 19th century is a long period, during which it undergoes relatively important changes. It is the time of expanding economic exchanges between different regions, of the growth of the national bourgeoisie. In this period the Gjirokastra dwelling house is confronted with new construction concepts, unevenly felt in its two fundamental elements, the planimetric volume composition and the architectural treatment. On the compositional plane, the Gjirokastra dwelling house preserves almost all its patterns and all its vitality. In the general architectural treatment of its interior and, especially, exterior, however, important changes take place.



At this time, efforts are made to treat the exterior and the interior alike. The relatively large windows with wooden frames, the closed and relatively not so broad eaves, and the plastering of the exterior give a new aspect to this dwelling house.

The remarkable achievements of this dwelling house, especially in its developed variants, as well as its common features in the other variants, especially those with a central hall, call for a further extension of the time and place in which this type dwelling house was formed. The composition of this dwelling house shows a clear evolution, with its beginning in the known perpendicular house, often with a semi floor, which is known in Albania since the 14th century, as results from the ruins of Kamenica village (Saranda) and other places. This type of house finds suitable conditions in Gjirokastra and develops within a relatively short period of time, always preserving some basic compositional elements reminiscent of the simple variant. On its road of development this house, especially its interior was enriched with architectural elements that cannot be conceived without connecting them with the time and territory. Thus, while many elements are found only in the dwelling houses of Albanian towns, some others have an all Balkanic extension. But these architectural elements have not remained unchanged. They are organically liked with the house. Hence, the Gjirokastra dwelling house is a realization, which although original in its base, as its logical planimetric volume development proves, made many other elements its own that are found in other variants as well, especially in the treatment of the interior.



Dwelling of Gjirokastra

Dwelling of Gjirokastra



The special features Gjirokastra dwelling house are explained by the social economic conditions of the life of this center, which along with features common with the other cities of the country, had its own special features, which underline the development of the Gjirokastra dwelling house. This city, unlike the other centers of

the late Middle Ages, Berat, Elbasan or Shkodra, known as centers of handicraft and trade, was until of late, by the end of the 19th century, only an administrative and exchange center. There was a strong stratum of landowners in the city. Endowed with the necessary means, in the course of an ever more pronounced class differentiation, it was able to materialize; through the work of talented masters ever more developed variants of dwelling houses. Quarrels between the feudal, feudal anarchy, the class aspect and other causes dictated many of the features of the Gjirokastra dwelling houses, among which is its defensive feature.



Dwelling of Gjirokastra

For centuries on end, until the late period, constructions in Gjirokastra were the deed of talented popular masters. The epithet popular is, first, linked with the fact that their centuries long experience was transmitted from generation to generation. Secondly, this epithet shows that the masters belonged to the people, who made a living with their work. They were organized in groups of 1520 members with a chief master. Kolonja and Dangëllia were regions renowned for their skillful masons, and it is from there that the masters came to work in Gjirokastra. Against the background of the buildings of the Gjirokastra stands out the figure of the talented Albanian master. As all popular builders, he was both the author and realizer of his own projects. This organic unity, or to be more precise, these two stages of the same process, are the main features of this popular creativeness. Other important features of the projects of these masters are their functional solutions, their

appropriate details, etc. The master was well acquainted with the people's way of living, which allowed him to solve functional problems correctly. The centuries long experience of these masters, as well as their technical ability, enabled them to construct fine buildings with only two basic building materials, the stone and the wood. They were endowed with great imaginative power without which the realization of their many projects, which often presented difficult technical problems, would have been impossible. The buildings of Gjirokastra reveal people's inexhaustible capacities, their great creative spirit and their determination to forge ahead in the field of construction, always enriching their experience with new elements.

By special decision of the Council of Ministers, in 1961, Gjirokastra was proclaimed a museum city and put under the protection of the state. Since the issuing of this decision, large scale research work has begun for the study and classification of constructions, as well as their restoration. As a result of this work, in 1973, special rules were approved for the protection and administration of the Gjirokastra museum city, as well as a list of the monuments of the first category, and the division of the city into zones.

According to the study on dividing the Gjirokastra museum city into zones, for purposes classifying its ensembles according to their values, it was divided into two big units: the historical center and the free zone. The museum zone, which includes the most valuable ensembles of the historical center, is preserved in its entirety as an architectural urbanistic complex. The protected zone is the other part of the historical center, which has also great values. The free zone is the part of the city, which is not included in the historical center.

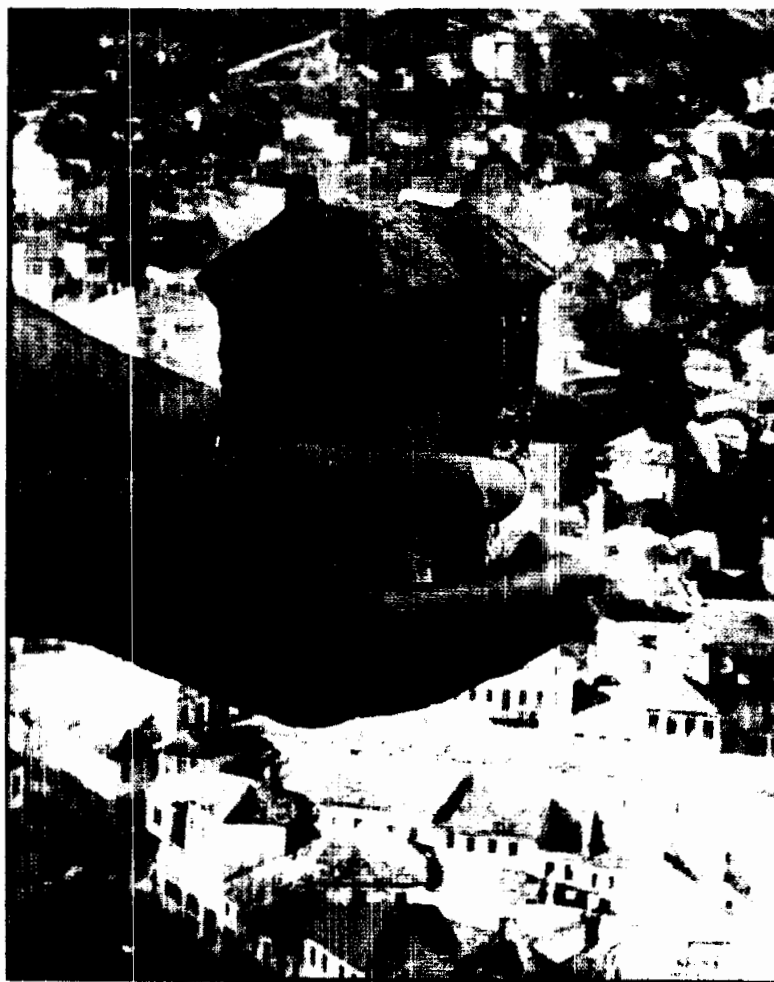
The monuments in the museum city, according to their values, are divided into categories: the monuments of the first category and the monuments of the second category. The monuments of the first category possess important topological, or architectural values. All the other constructions are monuments of the second category and are preserved within the boundaries of the historical center.

The putting of the Gjirokastra museum city under the protection of the state is also linked with large scale restoration work, which ensures the preservation of this heritage in all its authenticity, both as works of art and historical documents. After this center was put under protection of the state, a restoration atelier was set up. The founding of the Institute of Monuments of Culture, in 1965, gave a new impulse to the restoration work

in this city too, it increased in volume and quality. In 1973, the atelier of Monuments of Culture became a branch of the Monuments, always within the framework of the Institute of the Monuments of Culture, thus creating conditions for the extension and deepening of the restoration work.

So far, important preservation and restoration work has been carried out in the Gjirokastra museum city, in the castle and the bazaar by cadres who have been graduated in Tirana University. But, the greater volume of this work belongs to the dwelling houses, which constitute the main part of constructions in the city. The restoration work in the dwelling houses is aimed at preserving their original elements and composition, intervening only in the cases when they are in danger of decay and when changes or additions damaging their values were made to them. In these cases after detailed study on the spot, additional work is carried out, especially in special architectural elements, always abiding by sound principles of restoration, which look upon the monument as a historical document in the first place. The restoration of these dwelling houses has solved both aspects of the problem, the detection and preservation of the architectural values of the building as well as the improvement of the living conditions of its inhabitants. Only a small number of them have been turned into social centers and museums.

Prof. Dr. EMIN RIZA



**DOCUMENT OF THE MUNICIPALITY
GJIROKASTER
ON THE MANAGEMENT OF THE HISTORICAL AREA
OF THE TOWN
2002 - 2010**

**Report for the Municipal Council
December - 2002**



**Management of the Historical Area of the Town
Gjirokaštër
2002 - 2010**

**Report for the Municipal Council, Gjirokaštër
December - 2002**

**Under the special care of the Mayor
mr . Murat KAÇI**

INTRODUCTION

GJIROKASTRA:

“This town is not satisfied with easy victories. Those who seem to take the utmost amazement with the coldest of indifference, or those who have made indifference and imperturbability their second nature, simply surrender to this town. In this place, they cannot keep their coldness any more...Forget your indifference, all ye that here enter...”

(Ismail Kadare)

Our town can be found under the shelter of its castle, which is situated on a prominent place, fronting the main valley. Collected around this key place, are the diverse areas of the old town. The traditional buildings of the old town look magnificent in the distance, as their castle-like form and posture makes them very visible, and this creates a feeling of richness, drama, and civil morality. They are still called after the names of the families that have lived, or are still living there, such as, the ZEKATEs, SKENDULATEs, KARAGJOZATEs, etc. From their interior, they give you the unmistakable impression that there, inside, the biggest dramas of their times were played, and they can be found synthesised through all the fabric of the multicoloured history of this town.

All this beauty is now under serious threat. Some of the main house structures are now facing imminent ruin. After the 90's, the Institute of Monuments had no funds to maintain and restore the monuments of culture, and in this case, the historical objects of the museum-town of Gjirokastra.

THE VISION

The community of Gjirokastra, the Municipal Council, and the Municipality wish to emphasise the need for the revival of the economic activity of the town, as the result of the effective and proper exploitation of the cultural heritage of the town.

The scope is to co-ordinate the efforts of the Council, the citizens, and the institutions of Gjirokastra in order to revive the old town, thus enabling Gjirokastra to justify its role as the historical, cultural, educational, and administrative centre of Southern Albania, by:

I

By taking individual, and corporate, responsibility for the preservation and maintenance of the historical town.

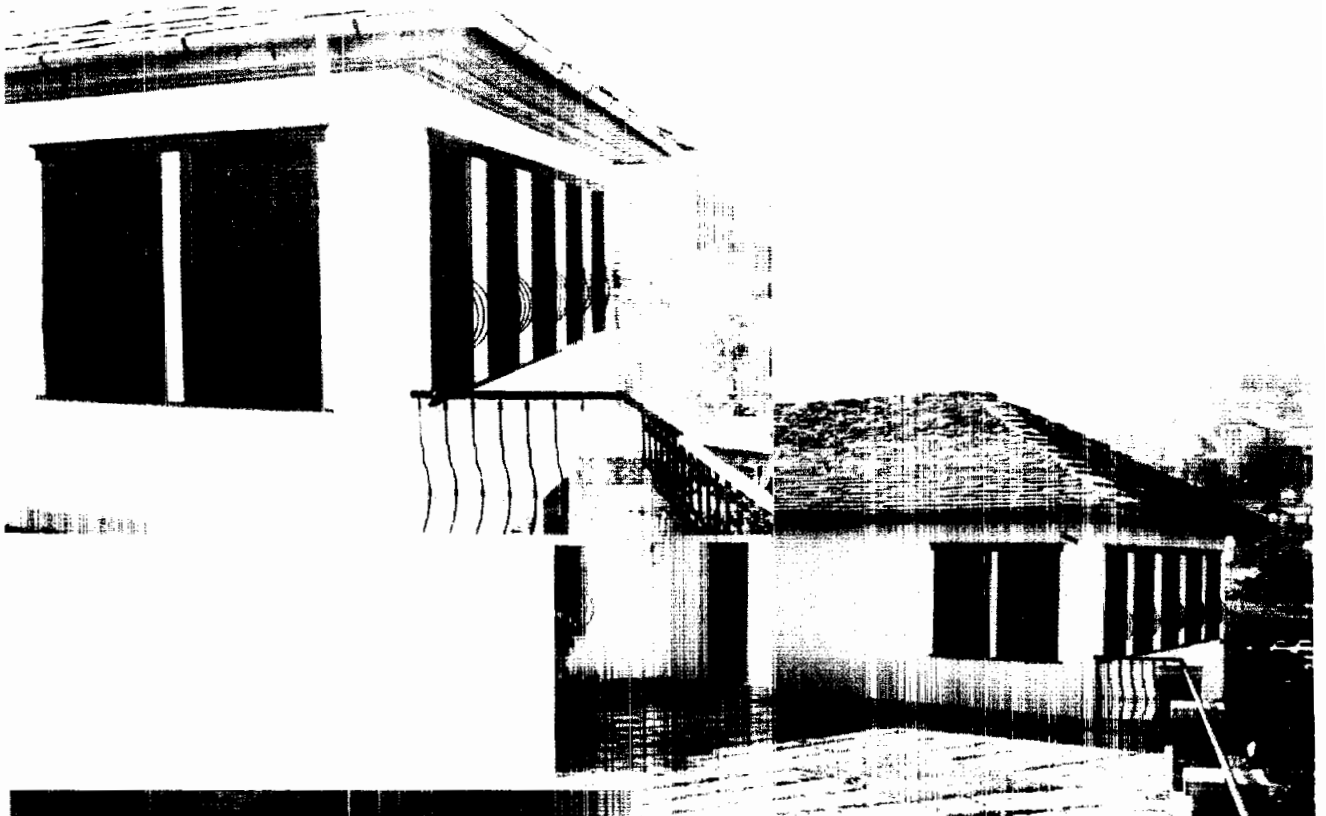
The Municipality of Gjirokastra and the Mayor have long since done an immense awareness-raising work not only with the citizens, but also for with the higher state governing bodies, concerning the threat imposed now on the old town.

Of course, the Municipality and its Council have not been alone on this enterprise.

- In September 1995, the "Gjirokastra" Association opens its activity in Gjirokastra.
- In January 2002, "The Intellectual's Forum for the Preservation of the Values of Gjirokastra" is founded. Among its members are some of the most well known representatives of the Albanian Culture and Literature.
- March 2001. In the framework of the Project: "The Increase of the Sensibility for the Preservation of the Cultural Heritage, Gjirokaster", the Association for the Environment Protection and the Encouragement of Tourism, Gjirokastra, in co-operation with the Open Society for Albania Foundation (SOROS), carries out an activity and publishes an awareness-raising publication which we are sending in an attached form.

As a result, the Packard Foundation (working with a project in Butrinti) was interested on the values of the cultural and historical heritage of Gjirokastra.

- April 2001. Packard representatives get into contact with the Municipality of Gjirokastra.
- 2 June 2001. The Municipality of Gjirokastra and the PACKARD Foundation organise a workshop for a large auditorium of citizens, local and international, experts on the issues now faced by the historical area of the town, as well as to find out new ways and possibilities for lasting solutions.
- 1 October 2001. Packard opens in the town, the Gjirokastra Conservation Office (GCO).
- More than 1000 buildings in the historical town are being inspected and registered by the GCO staff. This information will be collected in a database.
- 5 October 2002. The restoration work on the First Albanian Language School in Gjirokastra, an important historical monument, is completed. This was a Project of the Packard Foundation in co-operation with the Municipality.
- In co-operation with the Packard Foundation, three new restoration projects have already started, which are sending in attached.
- For budget year 2003, the Institute of Cultural Monuments has planned the sum of 10.000.000 Lek for intervention on the Castle of Gjirokastra.
- January-February 2003, starts the implementation of the bilateral project between the Republic of Albania, and the Italian government in the field of the Scientific and Technological Research for Period 2002-2004 with title: "Gjirokastra: Project Specialisation, for the preservation and restoration of the Cultural Monument buildings."
This Protocol-Deal includes 1.000.000 Italian Liras for interventions on the historical town and the Castle of Gjirokastra.



G . C . O
Gjirokastra Conservation Office

• **Interventions of the Municipality, and other Aspects**

Here below we are presenting in figures the interventions and investments done by the Municipality of Gjirokastra in the last 5 years on the historical area, according to the proper objects.

Year 1998

1. Road reconstructions in Manalati area near the Primary school “Naim Frasheri”. Sum: 1.400.000 AL.
2. Engineering measures around the castle: Sum: 10.000.000 AL.
3. Reconstruction of “Pllaka e Furrës” road: Sum: 1.100.000 AL.
4. Reconstruction of the Cultural Centre. Sum: 400.000 AL.
5. Reconstruction of the Ethnographic Museum. Sum: 1.500.000 AL.

Year 1999

1. Reconstruction of Njazi Haderi road. Sum: 1.300.000 AL.
2. Reconstruction of the road near “Urani Rumbo” Primary School. Sum: 1.400.000 AL.
3. Cleaning of the brook dam near the Varoshi area. Value: 400.000 AL.
4. Emergency interventions on the castle. Sum: 845.000 AL.
5. Engineering measures around the castle. Sum: 1.000.000 AL.

Year 2000

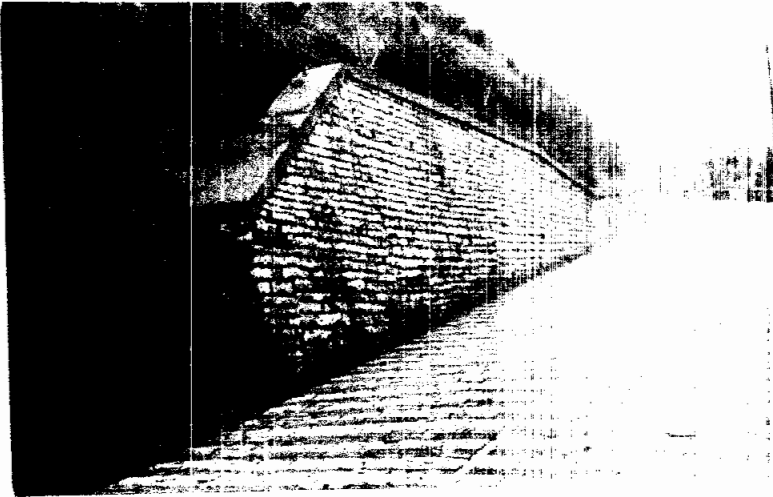
1. Reconstruction of the Cuberat- Dunavati Square road. Sum: 2.000.000 AL.
2. Reconstruction of the Manalati Area road. Sum: 1.500.000 AL.
3. Reconstruction of the road coming from the Shoes Factory – 7 Fountains (the cobbled street and the supporting walls).
4. Reconstruction of the “Sokaku I Papapanos” road. Sum: 900.000 AL.

Year 2001

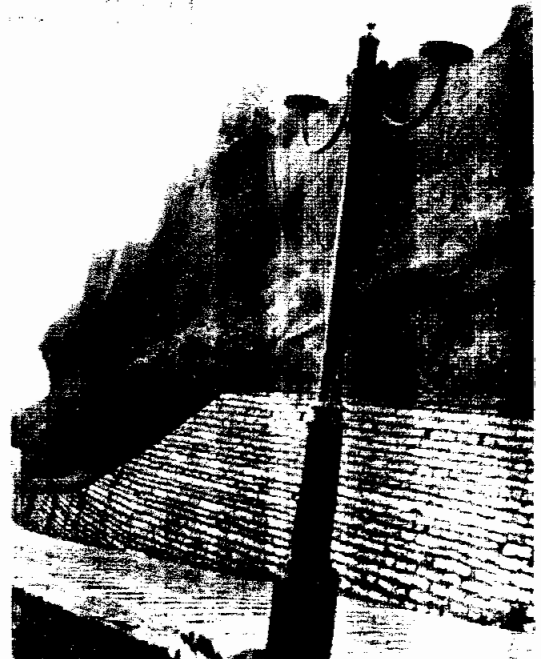
1. Engineering measures around the Castle. Sum: 10.000.000 AL.
2. Reconstruction of the Weapons Museum (hydro-insulation). Sum: 4.000.000 AL.
3. Adjustment of the rain water system and of the brook, and road reconstruction in Varoshi area. Sum: 4.470.000 AL.

Year 2002

Reconstruction of the ethnographic museum. Sum: 2.500.000 AL.



Engineering
measures
for the supporting
walls of the castle



Inner streets,
reconstructed
with
community
contribution



- In partnership with the community, and with its contributions, the Municipality of Gjirokastra has intervened for the improvement of the inner streets:

Year 1999 – Sum: 2.000.000 AL.

Year 2000 – Sum: 2.000.000 AL.

Year 2002 – Sum: 2.000.000 AL.

Year 2002 – Reconstruction of the road in Dunavati I area.

Partners: The Municipality of Gjirokastra, UNDP, and Community. Sum: 2.000.000 AL.

- **Preservation of the Crafts**

- By a decision of the Municipal Council, No. 14, Date. 06.03.2002, we created the sector for the maintenance of the cobbled streets, sidewalks, and the support walls in the historical area with a group of stone-craft experts.
- The Municipality of Gjirokastra has agreed in principle with the Ministry of Education and Sciences for the opening of a restoration class at the artistic school of Gjirokastra.
- Small enterprises for the processing of the wood, stone, and iron according to the traditional methods also operate in Gjirokastra.

- **Traffic**

- The old town is threatened by the private cars' traffic, as in the modern times, you cannot deny this commodity to the people.
- In the Bazaar, and in the old town, traffic signs exist that regulate or even prohibit the circulation of vehicles over 5 tons.
- After the conclusion of some projects in the Bazaari area, the Municipality will limit the circulation of vehicles in some streets, and in some others, the circulation of vehicles will be finally prohibited.
- The Municipality also has projects for the construction of a road ring in the upper areas in order to stop the transport vehicles from passing through the old town centre.

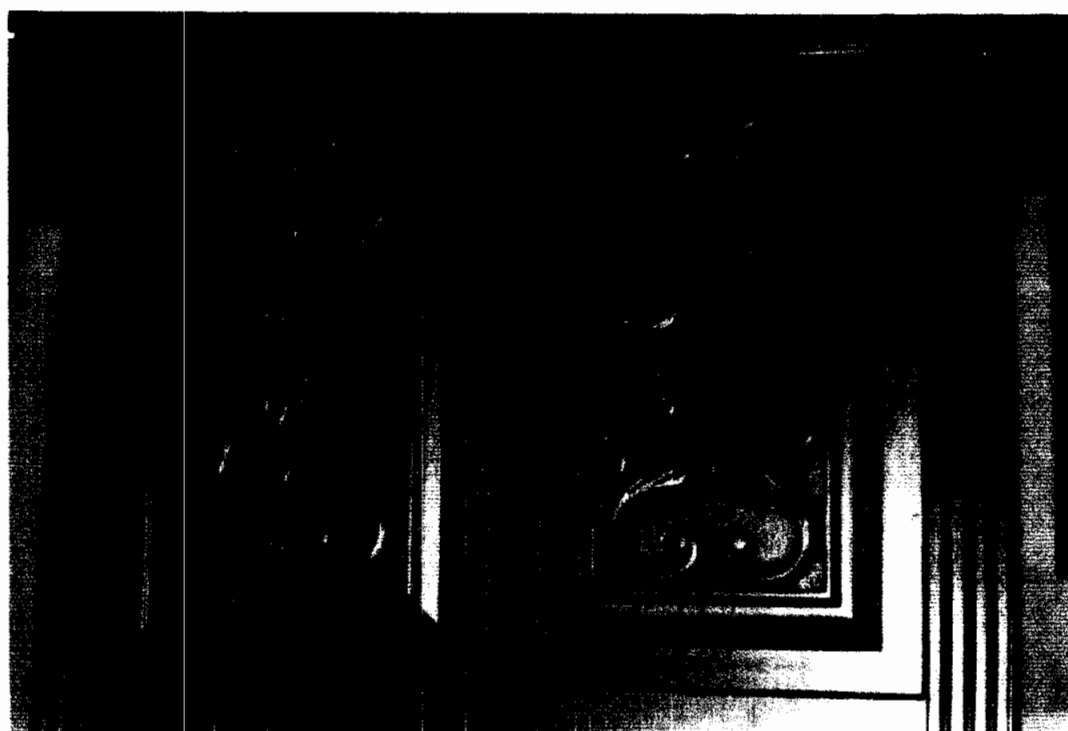
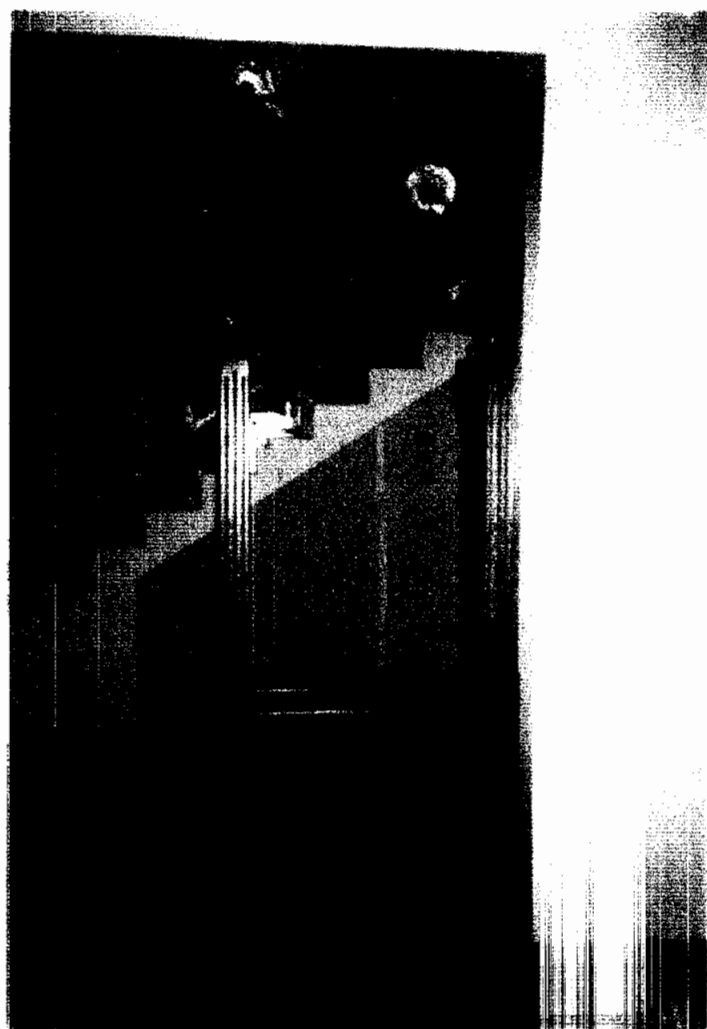
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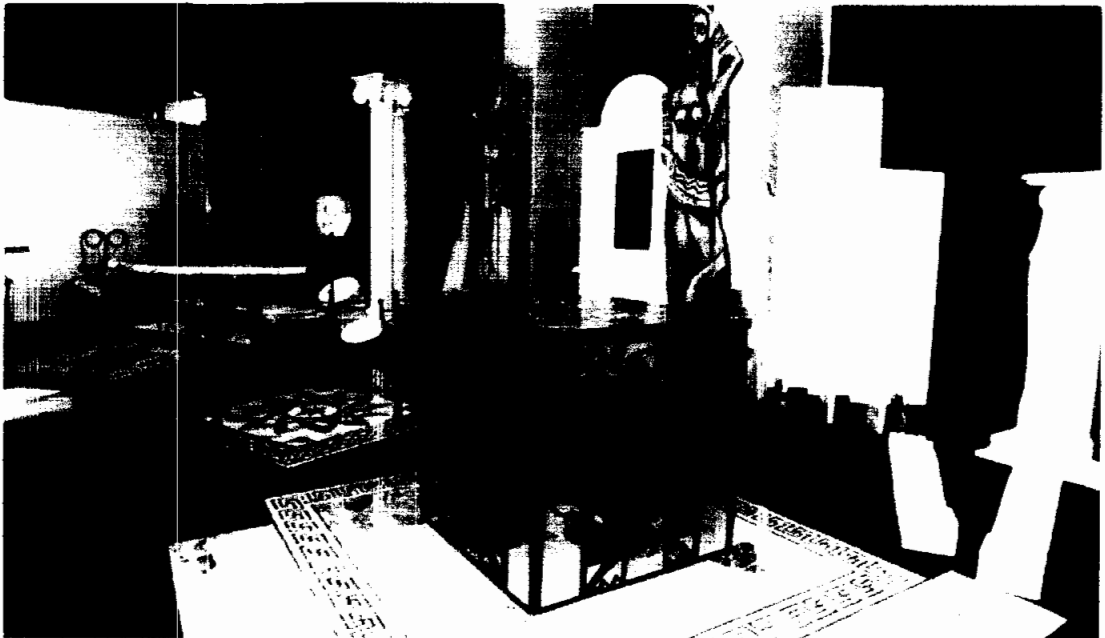
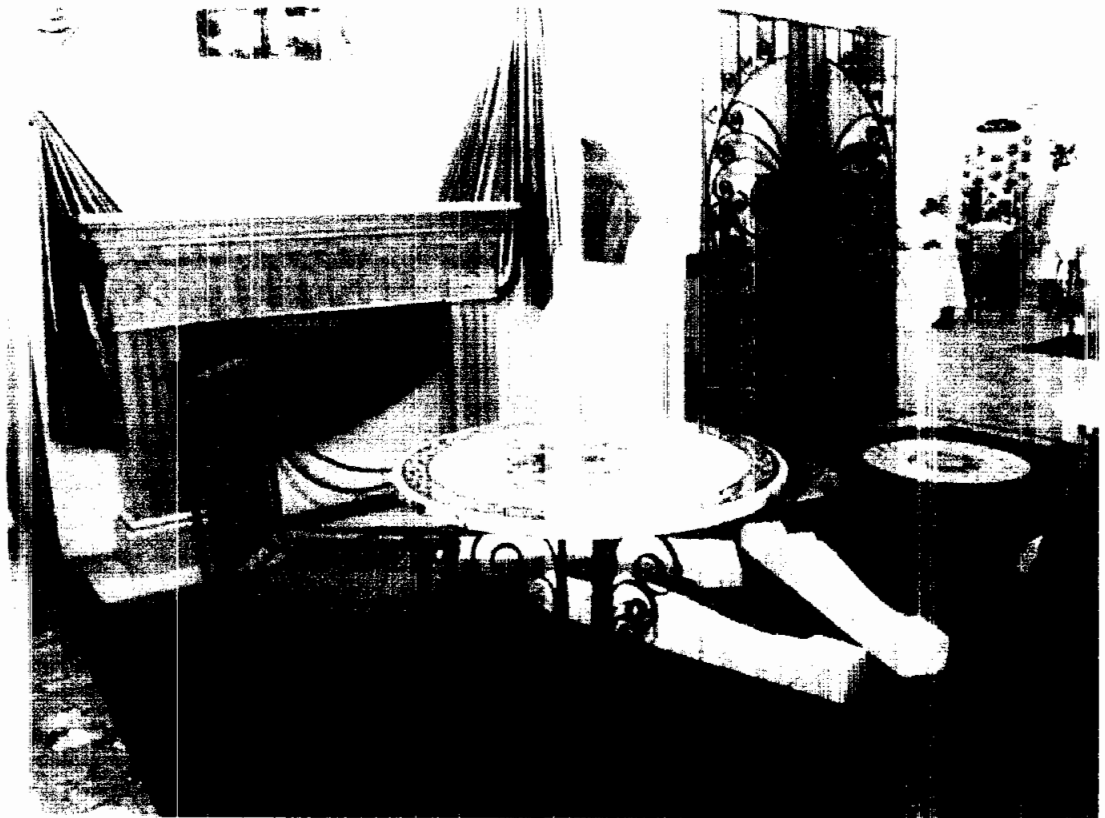
By providing that the development works ameliorate the ambience of the old town, and by strengthening its visual harmony as the result of the careful consolidation of the views, and the number of new constructions.

- A special law exists for the Protection of the Historical Centre of Gjirokastra, since year 1961.

The Compilation of the Urban Plan

Wooden work
done in one
of the
workshops
of Gjirokastra





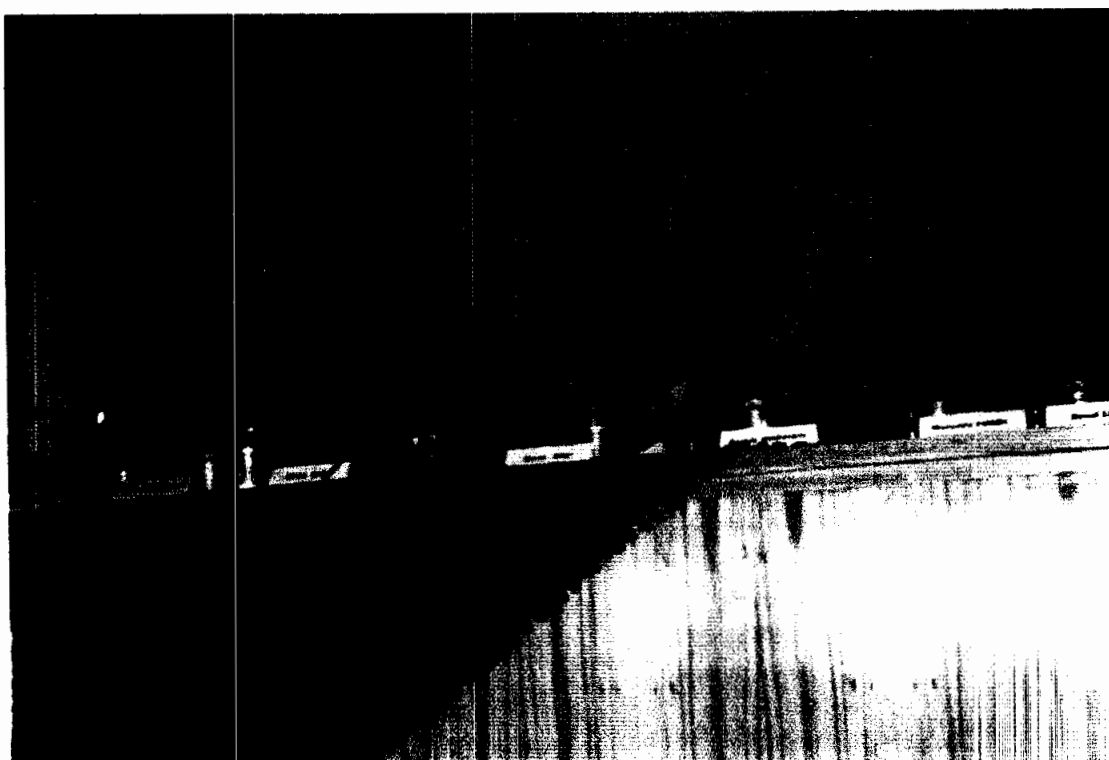
Workshop in Gjirokastra
for the processing
of stone and iron

In co-operation with the Municipality of Grottamare (Italy) and the Region of Marche (Italy), we are working on the compilation of an urban plan for Gjirokastra.

- Its first phase, consisting of a sum of 185.000.000 Italian Liras, including the taking of aerial photos and their inclusion into a map, has already been concluded.
- As part of this project, the first volume of material on Gjirokastra has been published, which are sending attached.
- We are trying to find a donation through the INTERREG, 3, A, programs for the conclusion of the second phase, and of the project as a whole.
- The Municipality of Gjirokastra has set up the office for the regulatory plan of the historical centre. This office is equipped with a graphic station, which consists of computers and A3 Printers.
- After the specialisation for the office experts in Italy, in months March-April 2003, the second graphic station will be installed, which consists of more sophisticated equipment.
- The Regulatory Plan Office will also serve as a reference and co-ordination link for all the work to be done by the work groups already created near the E. Cabelj University, Gjirokastra, and the Institute of Cultural Monuments.
- A careful and rigorous work is also being carried out by the Urban Development Office near the Municipality, and by the Council for the Regulation of the Territories, in line with the law on the cultural monuments in order to preserve as far as possible the historical area from the constructions that spoil the old town ambience.
- 14 September 2002. In co-operation with the Grottammare Municipality and the Region of Marche, a Scientific Symposium is held in Gjirokastra with subject: "Territorial Planning, a means for the Territory Administration." Participants were not only experts, but also high authorities from both countries, such as: the Albanian Minister of the Ministry for the Regulation of the Territory and Tourism, and the Plenipotentiary Minister from the Italian Ministry of Foreign Affairs.
- This symposium was organised in the framework of the project for the compilation of an urban plan at the conclusion of which, a number of projects will be developed that should balance:
 - 1) preservation
 - 2) 2) economic activity
 - 3) the needs of the community

III

By encouraging the creation of a new activity in the old town as the result of the sensitive modification and the construction of the buildings that will be adjusted to the new economic and social needs, thus protecting in this way the historical part of the town from its dereliction and abandonment.

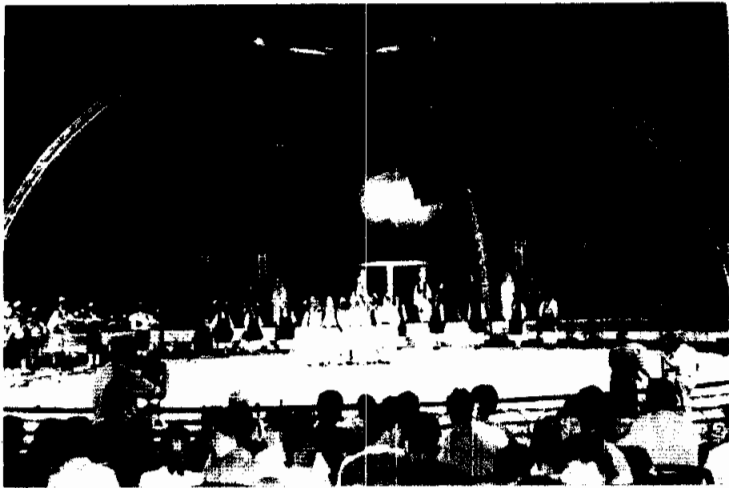


Scientific Symposium
on the Planning of the Territory

September - 2002t

In order to encourage and keep alive the activity in the historical area, the Municipality of Gjirokastra has long since planned to apply activities and special measures.

- Each year, since 2002, national book fairs have been organised in Gjirokastra with the participation of many Albanian Literature personalities. In 2002, this activity was developed in the historical area and was made possible that Gjirokastra win the regional status with the participation of the publishing houses from Greece, Kosovo, Macedonia, etc. Also, it was decided in year 2001 that this activity be carried out only in the historical area.
- Once in 5 years, at the historical castle, the famous national folklore festival took place, with the participation of all the Albanian regions. The festival is followed by a considerable number of spectators and specialists from the country and abroad. For a whole week, all the historical area and the whole town lives under the melodies of this great popular celebration. Many of the invitees sleep in the characteristic houses of the town.
- With the encouragement of the Municipalities, many shows, concerts from foreign singers and youth activities are carried out in the Castle of the town.
- In her culture plans for year 2003, the Municipality has planned to organise fairs for handicraft, agricultural, dairy, and traditional drink products from the surrounding areas.
- In co-operation with the Institute of Monuments we have planned to work in such a way that we may fill the Castle with life through some other activities, thus, encouraging the economic activity through the benevolent adoption of the ambience through restaurants, historical books, souvenirs, etc. For this issue we have made contacts with the powerful business in order to secure their partnership.
- The Municipality of the town, the departments and the enterprises under its auspices in every case are situated in the old town.
- With a decision No. 53 dt.09.04.2001. The Municipal Council excludes from the tariffs the use of the functional ground in front of the shops, the cafes, restaurants, hotels in the historical area.
- In year 2003, the small business that pays taxes to the central directorates will pass under the responsibility of the Municipality, where we are working to prepare the necessary infrastructure. The Municipality is thinking and planning for the method of the organisation of this business in the old part of the town.
- By a decision of the Municipal Council of the town, No. 29, dt. 25.08.2002, the old building of the former cinema, burned in 1997, gets transferred to the Court of Appeal, Gjirokastra, which will serve to the whole Region.
- The work has started for its reconstruction, and the project has foreseen the atmosphere of all the ensemble of the area.



**Aspects from
the National Folklore Festival
at the Historical Castle**



The second regional Book Fair
May - 2001



The concert of the
Famous Greek Singer,
Jorgos Dalaras
at the castle of the town
June - 2001

IV

By developing a tourism offer with a small impact that is being formulated, managed, and will be near to the people anywhere practical.

- Gjirokastra has many attractive features for the support of the tourism market.

The town of Gjirokastra is situated in the southern Albania, only a few hours from the powerful European centres. Bordered with Greece (only 60 km away from Ioannina, or 160 km from the Igumenitsa port), as well as only 60 km away from the port of Saranda (this port was historically connected with Italy) of course makes it a very accessible and interesting region in the aspect of the economic and cultural development.

Situated only 75 km away from Butrinti, the most important archaeological centre in Albania because of its values (now included in the Cultural World Heritage List), as well as quite near to the Antigonea, an old town built by King Pirros of Epirus, and also near to Melani and Adrianopolis, a roman town that took its name after the Emperor Adrian, Gjirokastra and all the Valley of Drinos along which the town is situated, is one of the most important Albanian tourist centres.

- The Municipality and its mayor have long since tried to put into function the small old airport, constructed by the Italian during the Second World War, and which has functioned until the beginning of 90's.

After the contacts with the Project Company, TECNOENGINEERING 2C, with its centre in Rome, in 2002, the Project-idea of the Airport of Gjirokastra is compiled. It is provided that the works be done according to the ICAO norms. The approximate value of the works reaches 5 million Euro.

Since the Implementation project requires financial support, the Municipality in co-operation with the Region has contacted the other Italian Project Company VSP. Specialists from this company have already visited the airport and have started the work for the completion of the project.

This is an Association that consists of specialists who work gratis for development facilities.

- Nevertheless, the best way to come to Gjirokastra is through Corfu via Saranda, Butrinti, Phoinike, Gjirokaster. This triangle is a very rich archaeological area and very interesting in the tourism aspect.
- Besides this, the Municipality and the Municipal Council have projects for the development of some elements for the stimulation of the tourism offers, such as follows:

- 1) The development of the castle (as we have already mentioned before) and its more available use, both physically and intellectually, for the visitors.
- 2) The reinterpretation of the museums and the existing historical and social collections, in order to reflect the latest developments, but also to help the understanding of the foreign visitors.
- 3) The creation of new museums for the interpretation of the traditional houses.
- 4) To encourage the Festival of Gjirokastra, which is normally held once in every 5 years. This festival may be carried out in a very helpful way as a significant element of the tourism program of Gjirokastra.

Alongside the Organising Committee, Ministry of Culture, Youth, and Sports, we have agreed to organise such a Festival once in 3 years.

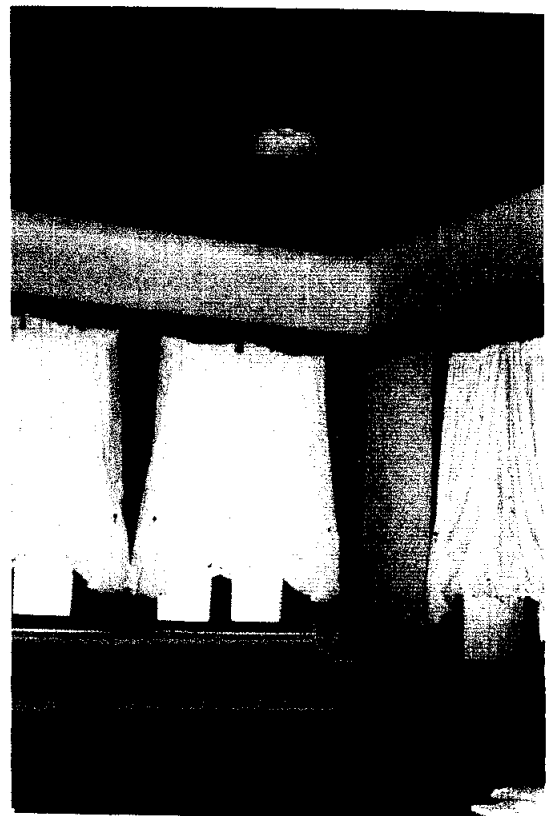
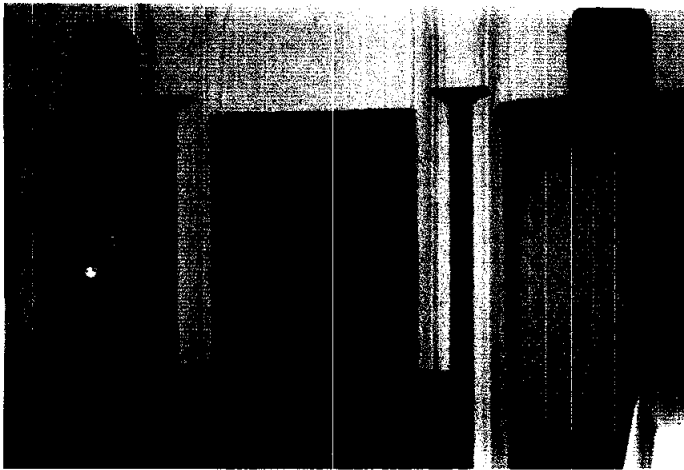
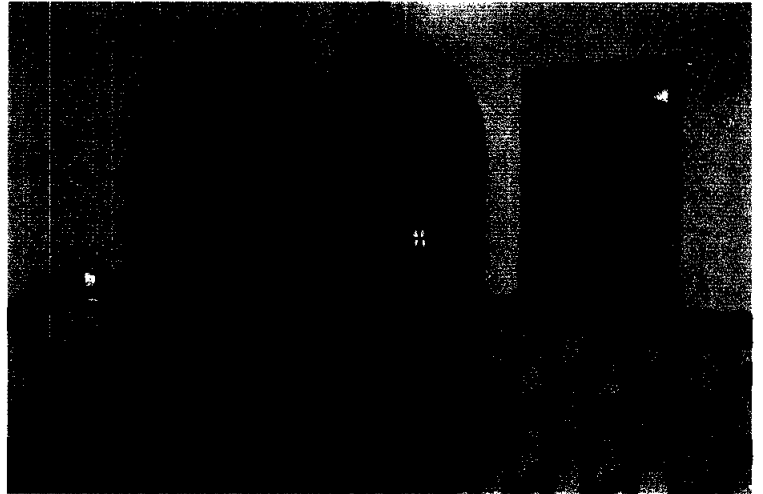
- The Folk Instruments Festival that is organised every year at the Castle, on a Regional level, and that is included in the programs of the Ministry of Culture, will also stay in function of the tourism program of Gjirokastra.
- 5) The creation of connections with other tourism places in Southern Albania (especially Butrinti), so that the visitors may enjoy a longer visit.
 - 6) Evaluation of such factors as
 - a) Natural Richness
 - b) Historical, cultural, and artistic richness
 - c) The human factor.
- **Bed & Breakfast.**

The Municipality, in co-operation with many NGOs has provided seminars for the encouragement of such an important aspect, as the development of a B&B offer has the potential to answer such requests as:

- The Number of the available beds through the old part of the town may be developed in line with tourism demands.
- The modification of buildings to serve this market will encourage the re-usage of the existing historical buildings and, in this way, the financial support will be better managed for such works that would have a double benefit from the further provision for the preservation of the town (The first experiences have been very successful)
- It will ascertain the residential presence and the continual business in the old part of the town, by supporting the creation of subsidiary enterprise such as, cafes, shops, etc.

Short-term Objectives

- a) The preparation and publication of a tourism guide for Gjirokastra.



One of the characteristic
houses of Gjirokastra,
modified in B & B

We are working with a project of Packard Foundation and it is expected that the guide be published in April 2003. The guide will be prepared in the English language.

- b) The processing of a proposal for the formation of a tourism development agency, where all the participating subjects will be involved in a strategy for the development of tourism services.
- c) A formation course for all those who will offer the premises of their houses in the historical area for the foreign tourists.
- d) Finding programs of co-operation that will help the local initiatives.
- e) Courses and seminars for the promotion, and encouragement of the traditional cuisine.

ENVIRONMENT

Project: Rubbish Cleaning

- Acknowledging the fact that one of the most important stages: the cleaning of the rubbish from the derelict houses and places, as well as from the discharging brooks, helps in ridding of the feeling of ruin, improves hygiene, and creates a positive image, the Municipality of the town (through the Communal Enterprise) is prepared to account for the cleaning of the town by:
 - a) Cleaning the brooks and the selected areas for development.
 - b) Cleaning the rubbish and debris from the derelict buildings, especially those in Bazaar.
 - c) Cleaning the debris from the open areas, especially from the slopes of the gorges that are used as natural huge rubbish place.
- There exists in the Municipality of the town a full study for the treatment of the solid waste done by a Danish Company, within the framework of the "Phare Cross-Border Co-operation in Albania" program and with the close co-operation by the Ministry of Public Works and Transport, Republic of Albania (as it was called at the time of the study) and the institutions of the town of Gjirokastra. The study foresees a fund of 3 million Euro.

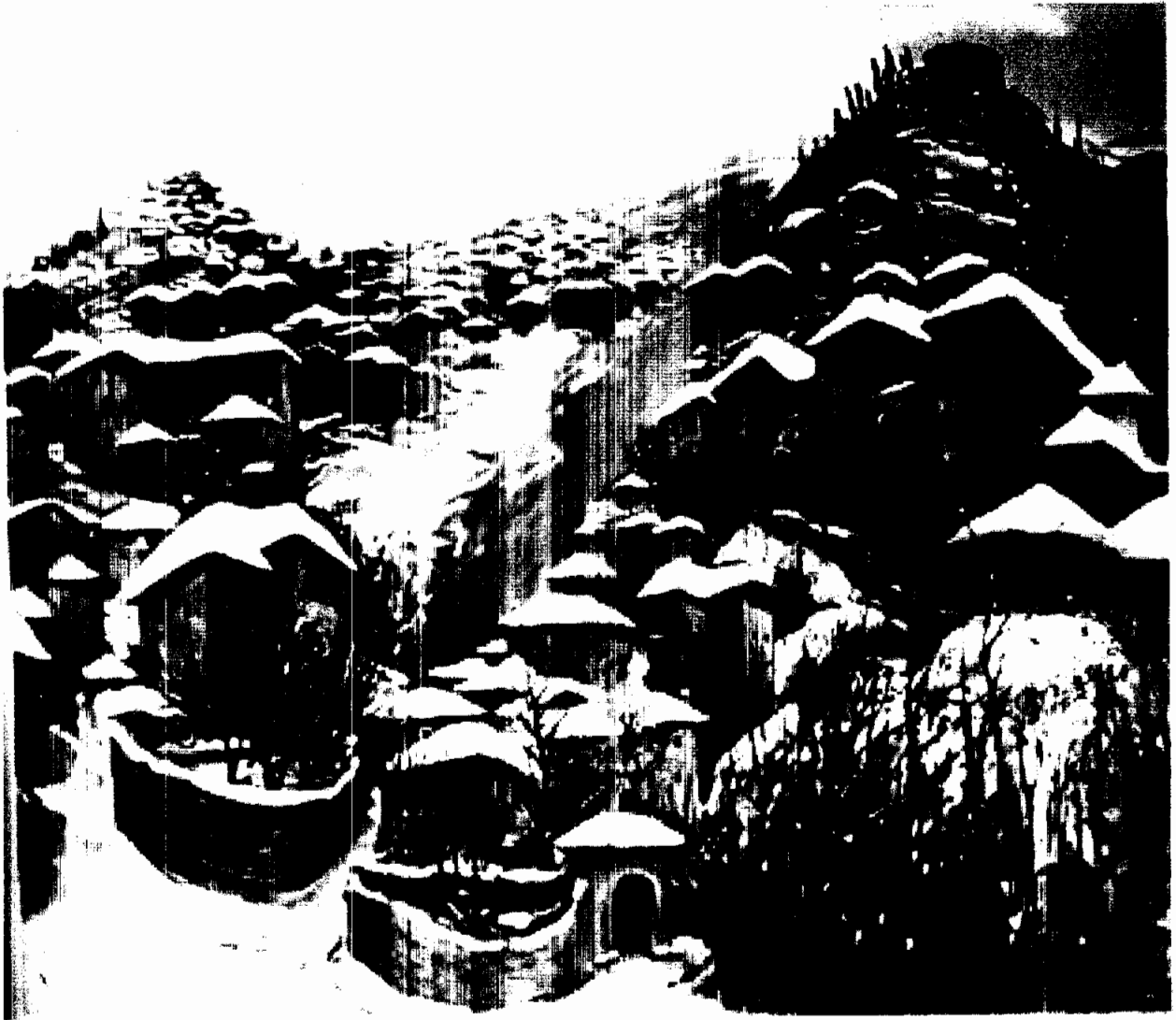
In co-operation with UNDP, the Municipality of the town is in search of donors.

- During the last years, the Municipality of the town has closely co-operated with the TOLBA, CESVI, UNDP, associations, etc., with projects for the maintenance of the environment as well as interventions for the water supply, or reconstruction of health-care, and educational, institutions.

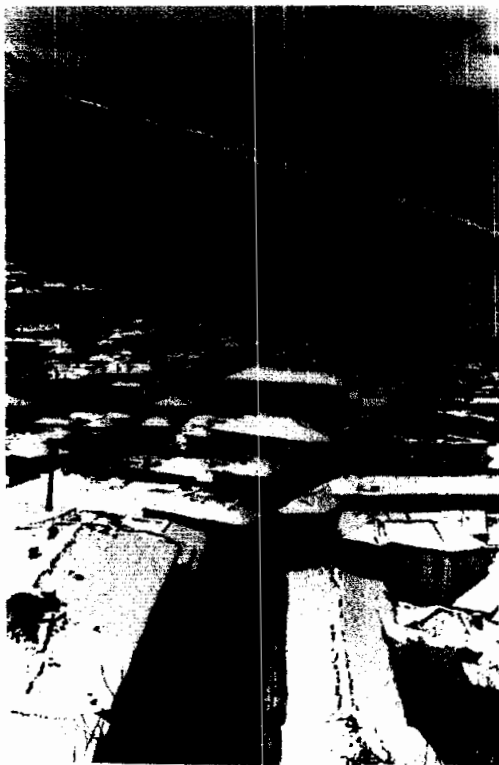


Project
implemented with NGO CESVI (Italy)
for the maintenance of the environment

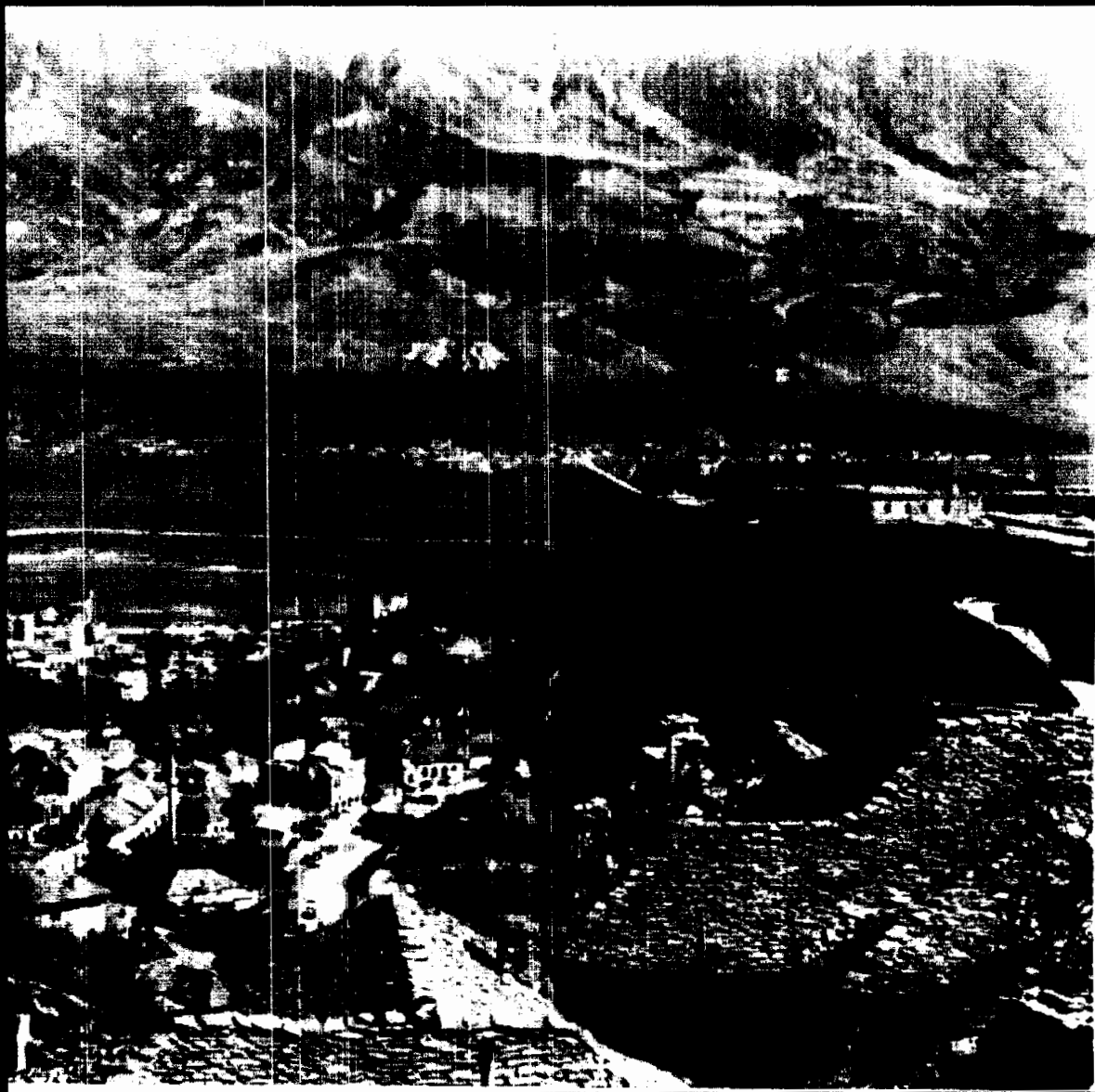


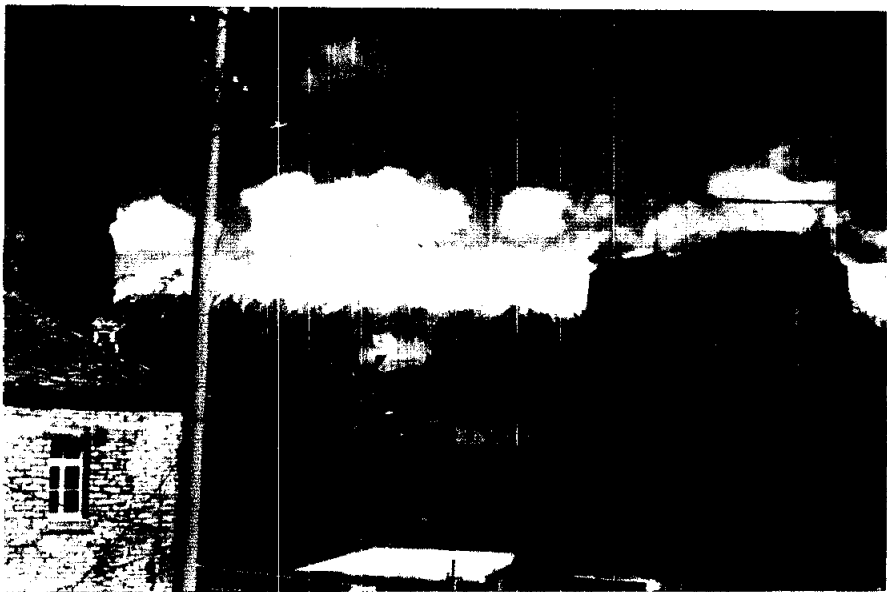


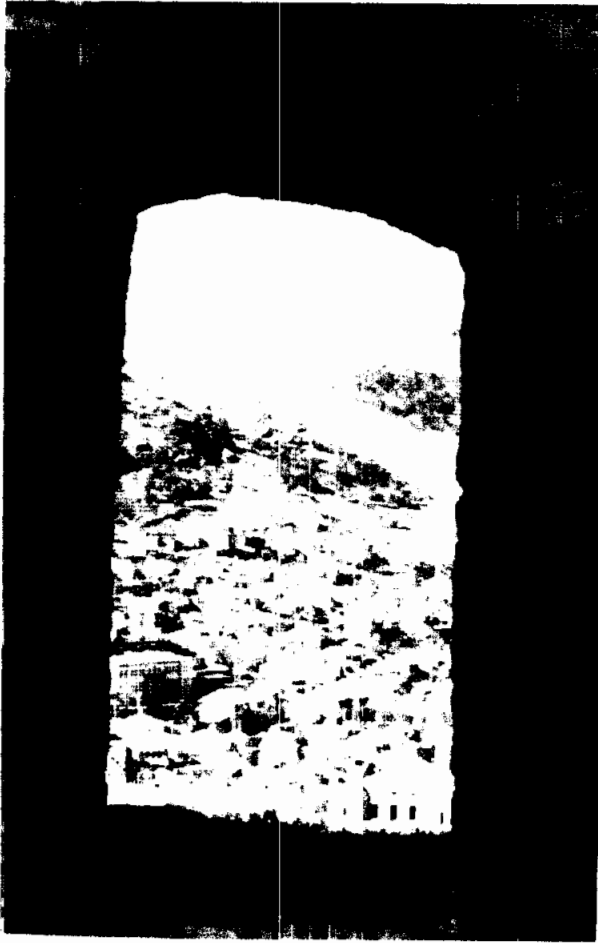
A Town's Magic

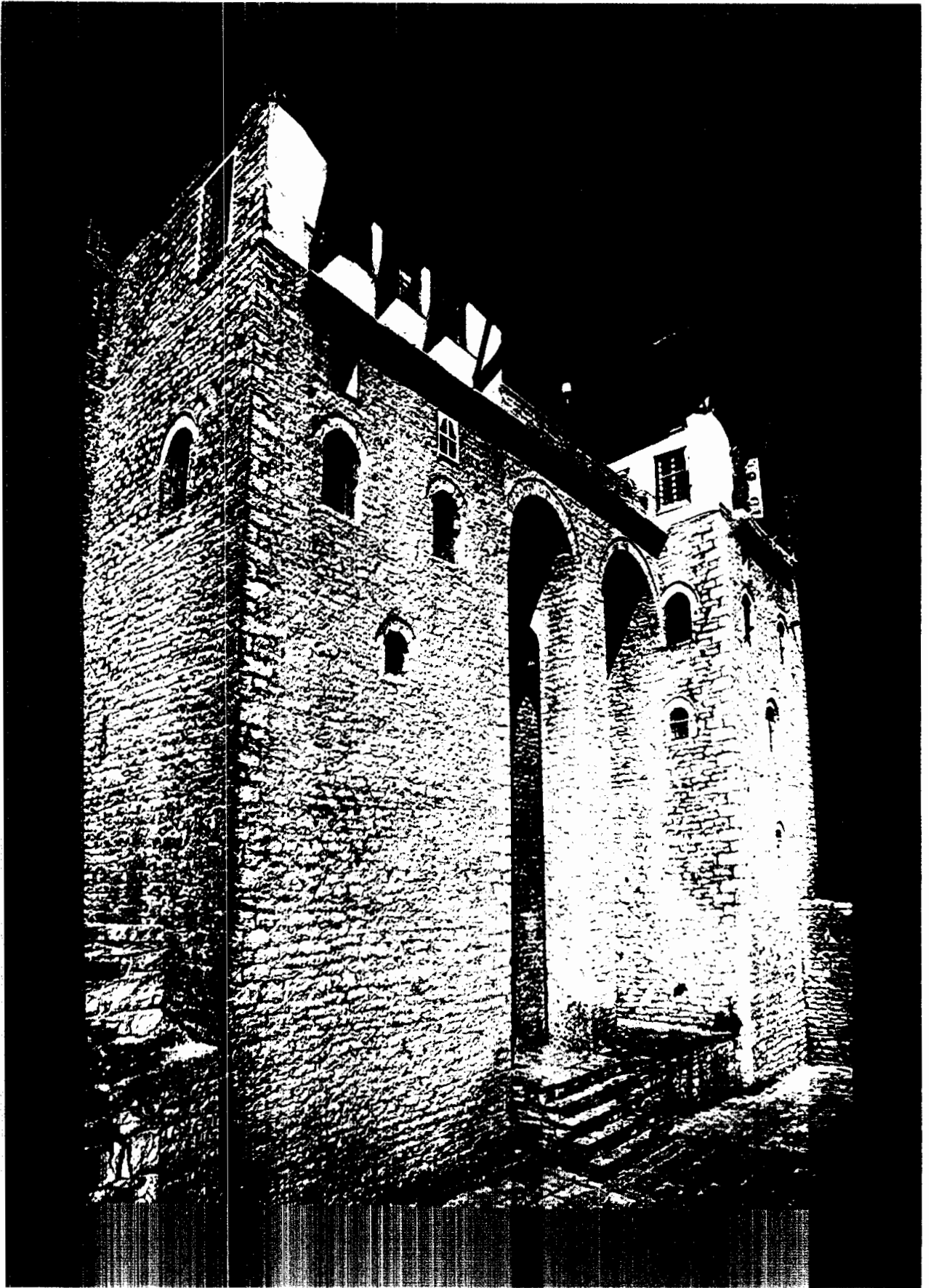


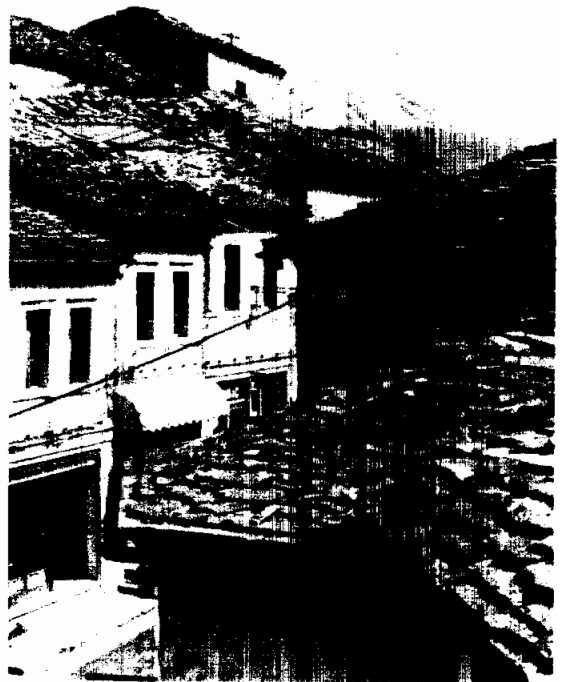


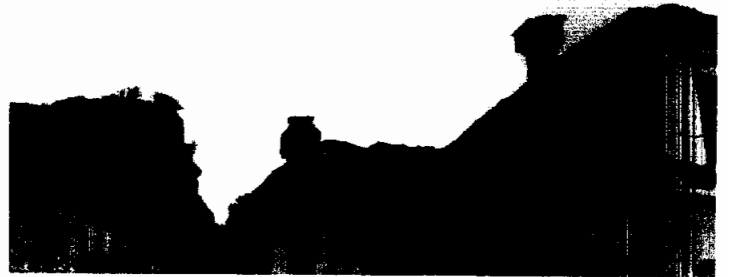


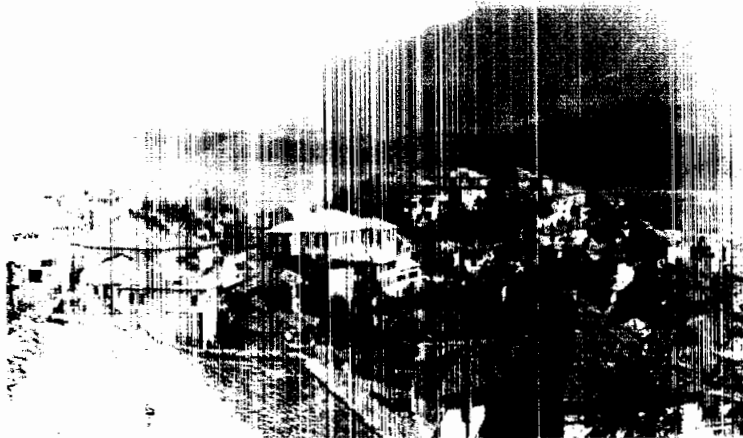


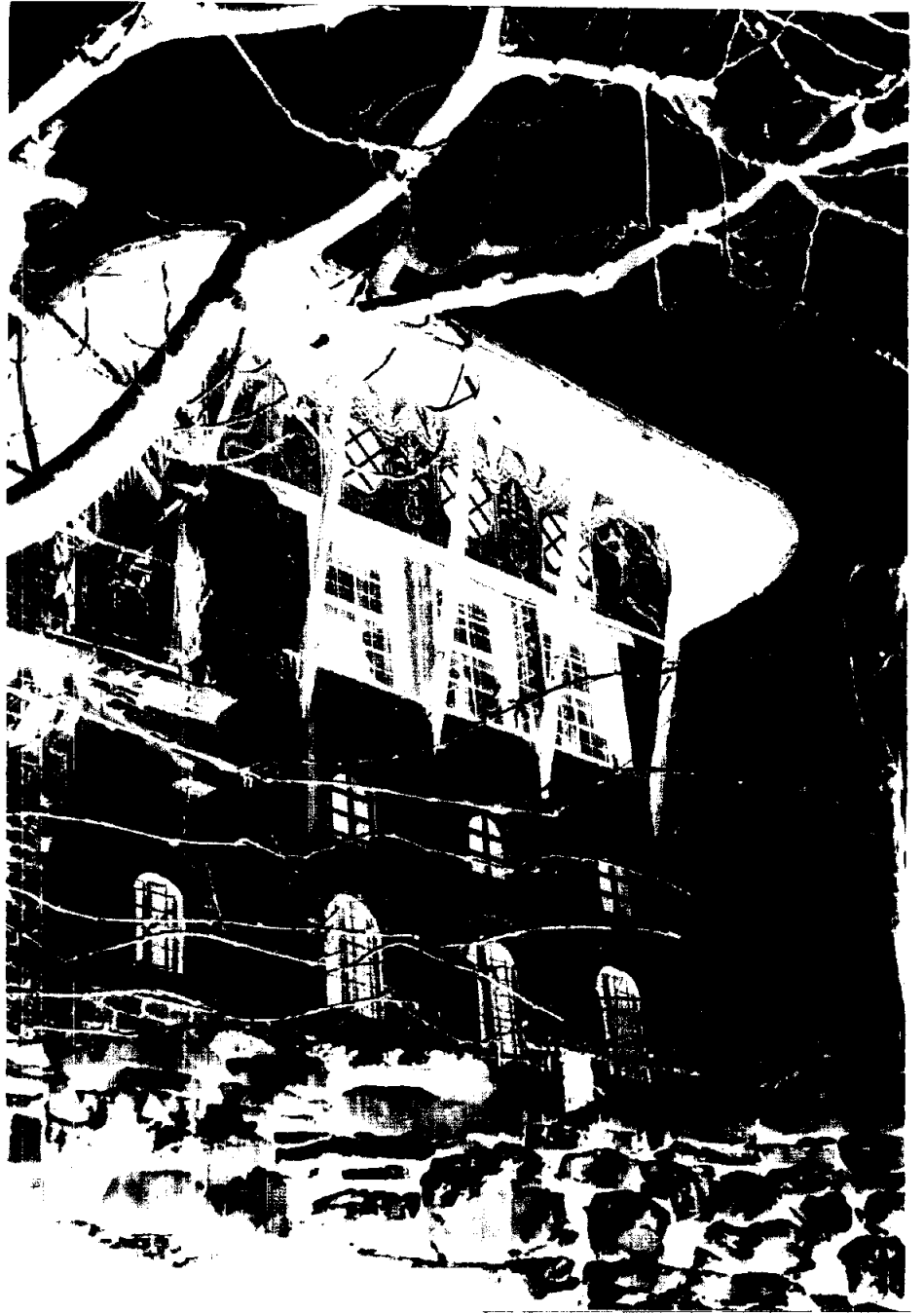


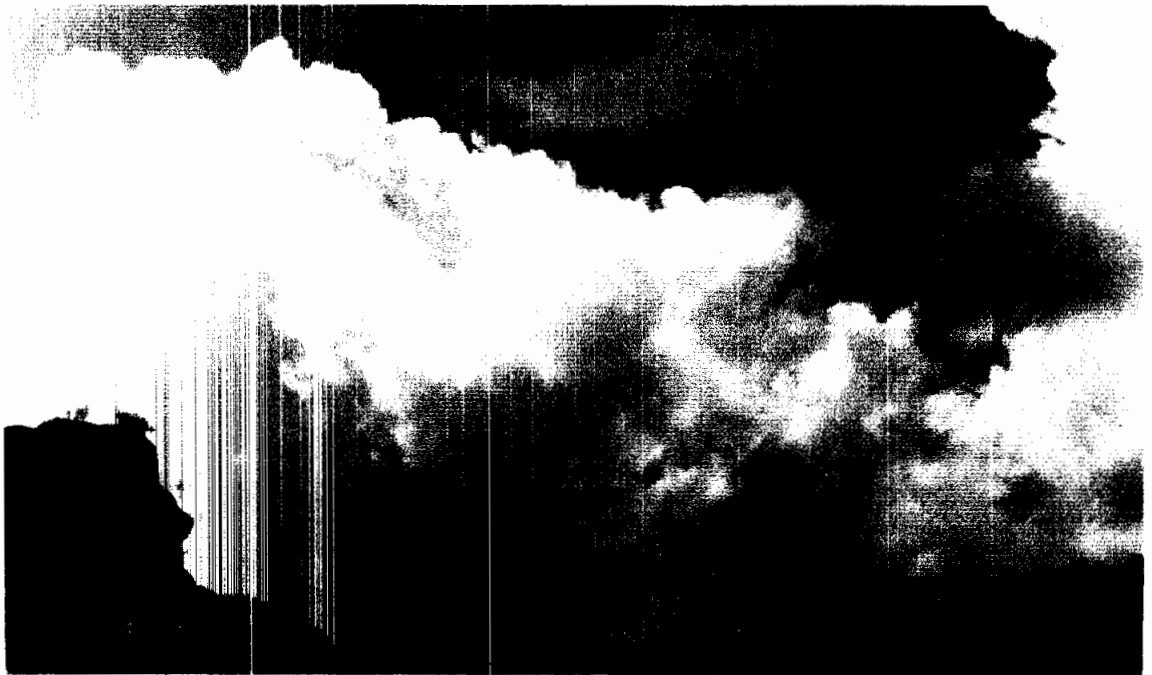














**REPUBLIKA E SHQIPËRISË
BASHKIA E QYTETIT**

V E N D I M

Nr. 99 Datë 23.12.2002

**MBI MIRATIMIN E RAPORTIT PER KONSERVIMIN DHE RUAJTJEN E
GJIROKASTRES, SI DHE DOKUMENTIT TE BASHKISE GJIROKASTER PER
MENAXHIMIN E ZONES HISTORIKE TE QYTETIT PER VITET 2002 - 2010.**

Keshilli i Bashkise se qytetit Gjirokastrer ne mbledhjen e tij te dates 23 /12 / 2002, pasi shqyrtoi relacionin e paraqitur nga Kryetari i Bashkise “ Mbi miratimin e Raportit te Konservimit dhe Zhvillimit te Gjirokastrës dhe Dokumentit te Bashkise mbi Menaxhimin e zones historike te Qytetit per vitet 2002 – 2010 ”, ne mbeshtetje te Ligjit 8652, date 31.10.2000 “ Per organizimin dhe funksionimin e qeverisjes vendore.”

V E N D O S I

1. Te miratoje Raportin e Konservimit dhe te Zhvillimit te Gjirokastrës.
2. Te miratoje Dokumentin e Bashkise mbi Menaxhimin e zones historike te Qytetit per vitet 2002-2010.

Per zbatimin e ketij vendimi ngarkohet administrata e Bashkise.

Ky vendim fyt ne fuqi 10 dite pas shpalljes.

KRYETARI I KESHILLIT BASHKIAK





**REPUBLIC OF ALBANIA
CITY HALL**

DECISION

No. 99 Date 23.12.2002

ON THE APPROVAL OF THE REPORT ON THE CONSERVATION AND PRESERVATION OF GJIROKASTRA, AS WELL AS THE DOCUMENT OF THE MUNICIPALITY ON THE MANAGEMENT OF THE HISTORICAL AREA OF THE TOWN, FOR YEARS 2002-2010.

The Town Hall of Gjirokastra, in its meeting of date 23/12/2002, after going through the report presented by the Mayor "On the approval of the report on the conservation and preservation of Gjirokastra, as well as the document of the Municipality on the management of the historical area of the town, for years 2002-2010", in line with the Law No. 8652, Dt. 31.10.2000 "On the organization and functioning of the local government".

DECIDED

1. To approve the report of the Conservation and Development of Gjirokastra.
2. To approve the Document of the Municipality on the Management of the historical area of the town for years 2002 - 2010.

The administration of the Municipality will be responsible for the implementation of this decision..

This decision enters in force 10 days after its declaration.

THE CHAIRMAN OF THE MUNICIPAL COUNCIL

Dr. ROLAND ZISI



This material was prepared by:

A work group from the Municipality of Gjirokastra Staff,
headed by D/Mayor,

Mr. Albert KASI

Municipality Gjirokastrër
Sheshi "Çerçis Topulli"
Gjirokastrër - ALBANIA
Tel: 00355 84 63500
Fax: 00355 84 63796
Email: bashkiagj@hotmail.com

The cover and photos from the article "Magic of a town" : Albert KASI
Design: Fadil BEGAJ , Albert KASI.

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SUMMARY

Gjirokastra's heritage is at risk for a wide variety of reasons.

In this report, the authors advocate that Gjirokastra adopts strategies designed to safeguard the role of its historic areas in the ongoing economic activity of the town whilst ensuring this does not dilute the worth of the underlying heritage asset. This necessitates the identification, protection, conservation and restoration of the urban fabric within a conservation-planning framework. In parallel with this, policies and programmes to encourage economic development and exploitation will need to be developed. These two aspects cannot be developed in isolation as the authors argue that they are mutually dependent parts of an urban plan.

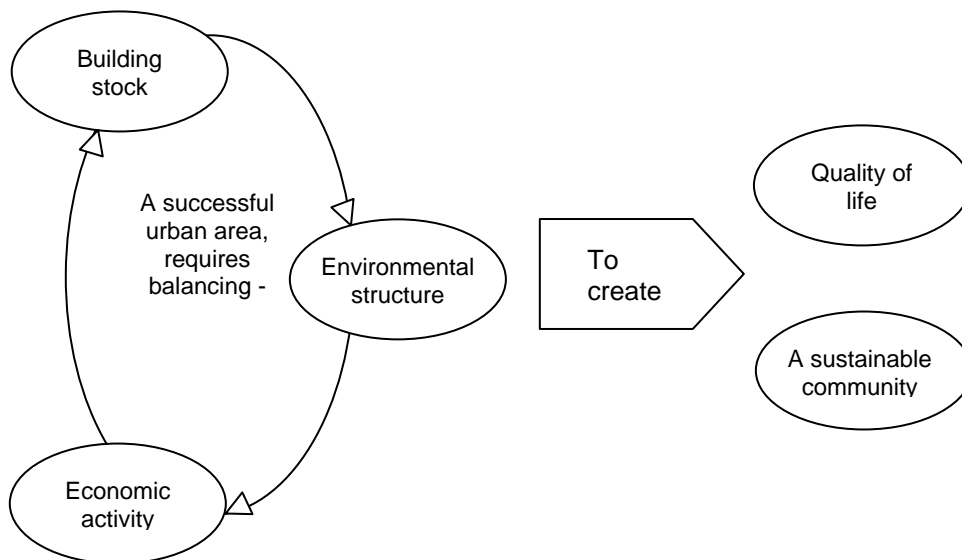
It is proposed that a renewal process is begun by:

- a. preserving key historic properties
- b. renewing the bazaar areas damaged in 1997
- c. providing support to local renewal schemes
- d. establishing a database of buildings, resources and good practice.

Creating all the institutions and associated mechanisms needed to support the renewal of Gjirokastra is a massive task. Schemes need to be undertaken that support the process of renewal and which establish good practice. Additionally, if the reasoning underlying the proposed approach is accepted then significant progress will have been made in creating a master-plan and showing commitment to that plan.

1.0 THE NEED AND THE PROBLEMS

Gjirokastra's revival depends on the creation of legitimate economic activity. Its success will be enhanced by the creation of a high quality urban environment, where the buildings are not treated as the only important elements but where the broader streetscape, mix of usage and means of servicing are of equal importance. An economic reason for preserving the historic town has to be offered as otherwise its preservation will be little more than architectural whimsy, that will not be sustainable by such a poor community - who need to see both a tangible economic benefit and an overall improvement to their quality of life.



Currently, ad-hoc developments for short-term gain threaten this long-term objective. Of particular concern is the threat to the architectural worth of the Old Town, which takes a number of forms:

- a. The complicated property ownership which prevents conservation works being undertaken, due to the potential intransigence of some owners or the inability to identify /contact all the properties owners.
- b. The lack of an urban plan, owned by the Municipality, which allows ad-hoc developments in areas which ought to be protected from development or from certain forms of development. Specifically, the proposal to offer part of the old town, to the rear of the Mosque, for development places the entire Old Town's value at risk.



Fig.1 – Ruined building in Museum Town

- c. Unplanned development in the new town threatens the visual unity of the Old Town. This 'easier' development then threatens the economic vitality of the Old Town with consequent risk to its wealth and hence state of repair.
- d. The failure to understand the need for design guidance to govern the form of building in different parts of the town. This results in the dilution of streets visual cohesion and encourages a belief that development of any form is permissible.
- e. The failure to understand that good design and urban planning will support economic regeneration and the attraction of foreign capital, whether from returning Albanians, tourists, or (ultimately) foreign investors.
- f. The lack of access to private and/or government capital and grants prevents owners and tenants from funding conservation and renewal works to their historic properties.
- g. The lack of financial resource within the Municipality and Institute of Monuments [I of M] that prevents them fulfilling their presumed statutory obligations and which leads to a proliferation of unplanned and poorly executed works.
- h. The lack of experience and understanding of good practice by all members of the construction community.
- i. The perceived poor quality of traditional materials and the consequent (natural) desire to use modern materials even though they are not sympathetic to the local context.

j. The cynicism of the community and its belief that everyone is corrupt.

Additionally, the local perception of building conservation is rather limited as it generally ignores the broader context with the result that unplanned development, dumping, parking, road repairs etc. are not perceived as excrescences.

In effect, the greatest problem facing Gjirokastra is the lack of a coherent plan to manage the town's development that is understood by the people, enforced by the Municipality and which is adequately funded. Whilst we cannot hope to answer all these problems, we do intend to propose an approach to resolving all these issues.

Resolving each of these issues will demand the creation of a series of parallel approaches that will need to be developed over time. However, in the first instance a series of discreet demonstrator projects, which assist in demonstrating good practice whilst preserving key buildings and urban landscapes/vistas, should be undertaken.

Additionally, wherever practical these projects should be used as promotional vehicles for the three underlying principles that should be being promoted:

- a. Good design execution can be undertaken economically
- b. Good design assists in generating economic activity
- c. Good design is being supported and enforced by the Municipality.

Whilst the remainder of this report is mainly concerned with the built environment and aspects of urban renewal (that itself will act as a catalyst for economic renewal) the need for supporting economic projects cannot be overstated. Economic development projects ought to range from micro loans and modest funding of individual entrepreneurs, via the development of cooperative businesses to major economic renewal schemes dependent on the creation of partnerships with the EU etc. The projects proposed in this report should contribute to fulfilling some of these objectives.



Fig. 2 - Plan of Gjirokastra

2.0 MAIN OBJECTIVES

In the authors' opinion the more important and immediate high-level objectives fall into two mutually supportive groups. First, those relating to the preservation of the historic town and its environs and, second, those relating to the sensitive economic exploitation of the town's heritage in support of the vision. In the following sub-sections key objectives for each of these areas are examined.

2.1 PRESERVATION OBJECTIVES

Without its heritage assets there is little to distinguish Gjirokastra from the more developed and bland towns often found in Albania and throughout the eastern Mediterranean. Hence, the appropriate preservation of that heritage asset must be considered in all future developments - if the town's underpinning vision is to be fulfilled. However, it should be remembered, that these heritage assets do not simply comprise built elements, rather they include:

- a. Gjirokastra's artistic and literary heritage
- b. Gjirokastra's rich and turbulent history, as well as
- c. Gjirokastra's built heritage.

The high level objectives of preserving this heritage, must be aligned with the underlying vision, and must reflect the current state of the local economy and its supportive infrastructure (administrative, technical etc.). Furthermore, they should all support the ultimate objective of achieving World Heritage Site status.

Below are suggested some high level objectives that ought to be developed.

2.1.1 Audit

The most important task in preserving the artefactual base is to understand what assets exist, what their historic significance is and how vulnerable they are to loss, decay or deliberate damage. In undertaking this audit it is essential that the assessment of value should not solely be based on a superficial assessment of 'beauty' rather it must encompass a serious analysis of the artefacts' worth in terms of their past history and the significance of that history. The audit of Gjirokastra will need to encompass examination and appraisal of:

- a. individual buildings throughout the historic town
- b. the artefacts of the town's museums
- c. archaeological and historical records

- d. personal knowledge of residents

Thus, the assessment must ultimately be undertaken by a mixed team of historians, conservation experts, archaeologists and (where appropriate) art historians.

2.1.2 Immediate works schedule

Having audited the asset base of the town and identified appropriate means by which those assets might be exploited (see following section) it will then be possible to develop a works schedule. This schedule, should be divided into two major sub-categories, comprising:

- a. immediate rescue works necessary to protect artefacts from imminent collapse or loss; and
- b. works that aid the delivery of the underlying renewal strategy.

In effect, this schedule and its associated database, should comprise those tasks needed to ensure the asset base (built & economic) of the town is not lost.

2.1.3 Planning conservation framework

If the ambience and historic worth of Gjirokastra is not to be lost, by unplanned and haphazard development, then planning guidance must be reintroduced and enforced. Whilst this might be based upon the pre-existing zoning developed over the past 40 years it needs to be modified and extended so that it:

- a. Reflects the results of the audit process by matching areas of conservation with permissible development.
- b. Ensures the coherence of the town is not lost by excessive and unplanned extension of the town's perimeter into surrounding agricultural lands.
- c. Encourages the maintenance of a mixed economic and social community in the old town – even if this necessitates the imposition of more stringent rules for certain groups. For example, governmental offices might be required to locate, whenever technically practical, in the old town, thus ensuring ongoing economic activity.
- d. Enables, wherever not specifically excluded by the results of the audit, sympathetic modification of buildings to enable beneficial re-use for economic exploitation. In particular, developments designed to support the following activities ought to be encouraged, albeit constrained by a design guidance policy:

- i. residential
- ii. bed and breakfast and small tourist support services
- iii. small business

In determining whether such uses are permissible the past use of the buildings and quality of the proposals must also be considered.

Inevitably, imposition of planning guidance will not succeed unless a parallel enforcement and support system is developed that ensures compliance. The creation of such systems and support mechanisms must therefore be considered as an integral part of developing the planning framework.

2.1.4 Scoping exercise to identify possible end-uses

It is insufficient to simply audit the artefacts of the town; rather some attempt should be made to identify immediate and longer-term use for the artefacts that matches the emergent planning and economic exploitation context. By this means expenditure extending beyond simple rescue and consolidation works can be identified and planned for when executing the rescue and consolidation works. Ideally, the exact form of conservation works undertaken ought to reflect the anticipated end-use. For example, in some cases it may be determined that a building should be conserved as found and not altered to serve a new economic case – in effect treated as a monument. In this case the conservation works may be absolutely constrained by the need to use original materials, designs, techniques etc.

2.1.5 A design guidance policy

Policies concerning the form that buildings ought to take in the various planning zones of the Town should be developed. In effect, these policies might define a 'suite' of materials, colours and techniques that are acceptable in given parts of the town. By this means it ought (subject to suitable planning inducements, penalties and availability of materials and craftsman) to be possible to enable new developments throughout the town to add to the towns urbanistic value. In developing this approach care must be taken to ensure the permissible lists are not overly prescriptive nor demand use of excessively expensive materials or crafts.

The delivery of each of these objectives represents a substantial project in its own right and will necessitate the development of individual work programmes led by the proposed Steering Group – described in a later section.

2.2 EXPLOITATION OBJECTIVES

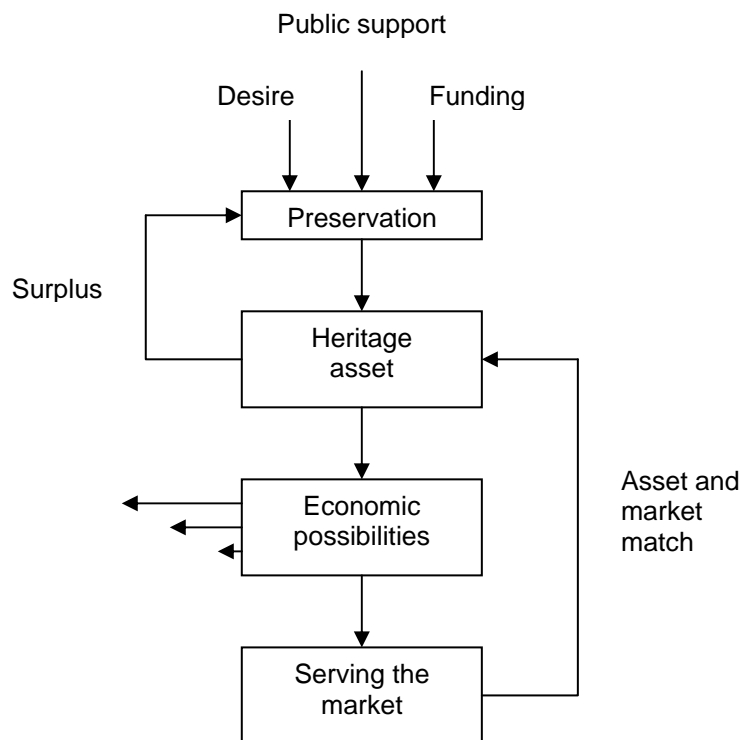
Whilst the objectives outlined in the previous section were mainly concerned with preserving Gjirokastra's heritage assets, such preservation cannot be considered in isolation from the requirement to effectively and sympathetically exploit and develop those assets. Experience would suggest that the preservation of a heritage asset as an immutable iconic artefact is a myth. Rather there is always a process of exploitation whether directly or indirectly.

In effect, the authors would argue that in order for an artefact (object, building, landscape) to acquire heritage worth it has to be used in some way. This use may simply involve it being consolidated and interpreted as found, being curated in a museum or developed in some sympathetic way for an alternative use which preserves the essential characteristics of the artefact. For example:

- a. Many fine English estates, historically belonging to the gentry, have proven unsuited to modern family life and ruinously expensive to maintain. These have commonly been opened to the paying public or have been sensitively modernised to act as hotels, conference venues etc. Specific examples of this re-use include Leeds Castle, Chatsworth, and Ickworth¹ House etc.
- b. Historically significant townscapes throughout Britain are conserved in order to maintain their heritage worth whilst allowing their exploitation for modern economic use. Such preservation, encompasses the imposition of tighter planning controls throughout the area (conservation zone), the imposition of specific controls relating to the modification of 'significant' buildings (listed building status) and the overall definition of permissible development to support the areas status.
- c. The great public museums collections are conserved, curated and displayed in order to make them available to the specialist and general visitor. Support is provided from four main sources (1) direct government support; (2) entry charges; (3) sponsorship / patronage; and (4) merchandising and marketing of the collections. The exact balance between these elements varies depending on local political, social and economic factors.
- d. Monuments, such as Stonehenge and Hadrian's Wall, are preserved largely as found, mainly in recognition of their iconic status. In these cases their direct economic exploitation is less significant than their presence and status. However, their status is such that they form a hub for various forms of

exploitation. In the case of Stonehenge these comprise, tourism, religious and academic.

This argument could be extended (possibly contentiously), by suggesting that the preservation of an artefact without some form of exploitation is a luxury activity that can only be afforded by a wealthy society, which has sufficient surplus monies (either provided by private individuals or the state) to enable such investment. However, on considering this statement it will be noted that there are few circumstances where artefacts are not exploited even if such exploitation is confined to academic, religious or other special uses.



The above illustration shows that by preserving an artefact and developing a use that enables it to be treated as a heritage asset, economic possibilities will be generated that should serve the wider market. This will then enable the heritage asset to be further strengthened with consequent long-term benefit in terms of heritage asset preservation. A virtuous cycle is the aim. However, it should be noted that if the economic exploitation does not match the needs of the heritage asset, then the loop

¹ This scheme is ongoing and the redefinition of its use was led by PRC

will be broken with a resulting long term cost to the heritage assets and their underpinning artefacts.

It should be remembered that the heritage assets of Gjirokastra do not solely comprise built elements but also include artistic and literary heritage. Whilst there are aspects of these that need preservation (and which were briefly examined in the previous sub-section) the active and ongoing development of these will contribute new economic possibilities that will greatly enrich the market offer.

In the remainder of this sub-section some key exploitation objectives are outlined.

2.2.1 Creating a tourist offer

Only when economic opportunities are created, that appropriately exploit the heritage assets, will the preservation of the town be assured. Central to this exploitation is tourism. Currently, this market is virtually non-existent and thus its creation is not an immediate solution to the town's economic situation. However, if organised correctly it will have the ability to serve the town. The key elements in developing the tourist market are:

- i. providing a suitable visitor ambience
- ii. providing suitable accommodation
- iii. offering unique and quality attractions
- iv. marketing of the offer
- v. security and safety of the visitor.

Additionally, it is vital that the historic worth of the town is demonstrably being preserved, even for the earliest visitor, if a good perception of the town and its efforts is to be created.

2.2.2 Tourism offers

Gjirokastra has many attractive features to support a tourism market. However, in many cases there has been a history of under-investment that must now be rectified if the attractiveness of the tourist offer is to be enhanced. Elements that ought to be developed include:

- i. development of the castle to make it, and its collections, more physically and intellectually accessible to the visitor.



Fig. 3 - The citadel at sunrise

- ii. the re-interpretation of the town's existing social history museums and collections both to reflect recent political developments and to aid in foreign visitors understanding.
- iii. the creation of new museums interpreting traditional houses – these should be based in those properties whose significance and completeness is such that opportunities for economic reuse is most limited.
- iv. The strengthening of Gjirokastra's existing arts festival normally held every 4 years. This festival could usefully be developed as a significant element of Gjirokastra's tourism programme and should act as a catalyst for the proposed developments².

² In order to aid the delivery of this important element a champion will be needed and cognisance will need to be taken of the national theatre laws drafted by Edi Rama, with the assistance of Peter Inkei and John Faulkner, amongst others.



Fig. 4 – The 'Blue Eye' natural spring



Fig. 5 – The church at Labove

- v. The creation of links with other sites in southern Albania in order that the visitor might enjoy a longer visit – albeit largely based in Gjirokastra.

In each case, the renewal of these activities must be phased so as to ensure that the local service infrastructure is capable of supporting them and to enable the developments to reflect changing needs.

2.2.3 Supporting local enterprise

If a virtuous cycle of urban renewal is to be developed it is essential that, wherever practical, monies arriving in Gjirokastra from whatever source (grant, enterprise, tourism, government) be spent locally. Thus it is essential that the municipality and all other statutory bodies in the town pursue a policy that supports local enterprise. This policy will not be without cost and will necessitate the provision of various forms of support including:

- a. marketing – to attract inward investment and exploitation by the tourist market
- b. training – to ensure that services and products are of sufficient quality
- c. development – to assist in developing business concepts
- d. funding – to enable the launch of enterprises via a combination of repayable loans, profit sharing and establishment grants.

The creation of local enterprise is essential if economic activity is to develop, as neither the town council nor external funders will be able to directly manage all aspects of the economy.

2.2.4 Bed & Breakfast

It has been stated previously that Local Enterprise needs to be encouraged and that the tourist market is essential to the town's success. It is also necessary to preserve the town's historic fabric – which in many cases will demand buildings being put back into beneficial economic use. The development of a bed and breakfast (pension) offer

has the potential to address all these requirements as:

- a. the number of beds available through the old town can more easily match and develop, in line with tourist demand
- b. the financial cost of entry into the market is lower for each entrepreneur and the extent (and consequent risk) of financially supporting the building renewal is lowered.
- c. the modification of buildings to serve this market will encourage beneficial re-use of existing historic buildings and thus financial support can be usefully directed to works that have the dual benefit of furthering the towns preservation
- d. it will ensure a continuing residential and business presence in the old town supporting the establishment of support enterprises such as cafes, shops etc.
- e. it is a relatively low impact solution minimising the need for a vast infrastructure renewal programme that would be demanded by major hotel developments.

It is suggested that support ought to be given to the creation of this service and that it ought to be developed in conjunction with specialist western tourist operators in order that early entrants are offered some comfort as to the demand for their service.

2.2.5 Preservation and creation of skills

An absolute requirement exists for the conservation and planning policies to be delivered. This necessitates there being a pool of skilled designers and craftsman available who are capable of serving the proposed projects. Presently, much of Gjirokastra's skilled labour is working overseas and will only be attracted home if there is some certainty over continuity of employment.

Thus in defining the immediate works schedule, and in planning future works, efforts should be made to ensure there is a continuity of work for existing crafts people and for newly trained individuals. In effect, the availability of labour, might become a constraining factor on the schemes rate of progress.

Similarly, Gjirokastra must also develop the new skills needed to serve the modern tourist market, for if the quality of service is inadequate then visitors will not visit the town. A programme for training needs to be developed to support this new service economy.

2.3 INTEGRATED CONSERVATION³

Thus the authors are advocating adoption, by Gjirokastra, of a policy designed to safeguard the role of its historic urban areas in the ongoing economic activity of the town whilst ensuring this does not dilute the worth of the underlying heritage asset. This necessitates the identification, protection, conservation and restoration of the urban fabric within a conservation-planning framework. In parallel with this, policies and programmes to encourage economic development and exploitation will need to be developed. These two aspects cannot be developed in isolation as we have argued that they are mutually dependent parts of an urban plan.

³ Reference should be made to the Organisation of World Heritage Cities document titled 'Management of World Heritage Towns' and to UNESCO's Recommendation concerning the 'Safeguarding and Contemporary Role of Historic Areas'.

3.0 ISSUES INFLUENCING AN URBAN PLAN

The urban plan must reflect the realities of the economic, social and environmental conditions of the town. It cannot be considered as a freestanding task but rather it must act as a framework within which a series of inter-meshing projects can be undertaken. These projects must balance:

- a. preservation
- b. economic activity
- c. community needs.

In order to create a successful urban plan it is first necessary to examine the issues that will influence its form and to identify specific problem areas that will need to be resolved.

The remainder of this report is mainly concerned with assisting in preserving and enhancing the built environment of the town. However, in proposing ways of creating such improvements there is a subtext – namely, to assist in the development of sustainable economic activity to support and justify the preservation, renewal and modification of the historic buildings and urban areas of the Old Town.

3.1 A BRIEF AND PARTIAL BACKGROUND

Gjirokastra's worth has long been recognised and is undisputed. It is a town whose design reflects the local predominant material – stone – and the turbulent history of the area. The traditional semi-fortified buildings punctuate the steep ravine ridden hillside and are fronted by more modest dwellings and commercial properties gathered around a large terrace shadowed by the Citadel which, as expected, occupies the most strategic promontory.

In 1961 the then Communist government declared the 'City of Stone' a Museum City and spent considerable resources in protecting the buildings of the town. This work was organised and led by the Institute of Monuments [IoM] who categorised the buildings as either category one or two and who then organised their refurbishment and upkeep in conjunction with their residents. Additionally, considerable bureaucratic effort was expended in creating zoning and planning strategies for developing and protecting the town. This culminated in areas within the town being designated as protected zones and buildings. During this period the town also came to house many representatives of Albania's artistic and cultural communities. Thus Gjirokastra was perceived throughout Albania, and arguably the wider Balkans, as a cultural capital.



Fig. 6 – General view of the old town of Gjirokastra

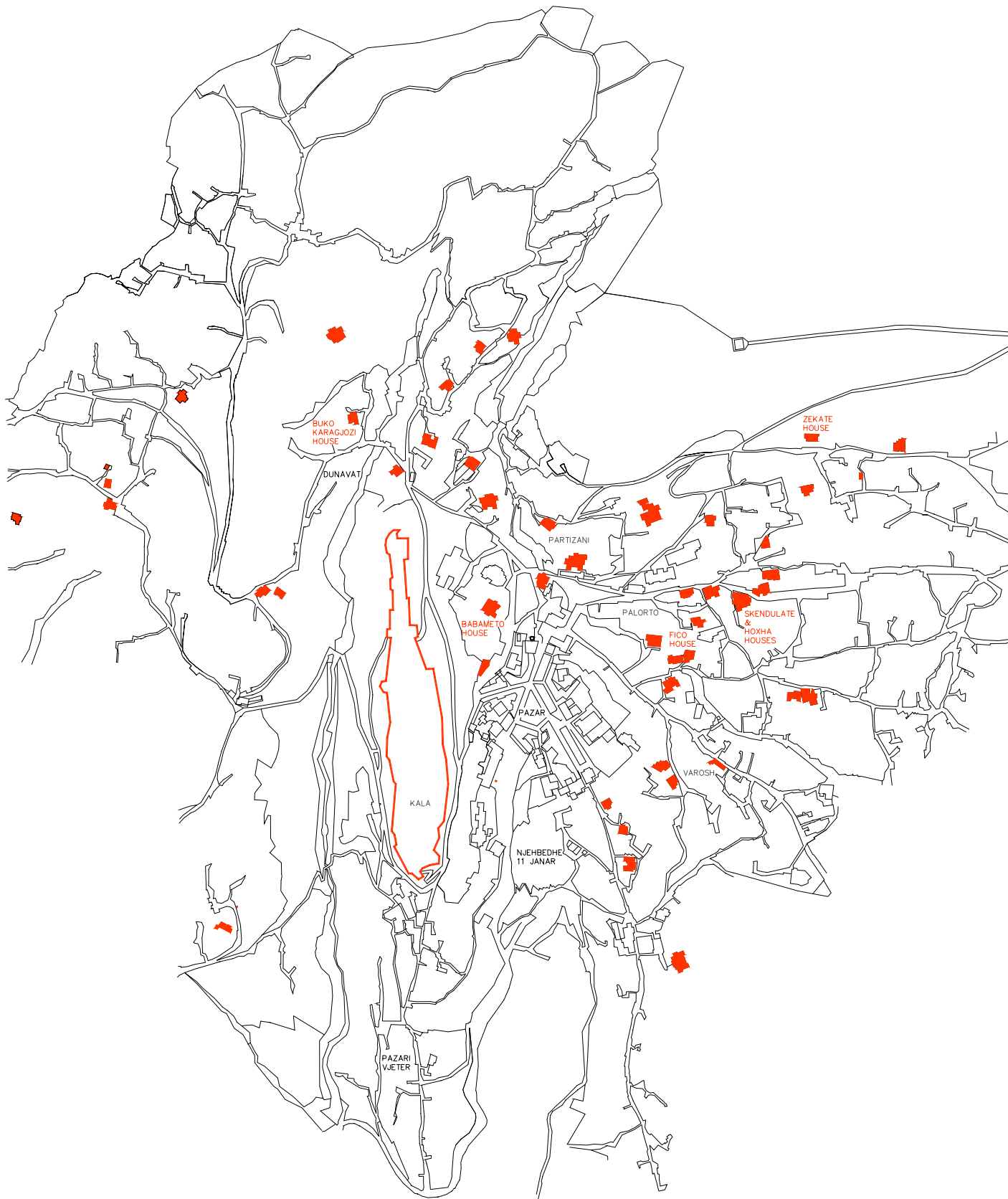


Fig. 7 - Plan of Gjirokastra old town showing location of category one houses

Following the collapse of the communist regime in 1990 and the imposition of radical free-market reforms Gjirokastra found its somewhat privileged financial position was no longer tenable. Indeed, since that date there is little evidence of any monies being spent on preserving the town's heritage or of enforcing the existing planning and development codes. Arguably, the only reason the state of repair and planning is not worse is the genuine commitment by many of the towns' people to protecting the category one and two properties and of maintaining the beauty of their town.

In 1997 Gjirokastra faced a further cataclysmic change when the emergent financial systems, created (albeit woefully misunderstood) at the behest of the IMF collapsed leading to chaos. During this period, considerable damage was done to the magnificent Bazaar with many private commercial buildings being destroyed by fire and a few government buildings by deliberate demolition.

Since 1990, and even more so since 1997, Albania has been struggling to create a modern democratic free-market economy. It is apparent that the country is succeeding in this objective but that the success is entirely driven by private enterprise (of varying degrees of legitimacy) who operate largely free of any effective governmental control.

For Gjirokastra this current situation probably represents its greatest threat as entrepreneurs develop the new town (on the valley floor) and start to encroach in an uncontrolled manner on empty plots throughout the old museum town. In effect, the town is faced with two routes for development:

- a. To pursue a laissez-faire approach
- b. To found the economic development of the town on the effective exploitation of its heritage status.

The support of the people and institutions of Gjirokastra strongly suggests that there is the will to pursue the second development route. However, if this route is to be followed successfully then a clear developmental strategy is needed. In the remainder of this report the essential objectives of this strategy are introduced and a possible mechanism to assist in supporting its delivery is outlined.

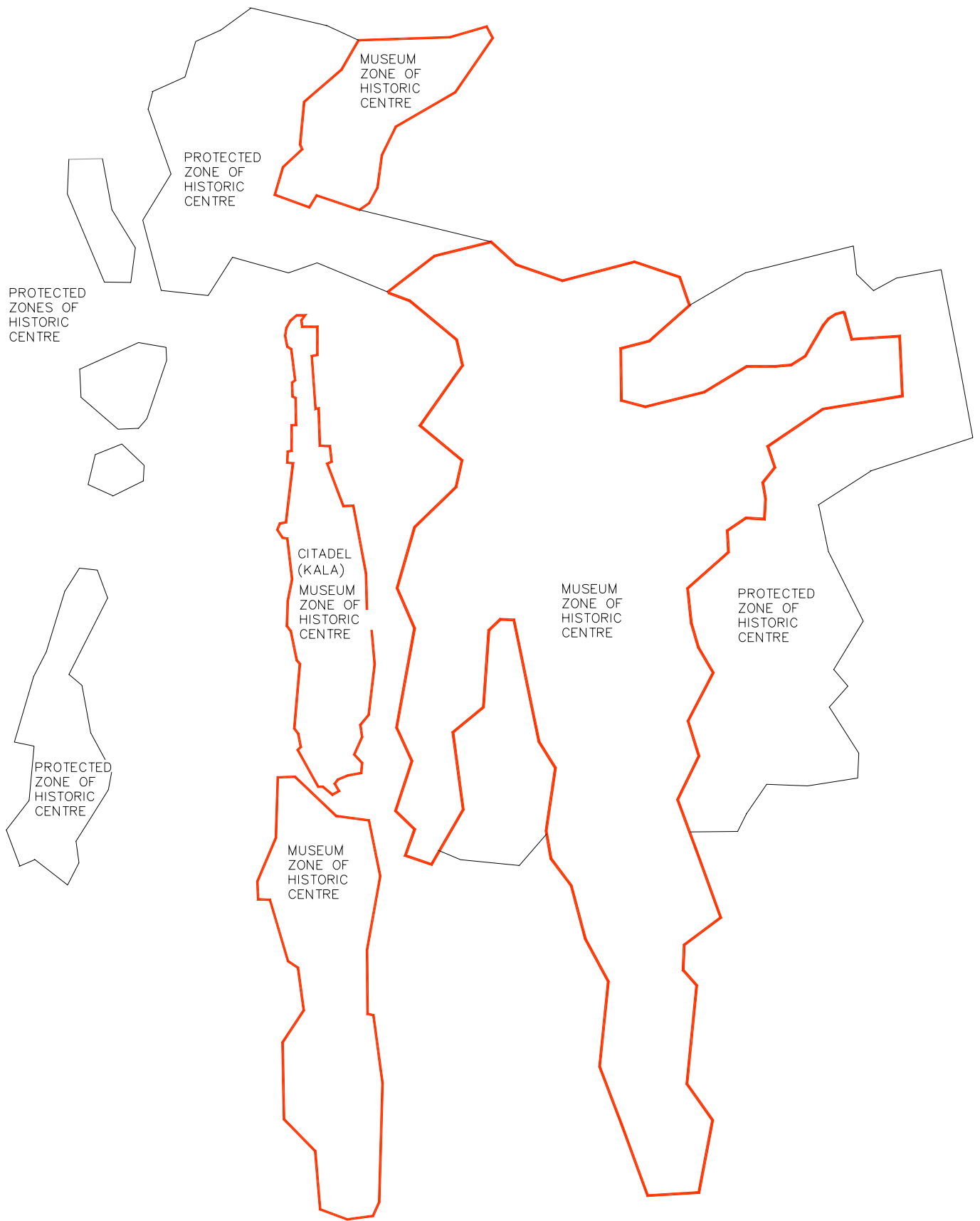


Fig. 8 - Plan showing existing Museum Town and protected areas

3.2 KEY PROBLEMS FACING URBAN DEVELOPMENT

Gjirokastra's problems are largely a result of its history and cannot therefore be overcome without ultimately considering the impact of changing styles of living. Since the fall of the communist regime and the resultant dramatic increase in access to all aspects of the market economy, the expectations of the community have increased – generally at a greater rate than the economy. This has led to a range of problems that this ancient town is ill equipped to manage.

3.2.1 A suburban feeling landscape

With the exception of the central bazaar area the majority of the old town generally has a suburban feel as it comprises individual properties standing on sloping or terraced garden plots.



Fig. 9 – The heart of the bazaar

This feeling of suburbia is increased by the lack of local centres. Typically, the older and grander plots are surrounded by stonewalls, often with grand entrance gateways, whilst the more modest plots are fenced using an eclectic range of materials - including 'blanks' from the manufacturing of cutlery. In most cases the plots are

partially paved and planted with vines etc. to provide a degree of summer shade. Additionally, many of the plots are also used for growing vegetables.

Historically, many of these properties would have been shared by extended families, however during the communist period it became more common for the larger properties to be shared by a number of separate families. When, following the collapse of the regime, the ownership was re-assigned to the tenants it then became common for ownership to become complex and fractious. Given the size of the properties and the plots on which they sit it is not uncommon for these problems to have been resolved by properties being partially abandoned, extended in an ad-hoc manner to enable independent living by different owners or by the building of new properties in the grounds.

3.2.2 Desire for modern living

Despite the overall modest level of economic activity in Albania, real wealth exists. Naturally, people then wish to improve their standard of living by acquiring the perceived necessities of modern life – privacy, comfort, bathrooms, cars & garages, television, security etc. The acquisition of each of these necessities inevitably has a serious impact on the properties:

- a. The desire for privacy and the changing scale and nature of the family have led both to a move towards living in modern and convenient properties in the new town and the ad-hoc modification of older properties
- b. Modern standards of thermal comfort are now understood and desired. Despite the unreliability of utility services it is now possible for people to make their properties more comfortable by the provision of modern double-glazing, central heating and hot water (powered by propane gas). Typically, these are added to properties in a DIY manner using imported goods.
- c. The new concept of car ownership has led to a parallel growth in the need to park cars - ideally on ones own property. This in turn has led to the creation of new entrances to courtyards (wide enough for cars) and the creation of new terracing etc.
- d. The provision of showers, TV's etc. have all led to the increased need for services. In particular, water header tanks and satellite dishes are proliferating.

- e. With the acquisition of more material wealth - the need to protect that wealth has increased. Consequently, there is an increasing tendency to provide roller shutters, security doors and security lighting.

Whilst the impact of these changes is currently relatively modest, as is the wealth of the majority of inhabitants of the town, it is apparent that as wealth increases, or is returned from abroad, that unsympathetic modifications to individual properties could proliferate.

3.2.3 The state of the local construction industry

The probability of these modifications being unsympathetic is greatly increased by the poor state of the local construction industry and the manner in which works are undertaken. Unfortunately, the range and quality of materials available is poor, so people, who wish to use better quality products, are typically forced to select from an extremely limited pallet of often-inappropriate materials (the Italian manufactured white plastic double glazed units are a prime example of this mismatch between quality and appropriateness). Additionally, the mass-departure of Albania's skilled construction workers and professionals to the west has resulted in most domestic works being undertaken in a largely DIY manner with the inevitable consequences in terms of quality.

Beyond the individual properties further problems exist. The first relates to the streetscape and layout of the town whilst the second concerns the attitude of people to public spaces.

3.2.4 Density of development

The suburban nature of the town and the steepness of the land on which it is built have resulted in a very open layout where there are numerous spaces that are not obviously the responsibility of any individual or the municipality. These areas exist within meters of the Bazaar area and create an unkempt feel to streets that otherwise comprise pleasant ranges of buildings. In effect, the openness of the town is both its strength and weakness as without effective control of the spaces and the views of them there is little feeling of enclosure and structure. Effectively, the towns open nature can make it appear under-developed and risks individuals and the municipality perceiving those spaces as building plots, which if developed would destroy the towns open feel. The open feel of the town is exaggerated by its steepness, particularly when viewed from a distance (the new town). This open and under-developed feel has been greatly increased by the loss of trees over the last few years (caused by fuel shortages) which

has opened new views and led to the gullies being largely stripped off their tree cover and now appearing as scars between developed areas.

3.2.5 The perception of landscape

Strangely, whilst the residents of Gjirokastra are proud of their town and admire the individual buildings there is little apparent perception of the worth of the overall 'feel' of the town. This manifests itself in a number of ways:

- a. The lack of awareness of the need to manage the 'gaps' as well as the 'fillings' if a coherent street pattern and urban feel is to be created.
- b. The failure when undertaking works, to an individual property (perhaps to a high standard), to perceive how those works will interface with an adjoining property or be seen from a distance.
- c. The total failure to perceive that certain small details on an individual property can reduce the worth of an entire vista and to perceive that modest repositioning or re-detailing could have a major positive impact on the streetscape.
- d. An apparent total disregard for litter. Whilst there are designated rubbish points (that are regularly emptied), the failure to then maintain the cleanliness of the surrounding areas is not perceived. Similarly, the clogging of the storm-gullies with plastic bottles (of which there must be tens of thousands) appears to be invisible.

In summary, the general attitude towards the public domain is ambivalent and there is no demonstration of personal responsibility towards public spaces.

3.2.6 Traffic

Possibly, the greatest long-term threat to the old town is the private car. The streets of the town are totally inadequate to support even the relatively modest number of cars that exist at present. Eventually, the street layout will lead to massive concentrations of traffic on a few routes that are accessible to cars and which serve substantial residential areas. Inevitably, new roads and limitations on car access will need to be introduced at a future date if the car is not to destroy the town.

3.2.7 Regulatory control

A different category of problem is that of regulation and enforcement. Currently, there is little evidence that any enforcement occurs – despite the continuing existence of the IoM (and their residency in the old town). It appears that whilst individuals still

understand the implications of a category one or two property and appreciate what restrictions supposedly exist on developing in the museum zones, the continuing lack of enforcement has created an attitude of (justifiable) cynicism. Consequently, development occurs and people attempt (or don't) to undertake works in the best manner possible.

The centralisation of authority also appears to make the municipality incapable of influencing developments and on occasion leads to allegations of collusion – when the reality is simply that they have no statutory authority. Perhaps the desire to work alongside the authorities has also been eroded as a reaction to the centralisation during the communist period and the perception that the current system is corrupt and unable to provide any benefit to an individual using the 'proper' channels. Finally, there is little evidence that the authorities provide any value in terms of design or procurement support as they do not now give any financial support to the owners of category one or two properties.

Fortunately, many of the inhabitants are sympathetic to the problems outlined above and show great pride in their town, its status and the status of their own properties. Indeed, there are numerous examples where enterprising individuals have preserved and modified buildings sympathetically, often on limited budgets, which could act as exemplars of good practice.



Fig. 10 - The Zekate house carefully maintained by its owners

However, in many cases the desire to ‘do the right thing’ is constrained by the realities of money and the need to provide suitable accommodation for a modern family. Furthermore, the lack of direction and control by the Government tends to disillusion residents who can see that an uncaring attitude will not be punished and that a caring attitude will not be positively supported.

3.2.8 Unplanned aid

As a consequence of Albania’s poverty and its lack of regulatory control, Non Governmental Organisations [NGO’s] are providing support to Gjirokastra in an unplanned manner. This has resulted in the creation of new buildings that are entirely unsympathetic to Gjirokastra’s urban form or to the creation of buildings where the selection of specific details or materials are inappropriate and set poor precedence for future schemes⁴. This situation has been exacerbated by the :

- a. lack of a clear town plan showing where development is allowed and what form that development should take
- b. lack of planning guidance concerning suitable details and materials for construction
- c. natural unwillingness of the municipality to impose any conditions on ‘gifts’ of monies.

Unfortunately, this attitude reinforces the feeling that the worth of the old town is not recognised and, on occasion, encourages the belief that even grant aid is associated with corruption – as in some cases the projects do breach the existing (un-enforced) development rules.

3.2.9 A feeling of decay

Despite individual efforts, the overall feeling within the bazaar area is one of decay. Considerable damage remains from the chaos of 1997 and it is unclear whether there is any intention to repair that damage in the near future.

4 Examples include the Orphanage that fails to relate to streetscape and uses inappropriate modern materials and the Greek ‘Christian’ school which whilst being well detailed is overly large and prominent.



Fig. 11 – An almost deserted street in the bazaar



Fig. 12 – A rubbish-filled building in the bazaar

Whilst such damage remains it must be difficult for residents and businesses in the area to perceive any real commitment to their future and consequently their motivation to invest their own time and financial resources will be low. Even the simplest consolidation and rubbish removal has not been undertaken. Whilst the lack of wealth and the problems of ownership undoubtedly exacerbate this problem it is essential that the feeling of decay be replaced with one of renewal.

3.2.10 A lack of economic purpose

The underlying problem of the Old Town is that it no longer has a clear economic purpose. Whilst people continue to live in the old 'suburbs' they largely work in the new town (which is growing in an almost entirely unplanned and unregulated manner) as the old town's economic purpose was decimated during 1997. Young people generally wish to live in the new town as modern and accessible properties are available and it is where all the life of the town now appears to be resident. Properties in the old town are more difficult to maintain, and do not suit modern living, and are consequently falling into disrepair leading to an ever-increasing feeling of neglect - a feeling that is increased as the architectural cohesion is lost by unplanned development and renewal. The final result is that as buildings become vacant they are occupied by rural refugees - who do not have the resources to look after the properties - and the community of the Old Town is lost. In effect, the desire for modern private living poses a real threat to the architectural and social cohesion of the town via the destruction of the suburban form at both a macro (urban planning) and micro (property) level.

3.3 THE DISTINGUISHING FEATURES OF GJIROKASTRA

The unfortunate impression may have been given that Gjirokastra is an architectural mess. Nothing could be further from the truth. Gjirokastra's old town is an architectural gem that in other circumstances would be the heart of a vibrant retail and residential zone (perhaps similar to the rich Italian hill towns in Umbria) serving the town's people and tourists alike. The town has a number of distinctive features, each of which would make the town worthy of support in its own right, but when considered together warrant the 'Museum Town' status and suggest that with suitable care and attention, the town could obtain World Heritage Site status.

3.3.1 Ambience & aspect

The entire town is over-shadowed by the Citadel, which sits on a prominent ridge that projects into the main valley. Gathered around this key feature, and hugging the wooded slopes and ledges that have been separated by the ravines gouged by seasonal torrents, are the various quarters of the old town. Some 200 feet below the old town is the main valley over which the industrial zone of the new town spills. Beyond that the entire town is framed by the mountains.



Fig. 13 – The new town in the valley below

The traditional larger buildings of the old town appear to great advantage from a distance as their tower like form makes them extremely prominent and create a feeling of wealth, drama and civic rectitude. Close to these buildings are equally attractive as their quality of detailing and the manner in which their form has been paired down to meet functional requirements creates an austere solid feeling.

The smaller residential properties and their accompanying garden plots create a suitable backdrop to the grander buildings and provide a textural depth to the town that aids in defining spaces and creating vistas as well as ensuring the austere stone is softened by the exuberant planting.

The complexity of the town, and its ability to offer surprising vistas is enhanced by the topography of the area and the meandering routes taken by many of the main streets⁵.

The old town's slight decrepitude adds to its feeling of being a real place with a history. It is quite obviously not a museum but a place where people live and work. Indeed, the mixing of residential and small commercial/industrial activities is a particularly pleasing feature of the area as it creates a more vibrant community⁶.

3.3.2 The number of buildings

In some respects the old town has been fortunate, as new development through the last century was largely directed to constructing a new town closer to the valley floor. This has left the old town relatively intact, though the sea of unplanned new buildings does compromise the views across the valleys. Consequently, the designated museum town portion of the old town now comprises some 59 first category⁷ houses and 550 second category⁸ properties.

The large numbers of 19th century Ottoman tower houses are located on the upper slopes of the old town with commanding views. These properties are unique due to their size and number and the majority are classified as 1st category monuments. Typically, these houses have a stone base with a cistern and utility space at ground level with increasingly formal rooms arranged throughout the upper floors. Roof level

5 The lack of well-prepared secondary routes is, however, a notable weakness given the growth in traffic etc.

6 Unfortunately, there is real evidence of this mix being under threat due to changing residential and family needs and the damage caused during 1997.

7 These are comparable to England's Grade I and Grade II* designation and are generally obviously noteworthy buildings and structures.

8 These are comparable to England's Grade II properties and in some cases have probably been given this designation due to overall group value as opposed to individual worth.

loggias with strutted overhanging eaves give them a distinctive appearance. Even now many have their original ornate interiors, albeit in varying states of disrepair.

The smaller second category buildings form an elegant and complex backdrop to the tower houses. Built in stone, they either line the principal streets or are arranged as free standing homes with gardens set behind stonewalls.

This volume of buildings, largely free from modern inappropriate incursions, provides a coherent landscape structure (with the weaknesses previously identified) that is capable of being protected.



Fig. 14 – The façade of the Zekate house



Fig. 15 – The great hall of the Zekate house



Fig. 16- An ornate wooden ceiling in the Zekate house



Fig. 17 – A frescoed fireplace in the Zekate house

3.3.3. Its unique buildings – scale and style

The buildings represent a distillation of hundreds of years of experience in creating practical and beautiful dwellings that utilise readily available materials in a way, which reflects the natural and social environment.

Amongst the most iconic features are:

- a. The overwhelming use of stone in dressed and undressed forms, to create walls and roofs, paving and decoration, bridges and corbels – truly Gjirokastra is the City of Stone.
- b. The tower houses created as signs of wealth, security and solidity, clearly located to show dominance and ownership.
- c. The more modest ‘C’ shaped buildings that whilst clearly being derivations of the grander houses represent a design form that, coincidentally, enabled the preservation of the essential style of the town.
- d. The decorative (non–representational) use of wood panelling throughout the houses, both externally, for shutters and screens and internally for ceilings and platforms.
- e. The simplicity of the overall external detailing of all the old towns properties, which in essence comprises:
 - i. rough or semi-dressed stonewalls
 - ii. dressed stone window surrounds and lintels
 - iii. split stone roofs
 - iv. projecting propped eaves, with open soffits
 - v. lathe and plaster loggias at upper levels
 - vi. wooden decorative shutters at upper levels
 - vii. wrought iron security screens with punched junctions
 - viii. stone arches
 - xi. simple wooden windows and doors.
- f. The tonal quality of the town with the blue-grey hues of the stone offset by the extensive foliage and the weathered dark timber of the windows, doors, shutters and structural timbers.

- g. The decorative traditional screens.
- h. The stylistic cohesion of the bazaar buildings – a truly planned shopping centre of its period!
- i. the number of private (commonly planted) courtyards.

As a result of the buildings being so rooted they are individually and on mass dramatic and enthralling, as they not only represent a technical solution but also they are also evidence of the towns history.

The lack of investment in recent years has allowed a large number of properties to fall into disrepair, in many cases causing damage that is irreparable.



Fig. 18 – The Kabilati house largely in ruins

However, a promenade around the town will reveal that the historic centre has been left mercifully free of large-scale unsympathetic development. Although continuously lived-in, there has been very little speculation in the old town. The ambience is still intact and there are now opportunities to maintain and enhance it.

3.4 THE ESSENTIAL ELEMENTS OF SUCCESS

Gjirokastra's heritage is threatened by increasing unplanned renewal using unsympathetic materials. Whilst an attempt could be made to prevent all such activity, this would demand massive financial and political support (neither of which is likely to be forthcoming) and would most probably not be supported by the local community. Furthermore, such an approach would offer little guarantee that the old town would develop a new economic purpose, meaning that it would remain dependent on the continuation of such support in perpetuity. Consequently, a means of development needs to be created that protects the built heritage of the town whilst recognising that modern usage must be allowed if the town is to be anything more than a museum – a luxury, which frankly, Albania cannot afford at this stage in its economic development.

If Gjirokastra's old town is to have a sustainable future then a strategy needs to be developed that mitigates the problems and builds on the strengths of the town. Essentially, the following must occur:

- a. key historic buildings must be preserved
- b. the streetscape must be enhanced and the feeling of urban decay replaced with one of renewal (however tentative)
- c. projects that encourage economic activity and usage of the buildings must be encouraged and supported
- d. exemplar projects need to be undertaken to show the practicality of following good practice both in terms of preserving buildings and giving them a new economic future
- e. a programme of works for the above needs to be created, understood and owned by the community and municipality
- f. grant aid should be carefully directed to assisting in fulfilling all the above objectives.

The scale of the task is daunting. However, with the support of the community, its municipality and non-governmental organisations it should prove possible to show real progress in a relatively short time with limited funds. If such progress can be shown then it should be possible to lever in further funds from other sources as success undoubtedly generates further support.

4.0 AN URBAN PLANNING FRAMEWORK

The problems facing Gjirokastra are complex and multifaceted. Consequently, it will not be possible to resolve them all by a simple one off cash injection. Rather, it is necessary to undertake projects that provide visible benefit and which, wherever practical, leave a legacy of good practice. It is for this reason, that in conjunction with undertaking localised specific projects effort must be expended to develop and promote the broader objectives that the specific projects are assisting in delivering.

In essence the objective is to:

- a. re-invigorate the urban planning systems
- b. create local ownership of the urban plan
- c. demonstrate that the plan allows for development – albeit in a sympathetic manner – are flexible and deliverable
- d. show real improvement to the town.

It is hoped that this will then assist in protecting the town's architectural heritage and provide a framework that encourages suitable economic activity.

It is suggested that the objectives of this planning framework are made known from the earliest opportunity and that the manner in which specific projects support its objectives are also promoted. However, it is not suggested that the planning framework is treated as an objective in its own right as at this stage tangible progress needs to be made on the ground so that the town's people can see the benefits.

4.1 A PLANNING FRAMEWORK – KEY ELEMENTS

Gjirokastra's old town cannot be saved unless economic activity is permitted. Existing buildings must be allowed to be (sensitively) modified and where necessary extended to suit modern living and economic activity. New buildings may (on occasion) also be allowed but only where they add to the streetscape by filling derelict sites or by creating a more homogenous sense of space. If such development is to be permitted then it is essential that:

- a. A new masterplan is developed showing more refined zones that build on the existing (understood) museum zones.
- b. Planning guidance is provided which outlines suitable details and materials and which is demonstrably economic to comply too.
- c. The plan is understood, owned, promoted to inward investors and enforced.

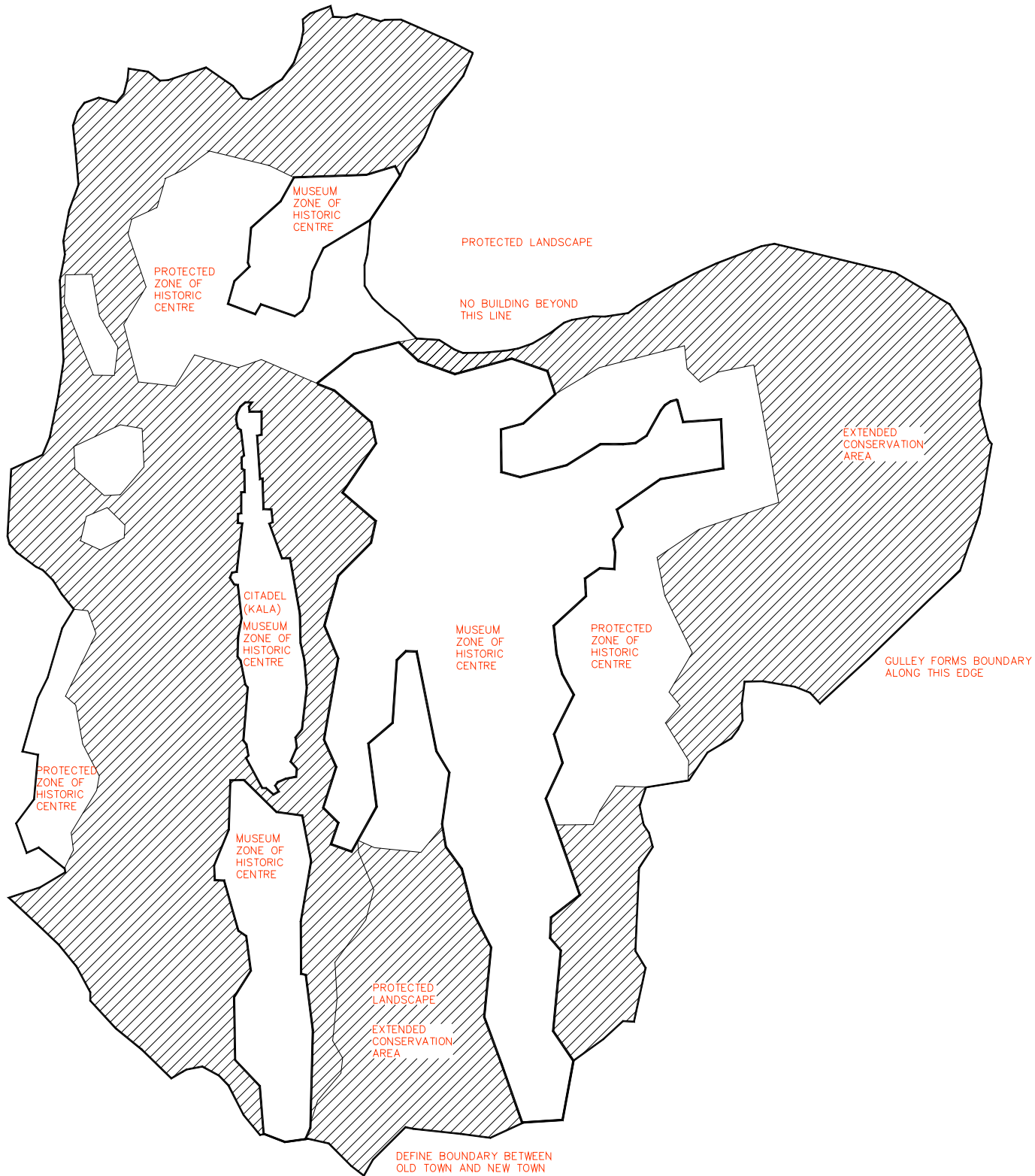


Fig. 19 - Proposed extended conservation area

d. Demonstration projects are undertaken to start the renewal process.

In the remainder of this section the first three essential elements of this planning framework are outlined – the fourth is examined in the following chapter. Each of these elements will need to be developed over time with the assistance and cooperation of the town's people and its built environment professionals.

4.2 AN APPROACH TO THE MASTERPLAN

Areas of the historic centre have long been designated a museum town with further areas designated as being of historic importance. It is clear that the legislation to prevent any new building in these areas has not been effective. In all areas of the historic centre, illegal new structures are evident, which usually are unsympathetic additions to the ambience of the old town.

The masterplan should review the envelope of the historic centre and include protected areas of landscape, new access routes and areas where (controlled) development will be permitted. These refined areas of control should be selected on the basis that they assist in preserving the historic ambience of the town whilst offering opportunity for economic and social renewal. Additionally, they must also be sympathetic to their physical proximity to the historic centre and to their visual connection with the centre.

4.2.1 Conservation areas

The existing museum zone needs to be revised as they leave some groups of historically important buildings unprotected and, arguably, are drawn too tightly around the historic core of the town. This overly tight definition then results in un-sympathetic development immediately adjacent to supposedly protected buildings and areas. Effectively, there is no real consideration of context.

It is probably not possible to formally redefine the museum zone, indeed it might prove counter-productive as it could stifle needed development, so instead an outer conservation zone should be established where limited development controls are imposed. These controls should largely be confined to consideration of materials and techniques but should offer greater freedom in terms of permissible activities etc. This conservation zone should fully mesh with the renewal and protected vistas proposed if there are not to be opportunities left for inappropriate development. In effect the establishment of a conservation zone will extend the protected area of the old town.

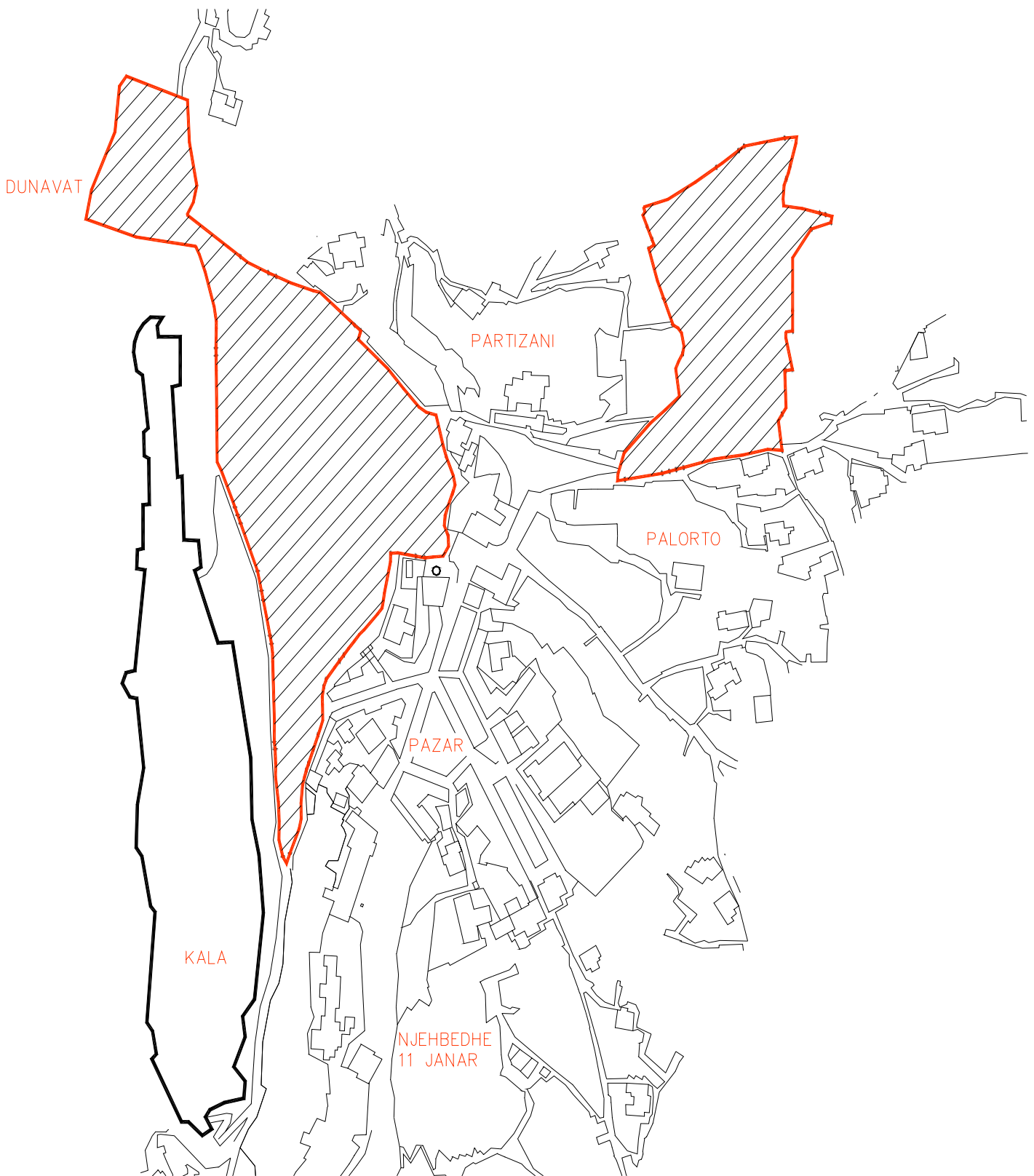


Fig. 20 - Renewal areas

4.2.2 Economic renewal areas

A number of sites within the old town have fallen into disrepair or have even been abandoned. They originally formed part of the historic centre, but are now deserted 'brownfield' sites peppered with ruined buildings. These areas could be identified as renewal areas. These sites should be assessed within a masterplan, so that a clear directive can be given to the interested parties, owners or potential owners, so that they are aware of the potential of the sites and the restrictions that are placed on any future development.

Given the legal status of the historic areas of the town it will not, in the first instance, be possible for the statutory authorities to undertake development in renewal areas that lap with the preservation zones. For this reason, the renewal areas, illustrated, must encompass areas both inside and outside the preservation zones. This will then enable the whole area to be planned whilst development might initially be confined to the 'unprotected' parts.

4.2.3 Protected vistas

One of Gjirokastra's greatest architectural joys is viewing it from afar as the layout of the buildings and the form of the landscape create a truly spectacular view. Unfortunately, such views are constantly under-threat, whether by the re-construction of a building using inappropriate materials (roofs in red clay tiles) in the midst of a key view or by the loss of a view due to the construction of a new building.

Such views, need to be protected for they are as important as the individual buildings. Consequently, key vista's ought to be designated so that any development in these areas, particularly of large buildings, is controlled and the selection of materials is defined⁹. Designated protected views from the old town will dictate expansion in the new town to prevent uncontrolled development. Basic principals will dictate the scale of new development, its general disposition and its impact on the urban fabric and the goals of the master plan.

As well as the views from afar consideration must also be given to the views from within the old town as one of its delights is the glimpses that can be obtained from between buildings over roofs or through courtyards. All new development should take cognisance of the need to add further small elements of delight to the streetscape.

9 To encourage conformity to these controls financial and design assistance may need to be offered and, in any case, good precedent must be set by NGO funded projects

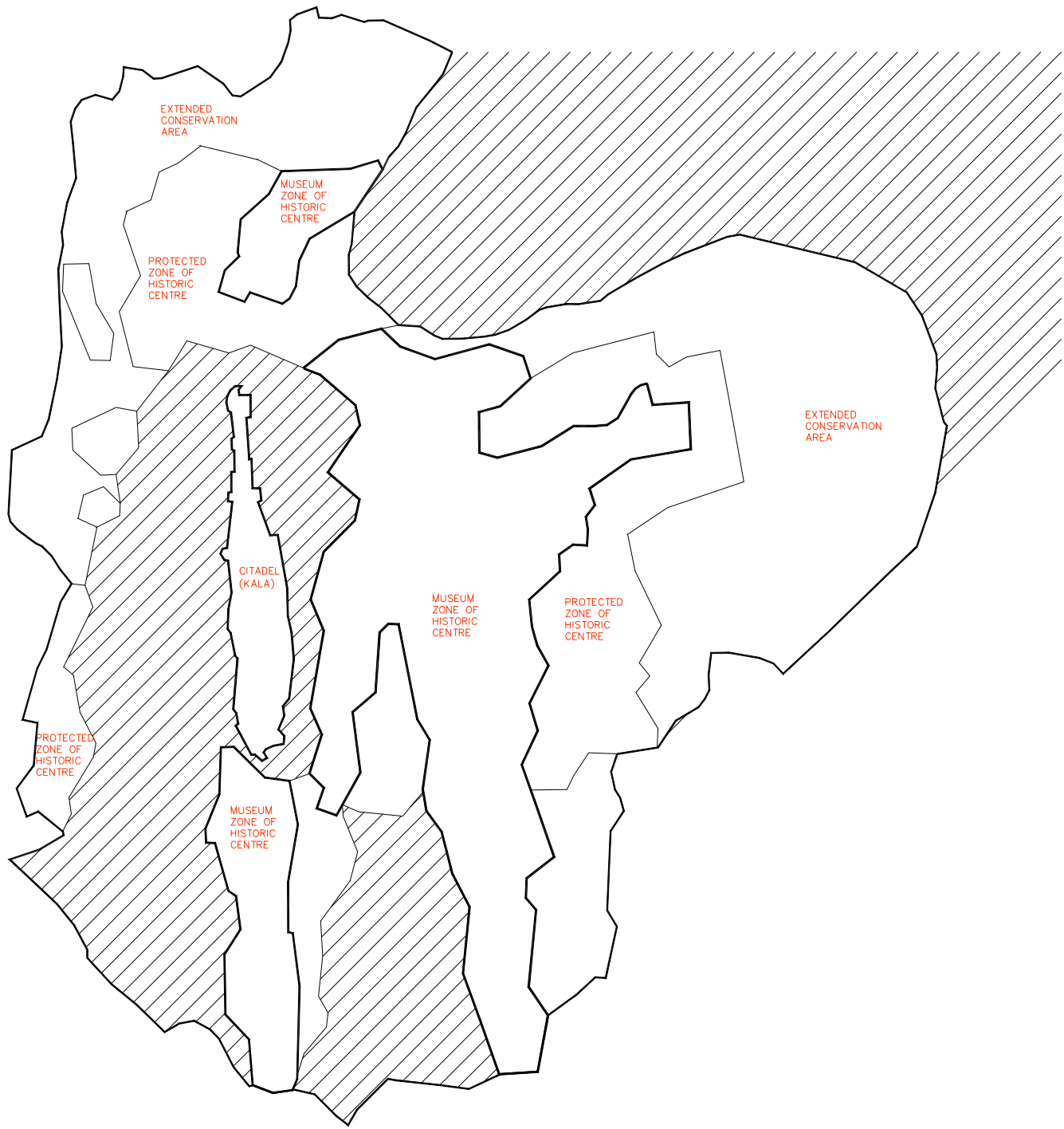


Fig. 21 - Protected open space

Whilst the new town's development is apparently beyond control, it is essential that its growth across the valley be prevented if the town's spectacular views are to be maintained. Thus, an absolute limit on the growth eastwards should be established and in order to stratify demand, areas along the valley (north and south) should be identified for development to meet economic demand¹⁰.

4.2.4 The citadel

The citadel defines the town and yet is largely ignored in any existing development plan. Its strength lays in its scale and its relative isolation by steep escarpments.



Fig. 22 – View of the citadel at sunrise

10 It is considered inevitable that with the completion of the EU funded road from Greece via Gjirokastra northwards that demand for distribution warehousing etc. will develop.

This needs to be preserved. Thus a parkland area around the entire citadel needs to be established and protected. Whilst, this area will be relatively narrow on three sides, due to the proximity of the town, on its fourth (the south) it should extend across the gorge to the edge of Munovat quarter. Within this zone no development should be allowed – with the possible exception of a new access road serving the western and southern districts of the town.

4.2.5 Urban spaces

Gjirokastra's largely suburban form has previously been identified as one of its defining characteristics. Unfortunately, this form, allied to the poor perception of public spaces has led to a town, which is strangely neglectful of its few meaningful public spaces.

The most significant meeting place in the old town is the 'neck' of the bazaar where the men of the town watch the world go by. This is not a space but a small heavily trafficked intersection, often deserted in the early evening as there is nowhere to sit. The nearby terrace of the Fantazia bar has panoramic views, but this is in private ownership and fronted by an intrusive car park. The Cerciz Square has potential, however it is not exploited. The hotels fronting the square are bleak and uninviting and the space is ill defined with little atmosphere.

These spaces need to be strengthened and thought needs to be given to the creation of new spaces into which activity might spill. It should be noted that there is a need for such spaces, as the few that exist are well used. Additionally, there are many neglected spaces that cannot be usefully developed due to their steepness or their being flood plains.

Opportunities for the creation of a variety of new spaces abound and include:

- a. the ruined courtyard areas in the midst of the bazaar
- b. the slopes underneath Fantazia¹¹
- c. the area from the new cinema to the south end of the market – encompassing the existing basketball area
- d. the gullies
- e. the ruined areas on the main approach to the old town adjoining the municipal offices
- f. the parking area adjoining Fantazia.

11 This area might eventually include a new library – the construction of which was halted post '97



Fig. 23 - Urban open areas

The master plan does need to include public spaces, of differing characteristics, if usage of the old town is to be extended. Otherwise, for example, the evening promenade will remain exclusively a new town activity despite there being no drama or views.

4.2.6 Traffic

Existing roads will need to be improved and new roads created to serve the growth in private car ownership. Whilst this problem may be eased by the provision of 'park & ride' and shuttle buses this is unlikely to be a viable solution in the short-to-mid term given the financial situation of the Government. Furthermore, denying vehicle access to the Old Town will increase the tendency of people to seek a 'modern style of life' in the new town thus accelerating its decay.

Managing traffic is a huge problem and one that Gjirokastra will need to address as the country's wealth increases. Whilst it is not possible to define a detailed strategy for cars (as this is a specialist area) it is possible to identify some routes that might be considered as main roads serving the old town:

- a. a new route serving the town areas south of the citadel
- b. the existing road to the plaza adjoining the municipality offices –which should probably act as the main taxi and bus drop of area
- c. a series of localised improvements to the roads serving the identified renewal areas.

Developments alongside these routes should take due cognisance of the likelihood of their being improved in the future.

4.2.7 Increasing circulation

Perhaps due to the planned nature of the bazaar, the topography and the suburban nature of the town, the streetscape is not particularly rich. Currently, there are a few roads, all appearing to converge on the heart of the bazaar and very few secondary lanes connecting these primary routes. This relative poverty of routes could, however, be strengthened by the creation and strengthening of secondary routes and footpaths so that the isolated (and neglected) escarpment areas are more easily accessible. By creating such secondary routes the richness of the town's layout will be increased, the town will offer more to the visitor and the increasing problems of pedestrian and traffic mixing will be eased.

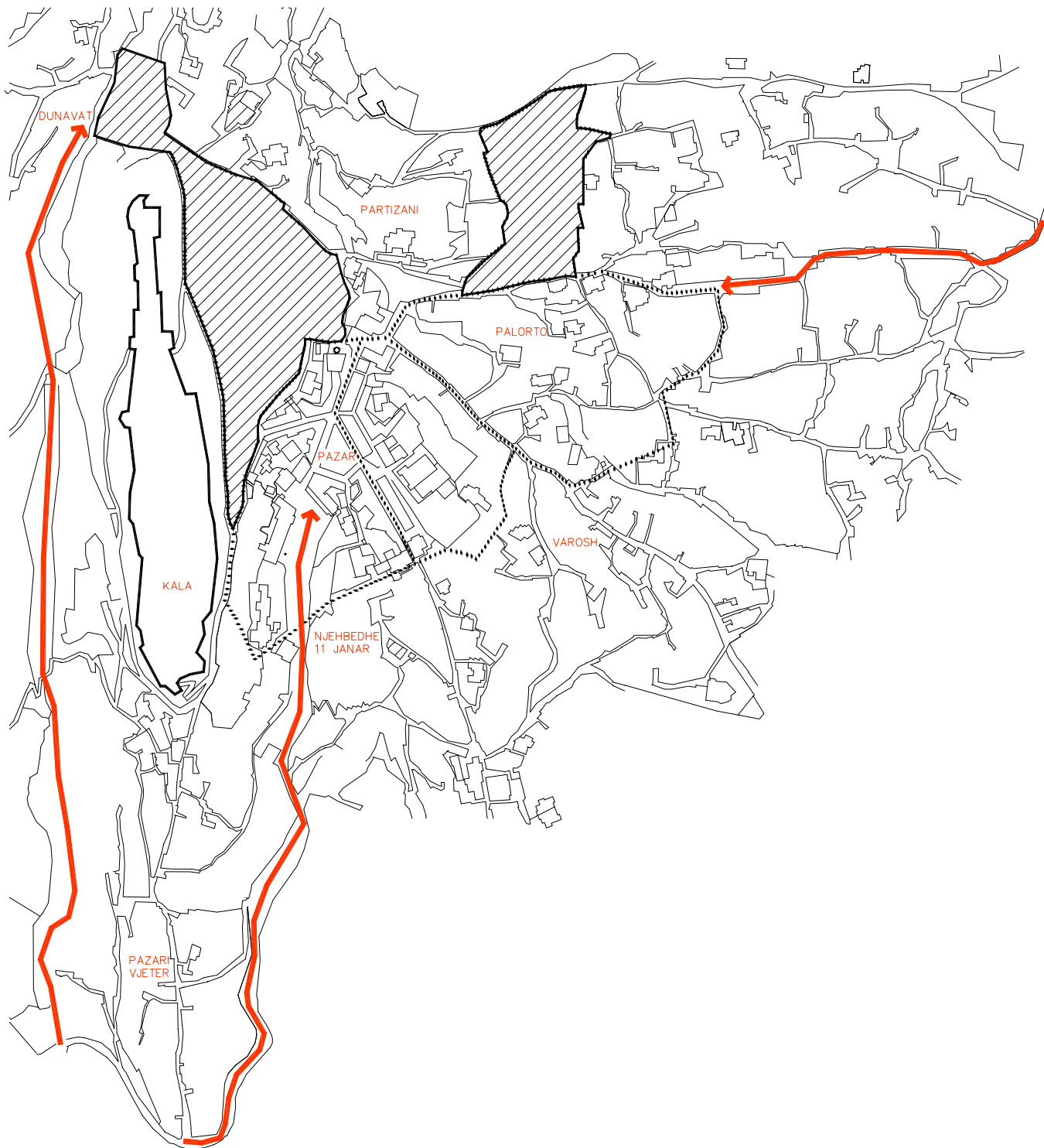


Fig. 24 - Road improvements and access to renewal areas

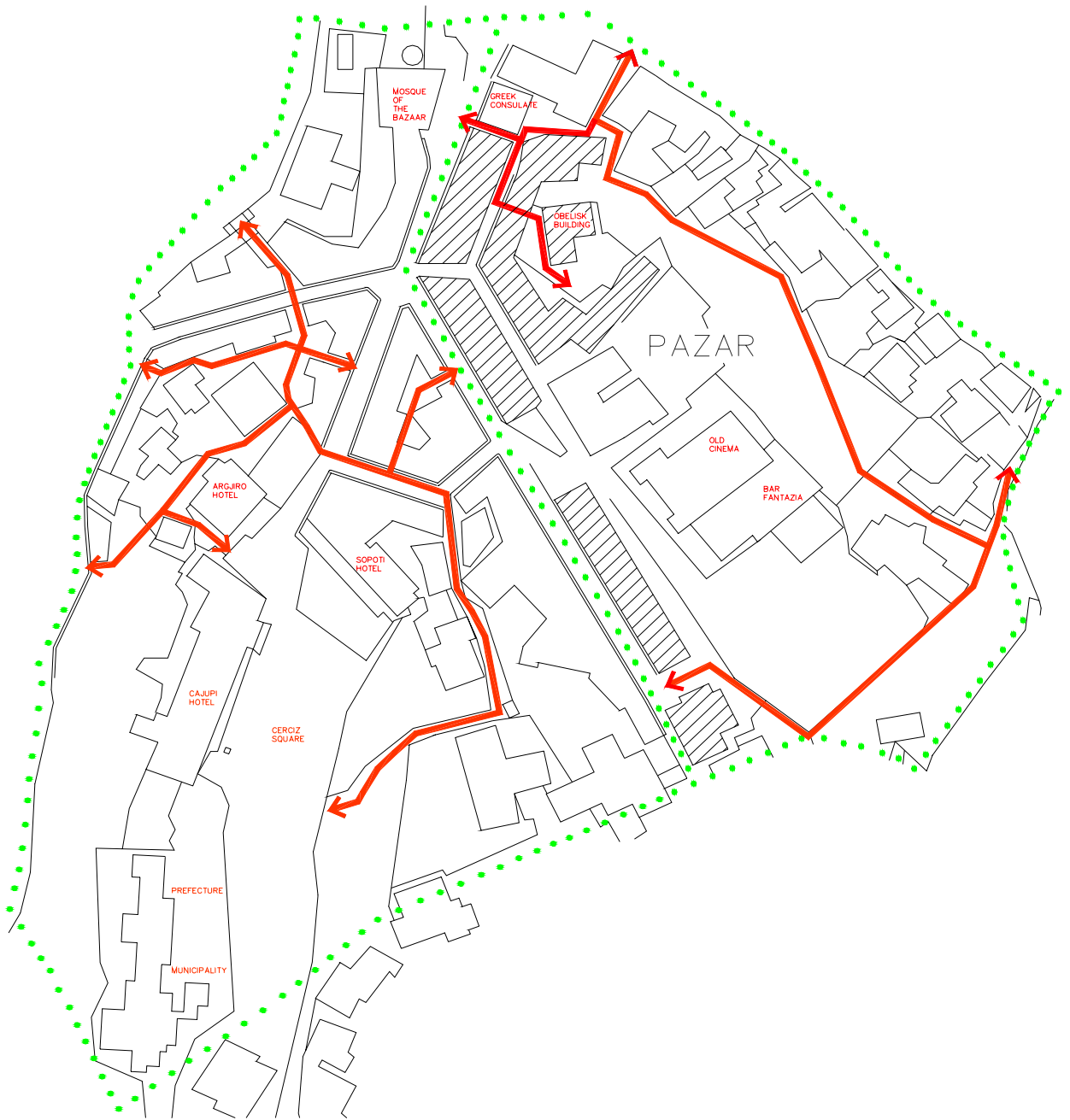


Fig. 25 - Secondary pedestrian routes in the bazaar area

4.2.8 Archaeological investigations and excavations

Whilst limited archaeological excavation might be required in order to determine the worth or extent of specific artefacts' the majority of such excavations ought only be undertaken following completion of the overall development strategy and in support of specific identified projects. In order to ensure archaeological excavation and investigation always adds value a policy is needed, to ensure that the rules and extent of archaeological works is clearly understood and approved before each and every excavation and that means (financial and technical) are in place to record and conserve the resultant works.

4.2.9 Elements of the masterplan

It is recommended that the guidance outlined above be extended throughout the entirety of the old town and its immediate surrounding areas, as it is important that there are no areas where unplanned development is permitted.

To ensure the effectiveness of the masterplan guidance must be provided on:

- a. the areas of the renewal areas
- b. the (revised) areas of the historic town
- c. protected vistas and urban spaces
- d. areas of archaeological sensitivity
- e. the mix of uses allowed within the areas
- f. the proposed traffic and pedestrian routes through the areas
- g. the 'mass' of the buildings allowed within the areas
- h. the general 'form' that buildings etc. in the areas should have

Additionally, guidance may also be given on:

- h. the preferred location (by broad geographic area) of major public buildings.

It is suggested that a masterplan showing these elements ought to be prepared for consultation purposes¹² and to ensure that development does not occur in an unplanned manner.

4.2.10 Data

In order to create a relevant plan accurate and up to date data is required. This will need to encompass information about specific buildings, ground conditions, attitudes

12 This document should form a central part of that document

expressed at public consultation, information concerning services provision etc, topographical information and data concerning economic and social activity. Additionally, all this information will need to be maintained and kept up to date.

4.2.11 The need to apply the masterplan to NGO's

The creation of such a plan is particularly important when the impact of NGO and Albanian central Government expenditure is considered. Currently, there are a number of proposals to locate new schools, court buildings, libraries etc. in the Old Town. Whilst these are all welcome, in principle, they cannot be allowed to be developed independently of an overall masterplan (or to use inappropriate materials etc.). Such ad-hoc development risks the essential worth of the old town and creates future problems of control as precedent will have been set. Additionally, such uncoordinated development risks reducing the visual and economic worth of large parts of the town. Thus whilst such large, well funded, infrastructure projects are to be welcomed they must still be delivered within a master planning framework if a coherent future for the town is to be developed.

4.3 PRINCIPLES OF DESIGN GUIDANCE

The design guidance must assist in fulfilling the overall master-plan. Guidance needs to be offered at three levels. Firstly, in terms of whether proposals support the master-plan, secondly in terms of suitable approaches to delivering that master-plan and thirdly in terms of suitable materials and details. The first concerns administrative and enforcement systems - discussed later in this report – whilst the other two are outlined immediately below.

4.3.1 Approaches to developing the master plan

It is importance to preserve the architectural value of the historic centre, however it must be emphasized that there is also room for improvement and that the old town has significant shortcomings that reduce its economic and social attractiveness.

Specific approaches that support the overall needs of the master plan include:

- a. Accepting changing life styles** - A 24 hour life style needs to be re-established in the old town and it must be accepted that encouraging that life back to the old town will demand the modification of buildings to suit modern economic activity – whether a small commercial business or leisure service.

- b. Encouraging continuing inhabitation of historic buildings** – Why should people be forced to live in buildings that no longer suit their living requirements? To ensure that these buildings are preserved assistance must be offered to enable their sensitive modification to suit modern living needs & needs. This assistance will need to encompass design guidance, grants etc.
- c. Encouraging commercial exploitation of historic residential buildings** – The scale of many historic buildings and the complexity of their upkeep makes their sustained maintenance extremely costly. Thus means of allowing people to continue to live in these costly properties, whilst generating income from them, need to be developed. One possible route would be to establish a mechanism by which owners could be assisted in developing their property for B&B as part of an overall tourist development strategy¹³.
- d. Exploiting under-utilised buildings** – The regeneration of the historic quarter must provide facilities to encourage a younger generation to relocate there. The introduction of suitable accommodation in the form of flats and affordable housing, the provision of modern office space and the provision of leisure and recreational facilities is an issue that must be addressed in any planning legislation.
- The inventive reuse of existing buildings is an essential ingredient to generate this economic activity. The upper floors of the bazaar, currently only accessible through the shops below could find other uses through the provision of new shared staircases from the rear courtyards. New building types such as flats in the form of urban villas would fit comfortably into the existing fabric.
- e. Creating local centres** - Many parts of the old town are entirely lacking in public amenities beyond the neighbourhood schools and kindergartens. There are opportunities to build identifiable local centres around these. Atmospheric public spaces would generate small-scale commercial activity. Local retail, institutional and recreational buildings would ensure that these spaces are active and vibrant. Thus when seeking to locate small-scale enterprises particular consideration ought to be given to the creation and strengthening of such local centres.

13 See attached appendix

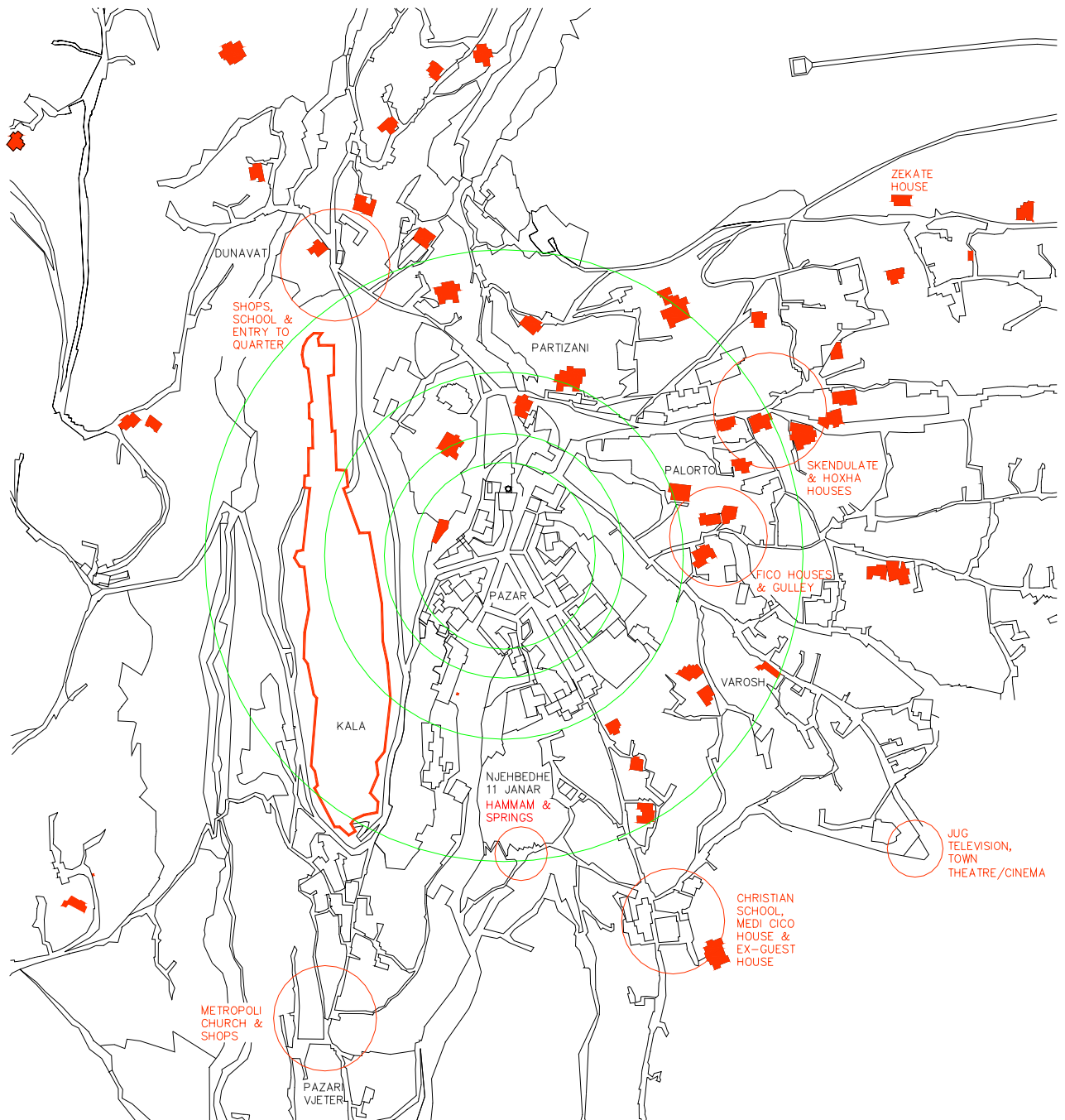


Fig. 26 - Local centres

- f. **Creating public Spaces** - The historic centre has few successful public spaces. The 19th century development in the commercial centre has urban blocks with perimeter buildings and no public access to the central space. The gullies that cut through the town are inaccessible and their steeply sloping sides are physical barriers to footpaths.

The proposed designated renewal sites in the historic centre are an opportunity to correct this. Significant public spaces should be included in new large-scale proposals. The rebuilding and renovation of the badly damaged 19th century bazaar will provide an opportunity for public access to the centre of the blocks with new passages and outdoor spaces.

The use and management of the gullies as dramatic landscape features that cut through the heart of the historic centre is to be exploited. Planted areas with paved footpaths can provide a tranquil retreat from the street.

- g. **Exploiting the Citadel** - The size and symbolic importance of the citadel should not be underestimated. Its presence is felt throughout the historic centre. It is underused with a large portion currently out of bounds. The potential of this great edifice is certainly not exploited. The future role of the citadel is inextricably tied to the future of the historic centre, whether as a centre for tourism, the folk music festival or as a museum.

In the first instance, effort should be concentrated on ensuring it is preserved and that it can house the folk festival - a feature of the town's cultural mix - which should become a main plank of urban renewal.

- h. **Managing the ravines** – Increasingly (albeit mainly in the new town) building is occurring in the ravines and on the outwash products of them. The resultant buildings are consequently at greater risk from earthquake, subsidence and flood. Means of ensuring the drainage structures in the ravines are maintained must be encouraged.

- i. **Creating defined entrances to the old town** – The edges of the old town need to be defined so that a sense of arrival is created. This should be achieved by the selection of road surfaces, the provision of walls to create enclosure, signage etc.

4.3.2 Design guidance for new buildings

It is not adequate to simply identify what forms of activity are allowed in a specific area of the town (the master plan) and to then require the developer to follow a series of detailed design guidelines. There is an intermediate step where questions of massing, proportion and overall approach need to be considered. Guidance, needs to be offered on:

- a. the height of buildings allowed on specific sites – to reflect the prominence of their position from afar and the scale of adjoining buildings
- b. the overall proportions of buildings for specific sites
- c. the colours and forms allowed – for example, whether upper levels should be rendered as opposed to be exposed stone and whether stone should be hewn or dressed or whether blockwork might be acceptable.

These guidelines should be relatively broad but should, even without more detailed guidance, assist in reducing the likelihood of a ‘poor’ building having an overly large impact on the town.

4.3.3 Design details guidance

Codes outlining good practice in terms of construction detailing, fire safety, health & safety during construction etc. need to be gradually introduced. The codes should, wherever practical be based on internationally accepted standards. Initially, these should be applied to larger projects – particularly those funded by NGO’s which should act as exemplars of good practice.

Additionally, design guidance for each of the specific areas highlighted below need to be developed:

- a. **Stone roofs** - the maintenance of stone roofs is an ongoing problem in the historic centre. Traditionally laid stone roofs require regular maintenance and much of this is carried out without proper scaffolding. Alternatively, stone slates are bedded on reinforced concrete slabs laid onto plywood substrates. This retains the correct appearance externally, but is not a faithful technique for high quality renovations. With only poor grade structural timber available, mainly imported softwood, lighter concrete or clay tiles are now used on illegal new construction as a substitute for the traditional stone slate.



Fig. 27 – Red roof tiles in the Museum Town

A variety of more sensitive details need to be developed ranging from ones that give an external appearance of correctness, for the less important or new buildings, to details that fully accord with the tradition of the town but which mitigate some of the weaknesses of the traditional detailing by using modern materials – i.e. pressure treated timber, stainless steel fittings.

- b. Gutters and downpipes** are either damaged or missing. Where they exist, they often discharge against the base of the building causing considerable damage both internally and externally. By running pipes into the street, water can be directed to flow away to central drains and the buildings subsequent maintenance costs will be reduced.

Alternatively, details that remove the need for gutters (which are not universally used) and which minimise problems of erosion should be promoted.

- c. Managing water** run-off has been a long term pre-occupation in Gjirokastra with many larger buildings having sophisticated cisterns. Given the continuing problems of water supply in summer the ongoing management of this water should perhaps be examined as part of good design practice – even if only for watering the garden, flushing the toilet and dusting down.
- d. Earthquake design** - Traditionally, the timber floor structure is built into and through the external masonry wall, as a device to cope with the forces of an earthquake. However, concrete floor slabs are commonly cast as replacement

floors. These are visible externally and are not engineered as satisfactory substitutes for the timber floors they replace. Additionally, some doubt must exist about their ability to transmit earthquake loads as effectively, given their rigidity.

Other earthquake details, such as the use of cast iron security rails through window openings and the inclusion of through stones in the walls construction, to create continuity, are also often removed or not followed in ignorance thus further weakening the structures.

- e. **External detailing with wood** - Timber generally is of poor quality and hardwoods are rarely used on the grounds of cost. No facilities exist for the pressure impregnation of timber and no kiln drying of timber is available. With poor maintenance, timber deteriorates rapidly in such a harsh climate – inevitably encouraging the use of alternatives such as plastic and steel.

Timber details and processes need to be established that encourage its use. These must be economic and must, where appropriate, also allow modern details for shops etc.

- f. **Security screens** are a well-established tradition in Gjirokastra (on occasion also having a structural role in earthquake mitigation). However, in recent years there has been an increasing tendency to use poorly constructed rebar screens or to use modern roller shutters. Both these forms are inappropriate and costly and should be capable of being substituted for locally produced quality screens produced to an appropriate pattern.

- g. **Ground water** - Providing solutions to ground water penetration is also an issue. Most houses built on steeply sloping sites are built into the slope and the retaining walls require secure water proofing details. Sophisticated waterproofing and structural repair materials are imported and consequently expensive, whilst it is apparent on examining the older buildings that traditional techniques exist that do provide a damp-free environment.

- h. **Toilets and bathrooms** – The traditional closets are no longer acceptable and modern systems are being installed with the resultant cost in terms of water consumption and damage to the buildings. Details that minimise water consumption and which can be cost effectively and sympathetically added to existing properties need to be developed.

i. **New needs** - Details for other new features also need to be developed. Amongst the most urgent requirements are details for:

- i. header tanks
- ii. propane gas tanks
- iii. satellite dishes.

Arguably, consideration should also be given to reducing the vast amounts of overhead electrical wiring. However, this is so extensive and relatively unobtrusive that it is a feature of the town that can largely be ignored at present.

j. **Managing litter** - the town is reasonably clean but the problem of litter management is on the brink of becoming out of control as the amount of packaged goods proliferates and these are fly-tipped on undeveloped or derelict sites. Consequently, all new developments need to demonstrate good practice in managing this problem.

k. **Concrete details** – like much of southern Europe the commitment to using concrete is extraordinary and can only be explained by a perception that it is a higher quality, modern material that will last longer than timber. Unfortunately, the truth of this belief is hard to support given the appalling quality of much concrete work.

Wherever practical the use of structural concrete should be discouraged as it does not suit the style and scale of buildings and given the quality problems is not suited to an earthquake zone. Additionally, it is an import item whose use does not benefit the local economy.

When, however, the use of concrete is unavoidable efforts should be made to undertake such works in accordance with good design practice and with the express intent of producing a refined final product. Ultimately, Gjirokastra (and Albania) should adopt suitable EU codes for earthquake areas.

The solution to these problem areas cannot solely be based on traditional skills and (high quality) local materials as in some respects these cannot be replicated whether due to:

- a. cost,
- b. the non-availability of suitable natural resources,
- c. the unavailability of skilled artisans, or
- d. their inappropriateness for modern living.

Research into the local construction industry and the production and supply of materials will identify areas of investment to improve the quality of building construction. The production of a design guide for the detailing of traditional buildings as well as the teaching of traditional building skills should be undertaken.

Whilst it would be possible to produce theoretical solution to each of these problems (a formal academic design guidance book) it is more appropriate that the initial projects demonstrate good practice for each of these issues – using a variety of modern and traditional skills & techniques as appropriate – and that the designs used are then treated as evolving models of good practice¹⁴.

4.4 CREATING OWNERSHIP OF THE PLAN

The plan proposed is comprehensive as it covers the overall zoning of the town, identifies area where development might occur and then details the general and specific approaches to development within all those areas. Whilst, specific projects will enable the details to be developed the higher-level ownership must also be established. This cannot be done without the active involvement of the community and its municipality. Without this ownership the real risk exists that the opportunities presented by the proposals will be recognised and exploited whilst the matching responsibilities will be ignored.

In the following sub-sections the activities that should be undertaken before publication of the plan are described.

4.4.1 Creating a vision

A concise, high level vision statement of the core approach to be taken by the people, institutions and enterprises of Gjirokastra in developing their town is needed if subsequent technical and delivery objectives are to be mutually supportive. Below, an attempt has been made to define this core vision for the town and its people.

The people of Gjirokastra wish to underpin the economic renaissance of their town by the effective and appropriate exploitation of its heritage and cultural resources. It is intended that the Council, citizens and institutions of Gjirokastra will together renew the old town by :

- i. *taking individual and joint responsibility for preserving the towns category one and two properties*

¹⁴ For this to have maximum impact it should again be managed via a database that is freely available to all local practitioners on the sole condition that appropriate details, sources of materials they contribute or discover are added to the database.

- ii. *ensuring that all construction works are undertaken using materials and techniques that are sympathetic to the traditions of the 'City of Stone'.*
- iii. *ensuring that development works enhance the ambience of the old town by strengthening its visual harmony via the careful consideration of vistas, landscaping and scale of construction.*
- iv. *encouraging the creation of new activity in the old town via the sensitive modification and construction of buildings and facilities to suit new economic and social needs*
- v. *jointly develop a low impact tourism offer designed to be managed, operated and owned (wherever practical) by its people.*

This statement is not intended to be definitive; rather it is intended to act as a catalyst for further discussions, via consultation with community groups, the municipality and I of M, from which a commonly owned vision can be agreed. It should further be noted that this vision would need to be supported by, and supportive of, the more detailed cultural, economic and social objectives of the town.

A draft of the vision should be created by a small group comprising elected representatives, experts in the fields of conservation, both domestic and foreign as well as representatives of the business community. This vision should then be formally presented for refinement at an open session – the express purpose of which is to show that Gjirokastra is moving from being a town in decay to one undergoing renewal led by the municipality and supported by NGO's.

4.4.2 Promoting the vision

This vision (or a better drafted variation of it) must be promoted and owned by the Mayor and the municipality. Indeed, it might be appropriate for that vision to be etched in stone (in a number of languages) so that it stands at the entrance to the old town as an unambiguous statement of intent that everyone can be held to. Ideally, it should be a requirement that all NGO's and governmental organisations wishing to invest in the old town should be signatories to the statement and should have their names added to the stone.

Whilst this approach is rather flamboyant it does express intent. Whilst it may prove difficult to prevent private individuals from breaching it in the early years it will ensure that the major projects, funded by NGO's etc. are more likely to be undertaken in a

sympathetic manner as they will see the town does have a policy – which generally they will be content to assist in delivering. Perhaps, in the first instance, new developments or developments in the proposed renewal areas might only be permitted for NGO funded schemes, where the NGO's have previously agreed to the conditions imposed by the Municipality.

It should also be noted that the lack of capacity in planning control will take time to reverse and that in the short term statements of intent may need to substitute for real capacity to enforce. Thus it is essential that the broad principles be promoted as widely as possible (whilst always mentioning that works that support those principles are in-hand) and that opportunities are provided to discuss what detailed solutions might assist in delivering them.

4.4.3 Launching the 'first year' projects

The projects selected need to be promoted and explained. These projects should be promoted on the basis that:

- a. they support the vision statement
- b. they are a first round of projects designed to demonstrate intent
- c. they will show good practice
- d. they will be used to refine processes and techniques for subsequent years (so as to demonstrate that conservation is an evolving process).

During the explanation of where it is intended to undertake the first phase of projects it should also be stated what degree of cooperation is expected from the owners and tenants – whether financial, in-kind or simply in terms of support – so as to ensure that time and effort is not wasted in negotiating with intransigent individuals.

As part of this explanation process a series of action areas will have been identified. These areas will need to encompass the projects being undertaken in the first year and should contain a mix of needs, including:

- a. high category individual buildings
- b. areas of street and landscape renewal
- c. minor projects assisting individuals.

By this means it should be possible to show that one particular group is not overly benefiting from the expenditure.

4.4.4 Outlining the decision making process

Inevitably, there will be unfounded accusations of collusion however monies are awarded. Thus a simple decision structure needs to be developed which shows how an individual within an action zone can get access to monies or have their property included within an area improvement scheme.

4.4.5 Preparing the masterplan

The elements of the master plan outlined elsewhere in this report will need to be refined and exposed to the public via a consultation process. It is recommended that this process is undertaken in a similar manner to that used by English District Councils and will consequently demand the creation of a committee of elected representatives (the master plan steering group) to oversee its adoption and exposure / promotion to the public.

4.4.6 Promote the results of the ‘first year’ projects

Following the first years projects it is essential that the improvements be widely promoted via a variety of media both locally and internationally. The promotion should detail the works done, the problems encountered and how it is intended to mitigate those problems in the future – particularly those relating to procedures and cooperation with owners and statutory authorities. Such promotion is essential if monies are to be attracted to the scheme and if Gjirokastra is to be able to obtain monies from the EU etc. towards the pursuit of World Heritage status. Additionally, the promotional material should include a first draft of the design guidelines developed via the projects.

4.4.7 Creating an economic development framework

An economic development policy must compliment the master planning policy. This policy must be designed to encourage appropriate economic and social development throughout Gjirokastra though in a manner which does not conflict with the conservation needs of the town.

Once again, the delivery of this element represents a substantial project in its own right necessitating individual work programmes. It will have to be led by the municipality with substantial support from economic development agencies¹⁵. Whilst some of the elements of this plan will involve investment in less tangible tasks, namely marketing, training and enterprise support, it must be remembered that without this effort the

¹⁵ The support of which should be more forthcoming given the, hoped for, success arising from initial projects.

heritage assets will not be effectively exploited thus risking the long-term sustainability of the vision.

4.4.8 A conservation plan for Gjirokastra

The result of the above activities, and those pertaining to developing suitable means for economic exploitation will be the production of a Conservation Plan. This will need to contain:

- a. A detailed statement of the site's history, through the study of documents, archaeological results, and of the building fabric and its urban setting
- b. A statement of the significance of the monument at local, regional national and international level, which in turn will influence the interpretive strategy
- c. A condition survey at a broad level, highlighting needs for repair
- d. A consideration of threats to the monument(s)
- e. A consideration of further work which may add to the plan – this may include archaeological excavation, opening up of building fabric, study of documents elsewhere etc.

To achieve the plan involves research and inspection together with discussion with local professionals in all related disciplines. Conservation Plans are a well-established concept as the proper approach to begin the search for the best new use for a heritage building or environment, and have been in use around the world since the early 1980s, although only really fashionable since the early 1990s.

That a Conservation Plan should be prepared for Gjirokastra is clear from the historical complexity of the buildings and their urban setting and from the complexity of the town's history. The Conservation Plan is also an essential element in any application for World Heritage Site status.

4.4.9 World Heritage Site status

The ultimate objective of the preservation works should be to obtain World Heritage Site status for Gjirokastra in recognition for its architectural and historic worth. Acquiring this status will demand effective management of all parts of Gjirokastra's historic assets and demonstrable adherence to, and support of, policies concerning development, planning etc. It should be accepted that acquisition of this status remains (at present) a long-term ambition.

4.5 CONCLUDING THOUGHTS

Creating all the institutions and associated mechanisms needed to support the renewal of Gjirokastra is a massive task, the delivery of which will demand great resources. However, initial well thought-out projects can make a serious contribution by undertaking schemes that support the process of renewal and which establish good practice. Additionally, if the reasoning underlying the proposed approach is accepted then significant progress will have been made in creating a master-plan and showing commitment to that plan. This then offers a means for Gjirokastra to access monies on the back of the good progress and practice demonstrated.

Essentially, physical work needs to start on defined projects so that procedures and guidelines can then be developed on the back of those works. In parallel, policies and master-planning strategies will need to be developed. This approach will minimise the risk of local inertia preventing any tangible progress and will ensure that tangible progress is made and good precedent set. This is then more likely to generate third party support than a mass of untested paperwork and will, in any case, better suit the local approach and capacity.

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5.0 PROJECTS THAT SUPPORT THE MASTERPLAN

Projects should generally be selected which meet the core requirement to preserve historic properties that are at risk, whilst providing some ability to demonstrate good practice and more general environmental and economic improvement.

The most important principle in deciding which projects should be supported is that they should truly be exemplars of good practice that can be replicated on like projects elsewhere in the town. It is not appropriate to solely select iconic structures as:

- a. such buildings do not provide exemplars that can be replicated, as by definition they are unique structures with complex designs, often of a scale that is not representative of the general urban fabric.
- b. the scale of the works needed will rapidly consume all the monies available as they will demand expensive skills and materials to conserve
- c. they might not provide any benefit to the surrounding urban fabric as they are not necessarily located at key visual points within the town where they could assist in uplifting an entire area of streetscape
- d. their conservation is less likely to result in their being used for modern economic activity as they are being conserved for reasons of architectural integrity
- e. the resultant conserved building might solely be suitable for use as a 'museum' that without an accompanying tourist industry and local wealth will further exacerbate the financial problems of the municipality and consequently risk simply falling back into disrepair in the near future.

In effect, concentrating activity on a single iconic structure would probably not leave any legacy of skills, economic benefit or general uplift to the town. Indeed, it could result in a loss of faith in the effectiveness and worth of preserving the town's historic urban fabric and might cause significant problems for future projects.

An alternative strategy is needed that maximises the worth of the monies by providing broader benefits to the towns inhabitants and buildings by showing that appropriate conservation can be undertaken economically and can enable modern usage of the town and its buildings. By using the monies for a series of projects that support the linked conservation and exploitation objectives, previously defined, principles of good design should be established.

In the remainder of this chapter, a number of projects are outlined that assist in fulfilling different parts of the masterplan and which should demonstrate real progress to the inhabitants and consequently assist in showing the old town is no longer simply decaying. It should be noted that the likely cost of delivering all these projects probably exceeds the monies available and thus some choices over which projects to prioritise, in the first instance, will need to be made. Providing a balance between the various types of project proposed is maintained then the specific decision may simply reflect personal preference and the funds available.

5.1 ACTION AREAS

The scale of the problem facing Gjirokastra is such that the monies currently available could easily be dissipated, risking:

- a. the creation of the perception that no real improvement has occurred and hence a belief that the task is hopeless
- b. the loss of economic advantage that could be created following renewal of an entire area
- c. the belief that there is some collusion in the selection of the projects.

It is therefore recommended that the old town be split into a series of action areas. These areas should be organised so that they encompass a range of projects of different types, scales and cost in the defined area. It should then be agreed that the various project types undertaken (identified below) should be confined to the identified zone(s) during the first phase of works. In subsequent years other areas should then be selected for development and the identified projects again largely confined to that year's zone.

Two further advantages of pursuing this strategy are that:

- a. the generalised uplift in the area should be obvious to the visitor
- b. it will be easier to demonstrate the uplift that can be generated for relatively modest sums of money

Thus undertaking works by area should assist in generating additional external funder support.

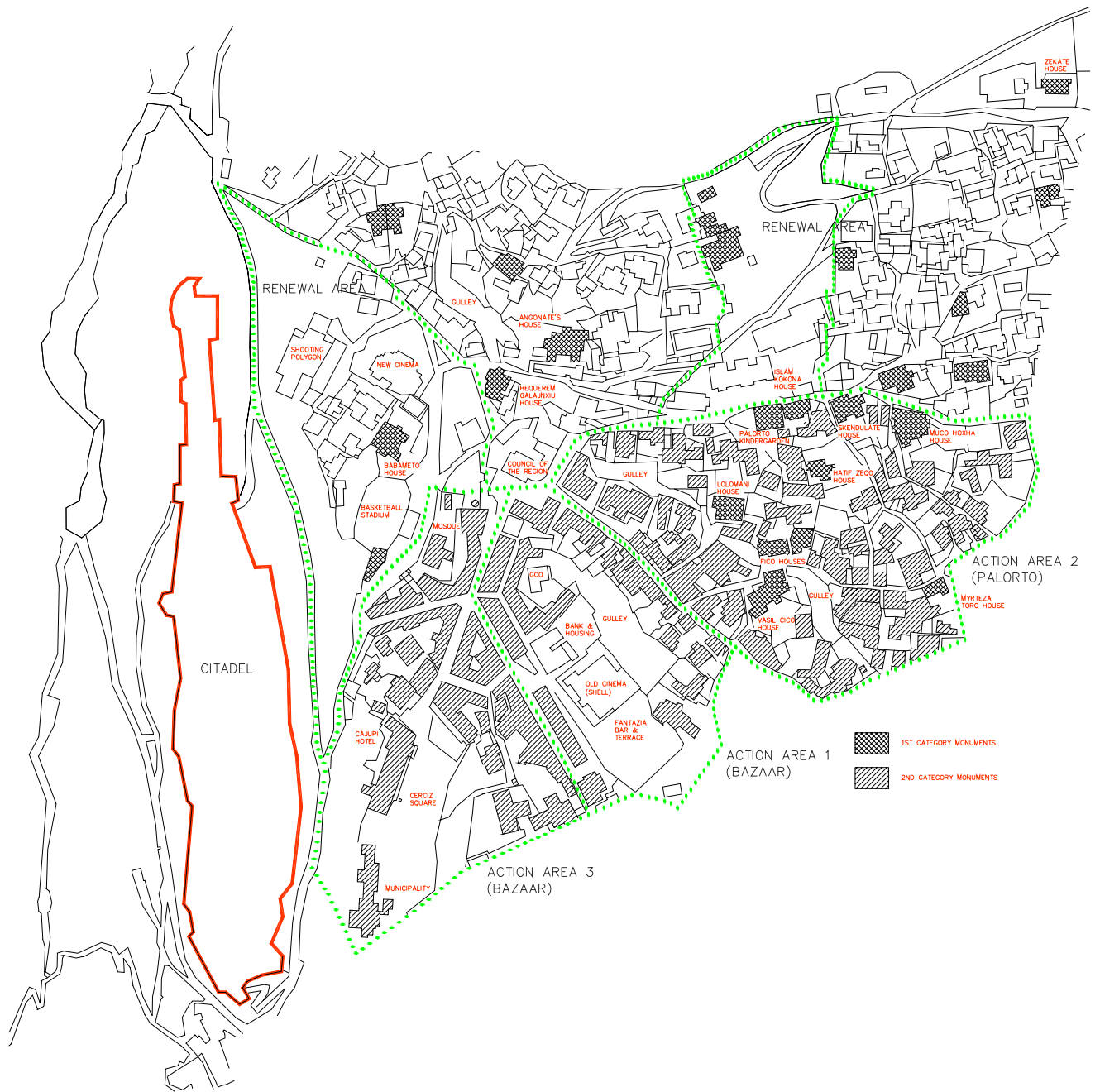


Fig. 28 - Renewal and action areas in the old town

5.2 PROJECT – REPAIRING PROPERTIES OF THE FIRST CATEGORY

The core of Gjirokastra's architectural wealth is its first category properties. Historically, (pre 1990) the necessity of preserving these was recognised by the I of M who provided the necessary funding for their upkeep via a combination of grant and soft loan with the tenants simply having to provide support in kind (labour etc.) However, since 1990 the loss of these grants allied to the scale and age of these properties, as well as there often complicated ownership, has meant that many are falling into disrepair.



Fig. 29 – Category One house in Gjirokastra with fine details to the upper storeys

Grants must be awarded to aid in their preservation. However, it would be possible to absorb a great deal of money on one or two of the buildings in the poorest state of repair. This route should not to be pursued, not only for the reasons previously stated, but also as:

- a. some of the first category properties in the worse state of repair are owned by individuals who are not prepared to cooperate or assist in their upkeep.
- b. in some cases the ownership is so complex that the real risk exists that the monies could be absorbed, or a year pass, simply attempting to obtain agreement over who has to be consulted.

It is consequently recommended that these works initially be confined to properties where there is some evidence of care and commitment to the property (despite financial difficulties) and where questions of ownership and authority can be relatively easily resolved. Additionally, in order to provide visible benefit, the properties selected should largely lie near to the development zone selected and near the town centre – as improvement should generally expand outwards from the historic core.

In the first instance, it is recommended that works are confined to a sub-set of the properties identified in the accompanying figure as these meet the criteria defined above and include some particularly important buildings and committed owners. Additionally, there state of repair is such that a defined repair budget, of around \$40,000 per property, will provide real impact. The likely range of works will include roof repair, pointing, gutters and windows in order to consolidate the external fabric and ensure the buildings long-term preservation. Additionally, repairs to historic cisterns and internal decorative details may also be undertaken.

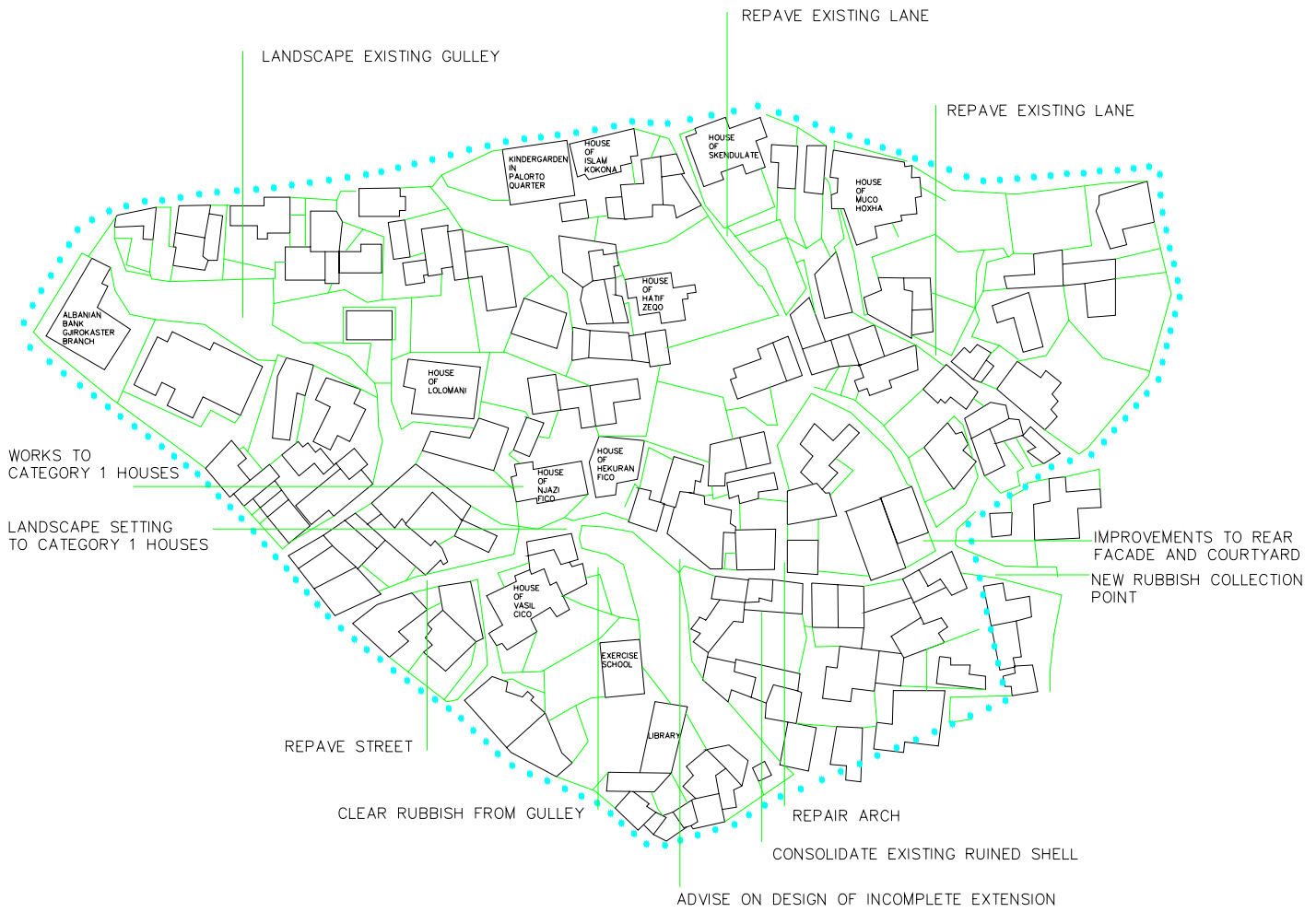


Fig. 30 - Palorto improvements

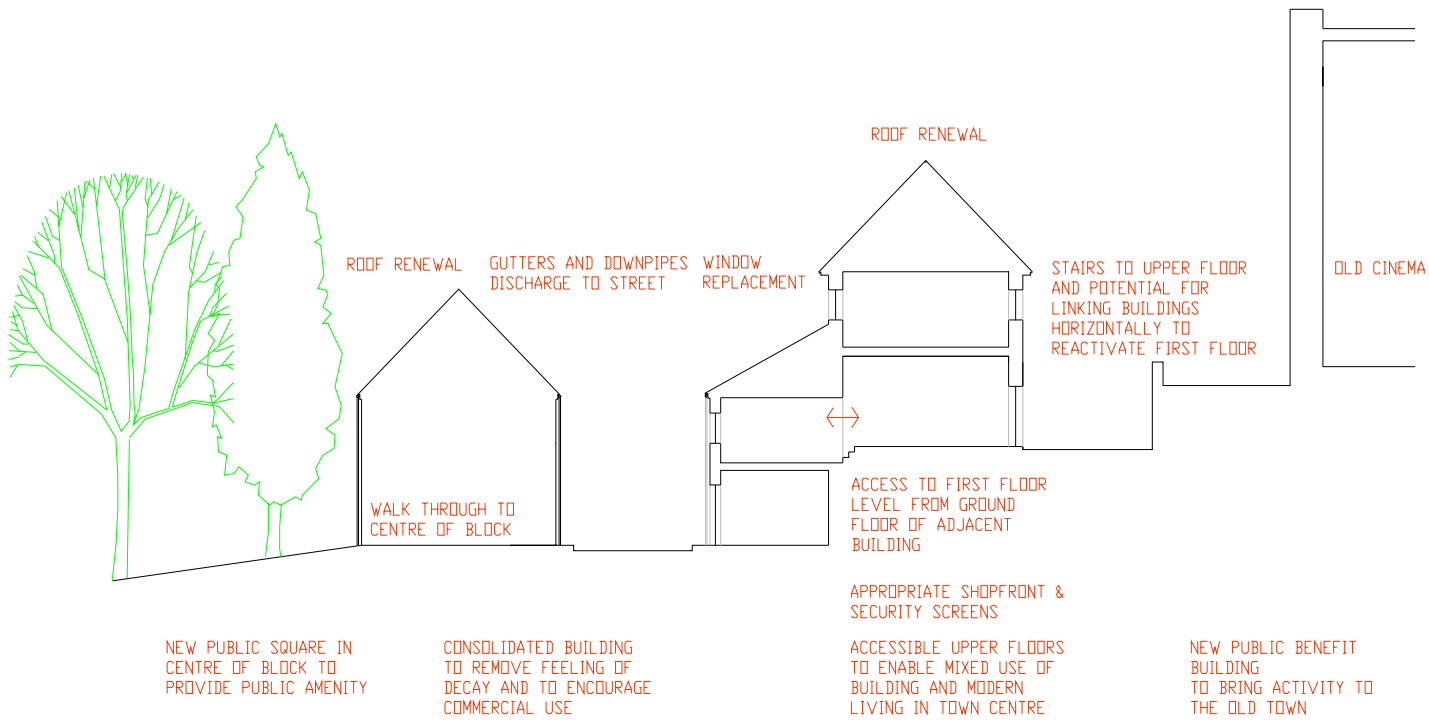


Fig. 31 - Cross section through bazaar

5.3 PROJECT – AREA IMPROVEMENT SCHEMES

To avoid the risk of preserving a few isolated buildings within a general decaying area monies also need to be spent on more modest schemes across a wider area. In effect, a single contract should be awarded to improve the main streetscapes within the identified development zone. The overall objective of this work should be to show an overall improvement and to provide benefit to a wider group of residents. These area improvement schemes will also assist in the creation of ‘walking routes’ for visitors.

Works in the first of the identified areas might include:

- a. repair to entrance arches
- b. sensitive replacement of failed door and windows
- c. consolidation of wall to abandoned buildings flanking the streets
- d. replacement of inappropriate security screens & similar details
- e. localised roof repairs including guttering
- f. works to protect and consolidate major drainage gullies
- g. repair to footpaths and adjacent domestic scale retaining walls particularly where better drainage results
- h. assistance in selecting more appropriate materials for projects currently underway in the area.
- l. the provision of well detailed (easy to clean) and discreet rubbish collection points.

The works identified above are based on the street frontages identified in the adjoining diagram, within the Palorto district of the town, and represent fairly typical mix of problems to be addressed. A similar approach could also be taken in preserving the area immediately surrounding the delightful mosque, hammam and fountains in a gully towards the northwest of the town centre.

A defined list of works (effectively a menu) will need to be developed for each area improvement scheme.

5.4 GENERAL CONSOLIDATION OF BUILDINGS IN THE BAZAAR



Fig. 32 – Bazaar street, much of which is abandoned and derelict



Fig. 33 – The upper storeys in the bazaar are often derelict

Within the bazaar area, which suffered huge damage during 1997, there is considerable need to ensure that decay is halted and an atmosphere of renewal created in order to encourage businesses to return to the area. The need for repair is almost universal and will take considerable time and resources to complete. However, given the block arrangement of the area it will be possible to concentrate efforts on individual blocks so that monies are not dissipated. Typically, the blocks comprise 40 two or three storey, second category terraced properties and generally these have the same range of consolidation needs, comprising:

- a. repairs to the stone roofs – comprising partial relaying and local timber structure repair
- b. repair of gutters – a necessity given the hard paved nature of the area
- c. the provision of suitable discharge points for the guttering directly into the street
- d. replacement of windows at upper levels, which have generally fallen into disrepair due to lack of use of (and often access to) the upper floors.
- e. localised recreation of the original upper floor window ‘rhythm’, where modifications have inserted new windows or removed the traditional stone surround¹⁶.

In the first instance, it is recommended that the two blocks (a & b) to the immediate south of the old cinema terrace be consolidated as described above as these represent a reasonable balance between technical need and likely visual and economic benefit.

As part of these works there will also be some need for specific consolidation works where localised areas of wall are unstable. However, in the event of a property being in a particularly poor state of repair then this will need to be treated as a separate project.

5.5 PROJECT – CONSOLIDATING RUINOUS BUILDINGS

The objective of this type of project should be to reinforce the streetscape by reducing the feeling of ongoing decay. In effect, the projects selected should be for buildings on the main roads which many people pass each day. The objective of repairing (or in a limited number of cases demolishing) these buildings is to remove the vestiges of 1997 and to show renewal. A particularly good example of this problem is the category two building immediately to the east of the bazaar ranges identified for renewal in the first instance. Without such spot repairs it is hard to see how a positive and committed image can be projected.



Fig. 34 – Bazaar building in a ruinous state

5.6 PROJECT – RESTORATION OF PUBLIC SPACES

Public spaces and open ground are woefully neglected, excepting the street surfaces, which are generally in a reasonable repair. Modest effort is needed to improving these spaces by:

- a. the removal of debris
- b. the creation of seating
- c. the repair of paving
- d. the provision of shade – planting and structure
- e. screening of unsightly or intrusive features
- f. the creation of better access

By supporting these improvements the variety of quality spaces in the old town will be increased, new vistas will be created and the problems of shadowing poor buildings will be resolved (in part) by screen planting etc.

5.7 PROJECT – SUPPORTING RESIDENTS' INITIATIVES

The projects outlined above are largely concerned with the conservation of the built environment. They will only enhance peoples lives indirectly as they will no longer be living or working in partially derelict buildings. Additionally, the projects will also assist in creating a more positive ambience. However, the projects do not directly provide economic or social benefits. There is, therefore, an argument that a block of money should be reserved for grants for projects originating from local residents.

16 In places this surround (often 150mm wide) has been created in plaster and paint.

Awards could be made for a range of schemes:

- a. Minor conservation improvements to buildings, within the action areas, which are not otherwise being supported. Projects might include:
 - i. local roof repairs
 - ii. window & door replacement or repair
 - iii. localised consolidation
 - iv. courtyard improvements
 - v. external rendering
 - vi. external decoration.
- b. Small projects to improve the utility of a property to better suit modern needs – thus encouraging its continuing habitation. Projects might include:
 - i. better fitted windows
 - ii. modern toilets and bathrooms
 - iii. provision of tooling for small-scale industrial enterprises – particularly those in the built environment field.

The support for these projects may either be in the form of grants – where there is no prospect of a commercial return or as soft loans where a commercial return may be generated¹⁷. In either case, the awards should not be for 100% of the project cost and awards should only be made in stages as work progresses. It should be noted that these awards could be made to individuals who are already receiving support for the consolidation and preservation of their grade one or two property.

For smaller projects, where the owner will undertake the works or tenant then the award may be for (say) 90% of the material costs, whilst for projects where the entire works are contracted out then the award may be for (say) 66% of the total project cost.

5.8 PROJECT - A WOOD PRESERVATIVE COOPERATIVE

Mention has already been made of the poor quality of local timber. Without proper preservation new windows and doors will fail within 5 to 10 years¹⁸. This obviously does not represent good value for money and is one of the prime reasons why people use plastic and aluminium windows and doors. Thus there is a need to improve the quality of joinery. Currently, there is no understanding of the materials and techniques that can

17 See appendix on B&B

be used to preserve timber and there is no apparent access to the necessary materials and pressure treatment plant.

Whilst it would be possible to import expensive treated timber or to provide hand applied chemical preservatives it would be preferable if a capacity for pressure treatment were developed in the town. This would then assist in creating a new industry. Such plant would cost \$7000 (second-hand 1.5m³ capacity) and should, probably be operated by as a municipal controlled cooperative that, if properly managed, should generate a surplus. If the plant were established then the wastage and risk associated with hand applying the chemicals would be reduced and the lifetime of the timber would be further enhanced. In the event that such a plant is not established then all timber must be hand treated and when used for sills soaked.

5.9 PROJECT – DEBRIS CLEARANCE

One of the most important schemes is the clearance of the debris from derelict sites and buildings and from the drainage gullies. This work is needed to remove the sense of decay, to improve hygiene and to create a more positive image. The importance of this work is recognised by the Municipality who are prepared to make, the significant, contribution of a squad of labourers to assist in this task.

In the first instance, this squad should:

- a. clear the gullies / ravines in the selected development area
- b. remove the rubbish from the derelict buildings and shop units in the bazaar and where necessary board up openings – a small budget will be needed for this task.
- c. remove rubbish from the open areas, particularly the steeper slopes used as informal rubbish dumping areas.

Following completion of these first sites they should then be tasked to policing the cleared sites and should extend the clearance of the gullies throughout the Old Town. To ensure these efforts are not wasted, suitable rubbish drop off points need to be established and policed.

5.10 PRIZES FOR WORK

Individuals or local organisations, who have contributed to the preservation of their town by following good building practice in the conservation (or modernisation) of their

18 This problem is exacerbated by the poor detailing of these elements, the quality of varnishes used, the ferocity of the thermal climate.

properties and who have not been supported in that work by a grant deserve acknowledgment. Furthermore, in some cases that acknowledgment should include a cash reward as it is possible that the additional cost of doing the works well could be significant.

The municipality should continue and extend its practice of publicly acknowledging good works via the declaration of 'Honoured Citizens' etc and should fund a range of cash awards for certain category of works. Possible categories of annual prize might include:

- a. best shop frontage in the bazaar area
- b. best replacement windows and doors project – residential
- c. best small-scale repair to a buildings structure
- d. best repair of a traditional interior
- e. best use of modern materials & techniques for new construction / extension¹⁹.

The size of prize must be modest, if they are not to become divisive. Possibly, they should be limited to (say) no more than 20 awards of, on average, \$100. By this means the number of winners will be sufficiently wide that the risk of collusion will be reduced whilst the size of the prize will not be so large as to be seen as an unjustified windfall.

Awarding such prizes will, inevitably, prove contentious. Consequently, clear rules governing their award must be established.

5.11 INFORMATION COLLECTION

Understanding the worth of the town's buildings, their ownership and their state of repair, as well as knowing where weaknesses exist in the capacity of the built environment profession is essential if money is to be appropriately directed and progress monitored. Whilst the I of M have established a detailed list of the worth of individual buildings and the Government hold extensive information on the town's infrastructure, all the existing information is so disbursed as to be almost valueless. An essential task is to compile that information into a useful database and to hold that source material at a single accessible location.

The creation of this database has already started and the projects local staff are currently collecting source data to enable the database to be populated. This data comprises:

19 This award must not conflict with underlying planning guidance.

- a. a visual inspection and grading of all properties in the old town²⁰
- b. information provided by the I of M concerning the category one and two properties
- c. information concerning property ownership and tenancy
- d. photographic record information.

Additionally, as work progresses data will be acquired on:

- e. the cost of projects
- f. good practice
- g. standard details
- h. suppliers.

Finally, one of the most important resources in master planning has already been prepared. A computer-aided plan of the entire old town, with all buildings identified and numbered is now complete²¹ and can be used in all future planning tasks. This plan should be made easily available to all prospective developers on the condition that they assist in ensuring it remains up to date²².

5.12 KEY PROJECTS IN SUBSEQUENT YEARS

As well as continuing to work on further category one and two properties in the action area(s), there is a need to consider more strategic projects, including:

- a. Projects that can assist in launching the renewal areas. Suitable anchor projects may include those funded by NGO's – providing they accord with the design and development principles defined by the town. It is understood that there a new library is being considered as well as further improvements to the towns schools. Both types of scheme could be accommodated on the renewal sites.
- b. The redevelopment of the old cinema. There is currently a suggestion that this building might be used for a new court building but assuming this does not occur, then an alternative use should be found for the building. Ideally, it should return to being a cinema (perhaps outdoor in the first instance) as this would bring nighttime activity back to the old town and would be the most appropriate use for this central site. Additionally, the new court could then be positioned in a

20 The data entry form is enclosed as appendix three.

21 This plan was generated from a range of existing survey materials

22 The site plans used throughout this report are all based on this plan

renewal area where it would have far better access and be less constrained by surrounding existing development.

- c. Demonstration projects to show the practicality of opening up the bazaars courtyards and creating 'modern' accommodation over the shops.
- d. An overall approach to the renewal of services that is capable of accommodating future expansion and which does not demand constant excavation of the town's stone streets.

5.13 CONCLUDING THOUGHTS

The range of projects that could be undertaken is immense and it would be possible to delay starting works until perfect knowledge is obtained. As such perfect knowledge does not exist, then the sole output could be numerous reports by western consultants. The priority is to show demonstrable progress, on the ground, that assists in saving the town's heritage, which set good practice and which assist in creating a feeling of economic and social renewal.

6.0 DELIVERING THE PROJECTS

In Gjirokastra, the combination of an honest administration and a residual desire by the towns people to protect their historic town, provides an opportunity to use targeted western monies as a means of re-invigorating civic pride and starting to enforce planning and design controls.

However, if the monies are to leave a positive residue, that extends beyond the simple renovation of a number of buildings, then systems need to be established that have an existence and benefit in the mid to long term.

6.1 CONTRACTING ORGANISATIONS

It is recommended that following agreement with the property owner that a contract is made between the municipality and the owner and that GCO is appointed to act as the municipality's contracting agent. The I of M, in return for the statutory payment for the licence to undertake works on category one and two properties will then be tasked to inspect and record the resultant works.

6.3 PLACING CONTRACTS

The actual contract delivery will be by locally based individuals and organisations. In order to establish good practice, from the outset, it is suggested that the following principles are followed in appointing the project architect:

- a. The various projects described in section 5.13 are offered separately.
- b. Outline specifications for the works are prepared prior to inviting tenders for the works.
- c. Tender notices for qualified architects are placed in local newspapers and on public notice boards.
- d. Expressions of interest are examined and potentially suitable supervising architects are then short-listed for interview.
- e. Briefing sessions are held for the short-listed architects to describe the outline specification and clarify the scope of works.
- f. Formal interviews are held, at which the following are examined:
 - i. understanding of the project
 - ii. approach to delivering the works
 - iii. how and where they will place the works contracts (ensuring value)

- iv. a timetable of works
 - v. the fee quote and the stage payment required.
-
- g. The successful bidder will then be asked to sign a standard form of contract²³.
 - h. The architect will then be required to develop the design and have it approved prior to works commencing on site.
 - i. The architect will need to appoint their construction team and provide evidence that good process and value for money is being provided and that the contractor has the capability of doing the works to good standard.
 - j. At this stage a payment draw down schedule should also be agreed.
 - k. Works may then commence and subject to the periodic (stage) inspections being satisfactory then payments may be made.

The process described is fairly general and reflects the current method of procurement, where the architect both designs and delivers the project. The innovatory elements are stage payments and open tendering both of which establish good precedent for future schemes.

7.0 CONCLUDING THOUGHT

Despite stating that a successful urban plan must include built environment, social and economic aspects the majority of this report has been concerned with the built environment aspects of the urban plan. Whilst improving the built environment will greatly assist in creating a positive atmosphere, which will in turn assist in renewal, specific work must also be undertaken in creating economic activity. Attracting NGO's will prove easier if :

- a. a renewal and conservation strategy exists
- a. tangible progress has been made in conserving the historic areas of Gjirokastra
- b. the works undertaken are clearly supported by the town, its municipality and statutory authorities
- c. there are early signs that economic renewal is occurring – and the rate of that renewal is accelerating.

23 A possible form might be the UK's Joint Contract Tribunal (plain English) small works contract.

The undertaking of initial successful projects will assist in meeting each of these goals as:

- a. The town will have at least one element of a renewed planning framework in place and will be able to show that works are being undertaken that meet its needs.
- b. A range of projects involving individual buildings, groups of buildings and areas of the town will have been undertaken using good technique which sets a tangible standard for other works.
- c. The townspeople and their municipality will have been central in the projects delivery and will have demonstrated real (probably vociferous) support of the schemes.
- d. A significant proportion of the projects will have supported business enterprise, by:
 - i. creating suitable premises
 - ii. establishing new 'expert' capacity in the built environment sector
 - iii. providing support

Funding partners need to be found for tourism development, renewal of educational facilities (throughout the town), site assembly (to facilitate renewal within the old town) and the support of small-scale entrepreneurs. Additionally, monies for a second phase of built environment renewal, perhaps with a greater dependency on match funding from grant recipients, will be needed.

Ultimately, if the strategies and specific projects proposed in this document are pursued it should prove possible both to obtain World Heritage Site status and (perhaps in the shorter term) to win the Prize for the Construction for the European City. Following this 'first round' of renewal the Municipality of Gjirokastra should approach both these groups and seek support in advancing the renewal of their town.

APPENDIX ONE - FUNDING FOREIGN VISITOR INFRASTRUCTURE

Development of a successful tourist product in Gjirokastra demands the gradual improvement of visitor services and infrastructure. In turn, such development demands access to capital. Unfortunately, obtaining such development monies is difficult, particularly without some track record of effective development. One possible means of assisting in early development of infrastructure might be to raise a charge from each visitor to Gjirokastra for such works.

Raising charges for the development of basic tourist infrastructure would prove particularly advantageous if the principle of bed and breakfast type lodging for foreign visitors is developed, for the reasons described in the previous paper. The relationship might operate as follows:

1. Tour operators agree to pay a fee of say \$50 to the 'Gjirokastra Development Charity' [GDC] for each visitor to the town.
2. The GDC identify properties that are not suitable for housing foreign visitors and prioritise these in terms of the cost of the work needed to bring them to standard and the importance (both in terms of architecture and town planning context) of the property. Also some consideration might be given as to the wealth of the family itself.
3. The GDC undertakes the necessary development works to bring the property to a state where it can be used for foreign visitors. Typically, such works might include security, basic plumbing, glazing, decorative works and hot water provision.
4. In return the residents of the property undertake to provide 'free' accommodation for 10 bed nights (nb. some assistance might be given for the provision of western breakfast foods).
5. The GDC include the new property in the rotor for housing foreign visitors.
6. The GDC undertakes to inspect the property at regular intervals and assists the residents in developing their business.
7. Following, completion of the initial 10 bed night obligation, then the resident's family will receive the agreed rate for their standard of accommodation for each bed night used.

Whilst the above scenario is based on uplift of accommodation, it does not preclude monies being used to fund more general improvement or even providing service

facilities for tourists. Though in this case different criteria would be needed for repayment.

Of course the risk exists that a recipient of such monies will only grudgingly partake in the scheme once their home has been improved. However, providing that they have met their minimum obligation then the works have at least ensured that the house has been uplifted (in an appropriate manner that's been defined by the GDC) and hence is less likely to be abandoned with consequent benefits to the maintenance of the overall ambience of the town. However, should an individual simply refuse to give access, even to meet the minimum obligation, then the GDC will have no option but to take legal action (however ineffectual that might prove) and to impose an absolute ban on further funding to that family and to lodging tourists in that and associated property.

This charge would be additional to the actual rate paid for accommodation which would be set at an agreed rate and overseen (for quality etc.) by the Local Office, say \$25 to the resident family and \$5 to the GDC. Obviously, this method of funding would not be supportable if demonstrable uplift in quality has not occurred. In any case, once the market for visitors has started to develop it should no longer be needed as firstly the local people should be aware of the benefits of improving facilities themselves and secondly their should be greater financial resources for them to undertake such works consequent of the monies entering the local market.

The effectiveness of this regime would be enhanced by a system of match funding and might ultimately (when suitable financial infrastructure is in place) be more formally managed alongside a bank to provide a system of soft loans.

In the attached table the impact of various usage and charging scenarios is examined. In summary, this table shows that even a modest number of overseas visitors will make a substantial contribution to the towns economy and if properly managed ought to provide modest funds that could (if managed by the GDC make a real contribution to developing and protecting the towns built environment.

Incomes and usage resulting from B&B offer

Description	Options		
	One	Two	Three
Bed nights in season	480	800	1200
Length of season in weeks	15	15	15
Average dwell time (nights)	5	5	5
Average party size	1.50	1.50	1.50
Number of individual visitors	96	160	240
Bed nights per week	32	53	80
Visitors per party	6.40	10.67	16.00
B&Bs required / night	5	8	11
Charges per visitor	50	50	50
Charge per night - B&B	25	25	25
- GDC	5	5	5
Total GDC receipts - development	7200	12000	18000
Total B&B receipts - accommodation	12000	20000	30000
Average cost per bed night	40	40	40
Additional spend per night	15	15	15
Total extra spend	7200	12000	18000
Total spend	26400	44000	66000
Direct jobs supported @ \$2000/yr.	13.2	22	33
Indirect jobs supported @ x 5	66	110	165

APPENDIX TWO - THE STEERING GROUP

The steering group's role will be to hold the vision for the development, to produce and manage the consultants' briefs and to make sure that all developmental work is coherent and aimed at advancing the vision. It is also the key communication body between work-in-progress and the community – local, regional and international – and is the conduit through which funds are to be drawn into the project and applied to agreed works. Hence, this group should be established as a legal entity to insulate its members from individual liability and to ensure that an approved client exists in such a way that it can enter into legal contracts for works and services. As a legal identity if can, of course, employ staff and engage in all business activities pertinent to the delivery of its core objectives.

DUTIES OF THE STEERING GROUP

If the Steering Group is to be successful, then its management actions must be seen to respect the following:

- a. **The dynamic nature of the town** – developments must maintain and encourage vitality not simply maintain the physical nature of the environment.
- b. **The value of public participation** – success of conservation and development strategies can only be assured if citizens are involved in identifying and protecting their own heritage and are not simply treated as passive recipients.
- c. **Integration with complementary goals** – the vision for conservation and development must integrate with broader economic and social needs both arising from the public and private sectors.
- d. **A positive approach to conflict management** – as conflicts will inevitably occur between competing interests, an approach needs to be developed that attempts to seek common ground as to the nature of the problem and which develops a solution where, having identified the positive aspirations of both parties, the details dividing them can be addressed rationally.
- e. **Cultural adaptability** – the emergent solutions must be sympathetic to the local norms and desires concerning attitudes towards investment, culture, risk and preservation. Thus, the pace and style of development will need to develop over time as greater alignment in aspiration and understanding occurs between the 'expert' Steering Group and the individual citizen develops.

Balancing these needs is by no means an easy task and therefore the members of the Steering Group will need to be both respected and demonstrably competent in all their actions. This suggests that the members ought to be selected carefully and must be led by a true champion who has the capacity to hold the vision and enthuse others with its importance.

OPERATION OF THE STEERING GROUP

The Group members should comprise a broad mix of skills from Gjirokastra and its surrounding region with a mix of public and private sector backgrounds. Despite technical skills largely being provided by a consultant team, the members should be able to demonstrate skills and interest in at least those areas shown in the table below.

Since some members will possess skills in more than one area, we envisage an eventual membership of around 10 (ten) to 12 (twelve) people. In no case should this group exceed 15 as, in our opinion, beyond that level it will become unmanageable. Some of these members should be drawn from the public sector, some from the private and some from societies and interest groups such as the Society of Intellectuals. It is vital that the composition of this Group is local, and is appointed locally without external influence, save for an independent audit function that, we believe, is essential if external funds are to be attracted.

Care should be taken when establishing and operating this group to ensure its membership remains balanced. In particular, the following management principles ought to be followed:

- a. The five members of the Working Group (described in a subsequent subsection) will form the core of the Steering Group and will be required to manage the recruitment of the remaining members.
- b. The other members of the Steering Group will be appointed following placement of public notices and a formal nomination and adoption process²⁴.
- c. Those members of the Steering Group who hold their position because of their job or political position (marked “x” in the above table) will be automatically replaced by their successor on their leaving their job or political position.
- d. All other members will be expected to stand down after a maximum of 2 years of service at which point public adverts will be placed and new nominees

²⁴ Numerous methods exist for ensuring probity in the nominations process – the exact choice should reflect local custom and legal requirements

sought. Ex members of the Steering Group may seek immediate re-appointment and, in some cases, this may be uncontested.

Position		Role / experience
Chairperson		Champion and leader – needs public profile
Council Leader	X #	Political support and deputy
Director of Institute of Monuments	X #	Conservation
Director of the Forum	X #	Cultural heritage understanding
Member of Planning Authority	X #	Planning control, land ownership, development
Member	#	Experience in tourism
Members x 6no.		Miscellaneous experience as detailed below

Other expertise/experience required
Infrastructure (roads, water etc.)
Business development
Residential
Museums
Arts
Marketing
Hotel
Grants

Note : : x - indicates membership dependent on job or political position

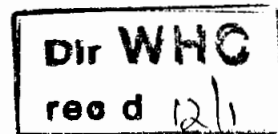
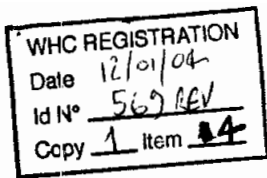
: # - indicates member of founding working group

- e. In seeking new nomination for the Steering Group attempts ought to be made to maintain the skills balance within its membership.
- f. The Chairmanship of the Steering Group ought not to reside with an individual whose membership is dependent on either their job or political position.
- g. In no case should the auditing accountant (see subsequent sub-section) be associated directly or indirectly with any member of the Steering Group.
- h. The Steering Group may invite whomever it pleases to any meeting.
- i. Minutes of all meetings of the Steering Group must be made publicly available.
- j. The Steering Group should be obliged to hold bi-annual public meetings at which the Vision is revisited (and where necessary modified) and at which progress on the previously identified short-to-mid term objectives is reviewed.

Finally, membership of the Steering Group must be dependent on acceptance of, and adherence to, the vision and main objectives initially developed by the Working Group and as subsequently developed by members of the Steering Group.

APPENDIX THREE – SURVEY PROFORMA

Element No.	In context (Y/N) :	Photo No.s :																																										
Perception of worth of element		Status																																										
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Republika e Shqipërisë
Instituti i Monumenteve të Kulturës

Nr. 22 Prot.

Tirana, 08.01.2004

Honorable Mr. Brugman Fernando !

Nous avons reçu votre lettre du 11 Décembre. Nous vous remercions en ce qui concerne les observations et vos demandes supplémentaires dans le but que Gjirokastra soit inséré dans la liste du Patrimoine Culturel Mondiale.

Ci dessous nous vous donnons l'information et les explications suivantes :

1. Dans la carte principale se sont inclus les deux zones mises en protection. Dans ces zones on a mis le réseau demandé et aussi les monuments du 1^{er} catégorie. Nous solignons que c'est la carte principale. Dans l'autre carte, donc secondaire les différenciations entre les deux zones expriment les qualités de ce site historique. Le niveau de la protection est égal dans tout le site historique comme démontre le Règlement pour la protection, la restauration et l'administration de la ville-musée de Gjirokastra. Dans ce contexte nous vous prions de considerer comme definitive la carte que nous vous envoyons ci-corrélée.
2. En ce qui concerne les surfaces du site historique et du zone-tampon, s'est notre faute, pardonnez-nous ! C'est ainsi : la zone du site historique est de 67.8 hectare tandis que la zone tampon est de 94.7 hectare.
3. Dans le dossier nous sommes sur d'envoyer la loi Sur le Patrimoine Culturel nr. 9043, dt. 7.04.2004. Nous vous l'envoyons de nouveau une copie de cette loi en français. Le besoin de cette loi était très nécessaires pour l'elargissement des valeurs qui englobent le thème « Patrimoine Culturel ». Dans ce cadre, la nouvelle loi renforce de plus la protection de ces biens, donc, même la ville-musée de Gjirokastra et des sanctions contre les conventions de cette loi. Dans la réalité Albanaise même avec la protection de ces monuments il y a un grand problème sur l'exécution de la loi, que sa précision.



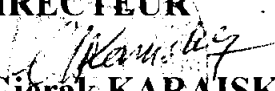
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4. La municipalité de Gjirokastra a la responsabilité de l'exécution du plan d'aménagement. Elle collabore avec des institutions spécialisés pour la protection (Ministère de la Culture, de la Jeunesse et des Sports ; Ministère du Tourisme, l'Institut des Monuments de la Culture, La direction régionale de Monuments de Gjirokastra, l'Institut d'Archéologie. Selon vos observations nous avons révisé le plan d'aménagement rédigé par la Municipalité de Gjirokastrer et plus précisément la partie sur le tourisme.
5. Nous avons mentionné dans le dossier les indicateurs sur la monitorisation et d'autres besoins pour l'intervention de restauration. Des autres indicateurs seront; l'échelle statique de solidité des structures des murailles et des toits, le pourcentage des bâtiments abandonnés, qui sont sans fonctions.

En vous remerciant de votre lettre, nous espérons d'être clair dans nos explications d'idées.

Je vous en pris Monsieur veuillez agréer ma plus haute consideration.

Bien Cordialement.

DIRECTEUR

Prof. Dr. Gjerak KARAIKAJ



Gjirokastra (Albania)

No 569 rev

1. BASIC DATA

State Party: Republic of Albania
Name of property: The City-Museum of Gjirokastra
Location: Region of Gjirokastra
Date received: 3 October 2003
Category of property:

In terms of the categories of cultural property set out in Article 1 of the 1972 World Heritage Convention, this is a *group of buildings*. In terms of the *Operational Guidelines for the Implementation of the World Heritage Convention*, this is a historic town which is still inhabited.

Brief description:

The historic town of Gjirokastra in southern Albania is a rare example of a well-preserved Ottoman town, built by farmers of large estates. The town is located in the Drinos river valley. The focal point of the town is the old citadel from the 13th century. The architecture is characterized by the construction of a type of tower house (Turkish 'kule'), characteristic of the Balkan region, of which Gjirokastra represents a series of outstanding examples.

2. THE PROPERTY

Description

The City-museum of Gjirokastra is located in the south of Albania, in the Drinos river valley, not far from the Greek border. The region is amongst the richest heritage areas of Albania, covering a time span from pre-history to the Ottoman empire. From the 14th to 19th centuries, Gjirokastra developed from a small military post to a trading, administrative and residential centre of an agricultural region consisting of large estates. It occupies a central position on the western side of the Drinos valley, on the north-east slopes of the mountain Mali i Gjerë, which separates the valley from the Mediterranean region. The nominated area covers an irregularly formed site with a diameter of ca. 1km. The buffer zone extends some 200m further around the core zone. Today the town has some 25,000 inhabitants.

The citadel (Kalaja) with the castle forms the focal point of the settlement. This fortification originated from the 13th century, when it was a feudal centre, later taking also residential functions, and it continued its function through the Ottoman period. In the early 19th century, it was enlarged and part of the old nucleus was rebuilt. The plan of the citadel is nearly 500m long and 50-100m wide, set along the elongated hilltop. The historic structures were built in stone with lime mortar, and are still standing though the site is ruined. It is crowned by a series of defence towers of different plan forms (rectangular, polygon and circular). There are three entrances: the oldest

of these is from the north; the other two date from the enlargement phase in the 19th century. The citadel had underground reservoirs to store water provided by an *aqueduct*, which was some 10km long, one of the longest of the period.

The development outside the citadel initiated in the 14th century with its best period in the 17th century. The residential quarters developed organically following the morphology of the rough and rocky terrain. In the centre, just north of the citadel, there is the market area, the *Old Bazaar (Pazari i vjetër)*. It developed here at the beginning of the 17th century. It extends along four main streets that link it with the different parts of the city. At the beginning of the 19th century, it was seriously damaged by fire, and was subsequently rebuilt using the architectural forms of the period, though following medieval traditions in its structural system.

The residential houses are marked by the emphasis of their verticality in the construction. The structure is entirely in stone, harmonising well with the rocky landscape. The typology has its own particular character in the late-medieval building tradition in Albania and the Balkan region. This house type is named *Kullë* ('tower'), and it is represented in a vast variety in Gjirokastra. It obtained its crystallisation in the 17th century, but there are more elaborate examples dating from the early 19th century. The house has normally a tall basement, above which the first floor was for use in cold season, and the second floor for the warm season. In the interior, there are rich decorative details and painted floral patterns, particularly in the zones reserved for the reception of visitors.

There are various structures dedicated to cult functions, which structurally follow the same pattern as the residential buildings. The Bazaar mosque in the centre of the city dates from 1757, and is formed of square plan surrounded by a portico on two sides. The church of Saint-Sotir, built in 1786, is a simple stone structure with three aisles each with an apse. The church of St. Michael, built in 1776 and rebuilt in 1833 after fire, is similar in structure.

History

The historic city of Gjirokastra is the centre of the region of the Drinos river valley that has been called Dropolis taking the name from the Roman Hadrianopolis. A few kilometres east of Gjirokastra, there are the remains of the ancient city of Anigonea, founded by king Pyrrhus in 295BC. The region is characterised by a network of traditional cobbled lanes that linked this region to Greece in the south and central Albania in the north. In the villages of the valley there are 29 post-Byzantine churches and monasteries with important mural paintings, dating from the Ottoman period.

The citadel of Gjirokastra was built in the second half of the 13th century as a feudal centre with military, administrative and economic functions in the region. The first phase of the castle was built on the south-eastern side of the fortification.

In the 14th century, the settlement extended outside the citadel area forming the town of Gjirokastra. In 1419 it was occupied by the Turks, who chose it as the centre of

Sandjak in Albania. In the 1430s, the town had some 163 houses. In the second half of the 15th century, it was the centre of Zenevis feuds.

In subsequent centuries, the development was relatively gradual, and even though the town expanded, its basic character was retained intact, respecting the earlier constructions. In the 18th and 19th centuries, the builders however represented wealthier social classes and land owners, building more elaborate residences. The town grew around the fortified hill, which remained the central features. By the end of the 19th century, the fortification had lost its military function. In the 20th century, the city has not had any considerable constructions.

Management regime

Legal provision:

The fortification and the religious properties are owned by the state, while the residential buildings are in private ownership.

The city of Gjirokastra was declared “Museum City” by the decision of the Council of Ministers in 1961, and has since been protected under the decree 568 of 1948 on the “Conservation of rare cultural and natural monuments”. This law has subsequently been replaced by new decrees in 1971, 1994 and 2003. This last decree on the protection of cultural heritage is currently in force, and it defines the concept of “museum town” as: “the urban centre being protected by the state for its historical and cultural values”.

The city of Gjirokastra is divided in two sections: the historic centre and the free zone. The historic centre consists of the museum zone and of the protected zone. These zones are surrounded by a buffer zone which is subject to control.

Individual historic buildings are protected under two categories. The first category concerns 56 buildings, which are protected in their integrity. The second category has 560 buildings, which are protected externally and in their volume; in the interior, it is possible to make the necessary arrangements so as to meet present-day needs.

Management structure:

The general conservation management of Gjirokastra is the responsibility of the municipality. The Institute of Monuments of Culture in Tirana and its local office in Gjirokastra are responsible for the control of the restoration works in agreement with established criteria.

The municipality of Gjirokastra has prepared a management plan for the protected historic area of the town for the period: 2002-2010. The municipality, in collaboration with the city of Grottamare (Italy), is currently also developing an urban master plan for Gjirokastra. At the same time, Packard Foundation has already carried out a study on “The conservation and development of Gjirokastra”.

Resources:

In principle, the funds for conservation and restoration of the museum-city have been provided by the state. However, since 1990, there has been a serious lack of financial means and the impossibility to continue the

works. There are some NGOs or institutions, who have expressed interest in assisting in this regard.

Earlier, the qualification of restorers was mainly obtained through field practice. Later, training has been provided by ICCROM and other institutions. For the professionals, there is now training offered by the Faculty of Architecture at the Polytechnic University of Tirana. A course has been foreseen by the Institute of Monuments of Culture for 2004.

Until 1990s, Gjirokastra, as the rest of the country, was isolated due to political reasons. Recently, the first steps have been taken to publish guidebooks and to prepare facilities for visitors in small hotels arranged inside existing houses. At the moment, there are 7 hotels with a total of 84 beds. Considering the short distance from the port of Saranda, there is a possibility for tourism. A folkloristic festival is planned to be organised in the citadel every four years.

Justification by the State Party (summary)

Criterion iii: The city-museum of Gjirokastra is distinguished by its origin in the military fort. It is an exceptional testimony of a residential centre of Albanian farming class related to large estates (*latifundia*). The settlement is characterised by the dynamic territory and the clear natural limits of the residential areas. It is a city built in stone, which developed from the 14th to 19th centuries.

Criterion iv: The residential house of Gjirokastra is characterised by its vertical composition and a clear distribution of the functions in the different floors. It has marked defence character. The houses are closely related with the rocky terrain. The monumentality of the exterior is contrasted by the elaborate interior. The fortified residence of Gjirokastra is a remarkable illustration of the way of life in Albania in a particular period of time (14th to 19th century).

3. ICOMOS EVALUATION

Actions by ICOMOS

This property was first nominated in 1990, but it was deferred by the Bureau of the World Heritage Committee at its 15th session (Paris, June 1991) in order to help the Albanian authorities to redefine the nominated area and put in place a management system. An ICOMOS mission took place in November 1991, providing some guidelines for the redefinition of the property. In January 2003, a UNESCO mission visited Gjirokastra. The nomination was received by UNESCO in October 2003. A new ICOMOS expert mission visited Gjirokastra in October-November 2004.

ICOMOS has also consulted its International Scientific Committee on Historic Towns and Villages.

Conservation

Conservation history:

Gjirokastra was declared “Museum City” in 1961. It is noted that this concept could best be translated as “urban

conservation area". It does not refer to an open air museum. In 1965, the Institute of Cultural Monuments established an office in Gjirokastra, which started a systematic restoration of the historic buildings. By 1990, 38 buildings of the first category and 253 of the second category were restored. At the same time, the castle has been subject to maintenance, consolidation and restoration. The mosque and the public baths of Meçite have also been restored in this period. After 1990, the works have been interrupted due to the lack of funding, and are only being started again in the past couple of years.

State of conservation:

The general condition of the urban fabric is variable. Unfortunately, many buildings are not in good condition. In the first category, it is reported that 41 historic buildings out of 56 (73% of the total) are in need of repair and/or restoration. In the second category, some 32% of the protected buildings need restoration. There is general lack of maintenance, and many buildings have lost their function.

Management:

Several reports, guidelines and plans, which partly overlap, have been prepared in the past few years, including reports on the conservation and development of Gjirokastra by foreign consultants (Prince Research Consultants, 2002; F. Torresi, 2003). There is a municipal management plan for the period 2002-10 (2002), and a Plan for Renewal of Historic Zones of Gjirokastra, prepared in collaboration with the Italian municipality of Grottamare (2004). The management plan is adopted, though it will need further refinement. In any case, the present document is considered a good basis for the development and improvement of the management system.

The main actor in the management structure is the Regional Directory of the Monuments of Culture, who have close professional collaboration with the State Institute of Cultural Monuments in Tirana.

Risk analysis:

The historic town of Gjirokastra and its surroundings are subject to various pressures, which require careful monitoring and management. Partly this is seen in the lack of economic resources, leaving some historic buildings unused and short of maintenance. On the other hand, development outside the protected area may challenge the traditional and still fairly well preserved setting. While the authenticity and integrity of the place are still kept to a high level, it is necessary to monitor the situation and implement appropriate measures to counteract any illegal and unsympathetic changes in the urban and landscape context.

Authenticity and integrity

The historical authenticity of the nominated property is generally very high. This concerns the historic buildings listed for legal protection, but also various urban elements such as spaces and traditional street paving. The repair and restoration of listed historic buildings have generally been carried out using traditional materials and techniques. There are few exceptions particularly related to the period when the control was less due to political situation.

Problems are visible especially in buildings that are not protected, such as the use of cement and introduction of unsuitable industrial materials (plastic). However, the present administration has improved the site control.

The citadel is partly in use, partly in ruins. It has been preserved with the developments of the 19th century, which are well in line with the traditional character of the place. The authenticity of the setting is considered to be intact though it can be threatened by pressures for change (e.g. development of parking areas). There are also some new constructions, especially outside the nominated area, which are not harmonious with the setting. Legal action has been taken to correct such issues.

The general integrity of the protected historic areas has been well kept. The old citadel dominates the cityscape, and the traditional tower houses and the old bazaar area are intact. The relationship with the setting of the river valley and the mountains is impressive. On the other hand, problems are emerging particularly in the new urban developments towards the east and north-east, where there is most pressure for change, and which are outside the protected zones.

Comparative evaluation

There exist studies of the evolution of the Ottoman residential houses, which took different forms from region to region, while keeping some basic features in common. Structurally, the buildings could be in timber frame, stone or brick masonry, adobe, or massive timber, depending on the availability of materials or other reasons. Turkey has generally used timber-frame structure. Cut stone is used in Capadocia, parts of Anatolia, Syria and northern Egypt. Rubble or broad stone structures with mortar were common on the Mediterranean and Aegean coasts, including Albania. The Balkan region thus has its own specificity, distinct in the Ottoman Empire.

The nomination document compares Gjirokastra to the medieval city of Berat, another Ottoman historic city protected by the state. This town, however, differs in its character, being a town of crafts persons and merchants. Gjirokastra is also compared to Safranbolu in Turkey, inscribed on the World Heritage List in 1994 (criteria ii, iv and v): from the 13th century to the advent of the railway in the early 20th century, Safranbolu was an important caravan station on the main East–West trade route, and much larger than Gjirokastra. Here, the buildings have timber-frame structures with stone basements and tiled roofs. Though having common features typical of Ottoman houses and having developed in an organic manner, the two towns differ in their building types as well as in the historic functions, one being built by merchants, the other by farmers.

Sites representing Ottoman vernacular architecture include: Ohrid in the Former Yugoslav Republic of Macedonia, an important religious and cultural centre (World Heritage Site); the small Ottoman bazaar area of Novi Pazar in the serial site of Stari Ras and Sopocani, in Serbia (World Heritage site); the Ancient City of Nessebar, in Bulgaria as well as the towns of Mostar and Sarajevo in Herzegovina. Compared with these sites, Gjirokastra stands out for its character as an urban settlement built by

farmers, and especially for the integrity and special character of its fortified architecture.

Outstanding universal value

General statement:

The Ottoman empire emerged from the 15th century lasting until the early 20th century. It extended to most of the eastern Mediterranean region, involving particularly Turkey and the Balkan states. The earlier Christian Byzantine state was changed into Muslim culture. The Ottomans set new standards for quality of construction, and the ideas were diffused with master builders, artists and craftsmen from Islamic and Christian background.

Many Ottoman settlements developed outside the fortified citadels, not as a planned expansion but as an organic evolution. Settlements were generally located in a valley, leaning against the slope of the hills so that the houses did not block each other's view. An Ottoman house has generally two or more floors, and it was built so as to guard the privacy of the family, as well as to provide a comfortable space for receiving visitors. While presenting certain common characteristics, the architecture of the Ottoman house (or Turkish house) nevertheless varied from region to region. Thus, the Balkan region differs from the Turkish area and North Africa in the morphology of its houses and in the construction technique.

Within the Balkan context, moreover, Gjirokastra represents an exceptionally well preserved and outstanding ensemble of fortified tower houses as these developed in the Balkan region. Most of the houses date from the 18th and 19th centuries, though they have preserved the medieval tradition of construction. The town is particularly characterized by having been built by farmers of large estates, who had different requirements from the more frequent merchants' settlements.

Evaluation of criteria:

Criterion iii: The old city of Gjirokastra developed as a result of a dynamic balance between the citadel and the fortified residential tower houses. It is an exceptional testimony to a long-lasting, and almost disappeared society and life-style, influenced by the culture and tradition of Islam in the Ottoman period.

Criterion iv: The historic urban quarters of Gjirokastra with the dominating citadel and the characteristic tower houses (*kule*) represent an outstanding example of a traditional urban settlement and building type. This typology developed in the Balkan region from the 14th to 19th centuries as a result of the specific multi-faceted political and cultural situation, and adapted to the physical conditions that still characterise the setting of the town.

4. ICOMOS RECOMMENDATIONS

Recommendation with respect to inscription

ICOMOS recommends that the World Heritage Committee adopt the following draft decision:

The World Heritage Committee,

1. Having examined Document WHC-05/29.COM/8B,
2. Recalling the decision adopted by the Bureau of the World Heritage Committee at its 15th session (UNESCO, 1991) and the report of the rapporteur SC-91/CONF.001/2,
3. Inscribes the property on the World Heritage List on the basis of *criteria iii and iv*:

Criterion iii: The old city of Gjirokastra is an exceptional testimony to a long-lasting, and almost disappeared society and life-style, influenced by the culture and tradition of Islam in the Ottoman period.

Criterion iv: The historic town of Gjirokastra is a rare example of a well-preserved Ottoman town, built by farmers of large estates, around the 13th-century citadel. The architecture is characterized by the construction of a type of tower house (Turkish 'kule'), of which Gjirokastra represents a series of outstanding examples.

ICOMOS, April 2005



Map showing the boundaries of the nominated property



View from Parolo quarter to the castle



Tekke Quarter

Gjirokastra (Albanie)

No 569 rev

1. IDENTIFICATION

<i>État partie :</i>	République d'Albanie
<i>Bien proposé :</i>	La ville-musée de Gjirokastra
<i>Lieu :</i>	Région de Gjirokastra
<i>Date de réception :</i>	3 octobre 2003
<i>Catégorie de bien :</i>	

En termes de catégories de biens culturels, telles qu'elles sont définies à l'article premier de la Convention du patrimoine mondial de 1972, il s'agit d'un *ensemble*. Aux termes des *Orientations devant guider la mise en œuvre de la Convention sur le patrimoine mondial*, il s'agit d'une ville historique encore habitée.

Brève description :

La ville historique de Gjirokastra, dans le sud de l'Albanie, est un exemple rare de ville ottomane bien préservée, construite par de grands propriétaires terriens. La ville se trouve dans la vallée du Drinos. La ville s'articule autour de l'ancienne citadelle du XIII^e siècle. L'architecture se caractérise par la construction de maisons à tourelles (le *kule* turc), dont Gjirokastra présente plusieurs exemples exceptionnels.

2. LE BIEN

Description

La ville-musée de Gjirokastra se trouve dans le sud de l'Albanie, dans la vallée du Drinos, pas très loin de la frontière grecque. La région abrite certains des plus riches patrimoines de l'Albanie, couvrant une période qui s'étend de la Préhistoire à l'Empire ottoman. Du XIV^e au XIX^e siècle, Gjirokastra, de petit poste militaire, devint le pôle commercial, administratif et résidentiel d'une région agricole composée de grands domaines. Elle occupe une position centrale à l'ouest de la vallée du Drinos, sur les versants nord-est du mont Mali i Gjerë, qui sépare la vallée de la région méditerranéenne. La zone proposée pour inscription couvre un site de forme irrégulière, d'un diamètre d'environ 1 km. La zone tampon s'étend sur quelque 200 m de plus aux alentours de la zone proposée pour inscription. Aujourd'hui, la ville compte 25 000 habitants.

La citadelle (Kalaja), avec le château, forme le point central du peuplement. Elle date du XIII^e siècle. À l'époque centre féodal, elle acquit plus tard des fonctions

résidentielles, et resta utilisée tout au long de la période ottomane. Au début du XIX^e siècle, elle fut agrandie, et une partie de l'ancien noyau fut reconstruite. La citadelle mesure environ 500 m de long sur 50-100 m de large, suivant le sommet tout en longueur de la colline. Les structures historiques ont été bâties en pierre, avec du mortier de chaux, et sont toujours debout bien que le site soit en ruines. Elles sont couronnées par plusieurs tours défensives aux plans de différentes formes (rectangulaire, polygonale et circulaire). Il y a trois entrées : la plus ancienne se trouve au nord, les deux autres datent de la phase d'élargissement au XIX^e siècle. La citadelle comporte des réservoirs souterrains pour stocker l'eau acheminée par un aqueduc, qui, avec une dizaine de kilomètres de long, était l'un des plus longs de l'époque.

Le développement en dehors de la citadelle commença au XIV^e siècle, et connut son apogée au XVII^e siècle. Les quartiers résidentiels se sont développés de façon organique, suivant la morphologie du difficile terrain rocheux. Au centre, juste au nord de la citadelle, se trouve la zone du marché, le *vieux bazar (Pazari i vjetër)*. Il se développa ici au début du XVII^e siècle. Il s'étend le long de quatre rues principales qui le relient aux différents quartiers de la ville. Au début du XIX^e siècle, il fut gravement endommagé par un incendie et reconstruit ensuite avec les formes architecturales de la période, en dépit d'un système structurel suivant les traditions médiévales.

Les maisons résidentielles se distinguent par une construction à la verticalité très marquée. La structure est entièrement en pierre, en harmonie avec le paysage rocheux. La typologie possède un caractère particulier dans la tradition de construction de la fin du Moyen Âge en Albanie et dans les Balkans. Ce type de maison est appelé *Kullë* (« tour ») et il est représenté dans une très grande variété à Gjirokastra. Il se cristallisa au XVII^e siècle, mais il existe des exemples plus élaborés datant du début du XIX^e siècle. La maison comporte normalement un rez-de-chaussée élevé, avec un premier étage utilisé à la saison froide et le deuxième étage servant pour la saison chaude. À l'intérieur, on trouve de riches détails décoratifs et des motifs floraux peints, particulièrement dans les zones réservées à l'accueil des visiteurs.

Il existe diverses structures réservées à des fonctions de culte, qui suivent le même schéma structurel que les bâtiments résidentiels. La mosquée du bazar, dans le centre ville, date de 1757 ; de plan carré, elle est entourée d'un portique sur deux côtés. L'église Saint-Sotir, édifiée en 1786, est une simple structure de pierre, avec trois vaisseaux dotés chacun d'une abside. L'église Saint-Michel, bâtie en 1776 et reconstruite en 1833 après un incendie, présente une structure similaire.

Histoire

La ville historique de Gjirokastra est le cœur de la vallée du Drinos, jadis appelée Dropolis, d'après la ville romaine d'Hadrianopolis. À quelques kilomètres à l'est de Gjirokastra se trouvent les vestiges de l'ancienne ville d'Anigonea, fondée par le roi Pyrrhus en 295 av. J.-C. La région se caractérise par un réseau de voies pavées

traditionnelles, qui reliaient cette région à la Grèce au sud et au centre de l'Albanie au nord. Les villages de la vallée abritent 29 églises et monastères post-byzantins avec de précieuses peintures murales de la période ottomane.

Centre féodal de la région, doté de fonctions militaires, administratives et économiques, la citadelle de Gjirokastra fut édifée dans la seconde moitié du XIII^e siècle. La première phase du château fut construite du côté sud-est des fortifications.

Au XIV^e siècle, le peuplement s'étendit en dehors de la zone fortifiée formant la ville de Gjirokastra. En 1419, les Turcs occupèrent la ville et en firent le centre du Sandjak de l'Albanie. Dans les années 1430, la ville comptait 163 maisons. Dans la seconde moitié du XV^e siècle, elle fut le centre des seigneurs féodaux Zenevis.

Dans les siècles qui suivirent, le développement fut relativement progressif, et même si la ville s'agrandit, elle conserva intact son caractère fondamental, respectant les constructions antérieures. Aux XVIII^e et XIX^e siècles, les bâtisseurs, issus de classes sociales plus riches et des rangs des propriétaires terriens, construisirent des résidences plus élaborées. La ville s'agrandit autour de la colline fortifiée, qui en demeura le trait central. À la fin du XIX^e siècle, la citadelle avait perdu ses fonctions militaires. Au XX^e siècle, la ville n'a pas connu de constructions importantes.

Politique de gestion

Dispositions légales :

Les fortifications et les biens religieux appartiennent à l'État, tandis que les bâtiments résidentiels sont des propriétés privées.

La ville de Gjirokastra a été déclarée « ville-musée » par décision du Conseil des Ministres en 1961 ; elle est depuis protégée aux termes du décret n° 568 de 1948 sur « la conservation des monuments culturels et naturels rares ». De nouveaux décrets, publiés en 1971, 1994 et 2003, ont par la suite remplacé cette loi. Le dernier décret sur la protection du patrimoine culturel actuellement en vigueur définit une « ville-musée » comme : « un centre urbain protégé par l'État pour ses valeurs historiques et culturelles ».

La ville de Gjirokastra se divise en deux sections : le centre historique et la zone libre. Le centre historique se compose de la zone musée et de la zone protégée. Celles-ci sont entourées d'une zone tampon soumise à un contrôle. Les bâtiments historiques sont protégés dans le cadre de deux catégories. La première concerne 56 édifices, intégralement protégés. La seconde en comporte 560, dont l'extérieur et les volumes sont protégés ; à l'intérieur, il est possible de prendre les dispositions nécessaires pour satisfaire les besoins d'aujourd'hui.

Structure de la gestion :

La gestion générale de la conservation de Gjirokastra est une responsabilité qui incombe à la municipalité. L'Institut des Monuments de la Culture à Tirana et son antenne

locale à Gjirokastra sont responsables du contrôle des travaux de restauration, en accord avec les critères établis.

La municipalité de Gjirokastra a préparé un plan de gestion couvrant la zone historique protégée de la ville sur la période 2002-2010. La municipalité, en collaboration avec la municipalité de Grottamare (Italie), élabore actuellement le plan directeur urbain de Gjirokastra. Parallèlement, la fondation Packard a également réalisé une étude sur « la conservation et le développement de Gjirokastra ».

Ressources :

En principe, l'État fournit les fonds pour la conservation et la restauration de la ville-musée. Cependant, on constate depuis 1990 un sérieux manque de moyens financiers et l'impossibilité de continuer les travaux. Quelques ONG ou institutions ont exprimé leur désir d'apporter leur aide à cet égard.

Auparavant, la qualification des restaurateurs se faisait essentiellement par la pratique sur le terrain. Ensuite, l'ICCROM et d'autres institutions ont organisé une formation. Pour les professionnels, il existe désormais une formation proposée par la faculté d'architecture de l'Université polytechnique de Tirana. L'Institut des Monuments de la Culture prévoyait un cours pour 2004.

Jusqu'en 1990, Gjirokastra, comme toutes les villes d'Albanie, était isolée pour des raisons politiques. Récemment, les premières mesures ont été prises pour publier des guides et préparer des installations pour les visiteurs, dans de petits hôtels organisés à l'intérieur des maisons existantes. Pour l'instant, on compte 7 hôtels et un total de 84 lits. Considérant la courte distance par rapport au port de Saranda, il y a des possibilités touristiques. L'organisation d'un festival folklorique est prévue tous les quatre ans dans la citadelle.

Justification émanant de l'État partie (résumé)

Critère iii : La ville-musée de Gjirokastra se distingue par son origine dans le fort militaire. C'est un témoignage exceptionnel de centre résidentiel agricole en Albanie, associé à de grands domaines (*latifundia*). Le peuplement se caractérise par le territoire dynamique et les limites naturelles claires des quartiers résidentiels. C'est une ville construite en pierre, qui s'est développée du XIV^e au XIX^e siècle.

Critère iv : La maison résidentielle de Gjirokastra se caractérise par sa composition verticale et une distribution claire des fonctions sur les différents étages. Elle a un net caractère défensif. Les maisons sont étroitement associées au terrain rocheux. La monumentalité de l'extérieur s'oppose à un intérieur élaboré. La résidence fortifiée de Gjirokastra est une remarquable illustration du mode de vie en Albanie à une époque particulière (du XIV^e au XIX^e siècle).

3. ÉVALUATION DE L'ICOMOS

Actions de l'ICOMOS

Ce bien a été proposé pour inscription pour la première fois en 1990, mais le Bureau du Comité du patrimoine mondial durant sa 15^{ème} session (Paris, juin 1991) a différé son examen pour permettre aux autorités albanaises de redéfinir la zone proposée pour inscription et de mettre en place un système de gestion. Une mission de l'ICOMOS a eu lieu en novembre 1991, et a fourni quelques principes directeurs pour la redéfinition du bien. En janvier 2003, une mission de l'UNESCO s'est rendue à Gjirokastra. L'UNESCO a reçu la proposition d'inscription en octobre 2003. Une nouvelle mission d'expertise de l'ICOMOS s'est rendue à Gjirokastra en octobre-novembre 2004.

L'ICOMOS a également consulté son Comité scientifique international sur les villes et villages historiques.

Conservation

Historique de la conservation :

Gjirokastra a été déclarée « ville-musée » en 1961. On note que ce concept pourrait être mieux traduit par le terme de « zone urbaine protégée ». Il ne fait en effet pas référence à un musée en plein air. En 1965, l'Institut des Monuments de la Culture a installé une antenne à Gjirokastra et a lancé une campagne de restauration systématique des bâtiments historiques. Jusqu'en 1990, 38 édifices de la première catégorie et 253 de la seconde ont été restaurés. Parallèlement, le château a fait l'objet de travaux d'entretien, de consolidation et de restauration. La mosquée et les bains publics de Meçite ont eux aussi été restaurés à cette époque. Après 1990, les travaux ont été interrompus, faute de financement, et n'ont recommencé que ces deux dernières années.

État de conservation :

L'état général du tissu urbain est variable. Malheureusement, beaucoup de bâtiments sont en mauvais état. Dans la première catégorie, on signale que 41 bâtiments historiques sur 56 (soit 73 % du total) ont besoin de réparations et/ou de travaux de restauration. Dans la seconde catégorie, 32 % des bâtiments protégés ont besoin d'être restaurés. On constate globalement un manque d'entretien, et bon nombre de bâtiments ont perdu leur fonction.

Gestion :

Plusieurs rapports, directives et plans, faisant parfois double usage, ont été préparés ces dernières années, avec notamment des rapports sur la conservation et le développement de Gjirokastra rédigés par des consultants étrangers (*Prince Research Consultants*, 2002, F. Torresi, 2003). Un plan de gestion municipal couvre la période 2002-2010 (2002), et un plan de rénovation des zones historiques de Gjirokastra a été préparé en collaboration avec la municipalité italienne de Grottole (2004). Le plan de gestion a été adopté ; néanmoins, quelques améliorations seront nécessaires. Le document actuel est

en tout cas considéré comme une bonne base de développement et d'amélioration du système de gestion.

Le principal acteur de la structure de gestion est la Direction régionale des Monuments culturels, qui travaille en étroite collaboration avec l'Institut d'État des Monuments de la Culture de Tirana.

Analyse des risques :

La ville historique de Gjirokastra et ses environs sont soumis à des pressions diverses, qui exigent une surveillance et une gestion attentive. Parmi elles, le manque de ressources financières, qui laisse certains bâtiments historiques inutilisés, et le peu d'entretien. Par ailleurs, le développement à l'extérieur de la zone protégée pourrait entraîner des changements du cadre traditionnel, jusque-là assez bien préservé. Si l'authenticité et l'intégrité du lieu demeurent élevées, il est nécessaire de surveiller la situation et de mettre en œuvre des mesures appropriées pour contrecarrer les changements illicites et non respectueux du contexte urbain et paysager.

Authenticité et intégrité

L'authenticité historique du bien proposé pour inscription est globalement très élevée. Cela vaut pour les bâtiments historiques faisant l'objet d'une protection légale, mais également pour divers éléments urbains comme les espaces et le pavage traditionnel des rues. La réparation et la restauration des bâtiments historiques classés ont généralement été exécutées à l'aide de matériaux et de techniques traditionnelles. Il y a quelques exceptions cependant, essentiellement liées à la période où le contrôle s'est affaibli, du fait de la situation politique. On peut observer des problèmes tels qu'utilisation du ciment et introduction de matériaux industriels inadaptés (plastique), tout particulièrement dans les bâtiments non protégés. Toutefois, l'administration actuelle a amélioré le contrôle du site.

La citadelle est pour partie utilisée et pour partie en ruines. Elle a été préservée avec les agrandissements du XIX^e siècle, qui ont été respectueux du caractère traditionnel du lieu. L'authenticité du cadre est jugée intacte actuellement, mais elle pourrait être menacée par des pressions liées au changement (construction de parcs de stationnement, par exemple). On observe également quelques nouvelles constructions, particulièrement en dehors de la zone proposée pour inscription, qui rompent l'harmonie du cadre, mais des mesures légales ont été prises pour remédier à ces problèmes.

L'intégrité générale des zones historiques protégées a été bien maintenue. L'ancienne citadelle domine le paysage urbain, et les maisons traditionnelles à tourelles et le quartier du vieux bazar sont intacts. La relation avec la vallée et les montagnes est impressionnante. Par ailleurs, on signale l'apparition de nouveaux problèmes, particulièrement dans les nouveaux développements urbains vers l'est et le nord-est, où les pressions liées au changement sont les plus fortes, et qui se trouvent en dehors des zones protégées.

Évaluation comparative

Il existe des études sur l'évolution des maisons résidentielles ottomanes, qui ont pris différentes formes d'une région à l'autre, tout en conservant certains traits fondamentaux communs. Sur le plan structurel, les bâtiments pouvaient être en bois, en pierre, en maçonnerie de brique, en adobe ou en bois massif, selon la disponibilité des matériaux ou d'autres raisons. En Turquie, on utilisait généralement une structure en bois. En Cappadoce, dans certaines régions d'Anatolie, en Syrie et dans le nord de l'Égypte, on utilisait de la pierre taillée. Les structures en maçonnerie en moellons ou en pierres de taille, avec du mortier, étaient courantes sur les côtes de la Méditerranée et de la mer Égée, notamment en Albanie. La région des Balkans possède ainsi sa propre spécificité, distincte dans l'Empire Ottoman.

Le dossier de proposition d'inscription compare Gjirokastra à la ville médiévale de Berat, une autre ville historique protégée par l'État. Cette ville est cependant d'un caractère différent, en ce qu'il s'agit d'une ville d'artisans et de marchands. Gjirokastra est également comparée à Safranbolu en Turquie, une ville ottomane, inscrite sur la Liste du patrimoine mondial en 1994 (critères ii, iv et v). Du XIII^e siècle à l'avènement du chemin de fer, au début du XX^e siècle, Safranbolu fut une importante étape pour les caravanes sur la route marchande entre l'Orient et l'Occident, bien plus grande que Gjirokastra. Ici, les bâtiments possèdent des structures en bois, avec des soubassements en pierre et les toits sont couverts de tuiles. En dépit de traits communs typiques aux maisons ottomanes et un développement organique, les deux villes diffèrent dans le type de construction et dans les fonctions historiques, l'une étant construite par des marchands, et l'autre par des fermiers.

Parmi les biens qui illustre l'architecture vernaculaire ottomane, on compte la ville d'Ohrid, important centre religieux et culturel de l'ancienne République yougoslave de Macédoine (site du patrimoine mondial), le petit quartier du bazar ottoman de Novi Pazar, dans la proposition d'inscription en série de Stari Ras et de Sopocani, en Serbie (site du patrimoine mondial), l'ancienne ville de Nessebar, en Bulgarie, les villes de Mostar et de Sarajevo en Herzégovine. Gjirokastra se démarque de tous ces sites par son caractère de peuplement urbain construit par des fermiers, et plus particulièrement par l'intégrité et le caractère atypique de son architecture fortifiée.

Valeur universelle exceptionnelle

Déclaration générale :

L'Empire ottoman, apparu au XV^e siècle, a duré jusqu'au début du XX^e siècle. Il s'est étendu à la plus grande partie de la région orientale de la Méditerranée, et notamment à la Turquie et aux pays des Balkans. Ils changèrent l'ancien État byzantin chrétien en une culture musulmane. Les ottomans définirent de nouvelles normes pour la qualité des constructions, et ses idées furent transportées par les maîtres d'œuvre, les artistes et les artisans de culture islamique et chrétienne.

Bon nombre de peuplements ottomans se développèrent à l'extérieur des citadelles fortifiées, non pas comme une croissance planifiée mais comme une évolution organique. Ils étaient généralement situés dans une vallée, s'appuyant contre le versant des collines, de sorte que les maisons ne se bloquaient pas la vue entre elles. Les maisons turques possédaient généralement deux étages ou plus, et elles étaient construites de façon à protéger l'intimité de la famille, mais aussi à fournir un espace confortable pour recevoir les visiteurs. Tout en présentant certaines caractéristiques communes, l'architecture de la maison ottomane (ou maison turque) n'en variait pas moins d'une région à l'autre. Ainsi, la région des Balkans diffère de la région turque et de l'Afrique du nord dans la morphologie de ses maisons et dans ses techniques de construction.

En outre, dans le contexte des Balkans, Gjirokastra représente un ensemble exceptionnellement bien préservé et remarquable des maisons fortifiées à tourelles qui se sont développées dans la région des Balkans. La plupart des maisons remontent aux XVIII^e et XIX^e siècles, bien qu'elles aient préservé la tradition médiévale de la construction. La ville se caractérise notamment par ses bâtisseurs, des fermiers propriétaires de grands domaines, dont les besoins n'étaient pas ceux propres aux peuplements plus fréquents de marchands.

Évaluation des critères :

Critère iii : La vieille ville de Gjirokastra s'est développée dans le cadre d'un équilibre dynamique entre la citadelle et les maisons résidentielles fortifiées à tourelles. C'est le témoignage exceptionnel d'une société et d'un mode de vie pérenne mais aujourd'hui quasi éteint, influencé par la culture et la tradition de l'Islam à l'époque ottomane.

Critère iv : Les quartiers urbains historiques de Gjirokastra, avec la citadelle en surplomb et les caractéristiques maisons à tourelles (*kule*), représentent un exemple exceptionnel de peuplement urbain et de type de construction traditionnel. Cette typologie s'est développée dans les Balkans du XIV^e au XIX^e siècle du fait de la situation culturelle et politique particulière, en s'adaptant aux conditions physiques qui caractérisent toujours le cadre de la ville.

4. RECOMMANDATIONS DE L'ICOMOS

Recommandation concernant l'inscription

L'ICOMOS recommande que le Comité du patrimoine mondial adopte le projet de décision suivant :

Le Comité du patrimoine mondial,

1. Ayant examiné le document WHC-05/29.COM/8B,
2. Rappelant la décision du Bureau du Comité du patrimoine mondial adoptée à sa 15^e session (UNESCO, 1991) et le rapport du rapporteur SC-91/CONF.001/2,
3. Inscrit le bien sur la Liste du patrimoine mondial sur la base des *critères iii et iv* :

Critère iii : La vieille ville de Gjirokastra est le témoignage exceptionnel d'une société et d'un mode de vie pérennes et presque disparus, influencés par la culture et la tradition de l'islam à l'époque ottomane.

Critère iv : La ville historique de Gjirokastra est un exemple rare de ville ottomane bien préservée, construite par des fermiers propriétaires de grands domaines, autour de la citadelle du XIIIe siècle. L'architecture se caractérise par la construction d'un type de maison à tourelle (*kule* en turc) dont Gjirokastra représente une série d'exemples remarquables.

ICOMOS, avril 2005



Plan indiquant la délimitation du bien proposé pour inscription



Vue depuis le quartier de Parolo vers le château



Quartier de Tekke



REPUBLIC OF ALBANIA

MUNICIPALITIES OF BERAT AND GJIROKASTRA

HISTORIC CENTRES OF BERAT AND GJIROKASTRA

*- Towns of southern Albania, exceptional testimonies of
well-preserved Ottoman settlements in the Balkan region –*



BERAT



GJIROKASTRA

NOMINATION FILE
TO THE UNESCO WORLD HERITAGE LIST

VOLUME I

PROPOSAL FOR THE INSCRIPTION
(SERIAL PROPERTIES)

UNESCO	
The World Heritage Centre	
Date of Reception	:
Nr. of Order	:
Original	: English

Tirana, January 2008

VOLUME I

PROPOSAL FOR THE INSCRIPTION
(SERIAL PROPERTIES)

Executive Summary

State Party	Republic of Albania	
(State), PROVINCE (or Region)	1. Berat 2. Gjirokastra	
Name of Property	Historic Centres of Berat and Gjirokastra <i>-Towns of southern Albania, Exceptional testimonies of well-preserved Ottoman settlements in the Balkan region-</i>	
Geographical Coordinates to the nearest second	Berat Latitude : 40° 42' 06" Longitude : 19° 56' 40"	Gjirokastra Latitude : 40° 04' 10" Longitude : 20° 08' 00"
Textual description of the boundary (ies) of the nominated property	Berat <p>The Castle quarter, Mangalem quarter, Gorica quarter, and the Medieval Islamic Centre, areas evaluated by ICOMOS in the year 2007.</p> <p>The lapidary at the nape of the Castle, the old route descending onto two directions embracing it on two sides, taking a turn at the Islamic center, where there is the Mosque of the Ruler, the Halvetiye Tekke and the Inns of the Tekke. Inside these boundaries there are also the secondary areas, and the gates of the houses surrounding the Islamic Centre. The route goes round the corner at the market place, into the main street, then towards Mangalem quarter, behind the House of Culture, following the main street, in front of the Bachelors' Mosque and finally crossing the river into Gorica quarter.</p> <p>Gorica quarter is included in the Historical Centre together with its green crown up to contour line 200 m.</p> <p>Then the route descends towards Gorica Bridge, into the main street, ascending opposite the Memorial of Scander Beg, up to contour line 150m, above the buildings of Muzaka quarter, including the green crown below the walls of the Castle and, finally, it joins the other side at the lapidary at the nape of the Castle.</p>	Gjirokastra <p>The historic centre of Gjirokastra, inscribed in the World Heritage List in the year 2005, includes the Castle in the middle of the site and a wide area around it. The citadel (Kalaja) with the castle form the focal point of the settlement. This fortification originated from the 13th century, when it was a feudal centre, later taking also residential functions, and it continued its function through</p>

the Ottoman period.

The development outside the citadel initiated in the 14th century with its best period in the 17th century. The residential quarters developed organically following the morphology of the rough and rocky terrain. In the centre, just north of the citadel, there is the market area, the Old Bazaar (Pazari i vjeter). It developed here at the beginning of the 17th century.

The residential houses are marked by the emphasis of their verticality in the construction. The structure is entirely in stone, harmonizing well with the rocky landscape. The typology has its own particular character in the late-medieval building tradition in Albania and the Balkan region.

A4 (or “letter) size map of the nominated property, showing boundaries and buffer zone

See the attached A4 maps

- Berat
- Gjirokastra

**Justification
Statement of Outstanding Universal Value**

In terms of the categories of cultural properties set out in the Article 1 of the 1972 World Heritage Convention, this is a **GROUP OF BUILDINGS** (a group of separate buildings).

In terms of the *Operational Guidelines for the Implementation of the World Heritage Convention*, the Historic Centre of Berat and Gjirokastra are **SERIAL NATIONAL PROPERTIES** belonging to:

- the same historic cultural group
- the same type of property which is characteristic of the geographical zone

Both these centres, Berat and Gjirokastra, keep urban-architectural testimony of values of Albanian space and that of European and wider as well. While the period from the 4th century BC, presented by Berat, until to the 13th century, keeps fragmentary architectonic testimony, mainly in the fortification of the city; for the 13th – 20th centuries, both these sites preserve important urban-architectural values and especially those in the field of defence constructions, those of religion, popular architecture and dwellings. The typological evolution, the influence of economic and social factors, as well as that of territory and building materials and techniques, have influenced the features of cultural real estates of both sites, presenting them as much in common for their character and different in the secondary features in the frame of their complementarities. The more direct is the connection of architectonic phenomenon with economic and social conditions the more distinguishable are the

differences. This is obviously seen in the compositions of the dwellings of Berat and Gjirokastra with similar program, but with different compositions, mainly because Berat was a craftsman-trade centre, while Gjirokastra was mainly a settlement of renter feudals. On the contrary, in the field of fortifications and religious constructions, **THE SIMILARITIES BETWEEN BERAT AND GJIROKASTRA ARE EVIDENT.**

Criteria under which property is nominated (itemize criteria)

CRITERION III

Berat and Gjirokastra, created as fortified centres with perennial living continuance, are especially documented by architectonic remains and specific monuments for the medieval time; with several similarities in the variety of urban-architectonic values.

Considering that the complementary sites of Berat and Gjirokastra fulfill the requirements of Criterion III they bring together an exceptional testimony to a long – lasting and almost disappeared society and life-style, influenced by the tradition of Islam in the Ottoman period.

CRITERION IV

The historic towns of Berat and Gjirokastra present in the same geographical area two complementary cultural properties with special urban-architectural values. They widely and faithfully represent especially the late medieval-time in the category of Albanian and Balkan inhabited civil centres. For these reasons, the complementary towns of Berat and Gjirokastra present a rare example of a well-preserved Ottoman town, with series of outstanding examples of characteristic architecture.

Name and contact information of official local institution / agency

Regional Directorate of Cultural Monuments
Berat – Albania

Website : www.beratmonument.org.al

Contact name : AJET NALLBANI (Director)

E-mail : monkultb@abcom-al.com

Regional Directorate of Cultural Monuments
Gjirokastra – Albania

Contact name : SPARTAK DËRASA(Director)

Tel : +355 (0) 84 62401

Fax : +355 (0) 84 65835

1.

IDENTIFICATION OF THE PROPERTY

BERAT



PHOTO ¹

GJIROKASTRA

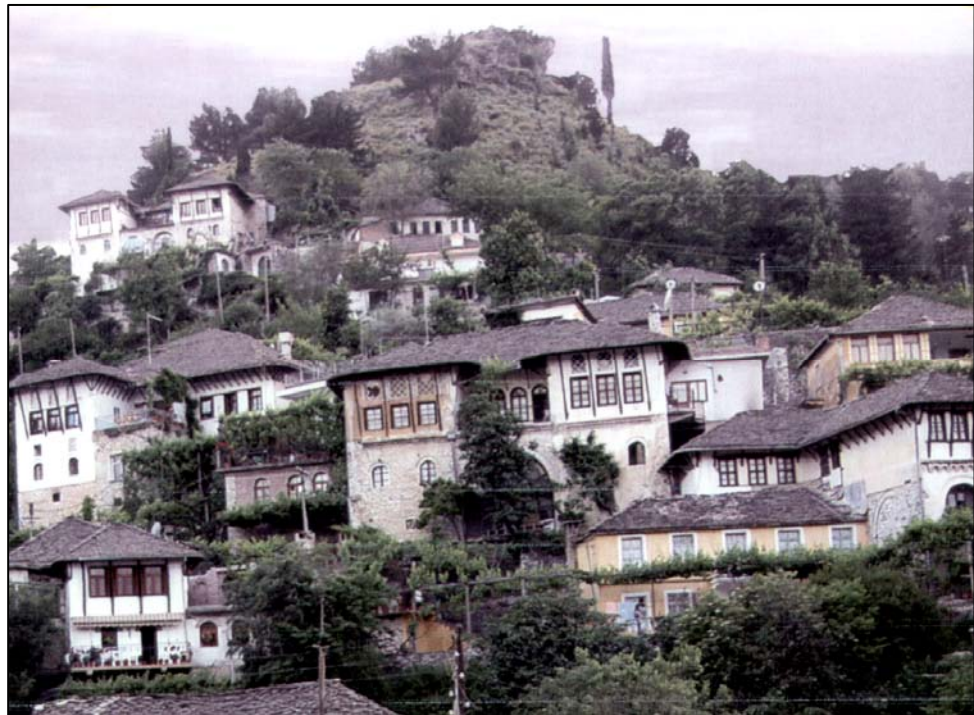


PHOTO ²

PHOTO¹ View of “KALA” Quarter, BERAT
PHOTO² View of “Teqe” Quarter, GJIROKASTRA

1.a. COUNTRY

Republic of Albania

1.b. (STATE), PROVINCE, (REGION)

Berat and Gjirokastra

1.c. NAME OF PROPERTY

Historic Centres of Berat and Gjirokastra

– *Towns of southern Albania, exceptional testimonies of well-preserved Ottoman settlements in the Balkan region* –

1.d. GEOGRAPHICAL COORDINATES TO THE NEAREST SECOND

Berat

Gjirokastra

Latitude : 40° 42' 06"

Latitude : 40° 04' 10"

Longitude : 19° 56' 40"

Longitude : 20° 08' 00"

1.e. MAPS AND PLANS SHOWING THE BOUNDARIES OF THE PROPERTIES AND THE BUFFER ZONES

See Map Nr. 4 and the Zonification Plan of Gjirokastra in Volume III

1.f AREA OF PROPERTIES (ha) AND PROPOSED BUFFER ZONES (ha)

Berat

Gjirokastra

Area of the nominated property,
as part of SERIAL properties : 58.9 ha
Buffer zone : 136.2 ha
Total : 195.1 ha

Area of the property inserted in the
World Heritage List (2005) : 162.5 ha
Buffer zone : 94.7 ha
Total : 257.2 ha

2.

DESCRIPTION

BERAT



A REPRODUCTION OF THE ENGRAVING “**BERAT**”, EDWARD LEAR, 1848

GJIROKASTRA



A REPRODUCTION OF THE ENGRAVING “**ARCHYROCASTRO**”, EDWARD LEAR, 1848

2.a DESCRIPTION OF PROPERTY

Berat and Gjirokastra are two complementary inhabited civil centres. In the same periods, both of them present similar conceptual developments in the urban–architectural field, being of concrete solutions with secondary differences due to natural and social factors, under the conditions of economic territorial division of antique-medieval Albania. We emphasize that, in Albanian territory as, more or less in the entire Balkans, the feudal system ruled up to around the beginnings of the 19th century. In this context, for the 15th – 19th centuries in Albania it will be used the term late medieval-time.

SIMILARITIES

One of the similarities of Berat and Gjirokastra is their beginning as inhabited centres, and at the same time, as strategic-administrative ones within the fortifications. In the 13th – 14th centuries, there were developed similar urban characteristics of the open cities around the fortifications. Being older than Gjirokastra, up to the 13th century, Berat preserved only parts of the fortifications of the Illyrian and Byzantine periods. Later on, since the 13th century, **constructing nomenclature** of both centres formed from the fortification, religious buildings bazaar and inhabited quarters, was **the same**. Since the 13th century and up to the middle of the 19th one, when both the fortifications lost their initial function, there were carried out constructions and reconstructions in them. While the Gjirokastra Castle was built in the 13th century, in the Castle of Berat, Albanian feudal carried out important constructions during the 13th – 14th centuries. Later on, at the end of the 18th century and the beginnings of the 19th Century, in Berat and Gjirokastra Castle respectively were carried on constructions by Kurt Pasha and Ali Pasha Tepelena, both Albanian feudals. The latter ordered the South-Western important extension of Gjirokastra Castle in 1811-1812. The constructions of Christian and Muslim Religious buildings were met in both the Centres, but those of Berat being earlier and architecturally better achieved. **Both bazaars**

occupy the city centres; that of Berat is wider, while that of Gjirokastra is smaller and more unified in architectural composition and treatment, because of the almost complete reconstruction after the disastrous fire by the end of the 19th century. Two are the reasons of the main distinctions in the categories of the buildings in Berat and Gjirokastra: territory with different topography and the fact that while Berat, during the late medieval-time, was a craftsman-trade centre Gjirokastra was mainly a strategic-administrative centre, a settlement of renter feudal.

Similarities between Berat and Gjirokastra buildings are displayed in the same program, according to social strata, compositional unification of the component-parts of the dwelling, close connection with the rocky territory, obvious similarities in the interior treatment and the same materials and techniques, with the exception of the roof-coverings: in Gjirokastra with stone-slabs, while in Berat with tiles.

The upper description and characterization convincingly lead to the definition that:

Berat and Gjirokastra are **two complementary centres**, which present concrete testimony and a considerable authenticity for the phenomenon of complementarities, a phenomenon that is common in facing the same functional units even nowadays.

Berat

The town of Berat is situated in Southern Albania*. On the East, there is the spectacular mountain of Tomorri and on the West, the fertile valley of Myzeqe. A natural stretch of land surrounded by hills and mountains has created the Valley of Osum River, which flows along the town, giving it life and vigor. The castle of Berat lies on the northern side of the valley, and the castle of Gorica on the south. Being set up on tops of two hills, they controlled passages

* **NB:** The distance between Berat and Gjirokastra is about 50 km (as the crow flies)

into and through the valley of Osum. Whilst the fortress of Gorica remained simply a fortified center, the castle of Berat was the original town itself and, later, an important part of the town. Due to exchange with neighboring centers in antiquity, such as, Apollonia, Nikae, Bylis, Dimal, etc, and due to its geographical position, proper economic conditions, and the vitality of its people, Berat, as few of other cities in the Balkans, lived and prospered in centuries.

One of the true facts, which stand for the vitality of Berat people, called Illyrians in ancient times, later Arbër and finally Albanians, is their constructive activity. Belonging to various periods and being of a vast variety, with lots of achievements for the time, this long constructive activity has come to our days as a testimony of a rich history and culture.

As it is today, with its unity of urban, architectural and artistic values, the historic center of Berat presents three main constructional categories: **fortifications**, the **religious constructions**, and the **vernacular architecture**, which are parts of urban units clearly defined.

According to archaeological findings, as an inhabited centre, Berat dates back to the beginnings of human society, more precisely, to the “**Eneolithic Era**” (2600 – 1800 B.C). Indeed excavations conducted between 1976 and 1980 have confirmed that the first human settlement was established in the location of the Castle of Berat about 26 centuries B.C. Consequently it is proved that the site was continuously occupied and the life never interrupted.

The authentic city was founded as a fortified center in the 4th century BC. It was preferred the hill on the right of Osum River, having a vast surface and being easy to fortify. In the same century, on top of the opposite hill, the Gorica fortification was set up to overlook passage into the valley. While the Castle of Berat was constructed as an inhabited fortified centre since the beginning and remained as such, Gorica fortress was built as and remained a strategic military fortification.

The Castle of Berat was built on top of a hill slope, partly steep, making it a strategic point of defense. As it generally happens, the contours of the surrounding walls of the castle follow the configuration of the soil, coming into the shape of a triangle. The Castle, which constantly followed the course of historic events, as part of history itself, has experienced during its 2400-year-existence several expansions, destructions and reconstructions.

During the reconstructions techniques of the time, generally influenced by the evolutions of military techniques, were used. Therefore today the imposing Castle of Berat shows up with a mixture of different periods, such as, Illyrian, Byzantine, feudal Albanian princedoms, Ottoman period and Great Albanian Paschaliks.

Traces of the Illyrian period are clearly found in wall fragments and in some of the towers. The construction technique consisted in using blocks of stone 60- 250 cm long, 40 - 50 cm high and 50- 60 cm thick. No liaison was used to join the stones. Historians have expressed the idea that Berat of today, used to be the ancient **ANTIPATREA**, mentioned by Polybius and Titus Livius. After a heroic resistance to the Roman occupation, Berat suffered damages. Fragments of ceramics (terra sigillata) are a clear indication of the cities rapid revival.

During Byzantine period, Berat is mentioned in the list of fortifications of Justinian Emperor. In the 6th Century, we encounter Berat with the name of **PULCHERIOPOLIS**. While the traces of reconstructions made during Early Byzantine Period are difficult to identify, the later ones can be identified clearly because of the usage of a different technique from that of Illyrians. This technique was displayed in the construction of walls, the key element of fortification. The walls were constructed with irregular, un-carved stones linked together and reinforced by brick belts. Traces of this technique are found in fragments of some walls and towers of the Castle. At the beginning of the 13th century, the fortification experienced a general recovery, carried on by Michael

Komneni, the Despot of Epirus which included several towers and parts of walls. The monogram made of bricks located in the outer wall of the northern side of the main entrance is a clear testimony of these reconstruction works. In the 13th century, the fortified court-yard and the main entrance tower were built, with the purpose of preventing the invaders to approach the main entrance. Besides other constructions that date back to the 13th century, it is worth mentioning the inner fortress, divided later into two parts. It served the purpose of separating the garrison from the nobility. In the southeastern area of the inner fortress there is a big water reservoir, on which, the palace of the nobles was built.

During the period of the great Albanian feudal princedoms, end of 13th century and during 14th century, a vast reconstruction activity was undertaken within the castle. It included not only the surrounding walls but also several towers. Of this period is also the division of the inner fortress in two parts and the construction of two lateral ramparts, starting from the southern part of the castle and ending in two towers in Osum River. The technique of building is cast walls, consisting of two belts of un-carved stones and pieces of tiles alloyed with lime mortar, filled in with a mixture of stone and gravel and linked with a network of wooden beams to complete.

During the early ottoman period, the 15th - 17th centuries, there was no important news for the Castle, because it was suddenly taken by the Turks and the reconstructions made from the Albanian feudal, Muzakaj, did not suffer any damage. Nevertheless, in 1455, as a result of the attempts of George Kastriot - Scanderbeg, to liberate Berat, the surrounding walls of the Castle were bombarded and damaged. Two new towers were added to the reconstructions of that time and restorations of certain walls and towers. An extraordinary event of this period was the building of a gallery, which started from one of the new towers and ended in a tower built on the right side of Osum River. It was used to supply the Castle with water from the river.

The last reconstruction activity in the Castle dates back to the 18th century, period of the great Albanian Paschaliks. In 1768 the Albanian feudal Ahmet Kurt Pasha, carried out reconstructive works in the Castle. Ali Pasha Tepelena also made several reconstructions within the fortification. The wall reconstructions use the same technique as the previous period. Two other new towers were added. They were built on the south face of the Castle. The construction of new buildings and the restoration of the existing structures were carried out with the purpose of covering with gunfire the whole area around the Castle. The towers have a polygonal shape and the walls are inclined on the outer side. The canon loop holes are in the shape of a half cone.

After an uprising against the Turkish occupation in 1834, the Castle of Berat suffered sever damage, practically losing its defensive function, but still preserving authentic values of various constructive periods. It is now considered to be one of the most well-preserved fortifications in the Albanian grounds and further, with a variety of stages and constructive techniques, testimony of its uninterrupted existence of 2400 years.

Another type of constructions present in Berat is that of religious constructions, connected to the Christian and Muslim faiths. The constructions of the Christian Religion are the earliest and could be seen in the inhabited quarter inside the Castle as well as in the open city. The religious history of Berat traces back to the construction of churches, many of which are still preserved, while written records are very few. There are no traces of paleoChristian architecture, except for three elements, formerly part of paleoChristian churches. On the contrary, the Byzantine period of the 7th - 15th centuries is rich in constructions of the Christian Religion, especially by the end this period. In general, they are of small dimensions and are mainly linked with the inhabited center inside the walls of the Castle. Among the churches built during the Byzantine period in Berat is Shën Maria Vllaherna (Saint Mary Vllaherna), built inside the castle at the beginning of the 13th century, when

Berat was an important center of the Epirus Despot. The church belongs to the type of the inscribed cross with the dome on the drum. It presents important values of the mural pictures, painted in 1578 by Nicholas, Onufri's son. The church of the Holy Trinity also built inside the defensive walls of the Castle, dates back to the second half of the 13th century, beginning of the 14th century. It is of the type of the inscribed cross. Saint Michael's church also of the inscribed cross type, with a dome, was built on a steep rocky ground outside the walls of the Castle, between the two ramparts which connected the river to the castle, west of Mangalem quarter. The narrowness of the ground has conditioned the relatively small dimensions of the construction, which may be classified as a chapel. Judging from the structure, it may have been built during the second half of the 14th century.

After the Turkish occupation, Berat remained under the Patriarchate of Ohrid until 1767. During the Ottoman period, new churches were built not only inside the Castle but also outside of it, in other quarters of the city. We could mention the church of Saint Constantine, a simple chapel, with mural pictures of 1639, the church of Saint Demetrio, rebuilt between the 16th and the 17th centuries. It is worth mentioning the church of Shën Vangjelizmo (Saint Evangelisation), built during 17th and 18th centuries, greater in size than the other churches inside the Castle. In 1864, in "Gorica" quarter a three nave basilica was built. The same type of basilica was built in "Vakëf" quarter in the second half of the 19th century. The Cathedral of Saint Mary in the Castle occupies an outstanding place in the religious architecture. It was rebuilt in 1797 and it can be considered as the most representative monument of post Byzantine period in Berat. The church is of the type of three nave basilica, where the vaults and domes are widely used. On three sides, it is surrounded by a portico, which leads into the yard and some facilitating constructions in the north and the west. It has great dimensions and its iconostasis is outstanding.

Besides the architectural values the churches of Berat display also artistic values with their mural paintings, icons and iconostasis. Distinguished painters coeval to Onufri like: his son Nicholas, Onufri Qipriota (16th Century), George and Joan Çetiri (17th century), have worked on the mural paintings of the churches of Berat especially of those located within the Castle. These painters have plied their craft to realize precious frescos and icons in the Churches of St. Todri, Shën Triadha (St. Trinity), St. Maria Vllaherna, Shën Kolli (St. Nicholas), Shën Konstandini dhe Helena (St. Constantine and Helena) and the Cathedral of St. Maria located in the Castle quarter. In the museum of Iconography organized within the Cathedral of St. Maria is displayed a priceless fund of icons of Berat and ecclesiastical objects. This fund is a testimony of the high artistic level of that period in the field of iconography and mural painting.

It is worth mentioning the Codices of Berat called Beratnus, two of which, respectively of the 6th and 10th centuries are included under the UNESCO's program "the World's Memory".

After the Turkish occupation of Berat in 1417 a new of type of Religious construction was added to the construction repertoire, that of the Muslim Religion. The conversion of a good majority of the population into the new religion, made it possible for these constructions to spread all over the city, which had now expanded outside the walls of the fortification. Mosques occupy an important place in the construction nomenclature of Muslim Religion in Berat. Alongside, there were built tekkes (Islamic Convents), turbes (Monumental Tombs) and medreses (Theological Colleges).

Among the first mosques in Berat is the one named "Xhamia e Kuqe" (The Red Mosque), built in the 15th century, by Sultan Bayazit. Only the ruins can be seen today. The walls were executed with fine cloisonné work. It has probably served the Turkish garrison of the Castle. "Xhamia e Mbretit" (The Mosque of the Ruler), related to the name of Sultan Bayazit II, was built in the lower quarters of the town, close to the Bazaar, by the end of the 15th century. It is composed

by a praying hall, a roof and a porch. In the 17th-18th centuries the mosque was repaired. Being built in the heart of the oldest part of the town this mosque constitutes the most important element of a Religious complex of the latest Middle Ages in Berat.

“Xhamia e Plumbit” (The Lead Mosque) was built in 1553-1554 by the local feudal lords, called The Skurajs. It is covered with a dome, and it has a portico in the fore part and a minaret. It is distinguished for its cloisonne technique and makes one of the outstanding examples of its kind in Berat and further.

“Xhamia e Beqarëve” (The Bachelors Mosque) was built in 1827 in the lowest part of Mangalem quarter by the guild of the bachelors. Like the rest of the quarter, it was set up on a rocky steep, and an escalating composition was used, being partly with storeys. The upper level where the building was carried out has the prayer’s hall and the broad portico at the back. It was covered by a wooden roof. The building comprises a natural part in the specific character of Mangalem quarter.

Among tekkes in Berat, Teqeja Helvetive (the Halvetiyye Tekke) presents values of special importance, built by the end of the 18th century. It is one of the perfect monuments of Muslim Religion in Berat. Together with “The Mosque of the Ruler”, they are defined as the most important monuments that comprise the Islamic complex in Berat. The building is composed by the prayer hall and the graveyard, with a portico in front. What makes it distinguishable is the building technique, with finely-carved stone and the rich decorations of the interior, with an outstanding ceiling of the prayer hall.

In the ancient city of Berat, alongside with fortifications and the Religious constructions, **very rich cultural and historic values are preserved** in the field of vernacular architecture and urban planning. The Vernacular architecture of Berat occupies a very important place in the framework of traditional house – building. It dates back to the 18th – 19th centuries, and it is

implemented mainly in The Castle, Gorica and Mangalem quarters. It is also present in other flatter parts of the city. It is natural that the architecture has experienced changes with time, but no comparison can be drawn with the changes which occurred after the earthquake in 17 October, 1851. The buildings were destroyed, mainly in the upper floors. According to evidence of the time, before the earthquake, both floors had the walls made of stone. After the earthquake, a wooden structure replaced stone walls on the first floor, preserving stone walls for the ground floor. The many windows and the “erkers” (a closed volume of the house that comes out as a cantilever) became characteristic and the present city has well maintained this type of architecture. Berat buildings have been greatly influenced by the rocky and sloppy ground on which three of the oldest and most important quarters have been built. According to composition, the buildings could be classified into three main categories, buildings with “çardak” (balcony with columns), closed buildings with normal location and parallel to the contour lines and those with special solutions. The houses with çardak of Berat generally known in many Albanian cities in the past, comprise a great achievement in this type of construction. This type of building has been known in the Albanian lands since the 15th century, but during the 17th-19th centuries, it achieved better solutions. The buildings of the Ethnographic Museum, of Simsia family and Haxhistasa family are perfect examples of this type. They belong to the period of the second half of the 17th century to the beginning of the 19th century.

Being influenced by the steep and rocky terrain, the buildings with normal standing and parallel to the contour lines were widely spread in Mangalem and Gorica quarters. Alterations in volume were made to adapt to the terrain. The various repairs in the upper floors did not damage the original compositions; on the contrary, they introduced new concepts in the construction techniques and in architecture. Alongside, buildings with closed “qoshk” (an elevated platform within the open milieu of the house) were widely preferred.

Free choice in selecting an individual architecture became very popular with Berat inhabitants. They were distinguished for their improvised compositions, preserving the repertoire of the traditional Albanian building style, aiming at adapting to the sloppy terrain they were build on.

The unity of this architectural variety has always existed in a well-defined urban area, well-planned and well-led by criteria crystallized with experience.

Three urban concepts become clear, considering the variety and the dynamics of the relief in Berat :

- Firstly, it is worth considering the inhabited quarter inside the walls of the Castle, Having an uninterrupted urban life from antiquity until the present days. It is very difficult to trace back the many centuries evolution of the urban design of this quarter. In spite of this, three main arteries have always crossed the quarter from north to south, one in the central part and two others alongside with the surrounding walls. Paths connecting these main arteries or running alongside with them have made this quarter easily accessible. The fortification, its only important entrance and the free circulation along the surrounding walls have conditioned the solution made above.
- Secondly, having almost the same features of ground configuration, Mangalem and Gorica occupy an important place in the urban policies. Mangalem quarter is likely to have started building in 15th century, while Gorica quarter by the beginning of the 17th century. In both these quarters the main connecting arteries follow the contour lines and, often, are connected among themselves by transverse paths, at times very sloppy, in certain cases steps being used. This range of buildings, with the main door leading directly into the street, indicates clearly the essence of urban solutions in the 17th century.
- The third category in the urban policies belongs to the areas less sloppy west of the Castle. In those quarters which began in the 16th – 17th

centuries, the well known urban criteria, characteristic of medieval antique cities, were applied. They were characterized by an improvised system of roads, buildings with a large yard, surrounded by walls. The only ones to break the monotony of these quarters were the religious buildings, with their style and dimensions.

Today, the characteristic urban quarters of Mangalem, Gorica and Kala (The Castle) are well preserved.

Gjirokastra

The city of Gjirokastra is located in the central part of Drinos River valley. It arises on the left side of the valley, at the bottom of north-east slope of Mali i Gjerë (Wide Mountain). The latter rises like a barrier at the back of the valley, and divides it from the bank of the river. The city extends on a rugged terrain created by an escarpment that differs on the bottom of the mountain and appears with ridges, small valleys and with different steep slopes. The formation of this inhabited centre is originated from the Castle, built in the 13th century, having, at the beginning, the functions of a feudal centre and later the functions of an inhabited centre. The beginnings of the open city date back in the 14th century, crystallizing urban development in the 17th century. Both city and its buildings can be regrouped in two zones: in that of bazaar and in that of inhabitant quarters, which surround the dominating hill where the Castle lies. The religious buildings are found in the spaces of inhabitant quarters.

The construction of the roof dates in the second half of the 13th century. At the beginning of the 19th century (1811-1812), it had a wide extension, and reconstructions were made even in the original parts of the Castle. The constructions of the 13th century are in the north-east side, while the other phase is in the south-western side.

The Castle, more or less, preserves the original state of the encircling walls, of towers and of its entrances. In the interior, the robust constructions with the system arch-vault are still preserved. The composition of constructions follows the configuration of the hill on which the Castle is raised. Three entrances serve to the Castle: the first, that of the north-east is original and two others, which date in the second phase, are known as important achievements in the field of the fortifications of the epoch. The towers, in the entrance and alongside the encircling walls of the Castle, are found in the form of a right-angle quadrangle, polygonal and circular plan. The underground reservoirs supplied the Castle with drinking water, while during the second phase it was realized by a water-supply about 10 km. long, one among the biggest of that epoch. Its traces are still found in the city and take us to the source. The Castle is completely built with stones joined together with lime mortar.

The market ensemble is found in a central zone, at a side of the Castle. At the beginning it was built in the north-east side of the Castle, where today is the quarter known with the name “Ancient Bazaar” (Pazari i Vjetër). The Bazaar was removed in the present space at the beginning of the 17th century. The four main arteries, on which it lies, connect this complex with the entire city. At the end of the 19th century, a big fire heavily damaged the market, which would become an object of almost overall construction, following the architectonic treatment of the epoch. The strong buildings made of stones, are set in a chain parallel form, the same as the complexes were set in the entire Balkan space during the Late Medieval period. The emphatic unity of the architectonic treatment of this complex, expresses its reconstruction in a close period of time. In the dynamic context of the time, while the vertical composed dwellings played a dominant role, the religious constructions were not very obvious. According to the category, there are distinguished mosques, tekkes and two churches. Mosques with small dimensions were found in every quarter. Among the oldest mosques may be mentioned that of “Meçite” quarter which dates to

the 17th century. The biggest mosque is that of the Bazaar built in 1757. In Gjirokastra there are still, well preserved monasteries of dervishes; two churches of basilica type, which are respectively found in the quarter of old bazaar, built in 1784 and in that of Varosh built in 1776 and rebuilt after its burning in 1835. In the field of social constructions must be mentioned the public bath of “Meçite” quarter, a building of the 17th century.

The category of building gives the impetus to the city of Gjirokastra, not only because of its dominance in the space of this centre, but also for the emphatic vertical composition, for its monumental features and for the perfect harmony with the rugged rocky terrain. The dwellings of Gjirokastra, as far as composition is concerned, keep a special place in the typology of the Albanian Late Medieval period dwellings (the 15th – 19th centuries) and that of Balkan. These dwellings are distinguished from the special defensive features, where their name “Tower” derives from. The dwellings of Gjirokastra are presented in many varieties. The crystallisation of this typology belongs to the 17th century. At the beginning of the 19th century, there were built more developed variants and were expected more valuable architectonic results. The dwellings of Gjirokastra are generally of two stores and have a very clear functional difference between them. The ground floor is not inhabited, but it has secondary functions. In the first floor the family lived in the cold season; while the second floor was inhabited during the hottest months of the year.

In order to be adjusted to the rocky terrain, on which they were built, the dwellings of Gjirokastra frequently extended in volume from one floor to the other, i.e. not an equal development of the floors. The exterior was characterised by its very important monumental character, by its laconism of architectonic elements and by its compositional dynamism. The interior of the dwellings of Gjirokastra is rich in special decorative values just in the ambiances reserved for the guests. The walls painted with floral ornaments, with doors of the wall-

cupboards, carryalls, portals, etc, displays the high achievement in the field of the applied art.

The dwellings fitted perfectly with the demands of the time through good functional solutions and the obvious rational character. While in their composition, the dwellings of Gjirokastra present unique features, in their program, the materials and techniques are of a wider context. In the treatment of the interior – the most evolutive parts of a dwelling, the dwellings of Gjirokastra are included in the concept of different periods, which had continuous development, especially during the 18th – 19th centuries.

The dwellings of Gjirokastra are built in stone, the roof covered with stone-slabs, in perfect harmony with the rocky landscape of the territory on which they are situated.

2b. HISTORY AND DEVELOPMENT

Berat

Berat has a long history. The variety of construction genres such as, fortifications, the religious buildings, and vernacular architecture, in the form they are today, belong to various time periods. The longer the building style lasts in time the more are the repairs, expansions and changes that it has been through. Thus, the Castle of the 4th century BC appears with many phases in construction, followed by the churches of the Byzantine period of the 13th and the 14th centuries, the post-Byzantine churches of the 15th - 19th Centuries and, lastly, the genre of dwellings, mainly those of the 18th - 19th Centuries. The alterations made in the house building are generally related to the earthquake of 1851, but they also have other natural causes such as enlargement of families or changes in their lifestyle.

The earliest evidence about the existence of urban settlement in the Castle, come from the Copper Age - beginning of the Bronze Age. **These**

findings are a testimony of the fact that there was an inhabited center in that area during the years 2600-1800 BC. Fragments of pottery prove that during the first period of the Iron Age, in the 7th - 6th Centuries BC, a pre-urban settlement was flourishing here, having commercial relations with other centers in the country. By the middle of the 4th Century BC, the hill on the right of Osum River was surrounded by walls made of carved stones, surrounding a surface of 9.60 ha. Some time later the fortress of Gorica quarter was set up on the hill opposite with the aim to overlook and control entrance into the Valley of Osum River.

In antiquity, Berat was identified as **ANTIPATREA**. This fortified center stood up against the Romans, suffering revenge against the population and being ruined in fortifications after the roman occupation. But, according to archeological findings, life in the city revived very fast. In late antiquity, in the 4th - 6th Centuries, the frequent invasions from New Epirus, made the strengthening of the fortifications, including Berat, imperative. In 533, in Hieroclit's guide, Berat was mentioned as **PULCHERIOPOLIS**, named after the Empress on the throne of Byzant in 450-453. After the fall of important neighboring cities, Berat became a very important center in Middle Ages. During this time, the name **PULCHERIOPOLIS** was replaced by **BERAT**, first mentioned in 1018. From 860 until 1018, Berat was under Bulgarian occupation, with some interruptions.

After the fall of the Byzantine Empire, in the Crusades in 1204, and the foundation of the Epirus Despot, Berat became its northern vanguard. In 1277; the Angevins became ready to invade areas in Durrachium, Berat and Vlora. Berat was besieged in 1280. After hard attempts they managed to seize the outer quarters of the city, which lay on the west slope of the Castle. At that time there existed also the lower part of the city, south of the Castle, protected by two parallel surrounding ramparts, which began from the walls of the Castle and ended down in the river. But Byzant reacted and failed the Angevins in Berat,

thus marking the end of their attempts to annex Albanian lands. In the 14th Century, after the end of the Serbian occupation in 1345-1346, Berat falls under the rule of the feudal family of Muzakaj, one of the most powerful of the time. From 1356-1417 Berat remained a capital center of the Muzakaj Princedom.

During the 13th-14th Centuries, inside the Castle and in the lower fortified quarter of the city, **three churches were built, having great architectural and artistic values**; namely, “Shën Maria Vllaherna” (Saint Mary Vllaherna), the “Shën Triadha” (Church of the Holy Trinity) and “Shën Mëhilli” (Saint Michael).

In 1417, alongside with its fortified inhabited center, Berat had also its open city, which was occupied by the Turks, remaining under this occupation for five centuries. This period of the late Middle Age, between the 15th - 19th centuries witnesses the city’s expansion outside the surrounding walls of the Castle, even though the Castle itself remained as the most essential part of the city’s life.

In 1431, according to the fiscal registry of the same year, Berat had 216 buildings, which are part of the city outside the walls of the Castle. ‘The Mosque of the Ruler’ in the flatter part outside and east of the Castle, indicates that the open city had started to expand off the rocky slopes of Mangalem quarter. After its occupation, Berat was included in the Turkish administrative system, becoming a capital center of the Vilayet, one of the ten vilayets of the sandjaks of Albania. Berat continues to be an administrative and military center of the region as well as an important center of craftsmanship. The attempts of George Kastriot – Scander Beg in 1455 to liberate the city from the Turks, failed. Like many other cities in Balcans, Berat continues its expansion and strengthens its leading role as a crafts and commercial center. In 1506, it numbered 406 houses, to reach 582 in 1520 and, 1094, in 1583. **Data from the famous Turkish pilgrim Evlija Çelebi, who visited the city in 1670, are of great importance.** They inform that Berat had almost achieved its essential

elements, the urban perfection and, in the binomial Castle-the open city, the latter had taken advantage. The data given by this author related to the development and the character of the city are of vital importance for the market. He also mentions the variety of crafts flourishing in this market. He also informs about the names given to the quarters in Berat, altogether 22, in 1688. Furthermore, Celebiu mentioned Gorica Bridge over Osum River which stood on stone feet ,with wooden arches over it. The Albanian feudal lord Ahmed Kurt Pasha, repaired it in 1771. During the 18th-19th centuries, Berat continued to flourish, developing and continued to build houses in the old quarters, at the same time starting new quarters west and east of the castle, on flatter areas.

In 1846, 830 Muslim families and 460 Christian families as well as a Jewish minority lived in Berat. The catastrophic earthquake in 1851, had tremendous consequences, especially in the category of house building, in the category of the most damaged constructions as well as in the Castle and the Cult buildings. Damage, especially on the upper floors of the buildings, mostly two-storeyed, required techniques that permitted the buildings to have greater lighted areas and spaces and larger surfaces with extending structures called “erkers”. Wooden structures replaced stonework, especially in repairing the fronts of the buildings. The intensive reconstructive activity after the earthquake unified the ensembles of unique values in Mangalem and Gorica quarters.

Further into the 18th century, Ahmet Kurt Pasha carried out fortification works in the Castle in 1788. After the anti-Turkish uprising in 1834, it was gravely damaged and was practically turned into a historic relic. During the 18th-19th centuries, the Religious buildings continued to be built, such as, Saint Mary’s Cathedral in the Castle in 1797, the Bachelors’ Mosque in 1827, in Mangalem quarter, etc. Of great interest is the building of several drinking fountains in the city, as well as the building of the aqueduct, which supplied the city with water from the village of Duhanas source. This aqueduct would have probably water supplied he public baths (hamams) and the drinking fountains in the city center.

No traces of the clock tower in the city center, mentioned by Evliya Celebi, are found.

Until 1961, the condition of the ancient parts of Berat, generally appears to have suffered very little damage, the care paid to the architectonic, urban and artistic heritage for utility purposes and the slow pace of the development of the society, which did not require rapid changes in lifestyle and, furthermore, due to the codification of the religious buildings.

In 1961, Berat was under state protection and, in its whole values, was subject to systematic preserving and restoring interventions of all kinds, according to contemporary criteria in the field. These interventions aimed at **preserving the authenticity** of the works, as a testimony, in the form of a powerful document, never to be repeated in the history and culture of the city. Therefore, Berat provides true evidence in favor of life continuation from antiquity to modern times.

Finally it is important to mention that, taking reference from the data given by the famous Turkish pilgrim Evliya Çelebi, who visited the town in 1670, it can be surely said that: In the historic centre of Berat existed a Jewish population that was well-integrated in the town.

Part of the historical population, this community heavily endured the racist practices of the Nazis during the period 1943-1945. Consequently they left Albania for Israel in the year 1948.

Today the presence of this Jewish population in Berat is yearly commemorated through conferences and meetings organized by the municipality of Berat.

For details on monuments and works, please see in the attached Part II, **A - Description of the main monuments of outstanding value** and **B – Works of conservation and restoration and photos before-during-after restoration 1966-2006.**

Gjirokastra

The city of Gjirokastra has known an obvious development in its four main component parts: The Castle, bazaar, religious monuments and the dwellings.

The Castle is a construction which dates in the second half of the 13th century. It was a feudal centre, with military, administrative and economic coordination. The chronicler J. Kantakuzen was the first to mention this fortress in 1336. During the second half of the 15th century Gjirokastra was a centre of Zenevis feudals, while in 1419 it was occupied by the Turks who had chosen it as the centre of Sanxhak of Albania. In 1431-1432 Gjirokastra had 163 dwelling-houses. The extension of this centre away from the walls of the Castle dates in the first half of the 16th century. The first phase of the construction of the Castle belongs to the north-east side. The Turkish traveller of the 17th century, Evlia Çelebi, describing the Castle tells that it was inhabited and with military functions. It also had the functions of the dwelling for the leaders of the city. In the years 1811-1812, the Albanian feudal called Ali Pasha Tepelena organised a great work for the extension of the south-west part by carrying out, at the same time, great reinforcing work in the old part. During that time there was built a water-supply, magnificent for the epoch about 10 km. long that supplied the Castle with drinking water. Its traces exist even today in the city and on the side of the Castle.

The bazaar presently was removed in the actual space towards the beginning of the 17th century. At the end of the 19th century, the bazaar was almost destroyed by a disastrous fire. It was reconstructed later taking the form that it has today.

The religious constructions have generally undergone the changes of the time because of constructions, etc.

The dwellings of Gjirokastra, exactly the monuments that belong to the first category, **preserve well their original state**. The functional solutions of the epoch and the relatively slow evolution of life style during the 19th century and at the beginning of the 20th century have not obliged great changes in the dwelling. Even when alterations were made they frequently belonged to the open ambiences of the living room by closing them, but with the interior elements in conformity with the style of the epoch.

It is natural to emphasize in general the corresponding alternations of the component parts of the city constructions, besides some exceptions, were carried out regarding the previous phases. These changes comprise a documentary proof in connection with the evolution of the architectonic and technical concepts in this centre during years.

As it was mentioned, Gjirokastra, in its beginnings was a fortress with military-administrative functions, but progressively it was turned into an inhabited centre. The ties with the Castle and city were dynamic until the end of the 19th century. It is worth mentioning that at the beginning of the 14th century, this inhabited centre came out and around the Castle, at that place where today is called “Old Bazaar”. At the beginning of the 19th century there were only some buildings, while at the end of the 19th century the Castle lost its defence functions.

The open city develops around the Castle, being its compositional centre. The open city lies alongside the Castle, where “Pazari i Vjeter and Pllake” (“Old Bazaar and Tile”) quarters are found.

According to the Turkish traveller Evlia Celebi, the city extended widely, by removing “the Bazaar” in the present area, beginning thus the formation of the open city “Varosh” with some inhabited quarters. In that epoch, the city encircled the Castle with eight quarters, some of them still keeping the name, such as: “Palorto”, “Dunavat”, “Hazmurat”, etc. It is understandable that during the 17th century Gjirokastra, due to the building of a handicraft and trade centre

and the main inhabited quarters had solved the general problems of urbanization.

During 18th – 19th centuries Gjirokastra developed greatly. It was extended and increased in the number of buildings, mainly of dwellings. These dwellings were built by a number of different social strata, in the quarters of “Old Bazaar”, “Tile”, “Varosh” and were limited mainly by the road.

The rich social strata, the landlords, built big shelters with two or three yards which were distinguished for their defence characteristics.

The dating of some shelters of the 19th century allows us to follow the determination of the buildings in the city area.

During the 20th century up to **the year 1961, when the historic area of Gjirokastra was qualified as “Museum city” under the protection of the state**, the city has not had progress in urban-architectonic plan. This period was accompanied with a small number of constructions such as: High School, Municipality and some hotels.

Concerning the building of shelters, there dominates the phenomenon of the partial reconstruction of traditional dwelling. To conclude, we can say that the development of the city of Gjirokastra may be included in the following stages:

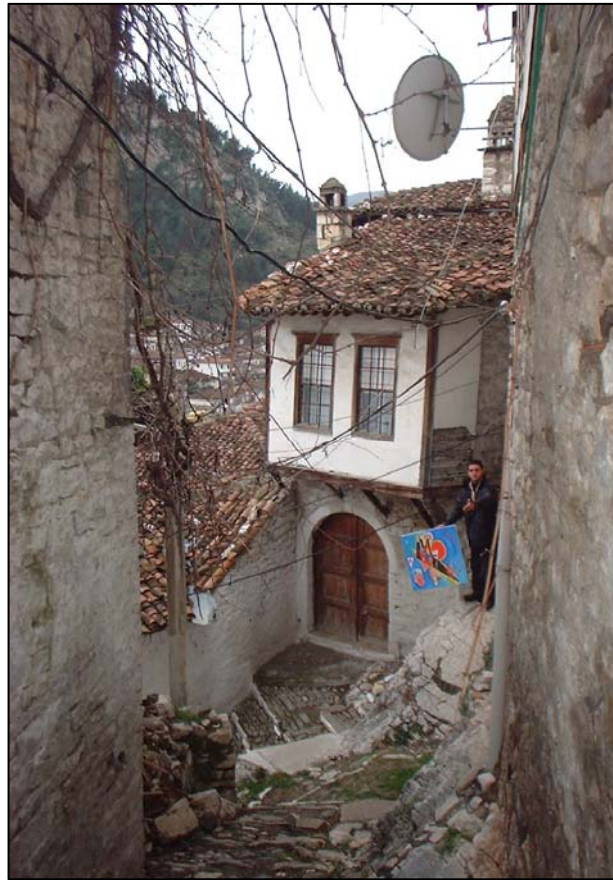
- The first stage: The 13th century – The construction of the fortress with military-administrative functions and mainly of the dwellings.
- The second stage: The 14th – 17th centuries – when the inhabited centres were removed from the fortress intending the formation of the city.

During the 17th century, there were formed in this city the urban areas as premises for development.

During the 18th – 19th centuries, the city strengthens its urban-architectonic characteristics, especially in the first part of the 19th century. In the last period, that of the first part of the 20th century, the constructing activity did not have a considerable development.

For details on monuments, please see in the attached PART II, A -
Description of the main monuments of outstanding value

BERAT



GJIROKASTRA



3.

JUSTIFICATION FOR INSCRIPTION

BERAT



VIEW OF A TRADITIONAL HOUSE IN MANGALEM QUARTER

GJIROKASTRA



VIEW OF A TRADITIONAL HOUSE

3a. Criteria under which inscription is proposed (and justification for inscription under these criteria)

In terms of the categories of cultural properties set out in the Article 1 of the 1972 World Heritage Convention, this is a **GROUP OF BUILDINGS** (a group of separate buildings).

In terms of the *Operational Guidelines for the Implementation of the World Heritage Convention*, the Historic Centre of Berat and Gjirokastra are **SERIAL NATIONAL PROPERTIES** belonging to:

- the same historic cultural group
- the same type of property which is characteristic of the geographical zone.

Both these centres, Berat originated in the 4th century BC and Gjirokastra mainly in the 13th century, keep urban-architectural testimony of values of Albanian space and that of European and wider as well. While the period from the 4th century BC, presented by Berat, until to the 13th century, keeps fragmentary architectonic testimony, mainly in the fortification of the city; for the 13th – 20th centuries, both these sites preserve important urban-architectural values and especially those in the field of defence constructions, those of religion, vernacular architecture. The typological evolution, the influence of economic and social factors, as well as that of territory and building materials and techniques, have influenced in the features of the cultural real estates of both sites, presenting them as much in common for their character and different in the secondary features in the frame of their complementarities. The more direct is the connection of architectonic phenomenon with economic and social conditions the more distinguishable are the differences. This is obviously seen in the compositions of the dwellings of Berat and Gjirokastra with **similar program**, but with different compositions. In the field of fortifications and

religious constructions, **the similarities between Berat and Gjirokastra are evident.**

CRITERION III

Berat and Gjirokastra, created as fortified centres with perennial living continuance, are especially documented by architectonic remains and specific monuments for the medieval time; with several similarities in the variety of urban-architectonic values.

Considering that the complementary sites of Berat and Gjirokastra fulfill the requirements of Criterion III they bring together an exceptional testimony to a long – lasting and almost disappeared society and life-style, influenced by the tradition of Islam in the Ottoman period.

CRITERION IV

The historic towns of Berat and Gjirokastra present in the same geographical area two complementary cultural properties with special urban-architectural values. They widely and faithfully represent especially the late medieval-time in the category of Albanian and Balkan inhabited civil centres. For these reasons, the complementary towns of Berat and Gjirokastra present a rare example of a well-preserved Ottoman town, with series of outstanding examples of characteristic architecture.

3b. Proposed Statement of Outstanding Universal Value

The complementary sites of Berat and Gjirokastra, with their complex and unrepeatably values, with a high degree of authenticity, present **a unique example in entire Balkans**, to expose the character and features of antique-medieval city of this European space.

Alongside with basic common features, both sites have secondary differences, which increase the field of knowledge for these centres during time.

The foundation of both sites, respectively Berat in the 4th century BC and Gjirokastra in the 13th century are connected with their strategic role, as well as with the administrative one and their function as settlements. So, Berat controlled a strait which linked Albanian central coast with eastern mountainous zone, while Gjirokastra had a key point in the Valley of Drinos River. **The origin of both sites is that of a fortified centre, encircled with protective walls.** The inhabited centre within the protective walls, which is still kept, from the **continuity as an inhabited centre and considerable in size, presents a case as much unique as extraordinary.** In the centuries 13th – 14th, in both centres begins the process of the formation of open cities around the fortifications, being the first neighbourhood to be gradually extending. About the 16th – 17th centuries, the open city increases seemingly and the settlement within the fortification remaining thus a smaller unit in comparison with the open city. The composition of both sites, as all those of Balkans and generally European ones of late medieval-time, was not preceded by planning but was submitted to spontaneous urban practice. Although being such, the spontaneity was submitted to the criteria of road communication network convenient to the inhabited centre, native units and ensembles with rational compositions and developments for the time, proper interconnection of buildings with road network, etc. Such solutions made possible that the historic centres of the complementary sites of Berat and Gjirokastra with the urban solutions to resist time.

Both sites distinguish in urban and architectural plan for the connection of these categories with the generally rocky terrain of Berat and Gjirokastra. In Gjirokastra, the variety of the forms of the building territories gave to this site a greater dynamism than that of Berat, somewhat calmer, especially in the quarters of Mangalem and Gorice. Religious buildings, those of Muslim and

Christian faith, especially with values in the historic centre of Berat, fit well with the inhabited centre and emphasise its values. These deeds are a concrete testimony of cohabitation of different religions in these sites.

The outstanding universal values of the complementary sites of Berat and Gjirokastra expose the richness of the urban-architectural values, their continuity and high scale of authenticity. As such, these sites that survived in the antique and medieval periods, being incorporated in the great cultural spaces of times, naturally had not only national values but even international ones; as a great cultural achievement of the ancient and important unit – the city.

3c. Comparative Analysis (Including State of Conservation on Similar Properties)

The complementary sites of Berat and Gjirokastra present a unique case in Albanian space, that of Balkan and wider. The basic characteristics, which make these centres be complementary, are mainly connected with their beginnings with the fortifications, variety of architectural components and the character of the open city in both centres from 13th – 19th century. We re-emphasise that as complementary centres, the sites of Berat and Gjirokastra are unique, but they may be compared with other unique centres in Albanian space and in that of Balkan, too.

In Albanian space, there are met city centres within the fortification and their removal out of it is relatively late. Thus it is to be mentioned the Castle of Himara and that of Tepelena. The first, together with the inhabited centre, remained within the encirclement, while in the second the inhabited centre comes out of it by the end of the 19th century. The Castle of Elbasani too, rebuilt in the 15th century on the foundations of a Roman castrum, first had an inhabited centre within the encircled walls, to be extended outside during the 16th century and later on.

The comparisons of the complementary sites of Berat and Gjirokastra with those in Balkan space can be made only with any of them that preserve to some extent ancient traces. In some examples, the comparisons are possible with one of the complementary sites.

Tivar (Montenegro), a mainly medieval coastal centre, preserves fragmentarily the encirclement and within side it some buildings, which were later proclaimed museums. The historic part of Tivar is far from the new city. Old Tivar can not be compared with Berat and Gjirokastra concerning the ancientness of the foundation; it does not preserve inhabited quarters within the encirclement and it has no organic connection with the city, out of the fortification.

Budva (Montenegro), the fortified settlement, which has different construction phases, preserves well, to some extent, medieval encirclement. Within it there is an inhabited quarter, the buildings of which have the features of Dalmatian architecture. The Historic Centre of Budva clearly distinguishes from that of Berat and Gjirokastra and it has no organic connection with the open city.

The Historic Centre of **Kotorr** (Montenegro), is a fortified one, established in the bay with the same name, in a flat surface. That is a coastal centre. The present traces keep some medieval phases. The inhabited quarter within it has some buildings of Dalmatian type, mainly with stone armature. Together with the buildings, there is the trade centre and there are religious buildings. The Historic Centre of Kotorr differs from that of Berat and Gjirokastra due to its settlement and being a typical port centre it misses the antique traces. The character of the constructions within the fortification is different from those of Berat and Gjirokastra.

The Historic Centre of **Dubrovnik** (Croatia), is typically of Dalmatian type, being a port centre. The encirclement belongs to medieval time. Within this Historic Centre there are many constructions built with masonry technique,

among which distinguish the buildings of administrative character. It is connected with the open city, but preserving a somewhat independence because of the important urban-architectonic values.

While Dubrovnik is a port centre, the Historic Centres of Berat and Gjirokastra belong to hinterland. There are especially distinctive the features between Berat and Dubrovnik which obviously are displayed in the constructions within the fortification, concerning either the function or the composition and the technique of construction.

The Historic Centre of **Ohrid** (F.Y.R.O. Macedonia), is encircled by fragments of medieval walls. The constructions within medieval encirclement, much damaged, are mainly dwellings of the 19th century and religious buildings. This centre is encircled with inhabited spaces, which have suffered many changes and, as such, can not be compared with those within the encirclement. In comparison with the Historic Centre of Berat, that of Ohrid does not preserve antique traces. The changes that happened later on, especially in the category of dwelling in the fortified space of Ohrid, can not be compared with the conceptual and architectonic unification of the Castle of Berat. This unification of the Historic Centre of Berat extends in the other zones around the Castle and in the Historic Centre of Gjirokastra, what is not seen in Ohrid. The Historic Centre of Janine includes a space encircled with medieval walls, on the waterside of the lake with the same name. The walls are well preserved, while within them there are maintained Muslim religious buildings, a hammam and dwellings of the last century.

The Historic Centre of **Ioanina** (Greece), in comparison with that of Berat, does not have any antique phase. The buildings within the Castle of Ioanina, constructed on a flat territory, different from those of Berat and Gjirokastra that are constructed on a hill, change essentially from each other, because those of Berat date back to the 18th – 19th century, while those of

Ioanina are relatively younger and in general are connected with the same buildings.

3d. Integrity and /or Authenticity

The complementary sites of Berat and Gjirokastra come today in conformity with the demands for their urban-architectural authenticity and integrity. The fortifications of both sites, especially those of Berat which are plenty in numbers, keep clear traces of different phases of construction. These phases are sensitive contributions of the evolution of fortification ways in compositional and technical plan. To be more concrete, the Castle of Berat preserved its protective function till the middle of the 19th century, to lose it later, without undergoing intentional ruin, except the natural degradation not alienating the authentic values. The same occurrence is with the Castle of Gjirokastra, its functional loss only created difficult conditions for its structures. The religious buildings, because of their character, have consecutively been under the care of believers and as such have kept their integrity and authenticity. The extensions or eventual reconstructions, also including the artistic handlings, are contributions of different epochs and, as such, have not violated the authenticity of the works.

The urban formulation of the Historic Centres of the complementary sites of Berat and Gjirokastra, the **most conservative element of these inhabited centres**, keep almost intact the original composition, the authenticity.

It is worth mentioning two considerations of two well-known specialists of monuments in Albania. Mrs. Georgeta Stoica, who had been charged on a mission by UNESCO in Albania, in 1972, (see Nr. series 2790/IRMO, RD/CLP, Paris, October 1972), writes: “Gjirokastra, a city completely built in stone, has fortified buildings called “**towers**” (17th – 18th centuries). **They are in outstanding conservation state**”. Dr. Andrash Roman, during his stay in

Albania, 18-21 November 1991 according to ICOMOS to see the sites of Berat and Gjirokastra, concerning the request of Albanian government to include these sites in the World Heritage List, in his report for UNESCO on 2 December 1991, among others he writes: “As a general remark I can stress that conservation of monuments in Albania is in the best European standards, as shown by restoring proceedings carried out in a high level of authenticity.” Finally, it must be admitted that the complementary sites of Berat and Gjirokastra fulfil the requests of integrity and authenticity of complex values.

- **Gjirokastra** (Evaluations made by ICOMOS, 2005)

The historical authenticity of the nominated property is generally very high. This concerns the historic buildings listed for legal protection, but also various urban elements such as spaces and traditional street paving. The repair and restoration of listed historic buildings have generally been carried out using traditional materials and techniques. There are few exceptions particularly related to the period when the control was less due to political situation (1991 – 2000).

Problems are visible especially in buildings that are not protected, such as the use of cement and introduction of unsuitable industrial materials (plastic). However, the present administration has improved the site control.

The citadel is partly in use, partly in ruins. It has been preserved with the developments of the 19th century, which are well in line with the traditional character of the place. The authenticity of the setting is considered to be intact though it can be threatened by pressures for change (e.g. development of parking areas). There are also some new constructions, especially outside the nominated area, which are not harmonious with the setting. Legal action has been taken to correct such issues.

The general integrity of the protected historic areas has been well kept. The old citadel dominates the cityscape, and the traditional tower houses and the old bazaar area are intact. The relationship with the setting of the river valley and the mountainous is impressive. On the other hand, problems are emerging particularly in the new urban developments towards the east and north-east, where there is most pressure for change, and which are outside the protected zones.

NB

Evaluations made by ICOMOS and submitted to the World Heritage Committee during its 29th session at Durban, in the year 2005.

- **Berat** (Evaluations made by ICOMOS in the year 2007)
-

Generally the integrity of the core zone of Berat has been well preserved both as a whole and in its different structural units: Kala, Mangalem, Gorica. There are nevertheless a few cases, which can be subject to criticism. They concern a school, a theatre and some unauthorized structures, which the authorities have agreed to remove.

The buffer zone has a larger number of structures considered unsuitable for the character of the ensemble. It will be subject to future management to find appropriate solutions for each case.

Conservation measures affecting the properties since its protection in 1961 have respected the historic material and form according to accepted international principles.

Many authentic built structures and the morphology of the quarters and the citadel have been preserved, portraying the various heritage features of the town:

- The fortification system

- The architecture of the different religions, particularly the 16th century Orthodox churches and their wall paintings.
- The vernacular architecture of the 18th and 19th centuries.
- The homogenous urban landscape of the two residential quarters.

The general planning concept of Berat has been well-preserved, including green zones between the built areas. The minor material changes that have taken place in the historic buildings can be considered acceptable as part of the living function of the town.

ICOMOS considers that the urban fabric of the town of Berat is authentic as it has not undergone any major alterations down the centuries. However the vernacular housing dates essentially from the 18th and 19th centuries.

NB

Evaluations made by ICOMOS and submitted to the World Heritage Committee, during its 31st session at Christchurch – New Zealand, in the year 2007.

4.

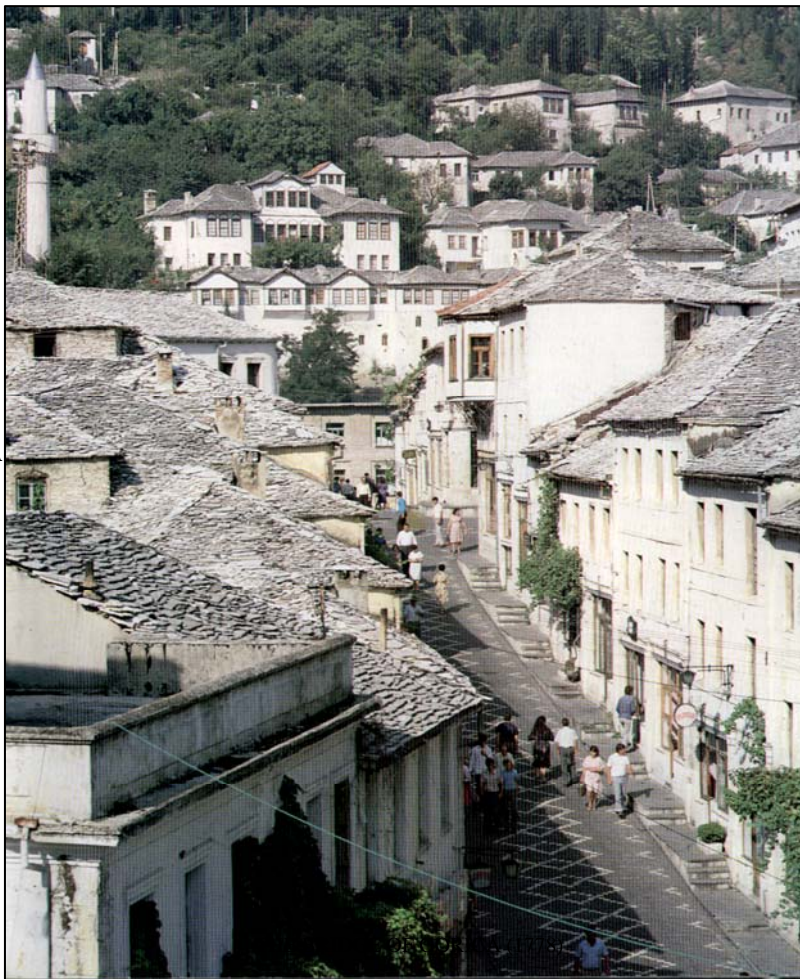
**STATE OF CONSERVATION AND FACTORS
AFFECTING THE PROPERTY**

BERAT



THE BRIDGE OF GORICA (1778)

GJIROKASTRA



THE BAZAAR 17th – 19th CENTURY

4a.Present State of Conservation

The present state of conservation of the complementary sites of Berat and Gjirokastra, is currently good, despite the decrease of care during the difficult transition period (1991-2000). In the recent years, this has been surpassed and there is an increase in the efforts for the maintenance and conservation of these unique Historic-Cultural Centres.

The Historic Centres of Berat and Gjirokastra are under the protection of the state-power for their urban-architectural values (DCM, Nr.172, dated 02.06.1961). After this protection, they have been treated in the frame of the degree Nr.568, dated 17.03.1948, in connection with the conservation of the rare cultural and natural monuments, approved with the law Nr.609 and dated 24.09.1948. This law was substituted with that of date 23.09.1971 and later with the law Nr.7867 dated 23.10.1994. Finally, this law was substituted with the law Nr.9848 dated 07.04.2003 “On Cultural Properties”, which until today is in power. For the protection and restoration of both sites, are in power the respective regulations, which have substituted the previous ones. The Regulation of the Historic Centre of Berat was approved with DCM, dated 30.12.2005, while the Regulation for the administration of the Museum City of Gjirokastra was approved with DCM, dated 11.12.2003.

For both towns the Historic Centre is preserved in all its urban, architectural and environmental component parts, while the buffer zone around it aims at preserving the values of the Historic Centre.

The monuments in the complementary sites of Berat and Gjirokastra according to their typological, architectural and the scale of authenticity are divided in two categories: in the **first** and in the **second** one. **The monuments of the first category present examples of important historic-cultural values** and, as such, they are preserved in their in all their component parts: compositional, architectonic, technical and building materials. **The monuments of the second**

category are the buildings that exhibit values within the historic centre. They have complementary values for the ensembles, where they are parts of, and are preserved for their volumes and composition and outer appearance.

The monuments of the first and second categories include all the varieties of constructions, protective constructions, religious buildings, social ones, dwellings, etc. **In the site of Berat there are preserved 64 monuments of the first category and 380 of the second category,** while in that of **Gjirokastra 56 monuments of the first category and 560 of the second category.** Being put under state protection of the complementary sites of Berat and Gjirokastra in the year 1961, there began the interventions for conservation of historical-cultural values of these sites. These interventions increased and became systematic after the year 1965, with the creation of the Institute of Cultural Monuments. Every year, according to the projects compiled by this Institute, it was intervened in tens of monuments of different types in these sites, based on the technical situation and their values. In these interventions, Albanian architects were strongly based on the principles of the Charter of Venice, also being the Albanian representatives, under signers of this programmatic document. Annual interventions were carried out in the Castles of Berat and Gjirokastra, including consolidations, clearings, partial reinforcing reconstructions, etc.

Important consolidating interventions are made in the religious buildings, especially in Berat, including together with architectural interventions those in works of art, in frescos, in icons, etc. Wide preserving activity has been carried out in the popular dwellings: because of the delicacy of their structures and for the fact that they still continue to be inhabited.

Up to now, in the site of Berat, there have been interventions in 55 monuments of the first category or in 86% of them and in 227 monuments of the second category or in 60% of them. While, in the site of Gjirokastra, there have been carried out 40 interventions in monuments of the first category or in 71% of them and in 253 monuments of the second category or in 45% of them.

Presently, the centre of Berat is generally in good situation concerning the historic-cultural values under protection. There are 37 monuments of the first category or 57% of them and 64 monuments of the second category or 16 % of them that need interventions. In the centre of Gjirokastra the situation is somewhat problematic; 48 monuments of the first category or 85% of them need intervention, while 172 monuments of the second category or 31% need such interventions.

Based on the situation of the monuments in these centres, the Institute of Monuments has composed the five-year prognosis plans 2007-2011 for preserving interventions in both sites. In distinction from the transitional period during the years 1991-2000, when the care for protection in the complementary sites of Berat and Gjirokastra decreased, these two or three last years there has been an increase in the efforts by the state institutions, specially a guarantee to improve the situation of the Historic Centre of Gjirokastra included in the World Heritage List.

4.b Factors affecting the property

- (i) Development Pressures

In the complementary sites of Berat and Gjirokastra, the factors which have a negative influence on the monuments, generally are not involved in today's life. In this context, **development pressures are inexistent**. Thus, in the type of fortification, in both sites there are no pressures of damaging the values, because these monuments are out of function and have didactic values. The religious monuments preserve the traditional functions, so they do not present changing problems.

On the contrary, the category of dwellings and less that of shops in the ensembles of bazaars, sometimes present real problems concerning the

pretensions of their dwellers and users for changes in conformity with the time requests. While in the dwellings, monuments of the second category are allowed internal changes, by solving in general the time requests, in the monuments of the first category difficulties are felt in their utilisation.

Concerning the preservation of the urban-architectural values of the sites, although the legislation is complete, there were met deviations especially during the year 1997. Today, all the deviations are identified and denounced and the work has begun for avoiding the damages. During the recent years, it is seen an increase in the work of the local governments and central bodies, for the prevention of damages of the monuments.

- **(ii) Environmental pressures (e.g. pollution, climate change, desertification)**

The complementary sites of Berat and Gjirokastra, **do not present pollution problems** with eventual consequences for the damage of monuments. Climatic factors are of normal parameters. Nevertheless, there may be present eventual negative influences.

- **(iii) Natural disasters and risk preparedness (earthquakes, floods, fires etc)**

The complementary sites of Berat and Gjirokastra, concerning the earthquakes, are included in the zone of 7-8 Richter scale. During the restoring interventions, without touching the principles of the restoration, efforts are made for constructive protecting measures towards earthquakes.

Osum River presents no risks for damaging the Historic Centre of Berat, while on the Historic Centre of Gjirokastra some seasonal streams have to be systemised in order to avoid any eventual risks.

The assurance against fire risks is problematic, especially in Mangalem and Gorice quarters and in some zones of the Historic Centre of Gjirokastra, where the fire-extinguishing vehicles can not pass. Meanwhile, there are being made researches for projects on hydrate networks to be used in accidental fires.

- **(i v) Visitor/ tourism pressure**

Nowadays, in both sites, **the number of visitors**, mainly of cultural, domestic and international tourism, **presents no problems** even for slight damages of the monuments. The only problem for the future may be the visits in the religious objects, some of them with small spaces, with mural pictures and icons. But, the organisation of the visits, not to damage the values, is entirely possible.

- **(v) Number of inhabitants within the property and the buffer zone.**

Estimated population for the Year 2005 *:

	<u>BERAT</u>	<u>GJIROKASTER</u>
- The Historic Center	4070	11500
- The Buffer zone	9850	10500
- Total	13920	22000

* **NB** – In Albania the census is made each 5 years

5.
PROTECTION AND MANAGEMENT OF THE
PROPERTY

BERAT



VIEW OF A STREET WITHIN THE "KALA" QUARTER

GJIROKASTRA



VIEW OF A STREET WITHIN THE BAZAAR

5.a Ownership

In the complementary sites of Berat and Gjirokastra, we meet three kinds of ownership: **state** ownership, **private** and that of **religious** institutions.

5. b Protective designation

The complementary sites of Berat and Gjirokastra are protected from the following law acts:

1. The Decree of Council of Ministers Nr.172, dated 02.06.1961.
2. Law Nr.9048, dated 07.04.2003 “*On the Protection of the Cultural Movable and Immovable Properties*”.
3. The Regulation for the Historic Centre of Berat approved with DCM, Nr. 826, dated 30.12.2005, “*On the Proclamation of the Historic Centre of the Museum City of Berat and the Approval of the Regulation for the Administration of this Centre*”.
4. *The Regulation for the administration of the museum city of Gjirokastra* dated 11.12.2003

The first list of the monuments under the protection of the state in Albania belongs to the Decision of the Institute of Sciences, (Nr. 93 dated 16.10.1948). In this list, from the city of Berat, there were included the Castle, the Bridge on the Osum River, four Churches and a Mosque; while from the city of Gjirokastra, its Castle. The list of the monuments of the first category in the site of Berat, together with the reclamation of the Historic Centre is included in DCM Nr.172, dated 02.06.1961. This list includes 50 monuments, mainly dwellings. In the year 1963 there were proclaimed two other monuments of the first category, while one monument respectively in the years 1973, 1977 and in 1983.

The list of the monuments of the first category and the reclamation of the Historic Centre in the site of Gjirokastra belongs to the year 1973. In this year

there were proclaimed 48 monuments of the first category, in 1977 there were proclaimed six others, while in the year 1980 two monuments.

5.c Means of implementing protective measures.

The legal frame for the protection of the Historic Centres of the complementary sites of Berat and Gjirokastra, i.e. of their urban-architectonic values, **is complete. Its implementation**, in general, **is correct**, not excluding cases of its violation, especially during the year 1997 and sometime after it. The collaboration between the local state-power with the Ministry of Tourism Culture Youth and Sports (MTCYS) and Regional Directorate of Monuments of Berat and Gjirokastra is increasing, by facilitating the rigorous implementation of the legislation for the protection of the Historic Centres of Berat and Gjirokastra.

An important positive factor is also **the increase of awareness of inhabitants** for the protection of these values and still small profits from the beginning of cultural tourism in these sites, which undoubtedly has a future.

5.d Existing plans related to municipality and region in which the proposed property is located

See the attached Volume II: The Management Plan - page 26 for Gjirokastra and page 92 for Berat

5.e Property management plan or other management system

See the attached Volume II: The Management Plan

5.f Sources and Levels of Finance

Since some buildings of Berat and Gjirokastra were put under state protection in the year 1948 up to 1990, with the change of the system in Albania passing from dictatorial to democratic one, all the expenses for the valuation of

these monuments, including these two centres, were covered by the state, independently from the ownership. Later on, the expenses for the restoration of the monuments – private ownership, almost all of them dwellings, for those of the second category 30% were covered by the state while the difference by the owners, mainly with credits of low interests. The same is also practiced today. Even after the years 1990, the state is the main investor of the proceedings of restoration in monuments, i.e. in the complementary sites of Berat and Gjirokastra, too. Alongside with the establishment of the democratic system, which brought private initiative and created relations with the world, breaking self-isolation, alternative funds continuously increase from different sources – private or state, domestic or foreign ones. Let us mention the funds of UNESCO for the site of Gjirokastra and other funds for both centres that are increasingly growing.

5.g Sources of expertise and training in conservation and management techniques.

For the evaluation of the monuments in Albania, understood as the unity of activities for tracing, documentation, studying, restoring and publishing, an institutional network was created in the second half of last century, together with a restoring framework of three levels. Thus, a forerunning institution created in 1965, was turned into the Institute of the Cultural Monuments in Tirana, having as a main objective the protection and the restoration of monuments in Albania.

The regional Directorates cover defined spaces and areas of the territory being responsible for the monuments protection and conservation in these territories. The specialists of the Cultural Monuments of the licensed institution project the works, which are finally approved of by the National Council of Restoration, headed by the Minister of Tourism, Culture, Youth and Sports. The restoring staff, mainly graduated architects, constructions engineers, and

archeologists are specialized while working; some of them are trained in courses organized by ICCROM or courses abroad. The undergraduate staffs are schooled in technical schools, in the construction branch, while the experts of construction are trained while working or in training courses. Before 1990, restoration works were carried out by implementing organisms in the Institute of Monuments today, along with restoring interventions carried out by the Institute of Cultural Monuments, there are interventions performed by auction companies licensed in the field of restoration.

In order to prepare restorers in architecture, the Architecture College in Tirana University has started Higher Education Curricula Development Project Tempus Program. **In June 2005 it was signed the agreement concerning the creation of the Center of Conservation and Restoration between the Ministry of Culture of Albania and UNESCO, with the financial support of Italy.** This center was opened in 14th of December 2007. It is for the first time that this kind of center is opened in Albania. It aims at the completion of two-year training for the curators and restorers working in the Institute of Cultural Monuments in Tirana and the Regional Directorates of Cultural Monuments in the different districts. 20 trainers are divided in two groups (10 for the conservation and restoration of monuments and 10 for restoration of art, being this: fresco, wood, mosaics and materials founded from the archaeological excavations). This highly productive project organized thanks to UNESCO and the financial contribution of the Italian Government has made possible the opening of this important center and its improvement during the period 2008-2009.

In the field of publications, various topics concerning the theory and *practice of restoration are published in "Monumentet" magazine.* In the recent years, the subject of two published monographs was the criteria of architectonic monument restoration. Training of curators and restorers is a challenge, especially restorers of frescos and icons, which are the specificity of Berat.

5.h Visitor facilities and statistics

Until 1990, Albania was an isolated country under the communist dictatorship, with no foreign tourism, the home tourism being inexistent, as a result of extreme economic poverty. After the 90-ies, political obstacles were banned, tourism revived, but its revival is still slower than expected, due the **poor state of infrastructures**.

In the present condition, **cultural tourism in Berat and Gjirokastra is at its beginning**. The qualification of these two historical centres as World Heritage would create premises for the flourishing of tourism. The living buildings of the second category, could become bed and breakfast houses, even small restaurants, very appealing to visitors, without harming the values of the monuments under protection.

Inspite of that, the number of hotels out of the historic centres in the towns has been rising recently. Today, the city of Berat numbers 7 hotels, with a capacity of 200 beds, while the city of Gjirokastra numbers 20 hotels of different capacities. Restaurants have been established in abundance, as well as plenty of refreshment and drink bars.

The expectations in the increase of tourism will be associated with the increase and improvement in infrastructure, to facilitate tourism flux. Local businesses and the local Government are prepared to invest in this field, including facilities such as public toilets, relaxation sites, and other necessary indicators, leaflets, brochures etc. Presently in Gjirokastra and Berat two of the first-category monuments house the ethnographic Museums, and Saint Mary's Cathedral in Berat houses the Medieval arts Museum "Onufri". Within the Castle area in Gjirokastra there is the national museum of arms.

5.j Staffing levels (professional, technical, maintenance)

a) Berat

At present, the Regional Directorate of the cultural monuments numbers 34 staff members, out of which, 8 are professionals, 9 technicians, and 17 maintenance. “Onufri” museum, the Ethnographic museum and the Historic museum number 13 members, 4 of which are professionals.

b) Gjirokastra

At present, the Regional Directorate of the cultural monuments of Gjirokastra numbers 25 staff members, out of which, 7 professionals, 5 technicians, and 11 maintenance.

6.
MONITORING

BERAT



THE CHURCH OF SHEN TRIADHA (HOLY TRINITY), 14th CENTURY – “KALA” QUARTER

GJIROKASTRA



THE MOSQUE OF THE BAZAAR, 1757

6.a Key indicators for measuring state of Conservation

Being under law protection since 1961, Berat and Gjirokastra's historic centers have been the attention of the competent institutions, which evaluate this property through restoring works, which have diminished during the transitional period (1991-2000).

In the 2-3 recent years, State carrying measures have increased in general, and in Berat, in particular. Two indicators will be used to measure conditions for the conservation of the historic Centers in Berat and Gjirokastra.

- The first indicator has to do with listing the first- category and second- category monuments, which are at risk.
- The second indicator is that of the first and second category, which need works of conservation and restoration.

In 2007 in the historic center of Berat and Gjirokastra there are:

<u>BERAT</u>	<u>Nr.</u>	<u>%</u>
Monuments of the first category highly at risk	4	6
Monuments of the second category at risk	12	3
Monuments of the first category that need intervention	33	51
Monuments of the second category that need intervention	52	13
<u>GJIROKASTRA</u>	<u>Nr.</u>	<u>%</u>
Monuments of the first category highly at risk	15	26
Monuments of the second category at risk	48	9
Monuments of the first category that need intervention	33	59
Monuments of the second category that need intervention	124	22

These records are kept in the technical archives of the Regional Directorate of Cultural monuments in Berat and in Gjirokastra.

6. b Administrative arrangements for monitoring property

On technical–scientific planning, the Institute of Cultural Monuments is in charge of restoration and maintenance of the Historic Center of Berat and Gjirokastra, with offices in the capital city of Albania, Tirana, and of its subordinate office, the Regional Directorates of the Cultural monuments in Berat and Gjirokastra. The local governments and the Prefectures of the districts of Berat and Gjirokastra share the charge of the protection of the respective historic centers.

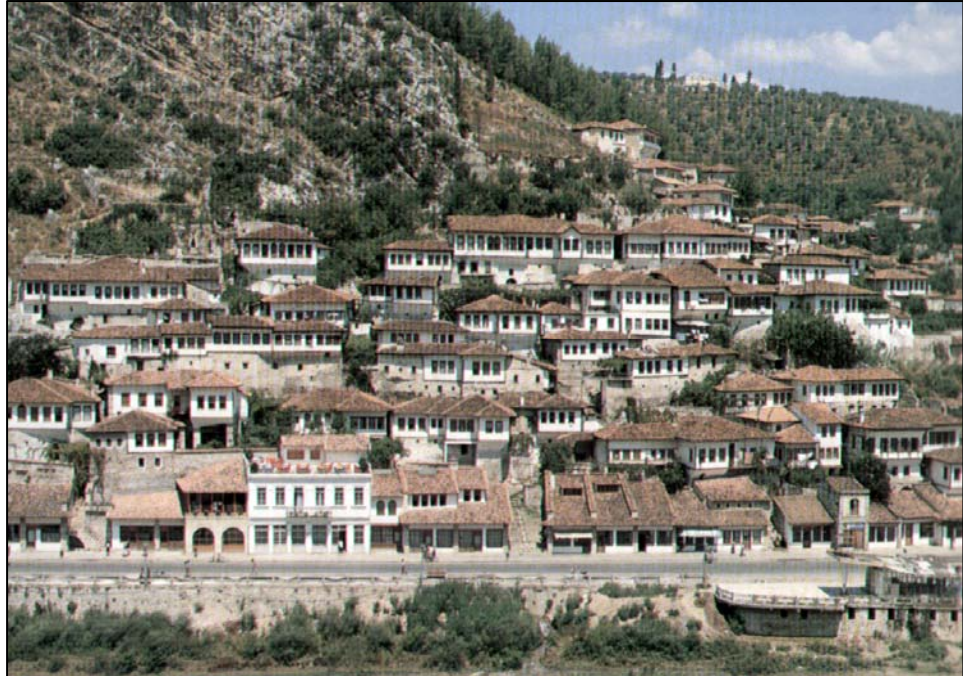
6.c Results of previous reporting exercises

Since 1965 the year in which the Institute of the Cultural Monuments in Tirana was founded, there were yearly reports of the cultural monuments' Branch in Berat and Gjirokastra to the Central Institute. During the transitional period from communism to democracy (1991-2000), less care and attention, was paid to monuments.

In the recent years especially since 2004, it should be underlined that the sensibility towards the values of the historic centres in Berat and Gjirokastra is increasing, and in this context, a progress was registered and a further progress is expected.

7.
DOCUMENTATION

BERAT



GENERAL VIEW OF "MANGALEM" QUARTER

GJIROKASTRA



GENERAL VIEW OF "DUNAVAT" QUARTER

7.a Photographs, slides, image inventory and authorization table and audivizual materials

See the authorization table attached in the end of Volume IV – * see the photos in Volume IV

See the attached management plan in Volume II

7.b Texts relating to protective designation, copies of property management plans or documented management systems and extracts of other plans relevant to the property.

See the Volume III (for Protection) and Volume II (for management)

7.c Form and date of most recent records or inventory of property.

Soon after the Historic Centers of Berat and Gjirokastra were put under law protection in 1961, the documentation of the first category monuments started in the form of graphs, photographs and descriptions. Every protecting or restoring intervention of the first and second category monument has been documented, according to the intervention degree, with projects, technical reports and preventives.

All this documentation is kept in the central archives in the Institute of Cultural Monuments in Tirana.

Thanks of its special nature, this documentation is continuously enriched.

7d. Address where inventory, records and achieves are held.

The inventory records and graphic, photographs and descriptive documentation of the Historic Centers of Berat and Gjirokastra, head in the Institute of the Cultural Monuments in Tirana

Adress : Rruga “Aleksander Moisiu” Nr. 76 Tirane - Albania

E-mail : imk@albmail.com

7.e Bibliography

a) Berat

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8.
CONTACT INFORMATION OF RESPONSIBLE
AUTHORITIES

BERAT



THE WHITE MOSQUE (15th CENTURY) – KALA QUARTER

GJIROKASTRA



THE CLOCK TOWER AND PART OF THE FORTIFICATION OF THE CASTLE

8a. Preparers

1. **Name** : **Emin RIZA**
Title : Professor, Doctor of Sciences (History of Architecture and Restoration)
Address : Instituti i Monumenteve të Kulturës
City/ Province : Tirana
State/ Country : Albania
Tel : + 355 4 227 511
Fax : + 355 4 228 512
E-mail : isnkult@abcom-al.com

2. **Name** : **Lorenc BEJKO**
Title : Doctor of Sciences (Archaeology) - Director of the Institute of Cultural Monuments
Address : Instituti i Monumenteve të Kulturës
City/ Province : Tirana
State/ Country : Albania
E-mail : imk@albmail.com

3. **Name** : **Ajet NALLBANI**
Title : Master of Sciences (History) - Director of the Regional Directorate of Cultural Monuments
Address : Drejtoria Rajonale e Monumenteve të Kulturës, Lagja “28 Nëntori”
City/ Province : Berat
State/ Country : Albania
Tel : + 355 32 32 393
Fax : + 355 32 32 393
E-mail : monkultb@abcom-al.com

4. **Name** : **Edlira ÇAUSHI**
Title : Art Historian and Restorer
Address : Instituti i Monumenteve të Kulturës
City/ Province : Tirana
State/ Country : Albania
Tel : + 355 4 227 511
Fax : + 355 4 228 512
E-mail : isnkult@abcom-al.com

5. **Name** : **Marsela PLYKU**
Title : Urban Planner and Curator
Address : Instituti i Monumenteve të Kulturës
City/ Province : Tirana
State/ Country : Albania
Tel : + 355 32 32 300
Fax : + 355 32 32 393
E-mail : marselaplyku@yahoo.co.uk

6. **Name** : **Genci SAMIMI**
Title : Civil Engineer and Restorer
Address : Instituti i Monumenteve të Kulturës
City/ Province : Tirana
State/ Country : Albania
Tel : + 355 4 227 511
Fax : + 355 4 228 512

7. **Name** : **Bashkim PENXHA**
Title : Designer
Address : Instituti i Monumenteve të Kulturës
City/ Province : Tirana
State/ Country : Albania
Tel : + 355 4 227 511
Fax : + 355 4 228 512
8. **Name** : **Emiljano ZHULEKU**
Title : Director of the Directory of Programming and Development in the Municipality of Berat
Address : Bashkia Berat - Drejtoria e Kultures, Rinise dhe Sporteve
City/ Province : Berat
State/ Country : Albania
Tel : + 355 32 34 008
Fax : + 355 32 34 036
E-mail : zhuleku73@yahoo.com
9. **Name** : **Agron POLOVINA**
Title : Director of the Directory of Culture, Youth and Sports in the Municipality of Berat
Address : Bashkia Berat - Drejtoria e Kultures, Rinise dhe Sporteve
City/ Province : Berat
State/ Country : Albania
Tel : + 355 32 34 008
Fax : + 355 32 34 036
E-mail : polovina_agron@yahoo.com

8b. Official local institution / Agency

1. The Regional Directorate of Cultural Monuments - Berat

Tel/Fax : + 355 (0) 32 32 393
E-mail : monkultb@abcom-al.com
Website : www.beratmonument.org.al

2. The Regional Directorate of Cultural Monuments – Gjirokastra

Tel : +355 (0) 84 62 401
Fax : +355 (0) 84 65 835

3. The Municipality of Berat

Tel : + 355 (0) 32 32 971 / + 355 (0) 32 34 935
Fax : + 355 (0) 32 34 036
E-mail : bashkiaberat@yahoo.com

4. The Municipality of Gjirokastra

Tel : + 355 (0) 84 68 597
Fax : + 355 (0) 84 63 796
E-mail : bime@yahoo.com

5. The Prefecture of the Region of Berat

Tel : + 355 (0) 32 32 141
Fax : + 355 (0) 32 34 141

6. The Prefecture of the Region of Gjirokastra

Tel : + 355 (0) 84 63 435
Fax : + 355 (0) 84 63 434

8c. Other local institutions

1. “Onufri” Iconographic Museum, Lagja Kala (Castle quarter), Berat
2. Ethnographic Museum - Lagja “ 13 Shtatori”, Berat
Tel/Fax : + 355 32 32 224
3. Ethnographic Museum – Gjirokastra
4. National Museum of Arms - Gjirokastra

8d. Official web address:

<http://www.beratmonument.org.al>

Contact name : AJET NALLBANI

E-mail : monkultb@abcom-al.com

9.

SIGNATURE ON BEHALF OF THE STATE PARTY

SIGNATURE ON BEHALF OF THE STATE PARTY

MINISTER OF TOURISM, CULTURE, YOUTH AND SPORTS

YLLI PANGO



DATE 25/01/2008

BERAT



DETAIL OF THE FRESCO OF THE CHURCH OF SHEN MARIA VLLAHERNA (ST MARY VLLAHERNA)

GJIROKASTRA



DETAIL OF MURAL PAINTING IN THE INTERIOR OF A CHARACTERISTICAL HOUSE

REPUBLIC OF ALBANIA

INSTITUTE OF CULTURAL MONUMENTS

**A. DESCRIPTION OF THE MAIN MONUMENTS OF
OUTSTANDING VALUE**



BERAT



GJIROKASTRA

(50 pages)

Tirana 2007

PART II

A – DESCRIPTION OF THE MAIN MONUMENTS OF OUTSTANDING VALUE

(50 pages)

Tirana 2007

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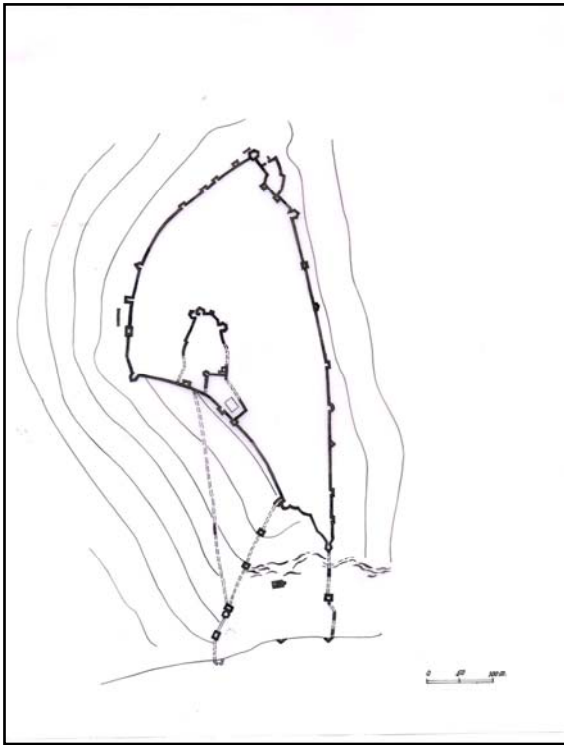
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1. The Castle of Berat

The fortification with surrounding walls of the HCB traces back to the 4th century BC. Later, during the 12th – 13th centuries, this centre continues to expand outside, new quarters were built, so it continues to grow, remaining loyal to the original style, but suffering and experiencing destructions, reconstructions, and restorations, reinforcement in accordance with the development of military and construction techniques of the period. The contours of the fortification, set up on top of the hill, 187m above the sea level, surround 16 ha of the habitat. The contours of the fortification with a main entrance follow the shape of the ground reinforced with defending towers of various features of construction periods. These periods, with their special characteristics belong to Ilirians, Byzantine, the feudal lords principalities, ottoman occupation and the great Albanian Paschaliks.

Traces of the ilirian period are found in the area after the main entrance. Reconstruction of the castle in the 13th century , by Despot of Epirus Michael Angel Comneny, the construction of the fortified courtyard near the main entrance, as well as a vaulted passage, which led down the southern slope of the castle hill towards Osumi River. Also, the Albanian feudal lords contributed to the reconstruction works in the castle. Further in time, contributions were made by the occupiers and again by the Albanian feudal lords. Today, the castle is in a relatively good condition, due to consolidating and restoring interventions making at the same time, interventions in cleaning up and displacing waste to bring to evidence the hidden beauties of the monument.

The Castle of Berat



THE PLAN OF THE CASTLE



VIEW OF THE TOWERS OF THE FORTIFICATION WALL OF THE CASTLE

2. The Castle of Gjirokastra

In the present situation, the state of the surrounding walls, of entrances and galleries covered by arch-vault system is generally well. The clearing proceedings carried out in the period 1975-1990, by removing great quantities of construction remains, displayed a number of new settings.

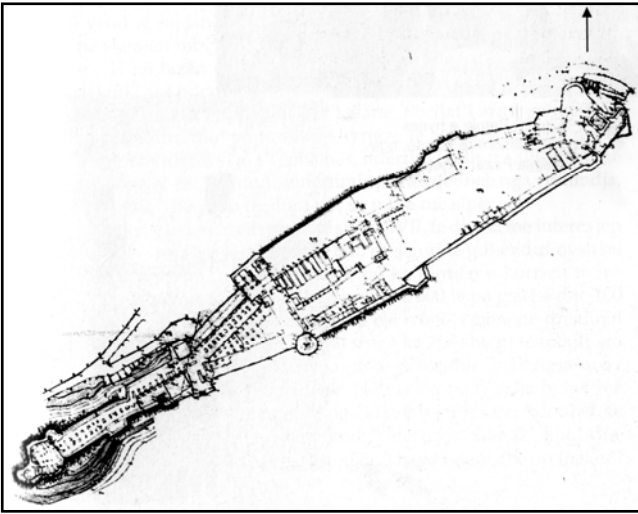
The Castle of Gjirokastra lies on a hilly terrain, seizing its upper part. The configuration of the surrounding walls has been well adjusted to this terrain. There are three main entrances and two secondary ones in the Castle. The surrounding walls were reinforced by a series of towers with different configuration: right-angle quadrangles, polygonal and circulars.

According to the available data, the Castle was built in the second part of the 18th century. It was constructed in two phases. In the first phase the Castle left out of the fortification the south-western part. This part of the Castle was built by Ali Pasha Tepelena in the years 1811-1812. Both phases are distinguished from the peculiarities of the construction techniques, except other defence elements.

The well-known Turkish traveller Evlia Celebi left interesting information on the situation of the Castle in the middle of the 17th century. By describing the Castle, exactly in the first phase of its construction, he informs that, apart from the military functions and the structures used for defensive intensions, in the Castle there were also dwellings and water-supply (water reservoirs, tanks etc.), as well as a Mosque.

At the beginning of the 19th century, before building the annexes of the Castle, Ali Pasha Tepelena removed the families who lived within the fortified surrounding walls. In the Castle of Gjirokastra, either in the pre-Turkish or in that of the 19th century, there are robust stone constructions by master's hand using the known techniques of columns, arches and vaults.

The Castle of Gjirokastra



THE PLAN OF THE CASTLE



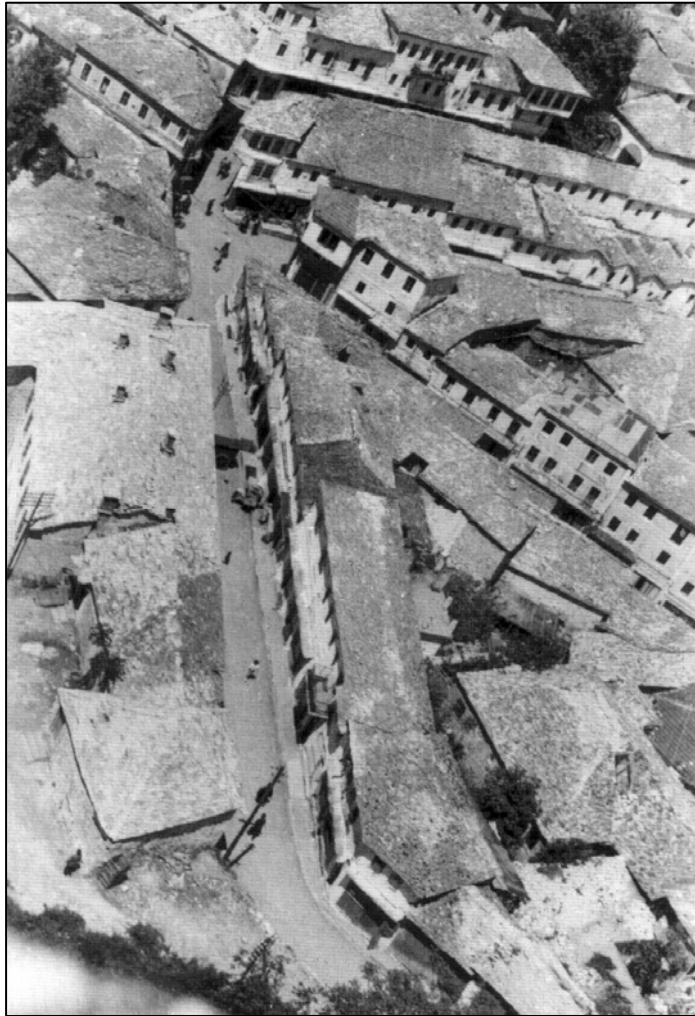
GENERAL VIEW OF THE CASTLE

3. The Bazaar of Gjirokastra

At the beginning, the bazaar of the town was at a side of the Castle, more precisely at the south-western main entrance, where today it is still kept the toponymy “Old Bazaar”. According to the Turkish traveller of the 17th century Evlia Celebi, the bazaar began to be built, at the beginning of this century, located in the city centre. It extends alongside the streets which connects it with all inhabited neighbourhoods. In Gjirokastra and in all the Albanian cities of that epoch, the bazaar composed a unit where it was concentrated the handicraft and trade activity of the town. It is found in this terrain since the XVII-18th centuries, but the actual buildings of the bazaar were constructed later. According to oral data a disastrous fire almost destroyed the bazaar in the second part of the 19th century. This deterioration was the beginning of an almost overall reconstruction of the bazaar, the roads of which, keeping the old axes, were made broader. The architectonic treatment almost uniform of the shops, the solid buildings-frequently of two floors and the same use of some building materials, such as iron profiles, prove exactly the overall reconstruction of the complex of bazaar during the years 1850-1870. Comparing the bazaar of Gjirokastra with other bazaars, it must be said that the basic unit of the complex of the shops was developed for the time, especially in the treatment of its general view.

As far as the problems of urbanization are concerned, the bazaar of Gjirokastra is a classical example of the bazaars with parallel rows and compact constructing blocks, with the same architectonic treatment. The rugged terrain, on which the bazaar is organized, has conditioned its development alongside the streets with ranged blocks, giving dynamism to the ensemble of bazaar. The roofs are covered with stone-slabs. In the entire Balkan areal, the bazaar of Gjirokastra is a rare case of these ensembles, taking into consideration their situation in the second period of the 19th century.

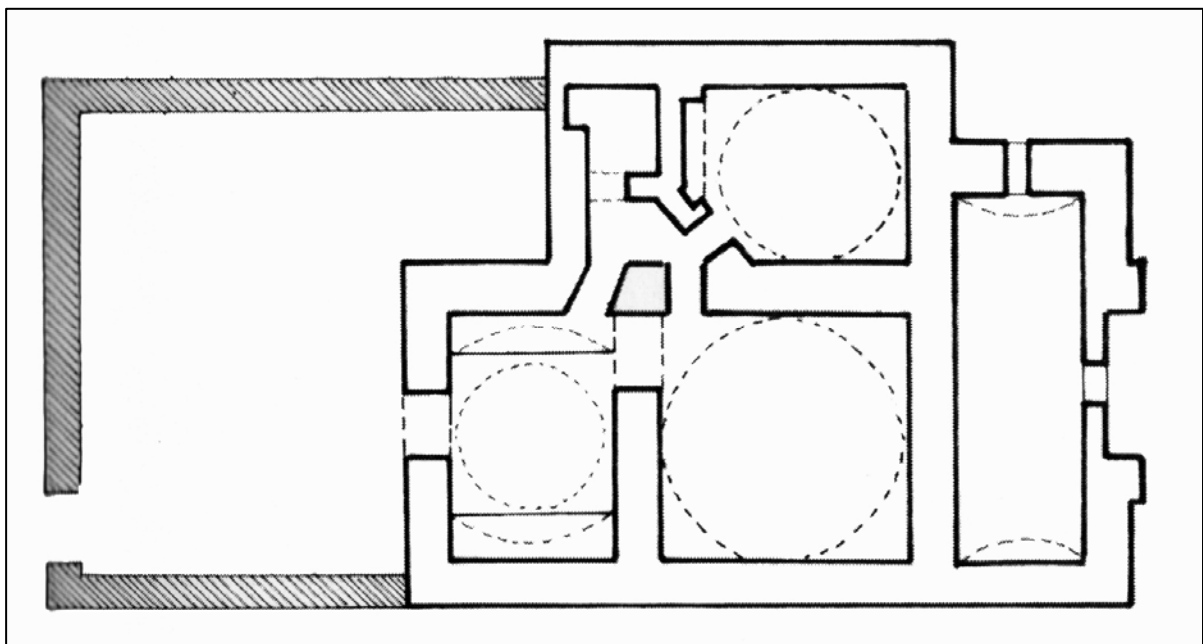
The Bazaar of Gjirokastra



AERIAL VIEW OF THE BAZAAR

4. The Baths of Meçite Quarter – Gjirokastra

It is the only construction of this type in Gjirokastra. The baths were mentioned by the Turkish traveller of the 17th century Evlia Celebi. The baths of Meçite were built in two phases. In the first, there were built three rooms, two for bathing with a washtub and one for steamy bath. Later on, it was added another room for dressing and undressing. The parts of the bath are covered with spherical cupolas, not very high



PLAN OF THE BATHS

5. Water-Butt of the Neighbourhood – Gjirokastra

Since the construction of the reservoirs to collect drinking water from rain was expensive, many of Gjirokastra families had difficulties to acquire water, before the water-butt was built. For these reasons, it began the construction of the water-butt to supply drinking water for poor families. It is an example the building of the cistern in the centre of “Manalat” Quarter, which, according to the inscription, was built in 1784. It is a two-storey construction: having in the ground floor the cistern, while in the upper one, a setting with a well-throat to take water with buckets. Water was gathered from the gutters along the roof eaves.



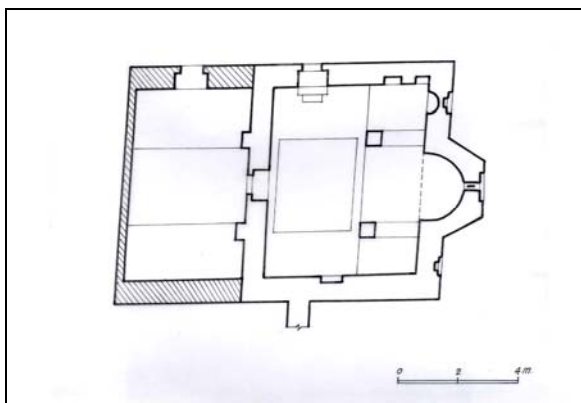
VIEW OF THE WATER BUTT



VIEW OF THE INSCRIPTION ON THE FRONT FAÇADE

6. The church of Saint Mary Vllaherna – Berat

It is believed that the church was built in the 13th century. It was set up inside the castle, together with its fortifications. It was of inscribed – cross type with a dome on tambur and supported by columns. At present two columns are missing, the over-structures and the dome with the drum. The partial damage goes back to the 16th century. After that, the church was covered by a roof. The church was composed by narthex, naos and the altar. Values of mural pictures 14th technique of frescos intervention are carried out to consolidate building structures and frescos.



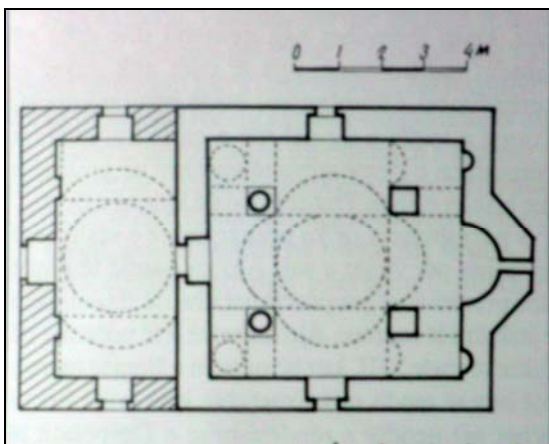
PLAN OF THE CHURCH OF ST. MARIA VLLAHERNA



VIEW OF THE CHURCH OF ST. MARIA VLLAHERNA

7. Kisha e Shën Triadhës (Saint Trinity Church) – Berat

It was build near the inner citadel of the castle. Its construction goes back to the 13th-14th centuries. It is of the inscribed cross type, with a dome resting on inner supportive columns, holding the qemers, on which spherie triangles supported the drum under the dome. The altar was divided from the space of naos. This division is clearly seen on one side from the outside of the wall . On the lower part, the walls are a mixture of stone a pieces of bricks, while cloisonné is used on the upper part. In 1981, restoration works were carried out in this monument.



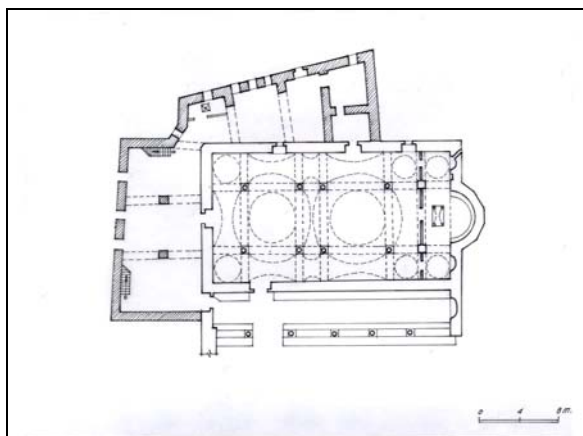
PLAN OF THE CHURCH OF HOLY TRINITY



VIEW OF THE CHURCH OF HOLY TRINITY

8. Katedralja “Fjetja e Shën Marisë (St Mary’s Anunciation Cathedral) – Berat

It was built in Castle quarter. It was almost thoroughly restored / reconstructed in 1747. the cathedral of a basilica type was formed by the naos and the altar. Naos was a three – naves basilica form, covered by an arc and the dome. The naves were divided by two rows of columns. The central nave had two domes in the center, while three smaller ones were on the side naves. In the north naos is circled by one- floor constructions, two- storied in the north and by the portico with arcades supported by columns, in the south. In naos, in front of the altar, a wooden iconostas with great artistic values in a wood carving techniques, is built. Restoration interventions are carried out in this monument and it houses the iconographic museum named ‘Onufri’ museum.



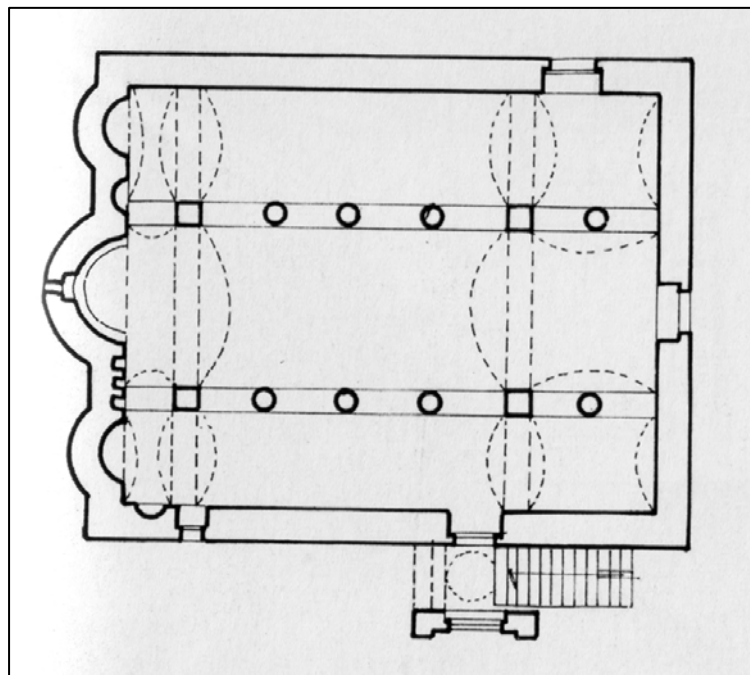
PLAN OF THE CATHEDRAL



VIEW OF THE CATHEDRAL

9. The Church of Saint Sotir – Gjirokastra

According to the inscriptions it was built in 1784. It is a church of basilica type with three-naves. The interior area is composed of narthex, exonarthex and altar. The main nave, wider, and both its side narrower, are covered by cylindrical arches. In the part of altar, there are three apses. A belfry was added later on to the entrance of the church.

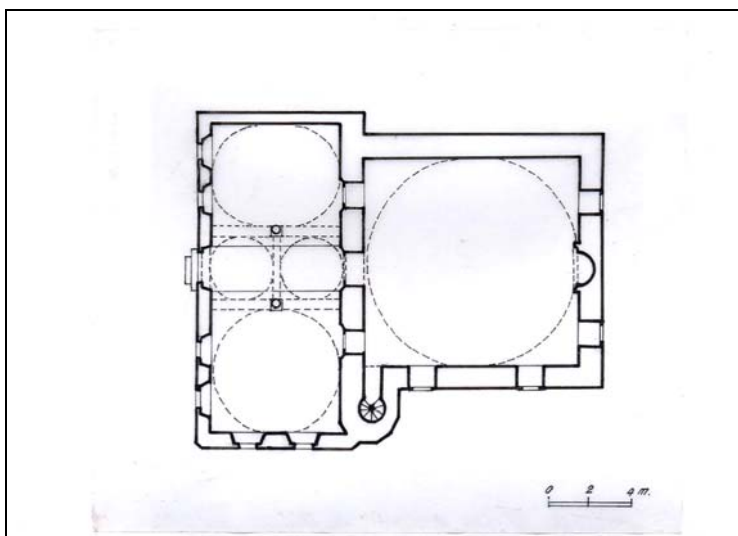


PLAN OF THE CHURCH OF SAINT SOTIRI

10. Xhamia e Plumbit” (The Lead Mosque) – Berat

It is situated in the city center. It was built by the Skuraj house of Albanian feudal lords, in 553- 54. Its composition is simple. The most important part of the building is the prayer hall, conceived as a domed cube, standing a drum. The portico is in the north while the minaret is in the south. Two large domes, placed at the sides of the portico, and two smaller domes in the central section covered it.

Cloisonné was used in building work, a technique well known in pre- Turkish period even in Berat region. The composition is distinguished for its harmony, as a reflection of compositional balance.



PLAN OF THE LEAD MOSQUE



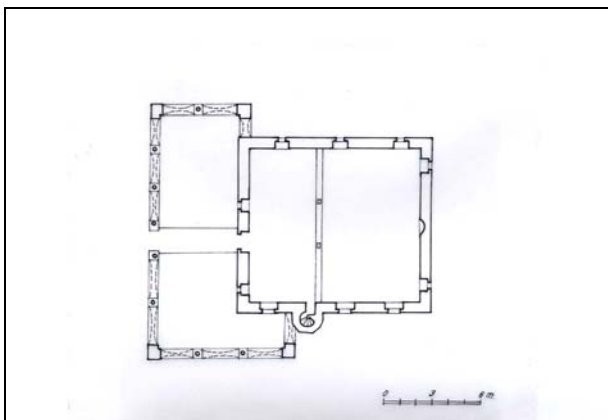
VIEW OF THE LEAD MOSQUE

11. “Xhamia e Beqarëve” (The Mosque of Bachelors)

It was built in 1827, at the lower part of the picturesque quarter of Mangalem. This mosque was built on the steep slope of the quarter. If the site sloped steeply upward, it was difficult to build, but a solution had to be found.

A plateau was cut into the rock to make room for the porch, and a terrace. In front there was an arcade leading into the main street. The prayer hall was built on top of the terrace. On the outer faces, the portico was surrounded by arcades. It was built asymmetrically, leading into the only hall of the mosque, with the minaret on its right.

It is covered by a wooden roof. The upper part of the walls, protected by the long eaves of shed roof, are covered with very colourful paintings painted in al seco techniques. The mosque correlated organically with Mangalem quarter. Restoring works are carried out in this monument.



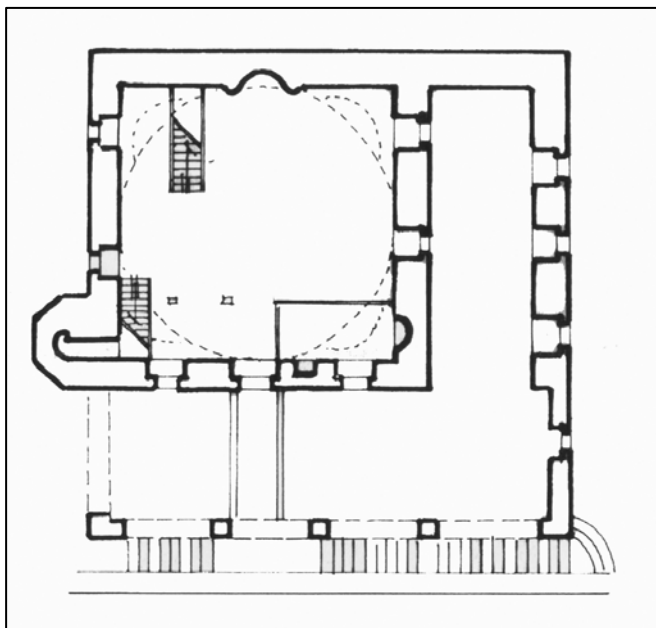
PLAN OF THE MOSQUE OF THE BACHELORS



VIEW OF THE MOSQUE OF THE BACHELORS

12. The Mosque of the Bazaar – Gjirokastra

According to the inscriptions it was built in 1757. This is the biggest Mosque of the town. It is found in the bazaar, so in the city centre. The rugged terrain around has influenced the rough composition of the volume like in many other buildings in Gjirokastra. The main hall of the Mosque is covered by a cupola, being limited in the front part, on the right by two spaces and on the left by a single entrance; in the praying hall it is towered the stone minaret, developed with an already known composition.



PLAN OF THE MOSQUE



VIEW OF THE MOSQUE

13. “Teqeja Helvetive” (Halvetiyye Tekke) – Berat

Built by the end of the 18th century, east of ‘The Mosque of the Ruler’, Halvetiyye Tekke, is one of the most spectacular constructions of Muslim Cult in Berat. It is composed of two halls and a portico front of both elements in the west side. The portico has five arches resting on five marble arches. The central hall the biggest and is cube opposite, there is a rather plain hall, the tyrbe, which contained the tomb of Kurd Ahmed Pasha. The whole structure is built of different volumes, the volume of the central hall rises over the volume of the opposite hall. Masonry was built with neatly- cut stones. The windows are framed. The building is distinguished for its quiet and balanced composition, and its extraordinary values make it unique in its kind in the whole Albanian land.



VIEW OF THE HALVETIYYE TEKKE



VIEW OF THE CEILING OF THE TEKKE

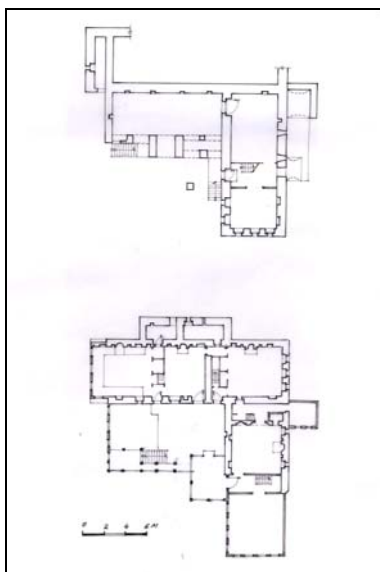
14. The Ethnographic Museum – Berat

It is one of the examples of great values in the type of building with sardak and one of the most ancient in the living houses. It houses the ethnographic Museum.

Considering its type and its architecture, the building is thought to believe to the 18th century, hypothetically, in the 17th century. Originally, it has had a tchardac in the whole front, with three ambients. Later, a branch is added on the right side.

The broad tchardac with a porch and a corner, without ceiling and a front with pajaunte slopply supporting the broad shehet is one of the most outstanding of this ancient compositional element. The guests' room (oda) keeps its original condition where the complex musander- mafil is evident. The ground floor is composed of a porch and three undwelled ambients.

Restoration interventions are carried out in the building.



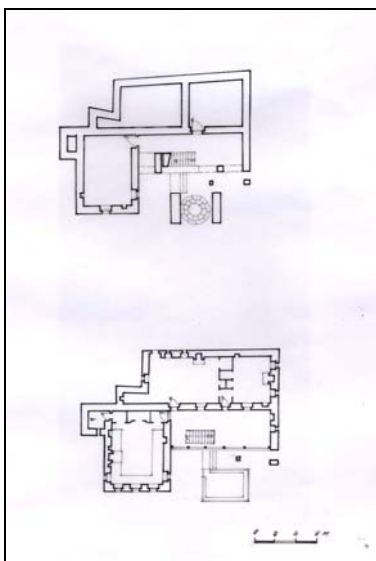
THE PLAN OF THE MUSEUM



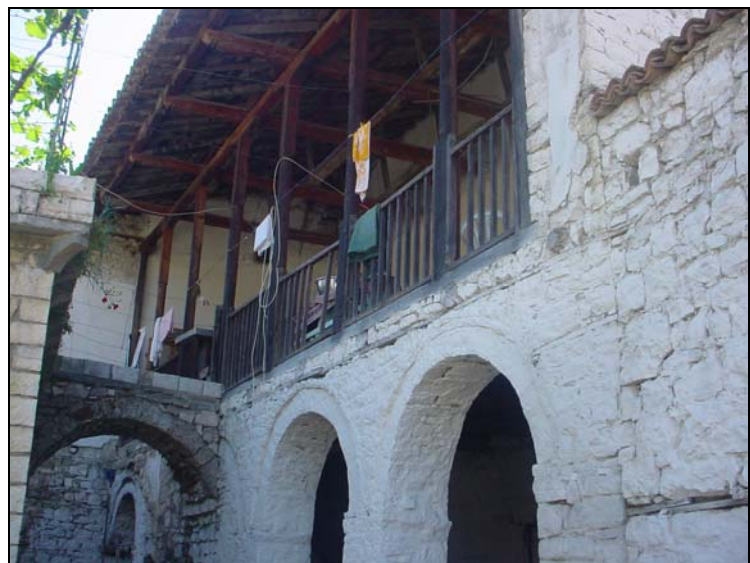
VIEW OF THE MUSEUM

15. The House of Simsia Family – Berat

It is situated in Gorica quarter. It has a çardak on one wing. The sloppy ground has conditioned the volume composition with a porch cut into the rock. On the ground floor there are two katoj and a narrow porch with a flight of stony tairs, which lead into the tchardac. Three ambients are built on the first floor. The guests' room is still in good condition. Opposite the tchardac, outside there is a water well. Restorations are made in the monument.



THE PLAN OF THE HOUSE

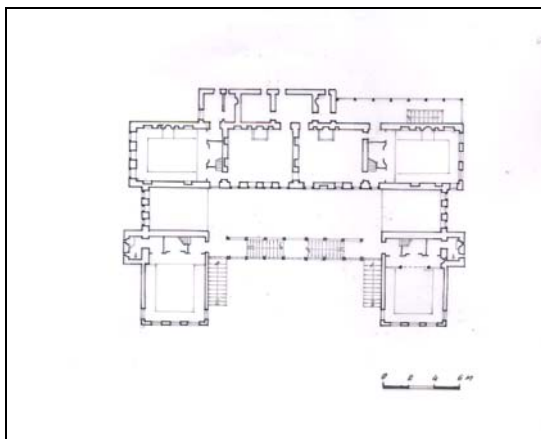


VIEW OF THE HOUSE

16. The House of Haxhistasa Family – Berat

It is kept as the most advanced example the building with tchardac. It is situated in castle quarter. It should have been built by the end of the 18th century or the beginning of the 19th century. The building has two floors and an additional third floor on the right wing, and the water supply (cistern) on the ground floor. The composition of both floors is the same. The porch on the ground floor is surrounded by uninhabited ambients. Two flights of stairs, in the parch lead to the tchardac. In the inhabited part, the çardak (*balcony with columns*) with two side corners is surrounded by ambients.

At the bottom of the living block, on a second phase, a kind of tchardac is built underneath, with an arcade in front. Conserving works are performed in the monument.



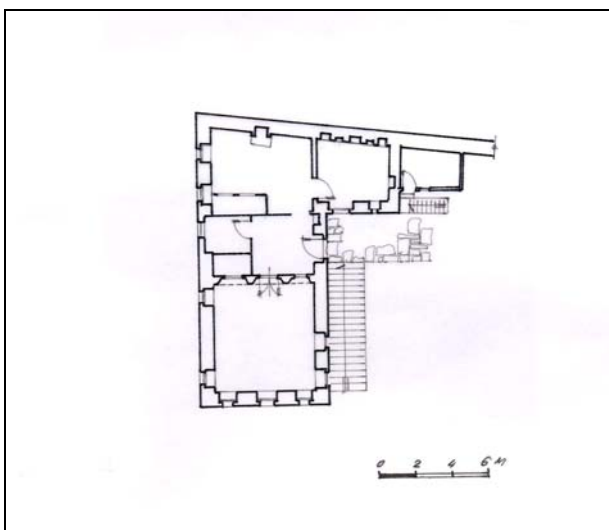
THE PLAN OF THE HOUSE



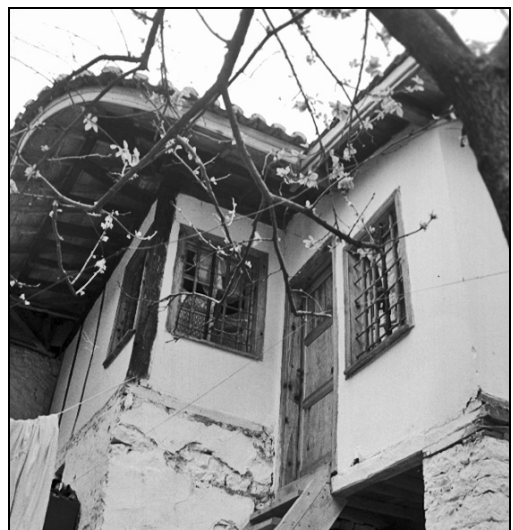
VIEW OF THE HOUSE

17. The House of Kolovani family – Berat

A longside with outstanding buildings, in the three quarters of the historic center of Berat, there are several examples of modest buildings, made of stone, with the well- known composition of the porch cut into the rock. The building of Topi family in Mangalem quarter is a well-conserved example of this type. On the ground floor, there is an only uninhabited ambient, while the second inhabited floor expands at the back, having, besides the main front room, another connecting ambient and two other ambients at the bottom. The masonry is wholly stone, covered by a wooden roof with tiles.



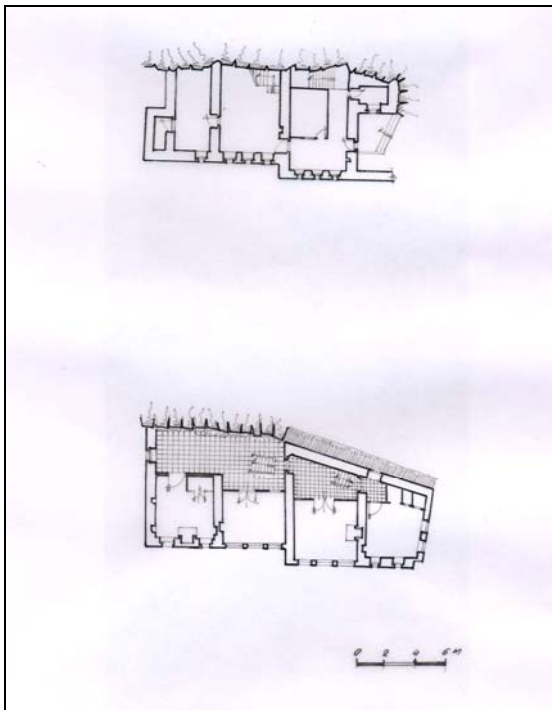
THE PLAN OF THE HOUSE



VIEW OF THE HOUSE

18. The house of Vrohoriti Family – Berat

This building has two fold value firstly, it is an interesting example of the influence of the sloppy rock of Mangalem in composition and secondly, it preserves the volume of the two sides in the condition before the earthquake of 1851. The building has two floors, with the ground floor uninhabited. The upper floor is composed of a comeeting space at the bottom and two inhabited units at the front, with two ambients each. The central ambients have been rebuilt after the earthquake, being treated with wooden structures and many bigger windows compared to the former, stone masonry, with small spaces, covered by arches.



THE PLAN OF THE HOUSE

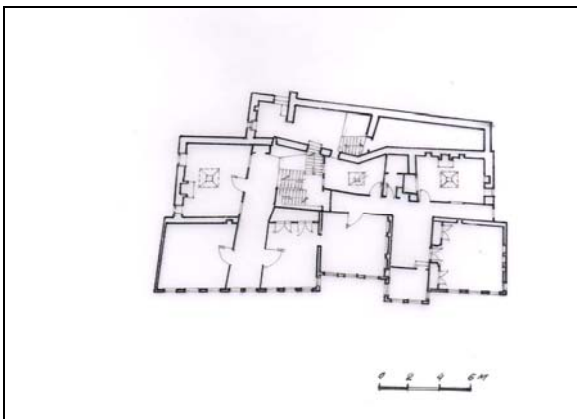


VIEW OF THE HOUSE

19. The House of Xhymyrteka Family – Berat

This two- family building is built in Mangalem quarter. Its importance lies in its volume development, with deviations and unequal development in both floors. It was, also, one of the first buildings with a corner, in the repertoire of Berat buildings. The sloppy rock of Mangalem quarter has had great influence in the interrelated compositions of two and three floors, as seen in this building. The ground floor preserves the condition it was in before the earthquake of 1851, while the second floor was thoroughly rebuilt.

The composition of the front of the floor has aimed at treating it in the concept of the building with corner, implementing erkens. The bottom with an improvised composition is influenced by the sloppy terrain and takes light from a baxha.



PLAN OF THE HOUSE

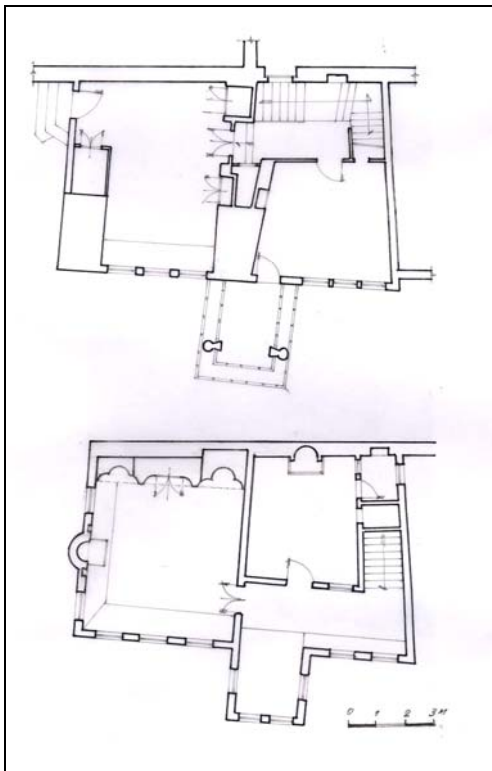


VIEW OF THE HOUSE

20. The House of Aguridhi family – Berat

It is a very interesting solution, distinguished for its composition in the height, and the careful works in the front. The building was rebuilt in 1856 documented by the inscription in the front face. The narrow terrain has dictated its composition in height making it a particular functional solution. The composition has become somewhat clear, only on the second floor, developing two ambients there, one of which is the guests' room (oda). Three arcades are built on the basement, they lead to the corner with an arch at the front, having three centers.

The building has been subject to restoring interventions.



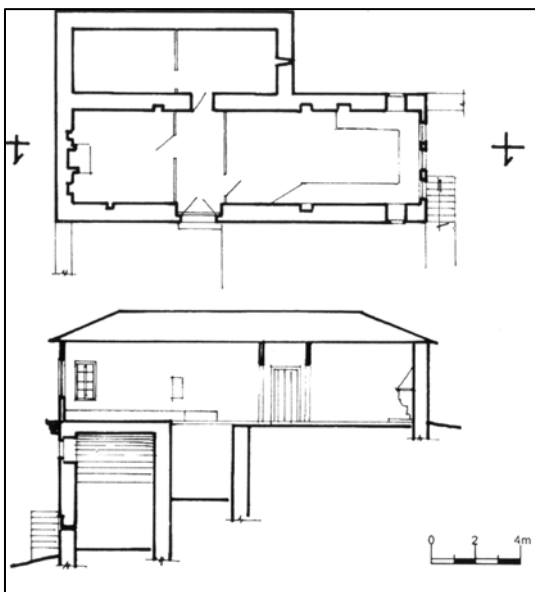
PLAN OF THE HOUSE



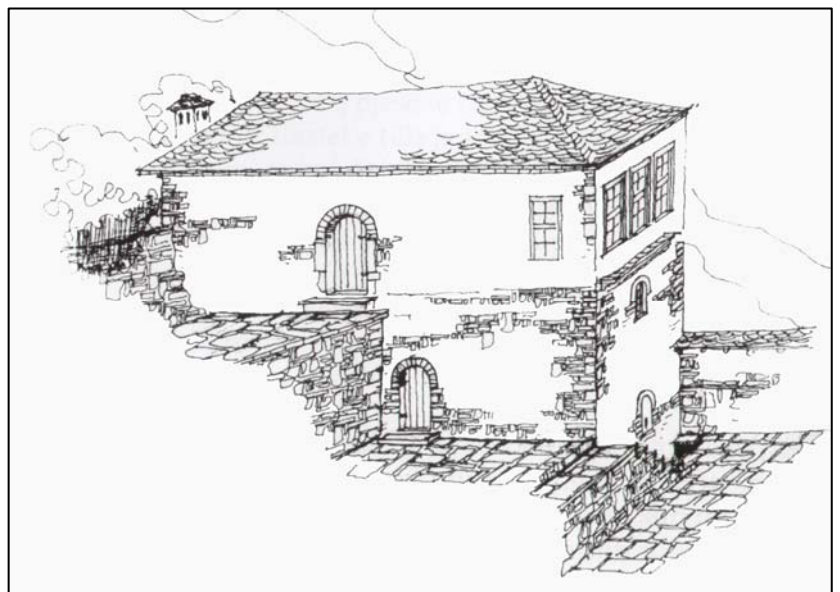
VIEW OF THE HOUSE

21. Stavri Dwelling-House – Gjirokastra

This dwelling is the typical example of the original version of Gjirokastra dwellings. It is presented by a unique composition, with half a floor. In the inhabited floor there are two living parts and two other assisting ones.



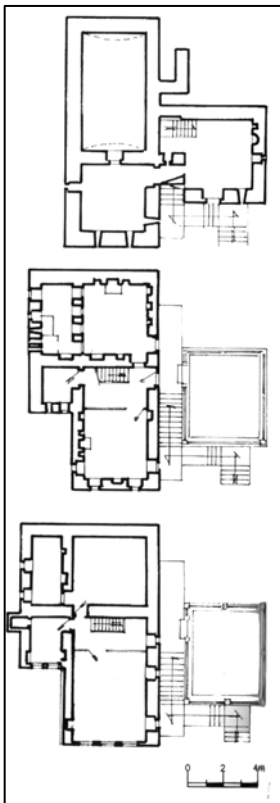
PLAN AND CROSS-CUT



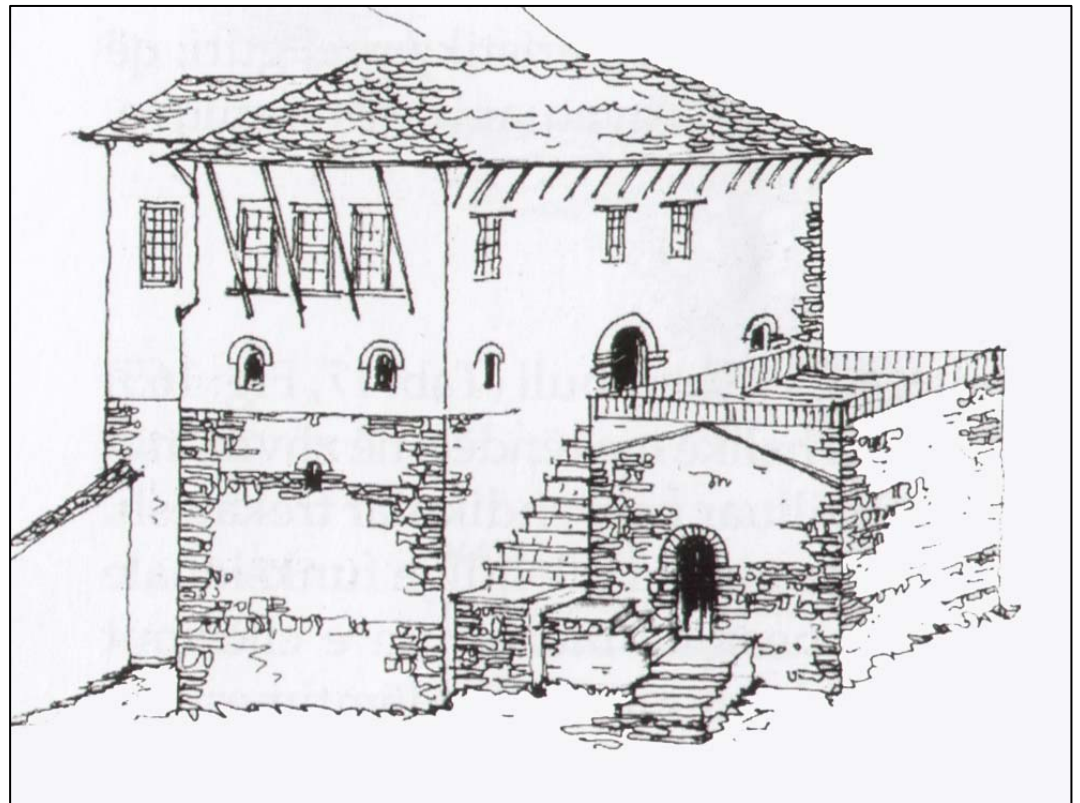
SKETCH OF THE HOUSE

22.Zeko Dwelling-House – Gjirokastra

This dwelling is a very rare and important example in the typological development of Gjirokastra dwelling. It is composed of three floors, where the highest two ones are inhabited. On one side there is a simple ground balcony. This dwelling presents defence characteristics, both because of the compositional level and of the existence of loopholes.



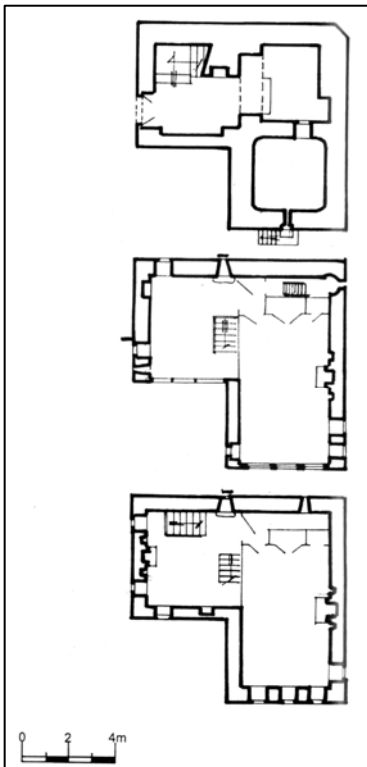
PLAN OF THE HOUSE



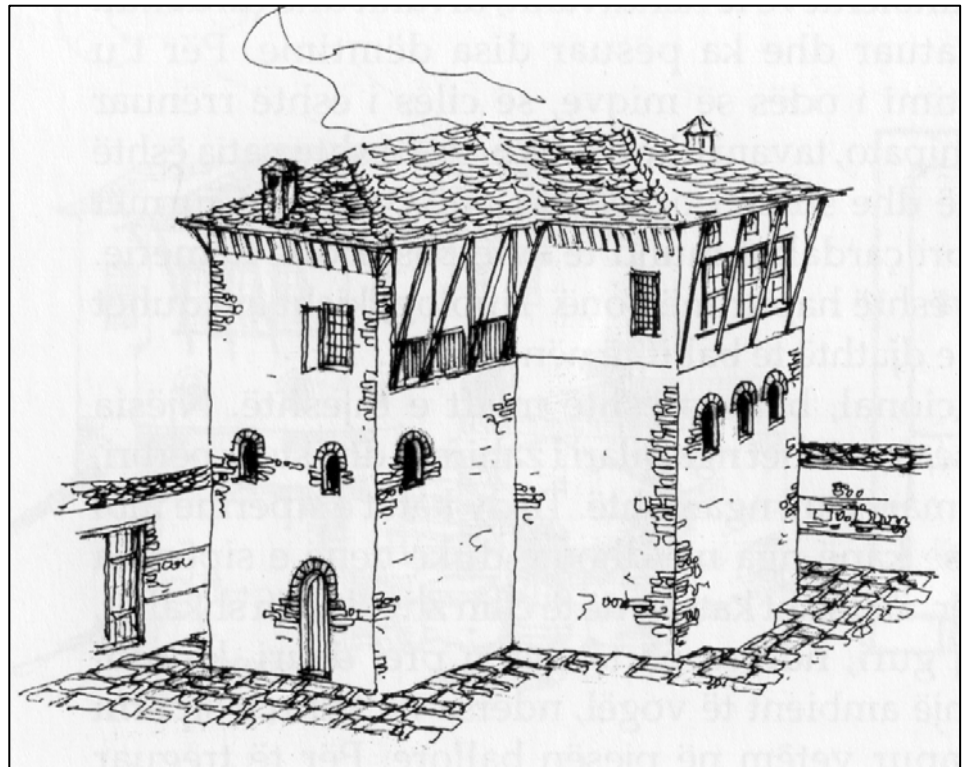
SKETCH OF THE HOUSE

23. Toro Dwelling-House – Gjirokastra

This is a very rare example of the development of Gjirokastra dwelling with the closure of the stair space within the volume of the dwelling. The closure of the stair space creates three characteristic ambiances connected with Gjirokastra dwelling which fit to every kind of such a typology. In this version the functions of the floors are quite clear: the ground floor – uninhabited; the first floor – inhabited in winter and the second one – in summer. In this variant of Gjirokastra dwelling there are clearly seen the characteristics of the vertical composition.



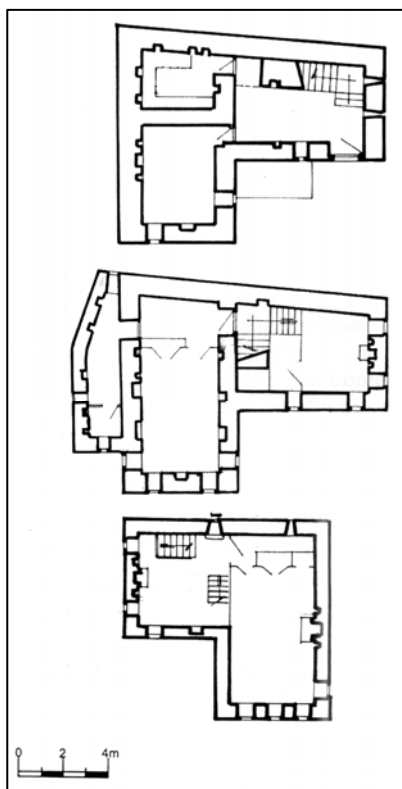
PLAN OF THE HOUSE



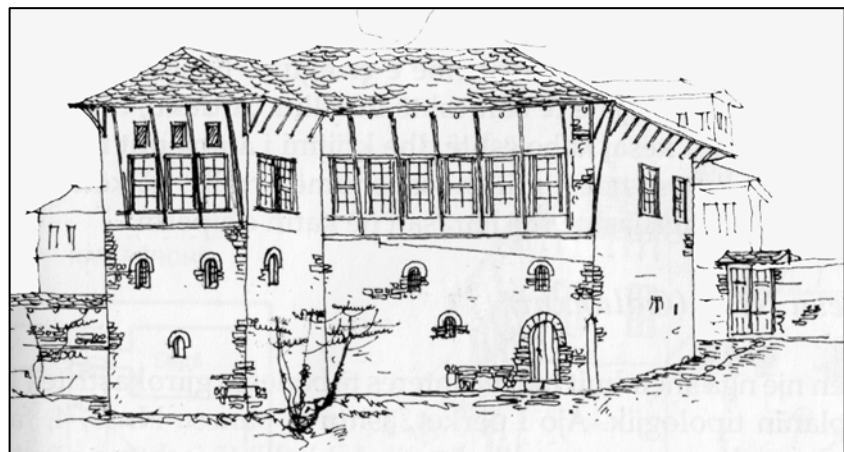
SKETCH OF THE HOUSE

24. Braja Dwelling-House - Gjirokastra

According to the inscriptions, this dwelling was built in 1824. It is a simple variant of only one building-wing. The composition, with two blocks, has different heights because of the rugged terrain. The main block is the sideways-one with four floors, where there are found the stairs – three of them. The water-tank, for collecting and preserving the drinking water, is found in the ground floor of the main block.



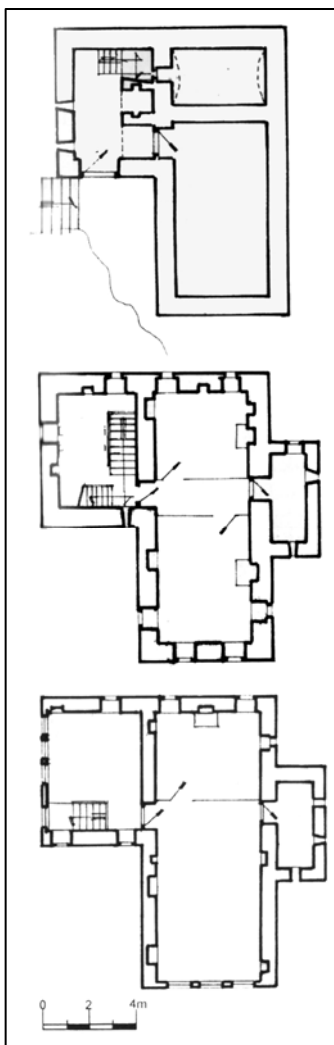
PLAN OF THE HOUSE



SKETCH OF THE HOUSE

25. Galanxhi Dwelling-House - Gjirokastra

Judging from the typology of this building, it must belong to the 19th century. It is a version of dwelling developed with one flanker, with a simple composition, around a central compositional nucleus, where the stairs are found. The balcony links both sides of the dwelling. This dwelling is distinguished for a great number of loopholes for the rifles. On the front wall of the guest-room there must have been painted two lions and floral ornaments.



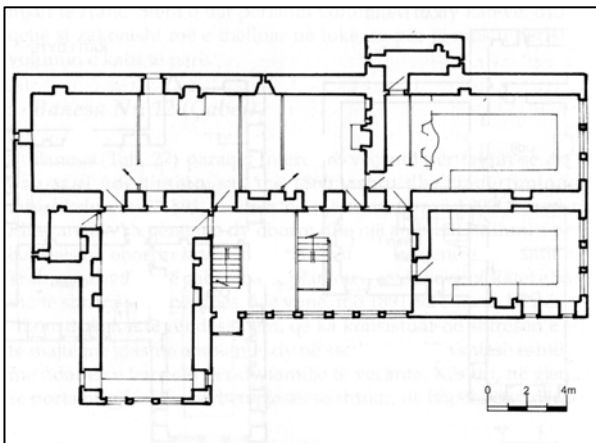
PLAN OF THE HOUSE



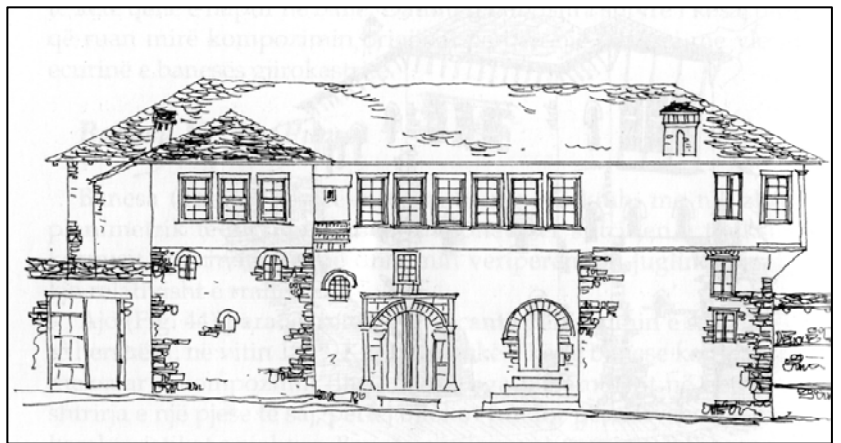
SKETCH OF THE HOUSE

26.Çabej Dwelling-House - Gjirokastra

It is an interesting dwelling both of the composition and its construction history. According to the inscriptions, the first phase belongs to the year 1866 and reconstruction to 1891-1892. The reconstruction relates to the extension of the right wing with six ambiances, three in each floor, sharing thus the dwelling and courtyard for two families. It is of interest the treatment of the interiors during the second phase of construction.



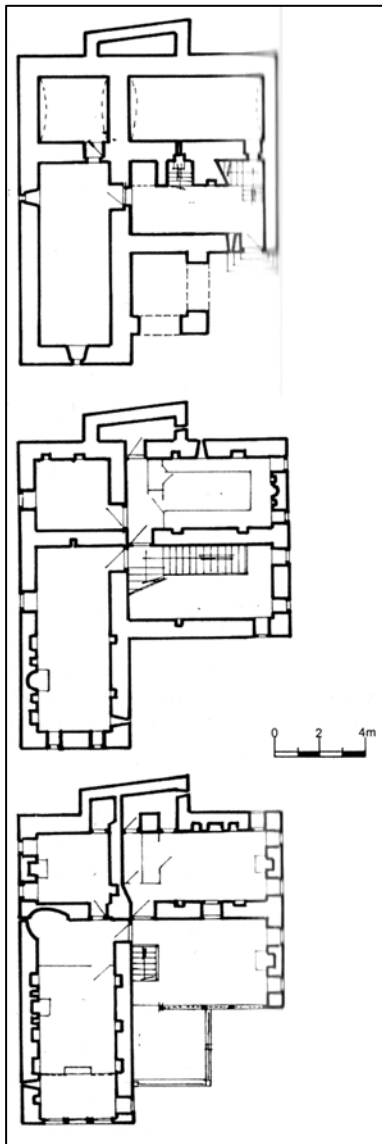
PLAN OF THE HOUSE



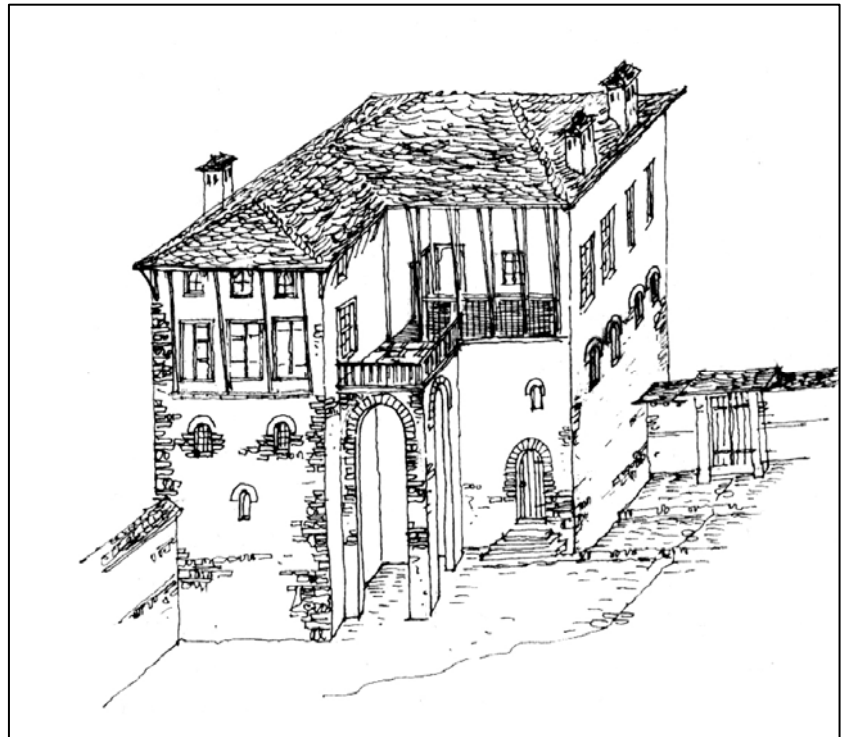
SKETCH OF THE HOUSE

27.Çene Dwelling-House- Gjirokastra

According to typology, this dwelling belongs to the developed type with one building wing, with dense composition, developed in height. Despite from the alterations in time, this dwelling keeps important typological values. The guest-room, kameriyye and other ambiences are preserved in good state. Judging from the treatment of the interiors, the dwelling must have been built at the beginning of the 19th century.



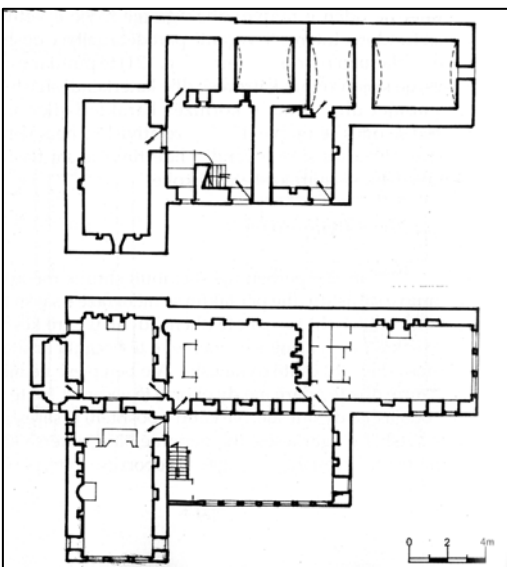
PLAN OF THE HOUSE



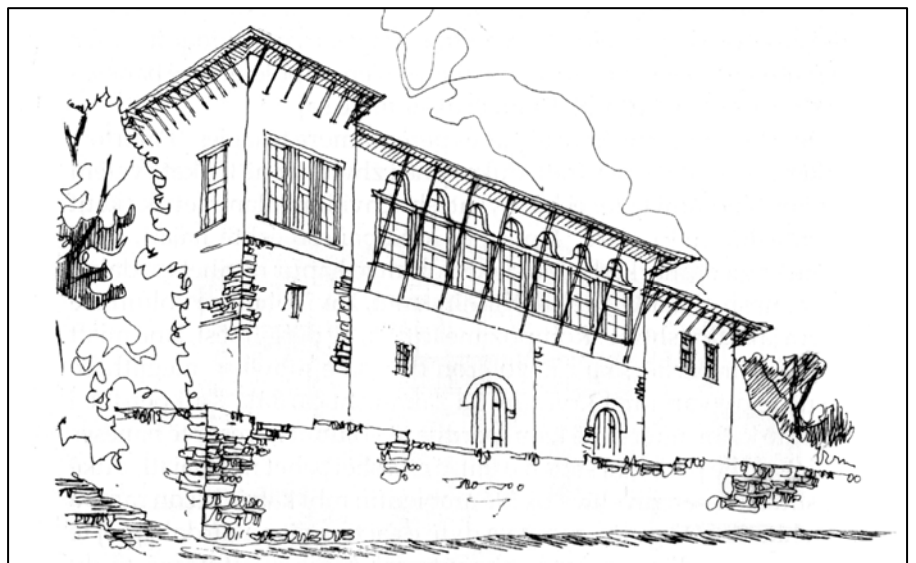
SKETCH OF THE HOUSE

28.Xh. Angoni Dwelling-House - Gjirokastra

It is a relatively rare case of a two-floor house, preserving the known traditional compositional schemes of architectural and constructive management. There were two phases of construction. The first phase includes four settings in each floor. In the second phase, it was orientated towards the North by reconstructing three ambiances in the ground floor and a room in the upper floor, except the extension of the divan. The extension of the year 1838 is an important repertory concerning the management of the interior of Gjirokastra dwelling.



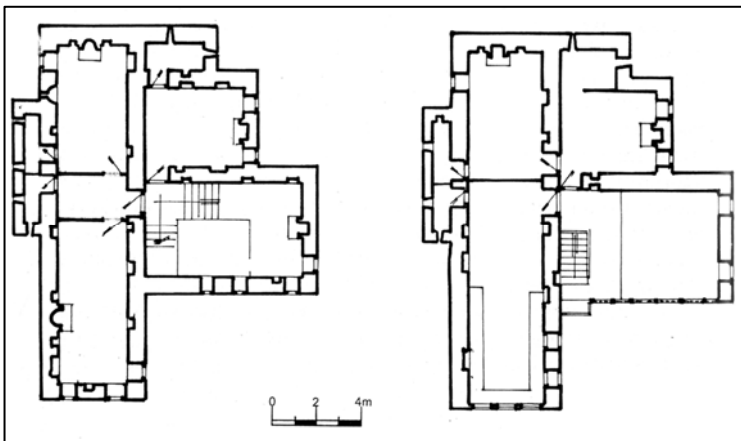
PLAN OF THE HOUSE



SKETCH OF THE HOUSE

29. Beqiri Dwelling-House - Gjirokastra

This dwelling represents an achievement in the development of one flank-type. The original composition is well preserved, although a lot of ambiances have lost many architectural original elements. The dwelling must have been built at the beginning of the 19th century.



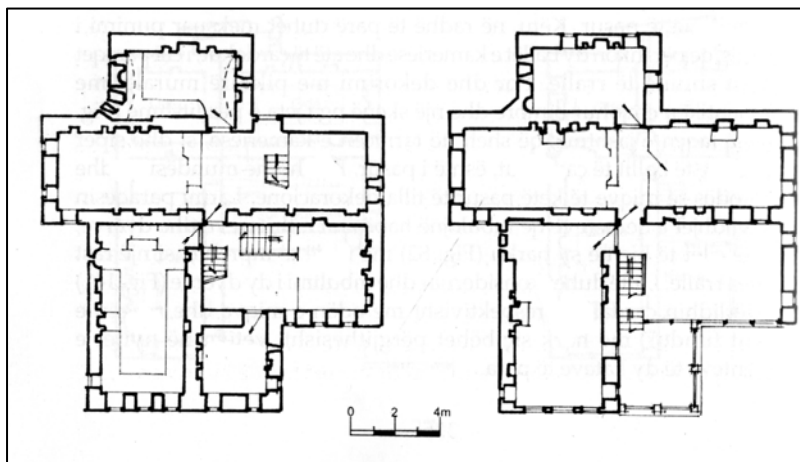
PLAN OF THE HOUSE



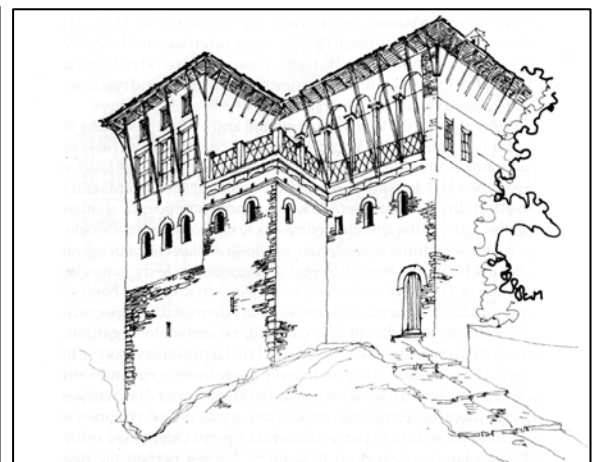
SKETCH OF THE HOUSE

30.Kikino Dwelling-House - Gjirokastra

This dwelling represents one of the best achievements of Gjirokastra dwelling in the development of one flank-type. It was built in the year 1825. It is a three-floor dwelling, with a compact composition, around a joining main nucleus, which ends with a *çardak* (garret) at the upper floor. It belongs to the traditional functional division of the floors. The *kameriye* is of a good state. Of interest are some mural pictures which treat floral and everyday-life topics.



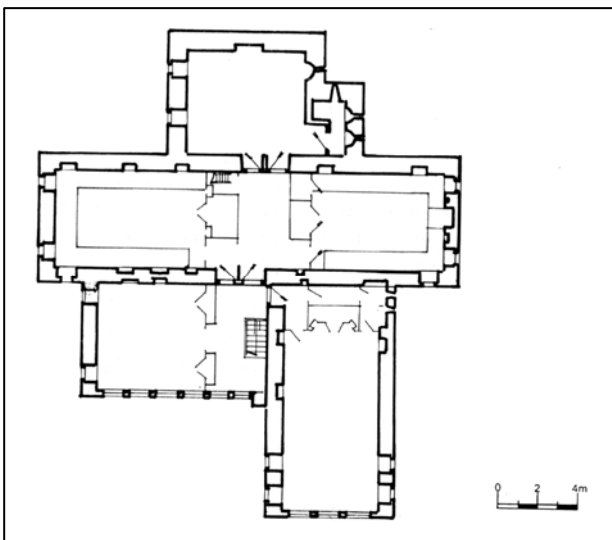
PLAN OF THE HOUSE



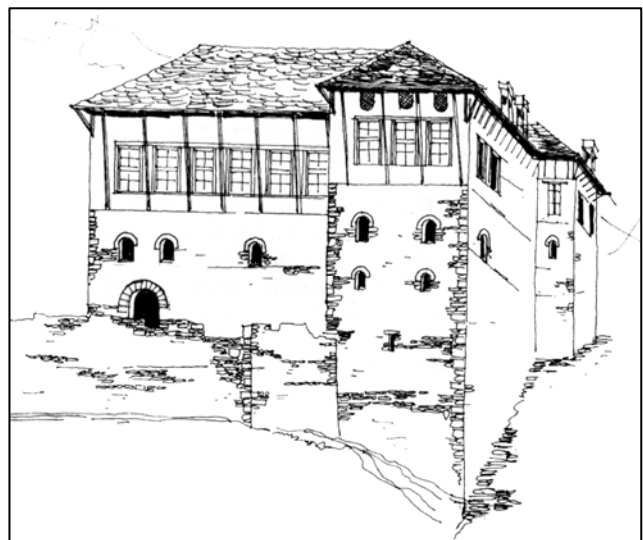
SKETCH OF THE HOUSE

31. Resaj Dwelling-House - Gjirokastra

It is one of the most distinguished examples of Gjirokastra dwelling in the development of one flank-type. The dwelling fits perfectly to the rocky terrain on which it is located. To have such fitness, the floors were developed unevenly, being used two, three and four-building blocks without touching the compositional unit of the dwelling.



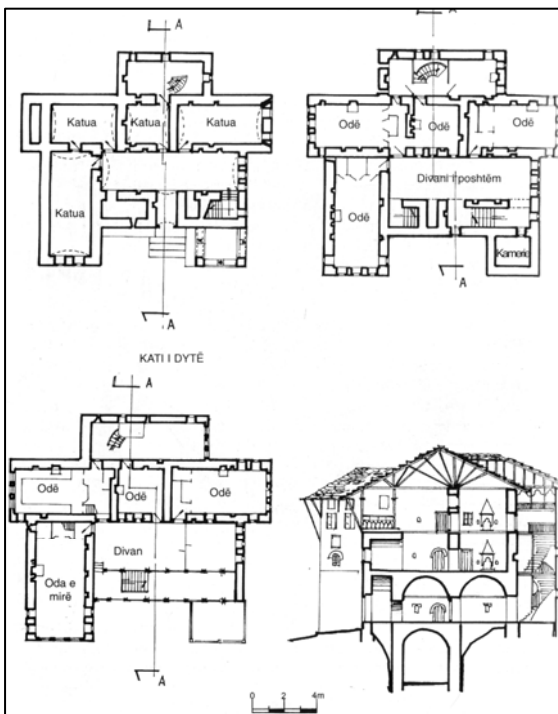
PLAN OF THE HOUSE



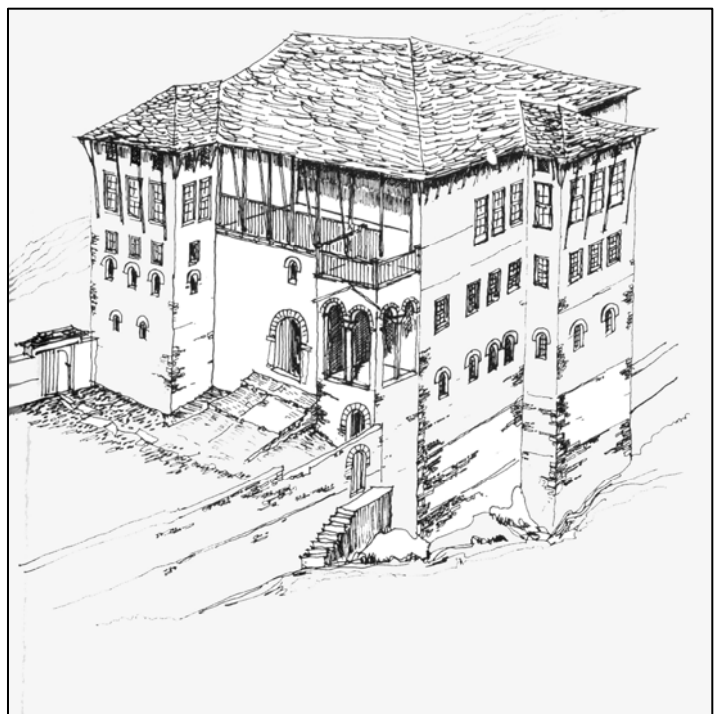
SKETCH OF THE HOUSE

32.Kabili Dwelling-House - Gjirokastra

This dwelling undoubtedly was the most developed one and at the same time with the greatest values for the town of Gjirokastra. We say “was”, because in the '40-ies of the 20th century, it was heavily destroyed by the war. The construction was designated “Seraglio”, and its construction relates to the constructing activity of Ali Pasha Tepelena in the years 1813-1814. The dwelling is built in the main part of the town and it has two courtyards. Its composition represents the developed-type of one building flank, the example of which exposes the great possibilities of this concept. This dwelling, actually named “Seraglio” of Nelo Kabili, is doubtlessly one of the best achievements of Gjirokastra dwelling. On the basis of knowledge and study of the existing situation of the dwelling it has enabled its graphic rearrangement.



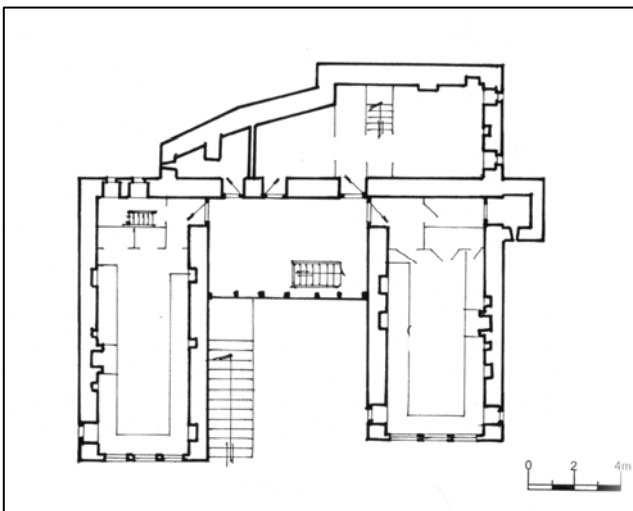
PLAN OF THE HOUSE



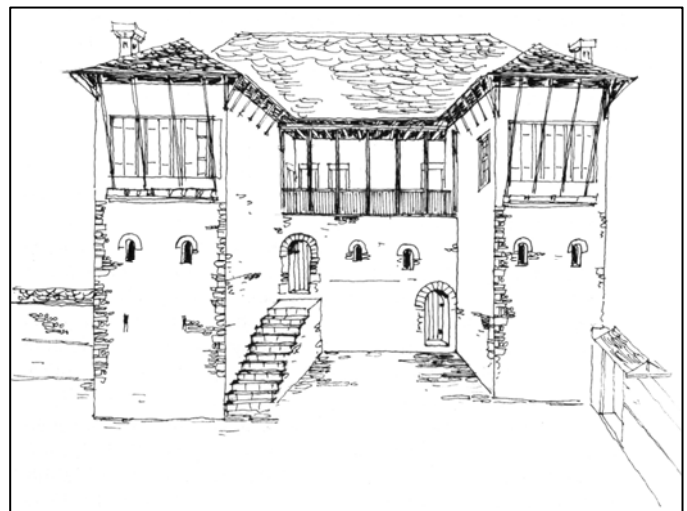
SKETCH OF THE HOUSE

33.Xheneti Dwelling-House - Gjirokastra

According to oral data, this dwelling was built at the end of the 18th century. With the passing years it has undergone changes and damages of original values. But traces of these values are preserved and allow us to get to the first phase of the construction of the dwelling, which presents important values in typological plan.



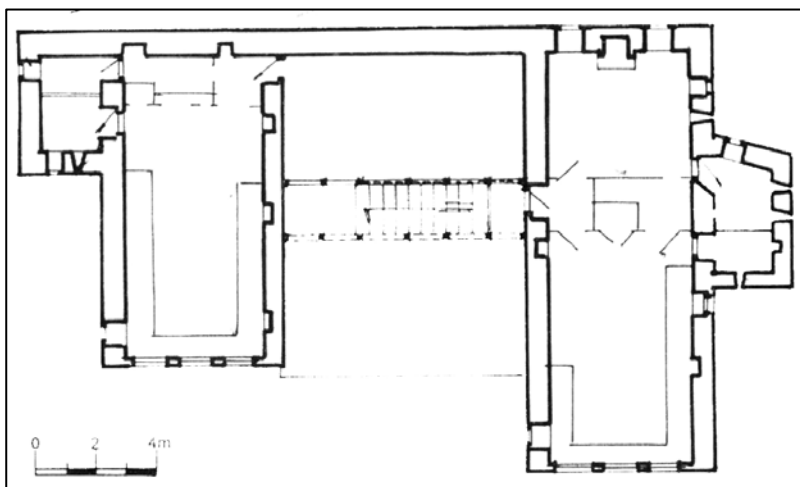
PLAN OF THE HOUSE



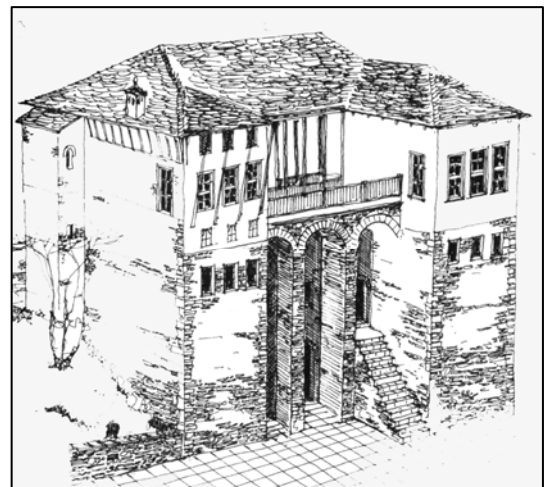
SKETCH OF THE HOUSE

34. Babaramo Dwelling-House - Gjirokastra

This is a building of important typological values which belongs to the simple type with two building flankers. According to observations and surveys on this dwelling, it must have been built by the end of the 18th century. In spite of the changes, for an expert in the field it is not difficult to get to the first phase of the construction of this dwelling, which is characterized by the compositional clearness in conformity with the general features of Gjirokastra dwelling.



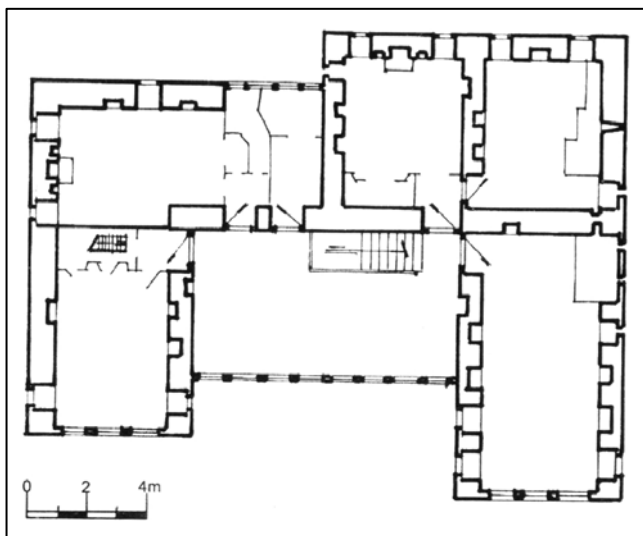
PLAN OF THE HOUSE



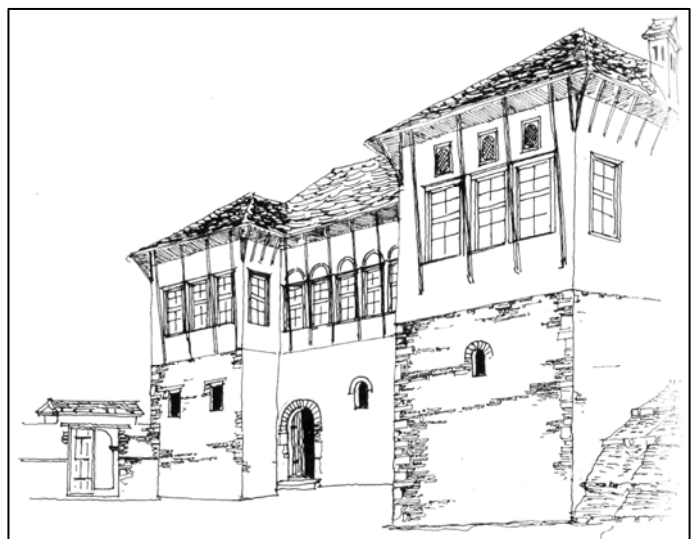
SKETCH OF THE HOUSE

35. Xhaxhiaj Dwelling-House - Gjirokastra

The construction year is 1825. Later on, about the end of the 19th century, Xhaxhiaj dwelling was reconstructed. During this reconstruction the *tsardak* (garret) was closed and some settings were completed or retreated. This is a two-floor building, with the exception of a part of three-floors, because of the accidental terrain. The clear composition belongs to the two-flanker type.



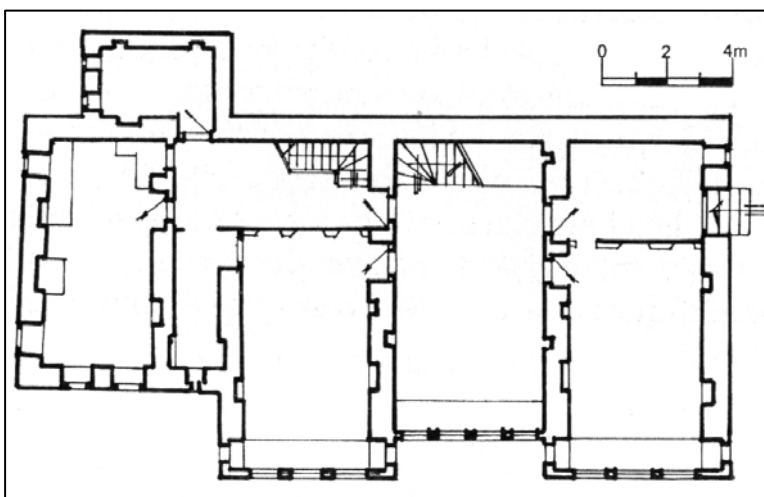
PLAN OF THE HOUSE



SKETCH OF THE HOUSE

36.Ficaj Dwelling-House - Gjirokastra

This dwelling is of special interest because, built in 1902, it allows us to trace the evolution of Gjirokastra dwelling up to the beginning of the 20th century, when this type of dwelling was not built anymore. In the compositional plan this dwelling is a simple version of two-flankers, with three floors. The ground floor is not inhabited, while two upper floors are inhabited according to the tradition. In the compositional plan of this dwelling it is followed the tradition, while the architectural treatment of the interior and exterior presents new developments: the interior becoming simpler, the exterior being enriched with new elements. In the façade there are two gates in the form of arches, decorations with wood, etc.



PLAN OF THE HOUSE

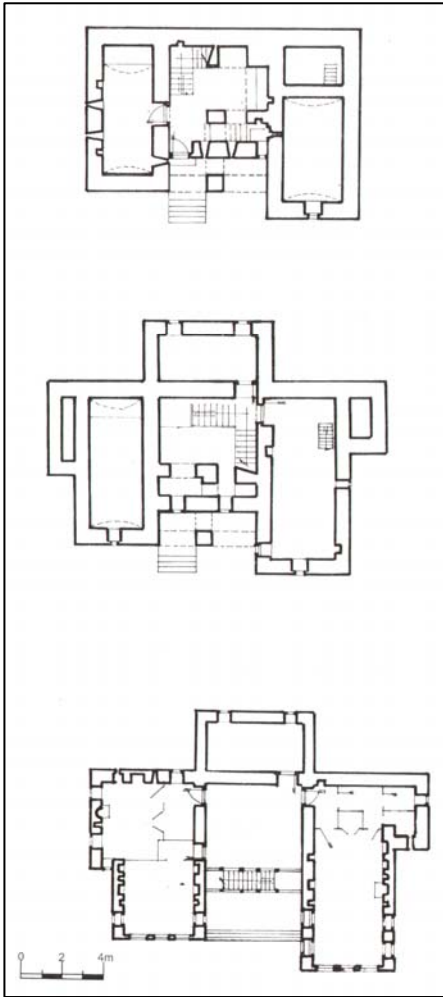


SKETCH OF THE HOUSE

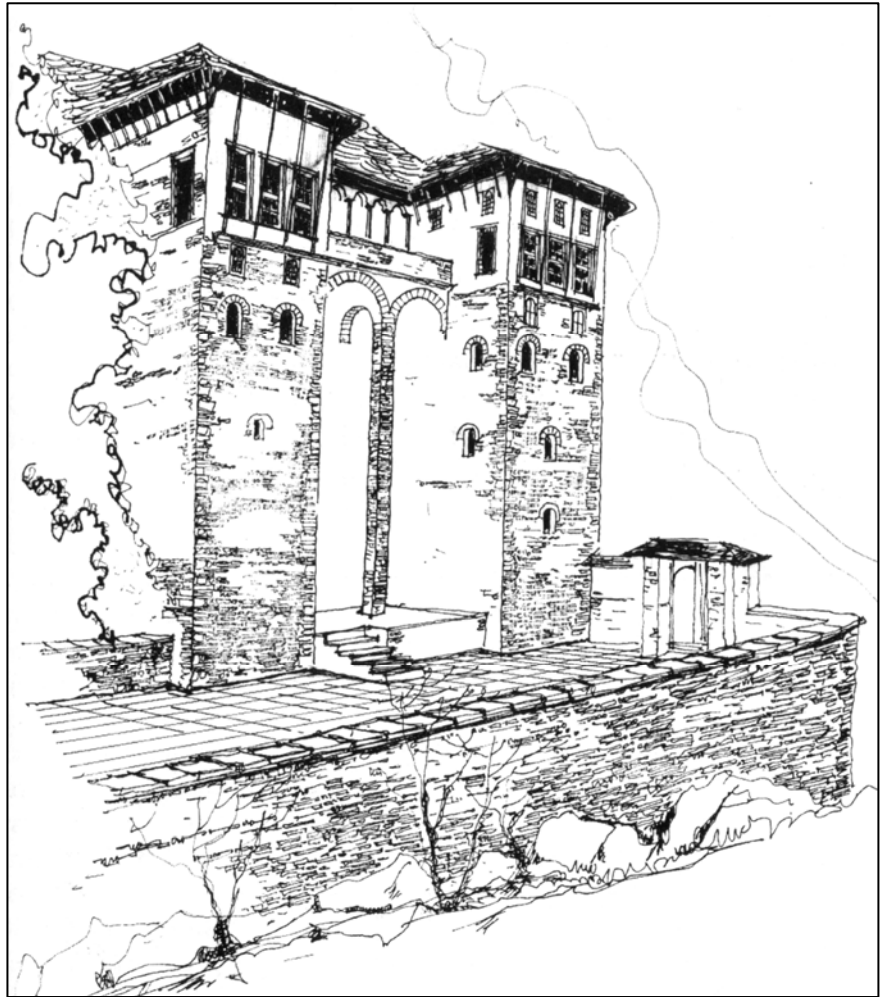
37. Zekats Dwelling-House - Gjirokastra

This undoubtedly is one among the most representing dwelling of Gjirokastra, because in it there are materialized the most essential characteristics of Gjirokastra dwelling, clearly distinguished in the entire Balkan areal of the XVII-19th centuries. The dwelling of Zekats belongs to the two-flanker type. The dwelling has a main interconnection nucleus and two main blocks rise on its both sides. Because of the accidental terrain, the North side of the dwelling is of four-floors while that of South of three-floors. The ground and the floor above it are not inhabited, but they keep the water-tank and a store for food. The first floor is used for living in cold seasons; it is of a low height and has a few windows. All the settings have the sanitary equipments, chimneys and the ensemble cupboard-maphil. In the middle of the second floor there is the wide *tsardak* (garret) and the carrel near it. This floor is inhabited by the family in warm and hot seasons and is higher than the lower floor. In this floor it is also found the guest-room, with a wide space, with many windows and decorated with mural pictures; the ceiling, the cupboards, the wall-buffets are decorated with ornamental elements. In the upper floor, in the backward part there are two ambiences for the kitchen, which serve respectively for the winter and summer areas of the dwelling. The dwelling of Zekats is a typical example of Gjirokastra dwelling, fortunately in good state.

Zekats Dwelling-House - Gjirokastra



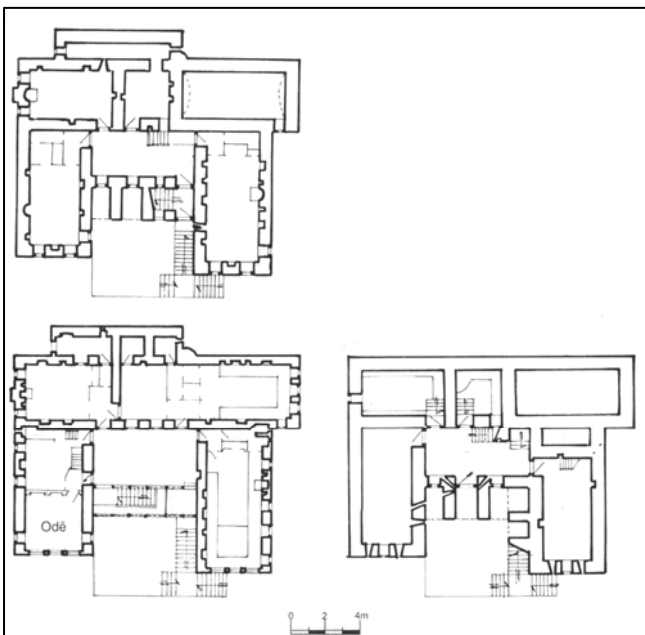
PLAN OF THE HOUSE



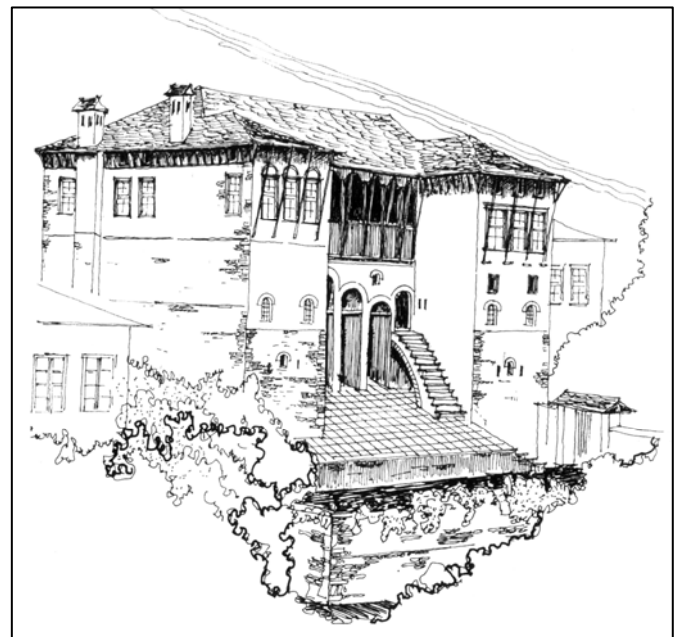
SKETCH OF THE HOUSE

38. Skenduli Dwelling-House - Gjirokastra

This dwelling represents one of the most distinguished achievements of Gjirokastra dwelling preserving its original state. It was built in the year 1823. The dwelling is of the developed variant of two-flankers. The composition is developed through a central interconnection nucleus that, in front, has a structure with arches, which keeps the stairs that lead to the upper floor with a wide *çardak* (garret), which accentuates the centre of the composition. The ambiances well maintain the original state. Among them it is distinguished the guest-room. The ceiling is decorated and all the other decorating treatments give to this ambience unrepeatable value. Judging from the number of the loopholes, it must be said that there have also been applied lots of defence elements in this dwelling.



PLAN OF THE HOUSE

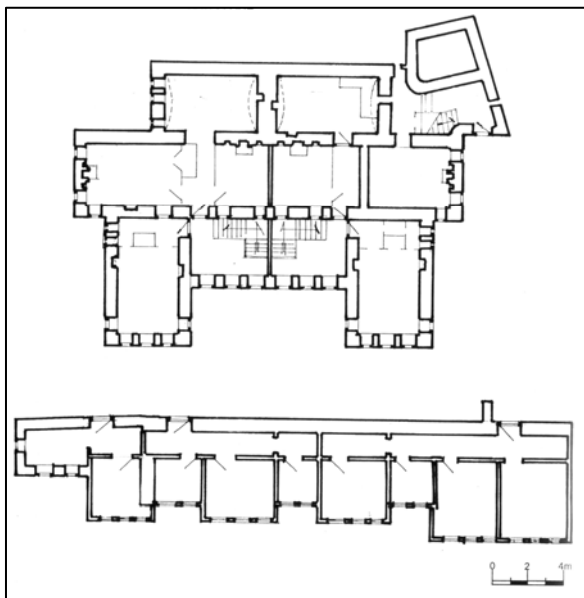


SKETCH OF THE HOUSE

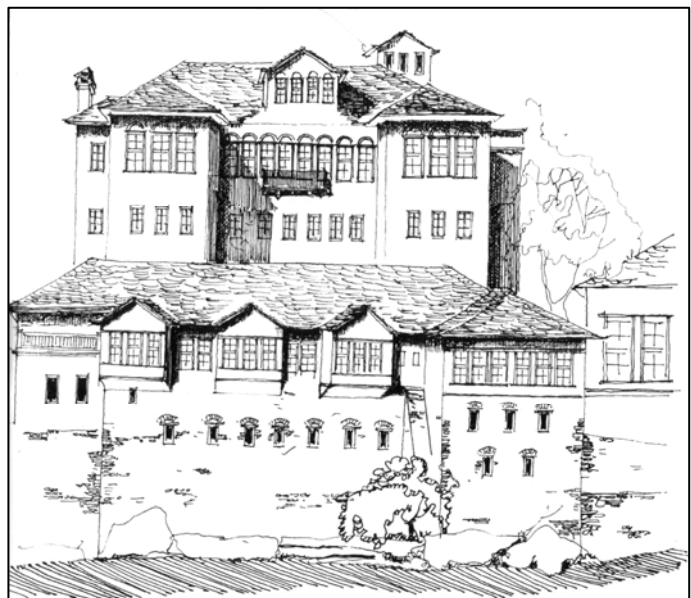
39. Angonats Dwelling-House - Gjirokastra

It is built on a dominant space in the centre of the town. This dwelling, one among the biggest in Gjirokastra of the XVIII-19th centuries, is built for two families, with an obvious symmetric composition. Nearby, in the frontal part there is a subsidiary structure, which is well connected with the dwelling forming an architectural ensemble with outstanding values that dominates the main part of the bazaar.

The dwelling was built in the year 1881. In the compositional plan it has preserved the traditional scheme of Gjirokastra dwelling, by joining two dwellings of one-flanker developed variant. This precisely dated example shows that during the second half of the 19th century, in Gjirokastra dwelling it is seemingly simplified the treatment of the interior from the architectural furnishing parallel with a greater increase of the care for the outer appearance.



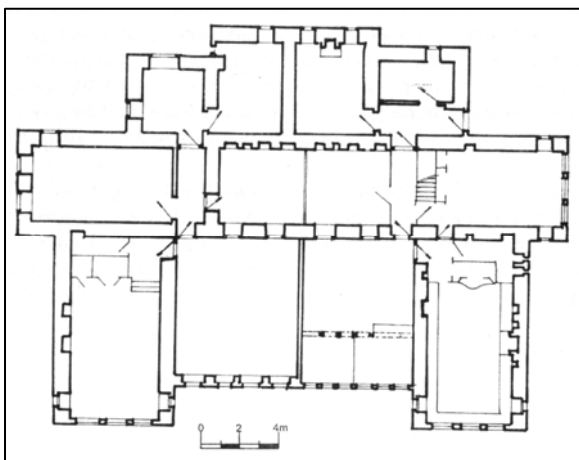
PLAN OF THE HOUSE



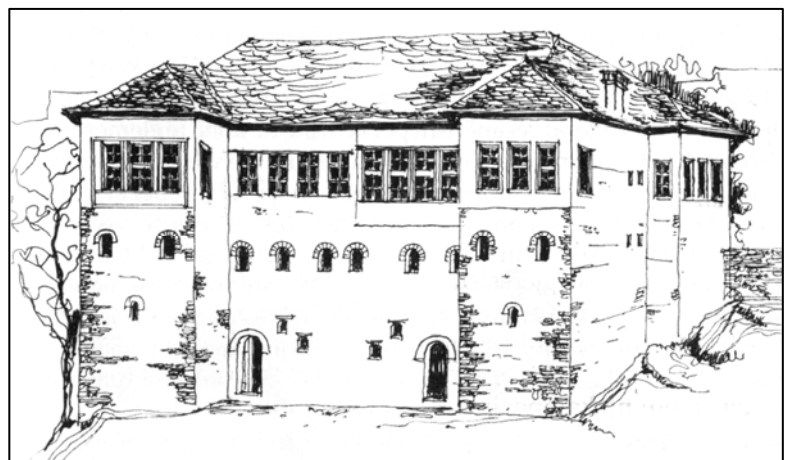
SKETCH OF THE HOUSE

40.ÇIÇO DWELLING-HOUSE - Gjirokastra

This is a rare dwelling for two brothers. Its composition is symmetric. Judging from its typology, this dwelling was built during the years 1870-1880. The composition is of two-flanker type. The steep terrain on which the ensemble of both dwellings raises has conditioned the disproportionate development of the floors which become wider from the first to the second one. In the first phase of its construction, the dwelling had a *çardak* (garret) with two carrels sideways. In the second phase of its construction, the *çardak* (garret) was closed.



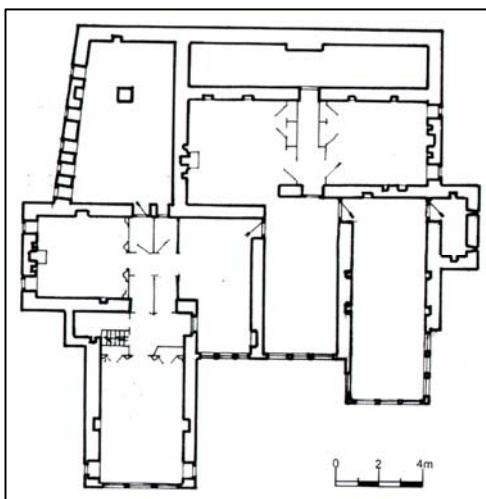
PLAN OF THE HOUSE



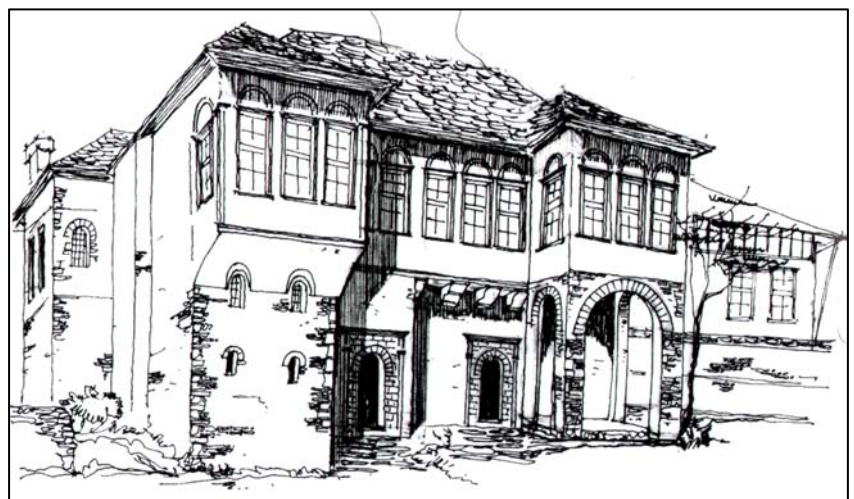
SKETCH OF THE HOUSE

41.BABAMETO DWELLING-HOUSE - Gjirokastra

It represents one rare example of a dwelling built originally of two joint houses. On the main gates of the units are recorded the respective construction dates 1885 and 1887. The composition of these twin dwellings presents quite special solutions in the frame of Gjirokastra dwelling. This construction is a testimony of the evolution of Gjirokastra dwelling, during the second half of the 19th century, both in the frame of conceiving the exterior and interior views, at the same time preserving the essential features of this dwelling type.



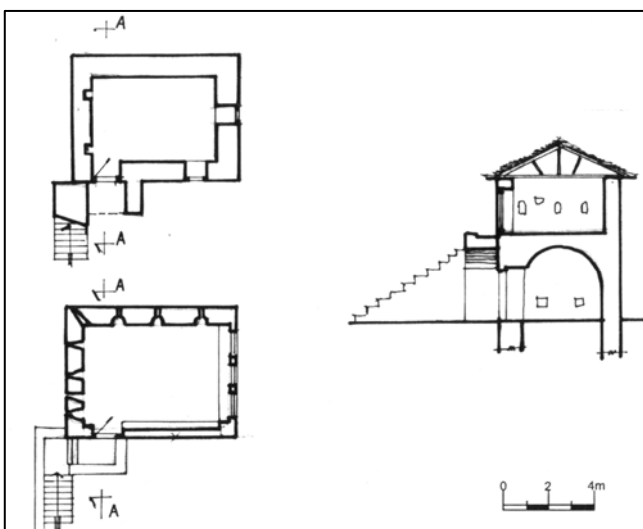
PLAN OF THE HOUSE



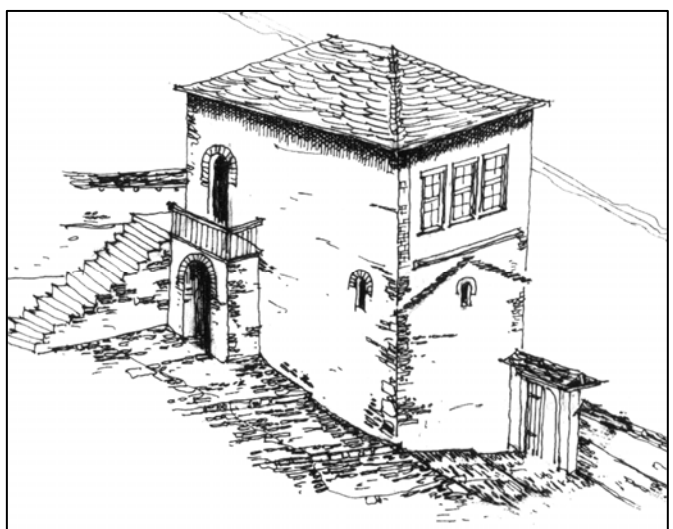
SKETCH OF THE HOUSE

42. Detached Tower - Gjirokastra

This detached tower is today a rare example. It presents a two-floor compact construction, with one setting in each floor connected with the outer staircases. It is quite probable that the upper setting must have been of a later time, being initially open, protected with walls only in the south-eastern part. The function of construction is obviously that of civil defence.



PLAN OF THE TOWER

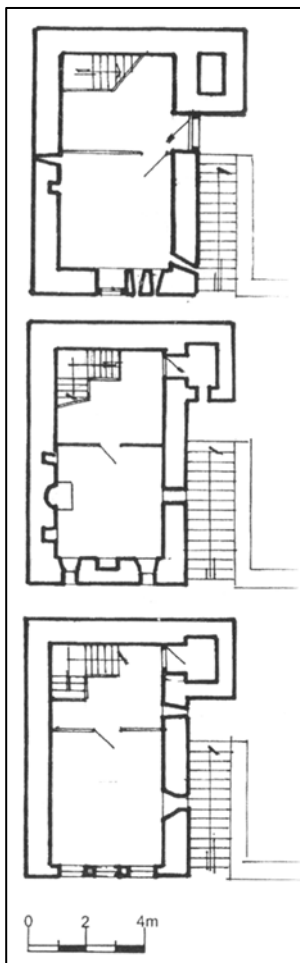


SKETCH OF THE TOWER

43.Dhrami Dwelling-House - Gjirokastra

It is a construction of great typological interest. As it is shown by its unusual composition of four stores, having initially one setting for each floor, the function of this dwelling was to guard and defend “Palorto” Quarter.

In a later phase, the ambiences of the second and third floor were divided into two volumes to form the place for the stairs, which first were external. The popular thinking recalls the existence of another example, but today this construction is the only one in the city.



PLAN OF THE TOWER

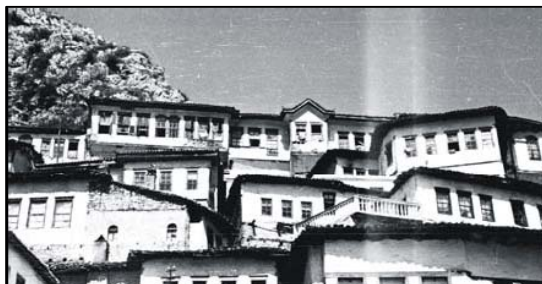


SKETCH OF THE TOWER

REPUBLIC OF ALBANIA
INSTITUTE OF CULTURAL MONUMENTS
REGIONAL DIRECTORATE OF CULTURAL MONUMENTS BERAT

PART II

B. WORKS OF CONSERVATION AND RESTORATION
AND PHOTOS
BEFORE – DURING – AFTER WORKS
1966 – 2006



Prepared by : Genci SAMIMI (Civil Engineer / Restorer)
Marsela PLYKU (City and Regional Planner / Curator)

(90 pages)

Berat 2006

PART II

B

**WORKS OF CONSERVATION AND RESTORATION
AND PHOTOS BEFORE-DURING-AFTER WORKS
(1966-2006)**

(90 pages)

Tirana 2007

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PHOTOS BEFORE AND AFTER RESTORATION (1971)

K -THE CASTLE OF BERAT (SOUTHERN ENTRANCE GATE)



BEFORE



AFTER

PHOTOS BEFORE, DURING AND AFTER RESTORATION (1982)

K - THE CASTLE OF BERAT (TOWER NR.13)



BEFORE

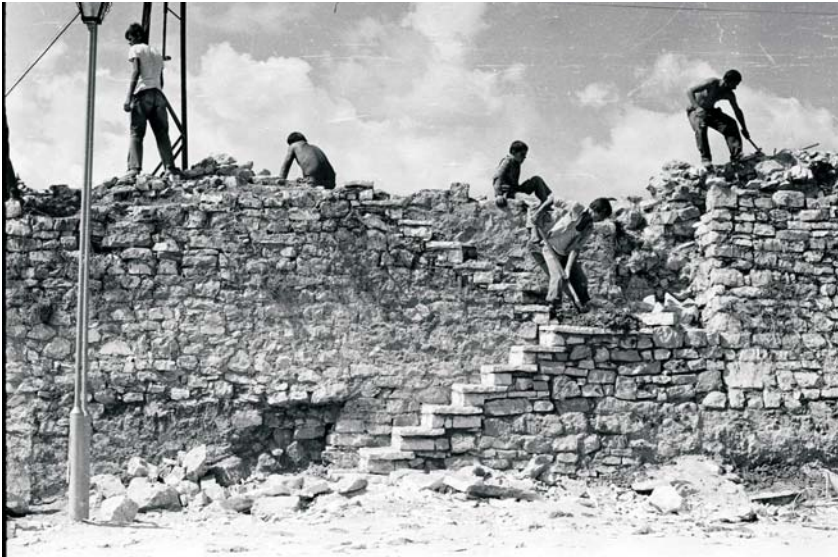


DURING



AFTER

K - THE CASTLE OF BERAT (TOWER NR.13)



PHOTOS BEFORE AND AFTER RESTORATION (1977 - 1982)

K - THE CASTLE OF BERAT (THE ACROPOLIS)



BEFORE



AFTER

PHOTOS BEFORE AND AFTER RESTORATION (1977 - 1982)

K - THE CASTLE OF BERAT (THE ACROPOLIS)



BEFORE



AFTER

PHOTOS BEFORE, DURING AND AFTER RESTORATION (1977 - 1982)

K - THE CASTLE OF BERAT (THE ACROPOLIS)



BEFORE



DURING

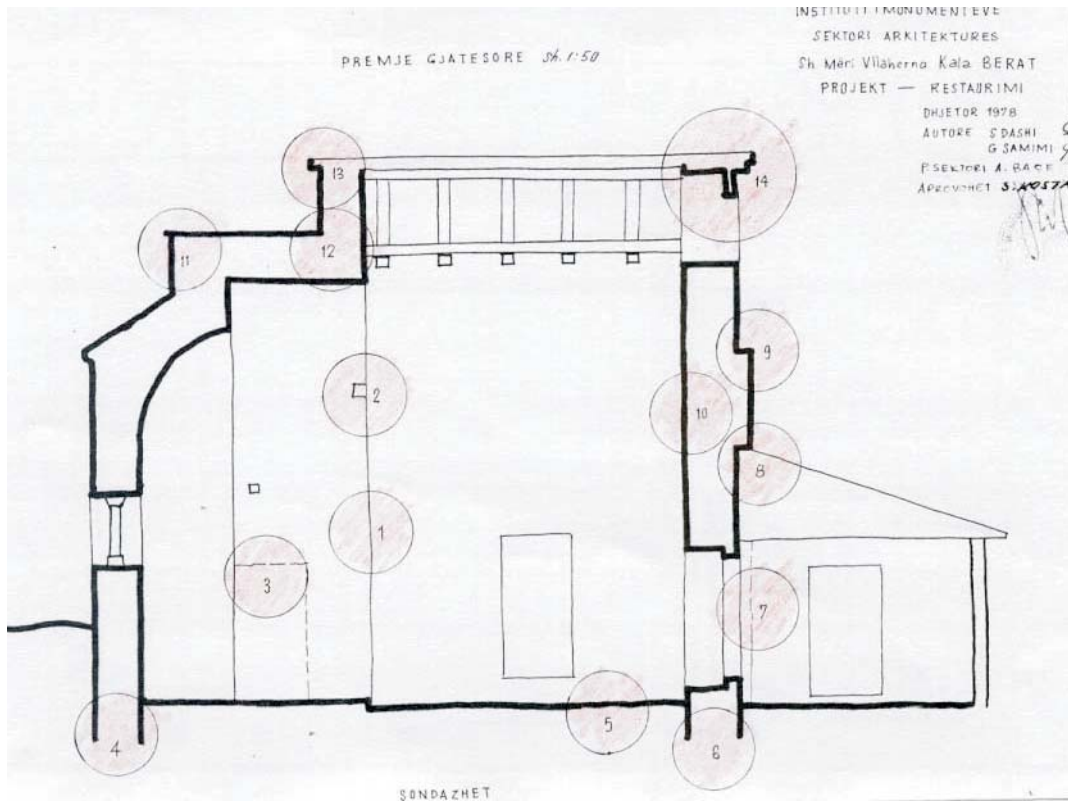


AFTER

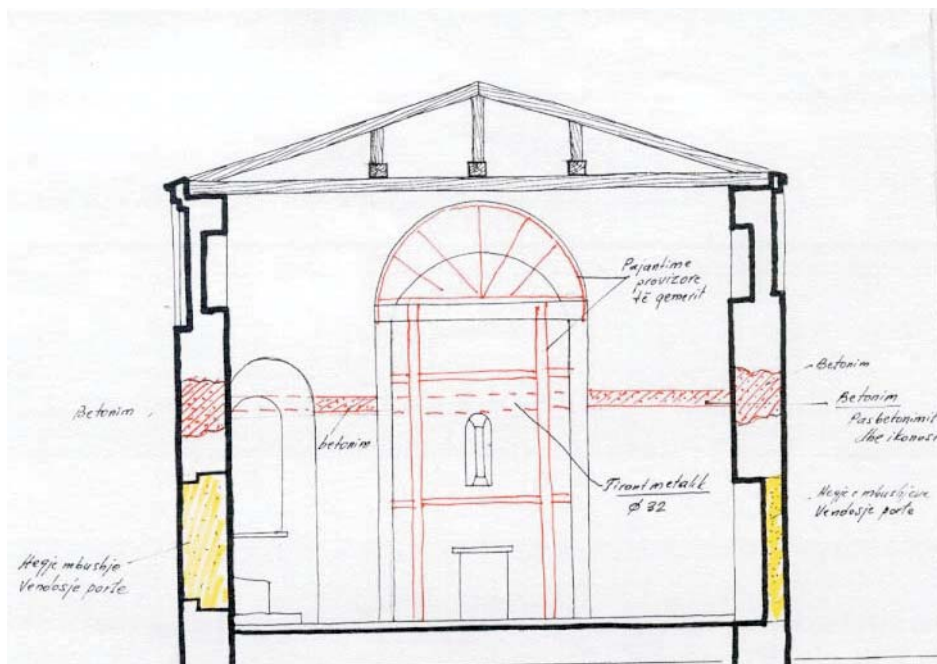
K - THE CASTLE OF BERAT (THE ACROPOLIS)



K 113 - THE CHURCH OF ST MARIA VLLAHERNA



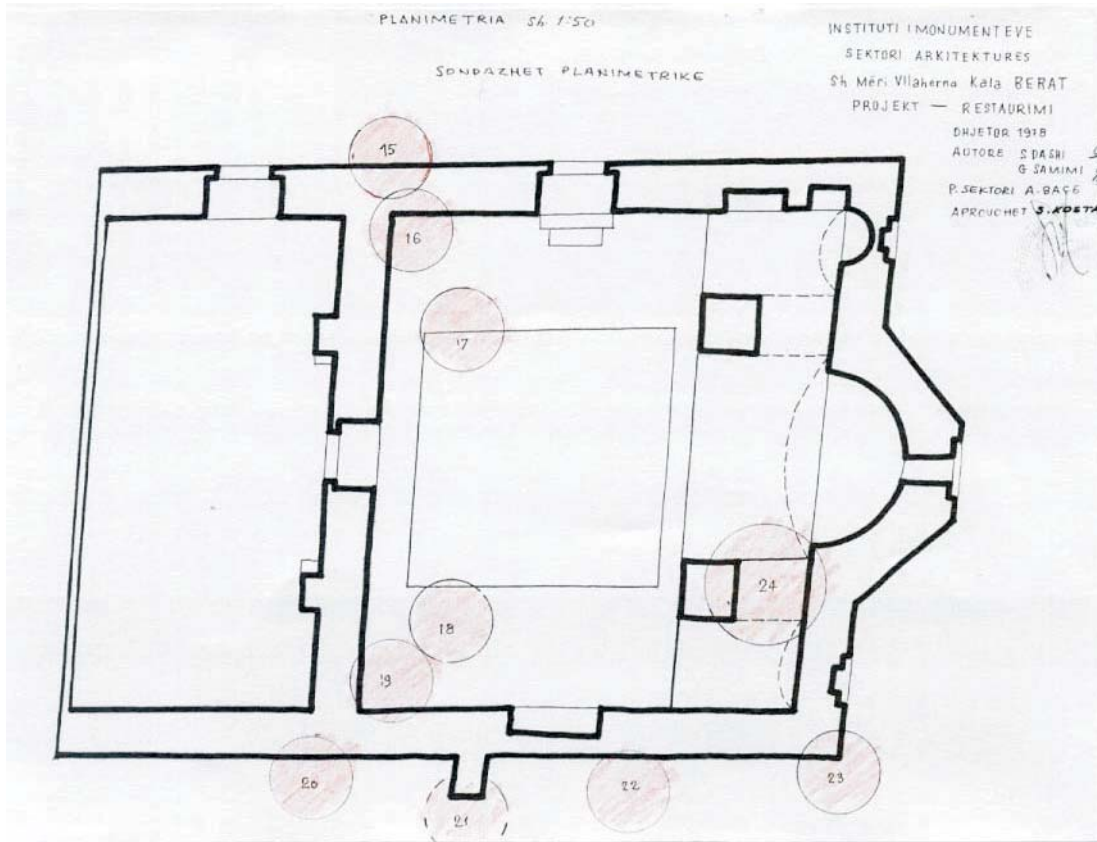
Cross-cut showing the Drilling done in the Church area



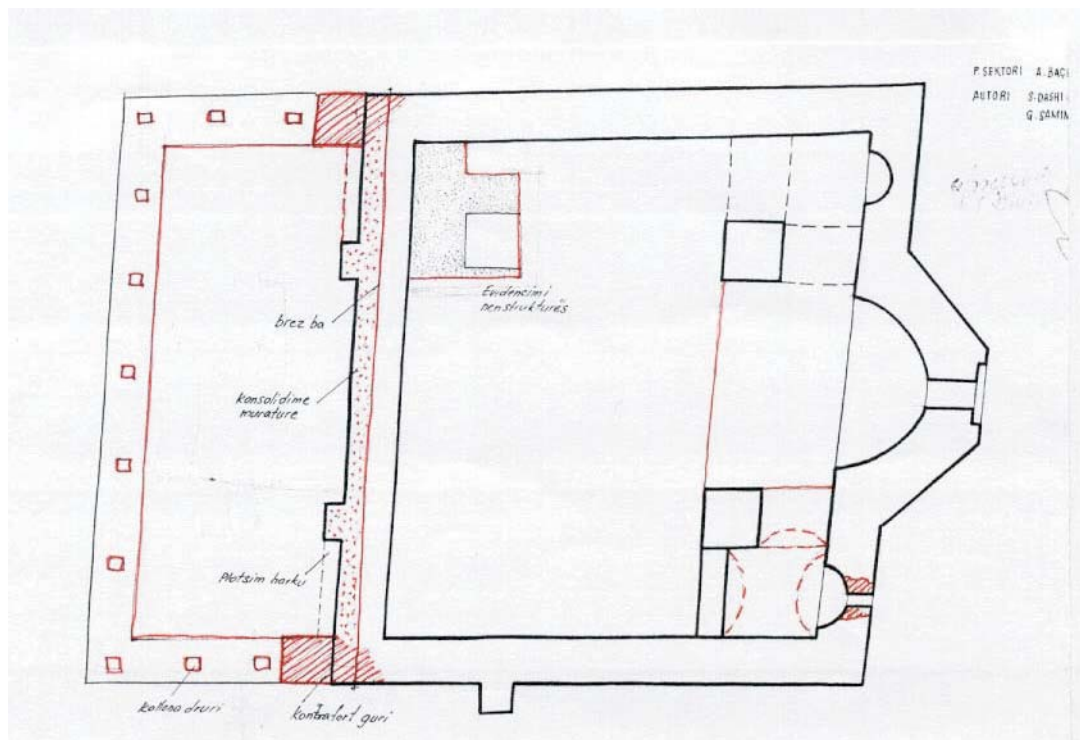
Cross-cut of the Church showing restorative works predicted

PROJECT OF RESTORATION (1978)

K 113 - THE CHURCH OF ST MARIA VLLAHERNA



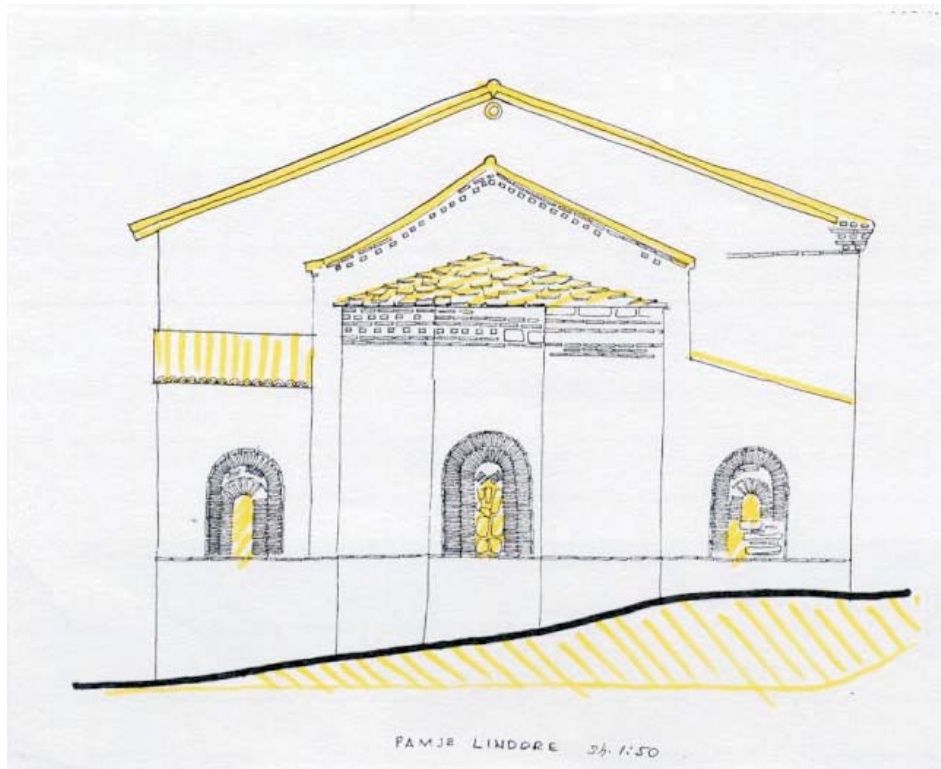
The Drilling done in the Church area



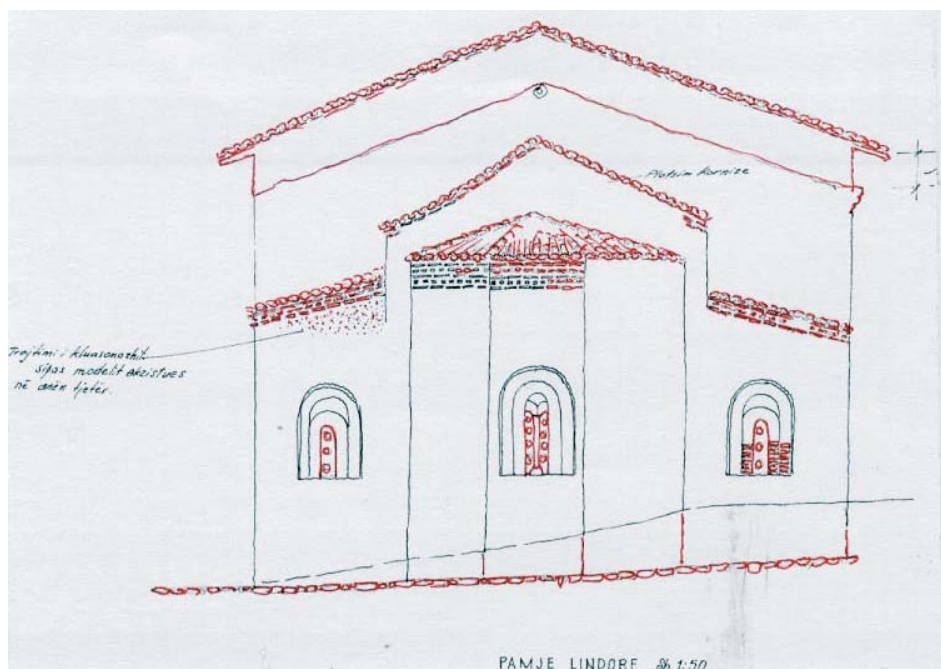
The Plan of the Church AFTER Restoration

PROJECT OF RESTORATION (1978)

K 113 - THE CHURCH OF ST MARIA VLLAHERNA



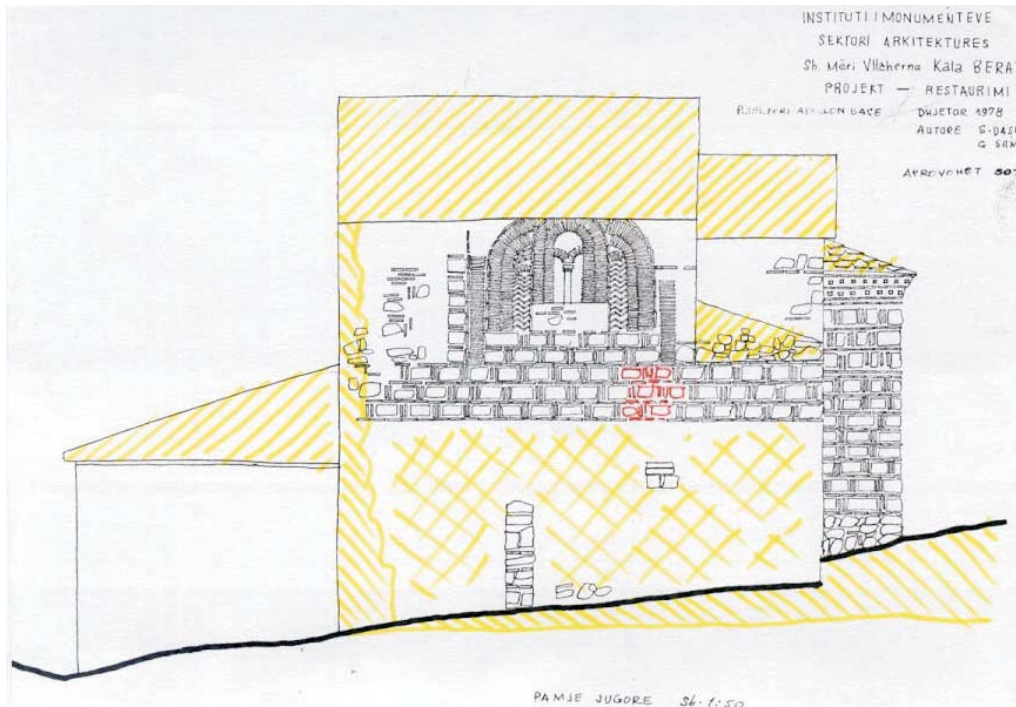
The Prospect of the Façade seen from the East - BEFORE Restoration



The Prospect of the Façade seen from the East - AFTER Restoration

PROJECT OF RESTORATION (1978)

K 113 - THE CHURCH OF ST MARIA VLLAHERNA

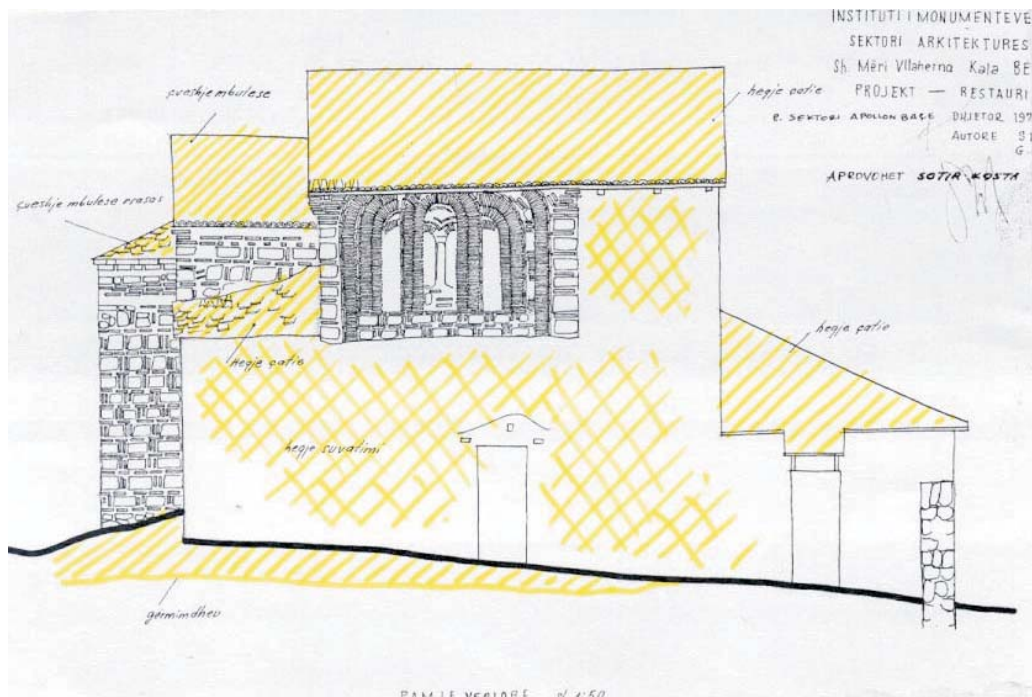


The Prospect of the Façade seen from the South - BEFORE Restoration

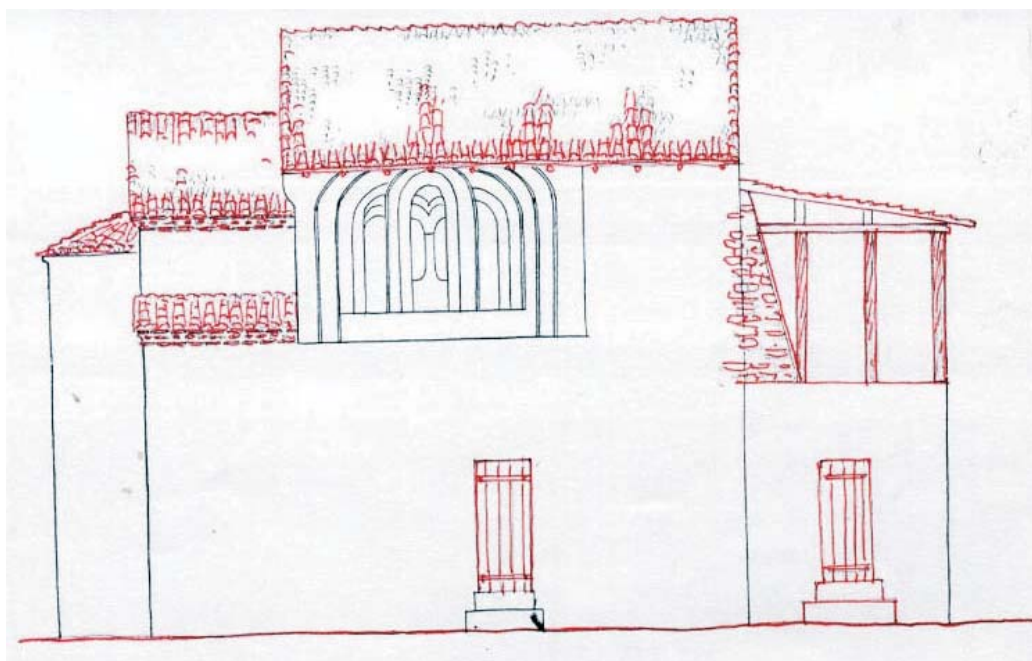


The Prospect of the Façade seen from the South - AFTER Restoration

K 113 - THE CHURCH OF ST MARIA VLLAHERNA



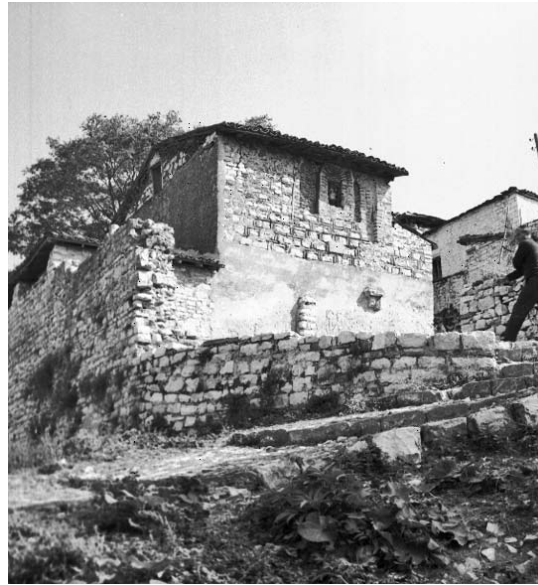
The Prospect of the Façade seen from the Nord - BEFORE Restoration



The Prospect of the Façade seen from the Nord - AFTER Restoration

PHOTOS BEFORE, DURING AND AFTER RESTORATION (1978)

K 113 - THE CHURCH OF ST MARIA VLLAHERNA



BEFORE



DURING



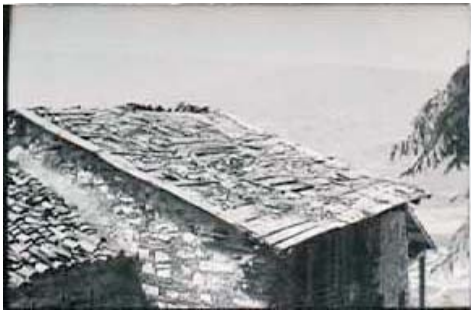
AFTER

PHOTOS BEFORE, DURING AND AFTER RESTORATION (1978)

K 113 - THE CHURCH OF ST MARIA VLLAHERNA



BEFORE



DURING



AFTER

PHOTOS DURING AND AFTER RESTORATION (1978)

K 113 - THE CHURCH OF ST MARIA VLLAHERNA



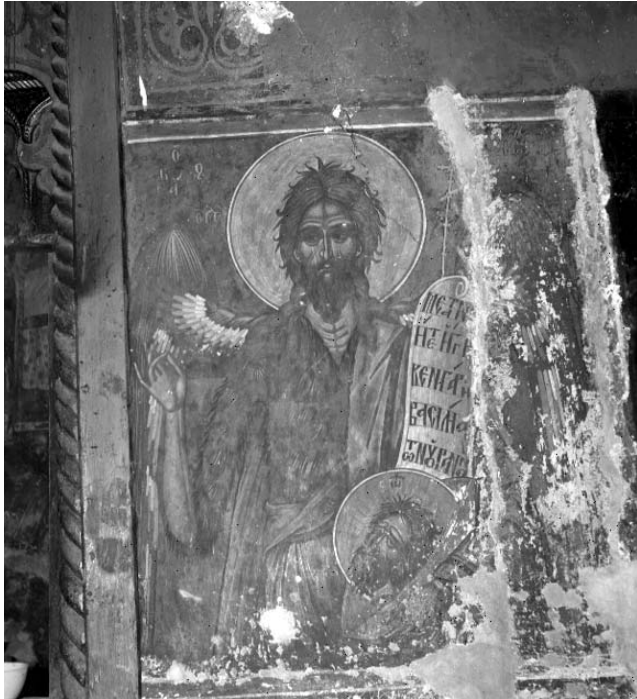
DURING



AFTER

PHOTOS BEFORE AND AFTER RESTORATION (1978)

K 113 - THE CHURCH OF ST MARIA VLLAHERNA



BEFORE

AFTER

PHOTOS DURING RESTORATION (1976)

K 003 - THE CHURCH OF SAINT TODRI



PHOTOS BEFORE AND AFTER RESTORATION (1976)

K 003 - THE CHURCH OF SAINT TODRI



BEFORE



AFTER

PHOTOS DURING AND AFTER RESTORATION (1976)

K 003 - THE CHURCH OF SAINT TODRI



DURING



AFTER

PHOTOS DURING AND AFTER RESTORATION (1976)

K 003 - THE CHURCH OF SAINT TODRI



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PHOTOS BEFORE AND AFTER RESTORATION (1976)

K 003 - THE CHURCH OF SAINT TODRI

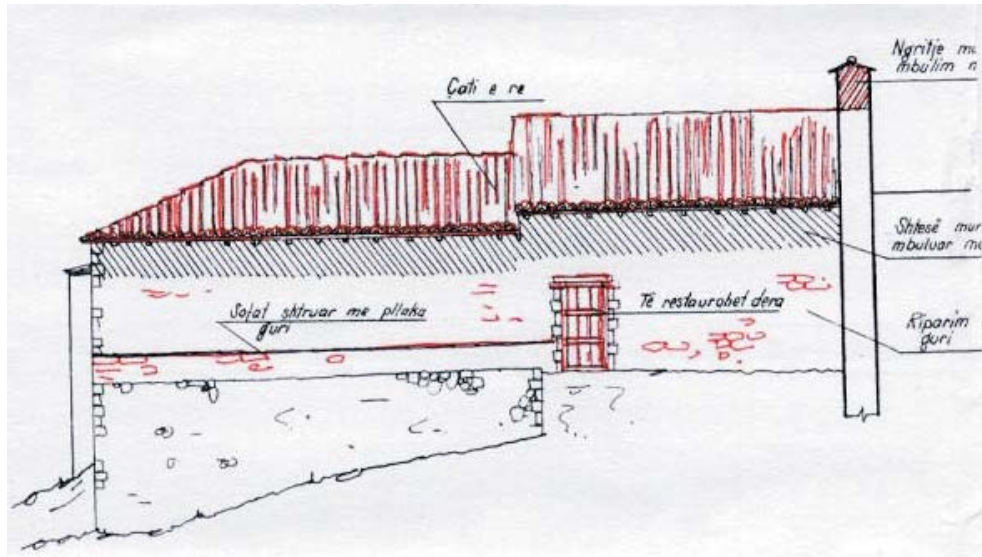


BEFORE

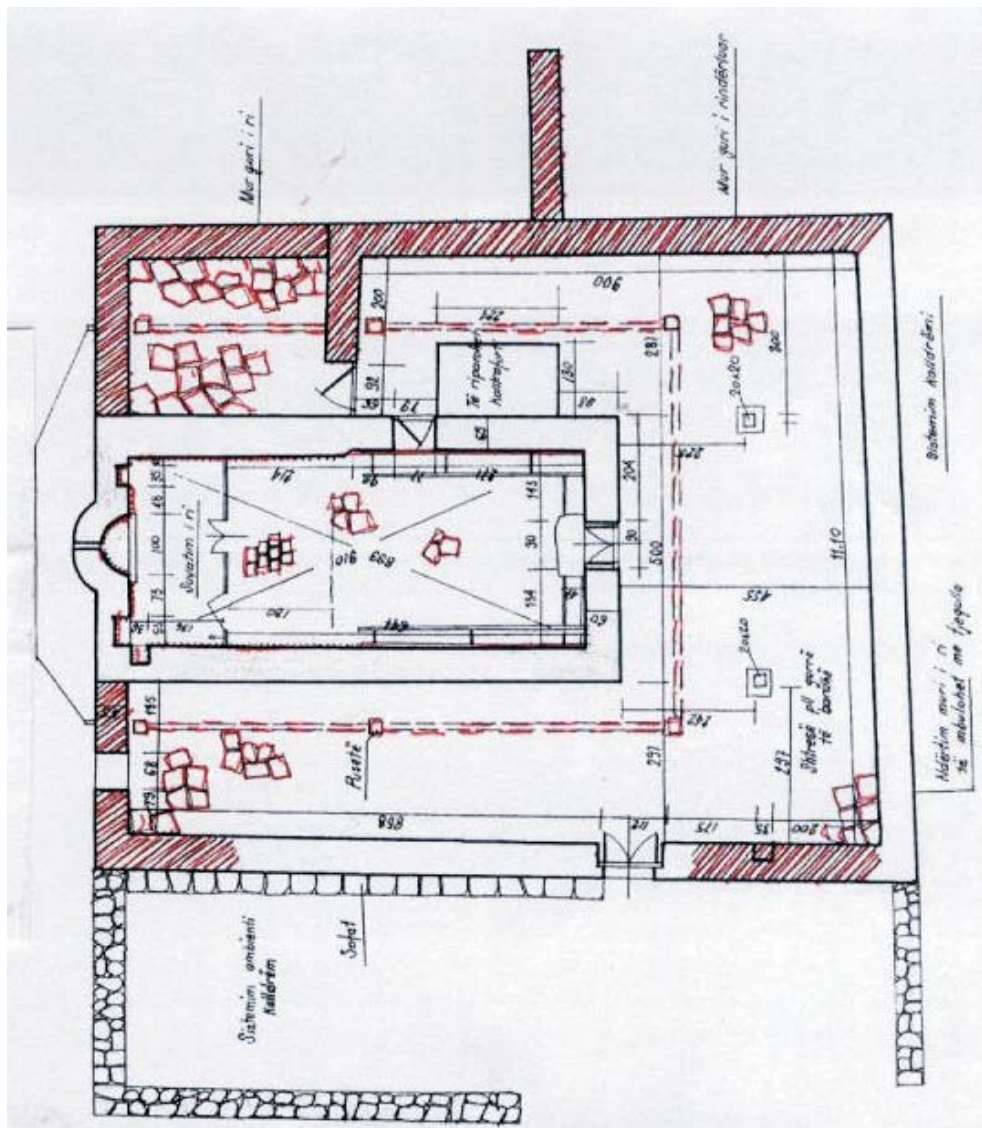


AFTER

K 045 - THE CHURCH OF SAINT MITRI



The Prospect of the Façade of the Church



The Plan of the Church

PHOTOS BEFORE AND AFTER RESTORATION (1980)

K 045 - THE CHURCH OF SAINT MITRI



BEFORE



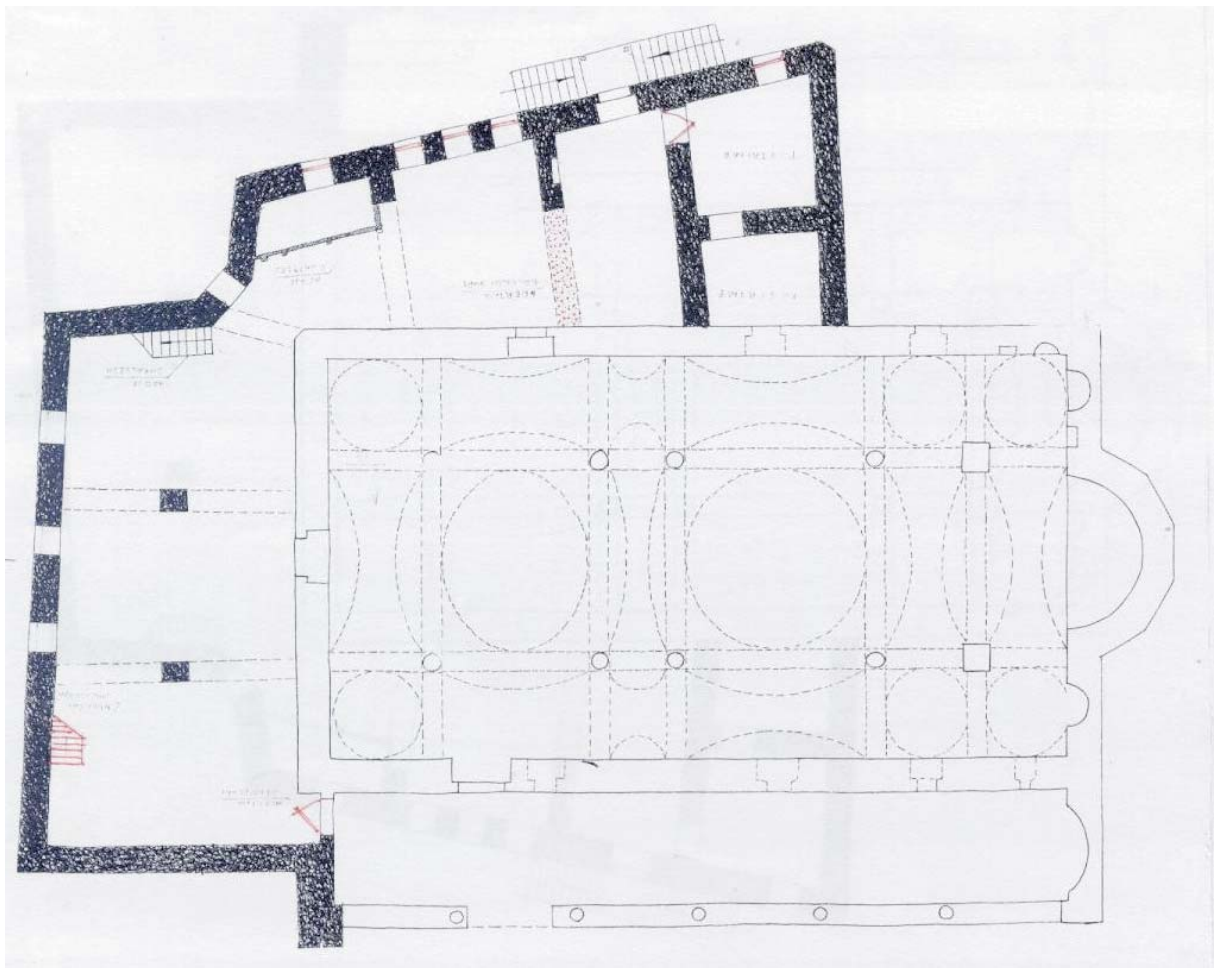
AFTER

PROJECT OF RESTORATION (1977)

K 081 - THE CATHEDRAL "ANUNTIATION OF ST MARIA"



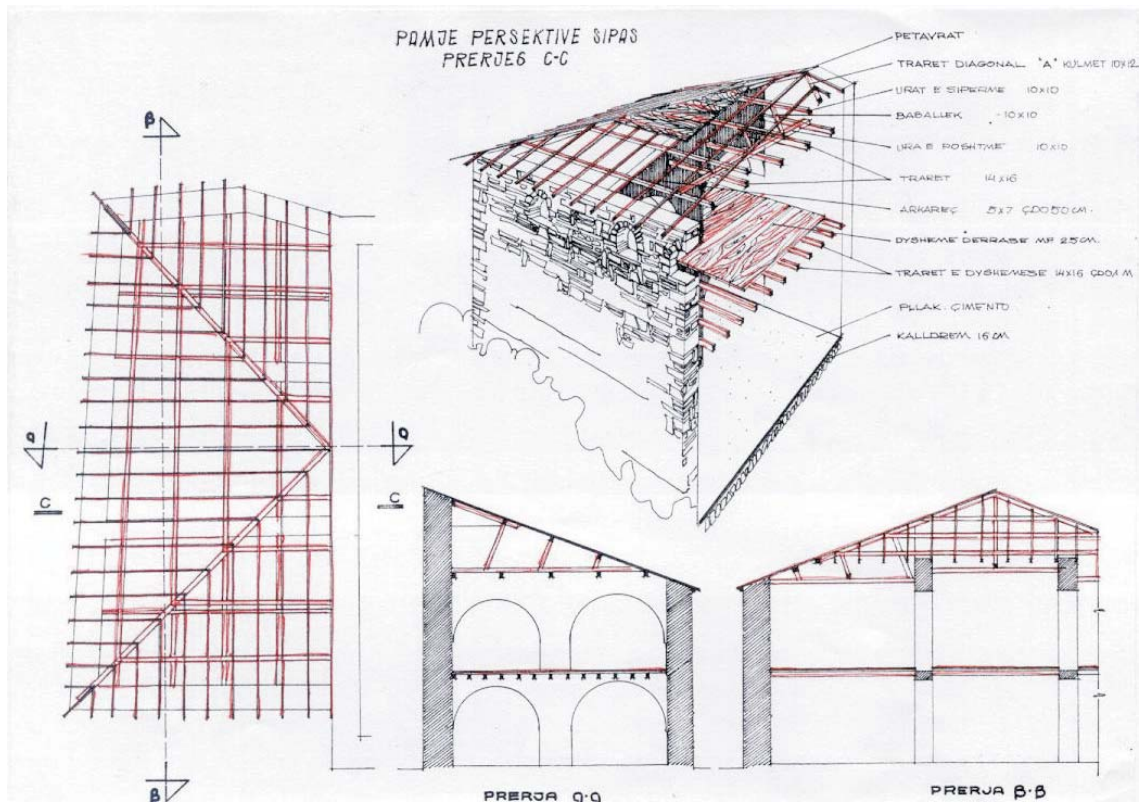
The Prospect of the Fasade



The Plan of the Cathedral

PROJECT OF RESTORATION (1977)

K 081 - THE CATHEDRAL "ANUNTIATION OF ST MARIA"



View of the Interior of the Cathedral

PHOTOS BEFORE AND AFTER RESTORATION (1980)

THE MEDIEVAL CENTRE - BERAT



BEFORE



AFTER

PHOTOS BEFORE AND AFTER RESTORATION (1977)

K 073 - "XHAMI A E KUQE" (THE RED MOSQUE)



BEFORE



AFTER

K 073 - "XHAMIA E KUQE" (THE RED MOSQUE)



BEFORE



AFTER

PHOTOS BEFORE AND AFTER RESTORATION (1977)

K 073 - "XHAMIA E KUQE" (THE RED MOSQUE)



BEFORE



AFTER

PHOTOS BEFORE, DURING AND AFTER RESTORATION (1976)

K 145 / 1 - THE WHITE MOSQUE (CASTLE)



BEFORE



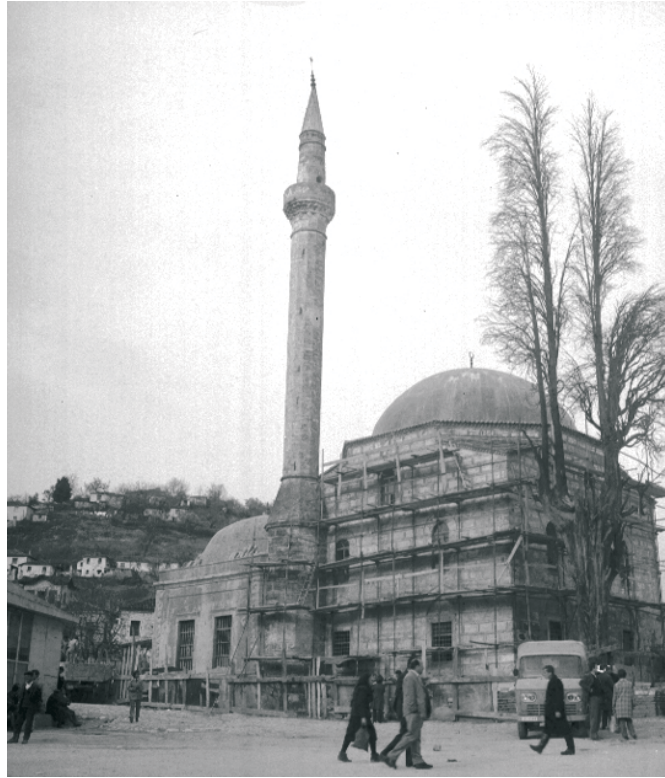
DURING



AFTER

PHOTOS BEFORE AND AFTER RESTORATION (1978)

T 13 - "XHAMI A E PLUMBIT" (THE LEAD MOSQUE)



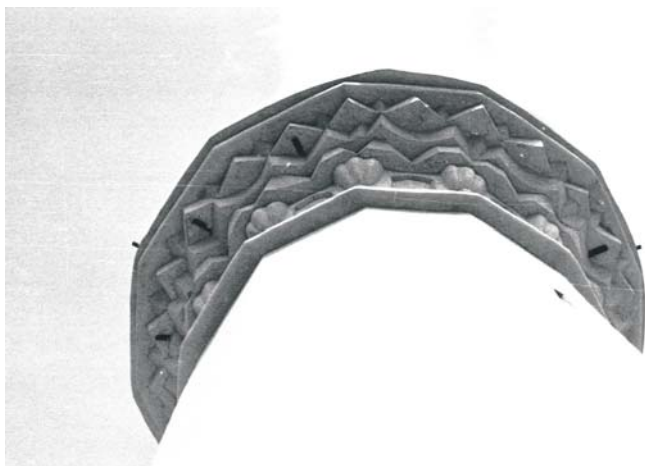
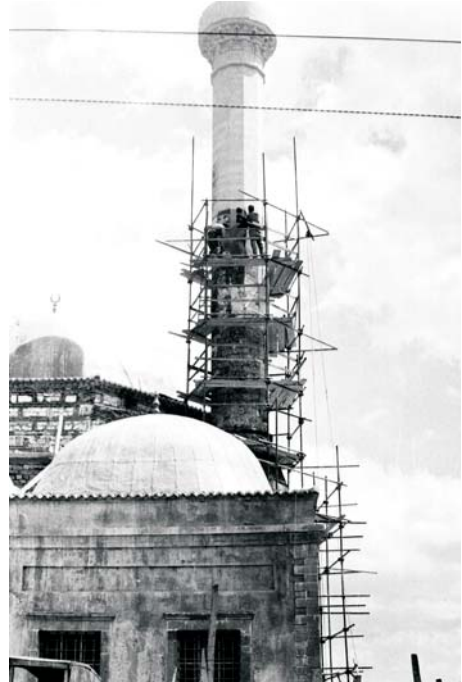
BEFORE



AFTER

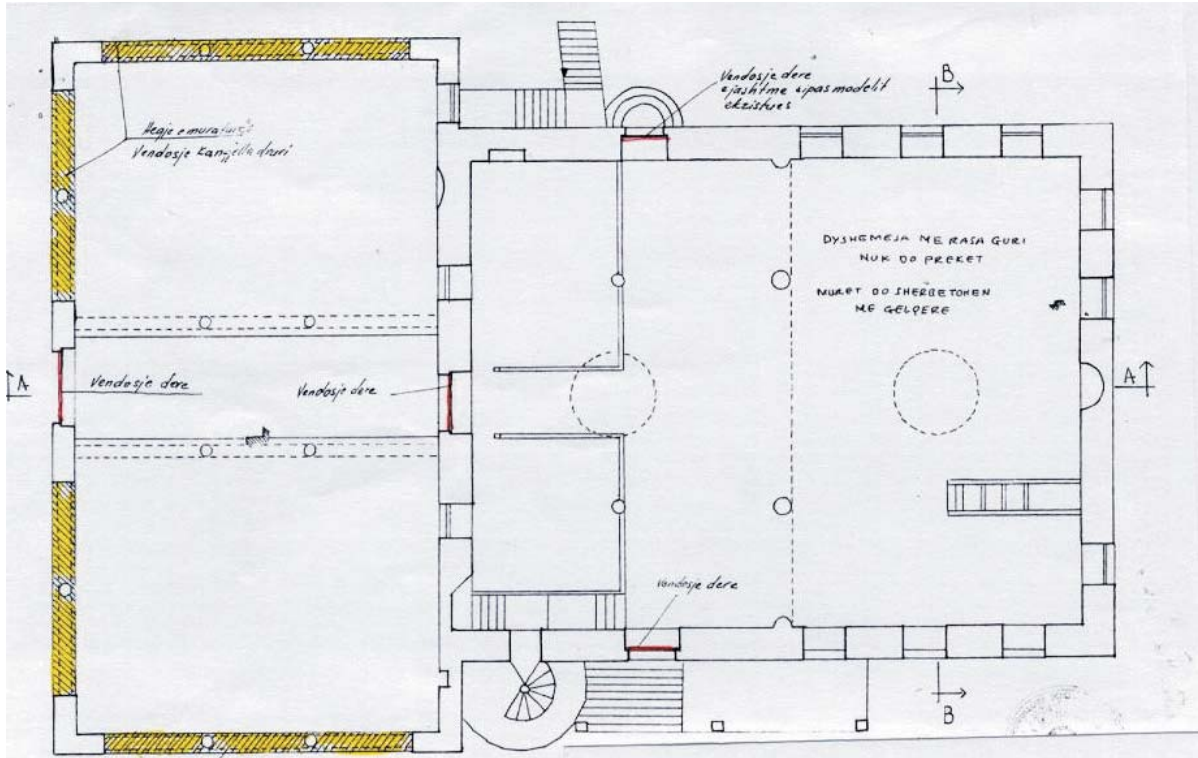
PHOTOS DURING RESTORATION (1978)

T 13 - "XHAMI A E PLUMBIT" (THE LEAD MOSQUE)

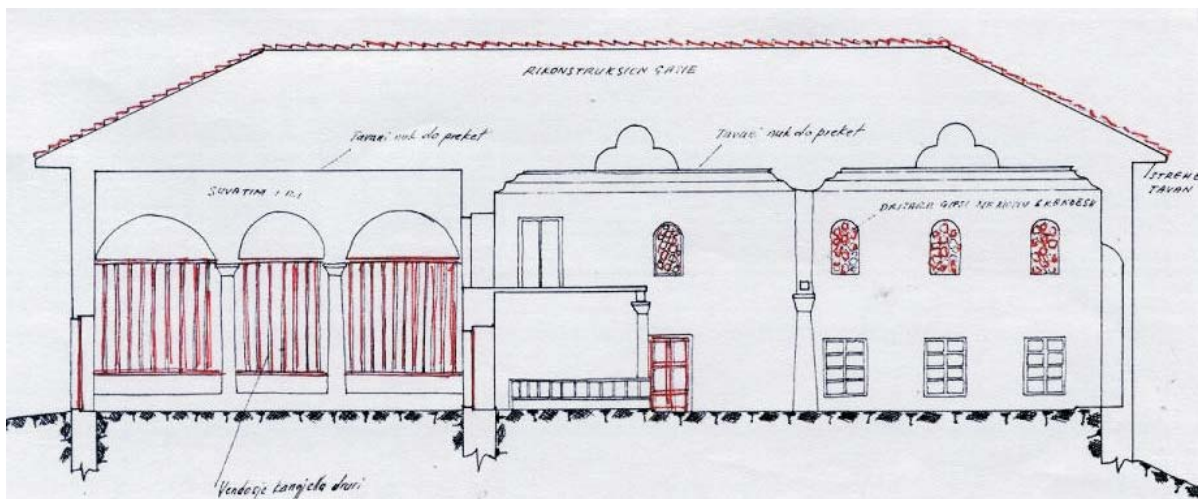


PROJECT OF RESTORATION (1980)

Q 01 - "XHAMI A E MBRETIT" (THE MOSQUE OF THE RULER)



The Plan of the Mosque



Cross - cut

PHOTOS BEFORE AND AFTER RESTORATION(1980)

Q 01 - "XHAMI A MBRET" (THE MOSQUE OF THE RULER)



BEFORE



AFTER

PHOTOS BEFORE AND AFTER RESTORATION (1980)

Q 01 - "XHAMI A MBRET" (THE MOSQUE OF THE RULER)



BEFORE



AFTER

PHOTOS BEFORE AND AFTER RESTORATION (1980)

Q 01 - "XHAMI A MBRET" (THE MOSQUE OF THE RULER)



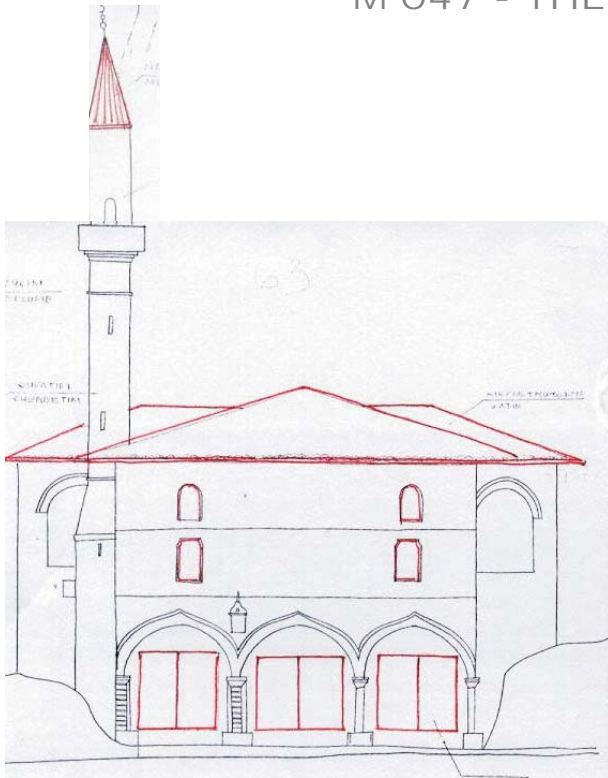
BEFORE



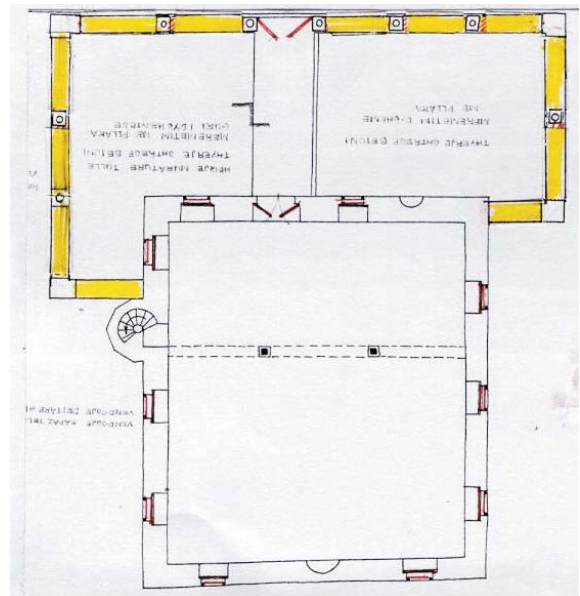
AFTER

PROJECT OF RESTORATION (1979)

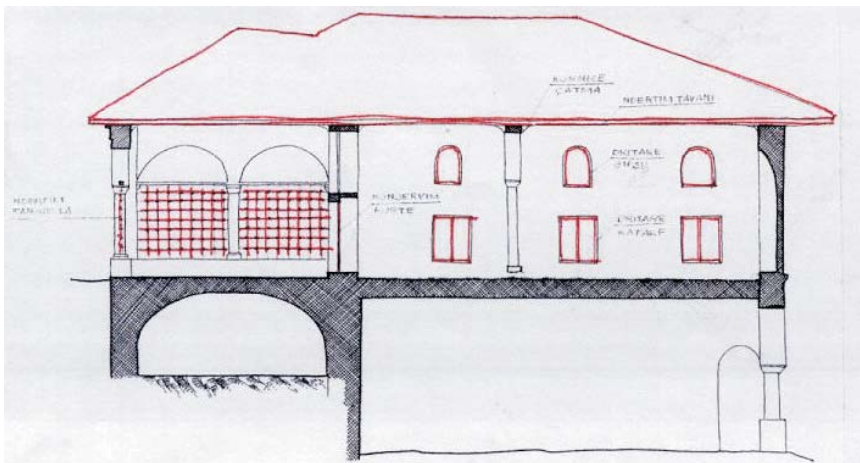
M 047 - THE MOSQUE OF THE BACHELORS



The Prospect of the Façade



The Plan of the Mosque



The Cross-cut

PHOTOS BEFORE AND AFTER RESTORATION (1979)

M 047 - THE MOSQUE OF THE BACHELORS



BEFORE



AFTER

PHOTOS BEFORE, DURING AND AFTER RESTORATION (1979)

M 047 - THE MOSQUE OF THE BACHELORS



BEFORE



DURING



AFTER

PHOTOS OF THE MINARET DURING RESTORATION (1979)

M 047 - THE MOSQUE OF THE BACHELORS



PHOTOS AFTER RESTORATION (1982)

Q 02 - THE HALVETTIYE TEKKE



PHOTOS DURING RESTORATION (1982)

Q 02 - THE HALVETTIYE TEKKE



PHOTOS DURING RESTORATION (1982)

Q 02 - THE HALVETTIYE TEKKE



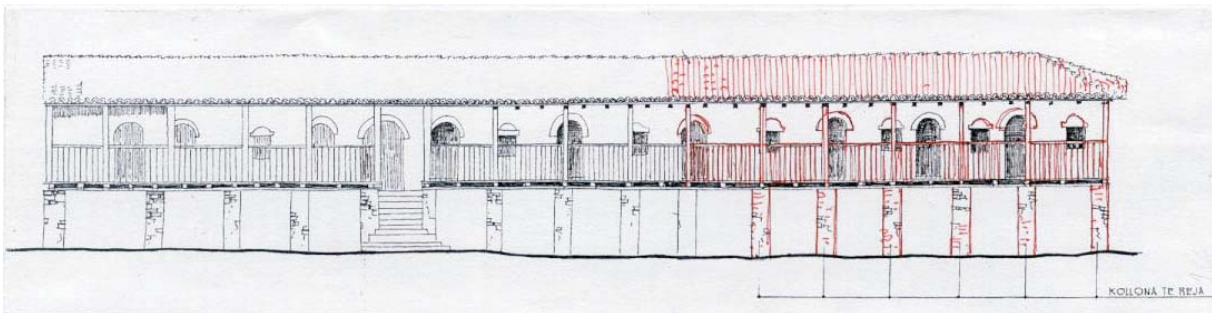
PHOTOS BEFORE AND AFTER RESTORATION (1982)

Q 02 - THE CEILING OF THE HALVETTIYE TEKKE

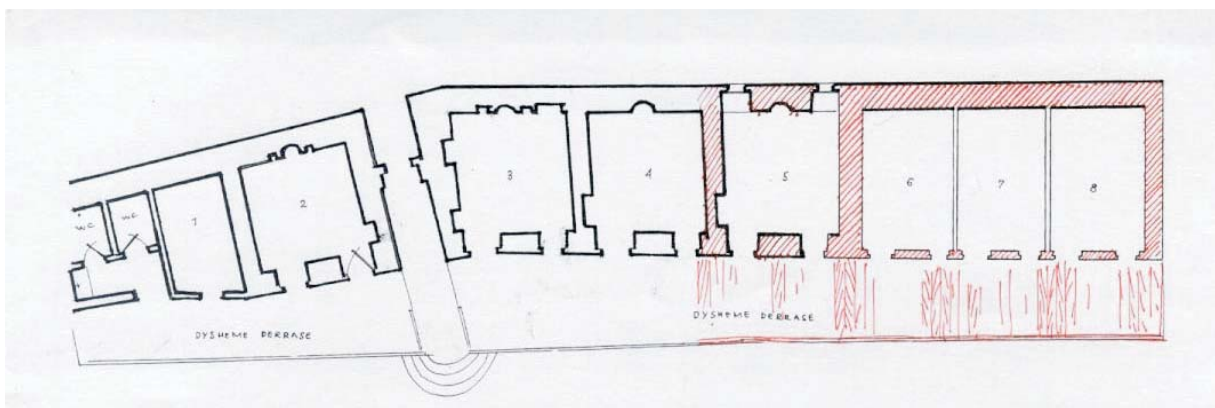


PROJECT OF RESTORATION (1978)

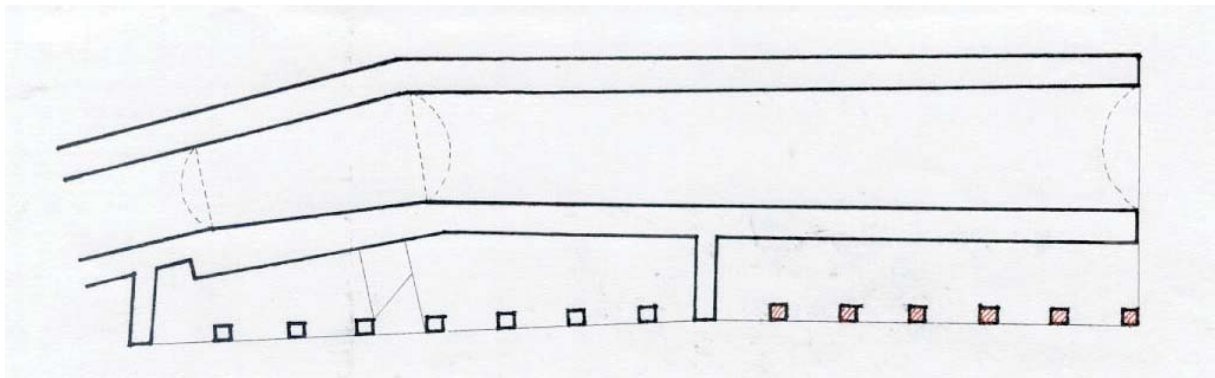
Q 03 - THE GUEST ROOMS OF THE HALVETTIYE TEKKE



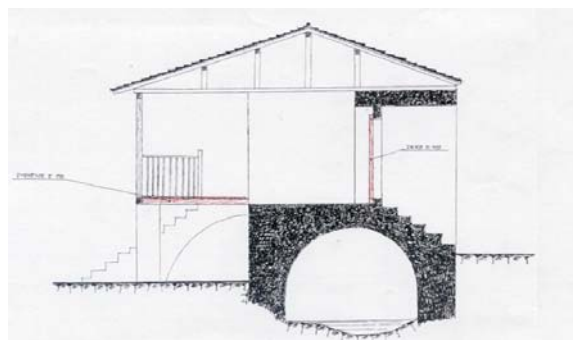
The Prospect of the Fasade



The Plan of the first floor



The Plan of the ground floor



The Cross-cut

PHOTOS BEFORE AND AFTER RESTORATION (1978)

Q 03 - THE GUEST ROOMS OF THE HALVETTIYE TEKKE



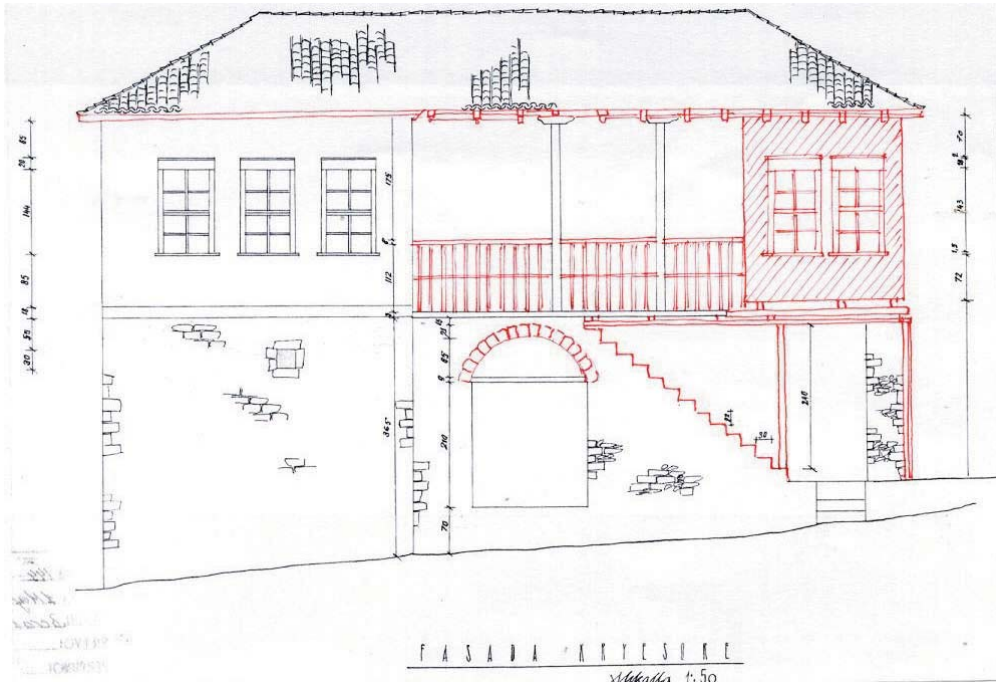
BEFORE



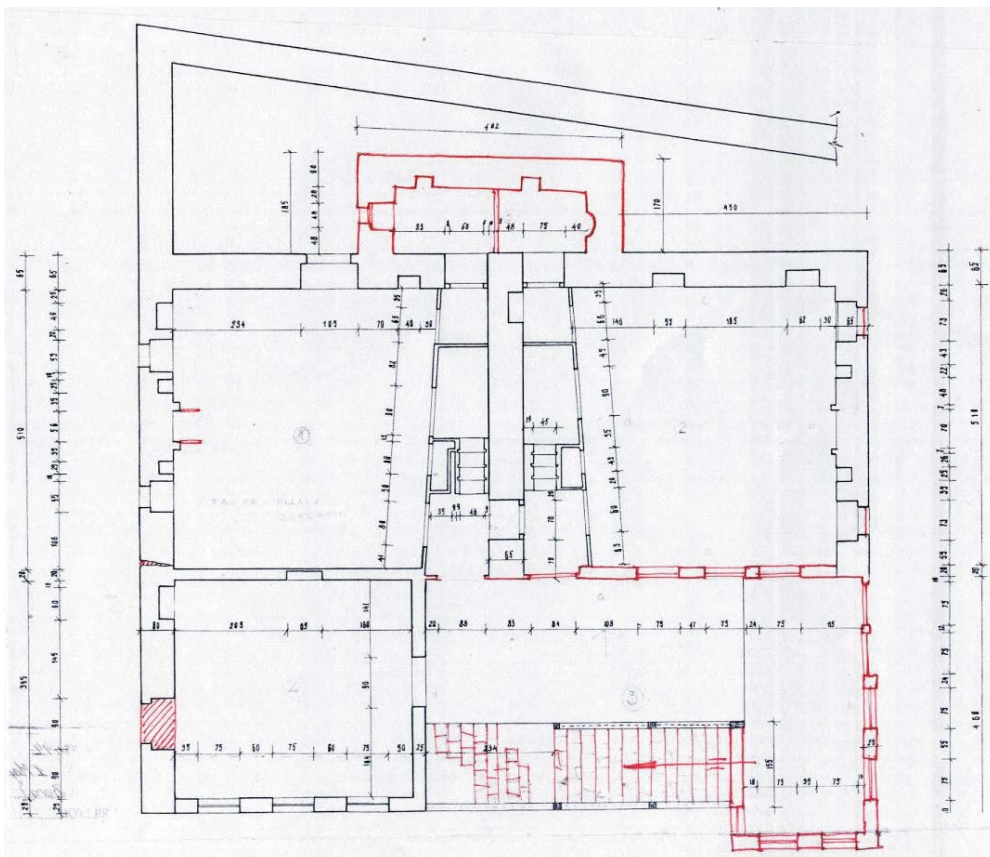
AFTER

PROJECT OF RESTORATION (1970)

T 06 - THE HOUSE OF DUD MI SHAXHI U



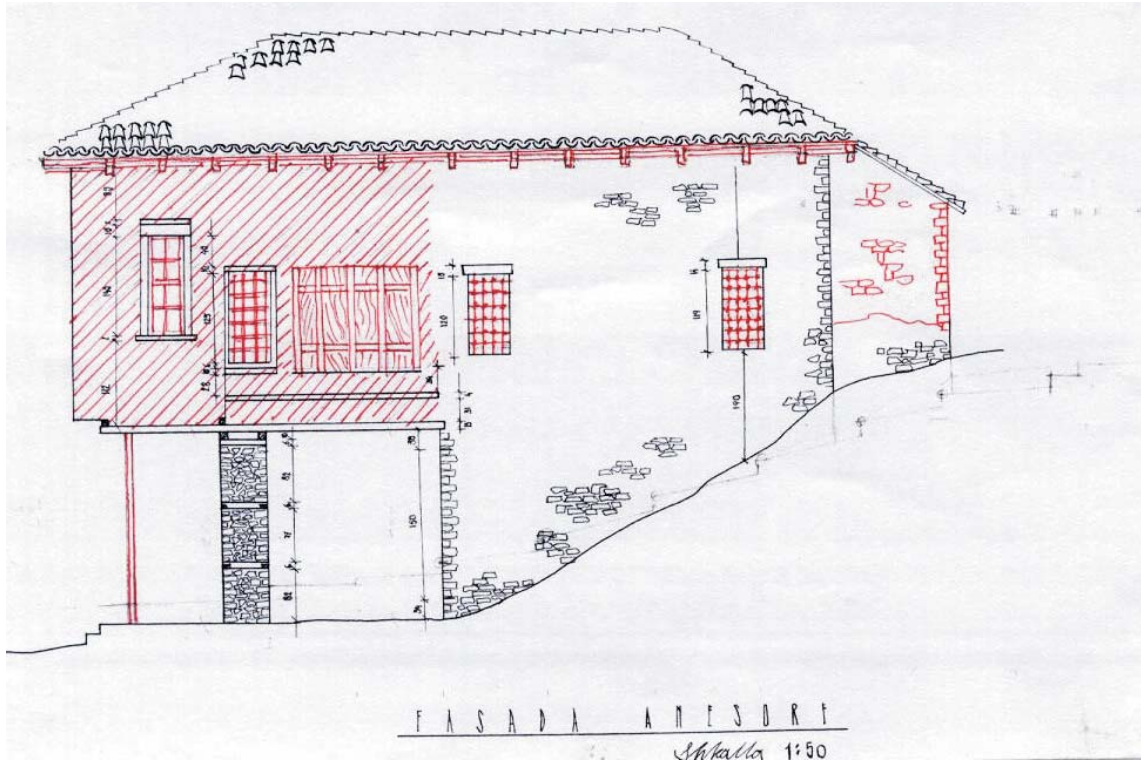
The Prospect of the Façade



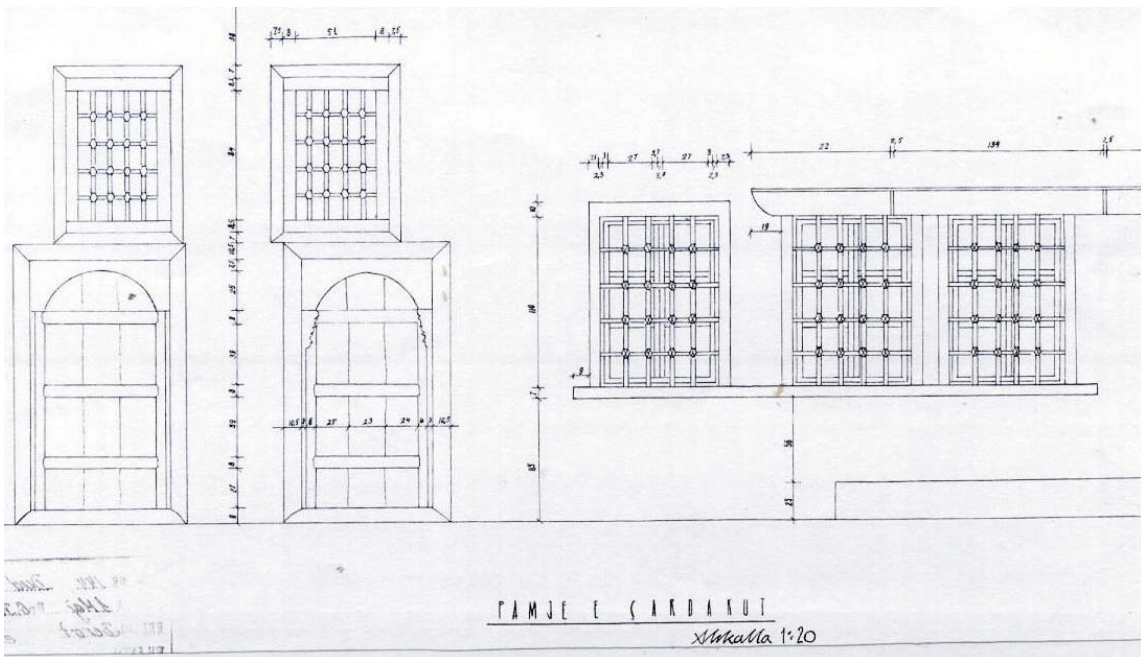
The Plan of the first floor

PROJECT OF RESTORATION (1970)

T 06 - THE HOUSE OF DUD MI SHAXHI U



The Prospect of the Façade



The Prospect of the Interior

PHOTOS BEFORE AND AFTER RESTORATION (1970)

T 06 - THE HOUSE OF DUD MI SHAXHI U



BEFORE



AFTER

PHOTOS DURING RESTORATION (1970)

T 06 - THE HOUSE OF DUD MI SHAXHI U

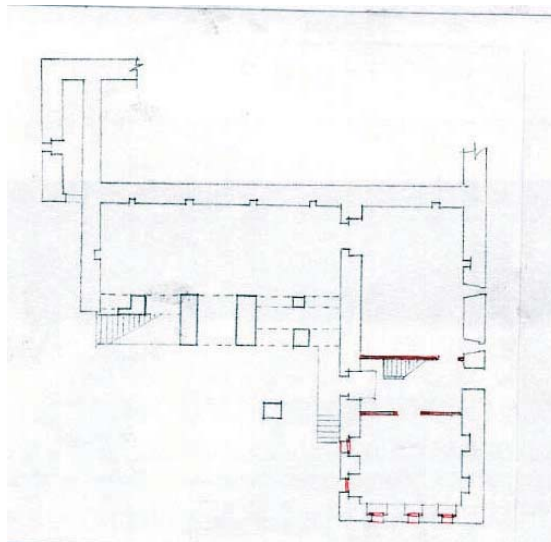


PROJECT OF RESTORATION (1967)

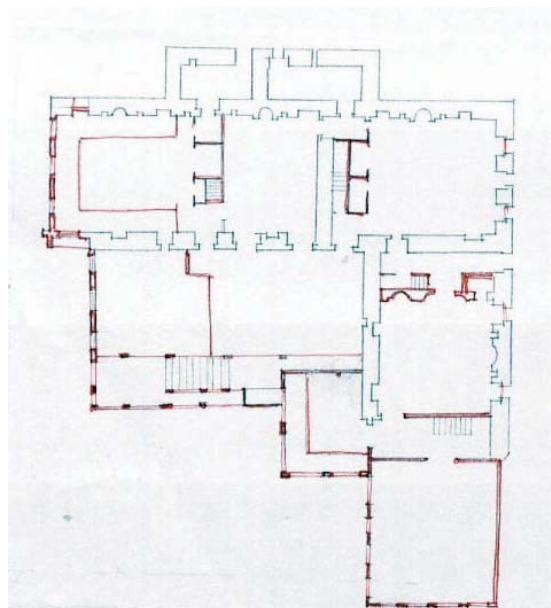
T 01 - THE ETHNOGRAPHIC MUSEUM



The Prospect of the Façade



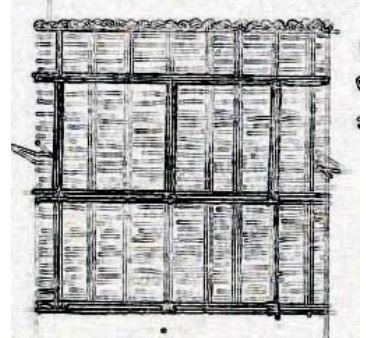
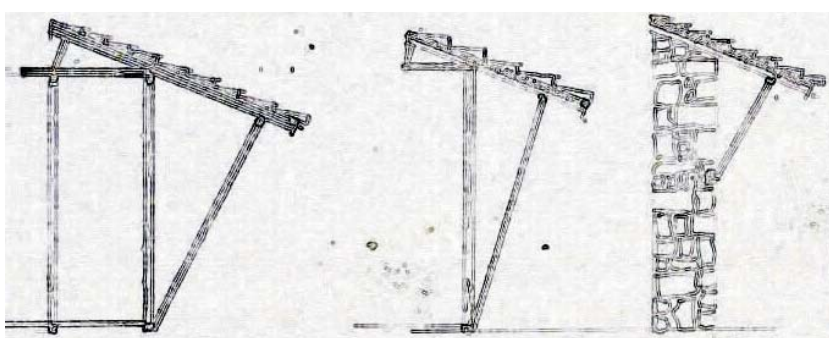
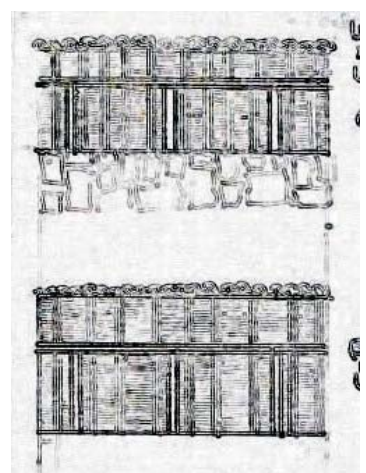
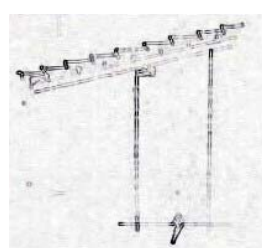
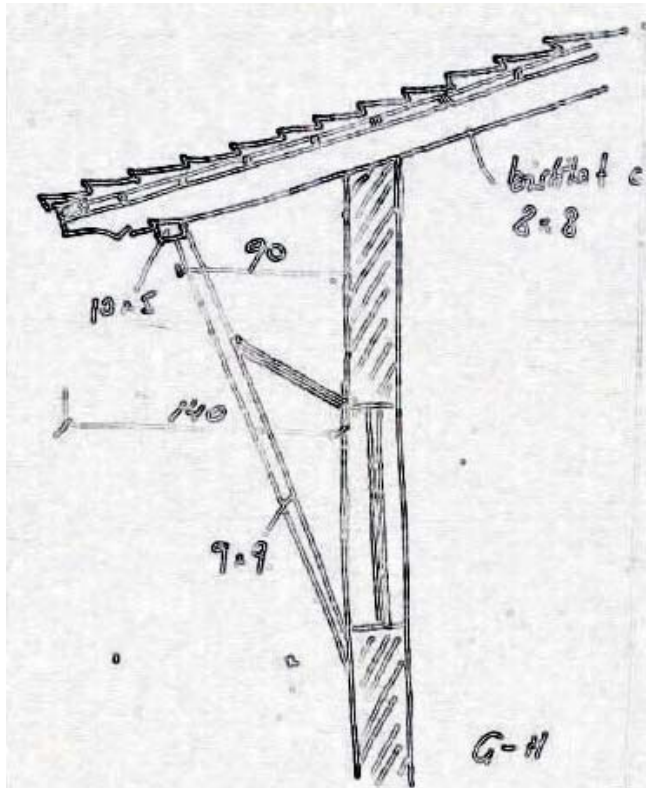
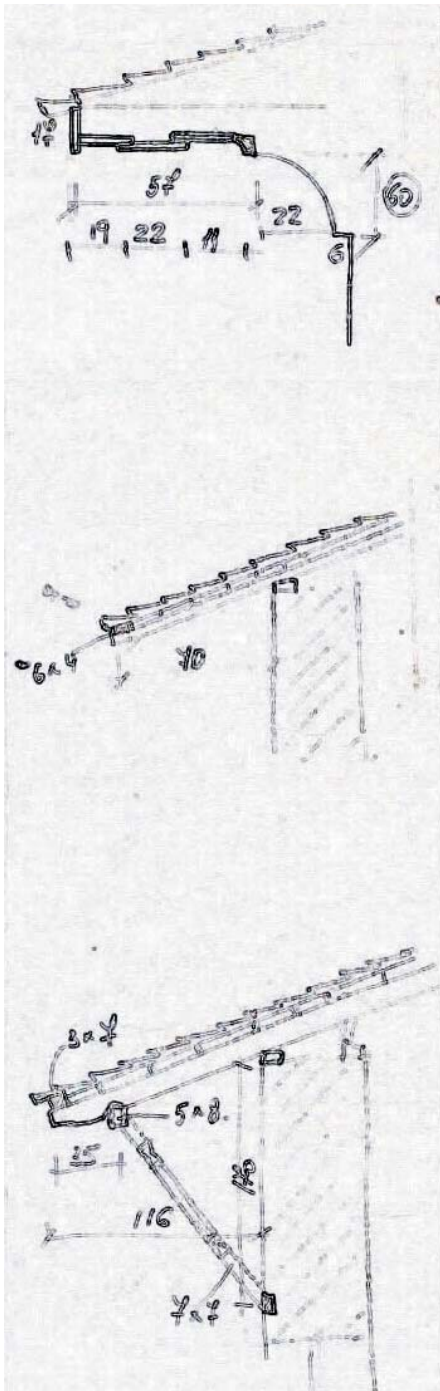
The Plan of the ground floor



The Plan of the first floor

PROJECT OF RESTORATION (1967)
DETAILS OF THE AWNINGS OF THE ROOF

T 01 - THE ETHNOGRAFIC MUSEUM



PHOTOS BEFORE AND AFTER RESTORATION (1967)

T 01 - THE ETHNOGRAPHIC MUSEUM



BEFORE



AFTER

PHOTOS BEFORE, DURING AND AFTER RESTORATION (1967)

T 01 - THE ETHNOGRAPHIC MUSEUM



BEFORE



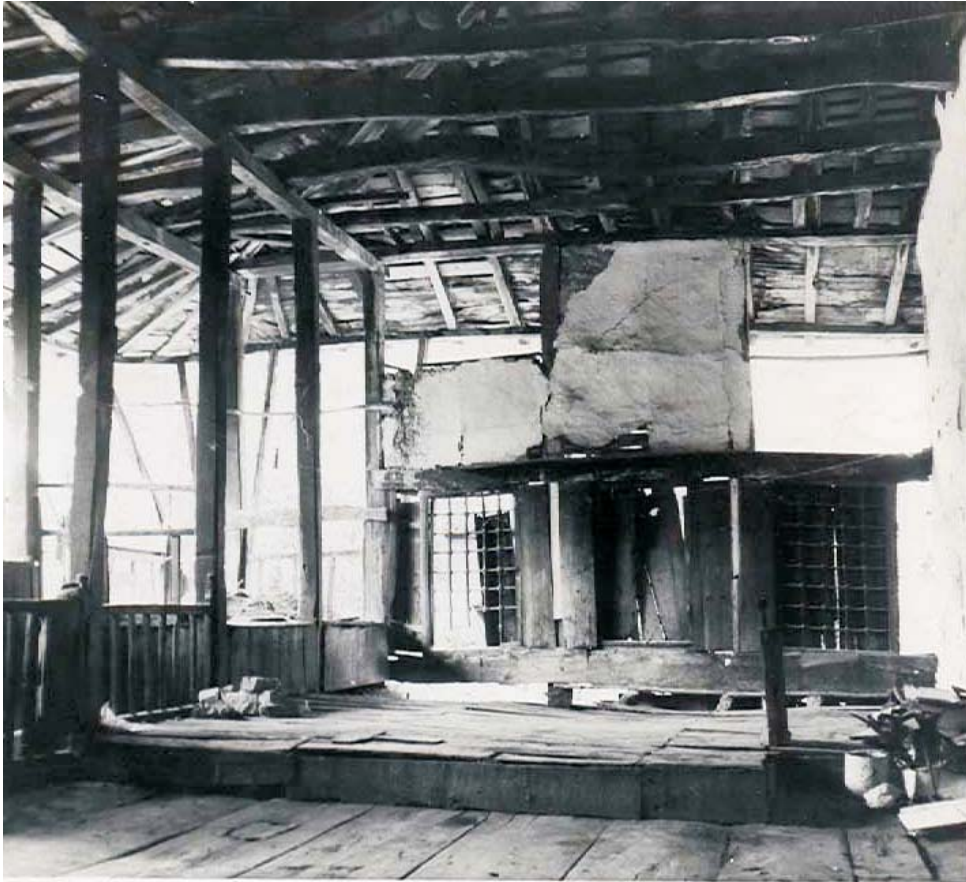
DURING



AFTER

PHOTOS BEFORE AND AFTER RESTORATION (1967)

T 01 - THE ETHNOGRAPHIC MUSEUM



BEFORE



AFTER

T 01 - THE ETHNOGRAPHIC MUSEUM



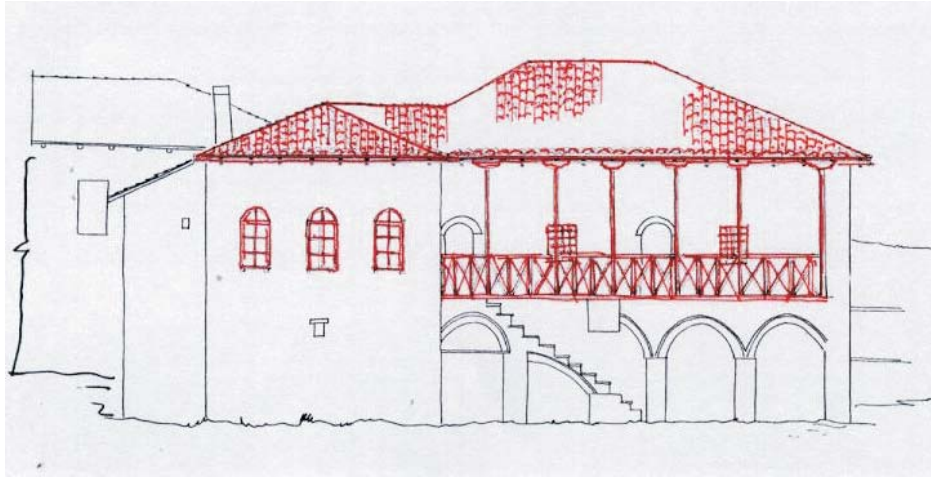
BEFORE



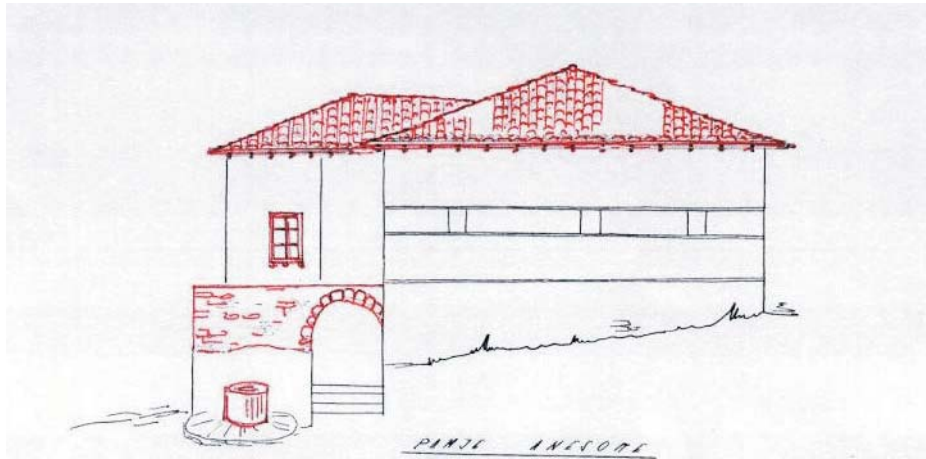
AFTER

PROJECT OF RESTORATION (1971)

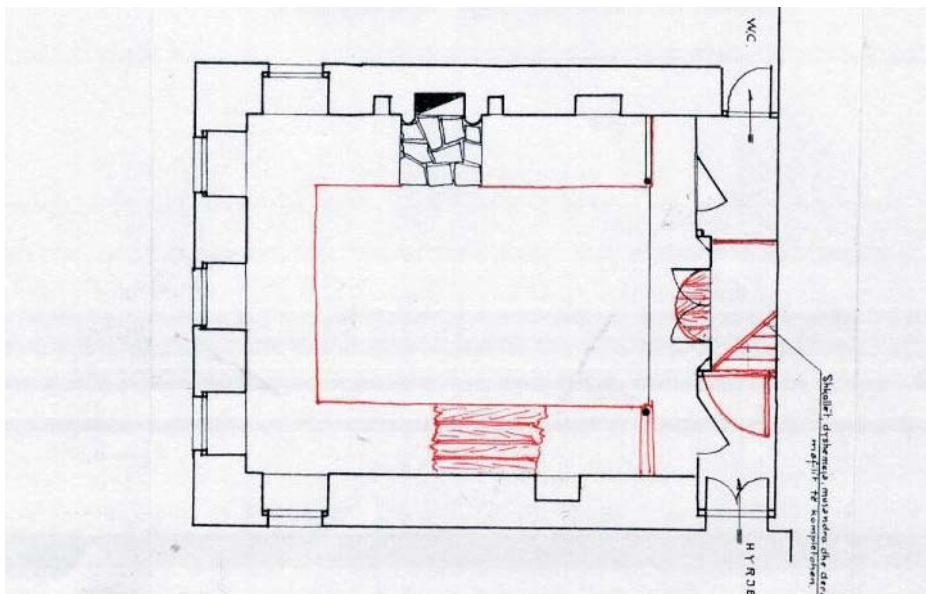
G 093 - THE HOUSE OF TAQI SIMSIA



The Prospect of the Façade (from the North)



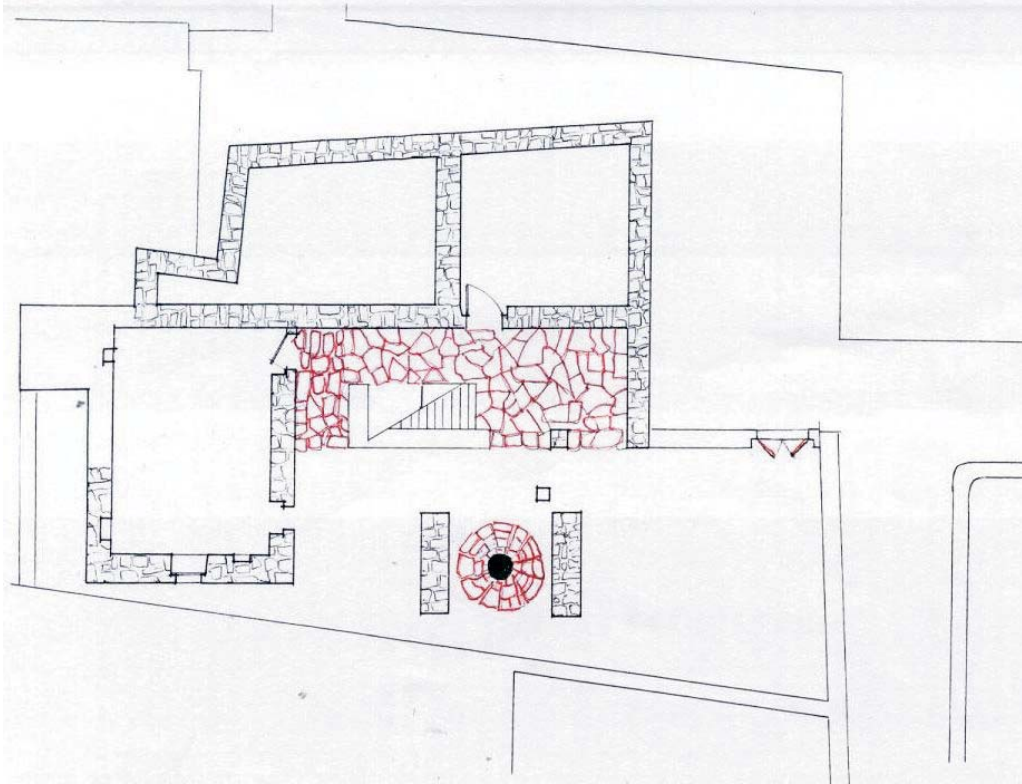
The Prospect of the Façade (from the West)



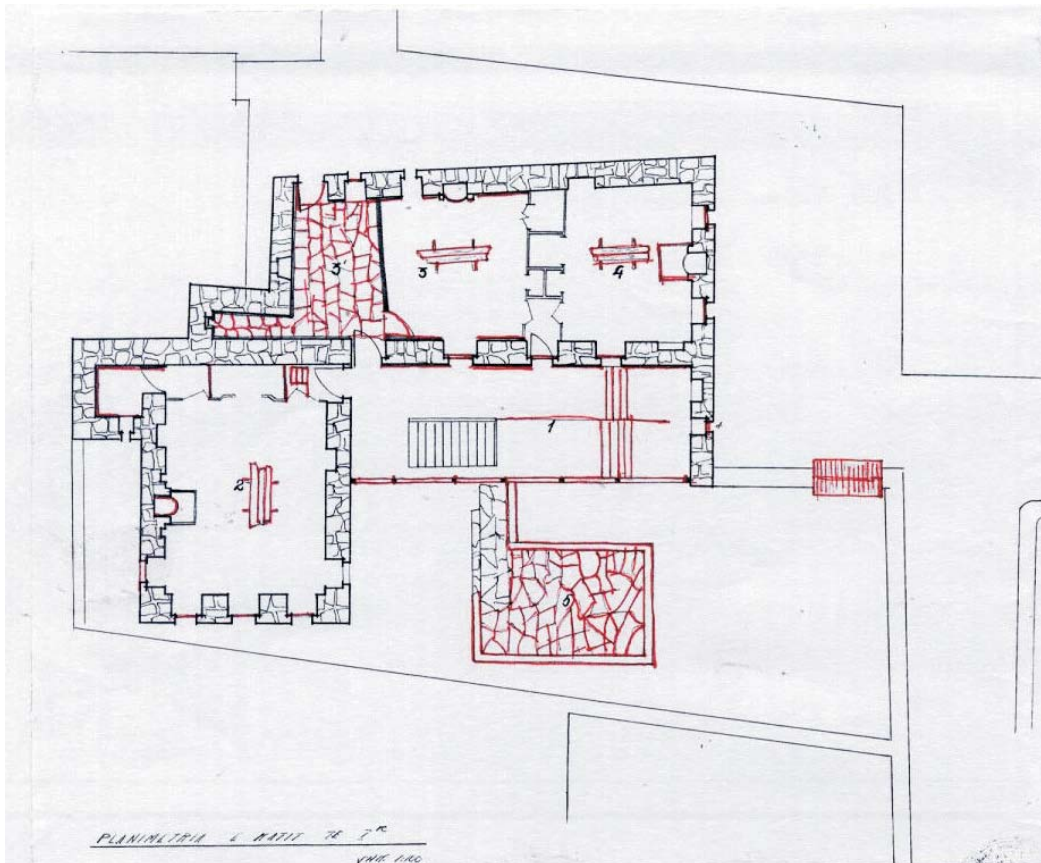
The Plan of Guest Room

PROJECT OF RESTORATION (1971)

G 093 - THE HOUSE OF TAQI SIMSIA



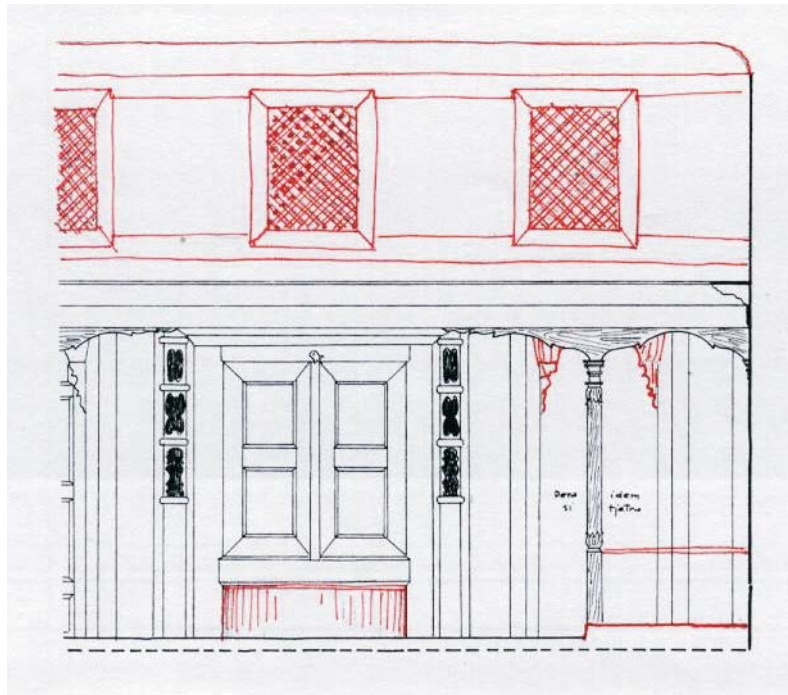
THE PLAN OF THE FIRST FLOOR



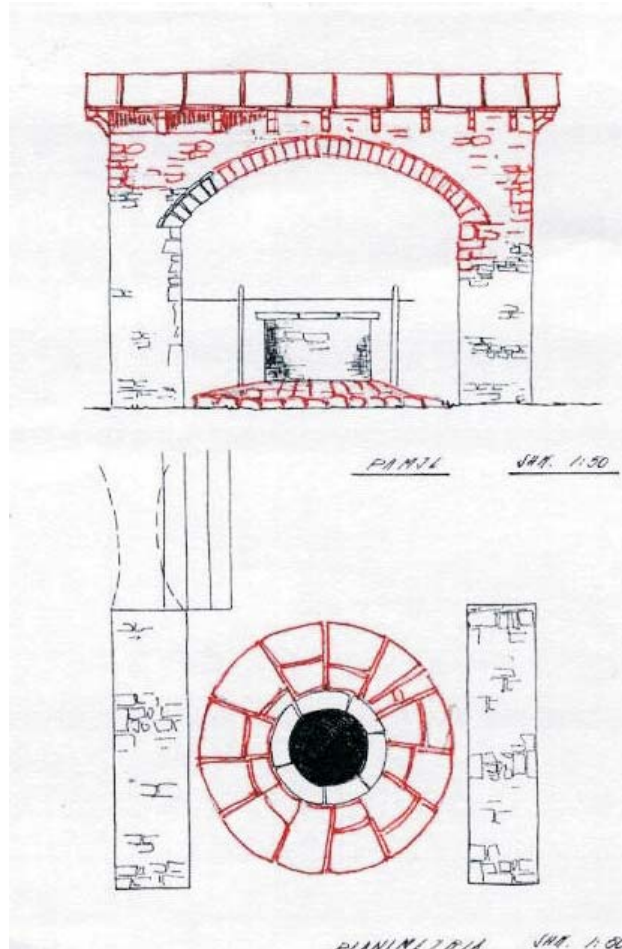
THE PLAN OF THE GROUND FLOOR

PROJECT OF RESTORATION (1971)

G 093 - THE HOUSE OF TAQI SIMSIA



Detail of the Interior of the Guest Room



The Prospect of the Kamerie and the plan of the Well

PHOTOS DURING RESTORATION (1971)

G 093 - THE HOUSE OF TAQI SIMSIA



PHOTOS BEFORE AND AFTER RESTORATION (1971)

G 093 - THE HOUSE OF TAQI SIMSIA



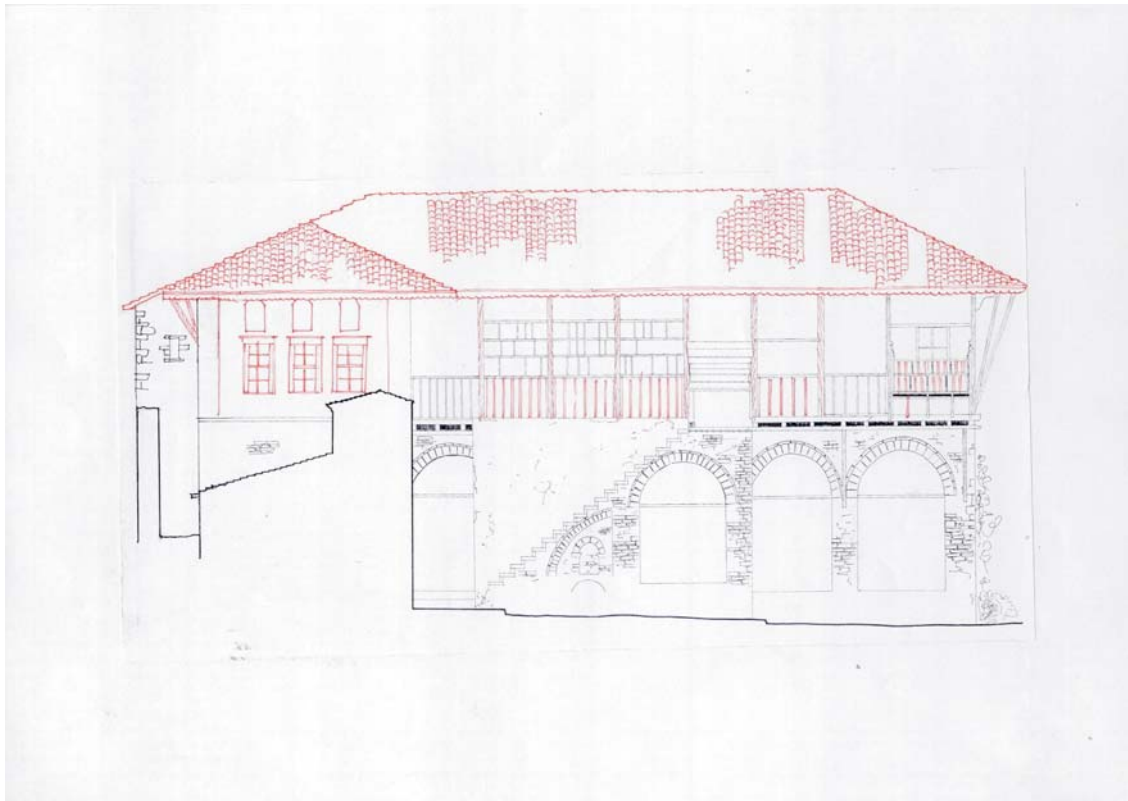
BEFORE



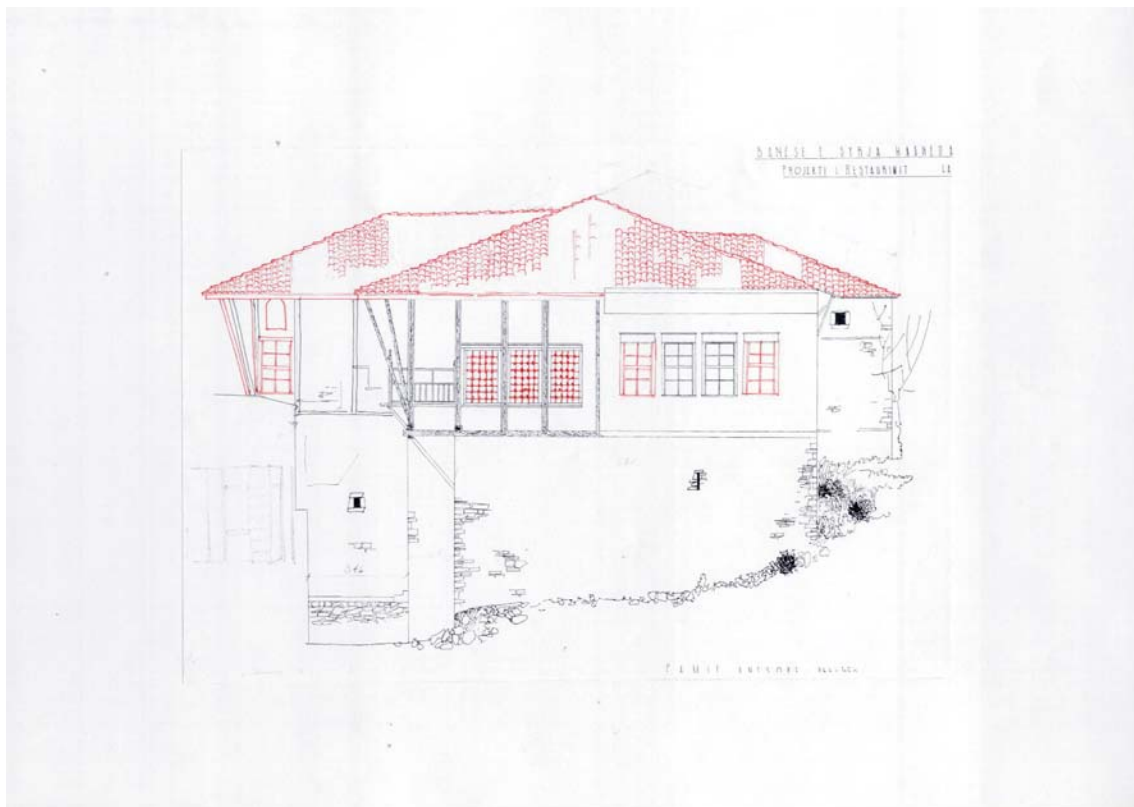
AFTER

PROJECT OF RESTORATION (1973)

T 07 - THE HOUSE OF SYRJA HAZNEDARI



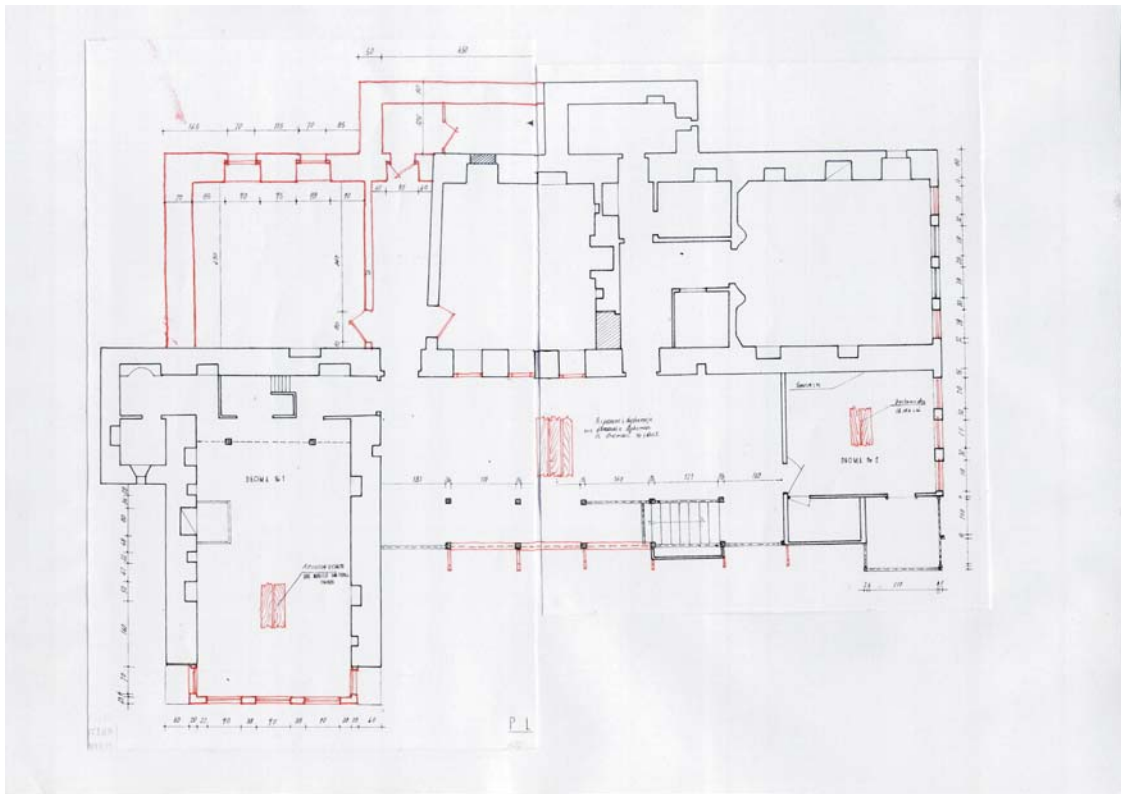
THE PROSPECT OF FAÇADE (FROM THE EAST)



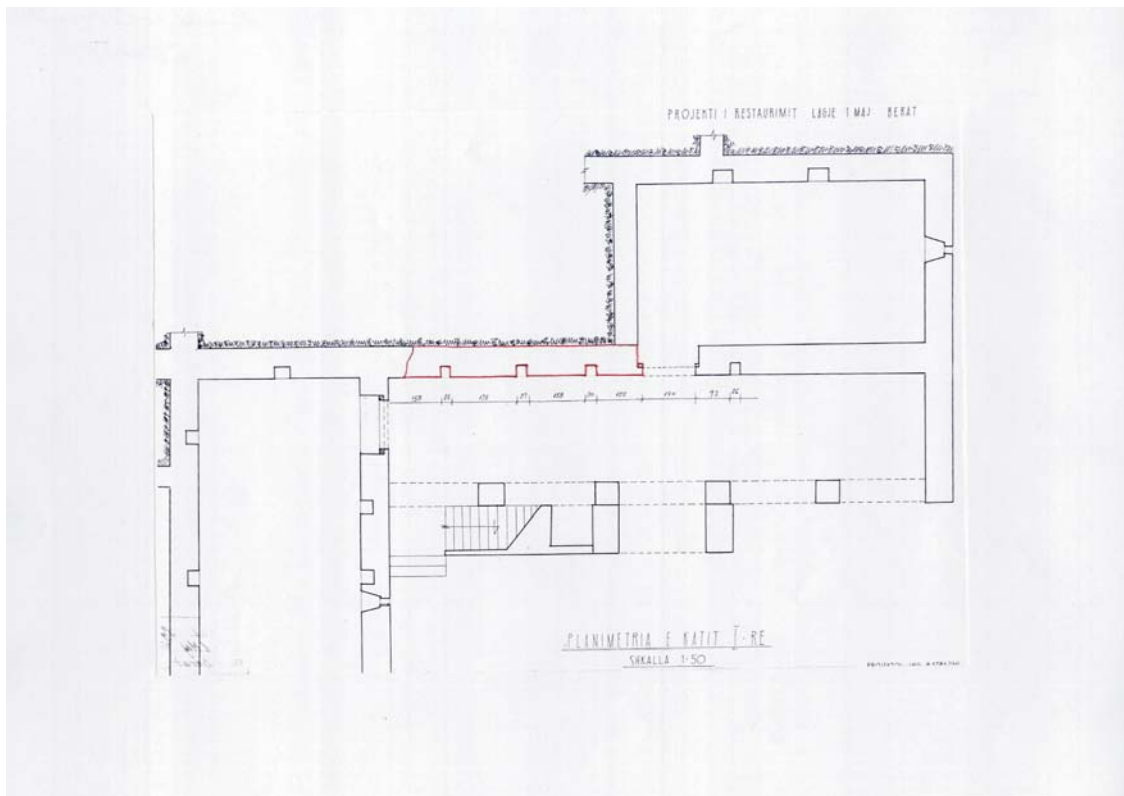
THE PROSPECT OF FAÇADE (FROM THE NORTH)

PROJECT OF RESTORATION (1973)

T 07 - THE HOUSE OF SYRJA HAZNEDARI



THE PLAN OF THE FIRST FLOOR



THE PLAN OF THE GROUND FLOOR

PHOTOS BEFORE AND AFTER RESTORATION (1973)

T 07 - THE HOUSE OF SYRJA HAZNEDARI



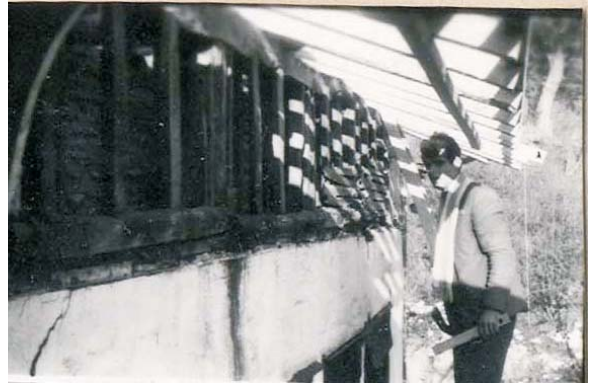
BEFORE



AFTER

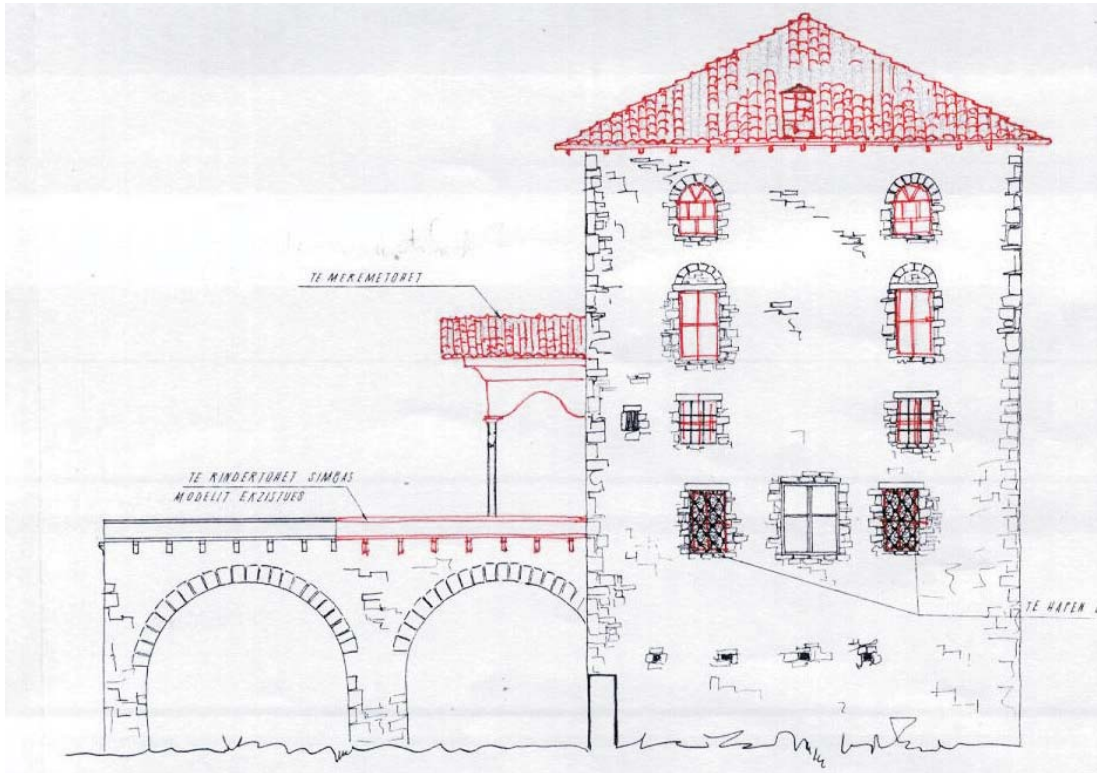
PHOTOS DURING RESTORATION (1973)

T 07 - THE HOUSE OF SYRJA HAZNEDARI

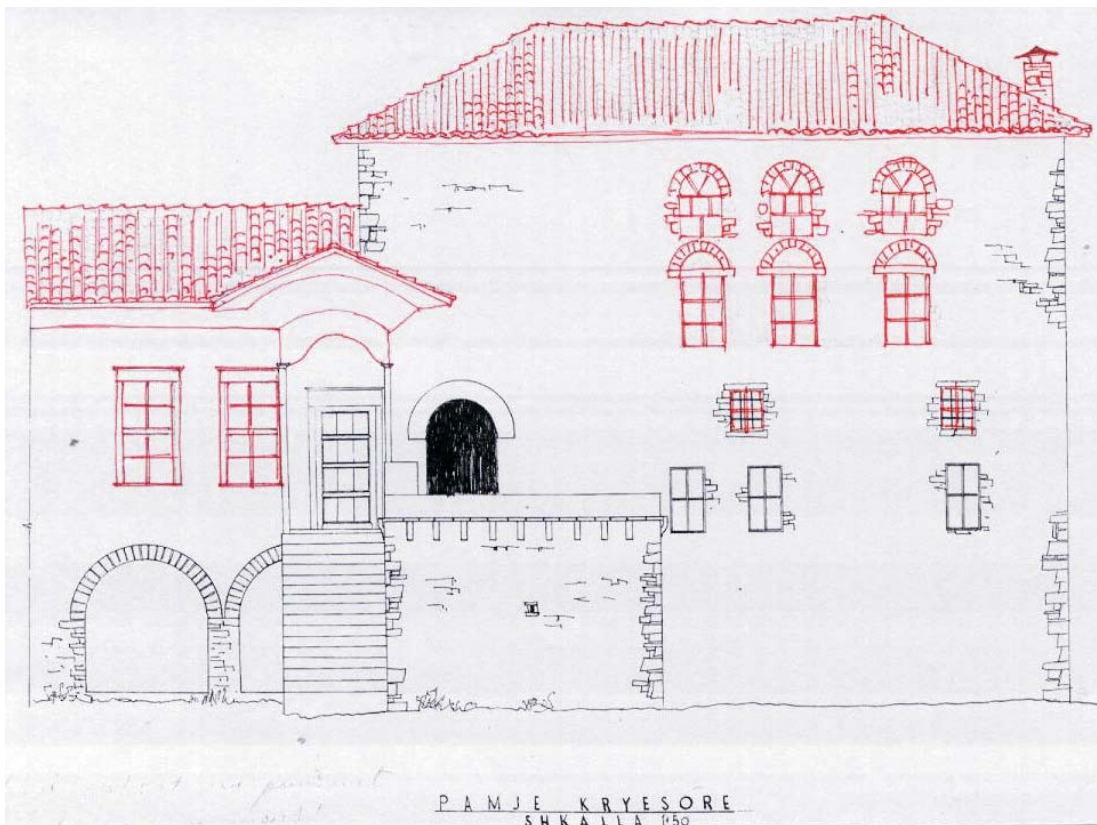


PROJECT OF RESTORATION (1971)

G 125 - THE HOUSE OF VASIL QAKO



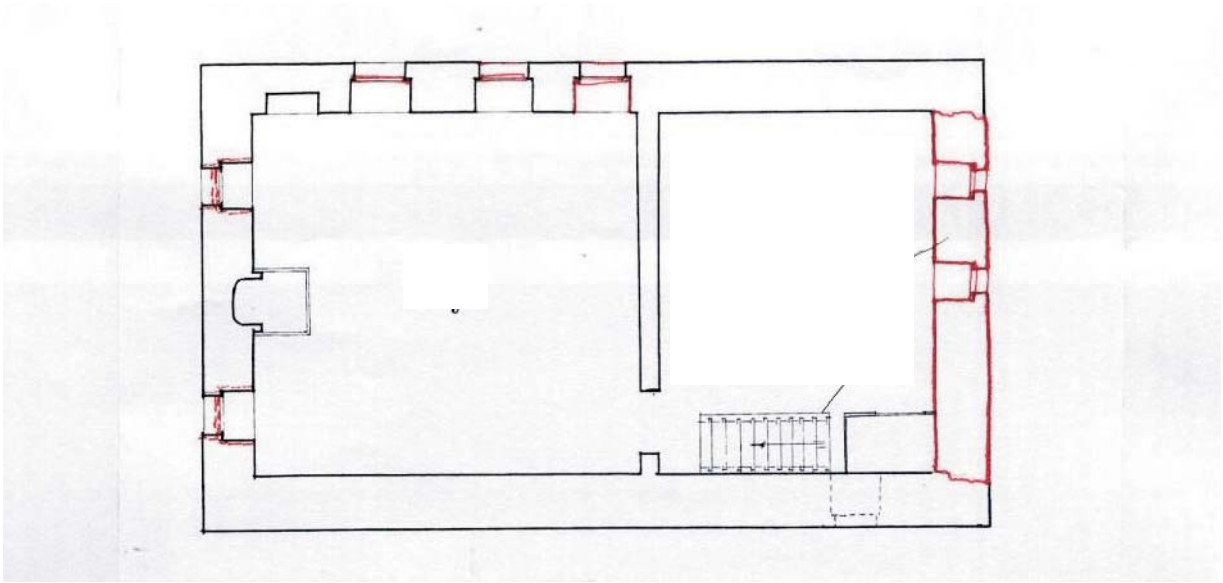
THE PROSPECT OF THE FAÇADE (FROM THE NORTH)



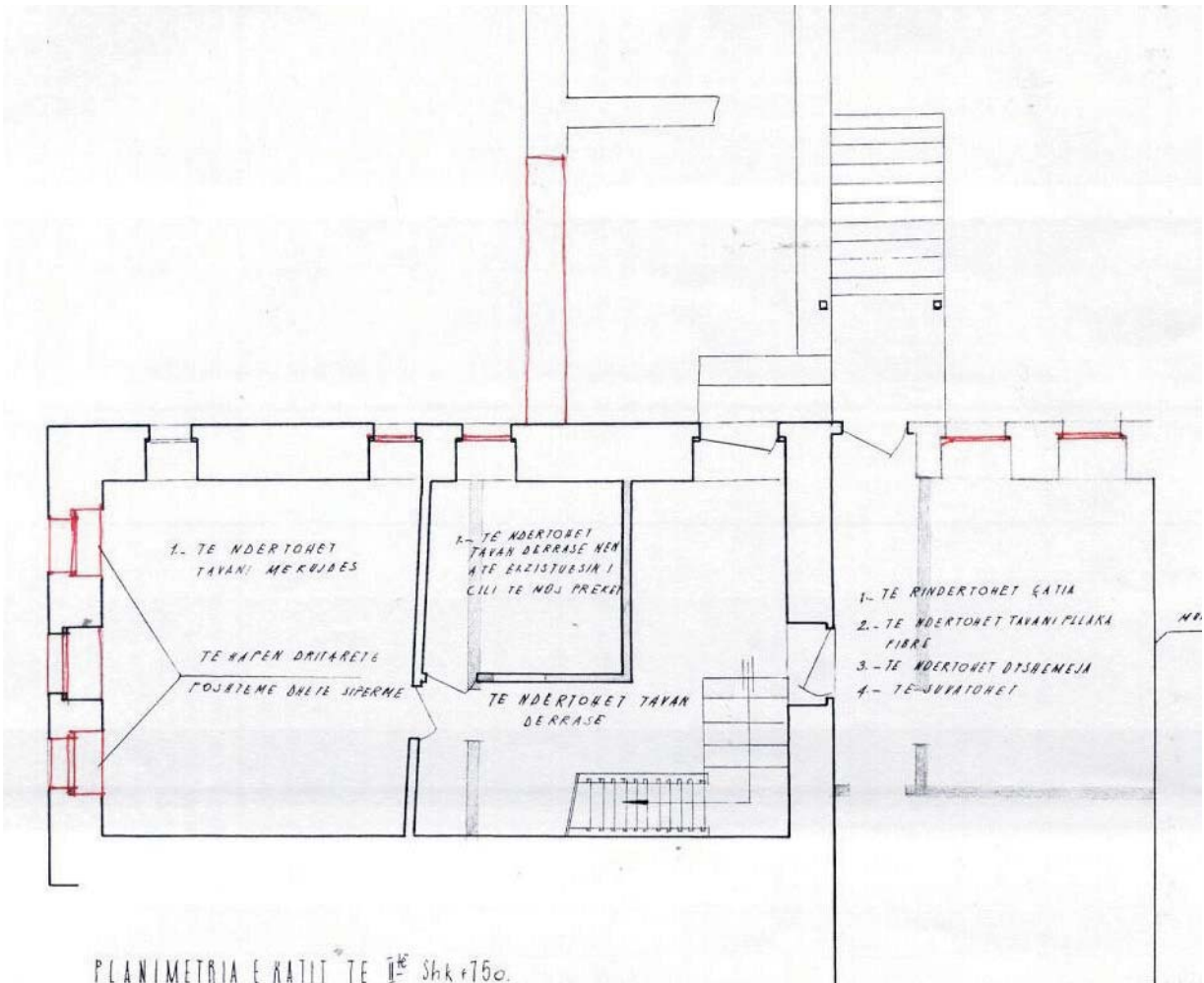
THE PROSPECT OF THE FAÇADE (FROM THE EAST)

PROJECT OF RESTORATION (1971)

G 125 - THE HOUSE OF VASIL QAKO



THE PLAN OF THE FIRST FLOOR



THE PLAN OF THE GROUND FLOOR

PHOTOS BEFORE AND AFTER RESTORATION (1973)

G 125 - THE HOUSE OF VASIL QAKO



BEFORE



AFTER

PHOTOS BEFORE AND AFTER RESTORATION (1973)

G 125 - THE HOUSE OF VASIL QAKO



BEFORE



AFTER

PHOTOS DURING AND AFTER RESTORATION (1973)

G 125 - THE HOUSE OF VASIL QAKO



DURING



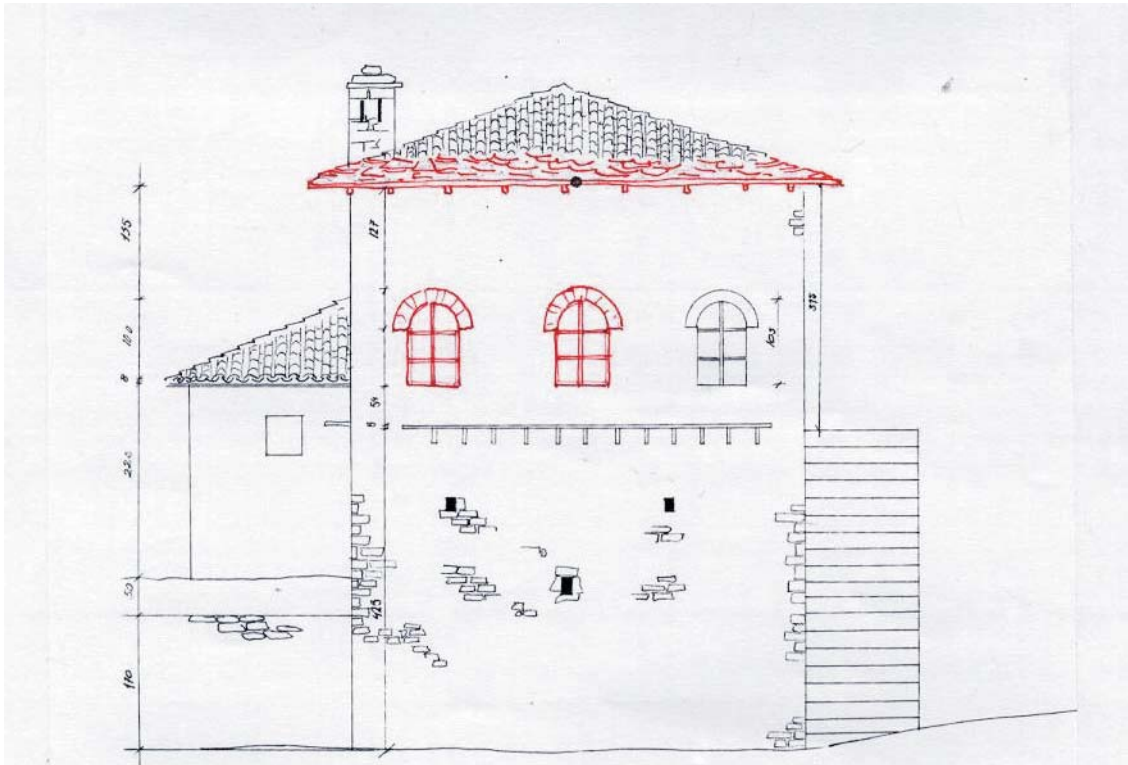
DURING



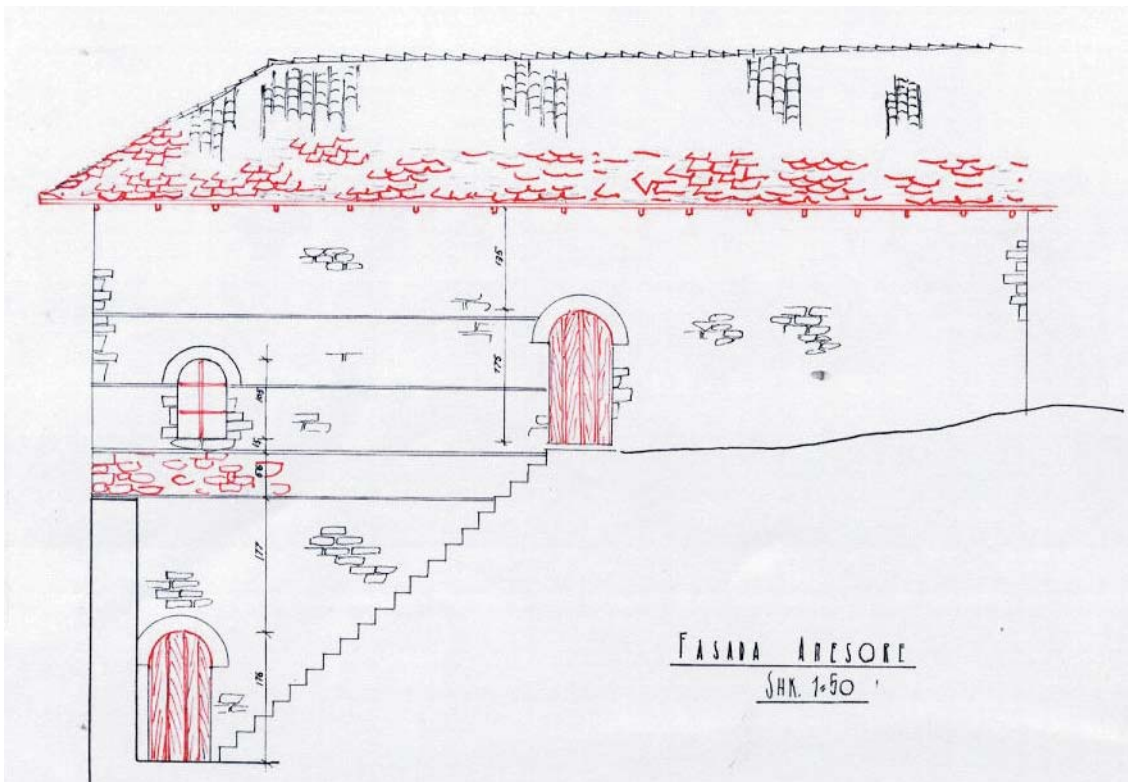
AFTER

PROJECT OF RESTORATION (1971)

G 016 - THE HOUSE OF MIHAL TOPI



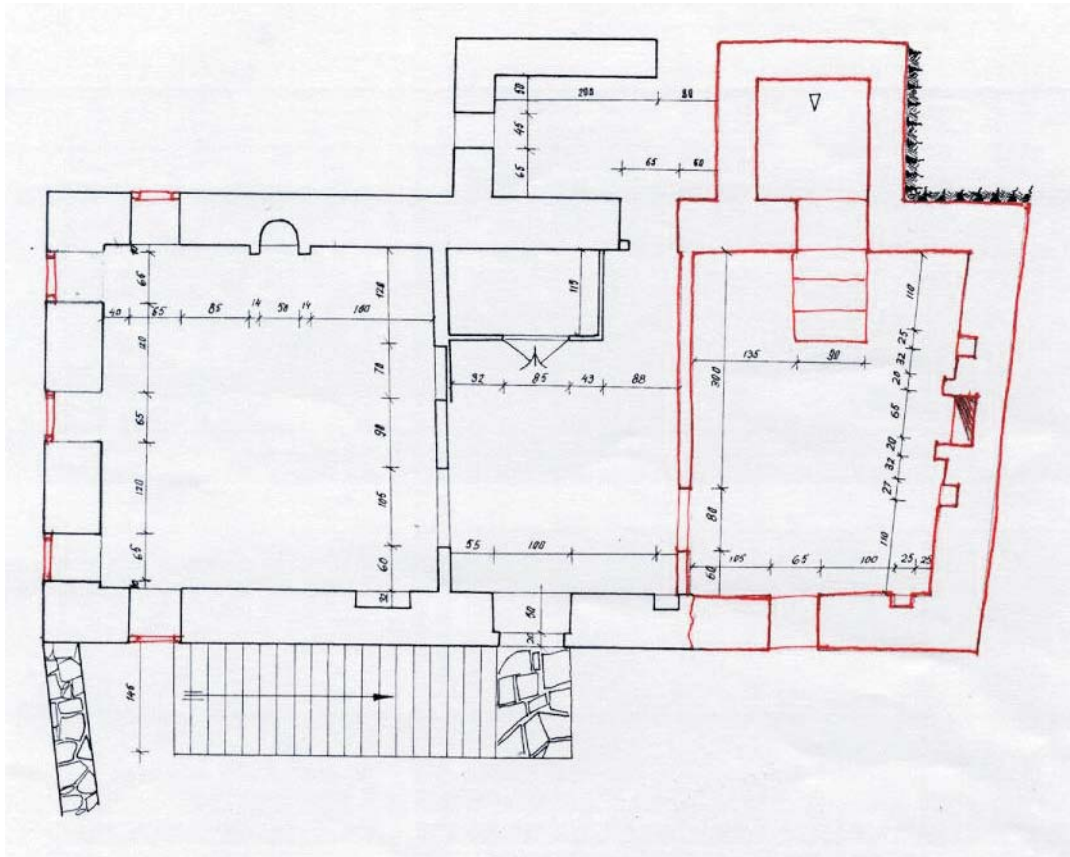
THE PROSPECT OF THE FAÇADE (FROM THE NORTH)



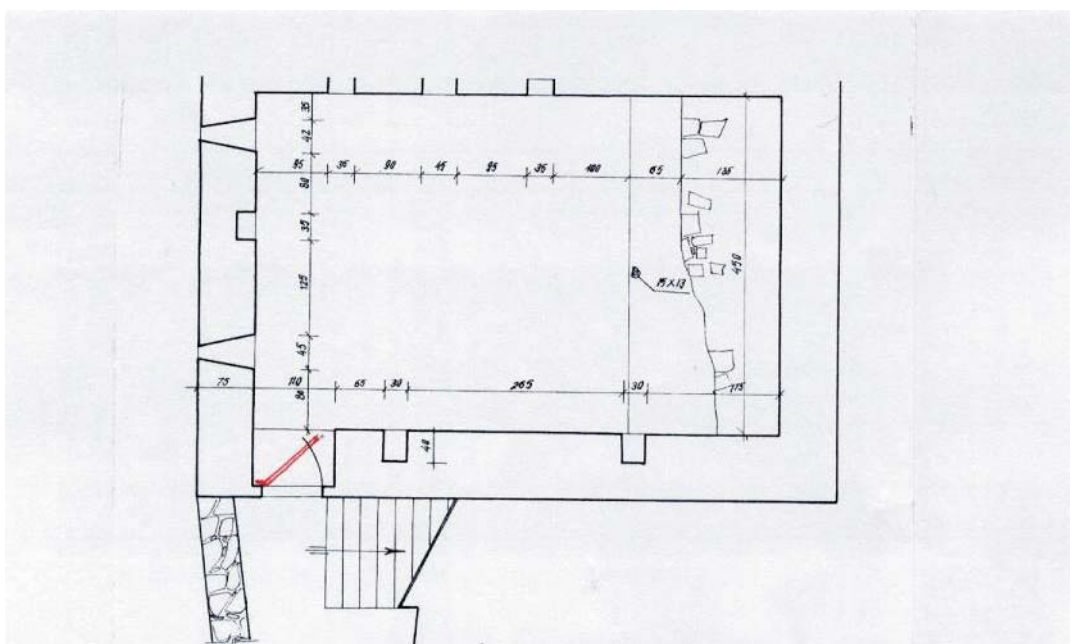
THE PROSPECT OF THE FAÇADE (FROM THE SOUTH)

PROJECT OF RESTORATION (1971)

G 016 - THE HOUSE OF MIHAL TOPI



THE PLAN OF THE FIRST FLOOR



THE PLAN OF THE GROUND FLOOR

PHOTOS BEFORE AND AFTER RESTORATION (1971)

G 016 - THE HOUSE OF MIHAL TOPI

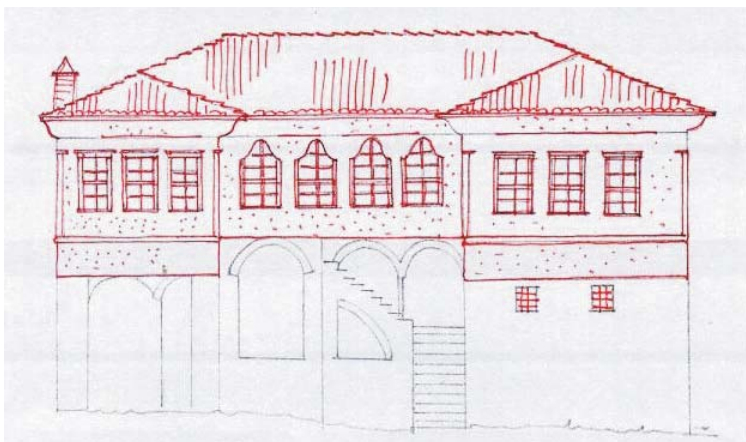


BEFORE

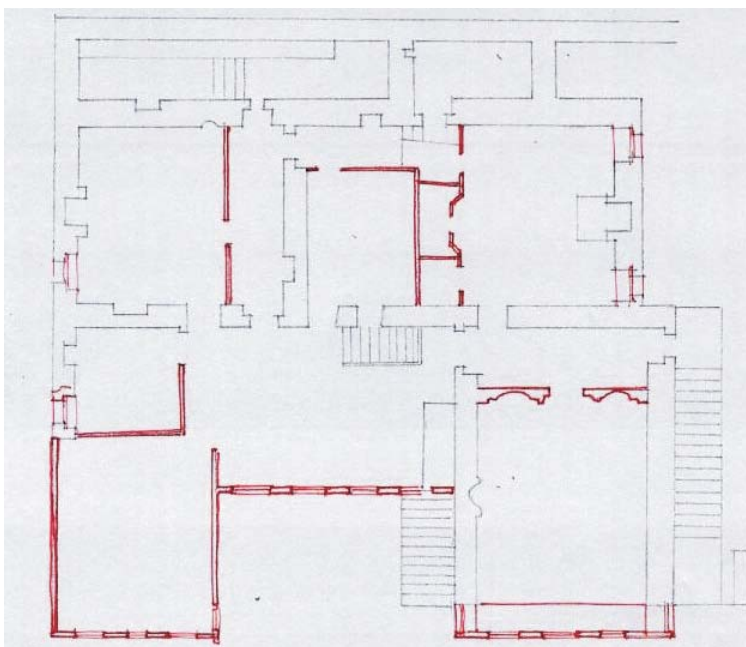


AFTER

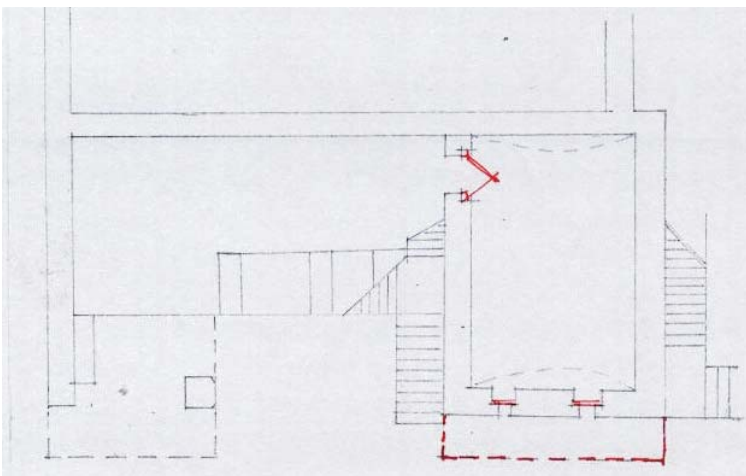
G 046 - THE HOUSE OF LUÇI ZAHARIA



THE PROSPECT OF THE FAÇADE



THE PLAN OF THE FIRST FLOOR



THE PLAN OF THE GROUND FLOOR

PHOTOS BEFORE AND AFTER RESTORATION (1969)

G 046 - THE HOUSE OF LUÇI ZAHARIA



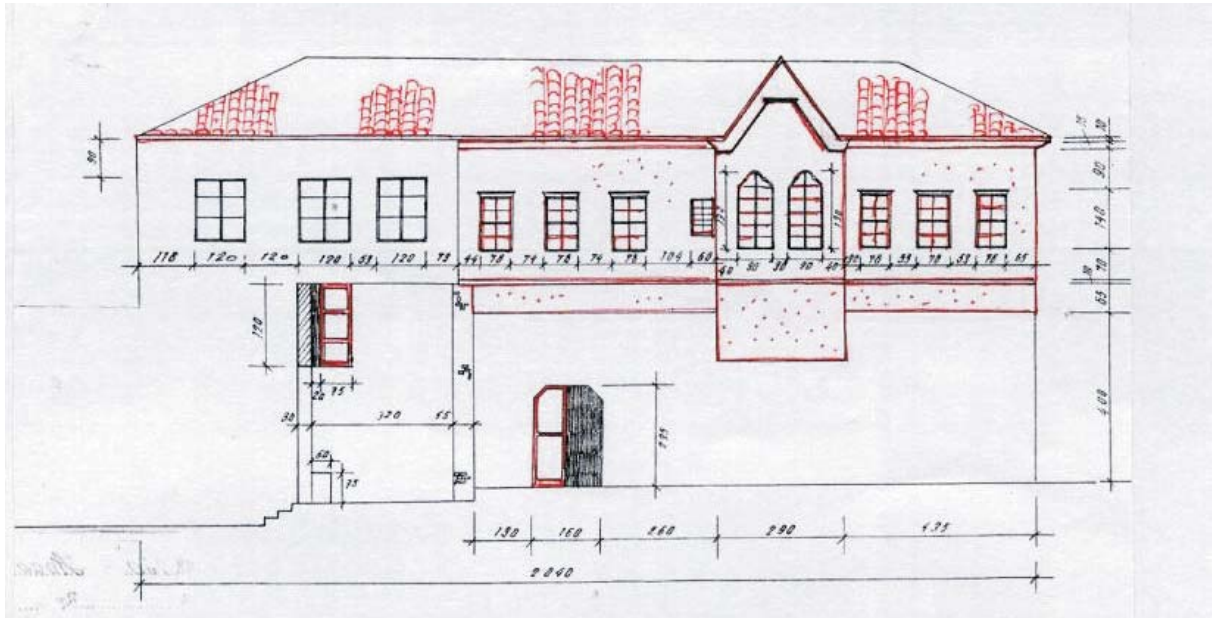
BEFORE



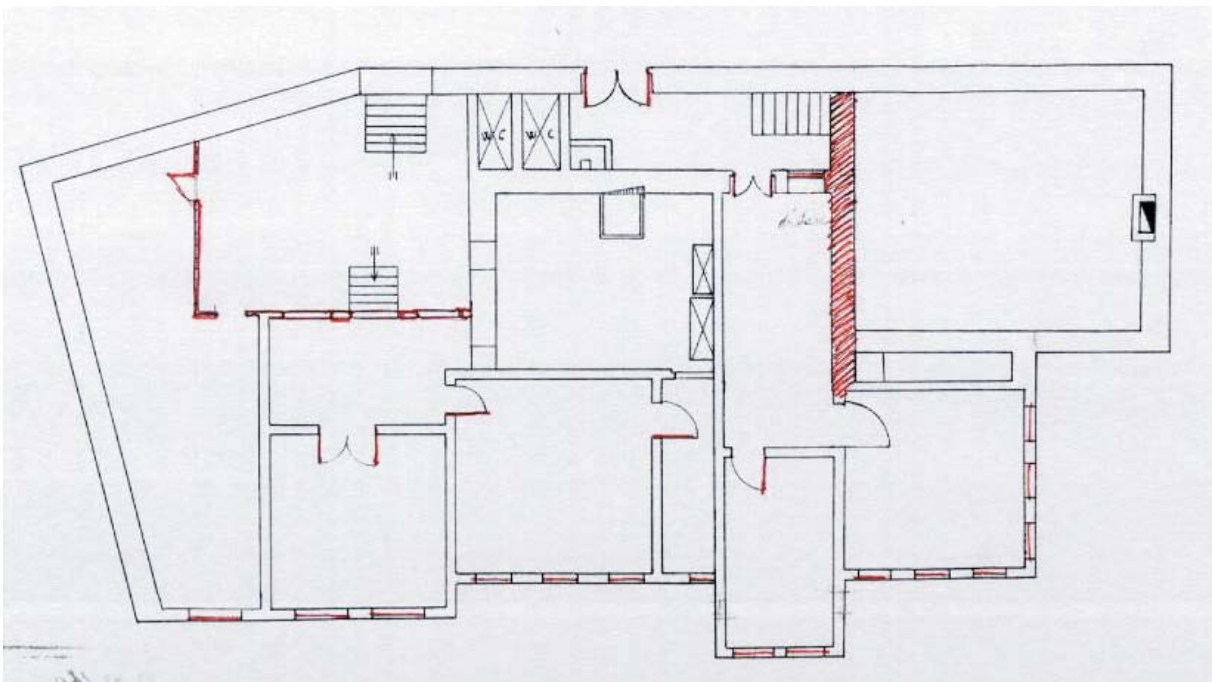
AFTER

PROJECT OF RESTORATION (1966)

K 020 - THE HOUSE OF AHMET BILALI



THE PROSPECT OF THE FAÇADE



THE PLAN OF THE GROUND FLOOR

PHOTOS BEFORE AND AFTER RESTORATION (1966)

K 020 - THE HOUSE OF AHMET BILALI



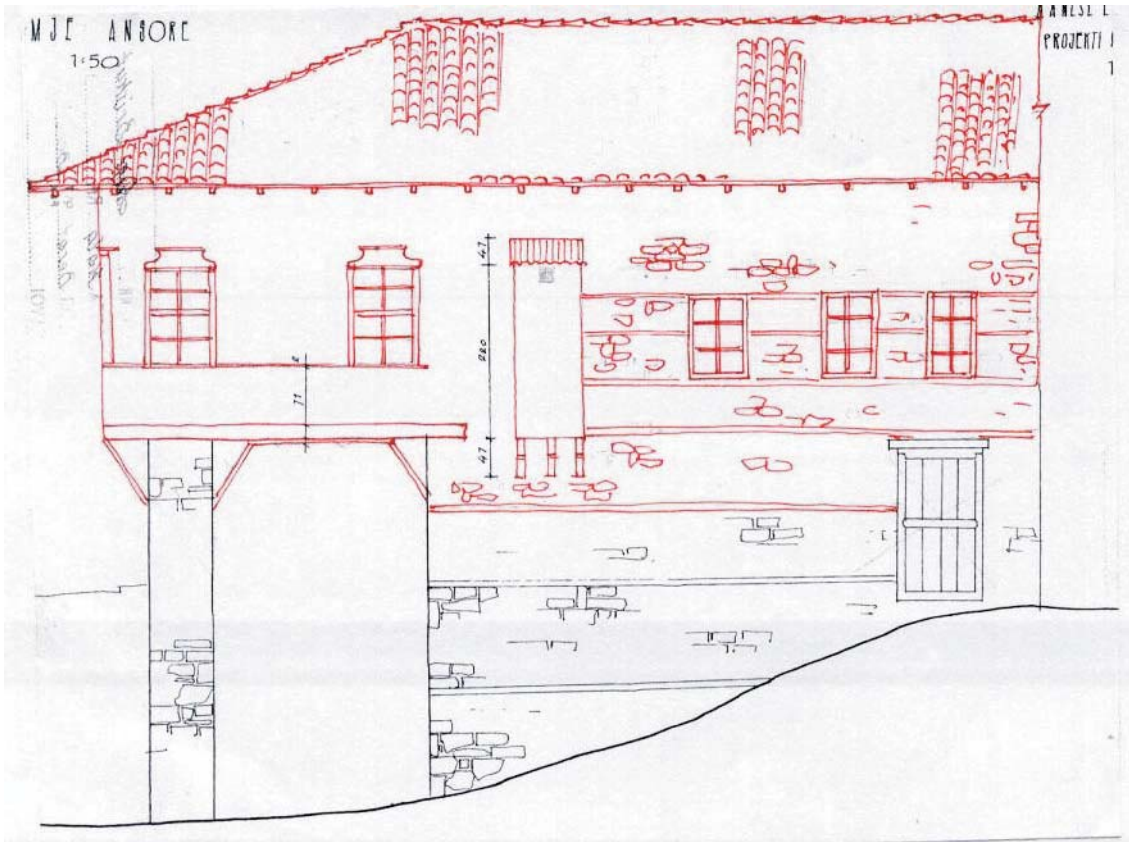
BEFORE



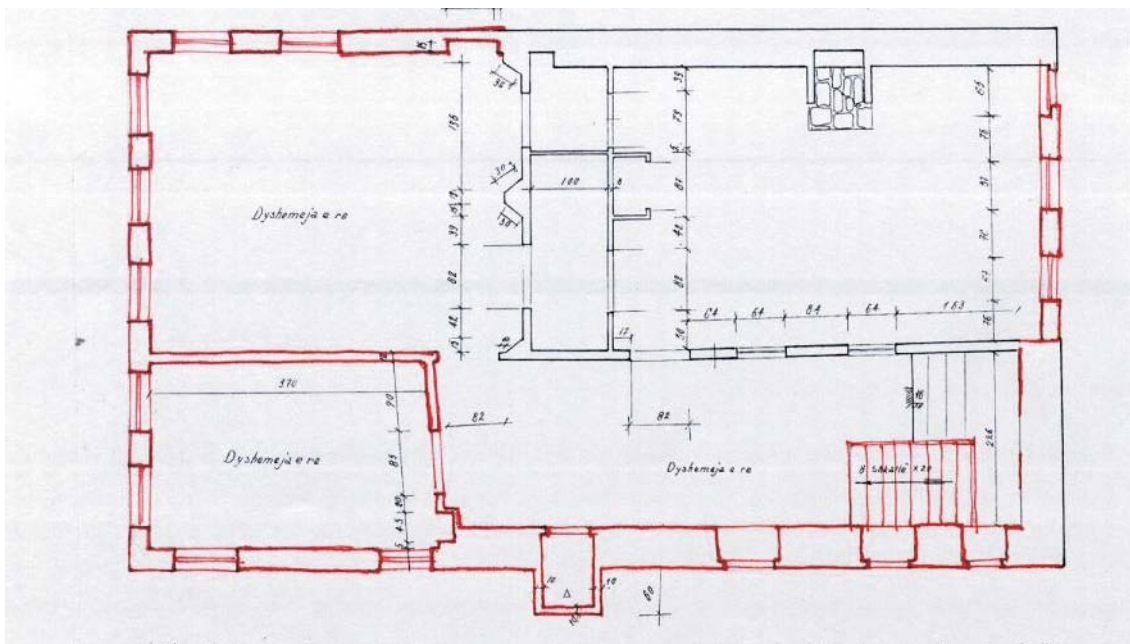
AFTER

PROJECT OF RESTORATION (1968)

K 025 - THE HOUSE OF LUÇI BRISKU



THE PROSPECT OF THE FAÇADE



THE PLAN OF THE FIRST FLOOR

PHOTOS BEFORE AND DURING RESTORATION (1968)

K 025 - THE HOUSE OF LUÇI BRISKU



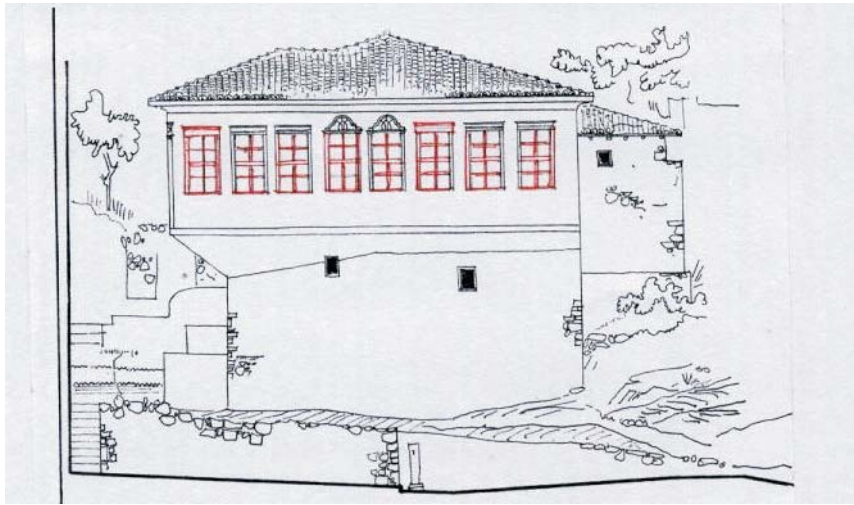
BEFORE



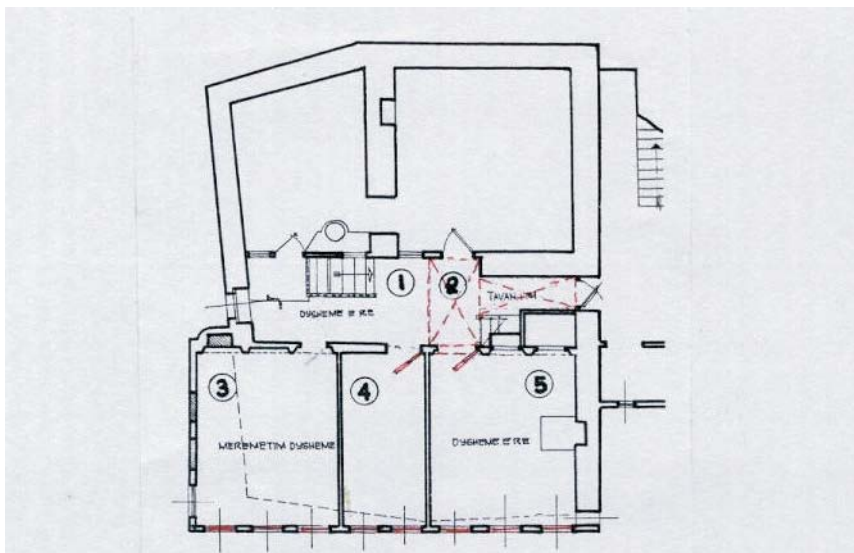
DURING

PROJECT OF RESTORATION (1975)

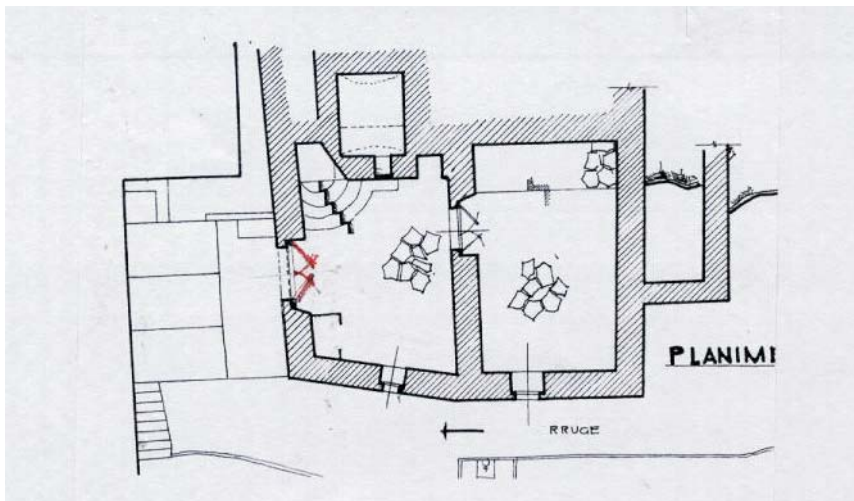
M 021 - THE HOUSE OF TAKU KICI



THE PROSPECT OF THE FAÇADE



THE PLAN OF THE FIRST FLOOR



THE PLAN OF THE GROUND FLOOR

PHOTOS BEFORE AND AFTER RESTORATION (1975)

K 021 - THE HOUSE OF TAKU KICI



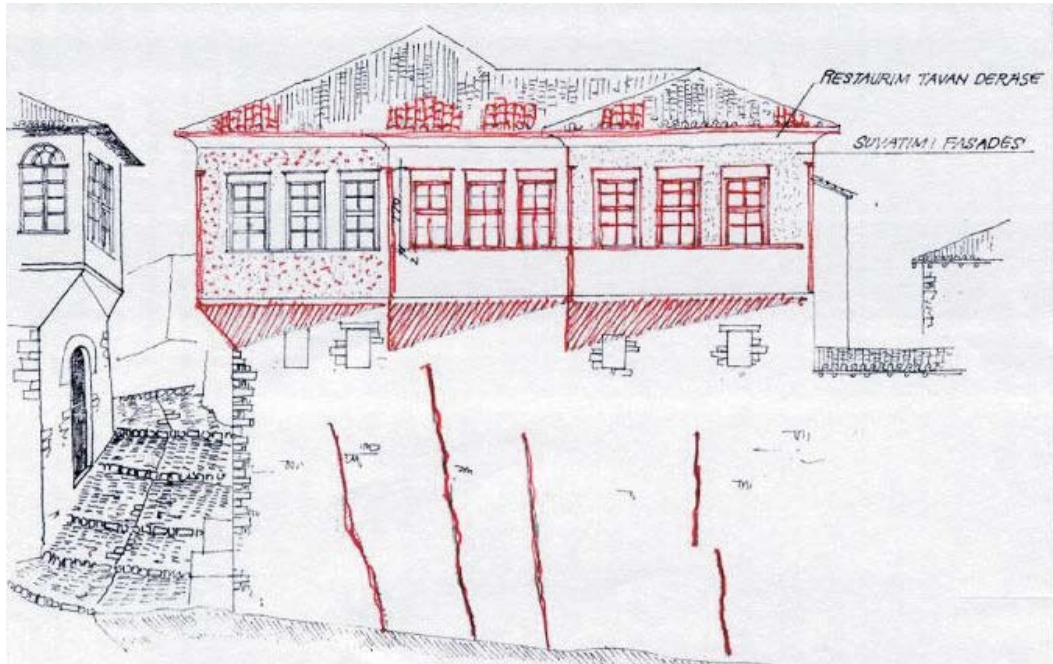
BEFORE



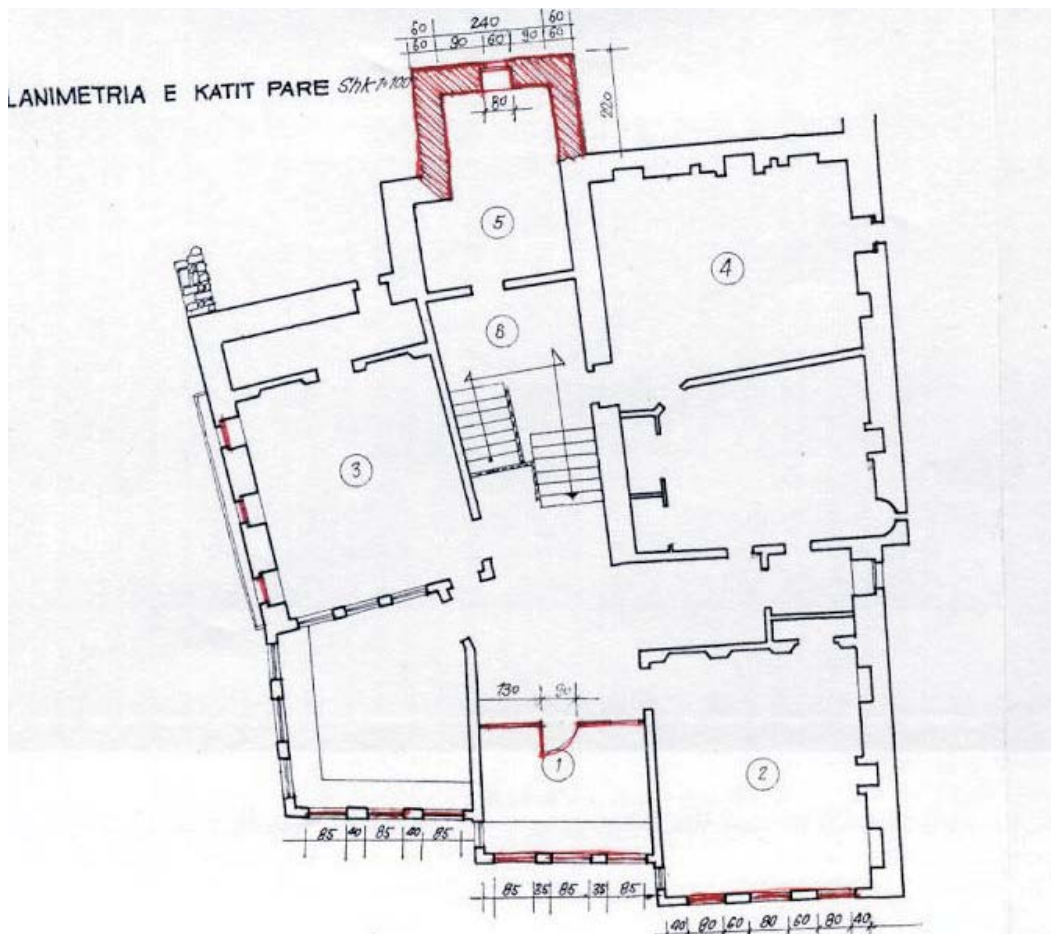
AFTER

PROJECT OF RESTORATION (1969)

K 002 - THE HOUSE OF CACI DOLLANI



THE PROSPECT OF THE FAÇADE (FROM THE EAST)



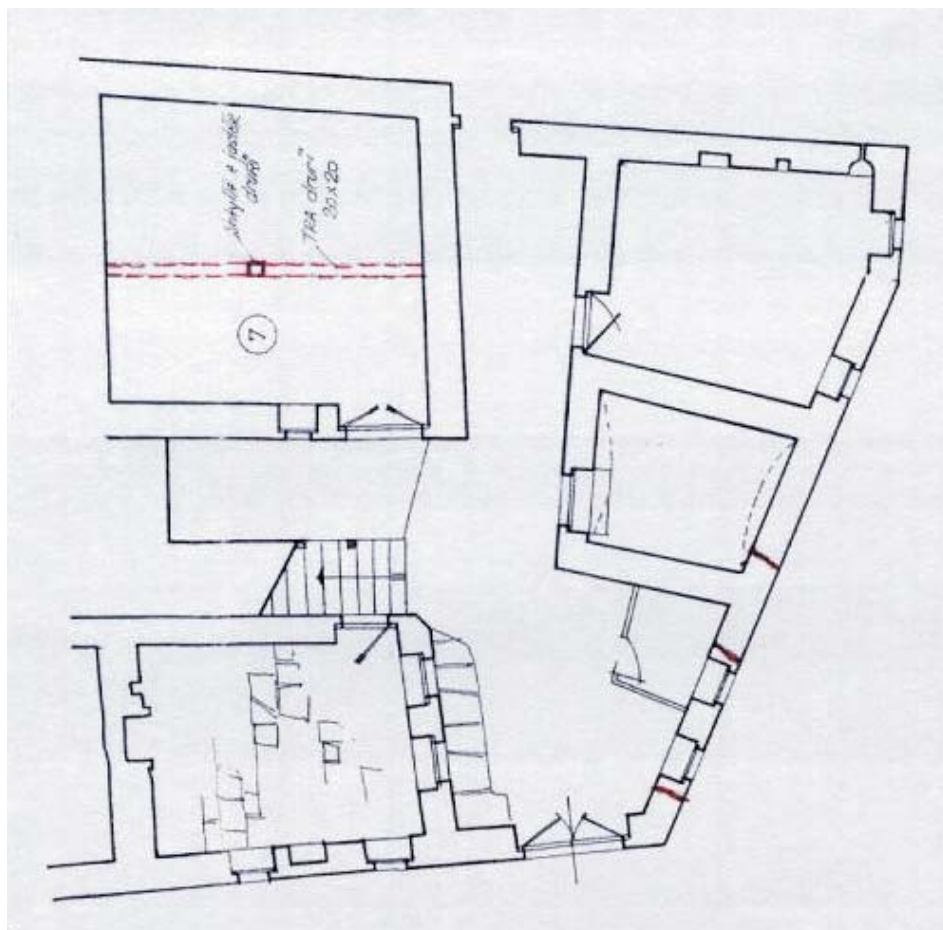
THE PLAN OF THE GROUND FLOOR

PROJECT OF RESTORATION (1969)

K 002 - THE HOUSE OF CACI DOLLANI



THE PROSPECT OF THE FAÇADE (FROM THE SOUTH)



THE PLAN OF THE GROUND FLOOR

PHOTOS BEFORE AND AFTER RESTORATION (1969)

K 002 - THE HOUSE OF CACI DOLLANI



BEFORE



AFTER

PHOTOS BEFORE AND AFTER RESTORATION (1969)

K 002 - THE HOUSE OF CACI DOLLANI



BEFORE



AFTER

DURING RESTORATION WORK

PHOTOS OF RESTORERS THROUGH YEARS



DURING RESTORATION WORK

PHOTOS OF RESTORERS THROUGH YEARS





REPUBLIC OF ALBANIA

MUNICIPALITIES OF BERAT AND GJIROKASTRA

HISTORIC CENTRES OF BERAT AND GJIROKASTRA

- Towns of southern Albania, exceptional testimonies of well-preserved Ottoman settlements in the Balkan region –



BERAT



GJIROKASTRA

NOMINATION FILE
TO THE UNESCO WORLD HERITAGE LIST

VOLUME II

JOINT MANAGEMENT PLAN

For the conservation and the development of the two historical centres

Introduction

The present JOINT MANAGEMENT PLAN was prepared in accordance with the decision 31 COM 4B.48 Rev., taken by the World Heritage Committee at its 31st session held in Christchurch (23 June – 2 July 2007), that referred: *“the nomination of the HISTORIC CENTRE OF BERAT (City of 25 Centuries Cultural Continuity and Religious Coexistence) Albania, back to the State Party to allow it to consider preparing, on a exceptional basis, a serial nomination based on previous ICOMOS evaluations, including a joint management plan for the two cities, for consideration by the Committee at its 32nd session in 2008”*.

The Management Plan defines procedures and means to guarantee the safeguarding of the cultural, architectural and tangible heritage within the two historic centres of Berat and Gjirokastra, with the aim of improving the potentials and guarantying its fruitfulness for a sustainable development.

This plan is divided in **four parts**:

- the first part, more or less a preliminary remarks, describes **Berat and Gjirokastra like two versions of a unique constructional concept of an inhabited city centre, with main similarities and few distinctions**;
- the second part describes the city-museum of **Gjirokastra**, its **present situation** and the **Management Plan** (previously adopted in 2005)
- the third part describes the city-museum of **Berat**, its **present situation** and the **Management plan** (previously proposed in 2007)
- the fourth part describes a proposal for the **Joint Management Plan** of Gjirokastra and Berat

This **Management Plan** was prepared in agreement with and with the help of:

- Ministry of Tourism and Culture – Institute of Cultural Monuments of Albania, Director Dr. Lorenc Bejko;
- The Municipality and Mayor of Berat, Mr. Fadil Nasufi;
- Regional Directorate of Cultural Monuments of Berat, Director Ajet Nallbani
- The municipality and Mayor of Gjirokastra, Mr. Flamur Bime
- Regional Directorate of Cultural Monuments of Gjirokastra, Director Spartak Dërrasa;
- and with the collaboration of Prof. Emin Riza and Arch. Marsela Plyku, Institute of Cultural Monuments of Tirana.

It was prepared by:

Arch. Carlo Blasi, Arch. Francesca Blasi and Arch. Rossana Gabaglio:
Comes Studio Associato
(Viale Ariosto 695, 50019 Sesto Fiorentino, Italy)

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- a) The nomination of the historic centres of Berat and Gjirokastra as serial properties
- b) A joint management plan

NB: This statement is written in Albanian language and in French language

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1.

BERAT AND GJIROKASTRA

two complementary historic centres



Partial view of “Gorica” Quarter – BERAT



Partial View of “Dunavat Quarter - GJIROKASTRA

1. BERAT AND GJIROKASTRA – two complementary city centres

The city centres of Berat and Gjirokastra, at their present state, represent two major models of urbanity and architectural values for both Albanian or Balkan and European area at large. As historical and cultural testimony of high authenticity, they unfold in two versions a unique constructional concept of an inhabited city centre, with common distinctions and similarities, and naturally bearing the impact of conceptual development of the time. Their similarities and distinctions are understandable while reflecting historical conditions of their survival. In no period such features have reached their climax as to clearly separate or join as common those two centres, which are conserved as concrete manifestation of solutions that are as similar as distinct. As such they are irreplaceable historical and cultural testimony in both constructional and historical fields in general.

The characterization of these centres, as well as any event in general, correlates with the space within which they are taken into consideration, namely the Albanian or Balkan and further environment. In this context similarities and distinctions may be stressed or fade, still remaining what they really are.

Berat and Gjirokastra, emerging in different time, namely in the 4th century BC and 13th century, during their coexistence belong to the same ethnic group, ordering and realizing the same constructions and geographic and cultural extensiveness. This factor is of particular importance in explaining and characterizing the two centres in question.

Although in the two-name designation 'Berat-Gjirokastra' along many centuries Berat has been alone, for well-known reasons of ancient and medieval periods in the Balkans it remained a fortified centre with strategic and administrative functions. In the case of Gjirokastra also, though created centuries later, its initial steps in primary strategic and administrative functions relate to its fortification.

From the 13th century Berat and Gjirokastra emerge with distinct similarities in the dynamic of their development, starting with removal of the inhabited centre outside surrounding walls in the 13th and 14th centuries, thus with the establishment of the open city around fortification. The open city, i.e. the city outside surrounding walls was gradually gaining the primary role between the two centres in Berat and in particular in Gjirokaster. The urbanistic concept of the two centres was shaping up following a familiar spontaneous development. In the 17th century the two centres have already built their urban spaces and main road network. Constructions in the open city were mainly dwelling buildings, along side with artisanal and cult establishments.

In the nomenclature of constructional relationship in Berat and Gjirokastra we distinguish fortifications, cult buildings, artisanal-trade centre and dwellings. The categories of fortifications, cult buildings and artisanal-trade centres, because of their nature, emerge as particular units where architectural approach is composed with constructional techniques. On the contrary, a house as a constructional category related directly to living conditions and social stratification shows up with clear local characteristics, high diversity and dynamic rhythms of development, mainly in composition and architectural treatment. Because of the above mentioned reasons the most evident distinctions in construction activity between Berat and Gjirokastra are found in houses of those two centres. Such

distinctions, though not essential, give the first impression, which, considering particularities of their natural spaces, require further explanations in order to come closer to the truth.

As it is mentioned, Berat initiates its life as an inhabited centre following its Illyrian fortification in the 4th century BC, spread almost in the same territory as today, on the hill along the flow of river Osum. The Illyrian walls were built with big elaborated stones without bonds. Traces of Roman period are few, while those of Byzantine period are identified by technique used in building walls bound with mortar and reinforced by rows of bricks. Later on, in the 13th century, when the **Castle of Gjirokastra** was built, in the **Castle of Berat** there was constructed the fortified court and inner castle. From that period further fortifications of Berat and Gjirokastra follow the same patterns. Thus, in the period of Albanian pachaliks feudal lord Kurt Pasha undertakes in 1768 reinforcing works in the Castle of Berat. Another Albanian feudal lord, Ali Pasha Tepelena, accomplishes in 1811-12 the second phase in the southeast wing of the Castle of Gjirokastra and in both cases was used the same technique.

In the middle of the 19 century the castles of Berat and Gjirokastra were losing their values as strategic centres. While the Castle of Berat continued to preserve the inhabited quarter inside, following the accretion in the beginning of the 19 century in the Castle of Gjirokastra, some houses inside it have been destroyed since they were affecting defence of fortification, thus the Castle lost its function of habitation.

Constructions of Christian and Muslim cultic establishments are present in both centres following the standard programme of such categories. Because of the ancient history of Berat, the first are Christian cultic constructions. No traces of paleo Christian period are preserved, while three churches of 13th and 14th centuries Church of Vllaherna and Trinity Church, inside the Castle and that of Shën Mëhilli, outside it, of the type of inscribed crest are well preserved. In Berat they continued to build churches even later during 17th-19th centuries, among which it is worth mentioning the Cathedral of Saint Mary of 1797 in the Castle and Basilica Trenefshe of 1864 in the quarter Goricë. These churches contain important values of art such as mural painting and icons, among which to be mentioned the activity of the well known painter Onufri of 16th century, who created a particular school. Otherwise constructions of Christian cult in Gjirokastra are latter and of modest value. Only two churches are built in this centre – that of Shën Todri (1784) and Shën Mëhilli (1833).

Constructions of Muslim cult appear in the 15th century, following the Ottoman occupation of the country, after the Albanian resistance under the leadership of Gjergj Kastriot-Skenderbeu. Following the occupation, the process of islamization had started, mainly of citizen, imposing the construction of Muslim cult institutions, such as mosques, teqe, tyrbe, madrasahs, etc.

We come across earlier construction of mosques in Berat, such as Red Mosque (Xhamia e Kuqe) (15th century) in the castle and King Mosque (Xhaminë Mbret) (15th century) in the open city, on the east side of the castle. To be mentioned is Leaden Mosque (Xhamia e Plumbit) (1553-1554) built by the Albanian feudal family of Skuraj and that Mosque of Bachelors (Xhamia Beqareve) (1827). Teqja e Helvetive (13th century) is a construction of high architectural values.

Constructions of Muslim cult in Gjirokaster come latter and are of a smaller architectural value. The earliest mosque is built in the 17th century in the quarter Mesite, at vicinity of a public bath. The Market Mosque (Xhamia e

Pazarit) at the Centre of the city (1757) is the best. There are also smaller mosques at quarters built and covered by stones.

It is worth mentioning that the coexistence of believers of the two religions in both centres has always been correct and friendly. In 16th-17th centuries the artisanal-trade centres of Berat and Gjirokastra have been finally placed at the central area of those two habitation centres. The arrangement of shops in a range and architectural shape of the front follows a pattern well-known through the Balkans. The parts preserved up today belong to the end of 19th century.

Let's now turn to the filiations of construction, which from the point of view of both the function and the extension represents the essence and appearance of cities. Regarding the **urban planning** it is a spontaneous activity lacking precedence. Up to the middle 19th century Berat and Gjirokastra were not different in this field from other countries of the Balkans. The removal of the inhabited centre out of fortifications happens in 13th-14th centuries, intending to have the first quarters as close to fortifications as possible. The urban network established on accidental but different terrains pursues such terrains, conditioning at the same time formation of basic units – inhabited quarters. The urban network in main arteries has been created in both centres during 14th century and construction of houses or some other building, mainly related to cults, continued during following centuries till these centres were put under protection. Therefore urban achievements in Berat and Gjirokastra should be considered as imposed solutions by construction land of similar concepts, spontaneous but utilitarian since such solutions have been result of century experience. Functioning of these centres up today and further is a convincing proof of healthy urban concepts established in centuries.

Dwellings of those centres – composition of the orderer or future inhabitant and of the folk master conceiving and realizing the work – represent a chain of similarities and distinctions of different importance and weight because of the following circumstances:

Similarities are explained by inclusion of both centres in the same ethnic and cultural space, having the same level of development and consequently the same requirements for the house as a family shelter and meeting secondary requirements in conditions of feudal development of the society up to the middle of the 19th century.

Distinctions come, first of all, from different characteristics of those two centres. During 18th and 19th centuries, a period when in these centres there existed houses that are still preserved today, Berat has been a real artisanal-trade centre, as well as a domicile of a number of medium and major land lords who lived mainly on feudal rent. On the contrary, Gjirokastra in the same period has been mainly an administrative centre, domicile of major and medium land lords, living on the rent for large superficies of agricultural land and pastures. Many of them had important administrative functions in the territories of the Ottoman Empire. The artisanal-trade centre of Gjirokastra, relatively small, produced necessary articles for the city. Regarding the social structure of the two centres the group of renters in Gjirokastra was larger than that of Berat, while the stratum of handcrafters and tradesmen was far larger in Berat than in Gjirokastra. Poor groups of population in both centres made their living on cultivating agricultural land in territories around the city.

Positively the *similarities* in houses of Gjirokastra and Berat are the following:

1. Generally similar programme of dwellings of Berat and Gjirokastra, in compliance with social stratification has conditioned almost a

- common nomenclature of uninhabited environments of the uninhabited ground floor and those of other inhabited floors.
2. Composition of basic units, of auxiliary environments and of inhabited ones is integrated and architectural repertory of dwellings of the two centres in general is the same.
 3. Link of houses with accidental rocky terrains and composition with deviation in volume in order to adjust to the terrain is a common characteristic.
 4. Materials and techniques of construction are the same, but the roof of houses covered by stone plates in Gjirokastra and by tiles in Berat.
 5. Treatment of interior parts of houses in both centres in general is the same.

Distinctions in houses of Gjirokastra and Berat are the following:

1. The type of a house in Gjirokastra, i.e. its composition, appears unique in the Albanian and Balkan space of 18th and 19th centuries. A house of Gjirokastra distinguishes itself for the height, it has three floors: the first or ground floor is inhabited, while the two other floors habited. There are three versions and some subversion. Defence features of the house are connected with requirements of land lords-rentiers, who frequently are in mutual hostility. In the house itself such features are evident in its vertical composition, in the presence of embrasures and other openings, in existence of two courts, etc. In Berat, in the same period we come across a type of house which is open, with a garret for strata of land lords in slopes or flat areas. Middle strata of handcrafters and tradesmen built two-floor houses with generally compositions because of accidental rocky terrain.
2. Houses of middle strata of Berat, as it can be clearly seen in quarters of Mangalem and Goricë, were built in line along the road, in order to exploit in maximum the small rocky terrain, on which they were raised. Therefore their composition is conditioned. On the contrary, in Gjirokastra houses in general are separated, making possible the implementation of typology of this kind of houses.
3. The disastrous earthquake of 1851 in Berat heavily damaged houses as the most fragile constructional category affected mainly the inhabited floor of the house, made by stone walls like the ground floor. Reconstruction of inhabited floors of houses of Berat has been carried out considering achievement of the time in architecture and technique. In architecture efforts were made to realize symmetric compositions with a corner, a kind of dwelling that is quite familiar in Albanian areas. The technique of stone frame with plastering enabled numerous windows, bays in the shape of erker, accentuations in the centre of the compositions, etc. Thus Berat took a new vision, as much integrated, as harmonious. On the contrary Gjirokastra maintained its monumental character of constructible ensembles, intercommunity of important individual values.

As it was asserted above essential similarities of those two centres prevail over distinctions, presenting them as civic complementary centres in relation to their functions and solutions, having comprehensible distinctions in the given historic context, with coherent particularities.

These centres, considering relatively early awareness of Albanian specialists of their major values, have been both put under protection by the Decision of Council of Ministers of the Republic of Albania No. 172, of. 2.6.1961. In 1990 it was proposed also to include them in the World Heritage List. Berat and Gjirokastra, first by intuition and later due to knowledge have been paired whenever the city and habitat in 18th-19th centuries in Albanian and Balkan areas were addressed.

These two centres maintain a high level of authentication for several reasons. The backward of Albania comparing to other Balkan countries during the 20th century, did not allow replacement of their houses with contemporary constructions. Compositions and valuable reconciliations of these houses withstood the new requirements of the time. Finally, the placement of those centres under protection in 1961, which was an early decision for this kind of monuments, proves the high degree of authentication. Should we add to this truth systematic restoration of these two centres firmly based on the Charter of Venice, their historic and cultural value takes its proper dimension. We should assert, without doubt, that there are not any more in the Balkan area such units of multidimensional values and real authentication. From this point of view these civic centres will represent not only Albanian, but also Balkan and further achievements.

The complementarity of these two centres is based on the conceptual commonness of their functions and solutions, without insisting on stereotypes. On the contrary, considering secondary factors, concrete solutions in either centre have included their local flavour without affecting the common conceptual essence. The richness of different kinds of construction they contain and massive ensembles preserved in these centres demonstrate their twin solutions in the social conditions of the past.

Berat and Gjirokastara, like monuments in general, should be included in the contemporary life and be visited as objects of cultural tourism. All necessary conditions should be created that such historic centres show their real historic and cultural value. Berat and Gjirokastra are relatively close to sea routes and ports of Saranda and Durrës, as well as easy access from Greece especially in Gjirokastra. Close to these centres and along the connecting roads between them there are also ensembles of ancient and medieval monuments such as those of **Apollonia, Bylis, Dimal, Durrës, Butrint, Antic Theatre of Sofratika, Archaeological Site of Phoinike, Çuka e Ajtoit, churches of Labova of Crest, of Peshkëpisë së Sipërme**, Castles of Tepelena, Këlcyra etc. Road network connecting these two centres and other places nearby will be reconstructed within a period of five years, making also necessary shortcuts. This way Berat and Gjirokastra as two complementary centres will acquire unique values to testimony the character and features of the Albanian and Balkan city during 18th-19th centuries, and also of fortifications and religious institutions, built in earlier periods.

Every tourist that decides to see monuments in Albania, will surely profit by visiting these two complementary centres, not identical, but applying parallel solutions of the same concept, of the same time-space and culture.

2.

GJIROKASTRA

(inscribed in the World Heritage List in 2005)



General view of the House of Zekats (1811-1812)

2. GJIROKASTRA

2.1. Introduction

The historic town of Gjirokastra in southern Albania is a rare example of a well-preserved Ottoman town, built by farmers of large estates. The town is located in the Drinos river valley. The focal point of the town is the old citadel from 13th century. The architecture is characterized by the construction of a type of tower house (Turkish 'hule'), characteristic of the Balkan region, of which Gjirokastra represents a series of outstanding examples.

The city of Gjirokastra was declared "**City-museum**" by the decision of the Council of Ministers in **1961**, and has since been protected under the decree 568 of 1948 on the "Conservation of rare cultural and natural monuments".

The city is divided in two sections: the historical centre and the free zone. The historical centre consists of the museum zone and of the protected zone. These zones are surrounded by a buffer zone which is subject to control.

Individual historic buildings are protected under two categories. The first category concerns 56 buildings, which are protected in their integrity. The second category has 560 buildings, which are protected externally and in their volume; in the interior it is possible to make the necessary arrangements so to meet present-day needs.

The general conservation management of Gjirokastra is the responsibility of the Municipality. Institute of Cultural Monuments in Tirana and its local office in Gjirokastra are responsible for the control of the restoration works in agreement with established criteria.

In **2005** the city-museum of Gjirokastra has been inscribed on the **World Heritage List** on the basis of criteria iii and iv:

Criteria iii: The old city of Gjirokastra is an exceptional testimony to a long-lasting, and almost disappeared society and life-style, influenced by the culture and tradition of Islam in the Ottoman period;

Criteria iv: The historic town of Gjirokastra is a rare example of a well-preserved Ottoman town, built by farmers of large estates, around the 13th century citadel. The architecture is characterized by the construction of a type of tower house (Turkish 'hule'), of which Gjirokastra represents a series of outstanding examples.

2.2. List of monuments of First and Second Category

2.2.1. Monuments of First Category

- | | |
|--------------------|------------------------------|
| 1 Astrit DHRAMI | 29 Faik BELAJ |
| 2 Ismet ROQI | 30 Frat. KABILI |
| 3 Selfo KALLFA | 31 Sherif ÇUBERI |
| 4 Frat. ZEKATEVE | 32 Frat. RESAJ |
| 5 Adem ZEKO | 33 Xhevat ANGONI |
| 6 Mine HALITE | 34 Bejo BEQIRI |
| 7 Kapllan PASHA | 35 Galip SINOJMERI |
| 8 Islam KOKONA | 36 Rahman ÇERIBASHI |
| 9 Hatif ZEKO | 37 Myzejen BRAJA |
| 10 Frat. SKENDERLI | 38 Asllan MUHEDINI |
| 11 Musa HOXHA | 39 Frat. KIKINO |
| 12 Resul HOXHA | 40 Stera BABOÇI |
| 13 Koço PAÇELI | 41 Braho BABOÇI |
| 14 Abdul BABARAMO | 42 Sulo LLAQI |
| 15 Veis XHEZO | 43 Banjot e MEÇITES |
| 16 Mexhit KOKALARI | 44 Church of TRANSFIGURATION |
| 17 Sero STAVRI | 45 Medi ÇISO |
| 18 Nexhmi SHERIFI | 46 Bako BATHAJ |
| 19 Haki KOKOLARI | 47 Nekie ÇABEJ |
| 20 Njazi FICO | 48 Church of SANT MICHELE |
| 21 Muhamet FICO | 49 Mitro KOÇO |
| 22 Myrteza TORO | 50 Vasil CICO |
| 23 Frat. XHAXHIAJ | 51 Neim ÇENE |
| 24 Farie DURO | 52 Frat. GALANXHI |
| 25 Frat. ANGONATE | 53 Frat. GALANXHI |
| 26 Frat. XHEMETI | 54 KALAJA (citadel) |
| 27 Iljaz BABAMETO | 55 Muzeu I RILINDJES |
| 28 Mosque of PAZAR | 56 Muzeu I LUFTES N.Ç.L |

2.2.2. Monuments of Second Category

2.2.2.1. Palorto Quarter

1. Frat. MILAJ
2. Frat. NAKA
3. Shteterore JORGANIT
4. Nimet QATO
5. Frat. NAKA II
6. Vaso NAKA
7. Safo NAKA
8. Thimio PUCI
9. Frat. QAMAJT
10. Thanas MUZINA
11. Maks KONOMI
12. Vaso GJINI
13. Niqi TELI
14. Ish Tahir LLAPI
15. Mihal TAÇI
16. Nexhip ZHORDA
17. Ish Kabineti PARTISE
18. Kaso BERBERI
19. Sallomon KOFINA
20. Fiço MAKRI
21. Hajro KOKONA
22. Ish GJYKATA
23. Frat. KOKOBOBO
24. Dhosi MARGARITI
25. Adil SHEHU
26. Theollogo PASPALI
27. Teli ZHDAVO
28. Titina SKENDULI
29. Muzeu ETNOGRAFIK
30. Ilir POSHI
31. Sabaudin KODRA
32. Bahir KOKALARI
33. Azis HOXHA
34. Ferat HARSHOVA
35. Seit SHTINO
36. Tasin HARSHOVA
37. Hetem MELI
38. Marko KONOMI
39. Asllan DALIPI
40. Rexhep KALEMI (jo M.)
41. Refat RUCA
42. Tajar KOKALARI
43. Frat. BAKIRATET
44. Çelo KALE
45. Jonuz KASI
46. Frat. MELEQI
47. Novruz REÇKA
48. Braho MENE
49. GJIMNAZI
50. Nafiz HASKA
51. Alem NURÇE
52. Shero HARAJ
53. Nurie ÇAKAJ
54. Imer ÇAPULLARI
55. Hamit CEKA
56. Nexhat KARABINA
57. Tritan SHEHU
58. Maksut MUSTA
59. Medi BADUNI
60. Hetem BAJO
61. Abedin TUSHE
62. Musa ÇAUSHI
63. Nasho LIGU
64. Frat. ZEKATET
65. Kadri GOZHITA
66. Baft DOBI
67. Petrit KASO
68. Thoma PERUKA
69. Sajo KALLOJXHI
70. Dhimo POÇELI
71. Leta KOTROÇI
72. Frat KOTROÇI
73. Firdes ÇALI
74. Proletar DORACI
75. Pellumb BERBERI
76. Donika ÇIPI
77. Frat. QAPAJT
78. Ollga ANASTASI
79. Frat. TUNAJT
80. Frat. MERAJT
81. Martin NIKA
82. Sotiraq ASKALI
83. Qemal LAME
84. Seit SEITI
85. Perballe SEITIT
86. Nebo BERBERI
87. Namik XHEMALI
88. Pellumb QEZI
89. Flamur HOXHA
90. Sherif XHEMALI
91. Mane XHAXHI
92. Mimi TORO
93. Ismail KADARE
94. Çome RAPO
95. Reiz RUCA
96. Arsen SEITI
97. Lesko ÇAMI
98. Moisi BAXHA

99. Jorgo AHO
100. Thoma VODA
101. Maro URA
102. Shari KAMBERI

103. Vajza e sh. KAMBERI
104. Vangjel JORGJI
105. Ylli MALI

2.2.2.2. Varosh Quarter

1. Zdrukthtaria dhe BANESA
2. Pelivan BUZHERI
3. Sofi SENICA
4. Tili MIHALI
5. Ish RADIO
6. Ish FURRA
7. Thoma KEKEZI
8. Evrekli NAÇI
9. Frat ÇAKALLI
10. Maks GJENERALI
11. Leonidha RIZO
12. Niko QURKA
13. Vangjel KERO
14. Dhimo DHIMA
15. Figali QURKU
16. Figali KAMBERI
17. Vaso BAKULI
18. Lalomani (VAROSH)
19. Elmaze ZANI
20. Niko NAÇI II
21. Vasil LABOVITI
22. Fane KEKEZI
23. Bebi QAKO
24. Mino FANDI
25. Kristo NIKA
26. Lefter DILO
27. Stefo QURKU
28. Andon MIÇO
29. Arkile ÇEKREZI
30. Niko KALANDERI
31. Fotaq KEKEZI
32. Niko KOTRO
33. Luan BOCE
34. Zano AMETI
35. Fatos HARSHOVA
36. Riza KORE
37. Marjanthi PESHA
38. Neta GJONI
39. Nasho KSERA
40. Thoma ÇOPARKA
41. Jorgo NOTI
42. Zeqi BOCE
43. Gole MIHO
44. Leni ÇELISTA
45. Llaqi DONO

46. Patra NAÇI
47. Pallati ZHUSTIT
48. Rita BASHARI
49. Miço QIRJAZI
50. Feim LENJA
51. Marika GJINI
52. Vasillaq NAÇI
53. Jorgo TAÇI
54. Vaso RISTANI
55. Llaqi KOFTANI
56. Leta RAPO
57. Apo BASHARI
58. Koço KOFTANI
59. Fari TOLICA
60. Vladimir BASHARI
61. Shtepite e VAJES
62. Stefan LANI
63. Kala DURI
64. Frat. SAPAKOSTA
65. Gani BAKALLI
66. Stavri LLAVOLANITI
67. Aleko PANO
68. Vangjel BASHARI
69. Mihallaq KONOMI
70. Leni KACI
71. Vasil BAKALLI
72. Thoma KUTRA
73. Nasi BASHARI
74. Kiço CICI
75. Vangjel VODA
76. Ica GUSHI
77. Çavo KEKEZI
78. Niko SHTAKA
79. Frat. HAXHIJANI
80. Leta FIDHI
81. Agim HYSA
82. Taqi QURKU
83. Kiço NETO
84. Klara FIDHI
85. Lame SHESHI
86. Vasil NAÇI
87. Hari BALLIMA
88. Risto BASHARI
89. Gani FOTO
90. Koçi BALLOMA

91.Fani GUSHI
92.Mihal SHORI
93.Peko ÇUÇANI
94.Niko QIFTI
95.Ana KOLA
96.Frat BUBAJ
97.Mite NJOCKO

98.Stefan PAPAMIHALI
99.Pari ZHAKE
100.Frat. KOJTANI
101.Margo ARSENI
102.Fotaq LULA
103.Stavro DINO

2.2.2.3. Hazmurat Quarter

1. Frat. GURGAI
2. Ramo KUMBULLA
3. Frat. DOBATET
4. Kristaq DUKA
5. Pertef AHMETI
6. Sotir PASKALI
7. Jano KOÇIU
8. Frat. ARKILE
9. Eleni PRIFTI
10. Mariza ZHAPA
11. Theodhoraq LULA
12. Jano ZHAPA
13. Ismail ÇABEJ
14. Zapanoja ÇABEJ
15. Vaso LILI
16. Rako BRAHO
17. Frat. KUNAVI
18. Ferat KERI
19. Pandi GJINI
20. Fiço ÇABEJ
21. Vangjel KOFTANI
22. Bajram HAJDINI
23. Kiço KUÇI
24. Koço LILO
25. Liri SHAMETI
26. Puli AHMETI
27. Peço JORGJI
28. Mitro NDREU
29. Dalip JUPI
30. Zenepe SINOJMERI
31. Pertef KADARE
32. Vasil SULI
33. Peço BASHARI
34. Guli DHIMA
35. POLIKLINIKA
36. Frat. HADEROJT

37. Frat. VRENJOJT
38. Xhevat GALANXHI
39. Nafiz MEZINI
40. Frat. BUKIVALLA
41. Banush MEZINI
42. Shtepi e PRITJES
43. Ish DISPANSERIA
44. Dispanseria ZAPANAJA
45. Haki MALILI
46. Pallati UZINES
47. Sanije HOXHA
48. Hesutem STROBA
49. Roland HAXHIA
50. Leni KIÇO
51. Bido CANO
52. Stefo BUZI
53. Halim HALIMI
54. Frat. LUSHI
55. R esul MALILI
56. Koço PPAZISI
57. Veisel ÇUÇI
58. Mehmet TOPULLI
59. Avdi BOZGO
60. Mina KONOMI
61. Edip ALIKO
62. Nuro ZARBA
63. Ajaz BALA
64. Vito ÇONI
65. Luan ZERE
66. Frat. DUDUMI
67. Nedni ROQI
68. Koço MANO
69. Qano ÇUMAKU
70. Nuri BERBERI
71. Misto PULERI
72. Malo ZERE

2.2.2.4. Partizani Quarter

1. Gale BEZALI
2. Qemal KATAPUQI
3. Halmi LAMI

4. Nase TEFA
5. Emin GJONI
6. Baki GJONI

7. Shefqet LATIFI
8. Nexhip MANGA
9. Masar GAGANI
10. Ibrahim ÇELA
11. Feizi GAGANI
12. Brahim ZVERKU
13. Haxhi KULE
14. Mina PANDAZO
15. Hasan ÇINKO
16. Nemi DIDA
17. Rustem ÇELA
18. Kaço TEFA
19. Zylfo BAKALLI
20. Javer MENE
21. Qemal ÇELA
22. Xhafer SELFO
23. Spiro BEZHANI
24. Frat. SALARIA
25. Xhevat AVDALLI
26. Agron AVDALLI

27. Fillopin VLLAHO
28. Veli TUQI
29. Taço MANTHO
30. Koçi MANTHO
31. Shtëpia e PIONIERIT
32. Faslli MOSHO
33. Rustem DOBI
34. Jani KALLAJ
35. Eqrem SELIMI
36. Dasho SELIMI
37. Ziver SELIMI
38. Frat. SELIMI
39. Sherife KENDELL
40. Muzo SINANI
41. Zini SHEHU
42. Dasho ÇUBERI
43. Ago ÇUBERI
44. Sadik LENGO
45. Qemal LULO
46. Frat. KARAGJOZI

2.2.2.5. Dunavat Quarter

1. Vangjel KARASA
2. Demir SULO
3. Stefan VERRETI
4. Hekuran ÇERIBASHI
5. Bardha ÇERIBASHI
6. Hava ÇERIBASHI
7. Bame ÇERIBASHI
8. Sedat ÇERIBASHI
9. Tomorr KOTONI
10. Beso KOTONI
11. Bashkim LIGU
12. Shk. Bajo TOPULLI
13. Ilmi KORE
14. Kapo KORE
15. Petrit KORE
16. Nuro ÇERIBASHI
17. Muço GJOKRI
18. Arben BROJA
19. Zenel NIHICA
20. Taho KARAGJOZI
21. Reiz KARAGJOZI
22. Fero PIPA
23. Skifter MURATI
24. Myrteza ANGONI
25. Muço KARAGJOZI
26. Nemi KORE
27. Niko LUZI
28. Tasin KORE
29. Dasho KARAGJOZI

30. Sami SINANI
31. Frat. KARAGJOZI
32. Myzafer KARAGJOZI
33. Ferit KARAGJOZI
34. Xhevder KORE
35. Qibrie CIU
36. Flamur KARAGJOZI
37. Aseif KORE
38. Agron KARAGJOZI
39. Qani SINANI
40. Luan SINANI
41. Budin KALE
42. Muzeu TOPULLARAJ
43. Hader TOPULLI
44. Xhevdet SELFO
45. Tasin SINANI
46. Jaho SELFO
47. Bule NAIPI
48. Pellumb SINOJMERI
49. Femi SINOJMERI
50. Limos BIHUCI
51. Kujtim BIHUCI
52. Perlat DERVISHI
53. Njazi ZHULI
54. Muço GJOKRI
55. Estref KOTROÇI
56. Frat. ÇILUA
57. Dyqane USHQIMORE
58. Dyqani ish USHQIMOR

59. Genci KARAGJOZI
60. Kaso DEMO
61. Osman KOPECI
62. Sadik KOÇI
63. Fero GJEBRE
64. Liri GEGA
65. Tasim KASI
66. Petro NIKO
67. Zaim BROJA

68. Mustafa OGA
69. Reiz KARAGJOZI
70. Eqrem ÇENKO
71. Refat ÇENKO
72. Thimjo GJONI
73. Maliq SINANI
74. Refik BEBECI
75. Bari LLOÇKA

2.2.2.6. Manalat Quarter

1. Selo LLACE
2. Kola KALLULLI
3. Haki KARAULLI
4. Sami GJEBERO
5. Filip MASTORA
6. Subi HAJRO
7. Fiço KORE
8. Reiz KORE
9. Drini KORE
10. Ismail KUKA
11. Ibrahim ÇOBO
12. Nikie ÇATI
13. Haxhi KURTI
14. Asof PESHKEPIA

15. Ish KOPESHTI
16. Bedri GJINI
17. Hasan ZAZANI
18. Refat ZAZANI
19. Rexho BABAMETO
20. Rustem ASQERI
21. Bekim XHIKU
22. Tomor NUSO
23. Faro KARAULLI
24. Isa ÇOÇALI
25. Zija TAUZI
26. Maliq TAUZI
27. Luan FINO
28. Filip MASTORA

2.2.2.7. Meçite Quarter

1. Myzafer ASLLANI
2. Pertef TUSHE
3. Namik LANI
4. Imer JUPI
5. Vaso KOÇI
6. Banjat MEÇITE
7. Marika KOSTANDINI
8. Elmaz DRESA
9. Zaho MEZINI
10. Palo KOÇOLLARI
11. Kristo SHOJKO
12. Sedat KOTORRI
13. Koço ANDONI
14. Landi KOÇOLLARI
15. Hari KOTE
16. Stefan DENAJ
17. Velo BILICA
18. Munir BAXHA
19. Mail LANI
20. Demo ÇENKO

21. Dilaver KOÇIU
22. Vera SAKO
23. Islam KOTORRI
24. Hena HARXHI
25. 7 ÇEZMAT
26. Xhamija MEÇITES
27. Niko KORE
28. Skender MEZINI
29. Frat. KALIVOPULLI
30. Agron BIMBI
31. Vasko KARANXHA
32. Hiqmet SHTINO
33. Demir KUMBARO
34. Koço SPIRI
35. Andrea GULLA
36. Andrea GULLA
37. Jorgo GULLA
38. Napolon PERI
39. Roland KOSTANDINI
40. Rakip CACA

2.2.2.8. Pazar i Vjeter Quarter

1. Jorgo KRONGO
2. Thanas KAMBERI
3. Jani KOKA
4. Haro VASO
5. Vaso PAPAI
6. Sofi DHJAKANI
7. Kristaq XHUMBI
8. Kane LULA
9. Kiço GODELLA
10. Anastas BOZHARI
11. Tero ARSENI
12. Shano MEZINI
13. Miho KABILI
14. Foto XHILLARI
15. Dasho ZYBERI
16. Frat. SHEHAJT
17. Tomor HOXHA
18. Petrit QALI
19. Xhelo XHELILI
20. Manush KARALLI
21. Ramize VEHBİ
22. Nobe BUZO
23. Muin BOZGO
24. Vilson SHAPLLO
25. Jani DHIMITRI
26. Arsen ARSENI
27. Thoma FILI
28. Koço QENDRO
29. Jorgo MALIKO
30. Jorgo MUKA
31. Koço SPIRI
32. Llaqi PAPAIZI
33. Frat. LOLOMANI
34. Figoli KARANXHA
35. Apostol MOSKO
36. Frat. MITROPOLIA
37. Ismail XHEJA
38. Ruzhdi LLURI
39. Niko LULA
40. Dasho LUKE
41. Raqi KRONI
42. Kristaq ILIADHI
43. Bashkim KARAGJOZI
44. Naso BEDJAN
45. Frat. PUMOT
46. Melpo ALEKSI
47. Denis KARALLI
48. Mondi SINOJMERI
49. Orfea BECI
50. Aleks LEKA
51. Shefqet KUÇI
52. Ilmi KARALLIU
53. Xhevat ÇIPI
53. Frat. KAZMA
54. Dali MEZINI
55. Maliq HAJRO
56. Agron MEZINI
57. Zini SINANI
58. Selo VESHE
59. Sokol MEZINI
60. Vangjel ÇAMI
61. Pellumb VEHBİ
62. Kujtim MEZINI
63. Vasilika SHEHU
64. Margarita
65. Frat. ZARBA
66. Enver ZARBA
67. Dalip DALIPI
68. Ylli SHEHU
69. Mirdita ABAZI
70. Gligor PANAJOTI
71. Frat. KALE
72. Hiqmet HOSHE
73. Titin ZANI
74. Sheraf SINO
75. Frat. DUKALI
76. Zenel SINO
77. Islam SINI
78. Frat. PESHKOPIA
79. Pilo
80. Agush SINANI
81. Zini AZALI
82. Mevlan LABE
83. Murat KAÇI
84. Hanko SINO
85. Paqo ZANI
86. Aleks LLAMBRO
87. ZJARRFIKES
88. Ish Dega BRENDSHME
89. Ish POLICIA
90. Ish MULLIRI

2.3. The Management Plan of Gjirokastra

2.3.1. Introduction

"This town is not satisfied with easy victories. Those who seem to take the utmost amazement with the coldest of indifference, or those who have made indifference and imperturbability their second nature, simply surrender to this town. In this place, they cannot keep their coldness any more...Forget your indifference, all ye that here enter..."
Ismail Kadare

Our town can be found under the shelter of its castle, which is situated on a prominent place, fronting the main valley. Collected around this key place, are the diverse areas of the old town. The traditional buildings of the old town look magnificent in the distance, as their castle-like form and posture makes them very visible, and this creates a feeling of richness, drama, and civil morality. They are still called after the names of the families that have lived, or are still living there, such as, the ZEKATES, SKENDULATES, KARAGJOZATES, etc. From the interior, they give you the unmistakable impression that there, inside, the biggest dramas of their times were played, and they can be found synthesised through all the fabric of the multicoloured history of this town.

All this beauty is now under serious threat. Some of the main house structures are now facing imminent ruin. After the 90's, the Institute of Monuments had no funds to maintain and restore the monuments of culture, and in this case, the historical objects of the city-museum of Gjirokastra.

2.3.2. The objectives and the instruments

The community of Gjirokastra, the Municipal Council and the Municipality wish to emphasise the need for the revival of the economic activity of the town, as the result of the effective and proper exploitation of the cultural heritage of the town.

The scope is to co-ordinate the efforts of the Council, the citizens and the institutions of Gjirokastra in order to revive the old town, thus enabling Gjirokastra to justify its role as the environmental, historical, cultural, educational, and administrative centre of Southern Albania, by:

- a) a **knowledge plan**: it's necessary to identify, to characterize the historic, ambient, architectural and technical constructive values of Gjirokastra, and to know the state of conservation of these values and necessity of intervention on them;
- b) a **conservation plan** to identify the different categories of intervention - restoration, protection and maintenance - and their specific fulfilment time;
- c) a **development plan** to characterize the most suitable procedure of intervention to promote and to encourage the economic and social recovery of the old town.

2.3.3. The knowledge plan

The old town of Gjirokastra has been studied by reliefs of the most significant historical monuments, since 1961-1962 until today. These reliefs have been filed under Institute of Monuments - Section of Gjirokastra supervision. There are two type of file cards, brought up-to-date until the 90's: one it's about the monuments classified of 1st category, that have got an historical and

architectonic interest, another it's about the monuments classified of 2nd category, that have got an historical and typological interest.

All file cards contain the reliefs of buildings on a scale of 1:100 and 1:50 of plan, elevations, sections with architectonics details. Every file card contains a photographic documentation also.

Primarily this important reliefs campaign has been realized to become a reference for restoration projects that interested a lot of buildings until today, but these reliefs are a very important informative documentation for the next interventions of recovery and maintenance also.

In the 90's this systematic process of knowledge of historical centre of Gjirokastra has stopped and it has started some years afterwards until guide of the Institute of Monuments brought up-to-date and revise about:

1. State of conservation of particular heritage;
2. Methodologies of relief.

About last question, it's very important the specific programme for relief of buildings that IMC is bringing and testing with Polytechnic of Bologna (Italia).

At the same time at this archives of documents and technical reliefs processing, it's starting the systematic collection of laws and measures of protection of heritage of Gjirokastra, since 1961 until today.

2.3.4. The conservation plan

In 1961 the city of Gjirokastra has been declared 'City-museum' from the Albanian State. This declaration comes from pronouncement about the conservation of architectural and monumental heritage (1959).

After this declaration the old city becomes a place under the special protection by State. At the same time University of Tirana engages in start some studies, researches, projects and specific rules about the city-museum. Moreover University receive the assignment to define specific instructions about building materials for the restoration, the modality to the management and the maintenance of the old city.

Successively Institute of Monuments of Culture hold this primary and most important lead role of knowledge of heritage, protection plannings of city-museum and restoration projects of monuments.

In 1973 a plan of the city, made by IMC, has been approved; the regulation has been approved only in 1984. The plan and the regulation define the perimeter of the city museum, subdivided into two different areas:

1. historical centre;
2. buffer area.

The historic centre is further on subdivided into two zones:

- a. museum area;
- b. protected area.

Regulation specifies the category of interventions into whole city-museum, especially the limitations in regard to building of new dwellings.

Particularly, all buildings has been divided in two fundamental categories – First and Second category - with reference to their historic, stylistic and

typological values. Regulation defines, for every category, type of intervention admitted with specific measures referring to safeguard and protection.

Since the 90's until 2000, a transitory decade, historical centre of Gjirokastra has been disused by its inhabitants: in these years the state of conservation of buildings and of all territory have degenerated a lot (for structures and for materials).

In 2001 the awareness of need of a specific plan to recover and to safeguard the historical centre, like an important part of Regulator General Planning for the whole city of Gjirokastra, run up.

A lot of researches and studies to elaborate Urban Planning of Gjirokastra are in progress, with the collaboration of Municipality of Grottamare (Italy) and Marche Regional Authority (Italy).

The first step, the aerophotogrammetrie and the cartography maps of the city, is been costed 185.000.000 of Italian Lire and it has already finished.

Through the medium of INTERREG III A project it will be possible to find necessary financial fund to complete all project for city-museum of Gjirokastra.

On 7th April of 2003 law "For Cultural Heritage" has been approved. This law, with that one of 1994, constitutes legal instruments for conservation and protection of historical site of Gjirokastra.

The partnership with Municipality of Grottamare (Marche Regional Authority - Italy) goes on and until this time: first step of relief of buildings has finished and it's in the process of development following suggestions:

1. To define up-to-date cartographie of Gjirokastra: aerophotographic reliefs on scale of 1:5000 –for all territory of Municipality- and 1:2000 –for urban areas, converted in GIS format;
2. Training in Italy for technical experts of Municipality of Gjirokastra to the management of planning to learn computer techniques;
3. To establish a Plan Office of Gjirokastra to management of planning process, together consulting of specialists;
4. To put together all studies and researches already produced and critical assessment work of results;
5. To develop a project that contains normative indication, with reference to albanian legislative body;
6. To develop a Preliminary Plan, with consulting of specialists: this plan will have to contain instructions for use of territory and choices for construction foremost infrastructural buildings;
7. To present Preliminary Plan;
8. To draw up a Definitive Plan: it will have to contain instructions for conservation and recovery plans of historical centre and executive projects also, if it will be necessary;
9. To publish the Plan, presented in two languages and containing all studies, researches and objectives concerned.

Aims of intervention

Most important objectives to reach are:

- a) To develop of local ability through training for co-worker to draw up plan, controller of management and testing step of the plan;
- b) To organize an information structure (hardware and software) propers to fill administrative need of editing, forecast and reproduction;
- c) To define system of regulations and proceedings for management transformations landscape;

- d) To strengthen function of Municipality, in a transparent context wherein institutional objectives and community needs are in comparison each other.

2.3.5. The development Plan

It's very important that programme of conservation of city-museum, before explained, it's well-integrated with a development and recovery politics and planning, under guidance of Municipality of Gjirokastra and Packard Foundation.

The valorisation Plan defines more important aims to influence public politics for conservation and development of city, in particular with reference to following sectors:

- tourism;
- hospitality;
- requalification of public places;
- regulation of traffic;
- intervention of economic renewal;
- protection of landscape and environment resources;
- valorisation of archeological resources.

In particular, it's necessary to give a priority to some projects, strategic for next years, to renew historical centre.

- Project 1 - To recover buildings of 1st category
- Project 2 - To define improvement plan for not built places
- Project 3 - To improve public places
- Project 4 - To restore public places
- Project 5 - To support initiatives of inhabitants
- Project 6 - To encourage cooperations for conservation of stone
- Project 7 - To revoer of public places (in regard to health, hygiene and environment)
- Project 8 - To give awards to improvement intervention realized by private property
- Project 9 - To create a Database containing:
 - a) informations about 1st and 2nd category buildings;
 - b) informations about property and localization of buildings;
 - c) photographic relief.

For following years, aims will be to build a new library, a new cinema or entertainment building for the city and new commercial activities in Bazar area.

Summary of interventions, from 1995 until today, are distinct by fields, years and amount of money.

2.3.6. Improvement of tourist activities

- Gjirokastra has a lot of potentiality to improve tourist activities. The city, in the southern Albania, is not too far from some european metropolis. It's near Greek border (60 km far from Ioanina, 160 km far from Igoumenitza seaport), only 60 km far from Saranda seaport, thus Gjirokastra would become an interesting place to promote economical and cultural development.

Gjirokastra is about 75 km far from Butrint, on the south-west way, the most important archeological site in Albania already inscribed on the World

Heritage List. Nearby Gjirokastra, only few kilometres far, there is another important archeological site, Antigonea, an ancient palace built for Pirro, the king of Epiro empire.

Gjirokastra and Drinos valley is an important touristic centre of Albania, because there are a lot of monuments (it's possible to visit Roman, Greeke and Ottoman cultural attestations, archeological sites like Sofratika, with its antique theatre, citadel, mosque and Byzantin churches and a lot of elements of decorative art).

- Municipality and Major of the city intend to set in motion an airport built by italians, during Second World War and in operation until the 90's. Estimation cot for reconstruction project of airport will be about 5.000.000 Euros.

The Municipality and Mayor are working at new built a civil airport for southern Albania to be able to promote tourist activities.

- Until today, easier road to reach Gjirokastra is that one coming from Corfù and Saranda, through 'triangle of archeological sites' (Butrint-Phoinike-Gjirokastra), a very important cultural heritage for Albania. Gjirokastra is an important touristic centre thanks to its environmental, ecological and cultural values also.

- Municipality intends to promote tourist offer by following actions:

1. To promote of the old citadel of Gjirokastra through accissibility of tourist;
2. To interpret museums and collections existing in new ways. It's necessary that these become more understandable for visitors;
3. To realize new museums about traditional dwellings;
4. To consolidate and to complete the Folkloristic National Festival and the Festival of Traditional Instruments with touris programme of Gjirokastra;
5. To improve connection and co-operation with the other tourist place in southern Albania (especially Butrint), to recall visitors coming for longer stay;
6. To develop:
 - natural heritage;
 - historical, cultural and artistical heritage;
 - human values.

Bed & Breakfast (cheap hotels). Municipality, toghether with an interested NGO, organizes some workshops to promote development of Bed & Breakfast activities, already started, an action very important to increase tourist potential of the city-museum. There are some positive experiences about this activity: modifications and arrangements of old dwellins so as to meet tourism needs, through preservation and safeguard of heritage.

2.3.7. Programme of public investments 2003-2010

Nr	Objectives	Total cost (Lek)
1	Engineering interventions on the citadel	60.000.000
2	Unaza- Qafa and Pazarit.Palorto, Granice-Qender 18 Shatori	72.000.000
3	Engineering interventions and reconstructions of School N. Fasheri street – Manalat Quarter	60.000.000
4	Reconstruction of Urat and Medha street-Dunavat II Quarter	32.000.000
5	Street of Cfak Quarter and Manalat Quarter	35.600.000
6	Reconstruction of access of the city	64.000.000
7	Reconstructions of Postbllok-Sheshi i Çerçizit street	95.000.000
8	Reconstruction of Fabrika and Kepuceve street – 7 kronjte	34.000.000
9	Interventions on mountainous torrents:	
	a) Torrent of Partizani Quarter	27.000.000
	b) Torrent of Palorto Quarter	28.000.000
	c) Torrent of Dunavat Quarter	36.000.000
10	Reconstruction of drainages within museum area:	
	a) Polorto Quarter	5.000.000
	b) Dunavat I Quarter	6.000.000
	c) Dunavat II Quarter	7.000.000
	d) Cfake Quarter	6.000.000
11	Construction and reconstruction of bearing walls of museum area	52.000.000
12	Reconstruction of white water canals of the city	125.000.000
13	Reconstruction of illumination system of streets of the city	65.000.000
14	Reconstruction of park and playpen for children	62.000.000
	Total	881.000.000

The development of potentiality

- Bio-difference;
- Appeal of environmental values;
- Historical and cultural sites;
- Traditional life-style and traditional constructive techniques;

About Tour operator

- To define some different itinerary, from time to time, with reference to historical, cultural and architectonic values;
- To promote "rural tourism" for Lunxtheir zone (life-style, production of traditional food and beverage);
- To promote tourism ecologique;
- To promote parachuting;
- To promote trekking;
- To promote mountain and rock climbing;
- To promote horseback riding;
- To organize different visiting itineraries (religious and cultural);
- To organize itineraries on border zones, together with neighbour contry.

About means of transporting

- Mini bus;
- Horse riding;
- Bikes.

About community

- To promote cultural sites, museums (ethnographic and of arms);
- To advertise important places in the city;
- To publish guide of itineraries;
- To support to historical and cultural sites;
- To promote activities of the Tourist Office.

About distribution of tourist offer

- Cooperation between little tour operators in the country;
- To realize a website to promote tourist activities.

Vision for 2002-2010

Gjirokastra will become a very important Tourist Destination in southern Albania, across following strategies:

1. Co-operation and collaboration between regional, national and international level;
2. About quality: to increase existent values and necessary quality to complete claims;
3. Human resources: inhabitants carry through a process of change.

Direction of strategies

1. Structure: organization and development of rural tourism and its manufactured;
2. Competition: about tourist activities with neighboring countries.

Costumers

About economic offer:

- Young families (28-45 years old) with children with reference to cheap prices;
- New married couples with reference to cheap prices;
- Single persons interested adventures and sports;
- High-power persons and pensioner.

Location

From the point of view of tourism activities Gjirokastra will become an important new tourist destination of Albania for its economical prices.

The Municipality

The local power is very interesting to recover of historical centre of Gjirokastra and it proposes a relocation of Faculty of Economy of University of Gjirokastra within historical centre.

The Municipality will impose an obligatory tax for all shops within city-museum and it will continue to commit oneself to politics, planning and development of tourism, the management and environment for rural sites.

Aim is to transpose needs of tourism into the local economic system.

Duties and responsibilities

- Management of changeover of ground-lines, involving urbanistic laws and projects of transformation;
- To put to use laws and orders about the sanitation, safety and quality for working places;
- Licences for personal of travel agencies, hotels, ristoranti and tourist guides;
- To support strategies of tourism and their ways of implementation;
- Co-ordination with transporting agencies and infrastrustural field;
- To promote making aware programmes of tourist activities (informations for tourists and about traditions and uses of city);
- To supervise the development of tourism and other researches concerning an informatic system to management tourism activities;
- To sell specialized publications about historical, cultural and architectural values of Albania and Gjirokastra in particular.

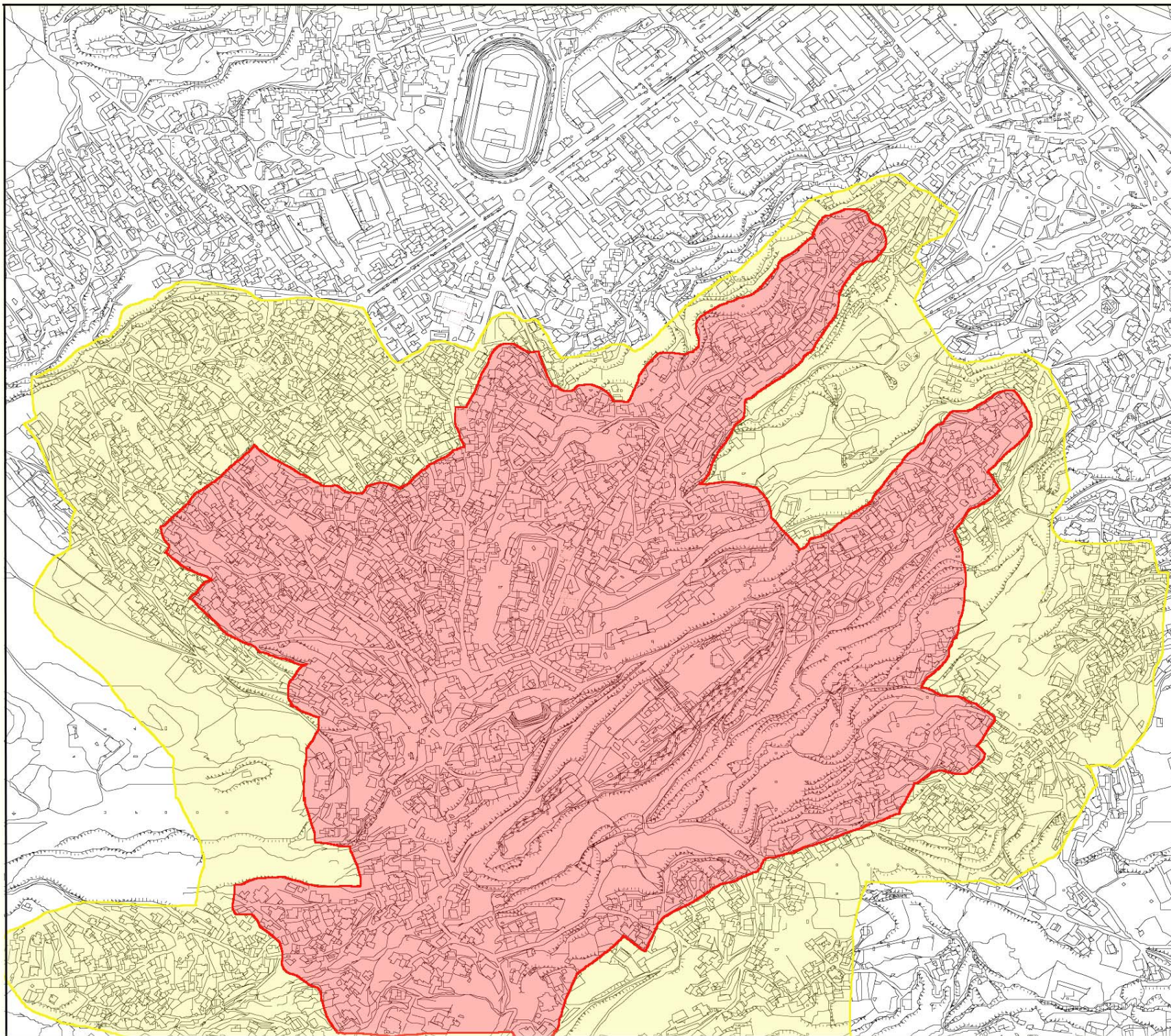
Regional Centre of Tourist Information

Duties and responsibilities

- To give detailed informations to visitors;
- To organize adversiting materials (small books, paper covers, maps of the city);
- To sell publications, postal cards and souvenirs;
- To organize and to promote distinguishing activities;
- To produce Guides for travels;
- To tune a web site of the Municipality and its tourist partners.

2.3.8. Tables

1. Buffer Zone and Historical Centre of Gjirokastra
2. Monuments of 1st and 2nd Category in Gjirokastra
3. The state of conservation of buildings
4. Planning of intervention (2007-2011)



Buffer zone and Historical Centre

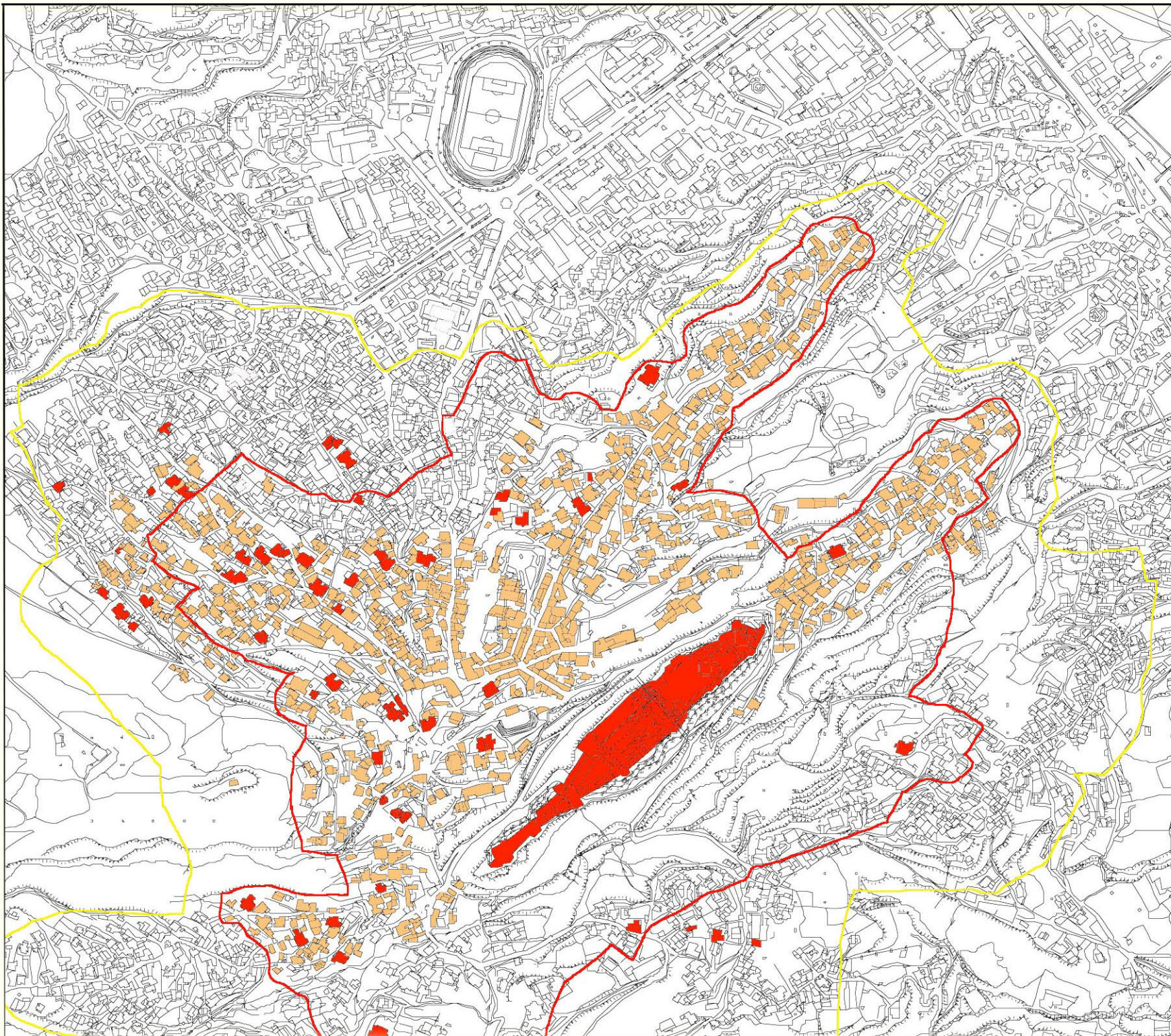
LEGEND:

- HISTORICAL CENTRE
- BUFFER ZONE

Monuments of 1st and 2nd Category






LEGEND

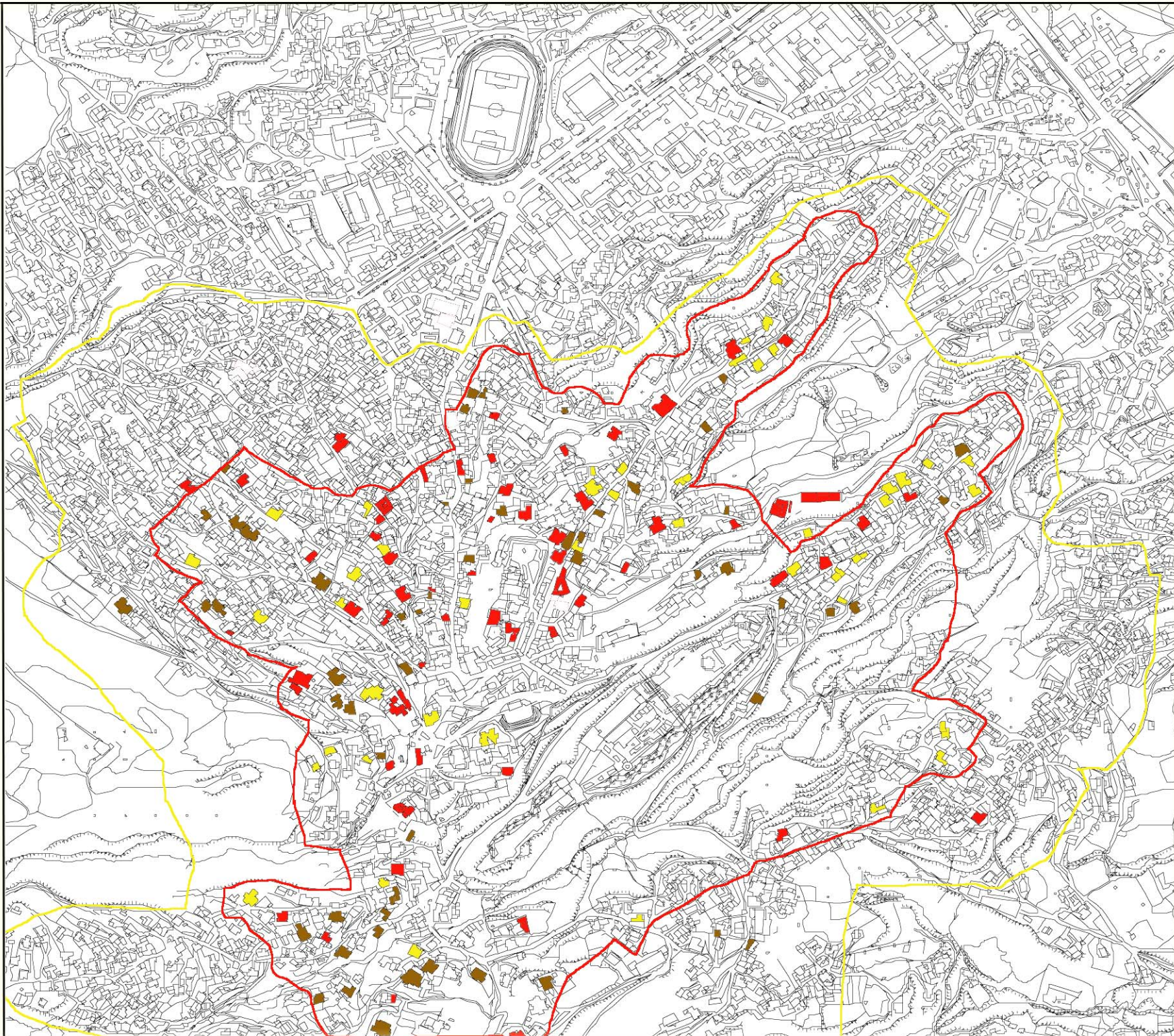
- MONUMENTS OF 1ST CATEGORY
- MONUMENTS OF 2ND CATEGORY
- BOUNDARY OF HISTORICAL CENTRE
- BOUNDARY OF BUFFER ZONE



The state of conservation of buildings

LEGEND

-  GOOD STATE OF CONSERVATION
-  MEDIUM STATE OF CONSERVATION
-  BAD STATE OF CONSERVATION
-  BOUNDARY OF HISTORICAL CENTRE
-  BOUNDARY OF BUFFER ZONE



Planning of intervention (2007-2011)

LEGEND

2007

2008

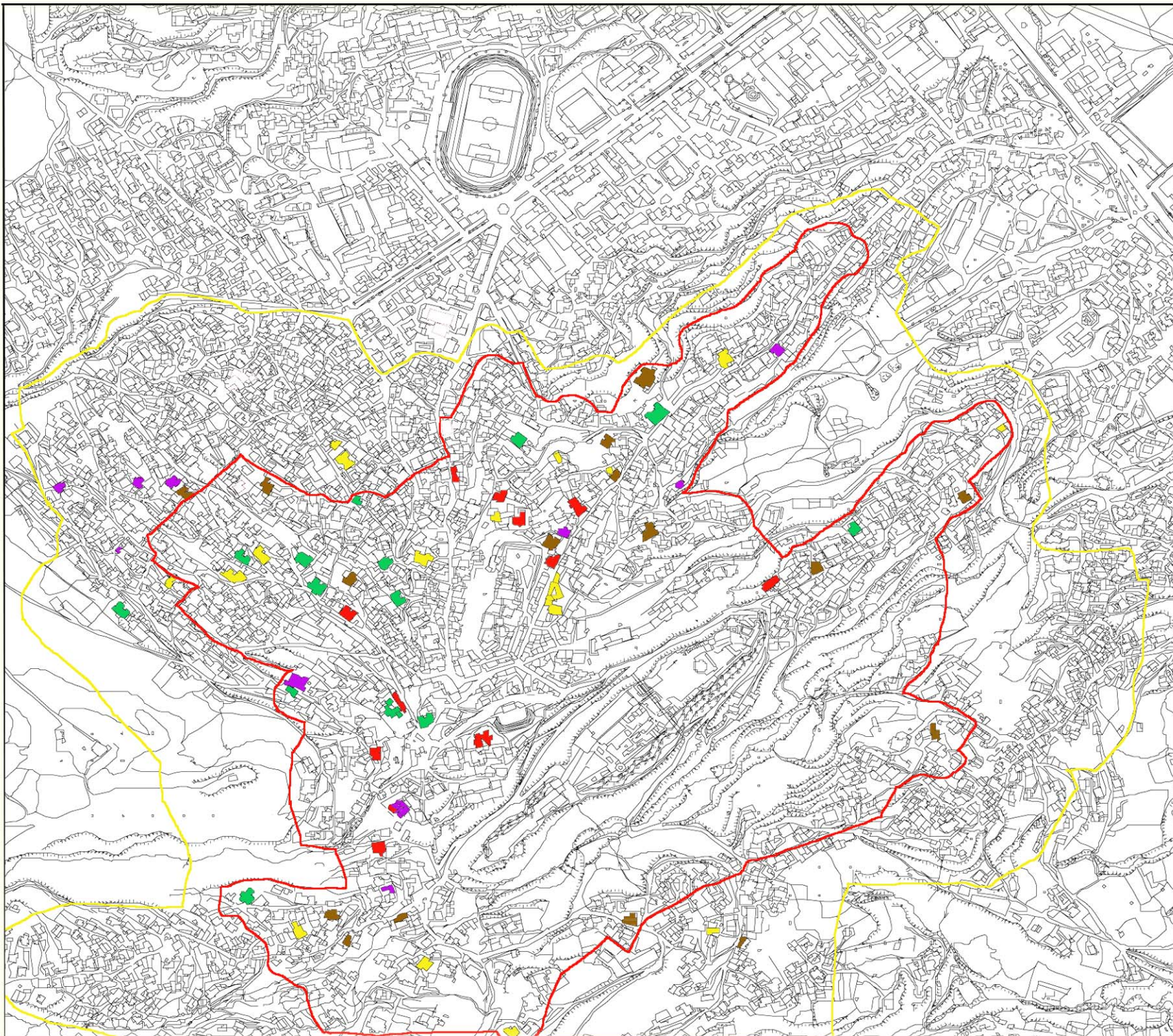
2009

2010

2011

BOUNDARY OF HISTORICAL CENTRE

BOUNDARY OF BUFFER ZONE



3.

BERAT

(evaluated by ICOMOS in 2007)



**Icon displayed in Onufri museum entitled “Saint Mary with Christ in her right hand”– (16th century)
painted by the great medieval Albanian painter Onufri**

3. BERAT

3.1. Description of the city

3.1.1. Specificity of the ancient city of Berat

The city of Berat contains intact historical documents and architectural treasures, testimony of a **pacific and integrated coexistence through almost six Centuries between the Christian and Islamic Community**.

The long history of the city is in fact a history of meeting between different folks and civilizations. This secular multiethnic reality is one of the main fundamentals of the Cultural Heritage of this city.

Mosques, Muslim quarters, Orthodox Churches, convents, Byzantine walls and ancient vestiges coexist in a highly integrated social and urban style.

The foundation of the city of Berat dates back to 4th Century BC. The ancient city is located on one side of the river Osum flowing through the city, on a rocky easily defensible hill slope. Thus it presented exceptional strategic characteristics.

The ancient city rose on the top of the hill and the Byzantine city, of which remains preserved part of walls of the fortification, several churches and a splendid cistern, was developed mostly on the same area.

In the 14th Century was constructed within the Castle area the first mosque (the Red Mosque), testimony of the first contacts with the Ottoman world. This proves the fact that the city was located on an important route of communication between the Ottoman Empire and the West, between the inner regions and the Coast, and that the numerous Ottoman caravans arrived and passed through the city.

After **the Ottoman occupation in 1417**, the city expanded out of the fortification walls, thanks to the pacific situation and security guaranteed through centuries from the Imperial Ottoman power.

Based on the usage of the city during the Ottoman Period, **several inhabited cores developed**; each of them having their own organization and their own mosque. Various quarters rose out of the walled city, located on the base of the hill, on the right side of the river. In particular there are two quarters that developed one in front of the other located on both sides of the river at the narrowest and most suggestive part of the valley.

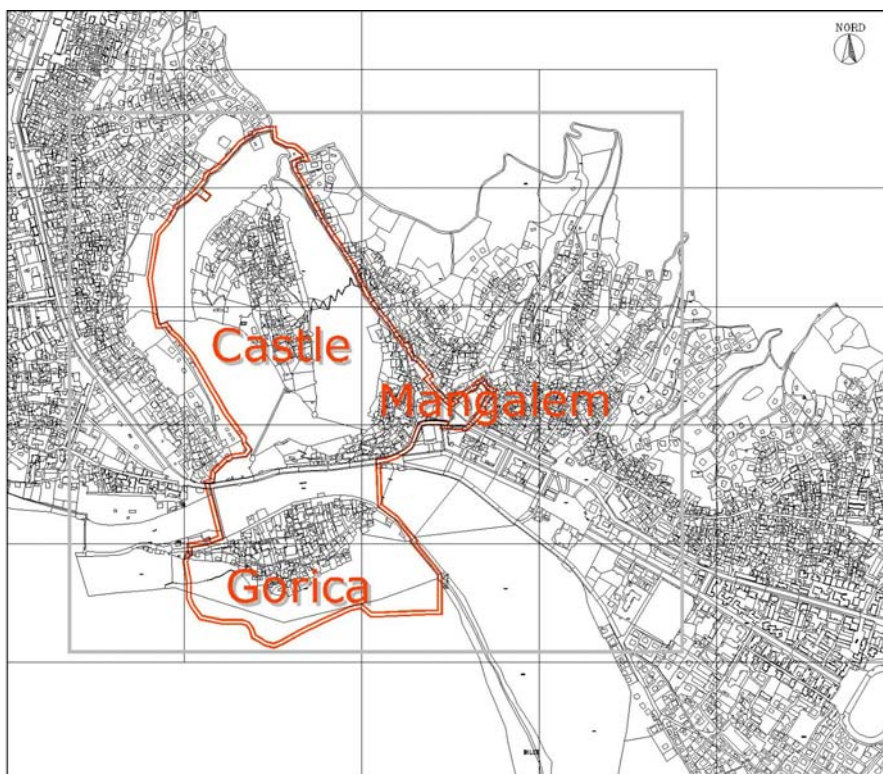
Thus, **the historic city is divided into three main cores**: the **Castle** quarter (**Kala**), **Mangalem** quarter and **Gorica** quarter.

The **Medieval center** (composed of the Mosque of the Ruler and the Halvetiye Tekke) as well as the Bachelors Mosque, the Lead Mosque and the Bridge of Gorica also date back to the Ottoman period.

During the Ottoman period not only the cultural heritage of Orthodox religion was preserved but also new churches were constructed, showing in this way **the freedom of religion effective during this period**. The religious art (Orthodox religion) was developed at the point that iconography has continued to flourish and the number of icons reached to nowadays is remarkable. During the same period in 1797 the Cathedral of Saint Mary was constructed within the Castle area.

The cultural, historical and architectural heritage of Berat was preserved intact even after the falling of the Ottoman Empire in 1912.

The successive Italian occupation, the Second World War and the Communist period have not made significant alterations to the city thanks to its inner and isolated location. Even the building development of the Communist period has completely left out the historic center with its three units. The new buildings developed on the flatter zones surrounding the ancient city, leaving thus intact the historical areas.



The three main historical quarters of Berat: the Castle, Mangalem and Gorica.

It is because of the isolation suffered by the country during the last 100 years that Berat is now on the fortunate situation of having **a historical three-polar center that has very well preserved the urban structure, the religious and secular buildings and a great majority of their interiors.**

This is the real **specificity of Berat**. This is what makes this city **a unique testimony of the multi-religious coexistence**, both from the social and architectural point of view, in Europe.

The challenges of the city consist in the future safeguarding of the present situation by making possible the living of the Berat people within such a historic site, by **improving the quality of life and developing the economical situation without altering the urban historical ensemble, the architectural heritage and the interior ornamentals of the ancient buildings.**

Although there is a beautiful Ethnographic Museum of the city, one does not necessarily have to visit it in order to find out the traditional life of the people of Berat during the 19th Century and before. Visiting some of the numerous dwellings, remained intact through history and considered as something to be proud of, by their inhabitants, is more than sufficient in order to have a clear picture of the lifestyle and traditions in 19th Century Berat.

All this is made possible thanks to the master work of safeguarding developed since a long time and still valid with the constant interventions of controlling and help supplied by the local Directorate of Cultural Monuments.

The Castle

By “the Castle” it is meant **the most ancient part of the city**. It is **located on the top of the hill** on the right of the river Osum and it is fortified by walls.

Within the Castle area, there are beautiful **Byzantine churches with frescos** in their interior, among them we can mention the Cathedral of St. Mary and the Iconography Museum. There are also: **the vestige of the Red Mosque, many dwellings** – some of them being beautiful architectural examples and still conserving the original interior decorations and furniture –, **a big Byzantine Cistern** as well as other buildings used for services and defense.

There is **an astonishing panoramic view** from the Inner Castle (the Acropolis).

The whole Castle is well preserved and it has constantly gone through conservative works. However it still needs various restorative works as well as a rearrangement of its infrastructures.



Panoramic views of the Castle.



Narrow streets inside the Castle.



The fortified walls of the Castle.

The Mangalem Quarter

The Mangalem quarter is **located on the base of the rocky hill**, on the right side of the river, below the Castle.

The quarter **is still composed in its majority of the original buildings**, that still contain in their interiors the **ancient decorations and furniture**. Numerous narrow, tortuous and steep pedestrian streets constitute the road network of the quarter. The ensemble of dwellings constructed on the steep slope of the hill constitute **one of the major attractions of Berat** (called “the city of one over the one windows” because of the special character of this quarter).

Being inhabited, **the dwellings are in a fairly good state of maintenance**. Some of them have recently gone through restorative works and the most interesting ones receive financing from the government in case of need for restoration.

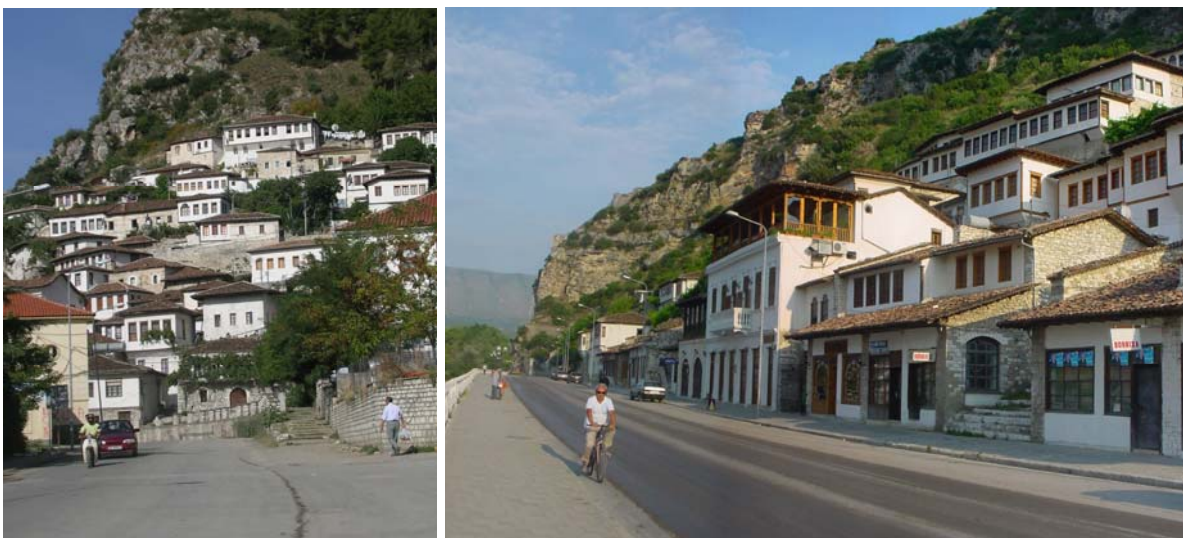
The **Bachelor’s Mosque** is located within the quarter of Mangalem.

Even though an infrastructural adaptation and an overall adjustment are sufficient, there is need for stimulation of adaptation of the dwellings to today’s needs by respecting their historical characteristics.

Since there are no vehicle streets, there is no traffic problem: on the contrary vehicle accessibility may be difficult in case of need.



The Bachelor’s Mosque (on the right) and dwellings of Mangalem.



Mangalem quarter: the ensemble of dwellings on the steep slope of the hill.

The Gorica Quarter

The quarter of Gorica is **located on the left side of the river Osumi**, on a hill slope that initiates in a more gentle way than the one located in front of it.

The quarter of Gorica, as Mangalem quarter, is composed mainly of **houses that are still inhabited**, and the streets are pedestrian. The state of conservation is similar to that of Mangalem, comprising very interesting well-preserved historical houses.



View of Gorica and the bridge from the Castle.



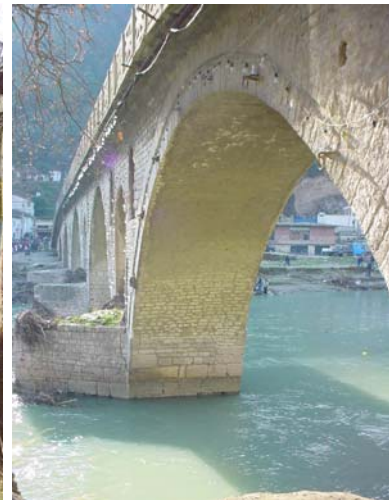
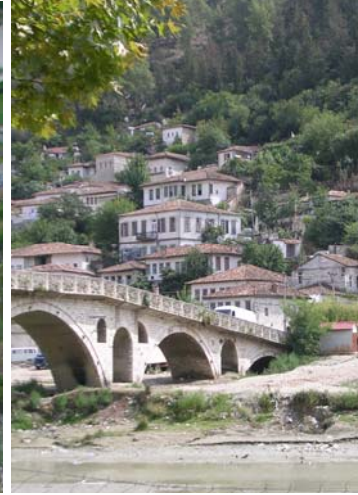
The houses of Gorica.

The Bridge of Gorica

The bridge of Gorica, **constructed during the Ottoman Period**, is **the only bridge for the traffic of vehicles in Berat**. The bridge cannot satisfy the traffic need and, fortunately, by request of the local Directory of Cultural Monuments its roadway has been reduced to allow only one way traffic.

There exists **also a pedestrian bridge**, constructed some years ago, that however does not resolve the problem of vehicular traffic.

The city has a profound need for a new vehicle bridge for double way traffic. It is only in this way that the Ottoman period bridge can be saved from the heavy traffic.



The Bridge of Gorica (18th century): at present is the only bridge for the traffic of vehicles in Berat.



The pedestrian bridge of Berat.

Further photographic documentation

The Castle



View of the Castle, on top of the hill, and of Mangalem from the park of the new city centre.



Historical building, under restoration, in the large square of the Castle.



Constructive detail, well restored, of a Byzantine church in the Castle (left). The ancient cistern in the Castle (right).



Private historical building with monumental stairs in the Castle.

The Mangalem Quarter



A minaret in Mangalem (left) and a narrow ancient street (right).



The roofs of Mangalem with the road that passes along the river, that has to be subject of a Traffic Regulation.



Turkish Villa in Area 1, that has to be subject of Detailed Recovery Plan (left) and Historical paving of ancient streets to be restored (right).



View of Mangalem from the park of the new city centre. The park is well maintained and it will be sufficient a Traffic Regulation and a pedestrian connection between Mangalem and Gorica to create a wide pedestrian area of historical and architectural value.

The Gorica Quarter



A historical building to be preserved in the Gorica quarter, Historical Centre.



Gorica with the surrounding green that protects the quarter.

Buffer Zone



Hilly area in the Buffer Zone of high environmental.



The Medieval Centre and the buildings of the Buffer Zone.

Ancient decorations and furniture



Enclosed and decorated cabinet (left), restored interior of a private inhabited house (right).



Historical decorated ceiling.



The interior of Saint Mary's Cathedral, where the Iconographic Museum is located.

3.1.2. Geographical and climatic description of the site

Geographical expand

The city of Berat is located in the center of the Albanian territory, 58 meters high over the sea level, on a surface of 22.8 km², with an urban area of 6 km², 80 kilometres far from the sea.

The Region of Berat has a hilly-mounty sharp terrain, average of height is 455 meters, on a surface of 953.6 km².

Geographical width: 40° 52' 24" North; 40° 10' 3" South; (City 40° 42' 06")

Geographical length: 20° 10' 51" East; 19° 44' 30" West ; (City 19° 56' 40")

Climate

Berat has a typical Mediterranean climate: bland and pleasant. The average temperature is 15,9° C (the absolute minimal temperature is 11,2° C and the absolute maximal temperature is 43,6° C).

The driest month is July and the most rainy are October and November. The wind average speed (information from the Albania Weather Inst.) is 1.4 m/sec..

Other information

The population density/surface in general is 2.844 habitant/km², the urban zone has a density of 10 807 habitant/ km² and the average age of the population is 32.8 years.



3.1.3. Present social situation

The data regarding the social situation (updated in June 2005) show that the city of Berat at present has a population of about 64.000 people, with 16.710 families. More than 50% of the population is between 15 and 65 years old.

During the past ten years, the number of births has decreased, the number of deaths has not changed, but still there are more births than deaths. Another positive information is that the number of deaths from 0 to 4 years has been extremely reduced.

The population is increased more in the city of Berat than in the rest of the villages and of the region, this is because there is an intensive migration from the villages and the region to the city itself.

It is important to notice that there are two kinds of migration in the District of Berat:

1. a *permanent migration*, that is the one of people who move from the region and the villages to come and live permanently in the District (this kind of migration is supported by data);

2. a *seasonal migration*, that is the one of people who move from the District to other countries to work for some months every year, but still live, have family and home in Berat (this kind of migration is not supported by data but it is present in the entire Albania).

The population

Data regarding the population:

	Unit	Region of Berat	City of Berat and periphery
Year 1990	nr	233 612	68 045
Year 1995	nr	253 841	71 387
Year 2000	nr	256 445	75 893
Year 2004	nr	246 393	72 526
Difference (2004 – 1990)	nr	12 781	4 481
% of the year 2004 compared to 1990	%	105.6	106.6

Other data regarding the population:

Nr		Unit	Region of Berat	City of Berat and periphery
1	Total of Births			
	Year 1990	nr	5 667	1 498
	Year 1995	nr	4 972	1 112
	Year 2000	nr	3 509	760
	Year 2004	nr	2 649	573
	Difference (2004 - 1990)	nr	-3 018	-925
	% of the year 2004 compared to 1990	%	46.4	38.2

2	Number of births for one thousand of population			
	Year 1990	nr	25	21.3
	Year 1995	nr	19.5	14.8
	Year 2000	nr	13.7	10
	Year 2004	nr	10	7.9
3	Total of deaths			
	Year 1990	nr	1 094	334
	Year 1995	nr	1 572	600
	Year 2000	nr	1 021	326
	Year 2004	nr	1 031	332
	Difference (2004 - 1990)	nr	-63	-2
	% of the year 2004 compared to 1990	%	94.2	99.4
4	Number of deaths for one thousand of population			
	Year 1990	nr	4.7	4.7
	Year 1995	nr	6.2	8.4
	Year 2000	nr	3.9	4.2
	Year 2004	nr	4.2	4.6
	% of the year 2004 compared to 1990	%	89.4	97.9
5	Number of deaths from 0 to 4 years			
	Year 1995	nr	147	47
	Year 2000	nr	59	13
	Year 2004	nr	33	8
	% of the year 2004 compared to 1990	%	22.4	17
6	Marriages			
	Year 1990	nr	=	423
	Year 1995	nr	1893	480
	Year 2000	nr	1796	430
	Year 2004	nr	1469	352
	Difference (2004 - 1990)	nr	-424	-128
	% of the year 2004 compared to 1990	%	79.7	73.3

The migration of population in the District of Berat:

Year	Births	Deaths	Emigration	Immigration
1988	4 164	833	2 868	2 847
1989	4 405	896	2 598	2 623
1990	4 372	883	2 969	2 892
1991	4 488	852	5 170	4 452
1992	3 716	792	7 112	4 641
1993	3 068	763	2 288	2 255
1994	2 868	778	2 593	2 659
1995	3 090	753	4 138	2 683
1996	2 742	663	2 487	3 341
1997	2 358	715	1 950	2 682
1998	2 375	717	2 128	3 429
1999	2 236	647	2 062	2 903
2000	2 246	668	2 184	4 037

2001	2 138	592	2 397	3 585
2002	1 594	957	2 239	3 872
2003	1 806	753	3 158	5 319
2004	1 568	667	3 744	5 327
Total	49 234	12 929	52 085	59 547

The population during the past years in the City of Berat:

Year	Population inhabitants	Index of difference
1945	9 000	
1980	34 517	3,84%
1985	38 500	1,12%
1989	42 900	1,11%
1994	61 075	1,42%
1997	62 749	1,03%
2000	63 242	1,01%
2002	64 771	1,02%
2003	64 833	1.00%
2004	64 473	0

The number of families during the past years in the City of Berat:

Year	Number of families
1955	4 266
1975	9 485
1989	16 287
1994	16 500
1997	16 553
1998	16 622
2002	16 959
2003	16 823
2004	16 710

Table of family members number during the past years in the City of Berat:

Year	Number of family members
1955	5.3
1960	4.7
1965	5.6
1970	5.8
1975	5.2
1980	5.1
1985	4.4
1989	4.2
1994	4.0
2002	3.8
2003	3.85
2004	3.86

Age-group population divided in four administrative units (year 2004):

	Age			
	0-14 years	15-64 years	65+ years	Total
Municipality	16 347	43 407	4 719	64 473
Unit - 1	5 697	15 129	1 645	22 471
Unit - 2	5 980	15 880	1 727	23 587
Unit - 3	3 422	9 087	988	13 497
Unit - 4	1 247	3 311	360	4 918

MALES	Age			
	0-14 years	15-64 years	65+ years	Total
Municipality	8 123	21 571	2 346	32 040
Unit - 1	2 827	7 506	816	11 149
Unit - 2	3 003	7 975	867	11 845
Unit - 3	1 675	4 447	484	6 606
Unit - 4	619	1 643	179	2 441

FEMALES	Age			
	0-14 years	15-64 years	65+ years	Total
Municipality	8 223	21 836	2 374	32 433
Unit - 1	2 871	7 623	829	11 323
Unit - 2	2 977	7 905	860	11 742
Unit - 3	1 747	4 640	505	6 892
Unit - 4	628	1 668	181	2 477

Employment and unemployment

The data regarding the employment and unemployment situation show that the number of employers is decreasing. This a negative sign, which means that the city of Berat has to find new working resources to avoid emigration.

Employment:

Nr	Name	Unit	Region of Berat	District of Berat
I	Employees in the public sector			
1	Year 2000	nr	9 551	5 198
2	Year 2001	nr	9 010	4 840
3	Year 2002	nr	8 595	4 841
4	Year 2003	nr	8 303	4 685
5	Year 2004	nr	7 907	4 600
	Difference (2004- 2000)	nr	-1 644	-598
	% of the year 2004 compared with year 2000	%	82.7	88.5
II	Employment and salaries in public sector divided in professions			
A	Total of employees	nr	7 907	4 600
1	High clerks	nr	645	381

2	Specialists	nr	1 881	1 290
3	Technicians and assistants	nr	2 438	1 468
4	Ordinary clerks	nr	317	182
5	Workers	nr	2 626	1 279
B	The salaries fund	000/l*	1 968 953	1 174 876
1	High clerks	000/l	249 738	144 036
2	Specialists	000/l	592 818	411 737
3	Technicians and assistants	000/l	562 146	347 099
4	Ordinary clerks	000/l	71 319	43 300
5	Workers	000/l	492 932	228 677
C	Total of employees	nr	7 907	4 600
1	Public sector	nr	5 375	3 419
2	Private sector	nr	2 532	1 181
D	Salaries Fund	000/l	1 968 963	1 174 876
1	Public sector	000/l	1 364 683	878 549
2	Private sector	000/l	604 280	296 327
E	Treatment Funds	000/l	190 942	83 770
1	Total of employees	nr	7 907	4 600
2	Agriculture , Hunting	nr	133	101
3	Fishing	nr	5	0

Unemployment – year 2004:

Nr	Name	Unit	Region of Berat	District of Berat
	Total of unemployed	nr	11 359	6 090
	From the above number:			
1	In assistance	nr	466	117
	High specialists	nr	34	12
	Technicians and other specialists	nr	460	320
	Workers	nr	3 828	3 641
	Without profession	nr	2 117	2 117
2	With economical aid	nr	9 731	5 736
	High specialists	nr	15	8
	Technicians and other specialists	nr	1 093	165
	Workers	nr	6 620	3 560
	Without profession	nr	2 003	2 003
3	In special schemes	nr	318	37
	High specialists	nr	1	1
	Technicians and other specialists	nr	282	13
	Workers	nr	35	23
	Without profession	nr	0	0
4	Others	nr	844	200
	High specialists	nr	15	2
	Technicians and other specialists	nr	412	83
	Workers	nr	347	45
	Without profession	nr	70	70

Salaries Incomes in Public Sector:

Nr	Name	Unit	Region of Berat	District of Berat
	Petrol industry	nr	586	0
	Elaborative industry	nr	341	17
	Production and delivery of Energy	nr	731	553
	Construction	nr	175	87
	Trade of vehicles	nr	0	0
	Hotels and restaurants	nr	6	0

	Transport and telecommunication	nr	414	282
	Education	nr	1 012	80
	Health and social activities	nr	1 464	955
	Others	nr	1 496	981
1	Salaries Fund	000/l*	1 968 933	1 174 876
	Agriculture, Hunting	000/l	22 858	15 922
	Fishing	000/l	1 500	0
	Petrol Industry	000/l	149 819	0
	Elaborative industry	000/l	64 887	3 573
	Production and delivery of Energy	000/l	163 824	128 713
	Construction	000/l	34 205	18 733
	Trade of vehicles	000/l	0	0
	Hotels and restaurants	000/l	1 334	0
	Transport and telecommunication	000/l	108 434	74 793
	Education	000/l	647 323	402 038
	Health and social activities	000/l	348 371	245 330
	Others	000/l	426 688	285 754
2	Treatment and rewards fund	000/l	190 942	83 770

Unemployed seeking for job:

Nr	Name	Unit	Region of Berat	District of Berat
1	Year 2000	nr	25 492	12 924
2	Year 2001	nr	16 515	7 303
3	Year 2002	nr	15 060	6 463
4	Year 2003	nr	14 736	8 041
5	Year 2004	nr	12 277	6 990
	From above, nr. of head of the household	nr	4 514	2 218
	Females	nr	5 463	2 941
	Difference (2004-2000)	nr	- 13 215	- 5 934
	% of the year 2004 compared with year 2000	%	49.9	54

3.1.4. Present situation on tourism and sport

In the Region, District and City of Berat, there are places available for tourists (Hotels, Bars, Restaurants and Pizzerias) and they present a good quality of services.

The data regarding the tourism organization show that there are 11 hotels in the city, and most of all include also bar, restaurant, conference room and parking.

The number of hotels has rapidly increased since 2001 (that is during the recent past years), this is because tourism itself is quickly developing. Anyway, there has to be a further increase both in the number and in the quality of the hotels and their services, in order to guarantee and adequate response to the additional request of the future.

As for the hotels, the data regarding the tourism organization show that there are several bars, restaurants and pizzerias in the city, and most of all are spacious, with more than 80 seats for their guests.

Tourism organization

Hotels, Bars, Restaurants and Pizzerias in Berat:

Nr	Name	Rooms	Beds	Service Areas	Tables	Seats
1	Hotel, Bar-Restaurant: "Palma"	7	14	4	60	240
2	Hotel, Bar-Restaurant: Mangalemi"	7	12	4	22	88
3	Hotel, Bar-Restaurant: "Tomori"	56	107	3	75	300
4	Motel, Bar-Restaurant: "Ago"	8	16	2	32	128
5	Hotel, Restaurant: "Gega"	23	46	1	18	72
6	Hotel, Restaurant: "Belind"	6	8	1	10	46
7	Hotel, Restaurant-Pizzeria: "Berati"	9	18	3	21	75
8	Hotel, Bar-Restaurant: "Ismaili"	4	7	2	16	84
9	Hotel, Bar-Restaurant: "Boriçi"	4	7	1	15	60
10	Hotel: "Relax"	8	12	1	12	50
11	Hotel, Bar-Restaurant: "Castle Park"	9	16	3 seasonal	138 118	500 400
12	Rezidence: "Dasaret"	4	8	2	8	32
13	Bar-Restaurant: "Nova"	0	0	2	30	120
14	Bar-Restaurant: "Ajka"	0	0	2	27	108
15	Bar-Restaurant: "White House"	0	0	2	30	120
16	Bar: "Kabllori"	0	0	1	20	84
17	Bar-Restaurant: "Haxhialiu"	0	0	5	60	240
18	Bar-Pizzeria: "Luani"	0	0	2	28	112
19	Bar-Restaurant: "Binjaket"	0	0	2	18	72
20	Bar: "Parisi"	0	0	1	20	88
	Total	145	271	44	660	2 587

Nr	Name	Conference Rooms	Parking
1	Hotel, Bar-Restaurant: "Palma"	Yes	Yes
2	Hotel, Bar-Restaurant: "Mangalemi"	Yes	No
3	Hotel, Bar-Restaurant : "Tomori"	Yes	Yes
4	Motel, Bar-Restaurant : "Ago"	Yes	Yes
5	Hotel, Restaurant : "Gega"	Yes	Yes

6	Hotel, Restaurant : "Belind"	Yes	Yes
7	Hotel, Restaurant -Piceri: "Berati"	Yes	Yes
8	Hotel, Bar-Restaurant : "Ismaili"	No	Yes
9	Hotel, Bar-Restaurant : "Boriçi"	No	Yes
10	Hotel: "Relax"	Yes	Yes
11	Hotel, Bar-Restaurant: "Castle Park"	Yes	Yes
12	Rezidence: "Dasaret"	Yes	Yes
13	Bar-Restaurant : "Nova"	Yes	Yes
14	Bar-Restaurant : "Ajka"	No	Yes
15	Bar-Restaurant : "White House"	Yes	Yes
16	Bar: "Kabllori"	No	Yes
17	Bar-Restaurant : "Haxhialiu"	Yes	Yes
18	Bar-Pizzeria: "Luani"	No	Yes
19	Bar-Restaurant : "Binjaket"	No	Yes
20	Bar: "Parisi"	No	Yes

Hotel services:

Name	Unit	Region of Berat	City of Berat and periphery
Hotels			
Year 2001	nr	9	2
Year 2002	nr	10	3
Year 2003	nr	14	3
Year 2004	nr	23	11
Difference (2004-2001)	nr	+14	+9
Rooms in Hotels			
Year 2001	nr	118	66
Year 2002	nr	118	66
Year 2003	nr	143	66
Year 2004	nr	378	108
Difference (2004-2001)	nr	+260	+42
Beds in Hotels			
Year 2001	nr	290	122
Year 2002	nr	290	122
Year 2003	nr	351	123
Year 2004	nr	404	188
Difference (2004-2001)	nr	+114	+66
Frequentation			
Year 2001	nr	1 412	=
Year 2003	nr	2 452	=
Year 2004	nr	2 847	=

Sports, teams and activities

Name	Unit	Region of Berat	City of Berat and periphery
- Wrestling	nr	2	2
- Boxing	nr	2	2
- Other sports	nr	25	24
- Females in sports	nr	6	6
Teams in the second league	nr	2	1
Football	nr	2	1
Sportists in the first league			
Basketball	nr	12	12
Lifting	nr	14	14
Wrestling	nr	16	16
Boxing	nr	13	13
Other sports	nr	138	136
Athletic	nr	1	1
Sportists in the second league			
Football	nr	85	50
Matches	nr	100	80
Athletics	nr	1	1
Lifting	nr	4	4
Wrestling	nr	8	8
Boxing	nr	3	3
Football	nr	60	40
Other sports	nr	27	24
Number of the trainers	nr	21	18
Effective	nr	2	0
Not Effective	nr	19	18
Number of the referees	nr	10	0
Football stadium	nr	3	1
Shooting range	nr	1	1
Multi-sports gymnasium	nr	6	4
Ping-pong and chess rooms	nr	3	2
Football fields	nr	6	2

3.1.5. Economical situation

Budget for 2004:

Nr	Name	Unit	Region of Berat	District of Berat
	Year 2004	000/I*	4 587 115	3 235 673
1	Ministry of Local Government			
	Total	000/I*	1 993 701	1 561 683
	Salaries	000/I	510 771	454 267
	Insurances	000/I	145 603	129 768
	Investments	000/I	476 706	360 011
	Operative expences	000/I	346 315	201 281
	Subvencions	000/I	30 642	20 535
	Others	000/I	483 664	395 821
2	Ministry of Education			
	Total	000/I	850 610	496 635
	Salaries	000/I	465 640	220 591
	Insurances	000/I	132 333	63 654
	Investments	000/I	160 744	132 012
	Operative expences	000/I	88 184	77 206
	Subvencions	000/I	0	0
	Others	000/I	3 707	3 170
3	Ministry of Health			
	Total	000/I	576 726	346 132
	Salaries	000/I	256 805	152 022
	Insurances	000/I	45 759	15 735
	Investments	000/I	91 902	33 765
	Operative expences	000/I	155 801	118 151
	Subvencions	000/I	0	0
	Others	000/I	26 459	26 459
4	Ministry of Finance			
	Total	000/I	73 269	50885
	Salaries	000/I	38 473	24533
	Insurances	000/I	9 268	5771
	Investments	000/I	528	280
	Operative expences	000/I	24 810	20111
	Subvencions	000/I	0	0
	Others	000/I	190	190
5	Ministry of Social Affairs			
	Total	000/I	311 193	51229
	Salaries	000/I	10 798	6933

3.1.6. The existing legislature on the Cultural Heritage protection

The existing legislation regarding the safeguard and protection of the cultural heritage was proven to be effective during the past years. It is worth mentioning the activities of numerous individuals that have contributed in putting in life the existing regulations and protecting the heritage of Berat in the best way.

The legislative organization in **Albania** is the following.

- The **Ministry of Tourism, Culture, Youth and Sports** is the highest institution that deals with the Cultural Heritage of Albania. The cultural heritage of Albania is protected by the **9080 Law, date 07.04.2003**, for the protection and development of monuments.

- The **Institute of Cultural Monuments** (scientific research institute – development of projects).

- The **Regional Directorates**.

- The **Scientific Council** within the Institute of Cultural Monuments.

- The **National Council of Restoration**.

The further local legislative organization in **Berat** is the following.

- The **Status of the Regional Directorate**.

- The **Local Regulation** for the protection of the cultural heritage.

The history of the Albanian legislature can be briefly listed as follows:

- 1948, First list of Albanian monuments (modified during the years);

- Law Nr.609, 25/5/1948, on the protection of monuments of culture and rare objects;

- 1964, Albania signs the Venice Charter;

- 1965, Foundation of the Institute of Cultural Monuments;

- 1/6/1972, Regulation for the protection of cultural and historical monuments;

- 01/11/1974, Decision of the council of ministers Nr.229, on the research and protection of the popular constructions;

- 26/2/1980, Regulation of the Ministry of Education and Culture for the protection of cultural and historical monuments as well as the rare natural heritage;

- 12/10/1994, Law for the protection of tangible and intangible cultural heritage;

- Law nr.9048, 07/04/2003, for the Cultural Heritage.

The Law “For the Cultural Heritage” in Albania

Since 2003 Albania has a modern and complete regulation, a fundamental instrument to define and protect the Albanian cultural heritage: Law Nr. 9048, date 07.04.2003, “For the Cultural Heritage”.

One of the innovation of the law is to consider the cultural heritage as composed of **tangible and intangible values**, and to consider these values as part of the national property, as mentioned in Article 4.

1. The tangible values of the cultural heritage are as follows:

1. Objects of immovable cultural heritage, where there are included:

a) centers, zones and regions, dwelling or non-dwelling, of archaeological historical, ethnological, architectonic and engineering value. Here are included also objects of such characteristic being of ruin situation, of over 100 years old.

b) *Urban, architectonic and historical ensemble , buildings or building constructions of particular values; As such are the objects of this kind in ruin status, of over 100 years old;*

2. **Objects of movable cultural heritage**, where there included:

a) *Objects, parts or elements of objects, as described in letter “b” of point 1 of this Article, such as mosaics, capitols, sculptures, columns, mural pictures, icons, iconostate, characteristic ceilings, epitaphs, tombs, of 100 years old.*

b) *Archaeological movable stuffs, coming out from archaeological excavations, are collected by the archaeological searches or they come as occasional findings or which are preserved in collections or other various funds;*

c) *The artistic creations of all kinds and types. Here there are excluded the creations of the living authors;*

d) *Archive documents of national historical importance.*

e) *Manuscripts and publications, books and periodicals of particular historical and bibliographical values.*

f) *Various philatelic, numismatics art collections, of a seniority over 25 years old.*

g) *Traditional working, handicrafts and living tools. The mechanisms, machineries or the objects f everyday or ceremonial use, of artisan, ethnographic or historical values, objects produced in artisan way, of an old age of over 50 years and also fabricated objects of a seniority over 75 years old.*

h) *Producing technology of traditional products;*

i) *Cold steel and fire arms, both handicrafts and fabricated productions of the beginning of II World War;*

j) *Individual objects of historical distinguished personalities.*

k) *The objects included into the properties’ inventory, declared under preservation or protection, of the museum network and of the art galleries and state institutions of the country up to the year 1991.*

II. The intangible values of the cultural heritage are as follows:

1. *The use of the Albanian language in the literary works;*

2. *The memory recall verbal (wordy) folklore, written or recorded;*

3. *Vocal, choreographic or instrumental folklore;*

4. *Customs and traditional habits (morals);*

5. *Beliefs and traditional dependences;*

6. *Various traditional crafts;*

The values of the cultural heritage are protected by the state and the law regulation determines the legislative organization of Albania in this field.

The laws also redefines the “Museum town”, an urban centre being protected by the state for its historical and cultural values: for its innumerable monuments and beautiful characteristic architecture, **Berat has been proclaimed a museum town** in 1961.

The Administration Law in Berat

■ Law nr. 8652 date 30.07.2000 “For the organization and the functioning of the local government”.

■ Law nr. 8405 date 17.09.1998 – changed with law nr. 8991 date 23.01.2003 “For urban section”.

■ The government resolution nr. 722 date 19.11.1998 “The urban section

regulatory”.

- Law nr. 8224 date 15.05.1997- changed with law nr. 8335 date 23.04.1998 “For the organization and the functioning of the municipal police”.
- Law nr. 8402 date 10.09.1998 “For the control and the discipline of the constructions”.
- Law nr. 8408 date 25.09.1998 “For the construction police”.

The Urban Plans in Berat

- The general regulatory plan - 1983
- The urban city center study – 2005
- The partially urban study of the “ Pjeshkore ” – area – 2002
- The project for the city photogrametric map - supported by Fermo Comune in Italy.
- The construction of the municipal urban planning office under the assistance of Fermo Commune specialists.
- The designing study for the historic centre protection and restoration - supported by Fermo Comune in Italy.
- Urban Studies for a 120 ha of surface - designed by the Urban bureau after the '90.
- The general regulatory city plan - in cooperation with Co-PLAN (a non-government organization).



Ancient plaque (left) and Modern plaque on a 1st Category building.

Important infrastructure projects

- Reconstruction of the energy delivering network and the 20kv energy supply for Berat city. Credit from European Bank for Reconstruction and Development - 2 575 496 euro.
- Reconstruction of the water supply and sewerage network for Berat city. Credit from German Bank KfW – 8 millions euro.

3.1.7. The museums

Thanks to its millenary history, **the city of Berat is rich of artistic creations** that are gathered and displayed in some museums.

- **“Onufri” Iconographic Museum:** it is organized within the interior of Saint Mary’s Cathedral, in the Castle quarter, and includes a real heritage of icons of a rich artistic value. The church itself constitutes an outstanding artistic heritage with its mural paintings, decorations and ornamentals.



Icon from XVI century (left) and the Cathedral iconostasis (right).

- **Ethnographic Museum:** it is organized within a historical house of 18th Century, that has recently undergone a complete restoration. Testimony of everyday life during the Ottoman period are displayed in the areas of this museum.



The Ethnographic Museum of Berat.

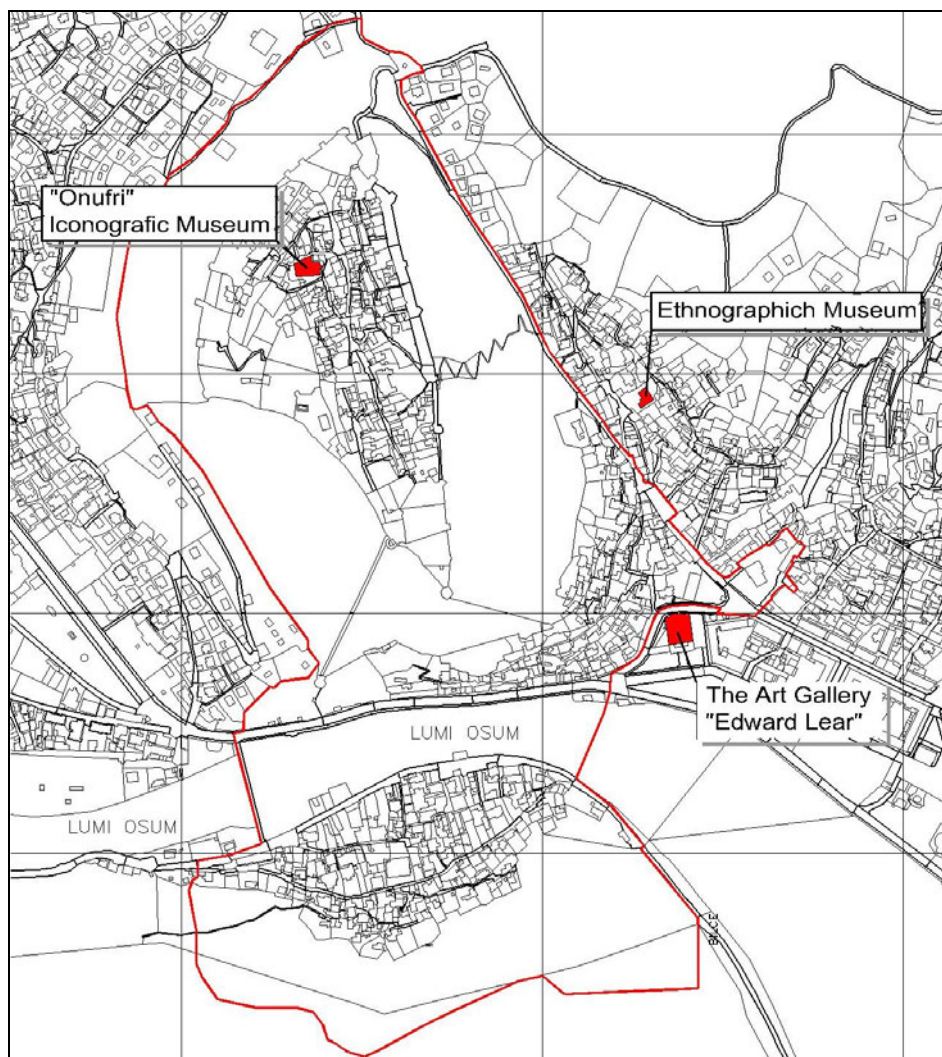
- **The Art Gallery "Edward Lear"**: it is organized within a building located in front of Mangalem quarter. It includes contemporary art works and an archive of local pictorial art.

Three other museums will be established in the near future:

- **Historic Museum**: it is under renovation and will be reorganize in a new building. It includes several documents regarding the history of Berat, from ancient times until nowadays.

- **Archaeological Museum**: it will include documentation on archaeological researches done during the past years, ancient ceramics, coins, architectural elements and decorations (most of which are ready to be exhibited).

- **Architectural Museum**: it was organized within a mosque but it will be reorganize in a building of great value. it will include documentation on local architecture, historical photographs and other architectural elements (most of which are ready to be exhibited).



The Museums of Berat.

3.1.8. The cultural and artistic activities

In Berat, **there are various active cultural, didactic and artistic activities** regarding the conservation of the artistic heritage as well as the transmission of the knowledge on traditional artistic techniques.

There exists an **International Centre for the Restoration of the Icons and Frescos**, that has been recently interested by two workshops of five days each, in cooperation with Italians and French Experts.

The International Centre is now developing and arranging a summer school, six or eight weeks long, organized as it follows:

- theoretical classes, trained by foreign and Albanian professors, in the field of restoration of ancient icons and frescos;
- practical classes, trained by foreign and Albanian professors, inside some of the ancient churches of Berat and in the Fund of Icons (which belongs to the Regional Directorate of Cultural Monuments of Berat).

Economical support for these project depends on the cooperation of the ARCI of Milan (Regione Lombardia), and of Patrimoine sans Frontieres of Paris.

There exists also a **High School of Art**, were students can specialize in the textile and scenographic field.

The school is going to develop, arranging classes in the field of the restoration of icons and frescos, as well as improving the textile field, that has to be improved in its historical and traditional aspects.

Management support for these project belongs on the cooperation between the Directorate of Cultural Monuments and the Directorate of Education. Both directorates believe in youth and want to invest in their instruction and education.



Frescos inside the Church of St. Mary Vllaherna.

3.1.9. The development programme of the Municipality

The following pages contain the development programme of the Municipality of Berat. The program is really a fundamental document for the city and its future: it connects development and preservation.

It is remarkable that, for what concerns the preservation of the Cultural Heritage, the program agrees perfectly with the prescription of this Management Plan (see paragraph 12)

The Municipality identifies three **goals** for the near future:

- **G1 - development of Agro-Business** and respective SMEs through utilisation and appropriate usage of potentials related with agribusiness, in its sectors of production, processing as well as trade.

- **G2 - development of tourism** taking advantage of the unique historical and cultural heritage of Berat.

- **G3 - development of the urban environment** in compliance with contemporary standards and in harmony with specific features of the city.

For each goal the Municipality defines consecutive **objectives**: the objectives explain what the goal intends to obtain specifically.

For each objective the Municipality defines consecutive **programs**: each program is a specific way through which the objectives can be satisfied.

For each program the Municipality defines consecutive **projects**: each project is a specific and practical intervention that has to be done.

3.2 The documentation on the protection of the Cultural Heritage

The existing documentation regarding the **protection of the cultural heritage in Berat** is certainly of good and high level.

The cultural heritage of Albania, at present, is protected by the 9080 Law, date 07.04.2003, for the protection and development of monuments.

Besides, **every construction with great historical and cultural value that is protected by State is a *monument of culture***. Monuments are divided in 1st Category and 2nd Category:

- **1st Category Monuments**: these monuments exhibit the most valuable characteristics with respect to their genres and types as they evolved throughout the centuries. They are not permitted to have any sort of modifications to their composition, size, architectural appearance, etc..

- **2nd Category Monuments**: these are monuments that are similar to 1st Category monuments, but only with respect to their exterior composition, size and appearance.

The archive of the central Institute of Cultural Monuments has a **list of all monuments** of Berat, 1st and 2nd Category, and their present situation.

The Institute of Cultural Monuments has a **folder for each monument** on the list, which includes the following documentation:

- identification code;
- general and detailed photographs;
- survey of the monument, which includes drawings of plans and elevations;
- historical data.

If the monument has been (or will be) interested by a restoration, the folder also includes:

- restoration design;
- description of the restoration design;
- economical program;
- photographs before and after the restoration.

All restoration interventions are submitted to the approval of the National Council of Restoration, directed by the Ministry of Tourism, Culture, Youth and Sports.

There are more than 50 monuments of 1st Category and hundreds monuments of 2nd Category within the city of Berat. There are some other monuments of 1st Category outside the historical centre, and a few in the periphery. **Most of the monuments are in good or very good conditions**, only a few need restorative interventions or are in need of urgent repairs.

A considerable number of the monuments is made by **dwelling**s, the other monuments include **religious buildings** (belonging to Christian and Islamic Religion) and **infrastructural buildings**.

Inside a lot of protected buildings of Berat, there are **ancient decorations and furniture**. As for the monuments, there is an archive that contains a complete list of them, including their present situation and restoration design (if present).

3.3. List of monuments of First and Second Category

3.3.1. Monuments of First Category within the border of the historical centre

Kala Quarter (the Castle):

- K - The Castle of Berat
- K 002 - The house of Caci Dollani
- K 003 - The Church of St. Todri
- K 004 - The house of Haxhi Mehmeti
- K 010 - The house of Naum Dyshniku
- K 042 - The house of Llazar Haxhistasa
- K 073 - The ruins of The Red Mosque
- K 081 - The Cathedral "Anuntiation of St. Maria"
- K 089 - The house of Mak Haxhistasa
- K 108 - The Church of The Holy Trinity
- K 113 - The Church of St. Maria Vllaherna
- K 145/1 - The ruins of The White Mosque



The Church of the Holy Trinity in the Castle

Mangalem Quarter:

- M 003 - The Church of St. Michael
- M 021 - The house of Taku Kiço
- M 024 - The house of Luljeta Nonaj (Vesho Family)
- M 032 - The house of Lili Vrohoriti
- M 035 - The house of Anastas Xhymyrteka/Romano Heqimi
- M 036 - The house of Flora Berdumi
- M 044 - The house of Anastas Goxhomani
- M 047 - The Mosque of The Bachelors
- M 052 - The house of Llamba Aguridhi
- M 057 - The house of Gaqi Gjergo
- M 070 - The house of Malo Elezi
- M 089 - The house that served as seat of the Temporary Government 1944
- M 095 - The old house of Vrioni Family
- M 096 - The old house of Vrioni Family

- M 095/1 - The Monumental Stone Gate of the old house of Vroni Family
- M 101 - The house of Sotir Doraci/Komi Picinane
- M 112 - The house of Llambi Kolovani/Jani Dena



The House of Llamba Aguridhi (left) and the Mosque of the Bachelors.

The Medieval Centre:

- Q 01 - The Mosque of King
- Q 02 - The Halvetiye Tekke
- Q 03 - The Guest Rooms (Konaks) of the Tekke

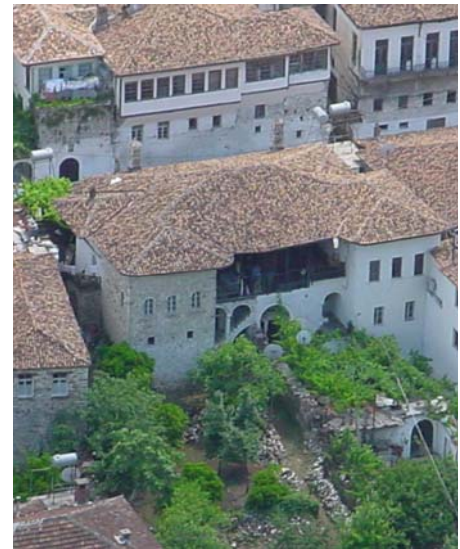


View of the Medieval Centre from the Castle.

Gorica Quarter:

- G 008 - The house of Bozho Fileri
- G 015 - The house of Gaço Samarxhi
- G 032 - The house of Lluk Bullari
- G 045 - The house of Lefter Kolovani (Angjellar Çobanaqi)
- G 046 - The house of Luçi Zaharia
- G 075 - The house of Stavri Manestra
- G 076 - The house of M. Tutulani (Nasi Pushi)

- G 091 - The house of Irakli Xhimitiku
- G 093 - The house of Taqi Simsia
- G 124 - The house of Nikollaq Haxho
- G 125 - The house of Lip Puli / Vasil Qako
- G 136 - The house of Luçi Dollani (Buda / Angjeliu)
- G 142 - The Bridge of Gorica



The House of Luçi Zaharia (left) and the House of Luçi Dollani.

3.3.2. Monuments of First Category within the border of buffer zone

- T - The Castle of Gorica
- T 01 - The Ethnographic Museum
- T 02 - The house of Vangjel Xheka
- T 03 - The house of Pilo Gjergo
- T 04 - The house of Rexhep Lapi/Thimi Ziu
- T 05 - The house of Vlash Xheblati
- T 06 - The house of Dud Mishaxhiu
- T 07 - The house of Syrja Haznedari
- T 08 - The house of State Ownership (Daka)
- T 09 - The house of Sheh Hasani
- T 10 - The house of Toli Pina
- T 11 - The house of Vajde Myftiu
- T 12 - The old cinema where the Temporary Government was formed 1944
- T 13 - The Lead Mosque



The Ethnographic Museum (left and right).

3.3.3. Monuments of First Category out of the border of historical centre and buffer zone

- J 01 - The house of Skender Kameniku
- J 02 - The house of Aishe Kameniku
- J 03 - The house of Ali Kokunja
- J 04 - The house of Bule Mukavelati
- J 05 - The house of Qamil Narta/Hasan Berberi
- J 06 - The house of Neki Nova

3.3.4. Monuments of Second Category within the historical centre

Kala Quarter

- K.001 - The house of Piro Heqimi
- K.005 - The house of Dino Rakipi
- K.006 - The house of Thoma Plaku
- K.007 - The house of Vehip Mustafaraj
- K.008 - The house of Kic Kauri
- K.009 - The house of Eleni Nano
- K.011 - The house of Mihallaq Qosja
- K.012 - The bar of the Castle
- K.013 - The house of Pilo Hotova
- K.014 - The house of Jani Lefta
- K.015 - The old building of Medical Service
- K.016 - The house of Ibrahim Haznedari
- K.017 - The house of Xhoxhi Tusha
- K.018 - The house of Daut Mehmeti
- K.019 - The house of Musa Kasemi
- K.020 - The house of Ahmet Bilali
- K.021 - The house of Koco Nova
- K.022 - The house of Bajram Bajrami
- K.023 - The house of Hasan Bajrami
- K.024 - The Church of St. Evangelisation ter
- K.025 - The house of Luci Brisku
- K.026 - The house of Aleks Nano
- K.027 - The house of Thoma Kote
- K.028 - The house of Gaqi Qemeri
- K.029 - The house of Vangjel Korovesi
- K.030 - The house of Jani Bitri
- K.031 - The church of St. Jani Gojarti
- K.032 - The house of Sotiraq Mbrica
- K.033 - The house of Theodhor Hotova
- K.034 - The house of Naun Rushi
- K.035 - The house of Koci Puriqi
- K.036 - The house of Abedin Masku
- K.037 - The house of Josif Zhulati
- K.038 - The Church of St. Nicholas
- K.039 - The house of Ramadan Sulejmani
- K.040 - The house of Kici Kace
- K.041 - The house of Vangjel Lakra

- K.043 - The house of Llazar Nuni
- K.044 - The house of Gori Shella
- K.045 - The Church of St. Mitri
- K.046 - The house of Simon Merdani
- K.047 - The house of Sefedin Kasëmi
- K.048 - The house of Jorgo Sevo (Ardian Zijai)
- K.049 - The house of Kristaq Papathimiu (Lik Papathimiu)
- K.050 - The house of Thoma Cepi (Lik Papathimiu)
- K.051 - The house of Olimbi Nano (Andrea Nano)
- K.052 - The house of Koci Shkarpa
- K.053 - The house of Zalo Lulo
- K.054 - The house of Kostaq Çakaresko
- K.055 - The house of Llazar Kondakçiu
- K.056 - The house of Llambi Baballëku
- K.057 - The house of Resul Kasëmi (Haxhi Kasëmi)
- K.058 - The Church of St. Gjergji
- K.058 - The house of Stavri Gogu (Dhimitër Gogu)
- K.060 - The house of Llaqi Salepi (Aleksandra Salepi)
- K.061 - The house of Isuf Braho (Feride Braho)
- K.062 - The house of Sejat Demiri
- K.063 - The house of Habib Musai
- K.064 - The house of Medine Zeneli
- K.065 - The house of Toli Papa (Katerina Papa)
- K.066 - The house of Josif Nushi
- K.067 - The house of Shyqyri Merko
- K.068 - The house of Irakli Kule
- K.069 - The house of Saveta/Xhovan Mjeshtri
- K.070 - The house of Panajot Ceka
- K.071 - The house of Jani Bostani (Oli bostani)
- K.072 - The house of Mitaq Lapardhaja (Dhimitër Lapardhaja)
- K.074 - The house of Koli Salepi
- K.075 - The house of Xhevair Çela
- K.076 - The house of Koli Prifti
- K.077 - The old roaster of the Quarter
- K.078 - The house of Mihallaq Sania
- K.079 - The house of Andon Arapi (Konstandin Arapi)
- K.080 - The house of Mihal Capo (Thoma Capo)
- K.082 - The house of Jorgji Bishka (Thoma Bishka)
- K.083 - The house of Sejat Hoxha (Ramazane Hoxha)
- K.084 - The house of Angjellar Cici (Sofie Cici)
- K.085 - The house of Shyqyri Likollari (Baki Likollari)
- K.086 - The house of Toli Heqimi
- K.087 - The house of Vasil Kasteljoti
- K.088 - The Church of St. Sofia
- K.090 - The house of Gjik Dyshniku (Sofe Toslluku)
- K.091 - The house of Emin Hasan Beqiri (Lica Beqiri)
- K.092 - The house of Koli Buhali
- K.093 - The house of Koli Naco
- K.094 - The house of Sotiraq Mbrica
- K.095 - The house of Eleni Bojaxhiu
- K.096 - The house of Anastas Tapia
- K.097 - The house of Kozma Shyti
- K.098 - The house of Thoma Kote

- K.099 - The house of Liri Kote
- K.100 - The house of Nisi Capo
- K.101 - The house of Rrapi Dharmo
- K.102 - The house of Veli Avdyli
- K.103 - The house of Haki Kasëmi
- K.104 - The house of Vasillaq Mbreshtanaku
- K.105 - The house of Nazif Likollari
- K.106 - The house of Ali Rexha
- K.107 - The house of Vasil Naço
- K.109 - The house of Koçi Shyti
- K.110 - The house of Vasil Zaka
- K.111 - The house of Thimi Droboniku
- K.112 - The Church of St. Nicholas
- K.114 - The Kindergarden
- K.115 - The house of Niqifor Heqimi
- K.116 - The house of Leftim Prifti
- K.117 - The house of Kozma Gërmau
- K.118 - The house of Maqi Gërmau
- K.119 - The house of Pandeli Nano
- K.120 - The house of Gori Pjetri
- K.121 - The building used as a Garrison during Ottoman period
- K.122 - The house of Dhimitraq Bojaxhiu
- K.123 - The Grocery shops
- K.124 - The house of Hysni Nako
- K.125 - The house of Antigoni Dëna
- K.126 - The house of Jorgo Ceka
- K.127 - The house of Toli Hotova
- K.128 - The house of Thoma Bishka
- K.129 - The house of Gaqi Stefa
- K.130 - The house of Thanas Gjika
- K.131 - The house of Thanas Cimbidhi
- K.132 - The house of Kleanthi Evlloqi Kote
- K.132/1 - The Church of St. Gjergji
- K.133 - The Elementary School "Jani Veveçka"
- K.134 - The Church of St. Constantine and Helena
- K.135 - The house of Koçi Karafili
- K.136 - The house of Pajtim Roli / Vladimir Prifti
- K.137 - The house of Rraqi Kule
- K.138 - The house of Fetih Meli
- K.139 - The house of Miti Simsia
- K.140 - The house of Sotir Nano
- K.141 - The house of Vangjel Capi
- K.142 - The house of Thoma Langore
- K.143 - The house of Vitori Langore
- K.144 - The house of Miti Shtrepi
- K.145/2 - The Cistern (Water Deposit)

Mangalem Quarter

- M.001 - The house of Thimi Kumati
- M.002 - The house of Kaliopi Koreci
- M.004 - The house of Thimi Fani
- M.005 - The house of Mai Gajda
- M.006 - The house of Sig Gjogu

- M.007 - The house of Bahce Gj. Toromani
- M.008 - The old shoes shop
- M.009 - The house of Thoma Shyti
- M.010 - The house of Gjena Toromani
- M.011 - The house of Tok Deçolli
- M.012 - The shop on the main street
- M.013 - The house of Dhimo Vruho (Llaqi Vruho)
- M.014 - The house of Zaho Zoto
- M.015 - The old surgery of the neighbourhood
- M.016 - The Repair shop
- M.017 - The house of Toli Oco
- M.018 - The house of Jani Prifti
- M.019 - The house of Vasil Pinguli
- M.020 - The ruins of the house of Taku Kici
- M.022 - The house of Manol Xoxe
- M.023 - The house of Toli Droboniku
- M.025 - The house of Filip Dheskali
- M.026 - The house of Dhimo Sqepa
- M.027 - The house of Vllash Prifti
- M.028 - The house of Mina Kusta
- M.029 - The old clothing shop
- M.030 - The house of Zoi Ngjela
- M.031 - The house of Nasi Vrohoriti
- M.033 - The house of Llukan Qorri/Milto Nushi
- M.034 - The house of Mico Hotova
- M.037 - The house of Haki Sheme
- M.038 - The house of Lluk Bullari/Niko Dhembli
- M.039 - The house of Ilia Koçi
- M.040 - The house of Gaqi Koroveshi
- M.041 - The house of Gjena Nasho/Jorgji Lakuta
- M.042 - The house of Loli Pema
- M.043 - The house of Sotir Semani
- M.045 - The house of Llazar Pyze
- M.046 - The house of Vasillaq Goxhomani
- M.048 - The house of Zybejde Shehu
- M.049 - The old Inn of Shpiragu
- M.050 - The old flowers shop
- M.051 - The house of Kujtim Dervishi
- M.053 - The house of Llazar Vruho
- M.054 - The house of Dhori Sinjari
- M.055 - The house of Thanas Plaku
- M.056 - The house of
- M.058 - The house of Llazar Jani Nano
- M.058 - The house of Hava Baci
- M.060 - The house of Ilmi Guri
- M.061 - The house of Kici Papa (Bajram Shehu)
- M.062 - The house of Mihallaq Zalleme
- M.063 - The house of Vita Myzeqari (Jorgji Ziu)
- M.064 - The house of Vllash Myzeqari
- M.065 - The house of Hiqmet Zyberi
- M.066 - The house of Jani Capo
- M.067 - The house of Llambi Sylari
- M.068 - The house of Llambi Koroveshi

- M.069 - The house of Dud Vera
- M.071 - The house of Naun Rushi
- M.072 - The house of Eleni Stefa
- M.073 - The house of Vangjel Sylari
- M.074 - The house of Kic Devole (Naun Sylari)
- M.075 - The house of Jani Zhaka
- M.076 - The house of Trifon Zoi Qytyku
- M.077 - The house of Pali Permeti
- M.078 - The house of Zenel Bajrami
- M.079 - The house of Vllash Papa (Llazar Merxhani)
- M.080 - The house of Peçi Sinjari
- M.081 - The house of Taço Kalldremxhiu
- M.082 - The house of Gifrid Çifliku
- M.083 - The house of Stavri Theodhori
- M.084 - The house of Petrit Permeti
- M.085 - The house of Kozma Papa
- M.086 - The house of Enver Nuri
- M.087 - The house of Besim Hoxha
- M.088 - The house of Enver Qato
- M.090 - The house of Pellumb Nuredini
- M.091 - The house of Ahmet Jakub Qojle
- M.092 - The house of Esat Xhindole
- M.093 - The house of Karakashi Family
- M.094 - The Primary School "7 Nëntori"
- M.097 - The house of Pali Miho
- M.098 - The house of Janaq Mita
- M.099 - The house of Yzedin Nallbani
- M.100 - The house of Ilia Konçi
- M.102 - The house of Bektash Dolla
- M.103 - The house of Loni Marini
- M.104 - The house of Vangjel Cilimiqi (Nuri Meleqi)
- M.105 - The house of Mynyr Xhai
- M.106 - The house of Bashkim Kaçeli
- M.107 - The house of Petrit Ngallopi/Xh, Gega
- M.108 - The house of Stavri Cina
- M.109 - The house of Pasho Hysi
- M.110 - The building serving to the School "7 Nëntori"
- M.111 - The house of Jani Ziu
- M.113 - The house of Jorgji Xhaxho
- M.114 - The house of Harilla Dhëmbi
- M.115 - The house of Miti Oço
- M.116 - The house of Harun Baçi
- M.117 - The house of Theodhor Anastas Xhymyrteka
- M.118 - The house of Shpëtim Shqina
- M.119 - The house of Kic Shuperka
- M.120 - The house of Hajri Bajraktari
- M.121 - The house of Luçi Shkarpa
- M.122 - The house of Llambi Prifti
- M.123 - The ruins behind the Mosque of the Bachelors
- M.124 - The house of Ismet Hunda
- M.125 - The house of Lluk Minxhali
- M.126 - The house of Vllash Pambuku
- M.127 - The house of Palush Pambuku

- M.128 - The house of Jovan Dyshniku
- M.129 - The house of Mario Kona
- M.130 - The house of Llazar Qëndro
- M.131 - The house of Dhimitër Nika
- M.132 - The house of Goni Terecka
- M.133 - The house of Petraq Sota
- M.134 - The Shops on the main Street

Mediaeval centre

- Q.04 - The Xhelvetiye Tekke ("28 Nentori" Quarter)

Gorica Quarter

- G.001 - The shops of the quarter
- G.002 - The building of the Nallbans
- G.003 - The house of Lluk Korobocaj
- G.004 - The house of Kic Kumati
- G.005 - The Electrical Cabin
- G.006 - The house of Noi Fani
- G.007 - The house of Llazar Fani
- G.009 - The house of Petrit Toska
- G.010 - The house of Koci Lili (Miti Lapi)
- G.011 - The house of Petraq Caci Marini
- G.012 - The house of Kristaq Kusta (Theodhor Prifti)
- G.013 - The house of Islam Mbjeshova
- G.014 - The house of Urani Cipi (Stasa)
- G.016 - The house of Mihal Topi
- G.017 - The house of Gezim Toska
- G.018 - The house of Toli Panxha
- G.019 - The house of Mihal Roka
- G.020 - The house of Medih Lilaj
- G.021 - The house of Medih Kuniqi
- G.022 - The house of Koco Lopa
- G.023 - The house of Kosta Lopa
- G.024 - The house of Arshin Laska
- G.025 - The house of Moni Mboqe
- G.026 - The house of Lili Kovaci
- G.027 - The house of Kic Tapia
- G.028 - The house of Mysteak Ismaili
- G.029 - The house of Kozma Qyrana
- G.030 - The house of Andromaqi Riko
- G.031 - The house of Gaqi Miti (Llazar Perroi)
- G.033 - The house of Miti Andoni
- G.034 - The house of Koço Roland Riko
- G.035 - The house of Zoi Samarxhiu
- G.036 - The house of Gaq Gajda
- G.037 - The house of Vasil Gajda
- G.038 - The house of Kici Vako
- G.039 - The house of Todi Ilia
- G.040 - The house of Stefan Buhuri
- G.041 - The house of Jani Pema
- G.042 - The house of Frosina Buhuri
- G.043 - The house of Llambi Stasa
- G.044 - The house of Ndini Tavanxhiu

- G.047 - The house of Koli Thanasi
- G.048 - The house of Lili Gjoku
- G.049 - The house of Eli Korcari
- G.050 - The house of Kalipso Koci (Koci Shtrepi)
- G.051 - The house of Todi Çobo
- G.052 - The house of Mihallaq Pacuka
- G.053 - The house of Cac Sinjari
- G.054 - The house of Manol Xoxe
- G.055 - The house of Vasil Çipi
- G.056 - The house of Thimi Avrami
- G.057 - The house of Koli Qyrana
- G.058 - The house of Ndini Musha
- G.058 - The house of Thoma Mbreshtani
- G.060 - The house of Lluk Petraq Ndrio
- G.061 - The house of Pali Prifti
- G.062 - The house of Jani Stavri
- G.063 - The house of Antigoni Duhaxhiu
- G.064 - The Church of St.Thomas arter
- G.065 - The Burned house
- G.066 - The house of Bajram Ago
- G.067 - The house of Zoi Samarxhiu
- G.068 - The house of Lluk Zanati
- G.069 - The house of Lili Cilingiri
- G.070 - The house of Jorgo Dena (Gaqo Oco)
- G.071 - The house of Leko Naho
- G.072 - The house of Jan Konicoti
- G.073 - The house of Niko Kolani
- G.074 - The house of Josif Pushi (Thimi Sinjari)
- G.077 - The house of Llazar Oco
- G.078 - The Church of St. Spiridon
- G.079 - The house of Kaliopi Haxhistasa
- G.080 - The house of Llazar Vangjel Qano
- G.081 - The house of Vangjel Bushi
- G.082 - The house of Jashar Buba
- G.083 - The house of Irakli Sahatciu
- G.084 - The house of Jani Cylaku
- G.085 - The house of Lili Karabina
- G.086 - The house of Muharem Seita
- G.087 - The house of Irakli Bandilli
- G.088 - The house of Filip Kumati (Kol Kolani)
- G.089 - The house of Mak Fani
- G.090 - The house of Zoi Oco
- G.092 - The house of Mile Family
- G.094 - The house of Spiro Hotova
- G.095 - The house of Bedri Mustafaraj
- G.096 - The house of Luci Xhamo
- G.097 - The Bakery Shop
- G.098 - The house of Marie Zhara
- G.099 - The house of Filla Sinjari
- G.100 - The old School of Gorica Quarter
- G.101 - The house of Trendafil Marku
- G.102 - The house of Filip Buda
- G.103 - The house of Manol Ndrio

- G.104 - The house of Sherif Qorri
- G.105 - The house of Qazime Plaku
- G.106 - The house of Sotiraq Ndrio
- G.107 - The house of Margarita Ndrio
- G.108 - The house of Jani Laze
- G.109 - The house of Petraq Xhuxhe
- G.110 - The old Council building of the quarter
- G.111 - The house of Tomi Çobanaqi
- G.112 - The house of Vasil Shyti
- G.113 - The house of Gaq Kajana
- G.114 - The house of Niko Gjika
- G.115 - The house of Kiu Mroli
- G.116 - The house of Lefteri Saveta
- G.117 - The house of Meri Angjeliu
- G.118 - The apartment building
- G.119 - The house of Loli Bendo
- G.120 - The house of Xheni Xhimitiku
- G.121 - The house of Loni Marini
- G.122 - The house of Stefan Gjika
- G.123 - The house of Muharem Bilimani
- G.126 - The house of Gaq Xhyxhe
- G.127 - The house of Gaq Musha
- G.128 - The house of Palush Pushi
- G.129 - The house of Vasillaq Xinxo
- G.130 - The house of Qemal Muço
- G.131 - The house of Niko Bojaxhiu
- G.132 - The house of Dimitraq Bushi
- G.133 - The house of Lytfti Starova
- G.134 - The house of Gaqi Filipi
- G.135 - The house of Nasi Qako
- G.137 - The house of Xhoxhi Naço (Andon Topi)
- G.138 - The house of the Council of the Quarter
- G.139 - The house of Kalije Kallfani
- G.140 - The house of Kristaq Xhimitiku

3.3.5. Monuments of Second Category within the buffer zone

- T.14 - The Church of St. Elias - YLLI I KUQ Quarter

3.4. The present situation of monuments in the historical centre

Terminology used:

- MONUMENT OF CULTURE: An object or construction with great historical / cultural value that is protected by State
- 1ST CATEGORY MONUMENT: These are monuments that exhibit the most valuable characteristics with respect to their genres and types as they evolved throughout the centuries. They are not permitted to have any sort of modifications to their composition, size, architectural appearance etc.
- 2ND CATEGORY MONUMENT: These are monuments that are similar to 1ST Category monuments, but only with respect to their exterior composition, size and appearance.
- MUSEUM CITY: An urban centre with great historical and cultural value that is protected by State.

Introduction

The Historic Centre of Berat is rich with monuments of different types and construction periods. It is composed of three districts: "Kala", "Mangalem" and "Gorica". It has an area of 58.9 ha and a population of 4070 inhabitants, whereas the Buffer zone has an area of 136.2 ha – 9850 inhabitants. Berat is situated at 56 m above sea level, with its highest point, the Castle, at 140 m above sea level.

There are 49 monuments of 1st Category and 380 Monuments of 2nd Category within the historic Centre. There are 16 monuments of 1st Category within the Buffer Zone.

Information on the general situation

The "Kala" District

The Castle is the origin of the existence of the city of Berat. Archaeological excavations made in 1973–1974 made possible the identification of the most ancient traces of walls in the Castle which date back to the 4th Century BC and found evidence of a proto-urban Era also. There are 158 monuments within the Castle, 15 of which are monuments of the 1st Category. The Castle is surrounded by walls that are reinforced by 24 towers of different shapes and periods of construction. The general condition of the walls of the Castle is good but they require continuous restoration. The present ongoing restoration interventions within the Castle and on its fortification walls and towers aim to address the most urgent problems.



The Paleochristian ruins (5th–6th Century) in the Castle area have sometimes been reused in the later medieval constructions.



It is during this period that the first evidence of the Christian Religion are seen. Two of the five most ancient Codices in the World written in 6th and 9th Century were found in the Castle area. This also is evidence of a consolidated presence of Christianity in this area.

During the Byzantine Period (4th Century–15th Century) the surrounding walls of the Castle were reconstructed and various religious monuments were constructed. Two of the three Byzantine Churches existing in the historic centre of Berat (St. Maria Vllaherna Church – 13th Century, The Church of the Holy Trinity – 13th Century) are situated within the area of the Castle. The third one,

St. Michael Church – 14th Century, is situated outside of the surrounding walls of the Castle. These churches were constructed with the cloisonnage technique, an outstanding combination of stone and brick elements. The general situation of the architectural structure of these monuments is good with small needs for restoration. The restorative work carried out during the 40 years of existence of the Regional Directorate of Cultural Monuments - Berat has made possible the consolidation of these monuments taking them out of danger. The interiors of these churches are covered with frescos from the 16th Century. Restorative interventions carried out by specialists of the Institute of Monuments of Culture in Tirana were aimed at the consolidation of the frescos. The Frescos are out of danger and waiting for a total restoration. They were painted by the well known painters of the School of Onufri such as Onufri (great Albanian painter of 16th Century), his son Nicholas, the painter Onufri Qipriota etc.



The medieval water repositories that are situated within the Castle area were constructed with the cloisonnage technique and isolated with orasan (a local technique using brick powder and lime). They are open to visits but require restoration. The biggest of them, 2400 m³ is situated in the Seat of the Feudal Castle (the innermost encirclement of walls).



In the southern side of the castle there are the ruins of a Gallery constructed in the 13th Century. It was covered with arcs and went down to the river in a step-like structure. It served for the provision of water up to the Castle

in case of emergency. This gallery was reinforced by two towers. The ruins of this gallery are visible and open to visits.



Post Byzantine Period

There are a considerable number of chapels constructed in this period. Their interior is covered with frescos painted by great painters of that time. They need restoration of their architectural structures and of their frescos. These Churches have gone through partial restorative interventions that aimed at taking them out of danger. They are open to visits but they have a great need for restoration. There are projects planned for restoration regarding these churches and we are waiting for possible funding.

The Cathedral Annunciation of Saint Maria has gone through a total restoration, after which it became the place where the Museum of Medieval Art and iconography was organized. It includes icons painted by the great medieval painter Onufri and his descendents. This Museum is a highly visited and interesting place.

The recent restorative interventions undertaken in the Cathedral area have solved the problem of humidity by taking measures for the minimizing of humidity level. The project was developed in cooperation with ARCI Milan. The cooperation with this organization is continuing with the restoration of another Church in the Castle, that of St. Nicholas.



There are two mosques constructed during the Ottoman Period (16th Century) within the Castle area. They have served the Ottoman Garrisons that were located in this area. Although they are in a ruined state they are open to visitors.



The houses situated within the castle walls are reconstructions of previous residences that represent the characteristic architecture of 18th and 19th Centuries. Many of them are 1st Category monuments that display the architectural and artistic values both in their exteriors and their interiors. The majority of them have had restoration work over the past 40 years, and so any remaining problems may be easily remedied.





Conclusion

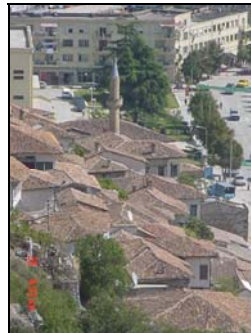
It can be said that all of the monuments within the Castle district are open to visitors and that their condition falls into the following categories:

- 70 % are in good condition
- 20 % need restoration
- 10 % survive but are in need of urgent repairs

The “Mangalem” Quarter

The majority of the monuments situated in this district are residences. This district is regarded as the Varosh (a community immediately outside the castle walls), whose origins date back to the 11th – 12th Centuries.

Their current construction is from the 18th and 19th Centuries. There are 134 monuments 16 of which are richly ornamented 1st Category monuments. In addition to these residences, there are both Orthodox and Muslim religious monuments. They are in good condition. The district is open to visitors and its stone roads and walkways are in good condition.



The walkways within the district are so narrow that they are often hidden by the eaves of the roofs that are almost adjacent to one another. The condition of this district is generally good. It receives many visitors. The condition of the monuments falls into the following categories:

80 % are in good condition

15 % need restoration

5 % survive but are in need of urgent repairs

Interior ornamentation in the Mangalem Quarter



The "Gorica" Quarter

This third district within the historic centre of Berat displays similar characteristics to the other two. It is situated on the other side of the river Osumi and is connected to the other districts by the Gorica bridge which was constructed in 1778. Most of the monuments there are from the 18th – 19th Centuries and contain elements from other periods. The residences in this district display characteristics of Albanian-Ottoman Architecture.

There are 140 monuments within this district 13 of which are 1st Category monuments. It contains the church of St. Spiridon and the church of St. Thomas.





The condition of the monuments falls into the following categories:

- 93% are in good and very condition;
- 4% are in need for conservative works;
- 2% need urgent restoration

The Mediaeval Islamic Center

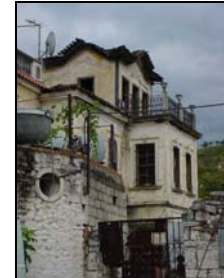
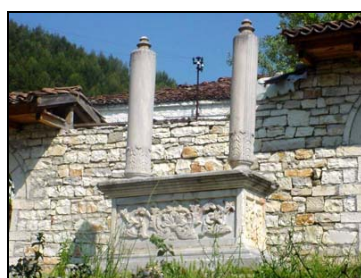
The Medieval Center includes the Mosque of the Ruler (Xhamia e Mbretit), 17th century, the Halvetiye Tekke (Teqeja Helvetive) 18th century, and the guest rooms of the Tekke. The three of them are 1st Category monuments. They are in a good state of conservation with minor need for conservative works.



The Buffer Zone

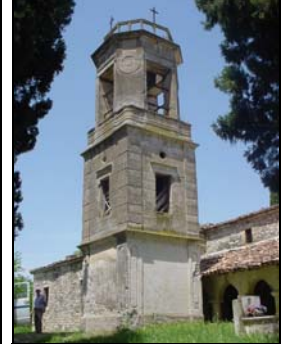
Both within and without the buffer zone there are a considerable number of monuments such as churches, mosques, residences etc. Their construction generally dates back to 15th and 16th Centuries and later.

Some examples are: the King's Mosque, the Lead Mosque, the Halvetiye Tekke, 1st Category houses and numerous 20th Century monuments. Their condition is similar to that of the monuments in the historic center.



The periphery of Berat

The periphery of Berat has numerous monuments in generally good condition such as : the Christian's bridge (Roman Period), the Kasabashi Bridge, St. Nicholas Church in Perhondi Village (10th Century), Evangelization Church in Kozara Village etc.



Natural sites in Berati Region

There are numerous natural monuments in the vicinity of Berat. Tomorri Mountain (2416 m above sea level) looms over Berat. In Skrapar 50 km from Berat there are a series of cultural and natural monuments which enhance the attractiveness of our region. The magnificent Canions of Osumi river constitute a good example.



View of Canions of Osumi

Ethnography in Berat

Berat has a very rich and diverse ethnography. A presentation of this richness can be found in the Ethnographic Museum which has been established in a characteristic home of the city.



3.5. The Management Plan of Berat

3.5.1. Introduction

The three historical cores of **the city of Berat** have reached nowadays **almost intact** thanks to the following aspects:

- the policy of conservation carried out by the local administration and the Albanian government;
- the fact that the historical quarters are still inhabited and their inhabitants are highly interested in their preservation;
- the relative isolation, that has in fact preserved the city from a development that would come against its historical values.

The Management Plan therefore aims at the conservation of the present building situation, making though some improvements in order to consent the population a comfortable living within the historical houses in the old quarters. It aims also at allowing the enjoyment of the **economical development coming with the future improvement of the tourist receptivity** by the population.

3.5.2. The Historical Centre

3.5.2.1. Definition of the area

The nominated area for the inscription on the World Heritage List comprises the **three historical quarters** remained almost intact: **the Castle** (Kala Quarter), **Mangalem** Quarter and **Gorica** Quarter. The borders of the Historical Centre are indicated in the City Map number 2 (see paragraph 3.4.13).

The three **quarters are well-defined** by green areas or streets, thus there is no need of particular interventions in order to define the protected area.

The **Medieval Center**, located at the east border of the protected area, comprising the King's Mosque (Xhamia e Mbretit), Halvetiye Tekke (Teqeja Helvetive) and the Guest rooms of the Tekke have been included in the nominated area even though this complex is located out of the Mangalem Quarter.

The importance of the medieval complex, the good state of conservation and the fact that it is very well defined by a surrounding wall have recommended to including of this part within the historical centre area.

3.5.2.2. Agency for the Historical Centre

A specific **Agency for the Historic Zone** will be created within the Institute of Cultural Monuments. It will have the duty of supervising the protection and the development of the Historical Centre and the Buffer Zone.

3.5.2.3. Guidance to the urban control and detailed recovery plans

Only **interventions of restoration and conservation** will be allowed within the Historical Centre.

All the historical buildings within the protected zone will be equalized to the monuments of 2nd Category at least. All the **interventions aiming at modifying the buildings within this area will have to be approved** by the Institute of Cultural Monuments, in advise with the Agency for the Historical Centre.

No new construction will be allowed. Some exceptions may be made for small increase in volume, up to 5% at maximum, of the existent buildings only for purposes of hygienic improvement and for technical volumes provided that these increments of volume will not damage the protected monuments and the overall prospect of the historical units.

The following areas, indicated in the City Map number 3 (see paragraph 3.4.13), being in condition of urban degradation, will be subject of a **Detailed Recovery Plan**.

Area 1. The area at south-east of Mangalem Quarter, this area contains the remains of a city of Ottoman Period. It is in a decayed framework and requires an urban and architectonic rearrangement.

Area 2. The area along the street that ascends to the Castle located at the eastern border of Mangalem. The buildings in the beginning of this street are in a situation of degradation and require an architectonic arrangement especially when considering the importance of this street that constitutes the access to the Castle and the important Ethnographic museum.

3.5.3. The Buffer Zone

3.5.3.1. Definition of the area

The nominated area is well protected by green areas on three sides (North, west and South) while at the East it is separated from the other inhabited parts of the city by only one street.

The **definition of a Buffer Zone** at this side becomes more difficult since there are various needs competing to each other.

The eastern area in fact presents a differentiated morphology and orography.

Northern area is hilly, with some small valleys. Historical quarters, that coexist within this zone, contain buildings of relevant historical value, like the Ethnographic Museum as well as new constructions not always of adequate quality, that are a hazard to the hilly landscape.

The plain area located on the south is the area where the present centre of the city has been developed. This centre contains a wide promenade along the river, parks and hotels. Very important monuments like the Lead Mosque (17th Century) can be seen within this zone. Unfortunately the centre of the city risks to be disfigured by a recent project of construction of a high raised building. In the case that an adequate control will not be soon guaranteed there is the risk of having other constructions following this bad example.

Given that the whole eastern urban area is well visible from the Castle, the safeguard bond of **the Buffer Zone needs to be extended to a wide area** on both the hilly and plain area.

Such a wide Buffer Zone constituting a relevant instrument of control will enable the administration to control the new edification and to impose adaptation to the new regulations of control even for the buildings under construction. The borders of the Buffer Zone are indicated in the City Map number 2 (see paragraph 3.4.13).

3.5.3.2. Guidance for the urban control

There exist several situations different from one another within the Buffer Zone. This plan provides different models of protection. Four distinct areas are indicated in the City Map number 4 (see paragraph 3.4.13): two of them of absolute inedification and two of conditional edification.

a) North-Western Area

The nominated area is protected by the steep slope of the hill, over which the Castle arises, on the northern and western side.

This area has been historically the protective area of the castle; it has been and will remain as an area of **total inedification**. Construction in this area can constitute a serious alteration of the historical setting of the whole complex.

However recently there have been constructed in the lower part of the hill some abusive streets and houses. In fact the abusive constructions remain hidden from the Castle but if this activity is not put under control soon it will risk heavily the unity of the historical centre. Fortunately the abusive activity seems to have been a result of the period of administrative chaos of the recent Albanian past and therefore it can be assumed to be finished by now.

With this plan the Municipality has undertaken a total and authoritative stoppage of the abusive constructions that risk to damage in an irrecoverable way the historical Site. The construction of abusive streets has been immediately stopped as well.

A landscape study will be carried out in order to define a **Plan of Green Area Arrangement** for the steep area below the Castle at north and west. This plan will have to take into account the fact that the Castle, as every fortification contained slopes without trees around the fortification walls. This allowed the control of the terrain on the sight of the walls from far away.

Today the presence of the green area hides the walls from the valley and the city reducing the panoramic impact of the Castle to the surrounding area.

At the same time the trees have another positive function: they hide the view of the underlying abusive constructions.

The Plan of Green Area Arrangements will have to foresee therefore an adequate area without high vegetation in the areas immediately near the Castle walls. This will provide a historical congruency and will also enable the view of the walls from the lower parts. The plan will have to foresee also the conservation and the strengthening of the high vegetation in some areas, like the entrance of the castle, in which it has a decorative function and consents the presence of pleasant zones with shadow. Furthermore the green areas containing high vegetation that can prevent the possible abusive constructions should be conserved.

b) Southern Area

The southern area of the Buffer Zone is located in the slope over Gorica quarter. This area is presently covered with trees and crowns the old quarter in a magnificent way. Therefore this area will have to be conserved as such. If any

constructions will be allowed within this area, the sight and the identity of the quarter, located at the left side of the river and being homogenous and apparently well defined, will be seriously damaged. This area is therefore defined as an area of **total inedification**.

c) Eastern Plain Area

The actual centre of the city of Berat is located within this area. Even though it includes important monuments the significance of this area for the protection of the nominated zone are essentially connected to its landscape.

In this area will be allowed the construction and restructuring of the buildings, however there will exist specific delimitations protecting the profile and sight of the city from being altered.

A Regulatory Building Plan will be defined. It will include:

- limitations of the heights of buildings;
- prescriptions of the constructive techniques and the colours to be used (for example it will be defined a list of allowable colours (plan of colours), and the techniques compatible with the historical constructions; wide areas covered with incongruous materials like glass, coloured marble or coloured plaster, will be forbidden by regulation;
- limitations in volume (the buildings will have to respect the traditional volumes);
- formal limitations (the buildings will have to have forms compatible to the regular and symmetric traditional ones, and the complex geometric shapes being in contrast with the local tradition will no be allowed);
- limitations in the coverings (the coverings of the buildings will have to be made of tiles by regulation and either coloured or coverings having non-traditional forms that are clearly distinguishable within the ensemble will be forbidden).

Actions aiming the adaptation of the recently constructed incongruous buildings to the new regulations will be taken. Fortunately they are a few. While the historical buildings within this area will be added to the other monuments, that are already under protection. Conservation works will be carried out in these monuments.

d) Eastern Hilly Area

This area is located on the east of the Historical Centre, the north of the present centre of the city of Berat. It has a highly significant strategic location for the image of the city.

The hills have been historically covered by buildings with courtyards constructed during the Ottoman period. This area still conserves the pleasant view composed by gardens, green areas and houses of discreet dimensions.

This landscape ensemble has to be preserved as a whole, however new housing of modest dimensions and limited in number may be constructed.

The presence of historical monuments like the Ethnographic Museum within this area is of primary importance. It is organized within a magnificent historical house.

Compared to the plain area, the norms of construction in the hilly zone, being in the **Regulatory Building Plan**, will be more severe and restrictive:

- the historical buildings will have to be conserved and restored; no alterations of these buildings will be allowed;
- no alterations in the historical road network will be allowed;
- the new constructions will be limited in height, volume, form and material; no volumes and heights bigger than the traditional ones will be allowed; no

different materials and colours from the traditional ones will be used; no different coverings from the ones in tiles will be allowed.

3.5.3.3. Abusive Constructions

Fortunately the phenomenon of abusive constructions is quite confined, it belonged to the post-communism period. However it developed on significant areas close those that are under the protection of historical and cultural heritage: on the lower part of the Castle hill, on the plain area of the centre of the city (high rise buildings) and on the hilly area.

It is highly important for the control of the abusive constructions that these constructions are identified and censured. In this way it will be possible to prevent any future sign of abusivism.

Within short periods it should be edited a Map of Buildings totally abusive or having abusive alterations of volume.

By this map identification of the further abusive constructions will be possible in case they are constructed after the definition of the map.

3.5.4. The traffic and pedestrian areas

3.5.4.1. Historical Centre

The nominated area contain narrow streets that are naturally closed to traffic of vehicles, thus they may be named as totally pedestrian areas.

Within the Castle there is only one ring accessible by vehicles already limited to only the use of the inhabitants. The rest is accessible only by foot. This situation will remain the same. The vehicular access will be allowed to only residents (or for emergency use) and this will happen only within the few streets accessible to vehicles.

The streets of Mangalem quarter are very narrow and non carriageable. Even in this case the situation will be conserved as such.

Vehicular accessibility within Gorica Quarter is possible for only two streets, the rest is pedestrian. The access will be limited to only residents (or for emergency use).

The only streets open to traffic that pass through the Historical Centre are the streets that pass along the river.

Forbidding the traffic in these streets is neither possible nor necessary, since they do not influence on the conservation and development of the nominated area. However the velocity of trespassing will be limited in the streets along the river, the stopping will be limited and green areas serving as filters will be created with the aim of separating the streets open to traffic from the pedestrian areas.

A study will take under consideration the possibility of a pedestrian connection between the Mangalem Quarter, Gorica Quarter and the pedestrian areas within the city, in the form of an overpass as a continuity of the present pedestrian bridge.

Therefore the whole nominated area will be accessible on foot containing a historic- natural – ethnographic route never intersecting the vehicle traffic.

3.5.4.2. Buffer Zone

Buffer Zone will not undergo particular traffic limitation, compared to those of ordinary historical centres to preserve existing pedestrian areas and gardens.

Anyway some projects have to be contemplated:

- the creation of a new pedestrian connection, between the pedestrian boulevards area and gardens along the river;
- the definition of parking areas for tourist busses, on the border of the pedestrian area and close to the hotels; parking areas for car will be defined as well, even if decentralized.

Another fundamental problem is the vehicular crossing of the river.

At present, in the urban frame, there exist only the bridge of Gorica (constructed in 1778) that consents the passage of the vehicles across the river. As a consequence of this situation, there have to be constructed at least one other vehicle bridge, as shown in the following paragraph.

3.5.5. The bridges

The bridge of Gorica nowadays is the only bridge in the urban frame to cross the river. This historical bridge is not even adapted to carry heavy traffic and correctly the track has been reduced: now the traffic is one way alternated.

The bridge of Gorica is an historical monument and should carry only a limited one way car traffic, with an enlargement of the sidewalks.

Therefore it's necessary to create at least a new bridge just next to the town.

The **construction of a new bridge at one side of the historical centre** will allow to decrease traffic that actually flows in front of the Mangalem quarter.

3.5.6. Preservation of historical buildings and furnishings

The Historic Zone, that will be inscribed on the World Heritage List, is full of **buildings of great historical importance**. Important historical buildings are even in the Buffer Zone.

Nowadays Albanian protection legislation, that foresees 1st and 2nd Category buildings classification, demonstrates itself valid for the protection of the historical buildings and also for the protection of the inside furnishings.

Great historical and architectural interest buildings are preserved in good maintenance conditions and some of them are actually under restoration works. There isn't any particular problem for their preservation.

Many 1st Category buildings, even dwellings, have been restored in an admirable way by means of public contributions; thanks to that, most of the historical houses are still inhabited, and therefore are subject to a constant and basic maintenance. It's to notice with pleasure that people appreciates and is proud of living in historical buildings.

All that will be preserved and upgraded.

1st Category buildings will be completely preserved also regarding their inside furnishings, while for 2nd Category buildings will be preserved particularly their external aspect.

Since the architectural value of the historical cores of Berat consists

mainly in the whole of the different buildings, even if not important singularly taken, all the historical buildings will be classified at least of 2nd Category, in order to extend preservation to every building.

Not only volumes will be preserved, but also traditional materials, among which coverings most of all, plasters, casings and inner and outer floors.

Concerning most important buildings, preservation work done until today is remarkable, considering the limited economical resources, therefore it's necessary to keep on in the same way.

It's a pleasure to remember that, during the restore works, have been preserved with care all the original building features, like wood beams, pillars, plasters, and so on.

Also it has been remarkable the care for the indoors, for the divisions in compliance with traditional schema, for chimneys and furnishings.

3.5.7. Development of artistic activities connected to the preservation of the Cultural Heritage

In Berat are already working professional **schools for the restoration of traditional art works**, among which the High School of Art.

The director of the Regional Directorate of Cultural Monuments of Berat has stipulated an agreement with the director of the High School of Art, in this way the students will make practice by the Directorate in order to learn more on the restoration of art works and of icons.

The plan of the Municipality foresees to activate other scholastic and handicraft activities too, in order to keep traditions, to preserve art works and to guarantee economical handicraft activities sufficient for the subsistence of life and to withhold population in town.

3.5.8. Improvement of infrastructures

In the Historic and Buffer Zone, the Municipality already started an improvement of infrastructures, correctly following and preserving the needs and features of the historical heritage.

A great part of the sewer system is already been restored and new works are foreseen, these projects are included in the Development Program of the Municipality.

Regarding the electrical system, in the Historical and Buffer Zone it is scheduled their landfill. As a consequence, the narrow streets of ancient cores will retrieve their original aspect.

3.5.9. Improvement of hotels and tourist services

The receptivity, hotel and related services, is at present sufficient for the tourist flow of nowadays, but it will be insufficient for the number of tourists that might visit the city after its inscription on the World Heritage List and the consequent public advertisement.

The Municipality intention is to increase the number and quality of hotels, public services, and other tourist features in order to guarantee a complete satisfaction, and implementation, to the quality standards and expectations of the international tourism.

Most of the hotels have at present an absolutely enjoyable location, in fact they are located in the centre of the city, in pedestrian boulevards and gardens, next to the commercial areas and historical quarters. Their improvement and new qualification will be consequently easy and fast.

3.5.10. Road connection

Berat is located in central Albany, not far from the sea and from other places of tourist, historical and environmental importance.

Particularly Berat is about 80 Km far from the sea, 120 Km far from Girocastro (city already inscribed on the World Heritage List) and 180 Km far from Butrint

The improvement of road connection will potentiate the existing tourist tours, reducing travel duration, especially for people coming from the main town on the sea.

Tourist Tours in the area can take only one day, but also several days, if including a visit to the environmental beauty of the region.

3.5.11. Site advertisement and economical benefits

The inscription of Berat on the World Heritage List will be a new advertisement for the city and the whole region.

The attraction of Berat will be added to those of the other historical and tourist place of Albania, creating a net of interest enough sufficient to recall international visitors coming for longer stay.

The Region will get several benefits:

- the presence of tourists will give economical benefit to the population, reducing the migration process;
- the valorisation of the existing cultural heritage will require new activities and new professional qualifications even for young people;
- dwellings and historical centres will continue to be inhabited, as a consequence their preservation will be guaranteed by the population itself, without the need of public interventions;

To obtain these results, the Municipality of Berat plan to put in action advertising campaigns in order to make people aware of the new social, cultural, receptive and tourist reality of Albania.

3.5.12. Monitoring

The first action of the Management Plan consists in the definition of some **adjustments projects** and some **specific building regulations**.

The Municipality of Berat already has some building regulations for the Historical Centre and for the preservation of historical buildings, but the inscription of the city on the World Heritage List requires a more accurate program and further preservation.

Particularly the Management Plan contemplate the following legislative interventions

- definition of two **Detailed Recovery Plan** for "area 1" and "area 2" of the Historical Centre (see paragraph 12.2.3. and City Map number 3, paragraph 14);
- definition of a **Regulatory Building Plan** for "area c" and "area d" of the Buffer Zone (see paragraph 12.3.2. and City Map number 4, in paragraph 14);
- definition of a **Plan of Green Area Arrangement** for the surrounding green area of the Castle, on the hill (see paragraph 12.3.2. and City Map number 5, in paragraph 14);;
- definition of a **Traffic Regulation**.

The definition of a Regulatory Building Plan for "area c" and "area d" of the Buffer Zone is the more urgent intervention, in fact their location and proximity to the Historical Centre can make them subject to new construction works, which should be avoided or realised under strict control.

Consecutively the three other plans (Detailed Recovery Plans, Plan of Green Area Arrangement and Traffic Regulation) will have to be defined to preserve the whole nominated area.

The **implementation** will consist of the following phases:

- **12 months** for the approval of the Regulatory Building Plan;
- **24 months** for the approval of the Detailed Recovery Plans, the Plan of Green Area Arrangement and the Traffic Regulation.

The **monitoring** phases, for the implementation of the Management Plan, will concern the approval and the adoption of the mentioned building plans, at the correspondent expiration time.

As a consequence, the monitoring will consist of the following phases, starting from the inscription of Berat on the World Heritage List:

- **after 12 months**: check of the approval of the Regulatory Building Plan;
- **after 24 months**: check of the approval of the Detailed Recovery Plans, the Plan of Green Area Arrangement and the Traffic Regulation.
- **after 36 months**: check of the results obtained by the implementation of the Management Plan.

3.5.13. Tables

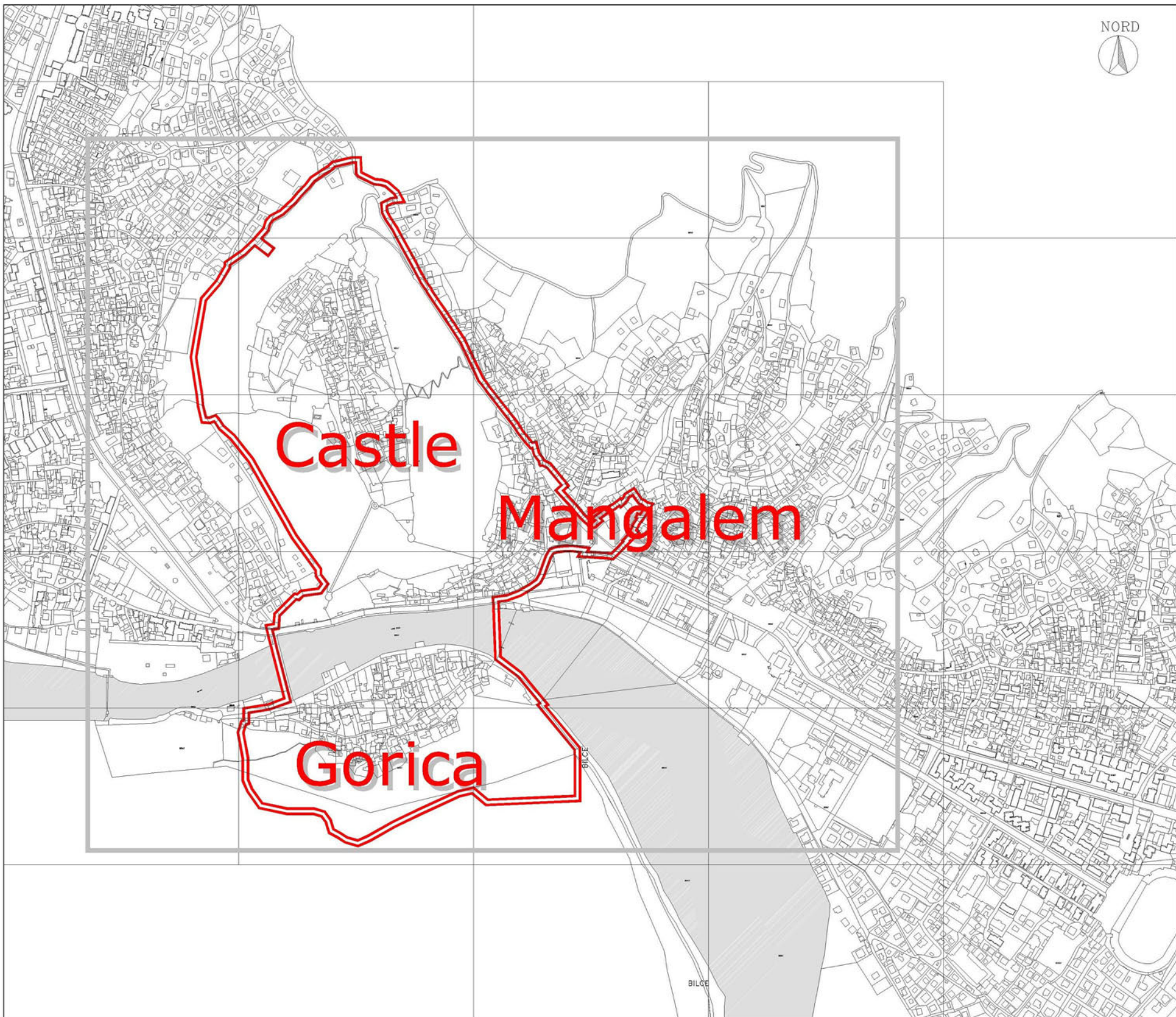
1. The City Centre of Berat
2. Buffer Zone and Historical Centre
3. Historical Centre: Area 1 and Area 2
4. Buffer Zone: a, b, c and d Areas
5. Plan of Green Area Arrangement
6. The streets of Berat
7. Monuments of 1st and 2nd Category in Berat
8. The Buildings of Berat

1. The City Centre of Berat



LEGEND:

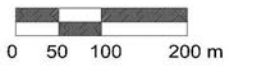
 **BOUNDARY OF HISTORICAL CENTRE**



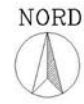
Castle

Mangalem

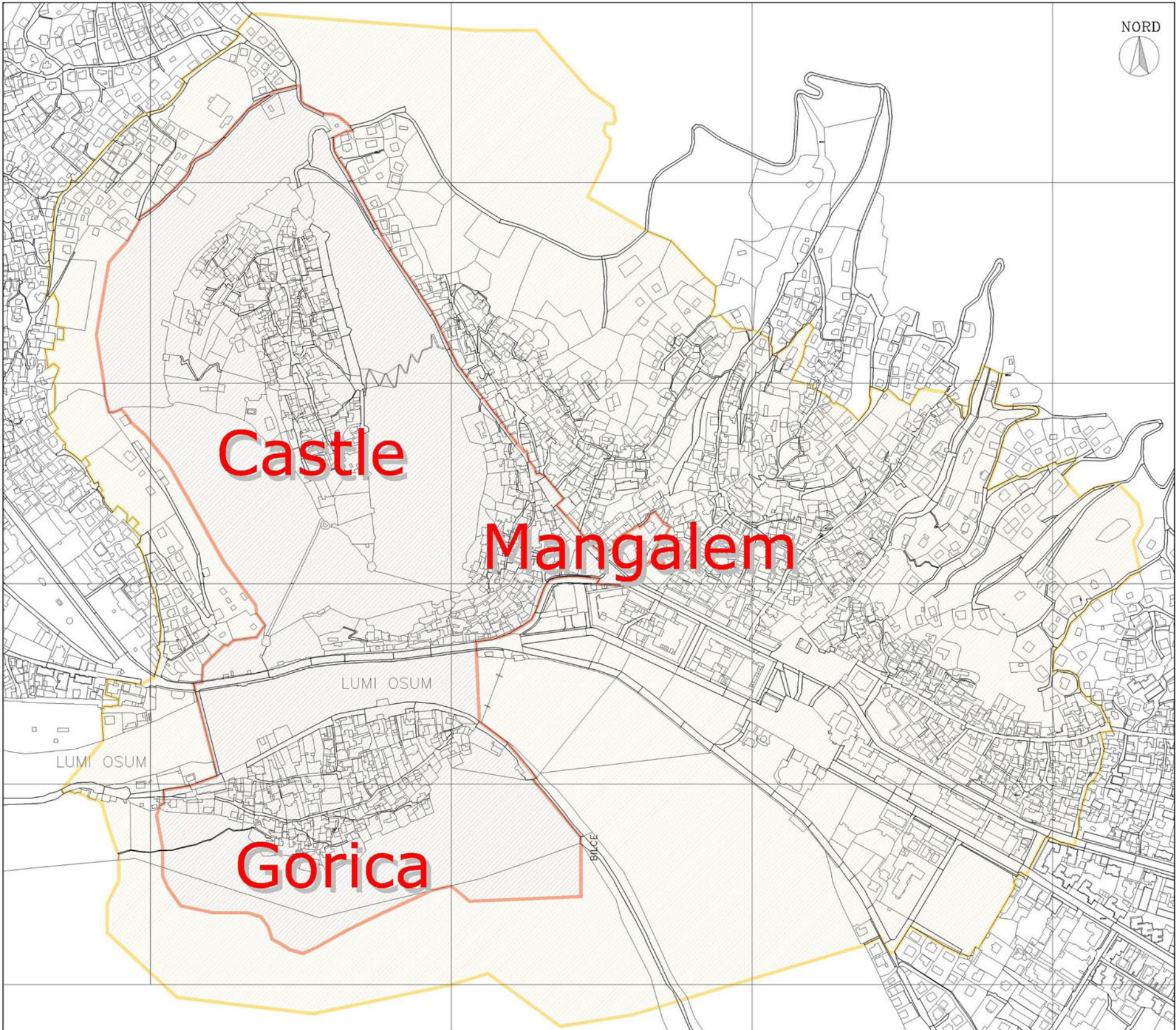
Gorica



Buffer Zone and Historical Centre



LEGEND:
BUFFER ZONE
HISTORICAL CENTRE



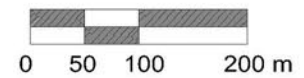
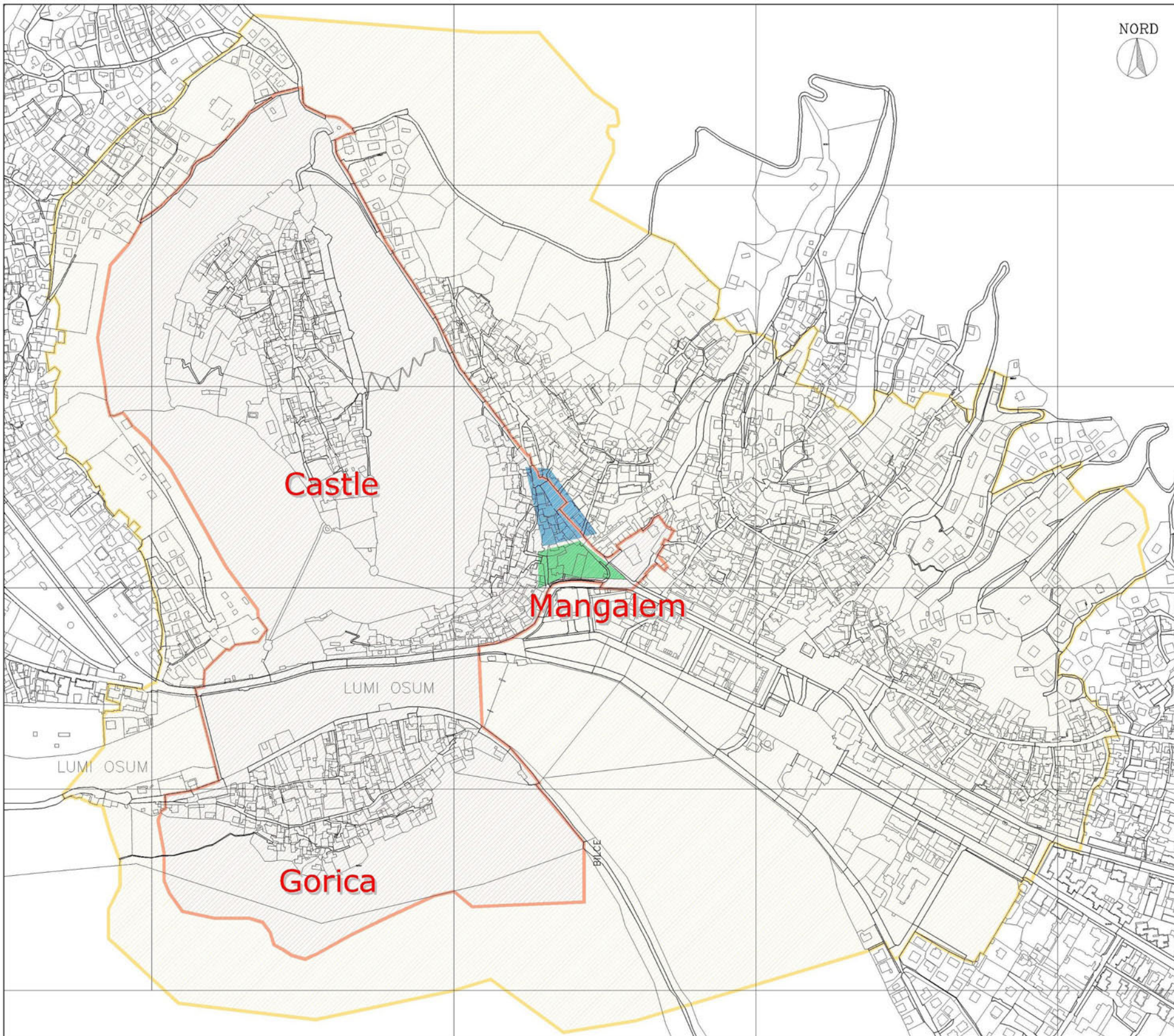
3.

Historical Centre: Area 1 and Area 2

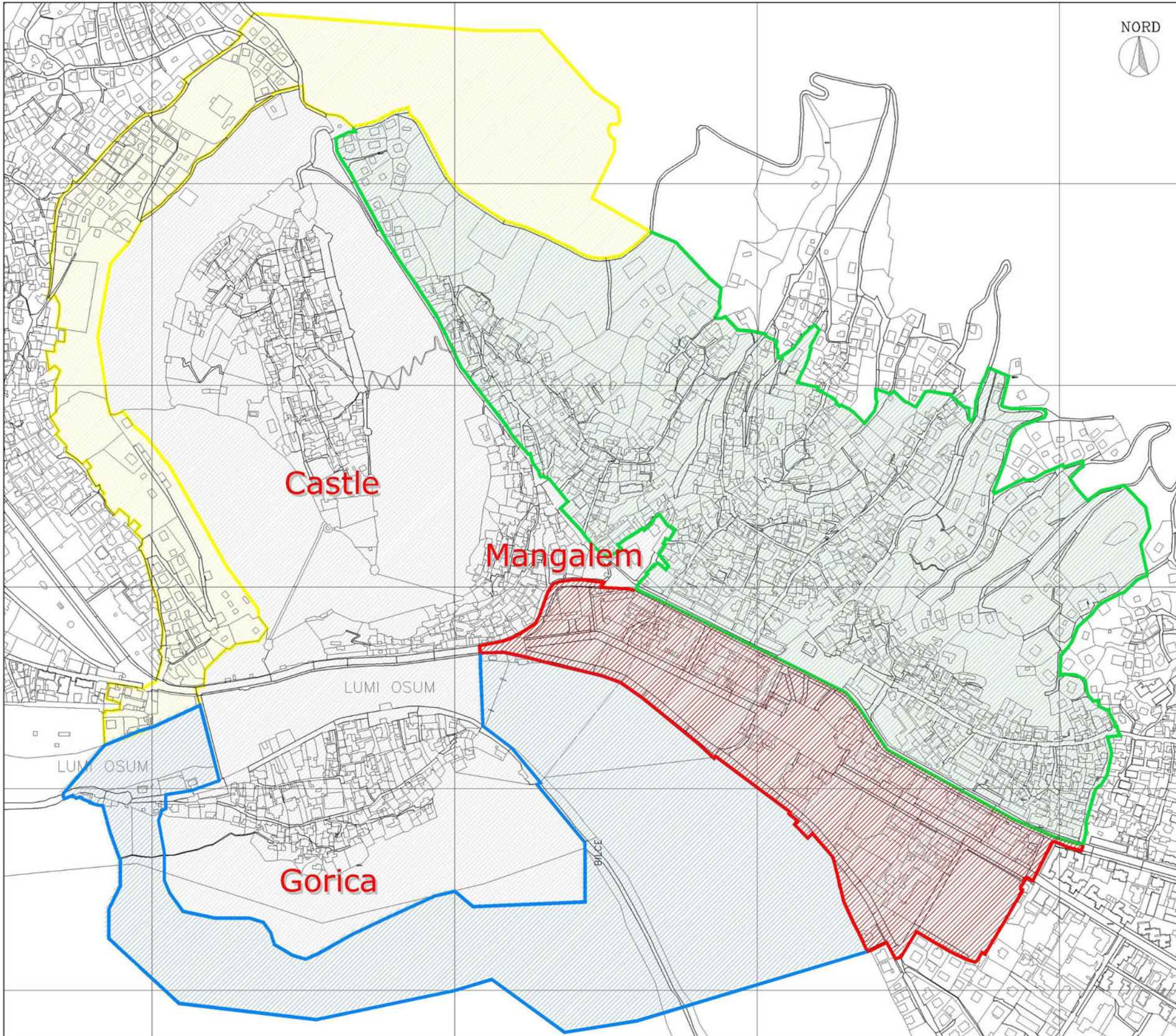


LEGEND:

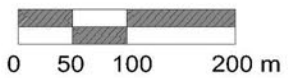
- AREA 1 (Green square)
- AREA 2 (Blue square)



Buffer Zone: a,b,c, and d Areas




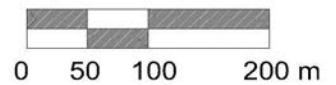
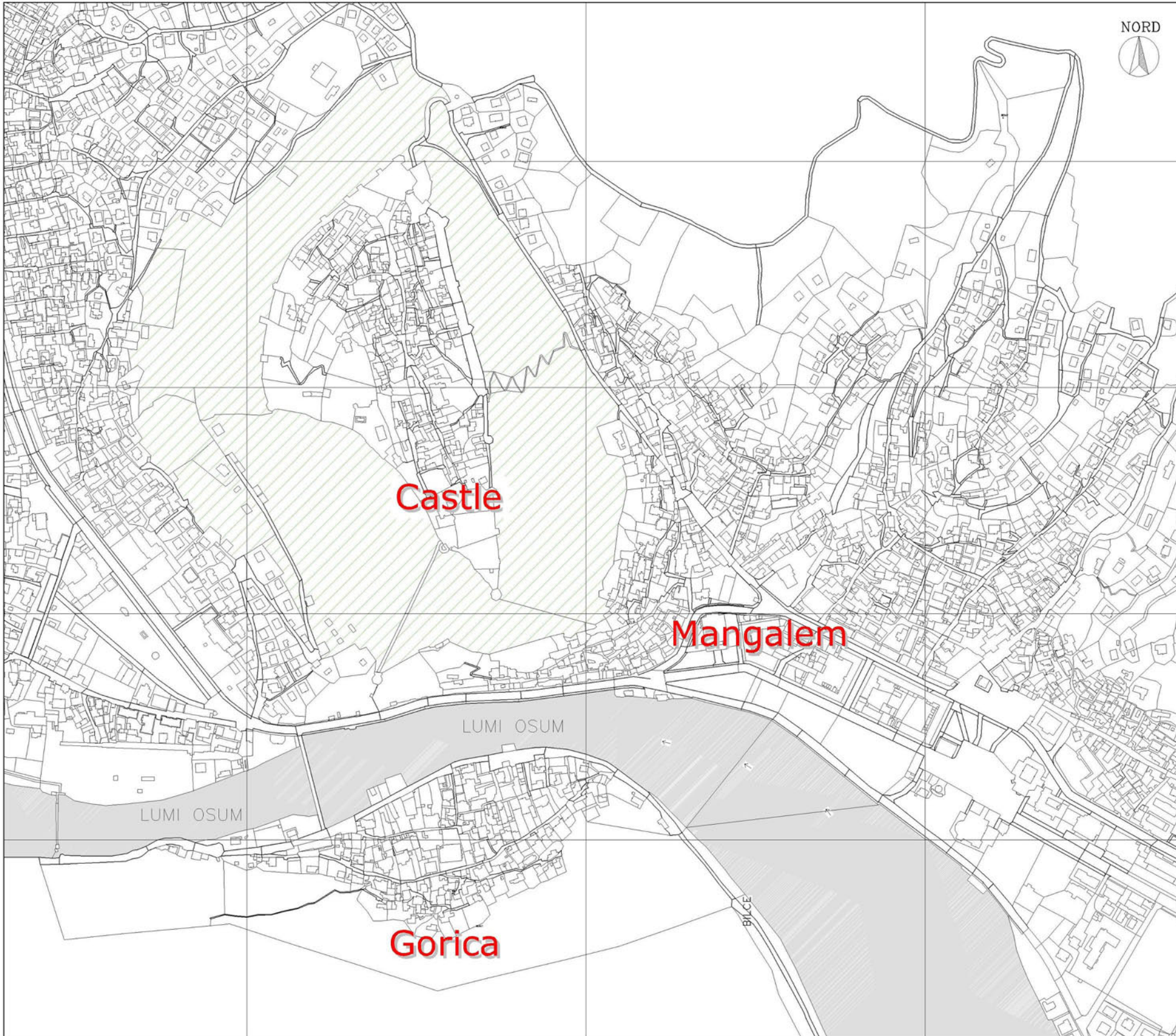
- LEGEND:**
- A) North-Western Area
 - B) Southern Area
 - C) Eastern Plain Area
 - D) Eastern Hilly Area



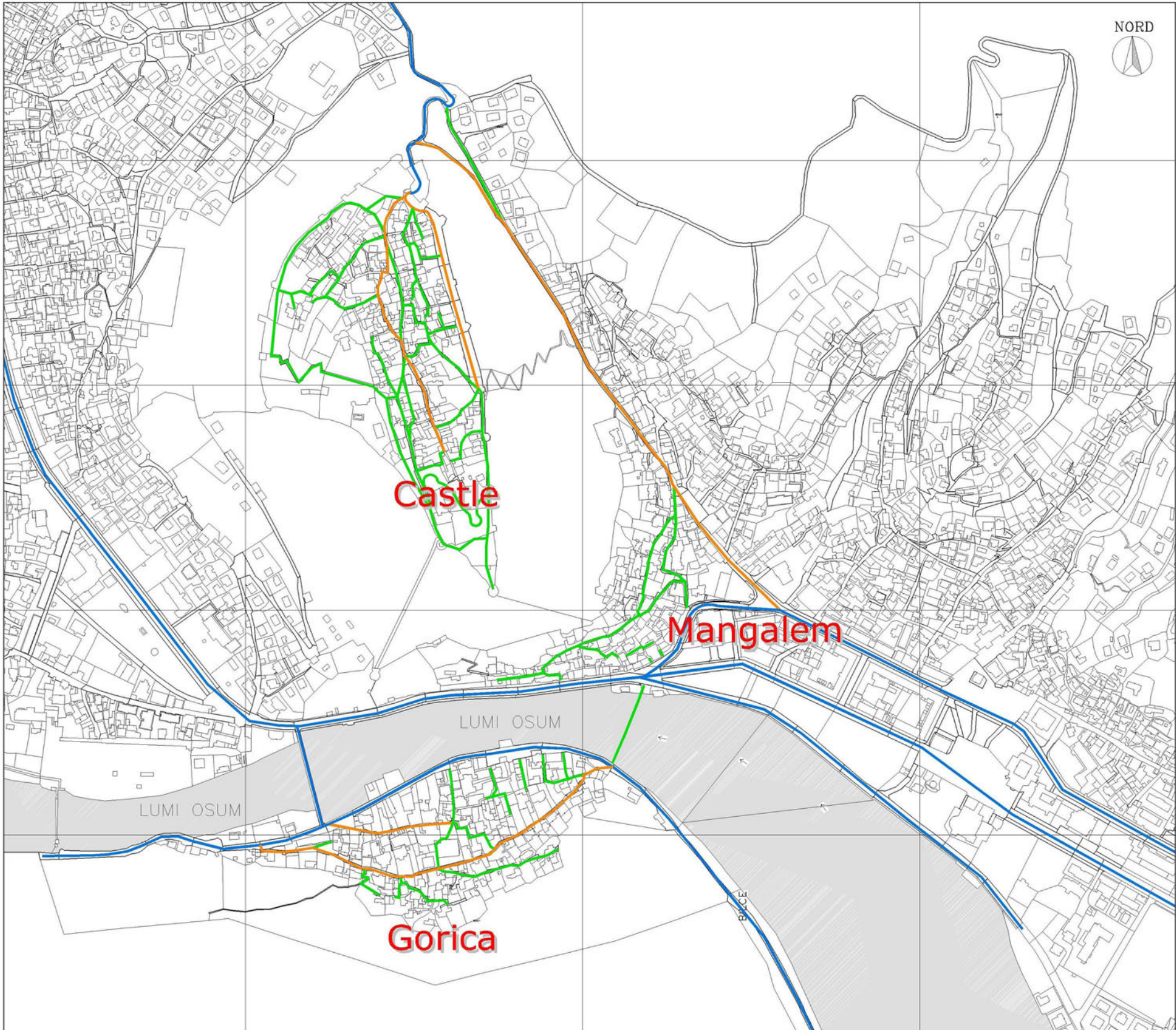
5. Plan of Green Area Arrangement



LEGEND:
 DEFINITION OF AREA



The streets of Berat



- LEGEND:**
- VEHICLE STREETS
 - PEDESTRIAN STREETS
 - PEDESTRIAN STREETS (Authorized vehicle only)

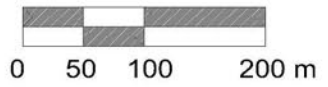
Castle

Mangalem

Gorica

LUMI OSUM

LUMI OSUM

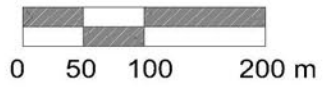


7.

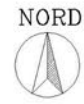
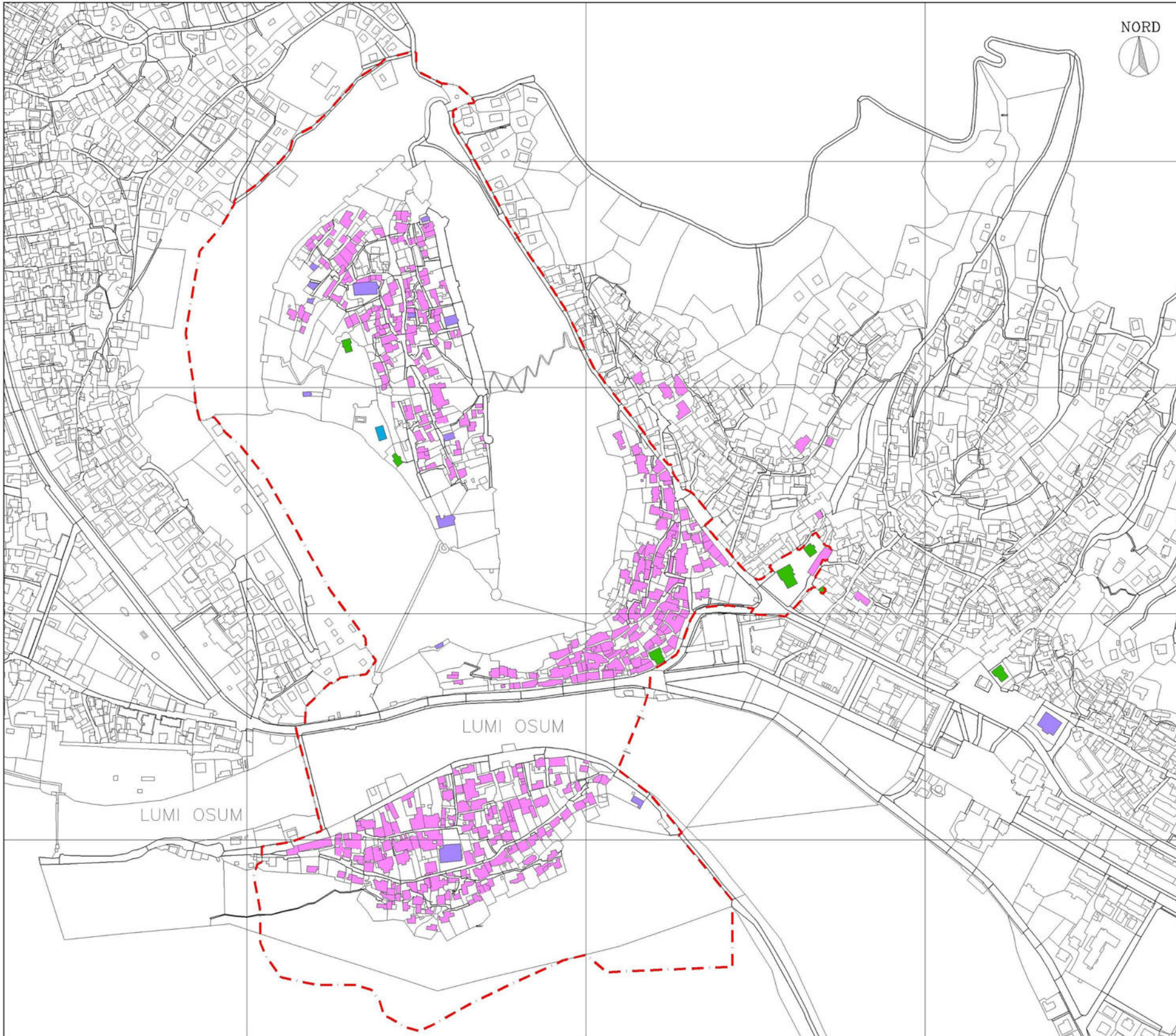
Monuments of 1st and 2nd Category in Berat



- LEGEND:**
- BOUNDARY OF HISTORICAL CENTRE
 - MONUMENTS OF I. CATEGORY
 - MONUMENTS OF II. CATEGORY



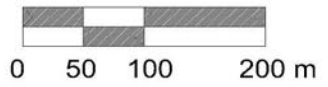
The Buildings of Berat



- LEGEND:**
- BOUNDARY OF HISTORICAL CENTRE
 - DWELLINGS
 - RELIGIOUS MONUMENTS (CHRISTIAN RELIGION)
 - RELIGIOUS MONUMENTS (ISLAMIC RELIGION)
 - INFRASTRUCTURAL MONUMENTS

LUMI OSUM

LUMI OSUM



4.

GJIROKASTRA AND BERAT

JOINT MANAGEMENT PLAN

4. GJIROKASTRA AND BERAT: JOINT MANAGEMENT PLAN AND COMMON ACTIVITIES

4.1 Road connection

Berat is located in southern Albania, not so far from Gjirokastra and from other places of tourist, historical and environmental importance. Particularly Berat is about 80 km far from the sea, 50 km far from Gjirokastra* and 180 km far from Butrint.

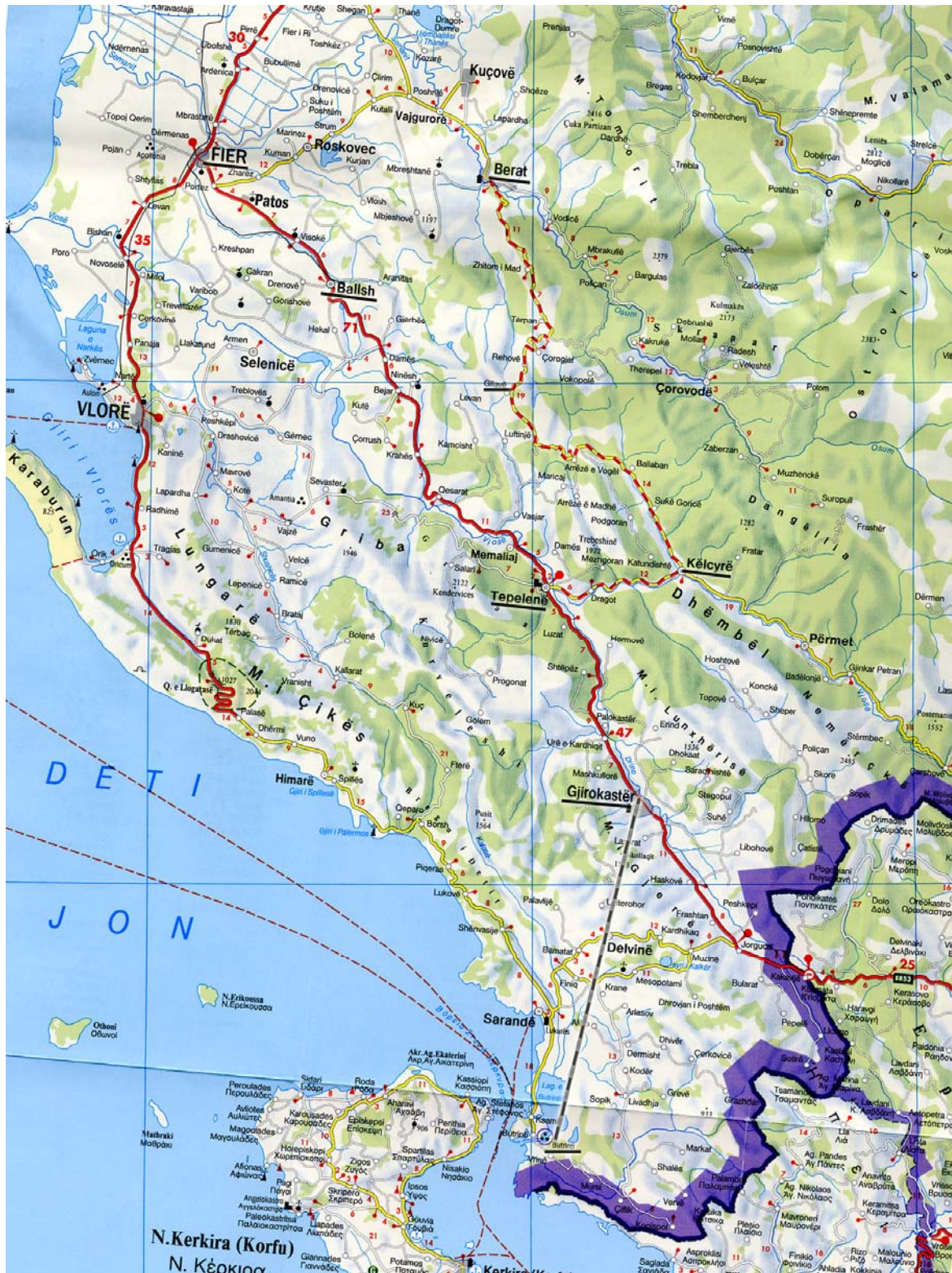
Until today there isn't a primary route that connect directly **Berat** with Gjirokastra but the route is the following: Berat-Fier-Tepelena-Gjirokastra. The improvement of route connection will potentiate the existing tourist tours, reducing duration, especially for people coming from the main town of the sea. So State of Albania has undertaken to recove a secondary route that to connect directly these two cities, going by **Gllave**, **Kelcyre** and **Tepelena** until to **Gjirokastra** (see the following map).

Through the recovery of this route these cities will become even closer to each-other: this will encourage the improvement of tourism in both these centres of important cultural, architectonic and historic value.

The State of Albania is constructing a new primary route that to connect directly **Gjirokastra** with **Butrint**, reducing duration journey to reach this site.

The inscription of Berat with Gjirokastra on the World Heritage List will be a new advertisement for the cities and the whole regione. The attraction of Berat and Gjirokastra will be added to those of the other historical and tourist place of Albania - in particular the site of Butrint, already inscribed on the World Heritage List since 1992. So, it would be possible to establish an important network of sites enough sufficient to recall international visitors coming for longer stay in Albania.

* This distance is evaluated in crow flies



In red primary routes, in yellow the secondary routes. In red and yellow is indicated the route will be recovered to connect directly **Berat to Gjirokastra**, going by **Gilave, Kelcyre and Tepelena**. In light and dark gray is indicated a scheme of the new primary route will connect directly **Gjirokastra with Butrint**.

4.2. Artistic and Cultural Activities already undertaken

4.2.1. Gjirokastra: Artistic and Cultural activities

The Municipality of Gjirokastra promotes, once in every year, a lot of artistic and cultural activities. The most important activities are the **Folkloristic National Festival** and the **Festival of Traditional Instruments**.

These initiatives are very important for the conservation and development of the city because they offer, not only for town dwellers but albanian and foreign audience also, a lot of opportunity to know non-material resources of these sites, the tradition and the culture (see paragraph 4.4, Document n.1).

Folkloristic National Festival and Festival of Traditional Instruments take place in the Castle, and they integrate, year by year, together with the tourist programmes of the city to increase and to improve the tourist offer of Gjirokastra.



Some views of Gjirokastra citadel.

Following the detailed program of the artistic and cultural activities of city of Gjirokastra with National and Regional status:

- Festival of folk orchestral groups from Albania (April)
- The regional competition for children songs (May)
- Fair of the handicraft and ethnographic productions (May)
- Exhibition with the children's works (June)
- Festival of folk music with the groups from all the cities of Albania (October)
- Exhibition with local artists (December)
- "Poetic day" – Activity with local poets (December)

4.2.2. Berat: Artistic and Cultural activities

In Berat there are various cultural and artistic activities regarding the conservation of the artistic heritage as well as the transmission of the knowledge on traditional artistic techniques and the promotion of non-material resources of a high aesthetic, historic and cultural value (see paragraph 4.4, Document n. 3). Following the detailed program of the artistic and cultural activities of city of Berat with National and Regional status:

- Festival of the orchestral bands, regional competition (April)
- The competition of the folk orchestral groups from the Southern Albanian cities (April)

- The regional competition for children songs (May)
- Fair of the handicraft and ethnographic productions (June)



View of Fair of the handicraft and ethnographic productions

- Exhibition with the children's work (June)



View of poster (left) and the prize-giving of the exhibition of the children's work

- "Poetic day" - Activity with the South East European poets (June)
- The competition for the folk citizen music with the grups from the other cities (September)
- Exhibition with the Balcan artists (October)
- "Wine fest - Cobo Winery" (October)
- National Exhibition "Price Edward Lear" (December)



View of award-giving of National Exhibition "Price Edward Lear"

4.2.3. Gjirokastra and Berat: activities about conservation and management of historical and Cultural Heritage

The Municipality of Gjirokastra and the Municipality of Berat have already undertaken important initiative, together with other cities also. These initiative demonstrate the awarness of necessity of systemic approach for the recovery and the management of historical centres to prime shared procedures, borned from knowledge and shared of individual experiences and development under the principles of the conservation, the valorization and sustainable development of historical cultural heritage.

These are only a few objectives of the **Conferences for the Cities Heritage**, organized from the Municipality and National Institute of Cultural Monuments of Gjirokastra, in collaboration with the Municipality and National Institute of Cultural Monuments of Berat.

4.2.3.1. Project Interreg IIIA - Seismic risk reduction in ecosustainable planning of cross-border historical centres - *TRANSISMIC*

Gjirokastra and Berat take part, since January 2006, in **Project Interreg IIIA - Seismic risk reduction in ecosustainable planning of cross-border historical centres - *TRANSISMIC***.

Partners of this project are: the **Municipality of Grottammare**, the **Province of Ascoli Piceno**, the **Marche Regional Authority**, the **Municipality of Gjirokastra**, the **Municipality of Berat**, the **Gjirokastra Regional Authority**, the **Berat Regional Authority**.

The project confronts the problematic of cross-border areas characterized by the risk of strong seismic events, trough the definition of planning, management planning and valorization procedures of urban settlements, with particular regard to the analysis of the seismic risk of the historical centres.

The main activities will concern pilot actions regarding relief and inquires directed to the identification of risk classes of the urban areas by simultaneously confronting, trough studies, analysis and specialized training, the thematics regarding:

- 1) methodologies of intervention during enhancement - adaptation - seismic recovery phases;
- 2) methodologies of ecosustainable planning;
- 3) monitoring systems of urban settlements.

The **general objective** is the achievement of a greater integration in cross-border planning of seismic risk of the urban centres, trough the promotion of appropriate management of the territory, by safeguarding of environmental, architectural and historical local heritage.

The **specific objectives** are:

1. To spread principles, methodologies and technologies concerning the territory protection and sound management as inalienable common heritage in order to obtain an increasing awareness at institutional technical and social level in the cross-border areas involved;
2. To promote the exchange of skills at institutional and technical level about the analysis of the seismic vulnerability in cross-border urban

systems for seismic recovery plans of the historical centres and to provide elements of knowledge for appraising the seismic risk of buildings and vulnerability of historical centres;

3. To provide the needed knowledge for elaborating interventions in the historical centres that could guarantee the environmental sustainability, measurable as environmental protection and rational use of the resources, smaller energy consumptions, greater healthiness of both the residences and of the work places;

4. To strengthen the skills of the Planning Offices located in the interested cross-border area, through the transferring of knowledge and know-how about territory management, of analysis of the seismic vulnerability of traditional building technologies, of bio-architecture for interventions in phase of enhancement - adaptation - seismic recovery of historical centres;

5. To provide analysis tools and methodologies for the setting up of a cross-border territorial monitoring system able to acquire, elaborate and return data useful to the recovery and the valorisation of the historical centres;

6. To create processes for the development of the local urban patterns starting from recovery and valorization of the historical centres.

The **activities**, already undertaken for only one part, are the following:

- Setting up of the Direction and Management Committees and Working groups:
 - Direction and Control Committees - Institutional Coordination;
 - Management Committee - Technical and Administrative Coordination;
 - Scientific Committee;
- Relief and inquiries:
 - Pilot action of implementation and adaptation of cartography;
 - Pilot action of relief and inquiries;
- Acquisition of information regarding the legislative local level;
- Advanced training of technicians and managers;
- Analysis of the risk seismic in the historical centres and deepening researches;
- Information and public initiatives for preservation of studies and researches;
- Adaptation of the Planning Office;
- Project management.

4.2.3.2. Network of Balcan Towns with Historical Centres

Municipality of Gjirokastra and Municipality of Berat are protagonists, together with other 16 cities, of **Network of Balcan Towns with Historical Centres**.

The declaration for the creation of this network has been signed by 18 Mayors of medium size Balkan Towns in 6th of July 2007, at the end of the Conference in Xanthi-Greece for the "Creation of a Network of Balkan Towns with Historical Centres" (4-6 July 2007).

The conference was organized by the Local Authorities Union of Xanthi District (LAUX), its Enterprise "Energy-Environment-Development" (EED) and the Municipality of Xanthi in the framework of the Operational Intervention Plan: "Protection, Restoration and Development of the Old Town of Xanthi", an Integrated Intervention that is being financed by the European Social Fund, the

European Fund for Regional Development and National Funds through the East Macedonia and Thrace Operational Programme.

The **declaration**, that was the initial step for establishment of the Network of medium size Balkan Towns with Historical Centres, was signed by Mayors, or their corresponding delegations, of:

Gjirokastra and **Berat** (Albania);
Mostar, Veliko Tarnovo, Asenovgrad and **Smolyan** (Bulgaria);
Bitola and **Ohrid** (FYROM - Former Yugoslav Republic of Macedonia);
Veria, Ioannina, Xanthi, Soufli and **Kastoria** (Greece);
Brasov (Rumania);
Sremski Karlovci and **Pancevo** (Serbia);
Edirne and **Tekirdag** (Turkey).

The signatories recognize that:

- Historic Centres are multy-active systems of material and non-material resources of a high aesthetic, historic, architectural, cultural and social value;
- They are important capital for the sustainable development;
- The financial growth and the development of the rest of town impose great pressures on the Historic Centres;
- Historic Centres have to remain active and safe with suitable differentiation of activities and free to access.

The Local Authorities aim for the preservation of the Historic Centres for the future generation, through a progress under the principles of the **preservation** of the local cultural identity and the empowerment of the social cohesion and the **conservation** and **protection** of the wider natural environment.

The creation of a Network born from awareness that it's necessary for the Local Authorities to act in partnership, in order to utilize the existing accumulated global experience regarding the development interventions.

With the creation of the Network of Balkan Towns the Local Governments of towns aim:

1. To share their experiences and the best practices;
2. To learn from our mistakes and reveale the existing problems;
3. To foster their similarities and respond to common challenges that they encounter, based on principles of transparency, consistency and equality;
4. To designate the potential of the towns with Historic Centres by uniting powers for their collective assertion for Measures, Policies and Programs of the Council of Europe and Funds by the European Union and other International organizations;
5. To make the Network well-know in the Balkans and the rest of Europe in order to include as many as possible towns of this category.

4.3. Artistic and Cultural Activities proposed

The city-museums of Berat and Gjirokastra, at their presented state, represent two major models fo urbanity and architectural values for both Albanian or Balkan area. Undoubtedly they are an historical and cultural testimony of high autencity, they unfold in two versions, different but complementary, a unique constructional concept of inhabited city centre, and bearing the impact of conceptual development of the time. For their similarities

and distinctions, the city centres of Berat and Gjirokastra are irreplaceable historical, architectural and cultural testimony in both constructural and historical fields in general.

These two centres maintain a high level of authentication for several reasons. The placement of those centres under protection in 1961, wich was an early decision for this kind of monuments, proves the high degree of authentication. There are not any more in the Balkan area such units of multidimensional values and cultural and architectonical heritage.

At this time there isn't a manifestation for inhabitants and visitors about knowledge and promoting of cultural heritage. Major of Berat and Major of Gjirokastra (see paragraph 4.4, Documents n.2 and n.4) are undertaking to organize some cultural and artistic activities for both city centres, different but complementary to know traditional technical constructive, materials of life-style of Balkan area.

The richness of different kinds of construction and the complementarity of these centres, that demonstrate their twin solutions in the social conditions of the past, should be visited as objects of cultural tourism.

Thus the Municipality and Institute of Monuments of Cultural of Berat and the Municipality and Institute of Monuments of Cultural of Gjirokastra should be organize a **Festival of Balkan Architecture**, for inhabitants of these two city-museums but to be able to recall international specialists of cultural heritage and visitors also.

4.4. Documents

1. Letter signed from Flamur Bime, Mayor of Gjirokastra, about the program of artistic and cultural activities with national and regional status in Gjirokastra
2. Letter signed from Flamur Bime, Mayor of Gjirokastra, about proposal for the registration in series of Gjirokastra and Berat cities heritage and about joint administration plan
3. Letter signed from Fadil Nasufi, Mayor of Berat, about the program of artistic and cultural activities with national and regional status in Berat
4. Letter signed from Fadil Nasufi, Mayor of Berat, about proposal for the registration in series of Berat and Gjirokastra cities heritage and about joint administration plan



REPUBLIKA E SHQIPËRISË BASHKIA E QYTETIT

Gjirokastrë, më 1/12/2007

Tel: ++355 84 64 103/ 62 424/ 63 500

Tel&Fax: ++355 84 63 796

Address: Bashkia Gjirokastrë, Albania

Nr. 2816 Prot.

Zyra e Kryetarit

The program of the artistic and cultural activities with national and regional status in Gjirokastra:

Fairs:

- 1- Fair of handicraft and ethnographic productions – May
- 2- Opening of the tourist season in Gjirokastra – April

Exhibition:

- 1- Exhibition with local artists – December
- 2- Exhibition with the children's works – June

“Poetic day” -- Activity with local poets – December

Festival:

Festival of folk music with the groups from all the cities of Albania – October

The regional competition for children songs – May

Festival of folk orchestral groups from Albania – April

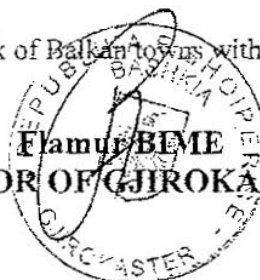
The partnership in the joint Network of Major Balkan Cities – Balcinet.

Conferences for the cities heritages – Cooperation with the national Institute of Cultural Monuments and Municipality of Berat.

The partnership in the joint program Interreg III with the city of Berat in the framework of the project “Transismic” for the aero- photogrametric map of the cities and the seismic study of both cities.

The partnership with Berat city in the joint network of Balkan towns with historic centers together with others 17 cities.

Flamur BLIME
MAYOR OF GJIROKASTRA





REPUBLIKA E SHQIPËRISË
BASHKIA E QYTETIT

Gjirokastrë, më 19/12/2007

Tel: ++355 84 64 103/ 62 424/ 63 500

Tel&Fax: ++355 84 63 796

Address: Bashkia Gjirokastrë, Albania

Nr. 2815-Prot.

Zyra e Kryetarit

DECLARATION

I, the undersigned, Flamur Bime Mayor of Gjirokastra have the honor to sign this declaration, through which I fully approve the proposal of the World Heritage Committee in its 31st session in Christchurch New Zealand related with:

- With the proposal for the registration in series of our cities heritages
- With the joint administration plan

With respect,

Written on 19.12.2007





BASHKIA BERAT

The program of the artistic and cultural activities with national and regional status in Berat :

Fairs :

- 1- Fair of the handicraft and ethnographic productions -June
- 2- Opening of the touristic season in Berat- April

Exhibitions :

- 1- National Exhibition " Price Edward Lear " –December
- 2- Exhibition with the children 's works –June
- 3- Exhibition with the Balcan artists – October

"Poetic day" –Activity with the South East European poets –June

"Wine fest – Cobo Winery "–October

Festivals :

The competition for the folk citizen music with the groups form the other cities .- September

The regional competition for children songs –May

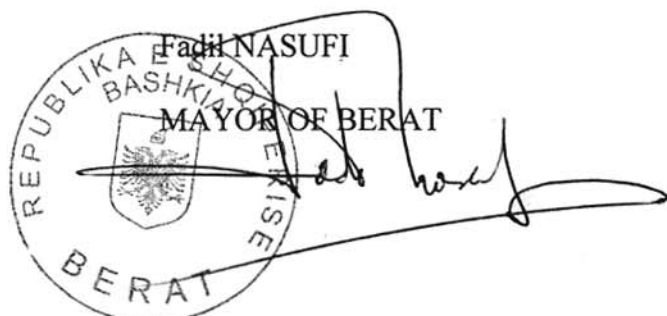
Festival of the orchestral bands – regional competition – April

The competition of the folk orchestral groups form the Southern Albanian cities – April

Conferences for the cities cultural heritages - Cooperation with the national Institute of Cultural Monuments and Municipality of Gjirokastra .

The partnership in the joint program Interreg III with the city of Gjirokastra in the framework of the project 'Transismic ' for the aero-photogrametric map of the cities and the seismic study of both cities.

The partnership with Gjirokastra city in the joint network of Balcan towns with historic centers together with others 17 cities .





MUNICIPALITY OF BERAT

Number of protocol _____

31.07.2007

DECLARATION


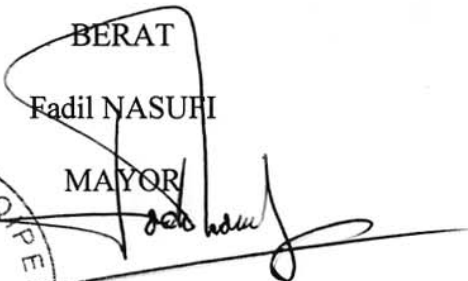
I, the undersigned , Fadil Nasufi Mayor of Berat have the honor to sign this declaration , through which I fully approve the proposal of the World Heritage Committee in its 31st session in Christchurch New Zealand related with :

- With the proposal for the registration in series of our cities heritages
- With the joint administration plan

With respect

Written on 31.07.2007

BERAT
Fadil NASUHI
MAYOR



The official seal of the Municipality of Berat is circular. It features the coat of arms of Berat in the center, which is a shield with a castle tower and a heart. The text "REPUBLICA E SHQIPERISE" is written around the top inner edge, and "BERAT" is written around the bottom inner edge.

APPENDIX I

A copy of the MANAGEMENT PLAN adopted by

GJIROKASTRA

(inscribed in the WORLD HERITAGE LIST in the year 2005)

PLAN
DE MÉNAGEMENT DE LA ZONE

HISTORIQUE DE LA VILLE

2002-2010

LA MAIRIE DE GJIROKASTRA

2003

INDICE

1. Introduction

2. Les objectifs et les instruments

3. Le Plan de connaissance

4. Le Plan de conservation

5. Le Plan de valorisation

6. Le tourisme

7. Le programme d'investissements publics 1997-2003

8. Le programme d'investissements publics 2003-2010

2

Cette ville ne se contente pas de victoires faciles. Ils se trouvent dédarmées, devant elle, ceux qui semblaient inétonnables et qui ont rendues en seconde nature le non-étonnement et le manque d'égards. Mais, ici, il ne peuvent pas se retenir. Laissez dehors le manque d'égards, vous qu'ici entrez...

(ISMAIL KADARE).

INTRODUCTION

Toute la ville se trouve sous l'ombre de la citadelle, laquelle est dressée sur un terrain dominant face à la grande vallée. Autour de cet objet très important se trouvent les quartiers de la ville ancienne. Les bâtiments traditionnels les plus grands apparaissent majestueux, vus de distance, à cause de leur formes de châteaux et de leur position, qui les rend particulièrement visibles, en suscitant des sentiments de richesse, de drame et de moralité civile. Ils sont appelés encore par les noms des familles qui ont vécu ou qui vivent encore dans ces bâtiments – ZEKATËT, SKËNDULATËT, KARAGJOZËT etc. on a l'impression que dans plusieurs de leurs intérieurs sont consommés les drames les plus grands de l'époque et que là dedans on peut trouver, synthétisée, toute l'histoire troublée de cette ville. Une beauté argentée, lunaire, descend des hauteurs de la citadelle. Les toits en pierre, se poursuivent, en dansant. C'est comme une danse folle des toits: une symphonie en pierre. Pour un moment la respiration même s'arrête devant cette beauté.

Et toute cette beauté est menacée sérieusement. Quelques-unes des maisons principales sont déjà en train de se ruiner. Après les années '90 sont manqués les fonds de l'Institut des Monuments, lequel entretenait et restaurait les monuments de culture et notamment les objets historiques de la ville-musée de Gjirokastër.

Les objectifs et les instruments

Les citoyens, le Conseil Municipal, la Mairie de la ville de Gjirokastrër desirent la régénération de l'activité économique de la ville, en profitant de la valorisation effective et compatible du patrimoine culturel de la ville. Leur intention est de faire revivre leur ville ancienne et que le nom de Gjirokastrër justifie son appellation de chef-lieu historique, culturel, éducatif et administratif de l'Albanie du Sud, en:

- a) un plan de connaissance de l'identification des valeurs historiques, d'environnement, architectoniques et constructives de la ville de Gjirokastra, de leur états de conservatoïn et de leur nécessités de l'interventions.
- b) un plan de conservation pour l' identification de la catégorie de l'intervention pour la restauration, la protèction et l'entretien de tels valeurs distingtifs et de leurs modalités dans le temps.
- c) un plan de valorisation pour l'identification des formes de l'intèrvension plus appropriés a des fins du relèvement économique-social du site historique de Gjirokastra dans le cadre d'un rôle potentiel soit dans l'interieur de la ville, soit dans son intégrité.

Plan de connaissance

La ville historique de Gjirokastra se base sur les études relévés et des indices systématiques de son complexe et des ses édifices significatives monumentales de l'année 1961-1962 jusqu'aujourd'hui, achèvés sous la responsabilité de l'IMC par son filial auprès de Gjirokastra. Ce cadre connu se constitue particulièrement de deux ordres de schèdes ajournée jusqu'au 1990. L'un est relative aux monuments classifiés du 1^{er} catégorie et aurait des intèrêts historiques-architectoniques. L'autre est relative aux constructions classifiés du seconde catégorie et aurait des intèrêts historiques typologiques.

Tous ces schèdes porteront les relévés des constructions en échelle 1 : 100 et 1 : 50 avec la planimètrie, les façades et les secteurs accompagnés en détails architectoniques du style et décoratifs avec la documentation photographique déterminé.

Il faut noter que ces schèdes ont été arrangé principalement comme une base pour les projets de restaurations qui ont intèressé divers constructions dans le temps et pourtant elles constituent une base

informative pour les interventions au futur de la ristrutturation et de l'entretien.

Ce processus systematique des relevés s'est interrompue au 1990 et s'est repris sous le guide de IMC, mise au jour relativement.

1. Dans l'état de conservation des valeurs particuliers.
2. Aux methodologies des relevés.

A ce propos est très significatif qu'un programme opportun commence avec le Politechnique de Bologne pour les relevés des edifices (schèdes).

Parallèlement à cette récolte des archives de documents et des relevés techniques est en cours d'élaboration d'une récolte systematique des lois et des mesures de tuteles, des valeurs particuliers de Gjirokastra, dès que en 1961 jusqu'au aujourd'hui.

Le plan de conservation

La ville de Gjirokastra est l'une des villes albanaises proclamé « ville-musée » par la République d'Albanie au 1961 en vertu de la décision de l'année 1959 a propos de conservation du Patrimoine architectonique et monumental.

A la suite de cette décision la zone centrale antique de Gjirokastra s'est mise sous la protection spécial de l'Etat et s'était l'Université de Tirana qui s'est engagé de rédiger les études, le projet, le règlement spécifique et d'attendre leur rédaction. Et même l'Université, est à la charge de donner des instructions spécifiques, en matériel de restauration, de gestion et de l'entretien.

Plus tard c'est IMC qui a pris le rôle de primaire soit pour ces travaux de connaissance sur le Patrimoine; soit pour la rédaction des plans de protection de la ville-musée même aussi pour l'élaboration des projets de restauration des monuments. IMC a rédigé le plan qui est approuvé en 1973, le règlement succesif du quel s'est la mise à jour en 1984 avec celui de la ville de Berat. Le plan et le règlement succesif ont déterminé le pèrimetre de la ville-musée qui s'est fixé en deux zones.

1. le site historique
2. la zone libre

le premier se divise en deux sous-zones

- a) la zone de musée
- b) la zone protégé

Ce règlement a spécifié les catégories de l'intervention pour les deux autres sous-zones et les cessations, spécialement l'arrêt conditionné de nouvelles constructions dans la zone-musée.

Particulièrement a séparé le patrimoine constructive en deux principales catégories des valeurs historiques, stylistique et typologique (première et seconde catégorie) fixé pour chacune, d'être la forme d'intervention consentie, en assemblant les spécifiques mesures de sauvegarde et de conservation.

Pendant la décennie de transition 1990-2000 le site historique a été purtant gravement interrompu par des phénomènes d'abandon, des ruines de structures constructives et d'environnement.

En 2001 s'est averti la nécessité de la récupération et de tutèle d'avoir la rédaction d'un plan spécifique de la centre historique, à l'intérieur d'un plan régulateur générale pour la ville toute entière.

Le travail pour l'élaboration du Plan Urbain de Gjirokastrë est en cours, en collaboration avec la Mairie de Grottamare (Italie) et la Région des Marche (Italie).

Sa première phase, celle de l'aérophotogrametrie et de la cartographie, dont le coût est de 185.000.000 liras italiennes, est déjà terminée.

On travaille pour trouver, à travers le Programme INTERREG III A, pour trouver les sources des moyens financiers nécessaires pour la terminaison de la deuxième phase et du projet en total.

C'est de noter qu'en 7.04.2003 s'est sorti la loi sur le Patrimoine Culturel qui a intégré et ce qui était positive de la loi 1994. Cette loi constituera une base juridique même pour la conservation et protection du site historique de Gjirokastra.

En ce cadre s'est fait une collaboration avec la Commune de Grottamare de la région Marche (Italie) sur l'élaboration de ce document qui actuellement a terminé la première phase de relèvement et est en train de l'élaboration de cette proposition.

1. La production d'une cartographie ajournée entre les relevés aerophotogramétrique en échelle 1 : 5000 de tout le territoire de la commune et un autre en échelle 1 : 2000 pour les zones urbaines en conversion des données au format GIS.
2. Le stage de formation en Italie des techniques déterminé par la Mairie de Gjirokastra pour la gestion des phases de l'élaboration du Plan finalisé de l'apprentissage des techniques de l'élaboration informatique du Plan.
3. La constitution d'un bureau du Plan à Gjirokastra pour la gestion des phases d'élaboration du Plan finalisé sous le support des experts des plans et des consultants pour la phase initiale.
4. Des études complètes du secteur de l'intégration d'études faites, et la valorisation critique des résultats.
5. L'élaboration du projet dans un cadre normatif, en tirant l'attention, et en reflétant la situation législative faible du pays.
6. L'élaboration du projet préliminaire du Plan avec la consulence des experts des plans, dans laquelle sont déterminés, le cadre normatif et les disciplines choisis de l'utilisation des terrains et de la localisation des infrastructures principales.
7. La présentation du projet préliminaire du Plan, confrontée avec tous les objets institutionnels intéressés.
8. La rédaction du projet définitif du Plan en comptant même les éléments nécessaires de la conservation et de la récupération du Centre historique des plans et des projets exécutifs si s'est nécessaire.
9. La publication du Plan avec des instruments informatifs et la réclamation d'un volume avec un texte bilangues qui contient les études et les recherches faites et une synthèse du Plan élaborée qui englobe tous les objets intéressés.

Les objectifs et les finalités de l'intervention

Les objectifs principales qui doivent être arrivés sont :

- a) La valorisation des Biens Locaux à travers la formation du personnel, en étant à l'état de collaborer à l'élaboration du plan, de contrôler des phases de gestion et d'être prêt de faire d'éventuels changements et modifications, pendant la phase expérimentale et exécutive de ce plan.
- b) L'organisation d'une structure convenable des utils informatifs (hardware et software) conforme aux besoins sortis de la rédaction, de la prévoyance et la reproduction des élaborateurs en n'excluant pas leur administration.
- c) La terminaison d'un système de règles et de procédures administratives pour la gestion des transformations du territoire qui consiste à supprimer cette phase actuelle de la faiblesse du cadre général normatif.
- d) Le renforcement de la municipalité qui finit d'un contexte transparent, confronté aux objets institutionnels de divers niveaux avec la communauté locale d'un système de règles communs.

Le plan de valorisation

L'intention d'intégrer le programme de conservation illustré précédemment, avec une politique du développement actif et le renouvellement de Gjirokastra, la Mairie a agit la rédaction d'un plan de développement, sous la guide de Packard Foundation.

Cet étude définit le cadre des objectifs principaux qui doivent guider les politiques publiques pour la conservation et le développement de la ville et particulièrement détermine les mesures dans les secteurs suivants:

- le tourisme
- l'hospitalité
- le riqualisation des espaces publiques
- le règlement du trafic
- l'interventions de renouvellement économique
- la protection des ressources de paysage et d'environnement
- la valorisation des ressources archéologiques

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En particulier, on peut fixer les priorités pour la nouvelle programmation et pour les neuf projets individuels comme des stratégies pour 5 premières années, dans le but de renouvellement du centre historique.

- Projet I** – la récupération des édifices de la première catégorie
- Projet II** – le plan d'amélioration des espaces libres
- Projet III** – la consolidation des lieux publics
- Projet IV** – la restauration des espaces publics
- Projet V** – le soutien des initiatives des citoyens
- Projet VI** – le développement des coopératives pour la conservation des éléments du bois
- Projet VII** – la récupération (la santé, l'hygiène, l'environnement) des espaces publics
- Projet VIII** – l'attribution des prix aux interventions d'amélioration exécutées par des propriétaires privés.
- Projet IX** – la création d'une Database qui comprend soit
 - a) les informations relatives aux édifices de la première et seconde catégorie
 - b) les informations concernant la structure propriétaire et en location
 - c) le relevé photographique des sites.

Fixer quelques projets pour les années successives, les quels, la création d'une nouvelle bibliothèque, la construction d'un cinéma nouvelle ou d'un centre de divertissement pour la ville, la réalisation d'une nouvelle installation commerciale dans la zone du Bazar.

Les synthèses des initiatives faites de la Commune de Gjirokastra en 1995 jusqu'à aujourd'hui sont divisées par des arguments, pour l'époque et pour des valeurs monétaires.

Les programmes dans le but qu'ils se développent dans l'avenir dans l'espace de 2-3 ans, divisés toujours par les arguments, années et valeurs monétaires.

Encourageant un tourisme de petite envergure.

Gjirokaštër a plusieurs atouts pour développer le marché du tourisme. La ville de Gjirokaštër se trouve dans la partie méridionale de l'Albanie, quelques heures de distance de grandes métropoles européennes. Tout près de la frontière grecque (60 kilomètres de Ioanina, 160 kilomètres du port d'Igoumenitza), seulement 60 kilomètres du port de Saranda (le port qui l'a lie avec l'Italie, historiquement), Gjirokaštër est facilement accessible et très intéressante du point de vue de développement économique et culturel. 75 kilomètres loin de Gjirokaštër, vers le Sud-Ouest, c'est Butrinti, un site archéologique parmi les plus importants de l'Albanie, déjà inscrit sur la liste du Patrimoine Mondial protégé par l'UNESCO. Encore plus près, seulement quelques kilomètres de Gjirokaštër, il y a un autre site – Antigonea, une ville antique construite par le roi Pirro de l'Épire.

- La Mairie et le Maire, depuis longtemps, ont fait leurs efforts pour mettre en fonction le petit aéroport construit par les italiens au cours de la Deuxième Guerre Mondiale (qui était en fonction jusqu'aux années '90). La Mairie est en contact avec deux sociétés italiennes de projets de constructions. Selon les estimations de leurs spécialistes le coût de la reconstruction de l'aéroport serait 5.000.000.euros.
- Pour le moment la façon plus comode de voyager pour Gjirokaštër c'est de passer par Corfou et Saranda vers le triangle des sites archéologique Butrinti-Phoinike-Gjirokaštër, une zone parmi les plus importantes de l'Albanie au niveau du patrimoine culturel.
- Pour accroître et améliorer l'offre touristique, la Mairie a envisagé:
 1. La valorisation de la forteresse pour être accessible pour les visiteurs.
 2. La reinterprétation des musées et de leurs collections, pour qu'ils soient plus compréhensibles par les visiteurs étrangers.
 3. La fondation de nouveaux musées, pour interpréter les maisons traditionnelles.
 4. La consolidation du Festival Folklorique National. Ce grand festival, qui a lieu toutes les cinq années, peut être mieux adapté aux programmes du développement du tourisme dans la ville de Gjirokaštër. En principe, la Mairie est tombée d'accord avec le Comité d'Organisation du Festival au Ministère de la Culture, de

40
la Jeunesse et des Sport, pour que le Festival soit fait toutes les trois années.

Le Festival des Instruments Traditionnels, qui a lieu toutes les années sera intégré aussi dans les programmes touristiques de Gjirokastër.

5. Les liaisons et la collaboration avec d'autres lieux touristiques en Albanie du Sud (surtout avec Butrinti), pour que les touristes prolongent leurs visiteurs.
6. La valorisation d'autres facteurs, comme:
 - a) Le patrimoine naturel
 - b) Le patrimoine historique, culturel et artistique
 - c) Le facteur humain

Bed & Breakfast (les hotels ou le logement et le petit déjeuner sont compris dans le même prix). La Mairie, en collaboration avec des ONG intéressées, a organisé des séminaires pour encourager ce type d'activités, très importante pour accroître le potentiel touristique de la ville. Il y a déjà des expériences positives dans ce sens (modification et adaptation des maisons et d'autres bâtiments anciens aux exigences du tourisme, tout en conservant leurs valeurs authentiques).

APPENDIX I

A copy of the MANAGEMENT PLAN adopted by

GJIROKASTRA

(inscribed in the WORLD HERITAGE LIST in the year 2005)

INDICE

1. Introduction

2. Les objectifs et les instruments

3. Le Plan de connaissance

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8. Le programme d'investissements publics 2003-2010

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(ISMAIL KADARE).

INTRODUCTION

Toute la ville se trouve sous l'ombre de la citadelle, laquelle est dressée sur un terrain dominant face à la grande vallée. Autour de cet objet très important se trouvent les quartiers de la ville ancienne. Les bâtiments traditionnels les plus grands apparaissent majestueux, vus de distance, à cause de leur formes de châteaux et de leur position, qui les rend particulièrement visibles, en suscitant des sentiments de richesse, de drame et de moralité civile. Ils sont appelés encore par les noms des familles qui ont vécu ou qui vivent encore dans ces bâtiments – ZEKATËT, SKËNDULATËT, KARAGJOZËT etc. on a l'impression que dans plusieurs de leurs intérieurs sont consommés les drames les plus grands de l'époque et que là dedans on peut trouver, synthétisée, toute l'histoire troublée de cette ville. Une beauté argentée, lunaire, descend des hauteurs de la citadelle. Les toits en pierre, se poursuivent, en dansant. C'est comme une danse folle des toits: une symphonie en pierre. Pour un moment la respiration même s'arrête devant cette beauté.

Et toute cette beauté est menacée sérieusement. Quelques-unes des maisons principales sont déjà en train de se ruiner. Après les années '90 sont manqués les fonds de l'Institut des Monuments, lequel entretenait et restaurait les monuments de culture et notamment les objets historiques de la ville-musée de Gjirokastër.

Les objectifs et les instruments

Les citoyens, le Conseil Municipal, la Mairie de la ville de Gjirokastrër desirent la régénération de l'activité économique de la ville, en profitant de la valorisation effective et compatible du patrimoine culturel de la ville. Leur intention est de faire revivre leur ville ancienne et que le nom de Gjirokastrër justifie son appellation de chef-lieu historique, culturel, éducatif et administratif de l'Albanie du Sud, en:

- a) un plan de connaissance de l'identification des valeurs historiques, d'environnement, architectoniques et constructives de la ville de Gjirokastra, de leur états de conservatoïn et de leur nécessités de l'interventions.
- b) un plan de conservation pour l' identification de la catégorie de l'intervention pour la restauration, la protèction et l'entretien de tels valeurs distingtifs et de leurs modalités dans le temps.
- c) un plan de valorisation pour l'identification des formes de l'intèrvension plus appropriés a des fins du relèvement économique-social du site historique de Gjirokastra dans le cadre d'un rôle potentiel soit dans l'interieur de la ville, soit dans son intégrité.

Plan de connaissance

La ville historique de Gjirokastra se base sur les études relévés et des indices systématiques de son complexe et des ses édifices significatives monumentales de l'année 1961-1962 jusqu'aujourd'hui, achèvés sous la responsabilité de l'IMC par son filial auprès de Gjirokastra. Ce cadre connu se constitue particulièrement de deux ordres de schèdes ajournée jusqu'au 1990. L'un est relative aux monuments classifiés du 1^{er} catégorie et aurait des intérêts historiques-architectoniques. L'autre est relative aux constructions classifiés du seconde catégorie et aurait des intérêts historiques typologiques.

Tous ces schèdes porteront les relévés des constructions en échelle 1 : 100 et 1 : 50 avec la planimètrie, les façades et les secteurs accompagnés en détails architectoniques du style et décoratifs avec la documentation photographique déterminé.

Il faut noter que ces schèdes ont été arrangé principalement comme une base pour les projets de restaurations qui ont intéressé divers constructions dans le temps et pourtant elles constituent une base

informative pour les interventions au futur de la ristrutturation et de l'entretien.

Ce processus systematique des relevés s'est interrompue au 1990 et s'est repris sous le guide de IMC, mise au jour relativement.

1. Dans l'état de conservation des valeurs particuliers.
2. Aux methodologies des relevés.

A ce propos est très significatif qu'un programme opportun commence avec le Politechnique de Bologne pour les relevés des edifices (schèdes).

Parallèlement à cette récolte des archives de documents et des relevés techniques est en cours d'élaboration d'une récolte systematique des lois et des mesures de tuteles, des valeurs particuliers de Gjirokastra, dès que en 1961 jusqu'au aujourd'hui.

Le plan de conservation

La ville de Gjirokastra est l'une des villes albanaises proclamé « ville-musée » par la République d'Albanie au 1961 en vertu de la décision de l'année 1959 a propos de conservation du Patrimoine architectonique et monumental.

A la suite de cette décision la zone centrale antique de Gjirokastra s'est mise sous la protection spécial de l'Etat et s'était l'Université de Tirana qui s'est engagé de rédiger les études, le projet, le règlement spécifique et d'attendre leur rédaction. Et même l'Université, est à la charge de donner des instructions spécifiques, en matériel de restauration, de gestion et de l'entretien.

Plus tard c'est IMC qui a pris le rôle de primaire soit pour ces travaux de connaissance sur le Patrimoine; soit pour la rédaction des plans de protection de la ville-musée même aussi pour l'élaboration des projets de restauration des monuments. IMC a rédigé le plan qui est approuvé en 1973, le règlement succesif du quel s'est la mise à jour en 1984 avec celui de la ville de Berat. Le plan et le règlement succesif ont déterminé le pèrimetre de la ville-musée qui s'est fixé en deux zones.

Les objectifs et les finalités de l'intervention

Les objectifs principales qui doivent être arrivés sont :

- a) La valorisation des Biens Locaux à travers la formation du personnel, en étant à l'état de collaborer à l'élaboration du plan, de contrôler des phases de gestion et d'être prêt de faire d'éventuels changements et modifications, pendant la phase expérimentale et exécutive de ce plan.
- b) L'organisation d'une structure convenable des utils informatifs (hardware et software) conforme aux besoins sortis de la rédaction, de la prévoyance et la reproduction des élaborateurs en n'excluant pas leur administration.
- c) La terminaison d'un système de règles et de procédures administratives pour la gestion des transformations du territoire qui consiste à supprimer cette phase actuelle de la faiblesse du cadre général normatif.
- d) Le renforcement de la municipalité qui finit d'un contexte transparent, confronté aux objets institutionnels de divers niveaux avec la communauté locale d'un système de règles communs.

Le plan de valorisation

L'intention d'intégrer le programme de conservation illustré précédemment, avec une politique du développement actif et le renouvellement de Gjirokastra, la Mairie a agit la rédaction d'un plan de développement, sous la guide de Packard Foundation.

Cet étude définit le cadre des objectifs principaux qui doivent guider les politiques publiques pour la conservation et le développement de la ville et particulièrement détermine les mesures dans les secteurs suivants:

- le tourisme
- l'hospitalité
- le riqualfication des espaces publiques
- le règlement du trafic
- l'interventions de renouvellement économique
- la protection des ressources de paysage et d'environnement
- la valorisation des ressources archéologiques

**LE PROGRAMME D'INVESTISSEMENTS PUBLICS DANS LA ZONE-
MUSÉE DE LA VILLE DE GJIROKASTRA 1997-2003**

Nr.	LA DÉNOMINATION DE L'OBJET	Le prix total (lek)	Realisé jusqu'au 2003
	1997		
1	Des mesures ingénieriques autour de la citadelle de Gjirokastra	102 000 000	42 000 000
2	La systémation et la réhabilitation dans la rue « Palorto »	3 000 000	1 000 000
3	La systémation du marché au Bashtene e Teqesë	3 000 000	3 000 000
	1998		
4	La reconstruction du centre culturel de Gjirokastra	400 000	400 000
5	La reconstruction du Musée Ethnographique	1 600 000	1 600 000
6	La systémation et la réhabilitation des rues de la ville	2 500 000	2 500 000
	1999		
7	La systémation et la réhabilitation des rues de la ville	2 500 000	2 500 000
8	L'intervention urgente dans le fortesse	800 000	800 000
9	La reconstruction de la place de « Kokone »	330 000	330 000
	2000		
10	La systémation et la réhabilitation des rues	8 000 000	8 000 000
11	La reconstruction de la rue Postbllok-Sheshi i Çerçizit	7 000 000	7 000 000
	2001		
12	La reconstruction du Musée des Armes	4 000 000	4 000 000
13	La reconstruction du buste H. Z. Çajupi	1 500 000	1 500 000
	2002		
14	La systémation et la canalisation de la rue « Prroi i vogel » de la Bibliothèque jusqu'au Carrefour Granice	5 000 000	5 000 000
15	La reconstruction du Musée Ethnographique	2 500 000	2 500 000
16	La reconstruction de la rue (auprès de l'école Çajupi)	1 500 000	1 500 000
17	L'asphaltage de la rue Dunavat	3 800 000	3 800 000
18	La reconstruction de l'école Liria	6 000 000	6 000 000
19	La reconstruction de la rue Postbllok-Sheshi i Çerçizit	22 000 000	22 000 000
	2003		
20	La reconstruction du théâtre « Zihni Sako »	5 000 000	5 000 000
21	La reconstruction du Musée des armes	3 000 000	3 000 000
22	La systémation et la réhabilitation des rues de	2 000 000	2 000 000
23	La reconstruction de la rue Manalat	1 600 000	1 600 000

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ANNÉES 2003 – 2010**

Nr.	LA DÉNOMINATION DE L'OBJET	Le prix total (lek)
1	Des mesures ingénieriques autour de la citadelle	60 000 000
2	Unaza-Qafa e Pazarit-Palorto, Granice-Qender 18 Shtatori	72 000 000
3	Des mesures ingénieriques et la reconstruction de la rue de l'école N. Frasheri – Qender Manalat	60 000 000
4	La reconstruction de la rue Urat e Medha-Dunavat II	32 000 000
5	La rue du quartier Cfak-le quartier Manalat	35 600 000
6	La reconstruction de la vieille rue de l'entrée à la ville	64 000 000
7	La reconstruction de la rue Postbllok-Sheshi i Çerçizit	95 000 000
8	La reconstruction de la rue Fabrika e kepuceve – 7 kronjte	34 000 000
9	La systémation des torrents montagneux	
	a) au torrent dans le quartier Partizani	37 000 000
	b) au torrent dans le quartier Palorto	28 000 000
	c) au torrent dans le quartier Dunavat	36 000 000
10	La reconstruction de la canalisation des eaux noirs dans la zone-musée	
	a) dans le quartier Palorto	5 000 000
	b) dans le quartier Dunavat I	6 000 000
	c) dans le quartier Dunavat II	7 000 000
	d) dans le quartier Cfake	6 000 000
11	La construction et la reconstruction des murs porteurs dans la zone-musée	52 000 000
12	La reconstruction des canalisations des eaux blanches dans la ville	125 000 000
13	La reconstruction de l'éclairage routier et décoratif dans la ville	65 000 000
14	La reconstruction des parcs et des manèges pour les enfants	62 000 000
	TOTALE	881 000 000

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THE LAW OVER THE CULTURAL HERITAGE

LAW Nr. 9048, Date 07.04.2003 “FOR THE CULTURAL HERITAGE”

THE LAW OVER THE CULTURAL HERITAGE

LAW Nr. 9048, Date 07.04.2003 “FOR THE CULTURAL HERITAGE” In accordance with the Article 59, point 1, letter “g”, Article 78 and 83, point 1 of the Constitution, with the proposal of the Council of Ministers,

THE PEOPLE’S ASSEMBLY OF THE REPUBLIC OF ALBANIA D E C I D E D:

CHAPTER I - GENERAL CLAUSES

ARTICLE 1

This Law aims at the declaration and the protection of the cultural heritage within the territory of the Republic of Albania.

ARTICLE 2

The object of this law comprises the values of the cultural heritage, the prevision of the rules on its protection and the duties and responsibilities of the bodies operating in this field.

ARTICLE 3

For the purposes of this Law, the definitions used have the following mean: 1. “Architectural Ensemble” is the whole of a set of buildings, having the same creative concept; 2. “Historical Ensemble” is the community of urban-architectonic values provided with its historical ones as well; 3. “Museums Ensemble” is the whole of the urban-architectonic values protected by the state; 4. “Urban Ensemble” is the community of urban – architectonic having a civil center, which might be set up by one or several parts of a residential area. 5. “Urban, Architectonic and Traditional Ensemble” is the urban – architectonic whole of a residential center, formulated according the composition criteria of the past. 6. “Traditional Architecture” means the architecture of the past having relatively wide coherent implementation. 7. “Damage” is the intervention to the detriment of the cultural treasure, tangible or intangible infringing on the function or the original frontage of these properties; 8. “Oral folklore” is the folk creation text, not followed up by the music, which is read or told. 9. “Instrumental Folklore” is the popular musical creation being interpreted by popular musical instruments; 10. “Choreographic Folklore” means the dances and the creations , which are performed with or without musical instruments; 11. “Vocal Folklore” include the musical compositions either sung or interpreted both provided with text and music; 12. “Specialized state institutions” comprise the Institute of Cultural Monuments, the Institute of Archaeology, the Institute of Folk Culture, The General Directorate of State Archives, The National center of Cultural Folk Activities. 13. “Inventory” means the record and the identification of the cultural heritage objects; 14. “Informatics cataloging” deals with the record of data according to the scientific standards set on the identification and quick administration of the cultural property; 15. “Protection” is the mean and way of legal aspect

or not of the preservation, maintenance, restructuring or conservation of the cultural heritage; 16. "Cultural monument" is the object or the construction of cultural and historical values protected by the state; 17. "Object under preliminary protection" includes the cultural and tangible property, expected to be declared cultural monument by the responsible body. 18. "Object under supervision" is the cultural property not yet declared cultural monument, to be included as property under state protection. 19. "Unique object" is the architectonic work in general use or of artistic or ornamental features, which up to a given moment, are identified as the only cultural and tangible heritage; 20. "Archaeological Park" is the area space of environmental values where there are preserved construction ruins, discovered by the archaeological excavations being protected by the state. 21. "Object's passport" is the identifying filing card of a cultural heritage object, where are put the object's photo, films, sketches, placing, measures, weight, composition, the computerized code, the author, the preservation place, description and the history. 22. "The Archaeological center" is the area space where there are preserved monuments and archaeological objects on and under the ground. 23. "Historical center" is the urban or rural ensemble of historical and cultural values under state protection; 24. "Museum town" is the urban center being protected by the state for its historical and cultural values. 25. "restoration" is the evaluation of the original substance of the monuments through intervention for the prevention of further degradation and for putting into prominence of their values. 26. "The status of the object" implies the legal status of the object; 27. "Heritage of national values" is the cultural, tangible or intangible property having historical and cultural values for the Nation; 28. "Heritage of museum values" comprises the cultural and tangible property, which for its historical, cultural or artistic values deserves to be preserved in the museum of various profiles; 29. "Heritage of particular values" is the cultural, tangible and intangible property of noticeable values.. 30. "Heritage of unique values" comprises the cultural, tangible or intangible property, unique in its kind; 31. "Archaeological value" include the monuments, historical settlements of various kinds, objects or parts of construction works or settlements, coming out by archaeological excavations, bearing historical and cultural values; 32. "Ethnological value" include the values of culture, tangible or intangible,, which are linked to the essential features of a Nation. 33. "Traditional craft" is the tangible part and the concentrated experience of our popular handicrafts' masters through centuries. 34. "Archaeological area" is the surface area over which are situated the monuments being discovered by the archaeological excavations or where it is identified the existence of stratum bearing archaeological compositions;

ARTICLE 4

The cultural heritage is composed of tangible and intangible values, which are part of the national property. I. The tangible values of the cultural heritage are as follows: 1. Objects of immovable cultural heritage, where there are included: a) centers, zones and regions, dwelling or non-dwelling, of archaeological historical, ethnological, architectonic and engineering value. Here are included also objects of such characteristic being of ruin situation, of over 100 years old. b) Urban, architectonic and historical ensemble, buildings or building constructions of particular values; As such are the objects of this kind in ruin status, of over 100 years old; 2. Objects of movable cultural heritage, where there included: a) Objects, parts or elements of objects, as described in letter "b" of point 1 of this Article, such

as mosaics, capitols, sculptures, columns, mural pictures, icons, iconostate, characteristic ceilings, epitaphs, tombs, of 100 years old. b) Archaeological movable stuffs, coming out from archaeological excavations, are collected by the archaeological searches or they come as occasional findings or which are preserved in collections or other various funds; c) The artistic creations of all kinds and types. Here there are excluded the creations of the living authors; d) Archive documents of national historical importance. e) Manuscripts and publications, books and periodicals of particular historical and bibliographical values. f) Various philatelic, numismatics art collections, of a seniority over 25 years old. g) Traditional working, handicrafts and living tools. The mechanisms, machineries or the objects for everyday or ceremonial use, of artisan, ethnographic or historical values, objects produced in artisan way, of an old age of over 50 years and also fabricated objects of a seniority over 75 years old. h) Producing technology of traditional products; i) Cold steel and fire arms, both handicrafts and fabricated productions of the beginning of II World War; j) Individual objects of historical distinguished personalities. k) The objects included into the properties' inventory, declared under preservation or protection, of the museum network and of the art galleries and state institutions of the country up to the year 1991. II. The intangible values of the cultural heritage are as follows: 1. The use of the Albanian language in the literary works; 2. The memory recall verbal (wordy) folklore, written or recorded; 3. Vocal, choreographic or instrumental folklore; 4. Customs and traditional habits (morals); 5. beliefs and traditional dependences; 6. various traditional crafts;

ARTICLE 5 1.

The tangible and intangible values of the cultural heritage, which are presently excavated or created, despite their proprietorship, are protected by the state. 2. The Minister of Culture, Youth and Sports declares the National day of the Cultural Heritage.

ARTICLE 6

The Ministry of Culture, Youth and Sports, the Academy of Sciences, the General Directorate of State Archives, the Universities as well as the local governing bodies, in accordance to their own respective fields of investigations, carry out the searches, the protection, the preservation, the restoration, the treatment, the study, the inventory and the informatics filing of the cultural heritage objects.

ARTICLE 7 1.

The Institute of the Cultural Monuments, the National Centre of the Cultural Properties' Inventory, the Institute of Archaeology, the Institute of Folk Culture and the General Directorate of the State Archives, in pursue to the scientific criteria, ascertain the values of the tangible and intangible cultural heritage, as such already declared, which are property of any physical or legal person, and make up their certification. 2. These objects, , must be obligatorily recorded in the National Center of the Cultural Property Inventory, which issues the certification passport of the object based on the above mention data. 3. Whatever some change into the proprietorship of the objects should be registered in the National Center of the Cultural Property Inventory.

ARTICLE 8

Each physical or legal person is binding to preserve the whole of values of the cultural heritage and of the history which he/she owns or gets n use, following the criteria set by this Law or by-law acts issued in appliance to this Law.

ARTICLE 9 1.

The objects of the cultural heritage of particular national and unique values, which are not state property, might be collected, sold, bought, come into heir or gifted between Albanian citizens living within the territory of the country. 2. The Albanian state enjoys the right of pre-purchasing of the objects of particular national and unique values of the cultural heritage being under private proprietorship. 3. Any individual proprietor wishing to sell an object of the cultural heritage is asked to present in the Ministry of Culture, Youth and Sports the object' s passport. The Ministry of Culture, Youth and Sports, aster consultations with the specialized bodies of the respective field, replies to the object's owner within 30 days after the submission of the request. In case the Ministry of Culture, youth and Sports is interested to buy this said object, it begins the evaluation procedures. Otherwise, the owner has the right to carry out the selling by attaching to the object's documentation the written recommendation of the institution which has ascertain the evaluation. 4. For the evaluation of the immovable cultural heritage objects, in private ownership, which are taken out of the territory of the Republic of Albania, it is set up Standing Commission composed of experts coming from scientific specialized institutions, which upon the completion of the of objects' ascertain, recommends to the Ministry of Culture, Youth and Sports the delivery or not of the permission to export these objects out of the territory of the country. 5. The functioning of the Commission, the evaluation' s procedures and the scientific criteria, the selection of the members and their honorarium are set by the Decision of the Council of Ministers.

ARTICLE 10 1.

The displacement of the cultural heritage values to better preserve their values into proper premises as far as the security and the microclimate is concerned, and in accordance to the object's features, is performed by the Institute of the Cultural Monuments, the Institute of Archaeology, the Institute of the Folk Culture or the General Directorate of the State Archives. 2. The displacement is carried out after the above mentioned institutions have completed the respective documentation and searches and after they have realized the recording of the displacement in the National center of the Cultural Property Inventory.

ARTICLE 11

The multiplying or the reproduction of the certified objects of the cultural heritage must be done in accordance with the provisions of the legislation in force " On the copyright" and after getting the permission from the National Center of the Cultural Properties' Inventory.

ARTICLE 12

The objects of the cultural heritage in private ownership, having special national and unique values, in case of public interest, may be expropriated on the basis of legal provisions in power related to the expropriation.

ARTICLE 13

The physical or legal persons having in their ownership recorded objects of cultural heritage values, movable or immovable, are obliged to keep them under good conditions. For reasons of restorations, they must apply to the Institute of the Monuments, Institute of Archaeology, the Institute of Folk Culture or to the licensed subjects, following article 17, point 3.

ARTICLE 14

In cases of natural calamities, of the demolition or combustion of the cultural heritage valued objects, when it is not decided upon its reconstruction over the remaining location or the ruined property, the construction is allowed only over the previous land surface and volume being strict to the category and the type of the damaged monument.

ARTICLE 15 1.

The Institute of the Cultural Monuments, the Institute of Archaeology, the Institute of Folk Culture or the General Directorate of State Archives, on the authorization of the owner or in his presence have the right to examine the physical condition of the object or of the objects under private ownership. 2. The proprietors of each object, following the request made by the above mentioned institutions, are obliged to allow the examination of the physical condition of the objects.

ARTICLE 16 1.

The specialized governmental institutions, in agreement with the owners and possessors of the cultural heritage objects, create the premises to exhibit these objects to the public. 2. The photographing, the shooting or the computerized filing and the publication of the cultural heritage objects, being exhibited into local museums, will be made after getting the permission from the governmental institution which this museum is dependent upon. For such objects, exhibited in the national museums, the permission must be approved by the Minister of Culture, Youth and Sports.

ARTICLE 17 1.

The restoration of the cultural heritage objects is performed by the specialized governmental bodies and by the physical or legal persons being provided with the proper license. 2. The physical or legal persons, applicant to get the license in exercising the restoration profession in the field of cultural heritage, are assayed by the national Council of Restorations. 3. The National Council of Restoration is set up upon the commitment of the Minister of Culture, Youth and Sports, and it is composed of representatives from the specialized institutions and personalities of the respective field. The setting - up and the

functioning of this Council are defined in its rules being approved by the Minister of Culture, Youth and Sports. 4. The license to practice the job in this field is approved by the Minister of Culture, Youth and Sports. 5. The works of restoration, which are accomplished by out-of-governmental system institutions, charged with the protection, conservation, restoration and surveys, are mandatory supervised by the governmental institutions. 6. Whatever the case, the restoration projects should be approved by the National Council of Restoration.

ARTICLE 18

The fund for the maintenance, restoration, finding out and the searching of the cultural heritage values comes from the state budget, being allocated to the Ministry of Culture, Youth and Sports; from revenues coming from their usage and from any other legal source being donated by various foundations, organisms or institutions, both domestic or foreign, governmental or private, or even donations by physical or legal persons. The fund acquired by the utilization of the cultural monuments are totally used to the benefits of monuments' restoration and maintenance.

CHAPTER II - THE MOVABLE CULTURAL HERITAGE

ARTICLE 19 1.

The displacement from certain places of the movable cultural heritage objects, being state property of ordinary or particular values, of national or unique ones, to safeguard, restore, search or exhibit them within the country or the alienation of the property, is made upon the authorization of the Minister of Culture, Youth and Sports. 2. The displacement from certain places of the movable cultural heritage objects, being state property of common values, to safeguard, restore, search or exhibit them out of the territory of the Republic of Albania, is made upon the authorization of the Minister of Culture, Youth and Sports. 3. The transfer of the movable cultural heritage objects, of exceptional national and unique values, with the aim to protect, restore, study or exhibit them out of the territory of the Republic of Albania, is executed upon the authorization of the Council of Ministers. The procedures of such transfers are defined by the directive of the Council of Ministers, following the international conventions being ratified by the Republic of Albania to this end. 4. In any case, the permission issued should be registered to the National Center of Cultural Properties' Inventory.

ARTICLE 20 1.

The cultural heritage objects being extra special, of national and unique character, are not gifted and exchanged, whatever the case. 2. On special occasions, the movable cultural heritage objects may be given as presents or exchanged between homologue institutions in other countries, when it is to the benefits of the nation and the objects are of equal value. The gift or the exchange is made upon the decree of the Council of Ministers.

ARTICLE 21 1.

The Albanian state directly becomes the legal proprietor of the cultural heritage objects, which do not belong to the state property, but they are stolen or lost, and if their

owner is not identified. 2. The Albanian state directly becomes the legal proprietor of the movable cultural heritage objects, which do not belong to the state property but they are illegally elicited abroad.

ARTICLE 22

The movable cultural heritage objects, the archives and the collections of the governmental and non-governmental institutions as well as those exhibited in the national or local museums, governmental or non-governmental ones, are protected and managed in accordance with the rules of the institutions themselves, which are compiled in conformity with this Law and with the legislation regarding the archives.

ARTICLE 23

In cases when the buildings where the state archives or other important valuables of the cultural heritage are secured, are turned back to the original proprietors and the expropriation is impossible, the Council of Ministers arranges the settling of these institutions to other proper premises.

CHAPTER III - THE IMMOVABLE CULTURAL HERITAGE

ARTICLE 24 1.

The object of the cultural heritage is protected under the following division: a. watching; b. preliminary protection; c. cultural monument of the 2nd category; d. cultural monument of the 1st category 2. The objects in block are defined according as : archaeological park, museum city, museum area, historical city, archaeological center and museum ensemble. 3. The complete or partial divest of the state protection over an object or group-objects of the cultural heritage is an exclusive right of the body having previously declared such protection.

ARTICLE 25 1.

The objects under watch (observance) comprises all the objects in wrecking condition, castle, cult (worship) objects, engineering constructions, public or luxurious constructions, built prior the year 1900 and those being under usage, built before the year 1944. Such a status is declared by the Institute of the Cultural Monuments and it is permanent. 2. The changing or abolition of this status is made on the request of the object' s proprietor addressed to the Institute of the Cultural Monuments. 3. There may not be changes or damages over the object enjoying such status, without the prior written permission of the Institute of the Cultural Monuments.

ARTICLE 26 1.

The Institute of Cultural Institute declares "object under preliminary protection" any object of rare values. This status is given for a period of 6 months during which the institution must carry out the procedures to evaluate the further status of the said object. 2. Over the period defined in point 1, any intervention into the physical condition of the object is

prohibited. ARTICLE 27 Monuments of 2nd category comprise all the constructions on the museum areas and those in the protected areas of the museum cities in the historical centers not defined as monuments of 1st category. They are conserved in architectonic volumes and structures (composition) of their outer appearance. The Minister of Culture, Youth and Sports declares them cultural monuments of 2nd category.

ARTICLE 28 1.

Monuments of 1st category are the constructions of distinguished values and of special importance to the cultural heritage. They are conserved in the entirety of their architectonic and technical components. 2. The composition of the volumes, the architectonic treatment of the exteriors and interiors as well as the plan and functional solution of these monuments can not be altered. 3. The new constructions close to them must respect the distances of the protected areas. 4. The Minister of Culture, Youth and Sports declares them cultural monuments of the 1st category.

ARTICLE 29 1.

Museum city, museum area, historical center, museum ensembles, the centers and the archaeological parks include that category of objects in block, which are conserved in their entirety as historical – archaeological, monumental, architectonic – urban and environmental complexes, and it is for this reason the new constructions should not interfere to the existing objects, except the engineering subterranean networks. 2. The rules governing the administration of the abovementioned objects are approved by the Council of Ministers on the proposal of the Minister of Culture, Youth and Sports. 3. The cultural monuments of the 1st and 2nd category inside the historical centers, museum cities and the museum ensembles may be utilized on other functions as well which do not affect their values. There may be settled governmental or private institutions, such as museums, libraries, monument parlor, phototeques, art gallery and various exhibitions.

ARTICLE 30

The specialized institutions of the cultural heritage fields, the local authorities and the owners or possessors of the objects enjoy the right to propose the declaration of cultural monuments of an object. The proposal should be addressed to the Minister of Culture, Youth and Sports.

ARTICLE 31 1.

The museum city, museum areas, the archaeological zones, the historical centers, the museum ensembles and the archaeological parks are declared as such on the decree of the Council of Ministers, after the proposal of the Minister of Culture, Youth and Sports. 2. The total or partial abolition of the protection level over the cultural monuments is made by the decision of the same body having previously taken such decision.

ARTICLE 32 1.

A terrain or wasteland around the cultural monument is determined as a protected area, matching their architectonic values, their urban–esthetic suitability, their surrounding and the ecologic environments. 2. The dimensions of the protected area are defined by the organ declaring the monument based on the result of the survey accomplished by the Institute of the Cultural Monuments.

ARTICLE 33 1.

The excavation, restoration, the utilization and any other action taken over the cultural monuments as well as any modification on the land location around put under their protection, is only effectuated by the authorization of the Archaeological Institute or of the Institute of Cultural Monuments. 2. The excavation of archaeological character and the use of the metal-tracer equipments by people or unauthorized subjects are forbidden.

ARTICLE 34

The local government units collaborate with the Institute of Cultural Monuments and the Institute of Archaeology for the preservation protection of the cultural heritage objects situated over the territory of their jurisdiction. The Ministry of Culture, Youth and Sports defines the ways of the cooperation.

ARTICE 35

The works for the maintenance, of restoration and the revitalization of the cultural monuments are accomplished using the funds allocated by the Ministry of Culture, Youth and Sports through the State Budget, after the approval of their working plans by the Institute of the Cultural Monuments.

ARTICLE 36 1.

The state covers all the expenses for the preservation of the historical -artistic values, which are not linked to the objects' stability (constancy), for the cultural monuments of 1st and 2nd category, property of non-governmental subjects. 2. The other restoring works over these monuments are covered as follows: a) 50% by the state and 50% by the owner for the monuments of the 1st category; b) 30% by the state and 70% by the proprietor for the monuments of 2nd category.

ARTICLE 37 1

When the non-governmental proprietor of the cultural monument do not possess funds to cover the restoring works, after the planning of these works, the state intervenes to the banks to get long-term loans on softening terms. 2. When the owner refuses the loan and when the monument risks to be demolished, the restoring works are even carried out without having his consent, by the Institute of the Cultural Monuments or by other licensed subjects. Upon the completion of the works, the owner is obliged to pay his own part of the expenses, in accordance with the article 36 of this Law.

ARTICLE 38

Any decision taken by the Councils of Territory rehabilitation to intervene or construct into the areas declared cultural monuments or protected area close to a cultural monument, despite its proprietorship, is non-effective (invalid).

ARTICLE 39 1.

The cultural monuments may be revitalized for administrative and social – cultural reasons, on the condition that the new function should not affect the monument's value. 2. In any case, the utilization of the cultural monuments is allowed only after signing the contract between the user and the owner, who is asked to inform the Institute of the Cultural Monuments.

ARTICLE 40 1.

The sticking of the publicity papers over the cultural monuments is made only on the occasions of cultural festivities and they are temporary. 2. The cultural activities into the cultural monuments objects are organized only in cases when they do not risk or affect their values. 3. The Minister of Culture, Youth and Sports issue the permission to organize the cultural events and the putting of the publicity papers on them.

ARTICLE 41

The searches, the polling and the archaeological excavations over the whole territory of the Republic of Albania are monopoly of the Albanian state.

ARTICLE 42 1.

The activities described in article 41 are performed by the Institute of Archaeology. 2. These activities are accomplished based on the works coordination between the Institute of Archaeology and the Institute of the Cultural Monuments. 3. To realize these events, there may be cooperated with other specialized institutions, state or private ones, domestic or foreign. These co-operations are based on the agreements or contracts, bilateral or multilateral. The exclusivity of the foreign institutions is excluded. In any co-operating case, it is obligatory to have the approval of the supreme body.

ARTICLE 43 1.

The centers, the areas and the archaeological parks are defined by the Institute of Archaeology and the Institute of the Cultural Monuments. Over the territories included in this group, any kind of intervention of constructing character or other activities that harm them, are prohibited. 2. The archaeological areas under survey are defined by the Institute of archaeology and the Institute of the Cultural Monuments. Each intervention over these areas is performed in the presence of the above institutions' experts.

ARTICLE 44

The archaeological objects, found during the archaeological excavations, are property of the Albanian state.

ARTICLE 45

The physical or legal persons, who discover or excavate, at random, objects of the cultural heritage, are bound to inform, within 20 days, the cultural local bodies, the Institute of Archaeology and the Institute of the Cultural Monuments by declaring the finding way and place. After the documentation of the object, the experts commission set up to this end evaluate the values and decide upon the further status of the object and, the remuneration of this person.

ARTICLE 46

On the purpose of following up the occasional archaeological excavations, coming out during the agricultural diggings, engineering construction works or building constructions and taking the measures to preserve the values of these objects, when the respective units of the Institute of Archaeology and the Institute of the Cultural Monuments do not cover them, there are established special sets of temporary function on the decree of the Minister of Culture, Youth and Sports.

ARTICLE 47

In cases of huge constructions over the state or private property territory, such as roads, highways, airports, industrial works, new housing centers, the investors, during the drafting and applying their projects, are bound to consult with the experts of the Institute of Archaeology and the Institute of the Cultural Monuments. The experts check the area and prepare the respective report. When the area features important archaeological, ethnographic values or traces of ancient or traditional architecture, the project must be modified. The proposal to modify the project must be delivered by the institutions having performed the checking and the expenses for these modifications must be covered by the investors themselves.

ARTICLE 48 1.

When right after the construction works have begun, there are found traces or objects of archaeological – ethnological values, the work will immediately be suspended. The leaders and the investors of the works will inform within three days the local authorities, the Institute of Archaeology and the Institute of the Cultural Monuments, who are responsible to make the respective check-in , to report on the values found and make the proposals on the continuation or not of the working procedures. 2. If the findings are of important values, the started works may undergo changes or may be eventually interrupted. In such a case the decision is taken by the body enjoying the right to authorize the starting of the works. 3. In the case the workings should undergo changes, all their expenses as well as those covering the scientific searches, the necessary restoring or preserving activities, will be totally covered by the investor.

CHAPTER IV - ADMINISTRATIVE VIOLATION

ARTICLE 49 1.

There will be called administrative violations and be fined with the respective penalties the following offences, when they do not make up a penal deed: a. the violations referred to Article 7 are fined with a penalty starting from 10.000 to 20.000 Albanian Leks; b. the violations referred to Article 8 are fined with a penalty starting from 30.000 to 50.000 Albanian leks; c. the violations referred to Articles 11 and 19, are fined with a penalty starting from 20.000 to 50.000 Albanian leks. d. The violations referred to Article 14 are fined with a penalty starting from 100.000 to 500.000 Albanian leks; e. The violations referred to Article 16, point 3 and Article 26, point 2, are fined with a penalty starting from 100.000 to 300.000 Albanian leks; f. The violations referred to Article 28, point 2 are fined with a penalty starting from 100.000 to 500.000 Albanian leks; g. The violations referred to Article 33, point 1 are fined with a penalty starting from 50.000 to 500.000 Albanian leks; h. The violations referred to Article 45 are fined with a penalty starting from 10.000 to 50.000 Albanian leks. i. The violations referred to Article 33, point 2 are fined with a penalty of 100.000 Albanian leks up to the confiscation of the equipment. j. The violations referred to Articles 47 and 48 point 1, are fined with a penalty starting from 1.000.000 to 5.000.000 Albanian leks. 2. The damage caused on the unique objects of the cultural heritage constitutes a penal act and it is penalized according to the penal legislation.

ARTICLE 50 1.

The inspectors of the Institute of Archaeology, of the Institute of the Cultural Monuments and of the National Center of the Cultural Property Inventory enjoy the right to impose the penalty, in accordance with the field they cover. 2. The treatment of the administrative violations, the claiming and the execution of the decisions are preformed based on the procedures and the terms defined in the Code of the Administrative Procedures. 3. The amount cashed by the fine-collecting goes 50 % to the State Budget and 50% to the institutions legally responsible for the object.

CHAPTER V - TRANSITORY AND FINAL DISPOSITIONS

ARTICLE 51

Each physical or legal person, owning objects comprising movable cultural heritage, must declare them to the cultural bodies of local government and record them into the National center of the Cultural Property Inventory following the procedures set by this Center, within a time of two years starting the entering into force of this Law.

ARTICLE 52

For the cultural monuments given on rent before this Law enters into force, the loan contract for the remaining period should be arranged in accordance with the dispositions of this Law.

ARTICLE 53 1.

The Institute of the Cultural Monuments and the Institute of Archaeology, should present, within the time of 6 months from the date this law enters into force, to the Council of Ministers the list of the archaeological areas inside the territory of the residential centers of Shkodra, Lezha, Kruja, Durres, Elbasan, Berat, Vlora and Saranda to be approved. 2. Within the period of one year from the date this Law enters into force, the Institute of the Cultural Monuments and the Institute of Archaeology present to the Council of Ministers the list of the bordering lines and the rules of administering the archaeological parks of Shkodra, Lezha, Apollonia, Bylis, Amantia, Orikum, Antigonea, Finiq and Butrint to be approved. 3. The specialized institutions under the authority of the Ministry of Culture, Youth and Sports whose statutes are approved by the Minister of Culture, Youth and Sports, should revise, within a period of 6 months from the date this law enters into force, their statutes in accordance with this Law.

ARTICLE 54

It is the Council of Ministers in charge to issue bylaws in compliance of this Law, based on the Articles 9 point 5, Article 19 point 3, Article 20 point 2, article 29 and 31 point 1.

ARTICLE 55

The Law nr.7867, date 12.10.1994 “ For the protection of the cultural heritage, movables and immovable, is abrogated. ARTICLE 56 This Law enters in force 15 days after its publication in the Official Gazette. Declared by the Decree nr.3804, bearing the date of 5th May 2003 of the President of the Republic of Albania, Alfred Moisiu.

2005-01-27

PEOPLES REPUBLIC OF ALBANIA

COUNCIL OF MINISTERS

DECISION

ON THE PROCLAMATION OF

MUSEUM-TOWNS

1961

PEOPLES REPUBLIC OF ALBANIA

COUNCIL OF MINISTERS

DECISION

ON THE PROCLAMATION OF MUSEUM-TOWNS

The Council of Ministers based on the Decision of the Political Bureau of Central Committee of Albanian Labor Party No. 228, dated 07. 07. 1959; “Over our nation’s patriotic and revolutionary traditions” and being aware of the architectural features and monumental heritage of some of the cities of our country, on the meeting of 2nd of May, 1961,

DECIDED:

1. The proclamation **Museum-Town**, and as such being under the special protection of the State, of the cities of Gjirokastra and Berat, the old inhabited center and the underground of the city of Durrës and the Old Bazaar of the city of Kruja.
2. The State University of Tirana has the task to complete within the year 1961 the Zoning of the Museum-Town of Berat and the respective regulation. The study, project and regulations of Museum-Town of Gjirokastra, the Old part and the underground of Durrës and the old Bazaar of Kruja should be completed by the end of 1962.

3. Till completion of the studies, projects and regulations related to the cities of Gjirokastra, Durrës and Kruja, the maintenance and restoration works in these cities should be carried out in accordance with the terms and regulation of the Museum-Town of Berat as well as the specific instructions of the State University of Tirana.
4. The Implementation of this Decision is achieved by the Ministry of Education and Culture.
5. This Decision comes to power immediately.

General Secretary of the

Council of Ministers

Spiro Rusha

President of the

Council of Ministers

Mehmet Shehu

REGULATION

FOR THE ADMINISTRATION OF THE HISTORICAL CENTER OF THE MUSEUM-TOWN OF BERAT

Article 1

Aims and Objectives

This regulation aims at establishing rules for the administration, protection, conservation and restoration of the Historical Center of Berat, proclaimed a Museum Town on decision of the Council of Ministers, nr. 172, on 02.06.1961.

The main objectives of this regulation are:

1. Administration of the Historical Center of the Museum-Town of Berat according to the
map, attached to this Regulation as its integral part.

2. Protection, conservation and restoration of the historical and cultural values of the
Historical Center of the Museum-Town of Berat.

3. Ways of collaboration with the local government of Berat for the administration,
protection and restoration of the values of the Historical Center of the Museum-Town
of Berat as a cultural heritage.

Article 2

The Structure of the Historical Center of the Museum-Town of Berat

The Historical Center of the Museum-Town of Berat, as part of Cultural heritage and bearing historical, urban and architectonic values is subject under Law nr. 9048, dated 07.04.2003, “On Cultural Heritage”. The Historical Center of the Museum-Town of Berat is composed by:

1. The Historical Center
2. The zone under protection
3. The free zone

according to the map attached as its integral part.

Article 3

The Historical Center

The Historical Center is the part of town which bears the best values of Berat city. In its wholeness, it is preserved as a monumental complex with important urban, architectonic and environmental values. No new constructions are permitted in this zone. To meet the most necessary needs for administrative social and cultural buildings, when possible, cultural monuments preserved inside this zone, may be used, without spoiling the values for which they have been put under protection.

Article 4

The boundaries of the Historical Center

Inside the boundaries of the historical center are:

The Castle quarter, Mangalem quarter, Gorica quarter, and the Medieval Islamic Center.

The lapidary at the nape of the Castle, the old route descending onto two directions embracing it on two sides, taking a turn at the Islamic center, where there is the Mosque of the Ruler, the Helvettyie Tekke and the Inns (konake) of the Tekke. Inside these boundaries there are also the secondary ambients, and the gates of the houses surrounding the Islamic Center. The route goes round the corner at the market place, into the main street, then towards Mangalem quarter, behind the House of Culture, following the main street, in front of the Bachelors' Mosque and finally crossing the river into Gorica quarter.

Gorica quarter is included in the Historical Center together with its green crown up to isoips 200 m.

Then the route descends towards Gorica Bridge, into the main street, ascending opposite the Memorial of Scanderbeg, up to isoips 150m, above the buildings of Muzaka quarter, including the green crown below the walls of the Castle and, finally, it joins the other side at the lapidary at the nape of the Castle.

Article 5

The Zone Under Protection

The zone under protection, with its complementary urban, architectonic and environmental values plays an important role in the wholeness of the historical Center.

In the zone under protection, excavations, restorations and whatever other actions, are performed in accordance with article 33 of Law nr. 9048, dated 07.04.2003, “For the Cultural Heritage”.

In the zone under protection, in the existing buildings, undeclared under protection, other materials, in addition to stone and obligatory outer plastering, are used.

The windows, the eaves, and other elements of the facades, such as the surrounding walls are built in the style of the old houses in Berat. Stone is used to build the surrounding walls, while wood is used to build the gates in the old traditional style. To carry out all these works, the design is approved of by the National Council of Restorations, NCR, based on the normative and technical regulation approved of by the NCR, and meeting the international standards established by UNESCO.

In order to improve the conditions in the zone under protection in Berat, and to bring to evidence its urban values , the Institute of Cultural Monuments in collaboration with the Municipality Office do partly research to review architectonically the existing constructions.

The boundaries of the zone under protection include:

It starts on the top of the hill in the fortress of Bifta village, passing to 200 m isoips, descending towards the Bregu quarter, leaving inside the boundaries,

the hill slope overlooking the center of the city, with the properties 9/48, 9/47, 9/46, 9/45, 9/40, 9/32, 9/25, goes down into the street 9/20, including properties 10/59, 10/60, 10/61, goes along with the street 10/58, 10/27, including the properties 10/29, 10/52, 10/103, 26/59, 26/61, 25/56, 26/44, 26/39, 27/9, follows the street 27/6, including ½, ¼, 1/10, 1/21, 1/14, 2/47, 2/17, goes into the street 2/36, follows the street 2/50, including the hill of Saint Athanas , with its top and 150m isoips, descends into the paths 3/129, 3/124, 3/120, follows the street 5/152, which leads to the water spring in the main street 15/4, with the old stadium inside the boundaries , along the street 14/75 and the property 13/8, across the river and up the hill to the green crown of Gorica quarter, in 275m isoips, including the ruins of Gorica fortress, down to Gorica Bridge including the 20th century building, 14/124 together with the former mill beside Gorica Bridge, ascends the west wing of the Castle, above Muzaka quarter and joins its start on hilltop of Bifta village. The boundaries are graphically presented on the map together with other boarder details.

Article 6

The Free (buffer) Zone

The free zone is the part of the city , which is not part of the above mentioned zones , but it is near them. Adaptations, additions, and new constructions are allowed, but whatever the case be, these constructions should be subject to construction features of the Historical Center of Berat, fulfilling the following conditions:

1. Adaptations and additions to the existing buildings may be made, unless they spoil the general characteristics of the Historical Center of Berat (measurements, volumes, materials, colours, etc)
2. The new constructions should respect the character of constructions in the Historical Center of Berat (volumes, colours, covers, floors, etc.)
3. The new constructions in the free zone should not exceed the five floors.

Article 7

The category of Monuments

According to their value, the monuments in Berat are divided into two categories: Monuments of the first category and monuments of the second category.

Such a division aims at escalating the measures and methods of their restoration, conservation, adaptation and use, alongside with their differentiation in accordance with their values.

Article 8

Monuments of the first category

Monuments of the first category are the most valuable examples of the genres, types and their evolution in centuries , which are preserved in the

Historical center. Monuments of the first category are conserved in the Historical Center, in the zone under protection and in the free zone. The yard, facilitating buildings and the surrounding walls are considered as part of the monument, as such being considered also parts of a building, a sole ambient, or component elements of a building. In this category of monuments , it is prohibited to make any restoration which spoils the composition of the volume , the architecture of the interiors and exteriors,(with the exception of the hygiene and sanitary complex) , including planning and functional solutions.

Restorations are carried out with the same or similar materials to the originals. For the monuments of the first category preserved in the free zone, the surrounding ambients, such as 50 m far from the surrounding walls, are also put under protection which, in special cases, is determined by the Institute of the Cultural Monuments, in accordance with article 32 of Law nr. 9048, dated 07.04.2003, “For the Cultural heritage”

Article 9

Monuments of the Second Category

All the constructions preserved in the Historical Center, in addition to first-category monuments, are called second-category monuments.

These monuments play an important role in the completeness of the ensemble of the Historical Center of Berat, due to their urban, architectonic and environmental values.

Alterations or adaptations are permitted in these monuments, for a more rational and comfortable use, using other materials than the original, without spoiling their exteriors.

If different objects are preserved in these monuments, such as wood carvings, gypsum works, pictorial decorations or architectonic furniture, they are preserved in their place of origin.

Article 10

Study, design and implementation of restorations

The study, design and implementation of the works for the conservation and restoration of the first and second category monuments, are carried out by the Institute of the Cultural Monuments, or other specialized licensed institutions, in accordance with Law nr. 9048, dated 07.04.2003, “For the Cultural Heritage”

Article 11

Subjects carrying out restoration and conservation works

Conservation and restoration works, including the surrounding walls, in every monument, are carried out by the RDCM (Regional Directorate of the Cultural Monuments) in Berat and other licensed subjects, in accordance with the law. For the cultural monuments under private ownership, the part of expenses to be paid by the owner and the way they are paid, is made in accordance with the legislation in effect.

Article 12

New Constructions in the regulatory plans of the Museum-Town and the green environments

The regulatory plans of Berat , outside the Historical Center should be in harmony with the tradition. Inside the zone under protection, any kind of construction should be in the traditional volumes and should not hide the view of the Historical Center. The pine-tree forest, surrounding the walls of the Castle , should be cut below the walls of the Castle, which can be seen from the center of town.

New constructions are prohibited inside the protected zone and in the Historical Center. If there are constructions infringing this regulation, they are processed in accordance with the law.

Massive greenery with high trees which hide the view of the monument, should be a subject of study by the Regional Directorate of the Cultural Monuments in collaboration with the Institute of the Cultural Monuments and the local government.

Article 13

Repair works in the infrastructure of the MuseumTown

Works in the monuments, such as, sewage, telephone and electric network connections, should be carried out in accordance with a design approved of by the KKR. Suprvision of the works is carried out by the Regional Directorate of the Cultural Monuments, in Berat, and it never may cause harm to the monuments or the ensemble-museum.

Article 14

Putting decoration elements or adverts

It is prohibited to put elements which hide the view of the monuments, or prevent their photographing, filming or normal viewing. It is prohibited to put dark glass other than the traditional colour on the windows. It is prohibited to put other signs or tables without prior approval of the RDCM, in Berat.

It is prohibited to put adverts , decorations, being even temporary, in discordance with law nr. 9048, dated 07.042003, “For the Cultural Heritage”

Article 15

Motor Vehicles

It is prohibited to drive heavier- than-4- tons motor vehicles inside the Historical Center, in the narrow pebbled paths, or on the important monuments, such as old bridges, unless there is an emergency or actions of major forces. RDCM in Berat determines the way of movement and parking of the vehicles at the entrance of the monument in collaboration with the local government.

Article 17

The supervising committee of the Historical Center of the Museum-Town of Berat

A Counseling Committee for the Historical Center is attached to the Regional Directorate of Cultural Monuments Berat (RDCM), being only as a counseling structure not a functional one. This Comitee is composed of 7 members, 3 of them being representatives of the Municipality Berat, approved by the Municipal Council, and the other 4 are experts of the Heritage field chosen by RDCM Berat.

Head of the committee is the Director of RDCM Berat. This committee councils and recommends measures to be carried out by responsible structures of the local government, for the improvement and reaching of national standards for the well-administration, preservation and restoration of the values of the cultural heritage of the museum-town of Berat.

This Committee functions according to the Regulation that is approved during the first meeting.

Article 18

Ways of collaboration

The supervising committee of the museum town of Berat, collaborates with the local government and the central government based on common, mutual agreements and in accordance with law nr. 9048, dated 07.04.2003, :For the Cultural Heritage”

Article 19

Final dispositions

In case of infringement of this regulation, punishing dispositions of law nr. 9048, dated 07.04.2003, “ For the Cultural Heritage” are implemented as well as punishments from decisions of the Municipality Council of Berat.

Additions and amendments to this regulation are made with proposals coming from the Minister of Tourism, Culture, Youth and Sports and are approved of by the Council of Ministers.

This regulation is accompanied by the map of the Historical Center of the Museum-Town of Berat , as an integral part of this regulation.

REPUBLIC OF ALBANIA
Council of Ministers

D E C I S I O N

Nr. 832, Date 11.12.2003

FOR

THE APPROVAL OF THE REGULATION ON THE ADMINISTRATION OF
THE MUSEUM CITY OF GJIROKASTRA

Based on the article 100 of the Constitution and in the point 2 of article 29, of the law nr.9048, date 07.04.2003 "On Cultural Heritage", with the proposition of the Minister of Culture, Youth and Sports, the Council of Ministers

D E C I D E D:

The approval of the regulation on the administration of the museum-city of Gjirokastra which is attached to this decision

This decision carries validity after the publication in "Official Bulletin"

PRIME-MINISTER

FATOS NANO

MINISTER OF CULTURE, YOUTH AND SPORTS

ARTA DADE

THE REGULATION ON THE ADMINISTRATION OF THE MUSEUM CITY OF GJIROKASTER

Article 1

Aim and Objects

1. This regulation aims at defining the rules for the administration, protection, conservation and restoration of Gjirokastra museum-city, proclaimed with the Decision of the Council of Ministers nr.172, date 02.06.1961.
2. The main objectives of this regulation are:
 - a. The administration of Gjirokastra museum-city according to the map, integral part of regulation;
 - b. The protection and restoration of historic-cultural values of Gjirokastra museum-city;
 - c. Ways of cooperation with the local government of Gjirokastra city for well-administration, protection and restoration of the values of cultural heritage of the museum-city.

Article 2

The structure of Gjirokastra museum-city

Gjirokastra museum-city is composed of:

1. Historic Centre, which includes:
 - a. Museum zone which includes: Fortress, bazaar of the city, quarters: Old Bazaar, Pllake, Hazmurat, Tekke; parts of the quarters of Varosh, Mesite, Palorto and First Dunavat, as well as Ensembles of the quarters: Second Dunavat, Manalat and Cfake.
 - b. Protected zone, which surrounds the museum zone, according to the map.
2. Free zone or tampon zone, which surrounds the historic centre together with the protected Zone, according to the map.

Article 3

Museum Zone

Museum zone is the most valuable part of the historic centre. It is entirely protected as an urban, architectonic and environmental monumental complex. Only reconstructions of existing buildings, which are considered necessary for the life of the historic centre, can be allowed in this zone. The Projects of the restoration are designed by IMC or the subjects licensed for this purpose by the Minister of Culture, Youth and Sports and are approved by the National Council of Restorations. Revitalisation and utilisation of the cultural monuments in the museum zone can be allowed for administrative and social-cultural needs or purposes but not infringing the values for which they are put under protection. In every case, the utilisation permission for the above purposes is given by IMC.

Article 4

Protected Zone

The protected zone with its urban, architectonic and environmental values plays a role of special importance in the historic centre as a whole. In the protected zone are not allowed new constructions, except reconstructions and restoring interventions, which are proposed by IMC or the Regional Directorate of Cultural Monuments in Gjirokastra, and are approved by the National Council of Restorations. In every case these interventions are observed by the respective state institutions in accordance with and keeping the harmony with the cultural monuments.

Article 5

Free Zone

Free zone or tampon zone is part of the museum-city, out of the protected zone of the historic centre, but around it. Adaptations, extensions and new constructions are allowed in this zone. In all the cases the particularities of the museum-city should be respected, responding to the following demands:

- a) Adaptations and extensions are allowed in and near the existing constructions, but not infringing the main features of the museum-city (dimensions, volumes, materials, the form of the construction covering, the colours, etc).
- b) New constructions must respect the character of the constructions of the museum-city (volumes, covering, colours, etc).

Article 6

Interventions in the Cultural Monuments

In the existing constructions, which are found in the historic centre and do not comply with the character of the museum-city, adapting interventions can be carried out in volumes or in their exterior treatment, intending their inclusion in the urban-architectonic character of the city in compliance with the law nr. 9048, date 07.04.2003 “On Cultural Heritage”.

Article 7

Categories of the Cultural Monuments

Based on the law nr.9048, date 07.04.2003 “On Cultural Heritage”, the monuments of the museum-city, according to their value are grouped in two categories: Monuments of the I-st Category and Monuments of the II-nd Category.

The grouping of the monuments in categories, aims at differentiation according to their values connecting it with the intervention methods of conservation, restoration and their adaptation of use.

Article 8

Monuments of the I-st Category

Monuments of the I-st Category are examples of important values concerning the kind and type as chain-links in their century-old evolution in the museum-city. These monuments are preserved in the historic centre, in the free zone and outside them. The courtyard, the supporting constructions and the surrounding walls are parts of the monument. Even, a part of the construction may also be a monument of the I-st Category.

In the monuments of the I-st Category it is not allowed any intervention which can affect the composition, exterior architectonic treatment and planning-functional solutions.

Monuments of the I-st Category may be used both for functions for which they are build and for other functions too, on condition not to affect the values for which they are protected. In special cases there are allowed adaptations with light materials, not violating authentic values.

Article 9

Monuments of the II-nd Category

Monuments of the II-nd Category are all the constructions, with the exception of the monuments of the I-st Category, which are included in the interior of the historic centre, (in the free zone and protected zone).

In the monuments of the II-nd Category there are allowed inner changes and adaptations for a more rational and convenient use, by using also materials and structures of the time, but on the condition not to be impinged the external view of the monument. In some special and rare cases there may be allowed small changes of the external performance in secondary views of the monument, according to the studies of the Institute of the Cultural Monuments.

In the interior of the monuments of the II-nd Category, mainly in dwellings, there are preserved the characteristic settings, the decoration and valuable architectonic elements.

Article 10

Restorations of the Monuments of the Category I and II

The designed projects and studies for the restoration of the monuments of the I-st and II-nd Category are presented by the Institute of the Cultural Monuments, the Regional Directorate of Cultural Monuments of Gjirokastra and by physic or legal persons, licensed for this purpose and are approved by the National Council of Restorations.

Article 11

Restorations in the Historic Centre and Free Zone

The approved proceedings of conservation and restorations, in all these monuments including the surrounding walls, gates, streets etc, are performed by the Institute of the Cultural Monuments, or by physic and legal persons, licensed for this purpose.

Article 12
New Constructions in the Museum-city

For the further development of the city, the general urban plan, must respect the zones of the museum-city and the corresponding regulation. In these cases the decisions of the Council of the Territory Regulation of the Municipality of Gjirokastra, must be in conformity with the article 38 of the law nr.9048, date 07.04.2003 “On Cultural Heritage”.

Article 13
Supervising Committee of the Museum-city

Nearby the Municipality of Gjirokastra city, it is attached the Supervising Committee of the Museum-city, a consulting, non-functionary structure, with representatives from the local governmental units, with representatives and specialists from the Regional Directorate of Cultural Monuments of Gjirokastra and other specialised institutions. This Committee consults and recommends to the responsible structures of the local government, measures for the improvement and availing national standards for well-administration, protection and restoration of the values of cultural heritage of Museum-city of Gjirokastra.

The committee is composed of 7 members. The Head of the Supervising Committee is the Mayor of the Municipality of Gjirokastra.

The functioning Regulation of the Supervising Committee and the names of the members are proposed by the representing subjects in the committee and are approved by the Mayor the Municipality of Gjirokastra.

Article 14
The Forms of Cooperation

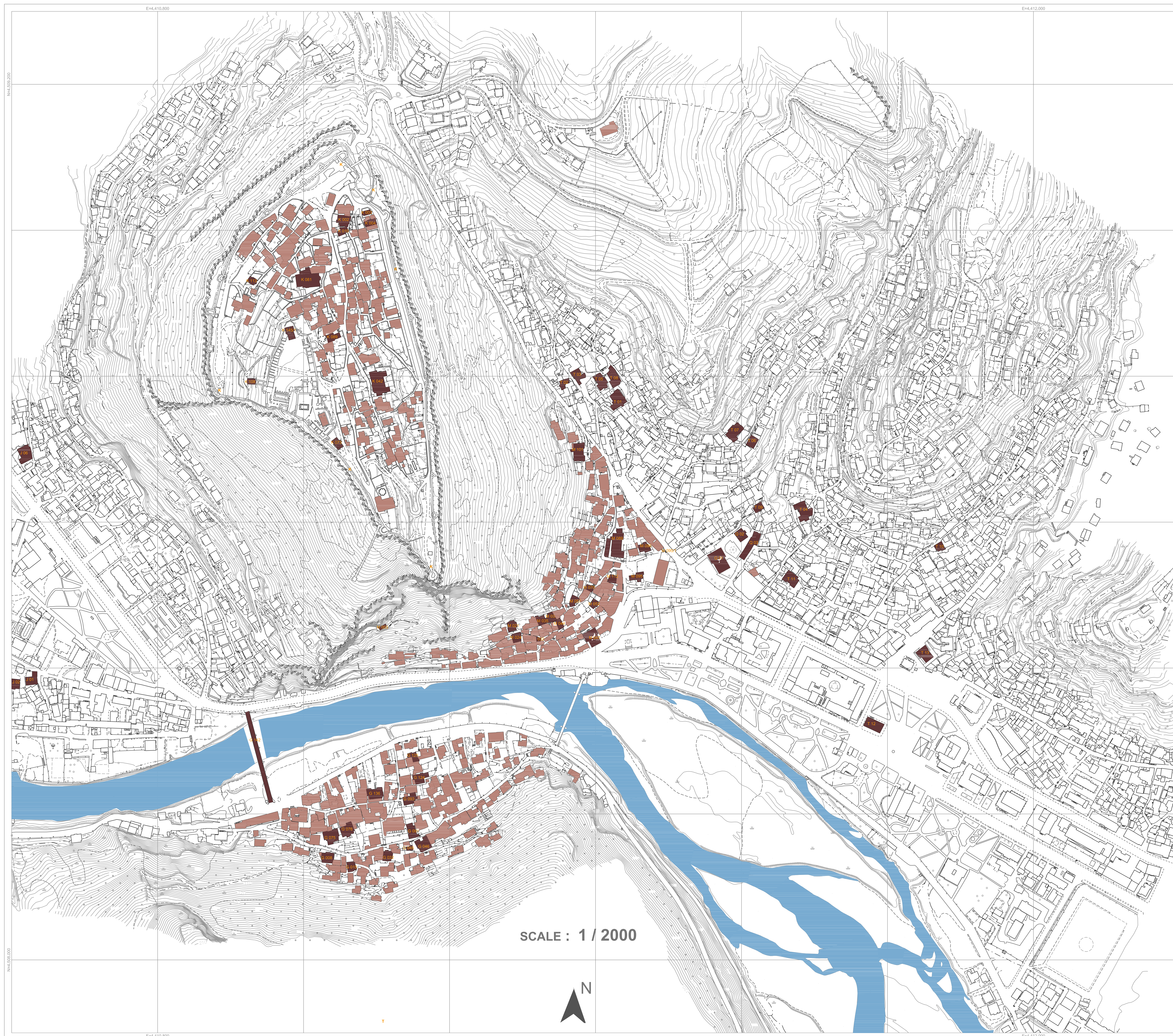
The Supervising Committee of the Museum-city collaborates with the local and those of central governmental bodies, on the basis of their mutual agreements.

Article 15
The Final Disposition

Supplements and changes in this regulation should be made with the proposal of the Minister of Culture, Youth and Sports and are approved by the Council of Ministers.

The map of the zone-division of the museum-city of Gjirokastra is attached to this regulation.

- MAP 1 - HISTORICAL CENTRE OF BERAT - ALBANIA MONUMENTS OF FIRST AND SECOND CATEGORY



LEGEND

- MONUMENTS OF FIRST CATEGORY
- MONUMENTS OF SECOND CATEGORY
- PEDESTRIAN STREET
- VEHICULAR STREET
- BORDER OF HISTORICAL CENTRE
- BORDER OF BUFFER ZONE
- THE RIVER

- LIST OF MONUMENTS OF FIRST CATEGORY WITHIN THE BORDER OF HISTORICAL CENTRE

- K - THE CASTLE OF BERAT
- K 002 - THE HOUSE OF CACI DOLLANI
- K 003 - THE CHURCH OF ST. TODRI
- K 004 - THE HOUSE OF HAXHI MEHMETI
- K 010 - THE HOUSE OF NAUM DYSHNIKU
- K 042 - THE HOUSE OF LLAZAR HAXHISTASA
- K 073 - THE RUINS OF THE RED MOSQUE
- K 081 - THE CATHEDRAL "ANUNTIATION OF ST. MARIA"
- K 089 - THE HOUSE OF MAK HAXHISTASA
- K 108 - THE CHURCH OF THE HOLY TRINITY
- K 113 - THE CHURCH OF ST. MARIA VLLAHERNA
- K 145/1 - THE RUINS OF THE WHITE MOSQUE

- M 003 - THE CHURCH OF ST. MICHAEL
- M 021 - THE HOUSE OF TAKU KIÇO
- M 024 - THE HOUSE OF LULJETA NONAJ (VESHU FAMILY)
- M 032 - THE HOUSE OF LILI VROHORITI
- M 035 - THE HOUSE OF ANASTAS XHYMYRTEKA / ROMANO HEQIMI
- M 036 - THE HOUSE OF FLORA BERDUMI
- M 044 - THE HOUSE OF ANASTAS GOXHOMANI
- M 047 - THE MOSQUE OF THE BACHELORS
- M 052 - THE HOUSE OF LLAMBA AGURIDHI
- M 057 - THE HOUSE OF GAOJ GJERGO
- M 070 - THE HOUSE OF MALO ELEZI
- M 089 - THE HOUSE THAT SERVED AS SEAT OF THE TEMPORARY GOVERNMENT 1944
- M 095 - THE OLD HOUSE OF VRIONI FAMILY
- M 096 - THE OLD HOUSE OF VRIONI FAMILY
- M 095/1 - THE MONUMENTAL STONE GATE OF THE OLD HOUSE OF VRIONI FAMILY
- M 101 - THE HOUSE OF SOTIR DORACI / KOMI PICINANE
- M 112 - THE HOUSE OF LLAMBI KOLOVANI / JANI DENA

- Q 01 - THE MOSQUE OF KING
- Q 02 - THE HALVETIYE TEKKE
- Q 03 - THE GUEST ROOMS (KONAKS) OF THE TEKKE

- G 008 - THE HOUSE OF BOZHO FILERI
- G 015 - THE HOUSE OF GAOQ SAMARXHI
- G 032 - THE HOUSE OF LLUK BULLARI
- G 045 - THE HOUSE OF LEFTER KOLOVANI (ANGJELLAR ÇOBANAQI)
- G 046 - THE HOUSE OF LUÇI ZAHARIA
- G 075 - THE HOUSE OF STAVRI MANESTRA
- G 076 - THE HOUSE OF M. TUTULANI (NASI PUSHI)
- G 091 - THE HOUSE OF IRAKLI XHIMITIKU
- G 093 - THE HOUSE OF TAQI SIMSIA
- G 124 - THE HOUSE OF NIKOLLAQ HAXHO
- G 125 - THE HOUSE OF LIP PULI / VASIL OAKO
- G 136 - THE HOUSE OF LUÇI DOLLANI (BUDA / ANGJELIU)
- G 142 - THE BRIDGE OF GORICA

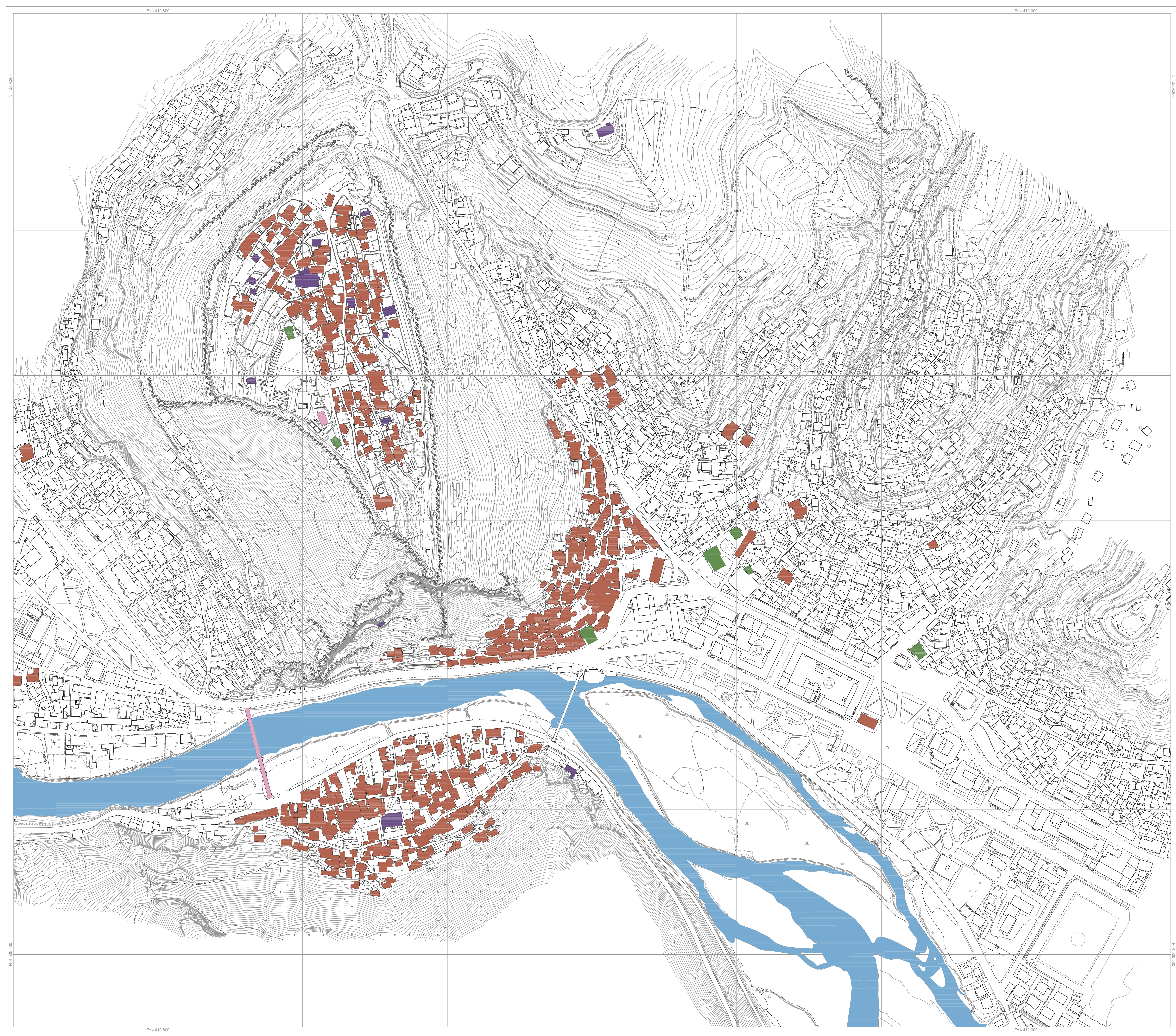
- LIST OF MONUMENTS OF FIRST CATEGORY WITHIN THE BORDER OF BUFFER ZONE

- T - THE CASTLE OF GORICA
- T 01 - THE ETHNOGRAPHIC MUSEUM
- T 02 - THE HOUSE OF VANGJEL XHEKA
- T 03 - THE HOUSE OF PILO GJERGO
- T 04 - THE HOUSE OF REXHEP LAPI / THIMI ZIU
- T 05 - THE HOUSE OF VLASH XHEBLATI
- T 06 - THE HOUSE OF DUD MISHAXHIU
- T 07 - THE HOUSE OF SYRJA HAZNEDARI
- T 08 - THE HOUSE OF STATE OWNERSHIP (DAKA)
- T 09 - THE HOUSE OF SHEH HASANI
- T 10 - THE HOUSE OF TOLJI PINA
- T 11 - THE HOUSE OF VAJDE MYFTIU
- T 12 - THE OLD CINEMA WHERE THE TEMPORARY GOVERNMENT WAS FORMED 1944
- T 13 - THE LEAD MOSQUE

- LIST OF MONUMENTS OF FIRST CATEGORY OUT OF THE BORDER OF HISTORICAL CENTRE AND BUFFER ZONE

- J 01 - THE HOUSE OF SKENDER KAMENIKU
- J 02 - THE HOUSE OF AISHE KAMENIKU
- J 03 - THE HOUSE OF ALI KOKUNJA
- J 04 - THE HOUSE OF BULE MUKAVELATI
- J 05 - THE HOUSE OF QAMIL NARTA / HASAN BERBERI
- J 06 - THE HOUSE OF NEKI NOVA

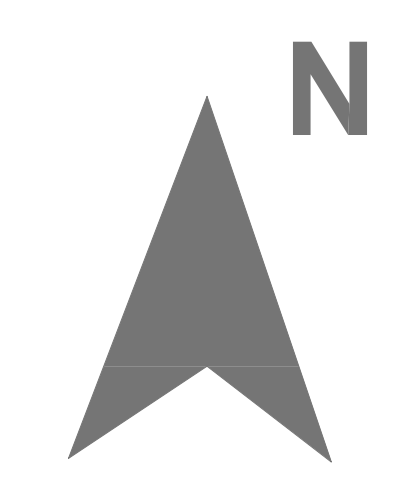
- MAP 2 - HISTORICAL CENTRE OF BERAT - ALBANIA MONUMENTS ACCORDING TO THEIR GENRES



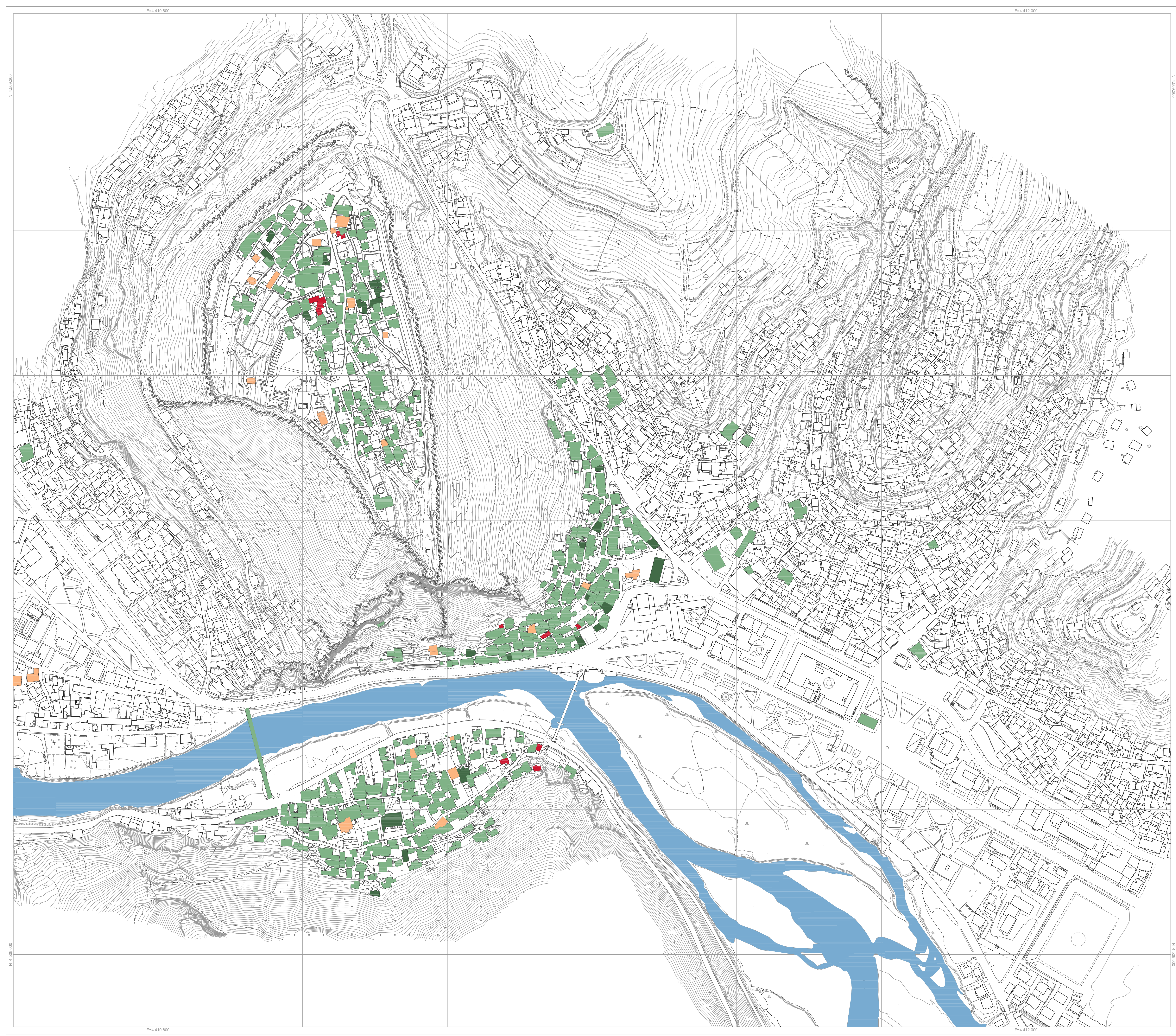
LEGEND

- DWELLINGS (POPULAR ARCHITECTURE)
- RELIGIOUS MONUMENTS (CHRISTIAN RELIGION)
- RELIGIOUS MONUMENTS (ISLAMIC RELIGION)
- INFRASTRUCTURAL MONUMENTS
- PEDESTRIAN STREET
- VEHICULAR STREET
- BORDER OF HISTORICAL CENTRE
- BORDER OF BUFFER ZONE
- THE RIVER

SCALE : 1 / 2000



- MAP 3 - HISTORICAL CENTRE OF BERAT - ALBANIA THE STATE OF CONSERVATION OF THE MONUMENTS



LEGEND

- MONUMENTS THAT NEED URGENT RESTORATION
- MONUMENTS IN NEED FOR CONSERVATIVE WORKS
- MONUMENTS IN GOOD CONDITION
- MONUMENTS IN VERY GOOD CONDITION
- PEDESTRIAN STREET
- VEHICULAR STREET
- BORDER OF HISTORICAL CENTRE
- BORDER OF BUFFER ZONE
- THE RIVER

SCALE : 1 / 2000






MAP 4 - BORDER OF HISTORICAL CENTRE AND BUFFER ZONE

BERAT - ALBANIA



LEGEND

-  HISTORICAL CENTRE
-  BUFFER ZONE
-  THE RIVER

SCALE : 1 / 5000



INSTITUTE OF MONUMENTS OF CULTURE
TIRANA

DIRECTOR

Prof. Dr. APOLLON BAÇE



REPUBLIC OF ALBANIA

HISTORIC CENTRES OF BERAT AND GJIROKASTRA

- Towns of southern Albania, exceptional testimonies of well-preserved Ottoman settlements in the Balkan region –

NOMINATION FILE
TO THE UNESCO WORLD HERITAGE LIST

PROPOSAL FOR THE INSCRIPTION
(**SERIAL PROPERTIES**)

VOLUME IV

PHOTOS AND MAPS



BERAT – EDWARD LEAR 1848



GJIROKASTRA – EDWARD LEAR 1848

ALBUM OF PHOTOS

I. VIEWS OF GJIROKASTRA

II. VIEWS OF BERAT

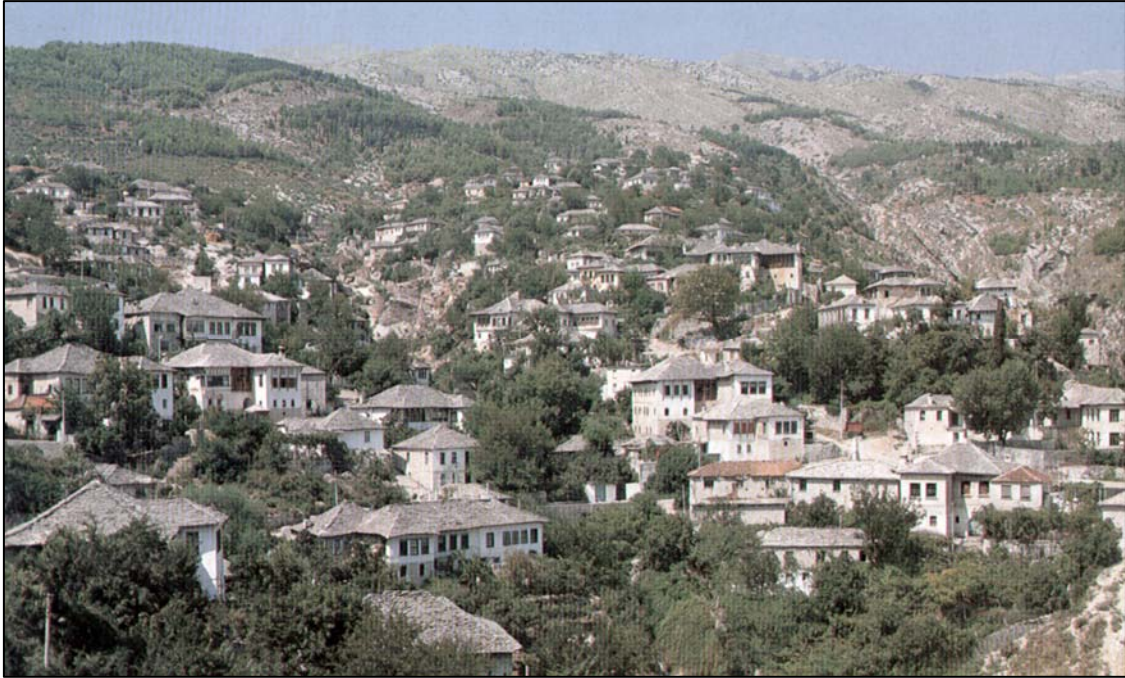
VIEWS OF GJIROKASTRA



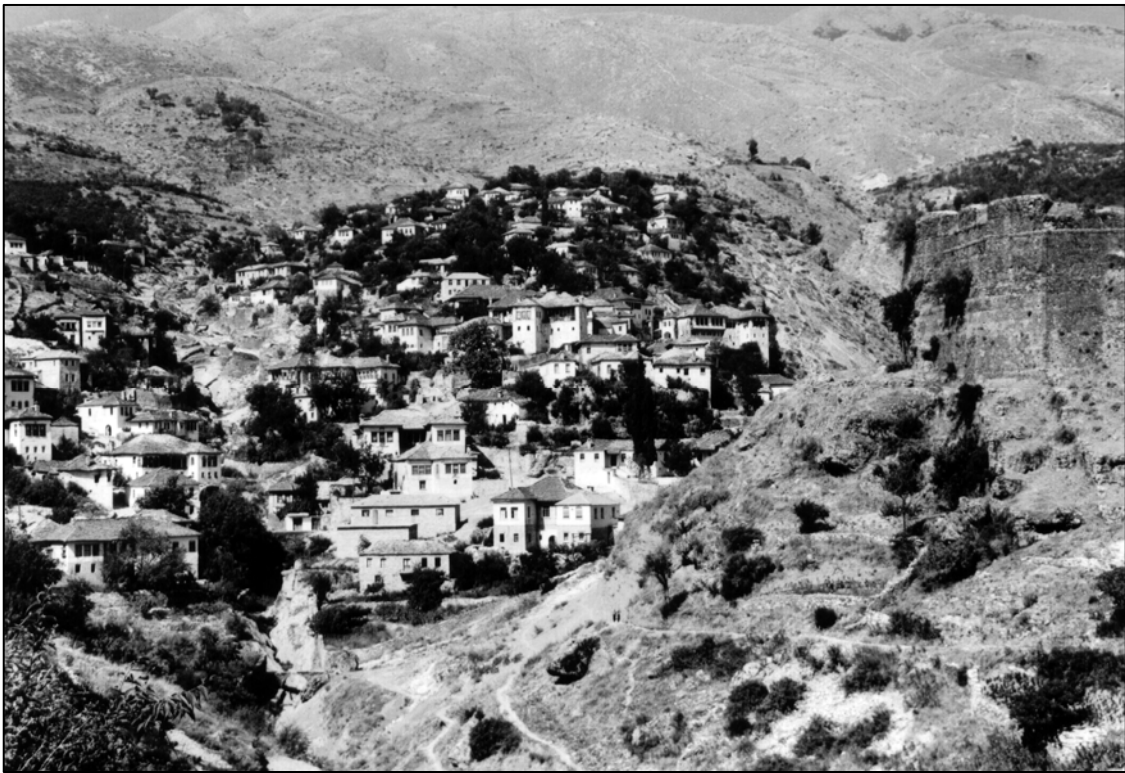
REPRODUCTION OF THE ENGRAVING "ARCHYROKASTRO", EDWARD LEAR - 1848



GENERAL VIEW OF THE CENTRE OF THE CITY



GENERAL VIEW OF "DUNAVAT" QUARTER



GENERAL VIEW OF "DUNAVAT" QUARTER



PARTIAL VIEW OF "DUNAVAT" QUARTER



GENERAL VIEW OF "MANALAT" QUARTER



GENERAL VIEW OF "HAZMURAT" QUARTER



GENERAL VIEW OF "TEQE" QUARTER



PARTIAL VIEW OF 'OLD BAZAAR" QUARTER



GENERAL VIEW OF THE WESTERN SIDE OF THE CASTLE



GENERAL VIEW OF THE CASTLE



AERIAL VIEW OF THE BAZAAR OF GJIROKASTRA



VIEW OF ONE OF THE STREETS OF THE BAZAAR



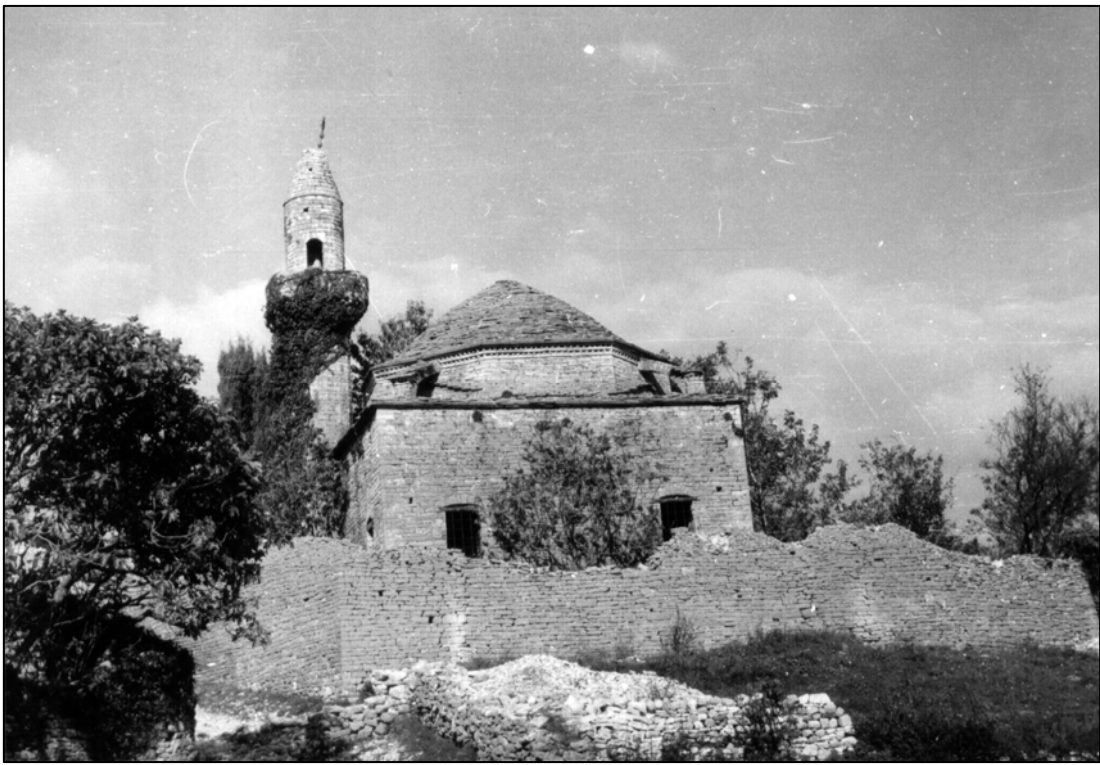
VIEW OF ONE OF THE STREETS OF THE BAZAAR



PARTIAL VIEW OF THE BAZAAR



VIEW OF THE BRIDGE OF THE WATER-SUPPLY SYSTEM IN THE "DUNAVAT" QUARTER



GENERAL VIEW OF THE MOSQUE IN THE "DUNAVAT" QUARTER



VIEW OF THE MOSQUE OF THE BAZAAR



VIEW OF THE HOUSE OF ZEKATS



VIEW OF THE HOUSE OF KIKINO



VIEW OF THE HOUSE OF XHAXHIU



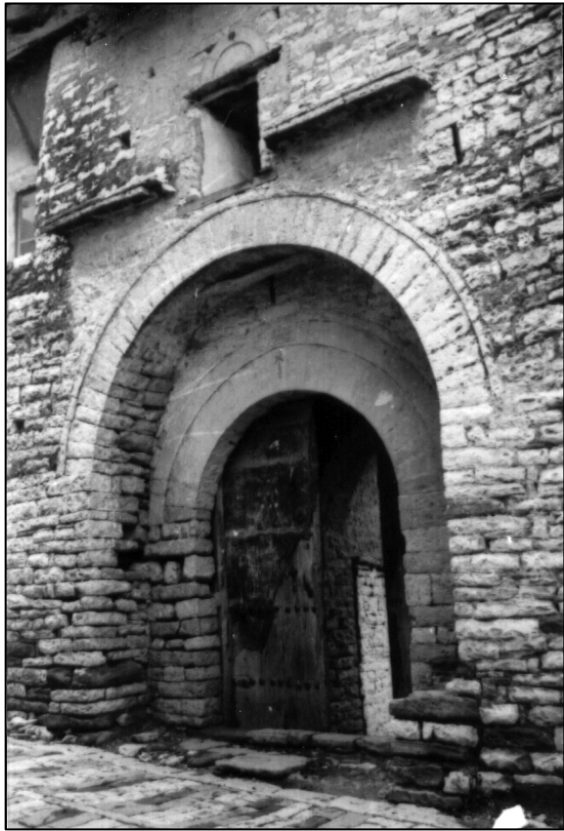
VIEW OF THE HOUSE OF SKENDULI



VIEW OF THE HOUSE OF ÇENE



DETAIL FROM THE WALL PAINTING IN THE FAÇADE – HOUSE OF BAKIRI



VIEW OF A MAIN ENTRANCE DOORS IN CHARACTERISTIC HOUSES



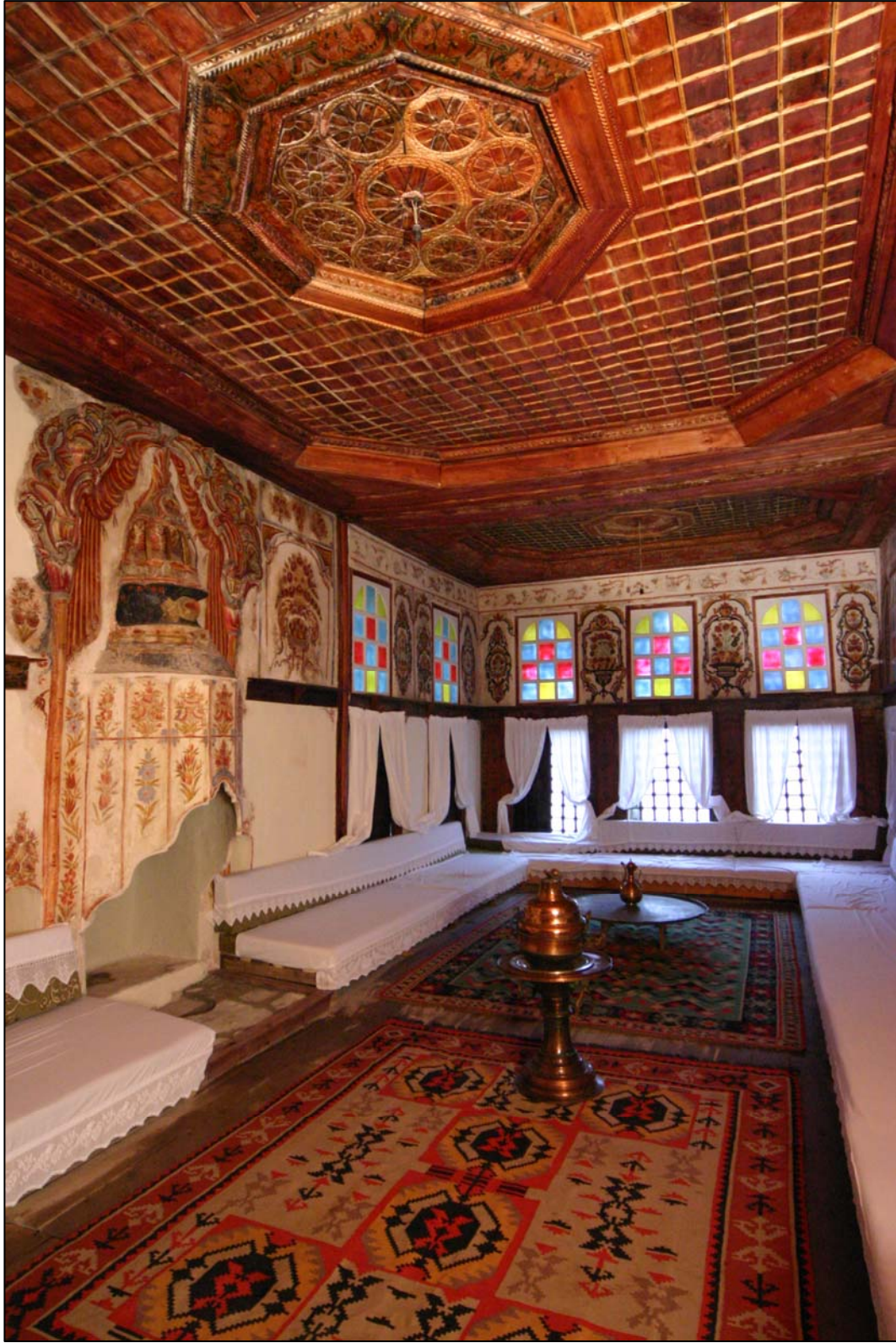
VIEW OF LOOP-HOLES IN THE WALL THE HOUSE OF SKENDULI



VIEW OF THE CEILING OF THE GUEST ROOM – HOUSE OF SKENDULI



INTERIOR OF THE GUEST ROOM – HOUSE OF ZEKATS



CHARACTERISTIC GUEST ROOM – HOUSE OF ZEKATS

VIEWS OF BERAT



COPY OF THE ENGRAVING "BERATI" - EDWARD LEAR 1848



GENERAL VIEWS OF THE CASTLE OF BERAT



GENERAL VIEWS OF "MANGALEM" QUARTER



GENERAL VIEWS OF "GORICA" QUARTER



GENERAL VIEW OF SAINT TRINITY CHURCH – BERAT



GENERAL VIEW OF THE KINGS MOSQUE - BERAT



GENERAL VIEW OF THE HALVETIYE TEKKE - BERAT



GROUP OF DWELLINGS - "KALA" QUARTER



TRADITIONAL ROAD IN "GORICA" QUARTER



TRADITIONAL ROAD IN "MANGALEM" QUARTER



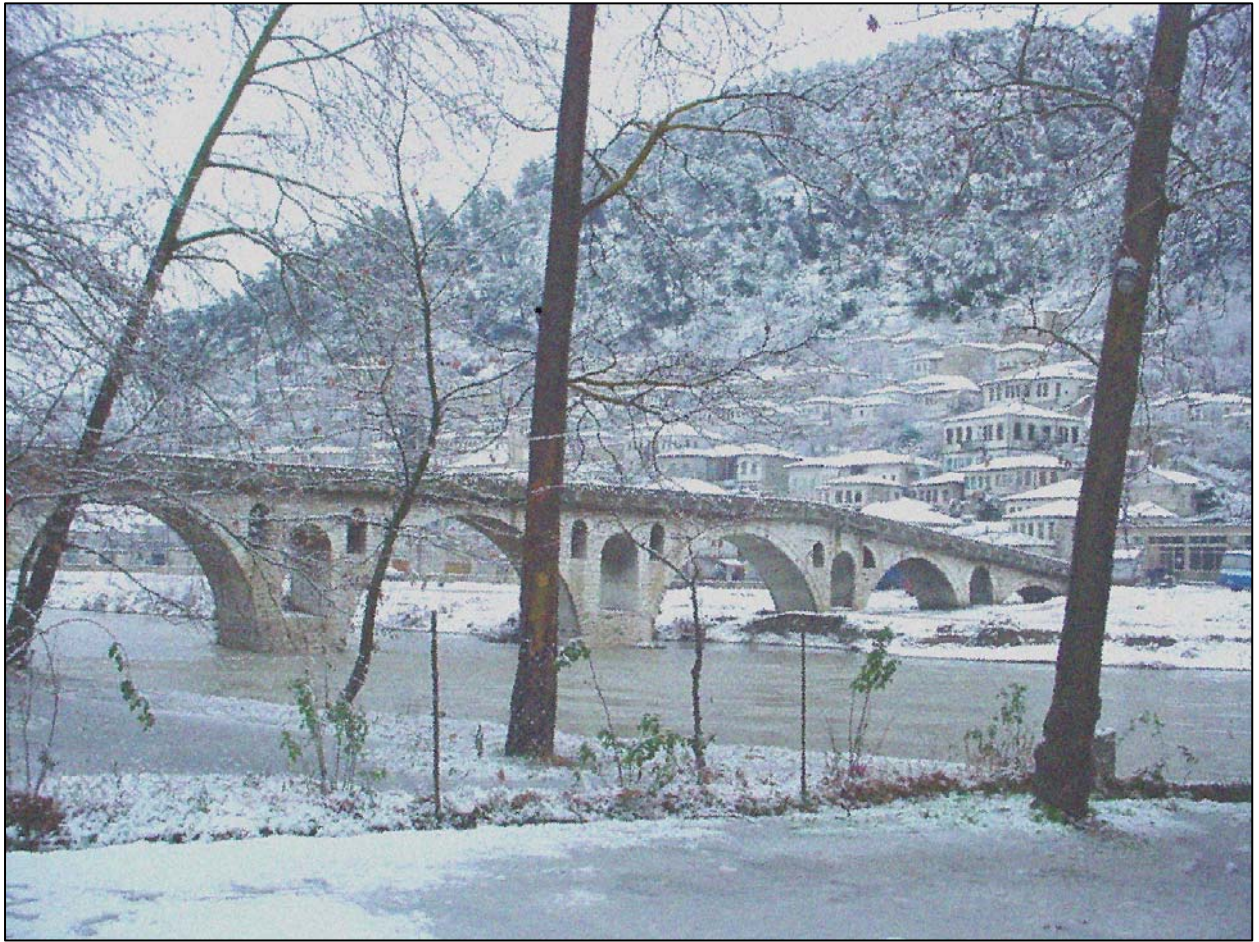
TRADITIONAL ROAD IN "KALA" QUARTER



TRADITIONAL ROAD IN "KALA" QUARTER



THE CEILING OF THE HALVETIYE TEKKE - 18th CENTURY



THE BRIDGE OF GORICA – 1778



THE CHURCH OF SAINT MICHAEL – 14th CENTURY



THE RED MOSQUE – 15 CENTURY



THE MEDIEVAL CENTRE – 15th – 16th CENTURY



VIEW OF THE HALVETIYE TEKKE



THE LEAD MOSQUE – 1553 - 1555



VIEW OF SAINT TRINITY CHURCH – 14th CENTURY



ETHNOGRAPHIC MUSEUM - BERAT