

Proposal for Adaptation of the Emin Gjiku Stable Building in Prishtina

An Adaptation Plan for a Sustainable Cultural Tourism Development

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Abstract

The major concern of this study is reintegration and preservation of a building which has already undergone conservation, by designating to it a usage which would ensure that the building is kept and maintained independently, facilitating thus the management of the institution under which this building is kept and at the same time introducing a new way of promoting the cultural heritage buildings as *living* assets and contributors to our country's development.



Introduction

This project is a part of a joint effort with the project of Mazrekaj Kulla in Dranoc village (prepared by arch. Jeta Limani), the major aim of which venture is creating a Visitor's Tourist Package for Kosova. The Package would comprise a unique and complete experience of accommodation in buildings of historical value which would be adapted for the above-mentioned usage, of tasting the local food catered by the local community informal groups, guided tours (guiding and transporting) by local trained community based guides, etc.

The Visitor's Tourist Package would be structured in the form of a network of historical buildings turned into Bed & Breakfast facility as

well as in visitor's centre from which many guided tours to the landmarks surrounding the B&B facility are to be organized. To my view, assigning B&B function to a building of a historical value of a smaller scale, is a very feasible and very easily carried out activity. Buildings of smaller scale have the structure and spatial capacity to be easily turned into sleeping quarters and other auxiliary contents and express the less danger to deteriorate and change the original view of the building.

Our approach is consisted of a three-partite action towards establishing of the above-mentioned network and to bringing it to a proper function. Our intention is to initially introduce a network made of three buildings of historical value (residential type buildings) in three different parts of Kosova as well as in three different local contexts. We have already identified the three buildings which are in three different stages of readiness to accept such a function. The Mazrekaj Kulla in Dranoc, is an already rehabilitated building and adapted to the usage of B&B, and has already served in the 2 previous years as such an activity. The building lacks a proper management plan, which caused a recent suspension of its activity. Arch. Limani part in this venture is to prepare a Management Plan for the building of Mazrekaj Kulla, which would also serve as a template Management Plan to be applied with adaptations to the Eminxhiku Stable building, which is my object of the study, and furthermore, the lessons learned and applied in both buildings would be applicable to the third building in the historical city of Prizren.

Thus created network would not represent a rigid and a closed ring of activities, but it would have the possibility to proliferate to other buildings within Kosova, as well as to other sites in the region. This type of networking of buildings of historical value serving as B&B and visitors centre would create a very attractive inter-regional cooperation and an economical asset for Kosova and the surrounding countries that would benefit from it.

Background

“Conservation is the action taken to prevent decay and manage change dynamically. It embraces all acts that prolong the life of our cultural and natural heritage, the object being to present to those who use and look at historic buildings with wonder the artistic and human messages that such buildings posses”.

“The best way of preserving the building as opposed to objects is to keep them in use-a practice which may involve what the French call ‘mise en valeur’, or modernization with or without adaptive alteration. The original use is generally the best for conservation of the fabric, as it means fewer changes”.

Adaptive use of buildings, such as utilizing a medieval convent on Venice to house a school and laboratory for stone conservation, or turning an 18th century barn into a domestic dwelling I soften the only way that the historic and aesthetic values can be saved economically and historic buildings brought up to contemporary standards.”¹

¹ Bernard M Fielden ‘Conservation of Historic Buildings’

Geography

The newly constituted Republic of Kosova has an area of 10,887 sq kilometers² and around 2 million inhabitants. It is situated in the Balkan Peninsula and at the west and North West it borders with Albania and Montenegro, at the north and east with Serbia, and at the south and south east it borders with Macedonia. Kosova has a very important geographic position, since it is and has always been a crossroads of important terrestrial roads leading from the Adriatic Sea towards the Danube estuary and Central Europe.



Fig.1 Map of Kosova

Kosova is not only a region defined geographically by two major plains Kosova Plain (at the East) and Dukagjini Plain (at the West), but it also comprises mountainous areas that rise in the fringes of the region, surrounding the plains in the shape of a ring. The most important mountain massives surrounding the territory are Sharr mountains making a natural border between Kosova and Macedonia, Bjeshkët e Nemuna (the Damned Mountains) bordering Kosova with Albania and Montenegro and the Kopaonik Mountains rising in the northern part of Kosova bordering with Serbia. But the characteristic features to Kosovar territory are defined by two major plains, because the mountainous massives are naturally dissolving into the plains, thus creating a complex, unified and synchronised geographic structure of the territory.³

The major cities of Kosova are: Prishtina-capital since the end of WWII (600,000 inhabitants) situated at the Central East part of Kosova; historical city of Prizren – situated at the south of Kosova, just few kilometres from the border with Albania (80,000 inhabitants); Gjakova – the western town of Kosova (75,000 inhabitants); Peja – situated at the west of the country – few kilometres from the border with Montenegro; Mitrovica – the northern town, a very important industrial city as well as a very problematic in the recent history after the last war in Kosova because of its division in two ethnically different parts (divided by Iber River) and scene of many unrests recently.⁴

² Data from Kosovo Independent Commission for Mines and Minerals

³ Luan Përzhita, Kemajl Luci, Gëzim Hoxha, Adem Bunguri, Fatmir Peja, Tomor Kastrati
'Archaeological Map of Kosova'

⁴ James Petifier 'Albania and Kosova – BLUE GUIDE'



Fig.2 Aerial View of Prishtina

Geography of Prishtina: although the city of Prishtina is situated at the eastern edge of Kosova Plain, its center is developed in a narrow valley surrounded by unexpectedly rising hills, which sometimes make the whole walking Prishtina experience very difficult and rather unique. Prishtina has been the capitol of Kosova for the major part of the XXth century, taking this role from Prizren at the beginning of the century. The city has grown rapidly after the WWII and was developed into a modern communist city in the 1960 and 1970, when it was assigned many administrative, cultural and educational roles for the region. Before the 1998-1999 war the city with the surroundings had around 225,000 inhabitants, and immediately after the war the number of inhabitants raised critically to 600,000 inhabitants, by thousands of people coming from the burnt villages to seek refuge in the city. This sudden rise of the population has created many problems, especially when it comes to infrastructure in general and built environment in particular. This caused what is now very typical characterization of the city by visitors and its inhabitants, an ever growing spiral of urban chaos, which affects every aspect of life in the city.



Fig.3 Aerial view of historical centre of Prishtina



Fig.4 National Library of Kosova, - modern architecture landmark of Prishtina

Climate

The climate in Kosova is mainly continental, with cold and snowy winters (January temperatures reach -15°C) and very warm and dry summers (July temperatures reach $+39^{\circ}\text{C}$). The autumns and the springs are rather pleasant, mild and rainy but also very sunny. The whole Kosovar area is rather small, thus there are no distinctive climatic changes between different parts of the country.

Architecture (and/or Construction etc...)

Kosovar Town Houses

The few remaining Kosovar Traditional Town houses throughout Kosova towns are those built between the XVIII and XIX century. There are several types of town houses that are mainly distinguished by the volumetric shape of the building, the number of floors and the technology of constructing the built structure. Based on the volumetric composition of the building there are four general types of town houses, such as: the house with a covered front court (hajati); the house with a frontal room (çardak) surrounded by a great number of windows at the first floor of the building set on four pillars and above the hajati; the house with a frontal closed/open balcony (qoshk) set at the first floor and finally the fortified city houses (kulla qytetare).⁵



Fig.5 The building of family house of Emin Gjiku ensemble

⁵ Emin Riza, Njazi Haliti 'Kosovar Town House of 19 century'

The residential complex which is the center of my study is a typical Kosovar town house. Part of the Emin Gjiku ensemble is located at the very heart of Prishtina's old town, at the northeastern end of the actual center of the city.



Fig.6 Building of guest house of Emin Gjiku ensemble

The area surrounding the complex contains various monuments from the early times of the Ottoman occupation of the city, dating back to the first part of 15th century. Some of the important cultural heritage buildings that can be found in the vicinity of the complex are: 15th century's King's Mosque, built at the time of Sultan Beyazid the second (cca. 1464-67); the Great Hammam (Turkish bath), the 19th century clock-tower, few traditional town-houses dating from the end of 18th and beginning of 19th century, Çarshi Mosque (the Mosque of the Market) with a stone minaret roof, 15th century, and many other. Presently the whole historic city area is suffering from heavy traffic and illegal construction as well as ill-treatment by uneducated users. The aggravating circumstance of the bad condition for the whole area is the fact that some parts of it are inhabited by a rather poor community with a high unemployment rate, whose houses sometimes lack the basic infrastructure.

The Emin Gjiku ensemble was built at the beginning of 19th century and has once belonged to the eminent and wealthy Gjinolli family. Emin Gjinolli's nickname was 'little man', or in Turkish '*Eminçik*'. This later became 'Emin Gjiku'.

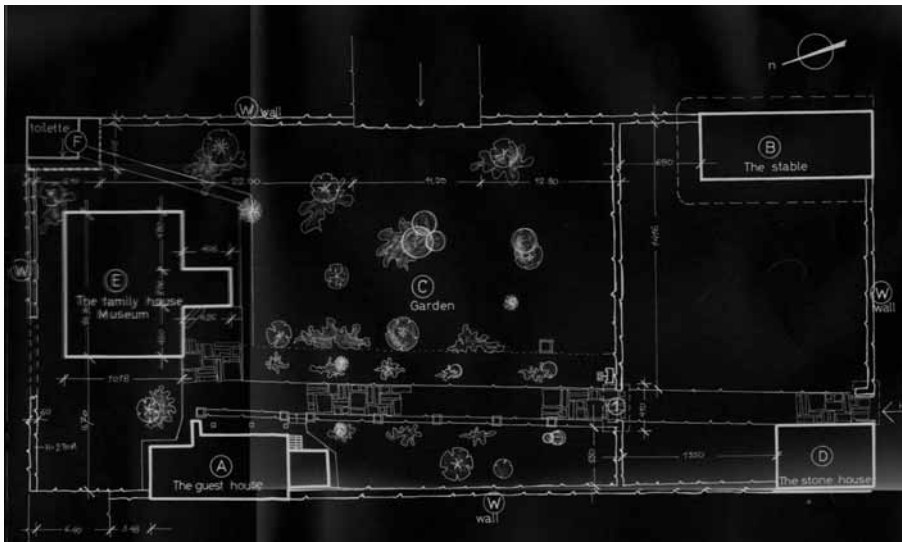


Fig.7 The site plan of the ensemble

The ensemble consists of 2 large courtyards, the entrance courtyard with the stable at its right hand side and a stone building (depot) at the left hand side, and the inner courtyard, with two houses, the family house (*haremlik*) and the guest house (*selamlık*). The whole site has a surface of around 2600 sqm and is rich in vegetation. The courtyards are surrounded with high walls 55

cm thick, constructed of earthen bricks (*qerpiç*) and reinforced by timber horizontal elements (*hatula*) set at a distance of cca. 50 cm and vertical ones set at a distance of cca. 100 cm. The walls are plastered with mud + straw binding mortar on the both sides and rendered with lime wash in white color.



Fig.8 The façade of the stable building

Both residential houses found in the inner courtyard are two storey buildings, where the ground floor is made of earthen blocks & stone reinforced with timber horizontal elements, and the upper floor is made of timber frame structure (*bondruk* system) with earthen block filling. The outer walls are everywhere treated with mud + straw + sand plaster and rendered with white lime wash, while the interiors are plastered with lime plaster and finally lime washed nowadays in white, but originally in blue. The floor structure is made of timber beams covered with oak floor boards while the whole interior partitions, ceilings, cupboard doors, shelves, etc, are covered with richly decorated wooden art crafts.



Fig.9 The view of the Stable building

On the left hand side, as one enters the complex, the only building that survived the destruction of the old bazaar can be found. The building was relocated there in 1960.⁶ It is a one storey gabled roofed stone building which used to be a blacksmith shop. Nowadays the Museum is renting the space to a Contemporary Art Center.

⁶ Emin Riza and collaborators, Conservation Project Documentation of year 2000 – courtesy of Institute for the Protection of Monuments of Prishtina

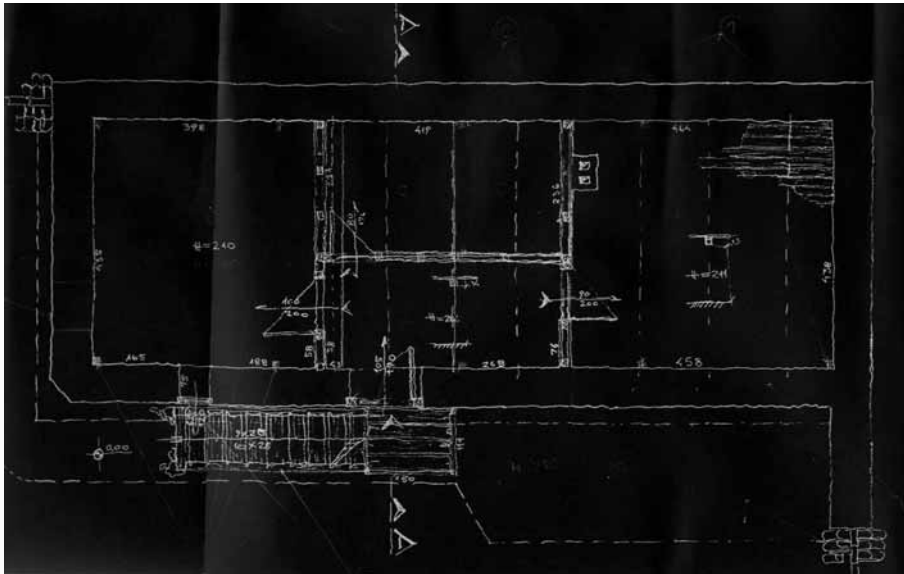


Fig.10 The upper floor of the original layout of the Stable



Fig. 11 The ground floor of the original layout of the Stable



Fig.12 The section of Stable

Just on the right hand side, as one enters the complex entrance courtyard, one can find the *stable*, a two storey building which is the centre building of this study. The structure of the building is similar to the above mentioned ones, whereby the ground floor is made of earthen blocks & stone and reinforced with timber horizontal elements and the upper floor is made of timber frame structure (*bondruk* system) with earthen block filling. Because of its original function, there are no wooden decoration art crafts present at the interior of the building. The exterior of the building was plastered in mud + straw + sand mortar and lime washed in white colour. The original floor layout consisted of two rooms at both sides of the entrance where the animals were housed and a wide corridor in between the rooms. The rooms from the corridor were divided by timber frame wall structure covered with horizontal softwood planks. In its original state, the floor of the ground level was made of compressed earth and the upper level consisted of uncovered ceiling softwood timber beams, and visible softwood roof rafters (where originally the hay would be stored for feeding the animals in the inferior rooms). The upper level of this building is accessible from an external oak staircase (1.14 x 4.3 m), rising to the height of 2.12 m. The original layout contained two entrance doors, in two different entry levels. The ground floor door was a double softwood door, dimensions 157x190 cm, the upper floor door 105x190 cm, and the windows there are three in the ground floor and one at the upper floor. Windows are handcrafted and made of single glazed panes at softwood frames.

The building's bruto surface is 83.79 sqm, and netto surface is 55.79 sqm (the outer walls of the building are 75 cm thick).

Changes

In the year 2000's conservation intervention to the whole Emin Gjiku complex was carried out. This venture was funded by the European Agency for Reconstruction in Kosovo and designed and conducted by a specialist's team from the Institute for the Protection of Monuments of Kosova lead by arch. Emin Riza, conservation specialist from Albania. During the first inspections and evaluation preceding the conservation works, the building of the stable within the Eminxhiku ensemble was evaluated as functionally and architecturally insignificant.



Fig.12 The view of Stable during the Conservation works in 2000

Two options were considered as action steps. The first one was complete dismantling of the existing building and erecting of a new modern building at the spot of the old one, which would reproduce traditional architecture and urban features. The second option taken into consideration was the dismantling of the existing interior contents and constructing a new interior space for a modern usage, an apartment as later proposed by the conservation architects.



Fig.13 Conservation works of mending the plinth's mortar

The latter of the suggestions was approved and the stable underwent a severe conservation actions (as stated at the documentation project) as well as adaptation for an apartment (always referring to the same documentation project), consisting of damp-proofing of the foundation walls and building of a new drainage system around the building, as well as mending the earthen block walls, repairing the mud mortar with the same traditional technology. The interior walls of the stable were plastered with lime based mortar and lime washed in white colour as well as the exterior façade. The softwood timber elements all over the building were treated by impregnation and coated with protection paint and damaged elements were replaced with new wood. The earthen floor was insulated and covered with ceramic tiles on the necessary flattening base. Two new toilets were added to the building at the ground floor and a new counter was constructed. On the upper level of the building, softwood timber ceiling beams were covered with new softwood floor boards to create a new galleria/balcony space accessible from the outer staircase. The major additions to the building were the introducing of electricity, water and sewage system (linked to the city network) and the lighting fixtures (which in the original state were lacking) with the necessary wiring.



Fig.14 The view of the interior of Stable during conservation

Finally, the result of the completed adaptation and conservation project is a building consisting of a unique space at the ground floor with two toilets and a unique galleria type space at the upper level accessible from the outside. The ground floor space is designed to house a small kitchen with very modest kitchen contents and a massively constructed counter. The space was furnished with few wooden tables and chairs. The glazed ceramic floor tiles

have a rustic appearance an imitation of terracotta – dimensions 40x40 cm. The toilets comprise a surface of around 12 sqm, consisting of 2 toilet cabinets and an entrance space with a wash basin. The door to the toilet spaces is made of a sliding softwood panel as well as the other doors inside the toilets. The upper floor has banisters made of oak and painted in dark brown, the same colour applied to the softwood floorboards. The upper floor is an attic space, where the sloped walls of the roof are insulated from beneath with 12 cm glass wool while the flat wall surface was created by applying gypsum cardboards 2x1.25cm at necessary wooden framework.



Fig.15 The interior of the Stable after the completion of conservation works



Fig.16 The upper floor of the Stable after the completion of conservation works

Legislation

Because of its characteristic architectural typology, the aesthetic value of the craftsmanship found in the interiors of the buildings, and because of its ethnological as well as landscaping values, the ensemble was first listed in 1955 and then put under the state protection in 1964. Since 1957 the whole ensemble was put under the management of the Museum of Kosova.⁷

Uses

Until 1990, the Emin Gjiku complex served as a Natural Museum and after the completion of internationally funded conservation works in 2003 it was

⁷ List of Buildings under the State Protection – courtesy of Institute for the Protection of Monuments of Prishtina

turned into an Ethnological Museum housing a vast collection of traditional costumes as well as utensils, handcrafted elements and other tools used in everyday life. The above-mentioned collection is sheltered in the two central buildings of the complex (the house and the guest house) situated at the inner court, while at the entrance court, the relocated building is rented under a special contract by Museum to a Contemporary Art Centre 'Stacion' and the *stable*, the object of this study is left unused to date, even though the constant promises by the director of the Museum to turn it into a traditional food restaurant.



Fig.17 Events organized at Emin Gjiku ensemble after the completion of conservation works

Problems

There are manifold problems that are to be addressed as far as the adaptation of the spaces is concerned as well as the whole management of the building.

1. After the conservation works were completed at the building, a unique space was created that was non-functional and left aside even 3 years after the whole complex of Emin Gjiku had started functioning as an Ethnological Museum. The real problem is that at the very beginning of the works, it was not considered necessary to assign a new usage that would create mechanisms for generating a budget for maintaining the building. This is due to an old legislation for the Protection of Historical Buildings of FRYU that was in power at the time when the project was compiled. According to this legislation buildings undergoing conservation works are not necessary to be assigned a new usage. This was a very realistic situation at the time of communism in ex-Yugoslavia, because the classification of the cultural heritage building was limited and the budget was a fixed amount that could cover the expenses of maintaining all the listed buildings.

2. Since we acknowledge the above-mentioned problem, the second one to be addressed is finding the proper usage that could be housed in the existing structure without doing much damage to the original materials and elements found in the building. Since the original usage (*stable*) is rather difficult to be retrieved in the present context of complex' function, and also since the recent intervention to the building have already had a rather costly impact, a usage that is to require less possible adaptation actions and that is to create mechanisms for generating funds for further maintenance of the building is to be introduced.

3. Finding a legally appropriate modality for the owner of the building (Museum of Kosova) to lease and outline the conditions to which the possible user of the premises is to comply, in order to preserve a usage within the context of the whole site of Emin Gjiku.

4. There are also technical issues that are to be dealt and which are crucial to the proper functioning of the building. After analyzing the building structure,

the spatial organization as well as the services available, the technical issues that are lacking or critical to proper functioning of the building are:

- Lack of enough windows at the upper level-a problem which limits the proper organization of that level.
- Lack of a bathroom with a toilet at the upper level
- Lack of heating, cooling and ventilating system of the whole building,
- Improper lighting and wiring distribution at the both levels,
- Lack of proper kitchen furniture at the ground level (although it exists as a defined space)
- Single glazed windows and not properly insulated doors which are to cause energy loss.

Analysis

According to Bernard M. Fielden, one of the most important steps to realizing a conservation project is identifying building's values, as well as places them in order of their priority, so the essential messages of the object will be preserved and respected. There are three main values that are to be analysed: Emotional, Cultural and Use values.⁸

As far as the Emin Gjiku site (comprising the building which is object of this project) is concerned, the following importance values are to be found:

1. Cultural values

Documentary values: an authentic traditional style of Balkan's Ottoman 'town house' type - residential complex built by end of 18th century and beginning of 19th century. The complex is a rare and complete built testimonial of a typical functional hierarchical organization of an upper-middle class residential site.



Fig.18 The view of the Stable after the completion of conservation works

Townscape values: the complex is situated at the heart of the historic centre of Prishtina, near many of the important mosques and baths some of which date back from the 15th century. Therefore, the complex's volumes, facades,

⁸ Bernard M Fielden ' Conservation of Historic Buildings'

colours, and the interior decoration are models of what a town house in an old urban core of Balkans once looked like.

Aesthetic values: the richly handcrafted interior wooden elements, the scale and the proportion of the buildings and of the both courts, the rhythm of exterior windows and visible structural elements as well as the rhythm and the colours of interior decorative patterns

Landscaping values: stone pathways and greenery; the variety of trees found in courtyards, water fountains, the well, the water channels, etc.



Fig.19 The wall between the inner and the entrance courtyards

Architectural values: the traditional architectural style of all the buildings, a characteristic movement from one open space to the other (the adjacent courtyards), the layout and positioning of buildings in the entrance courtyard as well as in the inner one. The human dimension sensed in every aspect of the scale of the buildings, the inner court's atmosphere, the colours and decoration of interior chambers of both houses (the family house and the guest house), ect.



Fig.20 Views of doors leading to the ground floor and to the upper floor

Technological values: the craftsmanship and building techniques, the application and production of materials in the structure of building found on the site.



Fig.21 The visible roof system of the stable

2. Use Values

Functional Values: spatial arrangements, the relation and communication between the courtyards; relation and communication between the both houses in the inner courtyard as well as their relation to the stable building at the entrance of the complex. The typical arrangement of the internal spaces of the houses; communication between the chambers, kitchen, storages, small bathing spaces (*hamamxhik*), etc; types of communication between the rooms and floors (corridors, halls, staircases, etc).

Economic Values: a potential tourist attraction - a landmark which is to be visited if many of the major historical town's buildings in the proximity were to be visited as part of guided tours.

Educational Values: many educational values are to be attributed to the complex. Most important educational values to be experienced vary from the techniques and materials applied, to the architectural style of the buildings, the functional layout. And the since the major part of the building is functioning as an Ethnological Museum, its educational values increase because of the elements exhibited of highly ethnological and national importance.

Cultural Experience Values: the site has been recently used very commonly as venue for many cultural events organized by the Museum and by different artists. There were traditional food events organized at the inner courtyard during the whole summer 2007; traditional music events; arts & crafts festival in November 2008; various artists' residence in the site and exhibitions of their works, seminars, artists' presentations, etc. These events have attracted many visitors to the site and different from the previous years, last year the whole site has become an important cultural reference for Prishtina.



Hypothesis

The major concern of this study is reintegration and preservation of a building which has already undergone conservation, by designating to it a usage which would ensure that the building is kept and maintained independently, facilitating thus the management of the institution under which this building is kept and at the same time introducing a new way of promoting the cultural heritage buildings as *living* assets and contributors to our country's development.

The project treating the sole building in its surrounding context, as such would be insufficiently authoritative to achieving the major ambition which would be Preservation and Promoting of Cultural Heritage. A sustainable community development based activity and an attractive promoting concept would have to be introduced to ensure the involvement of all the stakeholders and of course the liveliness of this venture. And finally, thus promoted cultural heritage building is to ensure proliferation of similarly treated models in a wider geographic context by circulating the results and lessons learned through an established network of such cases.

One of the modalities that would ensure attractiveness to a cultural heritage building would be tourism promoting. The attractiveness would be increased if the building in it self would comprise the landmark to be visited and a tourism facility, e.g. restaurant, souvenir shop or bed & breakfast.

In the case of the building at the Emin Gjiku ensemble, one of the potential solutions to ensure a profit-based functionality would be the adaptation of its premises to a bed & breakfast facility. This type of usage has already been proven feasible and successful by several examples in different parts of Kosova. It has been also proven that the best way to do it is through a community based associations, which in the case of Kosova, is represented by a registered association of Bed & Breakfast. The building itself is not only to offer the hosting facility, but it is also to serve as a visitors centre, thus offering guided tours to landmarks in the City and at its surrounding areas, as well as information for the other areas to be visited in Kosova and in the region. The visitor's centre would also offer links to other B&B facilities in cultural heritage sites in other parts of Kosova and the region, which are to be part of an established B&B in cultural heritage sites' network. The whole B&B activity would be promoted through various promoting materials, with an internet site, whose link would be also promoted in various important internet sites linked to the name of Kosova or of the region. Finally, when a sufficient number of cultural heritage sites that would function as B&B buildings would be achieved, a visitor's package containing places to stay, landmarks to visit, foods, wines, cultural activities would be offered and promoted as a tourist offer for visiting Kosova.

Method

The methodology to be applied in order to achieve the proper technical functioning of the stable building at Emin Gjiku ensemble as a Bed and Breakfast facility and a Visitor Centre as part of the wider network of such buildings I would like to present in form of solutions to the issues presented under the caption Problems.

Problem 1

After the conservation works were completed at the building, a unique space was created that was non-functional and left aside even 3 years after the whole complex of Emin Gjiku had started functioning as an Ethnological Museum. The real problem is that at the very beginning of the works, it was not considered necessary to assign a new usage that would create mechanisms for generating a budget for maintaining the building. This is due to an old legislation for the Protection of Historical Buildings of FRYU that was in power at the time when the project was compiled. According to this legislation buildings undergoing conservation works are not necessary to be assigned a new usage. This was a very realistic situation at the time of communism in ex-Yugoslavia, because the classification of the cultural heritage building was limited and the budget was a fixed amount that could cover the expenses of maintaining all the listed buildings.

Problem 2

Since we acknowledge the above-mentioned problem, the second one to be addressed is finding the proper usage that could be housed in the existing

structure without doing much damage to the original materials and elements found in the building. Since the original usage (stable) is rather difficult to be retrieved in the present context of complex' function, and also since the recent intervention to the building have already had a rather costly impact, a usage that is to require less possible adaptation actions and that is to create mechanisms for generating funds for further maintenance of the building is to be introduced.

Solution

Since the Stable building at the site is not assigned yet a function and since its spatial organization due to the latest conservation works houses a kitchen and toilets at the ground floor as well as a unique galleria space at the upper level, a usage that would be appropriate and less requiring structural and appearance changes at the building would be to introduce the B&B function to it, with a traditional restaurant at the inferior level and 4 sleeping quarters at the upper level. Assigning a traditional restaurant function to the ground floor level would not only be an easily conducted activity because of the existing modest capacity and furniture and fixtures. It would also be feasible, because traditional food restaurants are very popular nowadays in Kosova, especially among the foreign visitors, a fact that would immediately ensure financial security for further actions to be taken in securing a proper adaptation of the building.

Problem 3

Finding a legally appropriate modality for the owner of the building (Museum of Kosova) to lease and outline the conditions to which the possible user of the premises is to comply, in order to preserve a usage within the context of the whole site of Emin Gjiku.

Solution

The important attitude to be acquired in addressing this problem is to avoid the project to be directly managed from the Museum of Kosova, which if addressed as such, would cause the flow of the financial incomes from the building to enter the bureaucratic channels of Ministry of Culture (as a managing body of the Museum of Kosova) and thus distributed evenly to many other projects of above-mentioned Ministry. This would not bring the needed money for maintaining the building as aspired by this project.

Another danger to be addressed if such a venture is to be nominated a Museum of Kosova project, would be problems in accessing international small scale funds or micro-credits actions, for which the Ministry of Culture/Museum of Kosova would not be entitled as a state institutions. Therefore, one of solutions would be for the Museum of Kosova to lease the building to an association, NGO or a private user under a special legal contract, specifying the conditions of usage, as well as modalities of application of contract. Museum of Kosova has already a contract based lease for one of the buildings on the site of Emin Gjiku ensemble. It is the Centre for Contemporary Art 'Stacion' which uses the premises of the old blacksmith stone house for its activity. The 'Stacion' Centre contract ensured that the centre would carry out some adaptation works, approved by the museum and adapted to its activity. A similar renting contract could be arranged for leasing the stable building; containing special conditions which will ensure that the adaptation works and the usage are to be specified as well as rules set in the contract is to be followed.

Furthermore, to ensure the proper usage of the building as well as the accountability of the whole project, a Friends Group of Emin Gjiku Complex would be established of VIP volunteers as a counterbalance and a goodwill supervising body of Museum's management. There is already a good will among many local VIP personalities as well as those coming from international community in Kosova to be part of such a Friends Group. The

informal Friends Group role would also be attracting funds from various institutions as well as funding associations. Names of popular people part of Friends Group of Emin Gjiku Complex would create a secure ground for many funding associations.

Method for Implementing of Adaptation Plan

The possible and one of the most secure implementing partners for ensuring the correct implementation of project is Kosovar B&B Association established few years ago and already managing some of the rural houses as B&B facilities. They are quite attractive as an organization and quite a safe and proved ground for further investments by local and foreign financial bodies.

As far as the implementation of adapting the Stable building to a B&B facility is concerned, a practical and easily conducted modality of step-to-step spatial adaptation is to be embraced. As mentioned above a very good approach in re-living the building is to turn the ground floor of it into a traditional food restaurant, the success of which is almost guaranteed because of popularity of such restaurants all over Kosova. There are existing modest kitchen facilities within the building, which need a minor improvement to be put in function immediately. The Kosovar B&B Association activities are community based ones, its ventures aim primarily community development issues, elements which secure the sustainability of enacted projects. The potential implementing would be quite successful and secure immediate financial flow, would be putting in function in the ground floor the traditional food restaurant. The profit from restaurant activity would later, in a several phase implementing steps be used in adaptation of the upper level for the sleeping quarters that would be used as B&B.

Problem 4: *There are also technical issues that are to be dealt and which are crucial to the proper functioning of the building. After analyzing the building structure, the spatial organization as well as the services available, the technical issues that are lacking or critical to proper functioning of the building is:*

1. *Lack of enough windows at the upper level-a problem which limits the proper organization of that level.*
2. *Lack of a bathroom with a toilet at the upper level*
3. *Lack of heating, cooling and ventilating system of the whole building,*
4. *Improper lighting and wiring distribution at the both levels,*
5. *Lack of proper kitchen furniture at the ground level (although it exists as a defined space)*
6. *Single glazed windows and not properly insulated doors which are to cause energy loss.*

Solution

Each of the problems above should be addressed by preparing detailed proposals. Since most of the problems above derive from the modern life standards, action to be taken should ensure the less possible impact to the original structure and reversibility of the intervention.

1. The problem of only one existing window in the upper floor is a critical one, when thinking of planning sleeping quarters. A very important decision has to be taken in order to ensure the quality of the room.
The option of opening windows at the frontal wall was taken in consideration, but such a step would present a blockage of a communication path which starts at the entrance door at the upper level. And the most important problem facing if accepting such a

solution would be damaging the original frontal façade of the building.

Another option of opening the windows at the rear wall (facing a private house) was considered. Such a solution would present intruding to the intimacy of the house at the rear of the building.

And finally opening windows at the roof slope facing the rear of the building was taken into consideration and accepted as such, since it does not intrude to the original look of the building as well as it offers quality insulation conditions to the sleeping quarters of the building.

An indispensable bathroom, containing a wash basin space, toilet and a shower space is to be added to the upper floor to ensure the quality of function of the sleeping quarters. The bathroom would be constructed just above the existing ground floor toilets, so the existing water and sewage pipes are to be extended vertically.

The building does not contain any heating, cooling or ventilating system. A project for the most appropriate systems to be used is to be prepared. Prishtina has a central heating plant, but it does not cover the historic part of the city, therefore, as far as the heating is to be concerned, an efficient and not expensive system is to be accepted.

Traditional way of heating the spaces with stoves on wood is made impossible because in the recent conservation intervention, the one existing chimney was removed.

Cooling system is necessary, since the quarters are organized in the attic and also because in summers temperatures in Prishtina could rise +39 C.

An electrical project has to be prepared ensuring the proper and abundant artificial lighting in the rooms and in the restaurant, as well as the proper and discreet wiring distribution on the walls of the building.

New functional kitchen furniture is to be provided. Kitchen furniture should be modest in content, since most of the food for the breakfast would be provided (brought) by the community of that part of the town.

An intervention at the structures of softwood doors is to be made to ensure that the energy is not lost. Windows are to be treated by adding a vacuumed double glazing into the existing softwood frames. Frames are to be adjusted properly to contain the new glass.

Community involvement

To ensure proper keeping of the new usage of the building as well as to avoid estrangement of the people living at the houses around the whole historical site, an active community involvement in this venture is to be taken into consideration. As mentioned above, Kosovar B&B association is a community based association and bases its actions at the local context found in places where they conduct their activities. This means that the food would be catered by the families around the site – which would provide on daily basis, local and traditional type of dishes for functioning of the restaurant.

This type of collaboration is not foreign to the neighbourhood of Emin Gjiku, since it has already participated as traditional food provider at last year's summer activity of traditional food festival. Also local people could be involved in many technical aspects of functioning of the building. Cleaning, washing and ironing the bed linen and towels, technical servicing of minor servicing problems, keeping the garden, etc.

The community is also to be involved in the functioning of the visitors' centre. The guided tours around the city could be done by the local youngsters with knowledge of English. Transporting of visitors to the landmarks in Prishtina area as well as to and from the airport of Prishtina would be carried out by people living around the building, etc. They would be invited by the management of Emin Gjiku site, each time their services would be needed and they would be paid directly by the tourists at a fixed fee set by the management of the Emin Gjiku site.

The result of such a community involvement would ensure that the neighbourhood would have a greater respect and care for the historical building at their doorsteps and would prevent any vandal actions that could be carried out by the children of the same neighbourhood (a common everyday risk at the site) or by other people that would in a way endanger the safety of the site in general.

Results

The most important results in carrying out the adaptation of the Stable Building at the Emin Gjiku site in Prishtina are as follows:

1. Assigning a profit-based usage to a building that was not functioning for many years. By which action, it is ensured the building itself could manage its maintenance costs and not be a burden of a state of other institutions.
2. Establishing a B&B activity in a building of historical value – which means that the building represents a tourist facility as well as a attractive landmark to be visited.
3. Establishing an activity of which a great many people living around the building would benefit, as they services would be required for many aspects of managing the B&B facility as well as of the Visitors' centre. By this type of community involvement it would be ensured also a greater respect for the historical site of Emin Gjiku ensemble by the surrounding people.
4. Creating a Visitors' Centre, where tourists would get the information of landmarks around Prishtina area to be visited and similar B&B facilities at the region. The visitors' centre would also be the place where different itineraries for landmark visiting would be offered, guided walking tours in Prishtina, as well as tours in interesting places around. Tours would be guided by local trained youngsters that would know a foreign language.

Conclusions

'Experience Kosova' would be the name of the Tourist Package that could wrap the aim of this project. Offering a complete experience of Kosova is quite a challenging tourist attraction. Accommodated at a typical traditional building, in traditionally equipped quarters, eating traditional meals, being guided by local people deriving from the surrounding community to natural and historical landmarks of that place is what a tourist would expect if choosing this type of Tourist Package to visit Kosova.

This venture could prove a sustainable model to be followed by other similar facilities and thus help in creating a broader network which would somehow help the almost inexistent tourism in the newly established country. At the same time the network of such facilities could represent a model to be followed by the neighbouring countries, which if followed would create an attractive regional tourist offer for whoever would want to experience the beauty, complexity, friendliness and all the other features that make our region very characteristic and at the same time a unique region within the geography of Europe.

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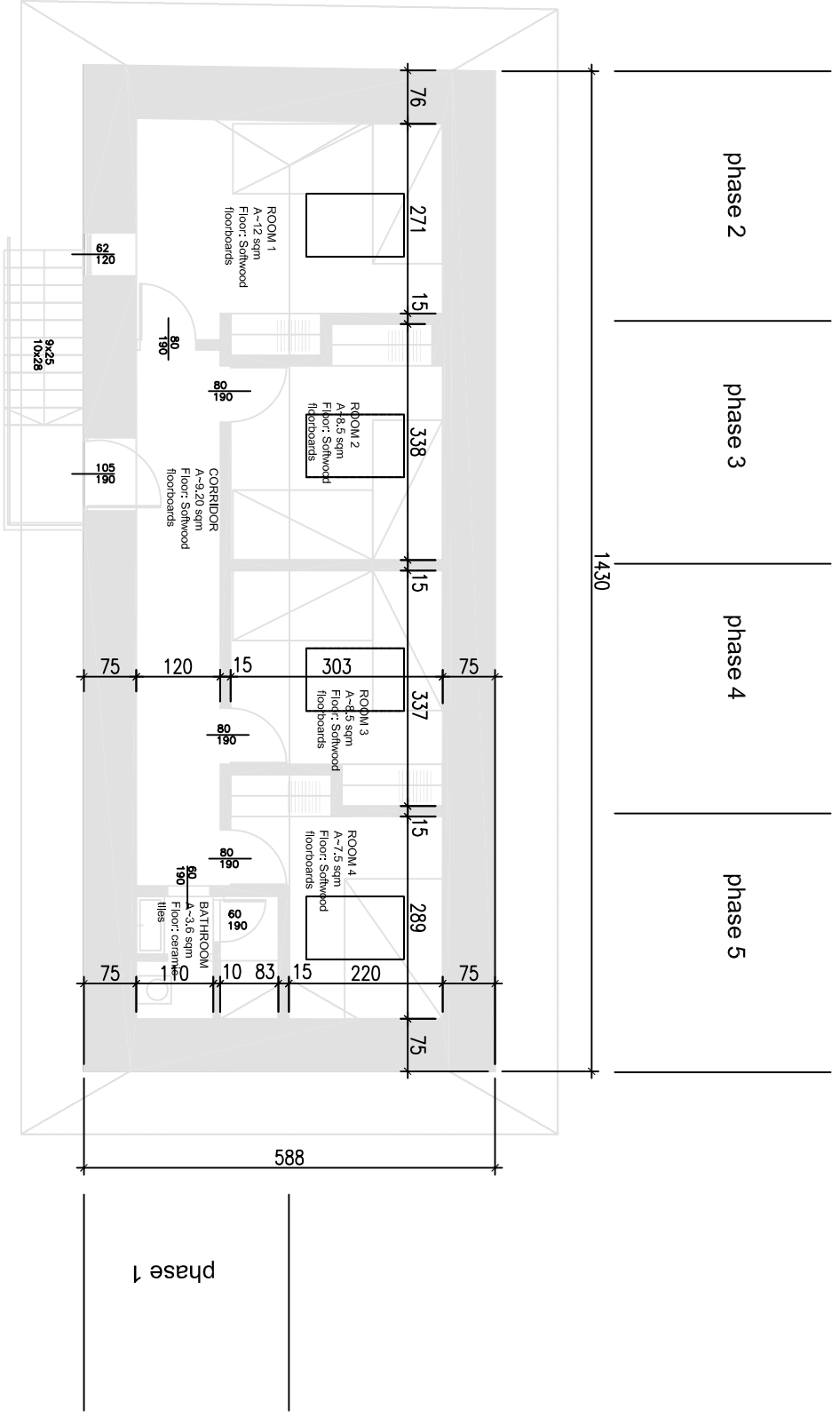
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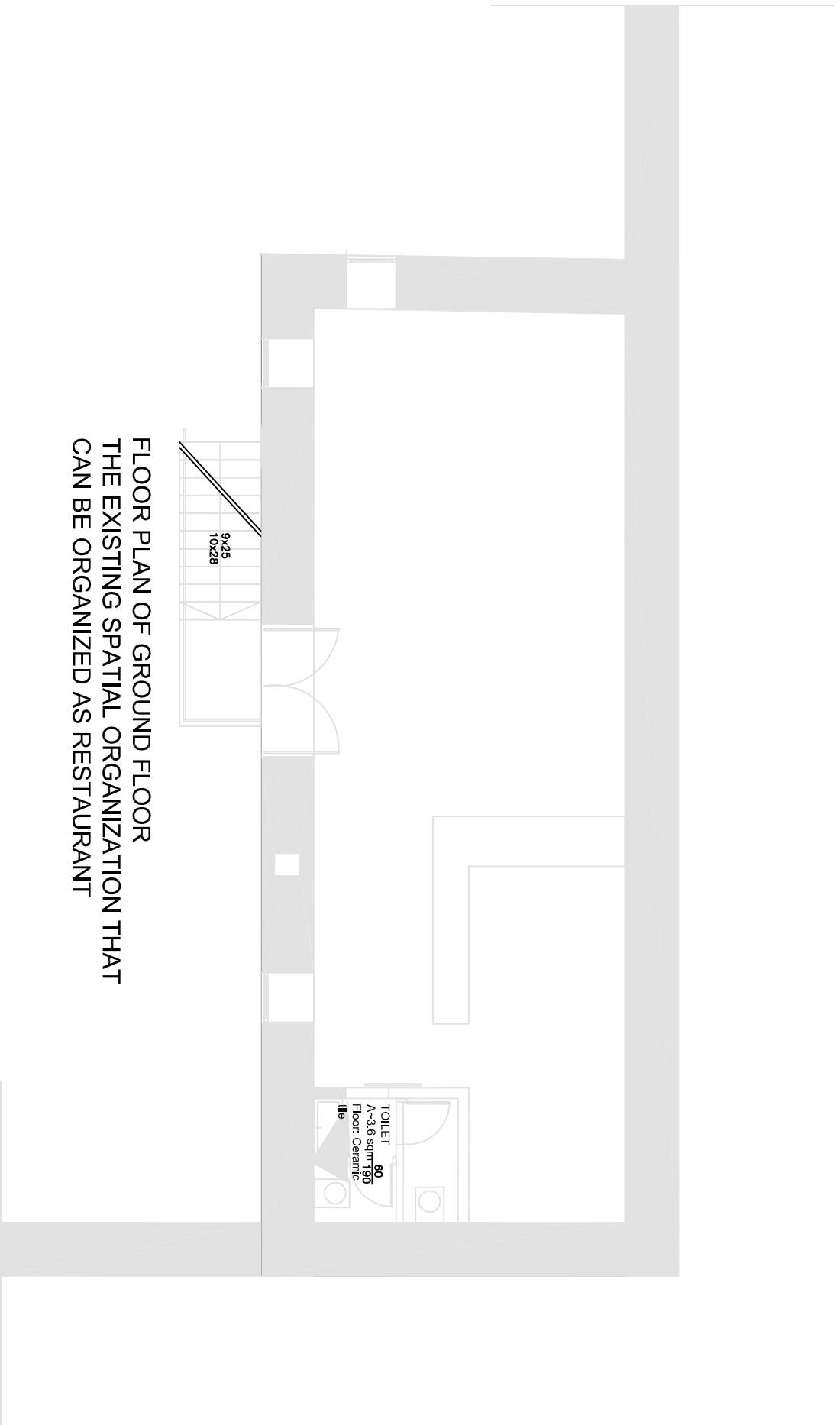
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Appendix 1



FLOOR PLAN OF UPPER FLOOR
 PROPOSAL FOR SPATIAL ORGANIZATION OF
 B&B QUARTERS





FLOOR PLAN OF GROUND FLOOR
THE EXISTING SPATIAL ORGANIZATION THAT
CAN BE ORGANIZED AS RESTAURANT

