



Velika Hoca Management Plan

Restoration of Vineries and Lodgings

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Abstract

This project is based on animation of mechanisms of urgent legal, technical and socioeconomic protection of heritage and creating a network of experts and NGOs on gathering and exchanging of information about protection of heritage, organization of projects and realization of urgent selected buildings protection, preservation and revitalization.

To make a strategy for protection, organization and development of Velika Hoca, realization of concrete projects as a cultural and ambience entirety with respect to the international standards and giving support to the economic recovery of the village. Conservation-restoration works on wineries and lodgings are to increase wine production and promotion of education tourism.



Introduction

The village of Velika Hoca is a metochy of monastery Chilandar. The earliest record of which can be found in the charter issued by Duke Stephen Nemanja as 1198-99.

This architectural style belong to Ottoman Era. Influence of Turkish conquests, mixed with Byzantine culture contribute to specific style of Balkan house. This style is characteristic for territory of Macedonia, Serbia, Kosovo, Montenegro and Bosnia and Herzegovina.

Serbian village Velika Hoca is the only village in Metohija in which an ensemble of 13-14 churches, either entirely preserved or in ruins, dating from the period between 13th and 16th century, can still be found.

The monuments of vernacular architecture – wine cellars, lodgings, towers, water mills... through their beauty and their architectural quality deserve special attention of the visitors and researches.



Background

History

The village of Velika Hoča, also known as “little Jerusalem”, is situated south of the city of Orahovac. The village has been famous for its vineyards and fine wines since 12th century. The Nemanja's heirs and other Serbian kings confirmed such a gift to Chelandari, developing the area, which in the medieval times became a strong commercial and cultural centre. The bare fact that the village was the meteo of the Monastery Chelandari had great, maybe crucial importance for the later development of the village. Sources mention 12 churches in the village: St. Nicholas', St. John's, St. Stephan's - 14th century, Holy Sunday, St. Paraskeve , St. Anne's, St. Luke's and St. Peter's - 16th century, St Virgin's and St. Elias. The monumental wine cellar of the Dečani monastery is in the centre of the village with huge wine barrels up to 5 meter high and 4 meters wide.

Two Roman pithoi – clay jars, accidentally found in digging the foundation for wine cellar near Velika Hoca, prove that village was populated in the time of Roman empire and that its inhabitants were engaged in wine-growing and agriculture.

Velika Hoca in Middle age

- The Byzantine period
- Turkish period

Almost all land lords in village had their own cellars for grape processing, while the coming of many who also were in the wine processing resulted with building numerous konaks (lodgings), mansions, summer houses, water mills...For that reason Velika Hoca was recognized as regional, cultural and trade and handicraft center.

Good deal of preserved churches, sites of the former churches and traditional built objects, which by their epoch, number and artistic expression (particularly remains of the fresco paintings and icons), represent exceptionally valuable cultural and historical complex. Stagnation and deterioration of Velika Hoca started with initial wave of Turks, in 15 century.

At the end of 16 century village rises again but not for long.

At the beginning of 18 c. great exile of Serbs have stops development of village once more.

New accumulation of capital and beginig of industrialization make the last progress of village in the end of 19 c.



Location

The village Velika Hoca is situated in the southeastern part of the Metohian valley, about 25 km away from Prizren and Dakovica and 5km from Orahovac. Ranging is between 390 and 430 meter in height above sea level. Since the river and stream valleys open toward the south and west, the region of Velika Hoca is exposed to the impact littoral climate. Warm air current spreading over the valley of Beli Drim River has beneficial effect upon the agriculture – vineyard in particular.

Geography

Village lays on gentle slops of the mountain Milanovac (883m). It is a type of "hidden" villages typical for this area, away for main roads like protection from bandits and pirates.

Climate

Mediteranian, with temperature from -20 to 40C, very seasonable for viticulture.



Architecture (and/or Construction etc...)

The monuments of vernacular architecture, through their beauty and their architectural quality deserve special attention of the visitors and researches.

This architecture is determined not only by typical geographic and topographic environment, but mentality, cultural tendencies and ethnic background.

The shape and size of the *houses* in Velika Hoca, varying from ground-floored objects to large mansions. Well proportioned and made of ordinary materials, they make an ambience that was been built from centuries. The most beautiful houses in Velika Hoca, designed upon typical scheme adopted for houses from Prizren suburban zone, are good example of vernacular architecture, which reaches the standards of urban architecture and reflect uniform cultural pattern of the Serbian population in Prizren and Velika Hoca from the middle of the 19th to the beginning of the 20th century. Since the inhabitants of Velika Hoca used to go on pilgrimages in Jerusalem, souvenirs related to pilgrimage are an important part of cultural heritage.

Houses in Velika Hoca

1. Hadzispasic family house
2. Lord-house, Serai
3. Patnogic lodgings

Vast wine growing estates and famous wine are in close relation with construction of special objects for processing of grapes and storing of wine – *wineries*. Wineries, or breweries, have been built in Velika Hoca since the Middle Age. At the beginning of 20th century, there were 153 households – there only nine households without their own wine yards. At that time, there were 62 wineries and wine cellars in Velika Hoca.

Preserved wineries are specific monuments of our culture, testifying of centuries long tradition of wine growing and production of wine.

The wineries can be found as a buildings itself, buttry and ground floor winery, as a part of house.

Because of non existence of any building school, masonry guilders are main architects.



The winery of the church of St. Stephen

The winery, which belonged to the church of St. Stephen, existed in 15th or the 16th century. It has been restored several times in history. We don't know when the present winery was built. It is believed to have been built in 18th century.

The winery of St. Stephen church is protected as cultural monument, because it testifies of a centuries-long tradition of wine growing and production of wine, which is special feature of the village in which it was built.

It also points to the role of the church as a landowner and manufacturer of this important agricultural product ever since the Middle Age.

Last information about building condition date from 1996.

There is no written documents about existing building.

In the section facing the street, little slits in the wall, providing light and ventilation can be seen. The winery has three entrances: one on the lower side of the building, by the road, and the other two on the upper side. The room and kitchen to the right of the right entrance are used by the custodian.

To the east of the winery, a courtyard into which wagons carrying grapes used to arrive, can be seen.

The building is square in plan with total surface 241m². Due the sloping terrain and the requirements of process of wine production, the interior is cascading.



The entrance section is used for unloading grapes, the second one for pressing and processing of grapes.

The third and the lowest level was used as storage for wine barrels.

To the east of the winery, a courtyard into which wagon carrying grapes used to arrive, can be seen.

The lower part of winery was built of stone bound with lime mortar, while the upper parts are the results of a restoration and they were built of adobe.

The winery has wooden roof construction. Rafter bottoms are leaning on the walls, while the central part of construction is supported by trussed beams.

Lower part of hip roof are covered with stone plates, the upper ones with terracotta roofing tiles.

Winery and lodgings of the Patrnođić family

Patrnođićs are the family that lived both, in Prizren and Velika Hoca. As a summer residence, family use to spend all summer and autumn in his house, until vintage has finished.

The house was built of stone and adobe. Original appearance of interior has been preserved (wooden ceiling and floor, doors and windows with grates, old beds, trunk and closets).

It is situated by the street, opposite the winery. The front side of the house is facing the yard. Left part of the upper story is occupied by a dwelling room. Lofty timber terrace (čardak) in front of the room is supported by cantilevers. Another dwelling room can be seen in the ground floor.

Apart from the winery and lodgings, a brandy distillery and an old well have been preserved in the courtyard. The neighboring lot, which had separate entrance and which used to house farm buildings was also in possession of the Patrnođićs. The street façade of the complex has been preserved in its entirety, and it makes a hole with the facades of the nearby buildings.

Typical Balkan house: big wall thickness on ground floor, thin walls and “bondruk” construction on floors, south-east orientation.

Existing condition of winery

In the upper part of village was preserved winery and lodgings of Ljubomir Patrnođić, banker from Prizren. Monumental complex of extraordinary value, which shows the skill of local masons and testifies the rich winery tradition.

By the surface it covers, the winery is the one of the biggest edifices in Velika Hoča. It is a rectangular in plan and as a central object, it cover the largest area of the house lot and dictate position of other buildings.

Winery has two levels: the lower, were large casks, which could store up to a hundred loads of grapes, were kept, and the elevated one, where barrels with wine were stored, along with tools and equipment for production of wine. The same edifices also houses subsequently built small dwelling unit consisting of a kitchen with an open fireplace, a room and smithy

Three sides of winery were built of stone, braced with bond-timbers. The roof construction is massive, made of chestnut, supported by chestnut posts. Like in all other cases of stone slate roofing, the rafters were covered with wooden boards supporting stone slates. Massive wooden double-door leads to the winery. A well can be seen in the front of the building.



Values, Threats and Goals

Values – Cultural values,

- tradition through centuries,

- identity,
- continuity,
- history,
- architecture,
- technology,
- function, ecology,
- economy (tourism, wine production), patina.

Threatens – Price of restoration,

- previous interventions on objects,
- new interventions (installations of water and electricity),
- political situation,
- new technology in grape processing
- management,
- maintenance.

Goals

The goals has two objectives:

- To protect all man-made values, and
- To provide condition necessary for the development of the village and normal life of inhabitants

- Preservation of authenticity of the entire village its urbanistic, architectural and landscape aspects
- Protection of objects, on the grounds of their historic, situational, architectural and artistic values, which are in state of deterioration
- Special attention on protection of viniculture areas (from 120ha wine yards before 1999, today are cultivate less then 40ha)
- Ensure normal and safe work on the fields
- Revitalization and planting of vineyards
- Reconstruction of existing wine cellars with veneration of international standards
- touristy promotion (great possibility for education tourism as a promising activity could be emphasized for its international capacity), revitalization and reestablishment of vineyards on all areas.

Problem(s?)

General village problems:

- Deficiency of population, especially young generation
- Lacking of trained and educated experts
- Lacking or bad quality of infrastructure
- Disappearances of stock farming and related agriculture
- Disappearances of ancient crafts
- Unemployment (more than 90%)
- Difficulties with marketing

Characteristic village problems:

- Existing political situation
- Impossibility to cultivate complete territory
- Insecurity to invest it's own resources, money, mechanization, following equipment for wine production and other agriculture products
- Degradation of buildings with cultural and historical values

Hypothesis(?)

All restoration works has to be done according to international standards. Efficient team or board should be consisted from the following experts: town planners, architect for protection of heritage, experts for protection of nature, ethnology, tourism...

Method

Necessary works for restoration of wineries and lodgings

- Cleaning of entire buildings and yards
- Building a new roof construction or partial repair and straightening
- Removing existing roof covering (stone or tiles) and recover with adequate roof and stone tiles
- Partially demolishing parts of damaged walls and build a new one
- Fixing and straightening of the existing stone walls, filling the holes and cracks
- Partial removing a worn out layers from outside and inside walls and partly fixing damaged adobe walls with new bricks or stones
- Replacement or straightening of all constructive supporting elements like joists and pillars
- Replacement or fixing the carpentry
- Cleaning and painting of all wooden parts and final treatment with antifungicide
- Replastering entire surfaces of adobe walls with mud mortar
- Painting of entire wall surfaces with lime
- Tiling the dirt floors
- New installation of water, sewage and electricity

Maintenance programme and plan

Three most important things are:

- To choose proper function for buildings (after consultation with experts and village representatives)
- Building works must be done professionally in traditional techniques
- Restoration works must be done with original materials

Before all works must be done investigation, collection of existing documentation and appropriate assessments.

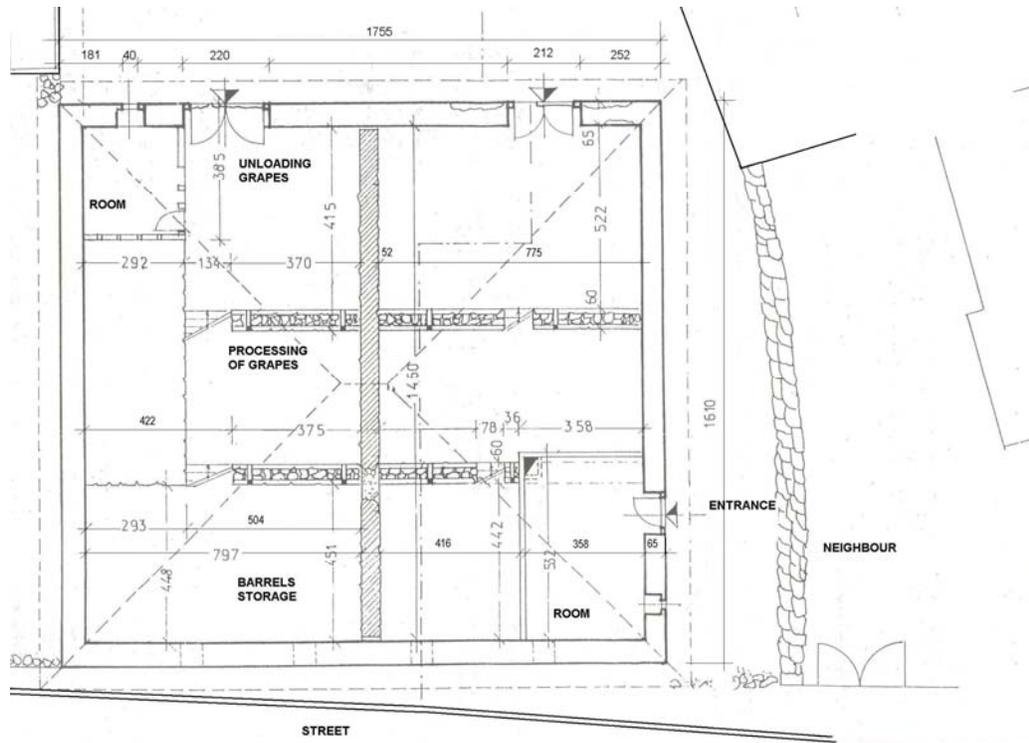
Results

Each of wine cellars can employ 10-15 people, who are going to work on cultivation and processing of grape products. After appropriate investigations and assessments, board consisted by experts, village representatives and donors should decide about new use of lodging

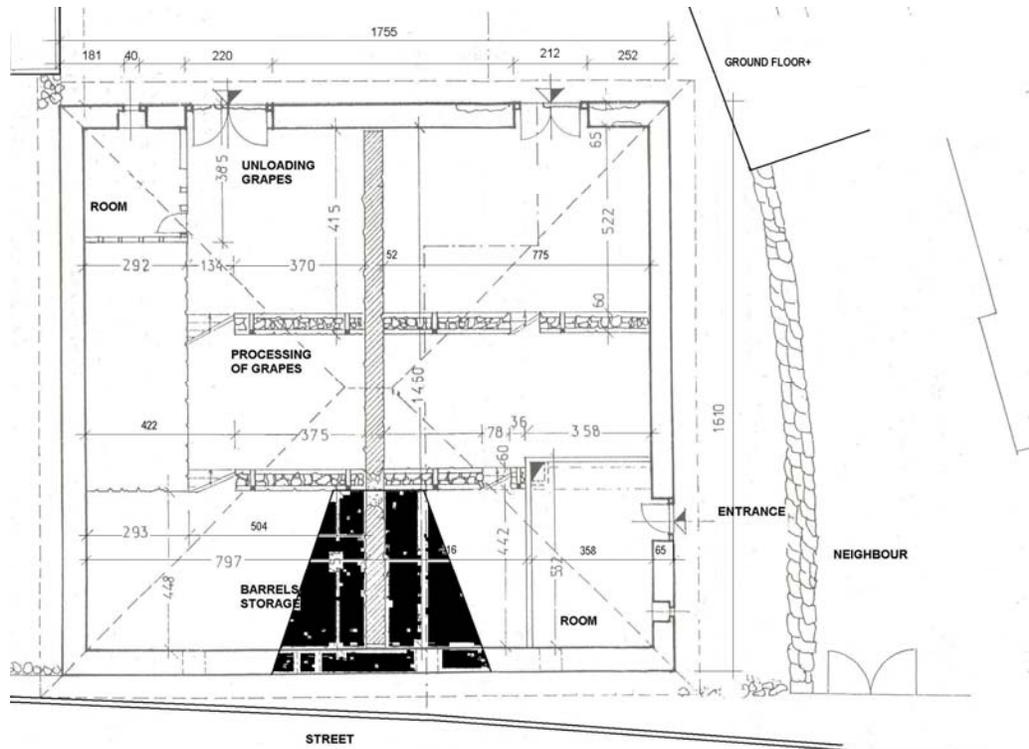
(Discussion &) Conclusions

Focus is not on one particular building but on village in general. The first idea was to put 7 or 8 buildings with different functions in this project but because political situation was deficiency of documentation. It is the fact that politics will destroy Kosovo heritage.

Appendix 1

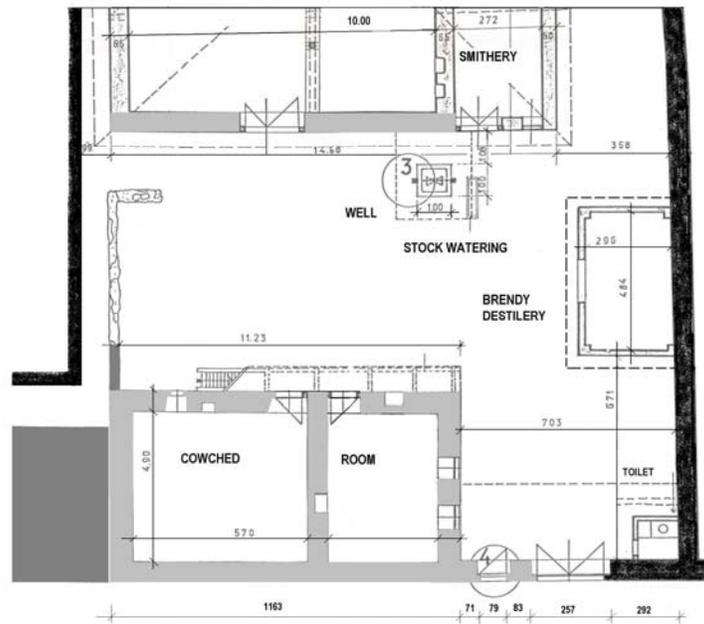


**The winery of the Church St. Stephen
Condition of building recorded 1996**



**The winery of the Church St. Stephen
Condition of the building recorded in 2008**

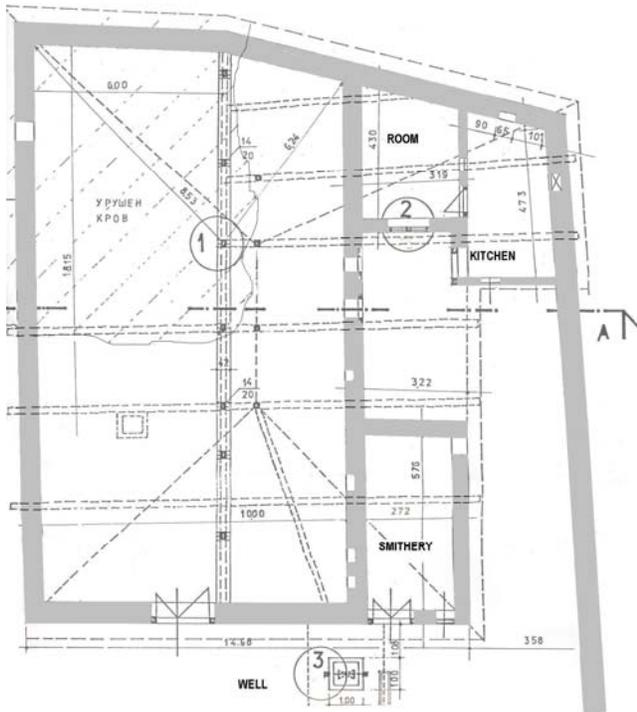
Appendix 2



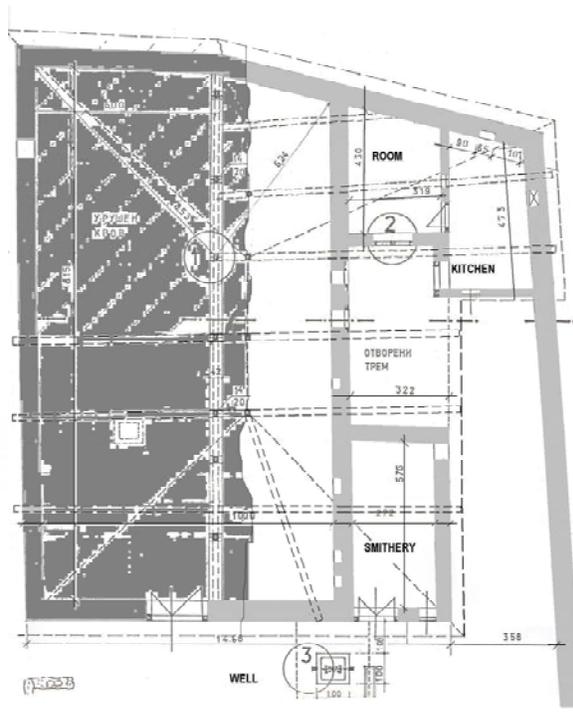
Courtyard and partially preserved; winery, brandy distillery, stock watering, well and smithery

Destroyed roof

Destroyed roof



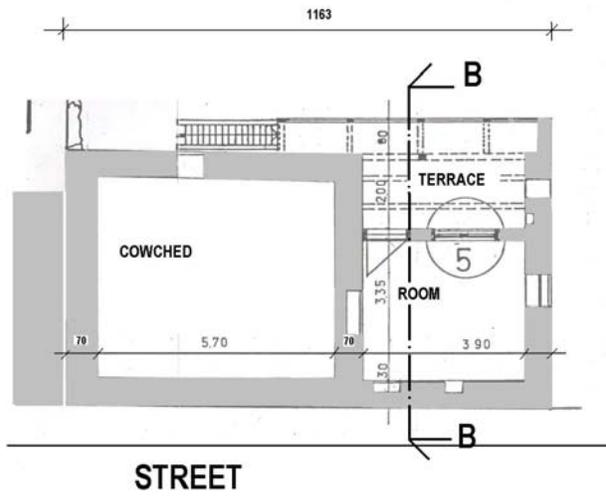
Condition of the winery recorded in 2002



Condition of the winery recorded in 2008

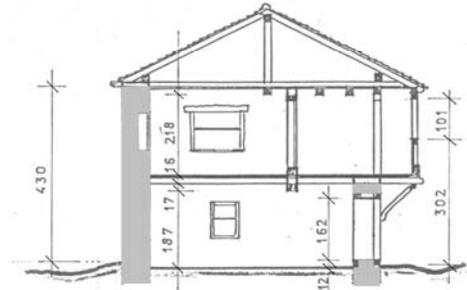
Appendix 3

Patnagic summer house

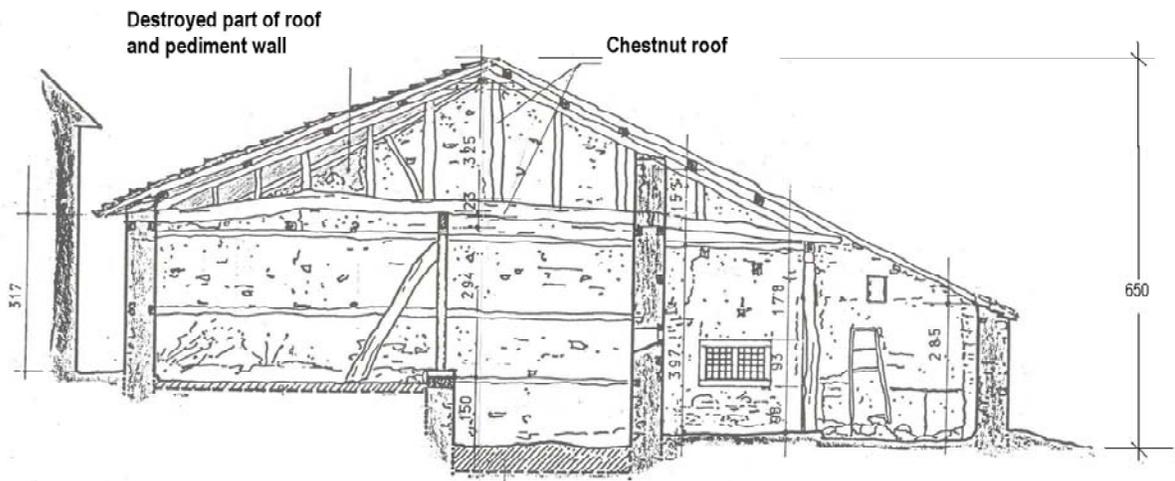


STREET

FIRST FLOOR



CROSS SECTION B-B



Cross section A-A

Patnagic wine cellar