

Protection of the Natural and Cultural-Historical Area of Kotor on the World Heritage List

ABSTRACT

The paper contains multidisciplinary approach on the protection and revitalization of the heritage of the Kotor region inserted in the UNESCO World Heritage List. The basic standpoints for the protection, revitalization and sustainable development of the cultural heritage are exposed in the text. The most comprehensive results, in the field of the cultural heritage studies, preservation and revitalization, within protected region so far have been achieved in the old towns Perast, and especially Kotor old urban core, historical nucleus within the medieval town ramparts.

Research, studies and "*lege artis*" restoration works were performed on sacral buildings, residential ensembles and fortifications. On the contrary, regarding investment works concerning construction of the massive new residential buildings, condo apartment complexes and other unappropriate developer's activities, critical opinions are evident.

Because of the treats of intensive uncontrolled urbanisation and non-adequate planning activities, special attention should be paid to the delicate procedures of urban conservation, preservation and revitalization of cultural landscape, tourism activities and other issues according the criteria and standards of international community.

KEYWORDS

Bay of Kotor, Kotor, world heritage, historic preservation

INTRODUCTION

Since ancient times, the Bay of Kotor has represented a strategically important geographical region. Its three spacious, interconnected bays (Herceg-Novi, Tivat and Kotor) form one of the best natural harbors in the world.

Through the passage between Cape Oštro of the Prevlaka Peninsula and Cape Mirište, you enter the Gulf of Herceg-Novi. Verige Strait represents the entrance to the Bay of Kotor (fig. 1), and were the outpost of the fortification point of Perast, which, although surrounded on all sides by Turkish territory, was crucial for the defense of the waterway to Kotor.

To the west of Perast, going deeper into the bay is Risan, a fortified city since ancient times, which dominated the area and controlled the access roads leading from Montenegro and Herzegovina to the sea coast.

The most important city and stronghold of the Bay, Kotor, is located at the foot of the hill of St. John, on a strategically very favorable alluvial plain, between the Škurda river, the sea and the Gurdić spring (fig. 2). In the uncertain times of the creation of Kotor, the topographical conditions were a decisive factor for the choice of the location of the city, its urban development and survival. The oldest fortification – “gradina” could be located on the top of the hill of St. John since Illyrian times.¹

So far, no reliable traces of a Roman settlement have been found in the area of Kotor itself, either under the name of Catarum or Acruvium. Nevertheless, the existence of an ancient fortified city is largely certain. Most likely, ancient Acruvium with the status of a fortified city “*oppidum civium Romanorum*”) is the Roman predecessor of Byzantine Kotor (*Dekaderon*).

The oldest architectural layers of the Kotor area are today below sea level. This is evidenced by findings from antiquity and the early Middle Ages, found for example at the archaeological site of Šuranj, within the complex of the Franciscan monastery and the significantly older church of St. Peter.² Likewise, the baptistery of the Church of St. Mary of the River from the 6th century, from the time of Justinian’s restoration of the empire, which was found by the author of this paper during conservation and restoration work on the church, is located at a depth of approx. 2 m below the level of the floor of the present church.³ As it consists of ancient spolia, it was to be expected that the next cultural layer would be from the Roman period, but unfortunately the research was not continued, among other things, due to problems with underground water.

When it comes to ancient Risan (*Rizon*), the rich archaeological heritage of movable and immovable cultural heritage was recognized as early as the 19th century. In the 1930^s, the remains of a Roman villa with mosaics were discovered, and research

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- 1 J. Martinović, *Urbanistički razvitak grada Kotora kroz vjekove*, Kotor section of the Association of Historians of Montenegro, Kotor 1970, 85.
 - 2 P. Mijović, *Acruvium-Decatera-Kotor u svetlu novih arheoloških otkrića*, *Starinar* XIII–XIV/1962–1963 (1965) 27–47.
 - 3 M. Čanak-Medić, *Arhitektura Nemanjinog doba II*, Institute for the Protection of Cultural Monuments of the Republic of Serbia, Belgrade 1989, 238, fig. 20.



Fig.1

Look at Verige and Kotor bay from Perast

(© I. Lalošević)



Kotor bay

(© I. Lalošević)

was intensified after the 1979 earthquake through the activities of the Kotor Regional Institute for the Protection of Cultural Monuments.⁴

The immigration of Slavs during the 7th and 8th centuries ended the great movements of the people in these regions.⁵ They relatively quickly occupied the territory immediately next to the city walls, but inside the city Roman influence prevailed until the 10th century, and its culture much later. This period is chronologically linked to a significant sacral building, the central plan memorial church dedicated to St. Tryphon from the 9th century, the remains of which were found during the archaeological research of the Cathedral during its restoration after the 1979 earthquake. According to Constantine Porphyrogenitus, the Saracens burned the lower town of Kotor in 867.⁶ This indirectly testifies that there was also an upper town at that time, i.e. fortress in the hill of St. John.

During the Middle Ages, the power of Byzantium gradually weakened in these peripheral areas of the empire, which led to the strengthening of the Slavic states, Duklja (Zeta) and Raška. Kotor and its area (district) experienced special economic prosperity during the Nemanjić dynasty, which ruled the coastal cities from the end of the 12th to the second half of the 14th century (Kotor from 1186 to 1371). Kotor had the status of an autonomous commune and the main state port, which connected overseas areas with remote destinations in the hinterland. The inhabitants of Kotor were sailors, merchants, customs tenants, businessmen and high officials at the court and in diplomacy. Economic well-being was a prerequisite for significant construction activity, primarily in the area of the city, but also in its surroundings, which is reflected in the formation of fortifications,⁷ the construction of residential, and especially sacred buildings and ensembles.

After the fall of the Serbian medieval state, a stormy period began, and after numerous requests, Kotor managed to be placed under Venetian protection in 1420. The Venetians gradually narrowed the privileges they granted to Kotor when they surrendered, and the city declined economically during the 15th and 16th centuries, as it turned from an economic and commercial center into a military center. This, however, resulted in an increased interest in city fortifications, outposts (“antemurals”) and coastal fortifications.

In the late 15th century (1482), the Turks occupied parts of the coast from Herceg Novi to Risan and Orahovac (with the exception of Perast). The Veriga area on that side of the gulf (the Turkish Veriga) was the scene of frequent battles between

4 Extensive research with very significant results has been carried out for the last twenty years on the basis of the cooperation agreement between the Kotor Regional Institute for the Protection of Cultural Monuments and the “Novae” Archaeological Center of the University of Warsaw from 2000.

5 G. Gelcich, *Memorie storiche sulle Bocche di Cattaro*, Zara 1880, 1.

6 P. Butorac, *Teritorijalni razvitak Kotora*, Anali historijskog Instituta JAZU u Dubrovniku, Dubrovnik 1962–63, 48.

7 I. Lalošević, *Kotorska tvrđava, proučavanje, zaštita i revitalizacija*, Regional Institute for the Protection of Cultural Monuments, within the UNESCO Participation Program for 2002–2003, Kotor 2003, 9; I. Lalošević, *Fortifikacijska arhitektura Boke Kotorske venecijanskog perioda (XV–XVIII vijek)*, University of Montenegro, monographic editions 2016, passim.



Fig. 2

Kotor, view
from the
fortress
St. John

(© Z. Čubrović)



Fig. 3

Risan bay, on
the right new
building in
Kostanjica

(© I. Lalošević)

the Venetians and the Turks over supremacy over the entrance to the gulf. Although Venetian strategists lamented the fate of Kotor, surrounded on all sides by Turkish territory, claiming that it was “in the jaws of a lion”, and that it could not take long for two enemies to enter the same door, this division of the Bay, even Kotor itself Risan Bay lasted for two centuries, and Kotor never fell into the hands of the Ottomans. The efforts of the Christian alliance to free the northern part of the Bay from Turkish rule bore fruit at the end of the 17th century (the area from Orahovac and Risan to Kumbor was liberated in 1684, and Herceg Novi in 1687).

During the Venetian administration in Kotor, the historical core and route of the medieval perimeter with ramparts and towers, which were reinforced by escarpment cortinas, buttresses and bastions, were preserved. Considering the importance of Kotor in this area of the Adriatic, characterized as a “*fortezza chiave*”, and the architecturally advanced Venice of that time, in Kotor we have examples of the early application of certain solutions of military architecture. Some of them are attributed, or can be attributed with a high degree of certainty, to famous architects of that era. For example, there are indications that the largest pentagonal bastion of Kotor, called Bembo, and in some sources Vendramin, from 1539, created during the attack of the pirate Hayreddin Barbarossa, could have been realized by the famous architects Michele and Gian Girolamo Sanmicheli.⁸

There were also similar influences when it comes to the sacred and public architecture of Kotor and other places in the Bay. During the four-century rule of Venice, numerous palaces and churches were built, among which the unfinished parish church in Perast and Our Lady’s Temple in Prčanj, designed by the Venetian architects Giuseppe Beati and Bernardino Macaruzzi, stand out with their baroque concept, monumentality and luxury. In the narrow coastal belt, settlements developed, mostly in today’s size, whose population was mainly involved in shipping and trade. The sailors and merchants of the bay (“*mercatores et nautae*”, as recorded on the facade of the Our Lady’s Temple in Prčanj) were the leading driving force that created and left behind a cultural heritage inscribed in the UNESCO World Heritage List.

After the fall of the Republic of Venice (in 1797), there was a period of frequent short-term changes of government, which left no significant architectural achievements. On the contrary, the turbulent events of this time had a largely destructive character, especially during the period of the French regime, which devastated numerous churches and monasteries, turning them into military facilities, after which they were abandoned or given various profane functions.

During the rule of the Austro-Hungarian Monarchy (1814–1918), Bay of Kotor was an important war port, and Kotor was a strategically important border town. Thanks to its continuous military function until 1918, Kotor preserved its fortification system as a whole, at a time when numerous cities, due to modern urban planning

8 I. Lalošević, *Fortifikacijska arhitektura*, op. cit. 198.



Fig. 4

New construction
in Kostanjica

(© I. Lalošević)



Fig. 5

New construction
in Perast

(© I. Lalošević)

requirements, demolished significant parts of their fortifications. In the old city center itself, many buildings were given new floors, mainly for rent to government and military officials, and villas in neo-style architecture were built along the coast.

In November 1918, troops of the allied army, including several thousand *Bokeljs* (residents of the Bay), volunteers from the Thessaloniki Front, liberated the Bay of Kotor from the rule of the Austro-Hungarian Monarchy, and thus, after 500 years of foreign domination, annexed Bay of Kotor to the Kingdom of Serbs, Croats and Slovenes, later Yugoslavia. The city and its area mostly preserved the traditional historical configuration, the extent of the settlement and the inherited urban structure and its characteristics until the 1979 earthquake.

STATE OF CONSERVATION

At its 3rd session (Cairo, October 1979), the UNESCO World Heritage Committee decided to inscribe the Natural and Cultural-Historical Area of Kotor on the World Heritage List and, at the request of a member state, simultaneously on the List of World Heritage in Danger. The listing took place six months after a catastrophic earthquake significantly damaged its architectural heritage, and based on the “c” – culture criteria (i), (ii), (iii) and (iv).

Shortly after the inscription on the World Heritage List, (in 1980) the Municipal Institute for the Protection of Cultural Monuments was established, in order to create institutional conditions for the protection of cultural heritage, which was also an obligation of the member states based on the Convention on the Protection of World Cultural and Natural Heritage (Paris, 1972). With the new Law on the Protection of Cultural Monuments of the Republic of Montenegro from 1991, it grew into a regional institution for the entire Bay of Kotor area, and then a special Law on the Restoration of the Protected Area of Kotor was passed.

In the decades that have passed since the registration of the Kotor area on the World Heritage List, the best results in the field of study, protection and revitalization of architectural heritage have undoubtedly been achieved in the area of the old town of Kotor, its historical core within the walls, and this at the time of the existence of adequate institutional organization of the cultural heritage protection service through activity of the Municipal, later Regional Institute for the Protection of Cultural Monuments, from 1980 to 2011.

Such an assessment was made, among others, by UNESCO experts during the mission in 2003⁹ who, on the order of the World Heritage Committee, examined whether the conditions had been met for the withdrawal of Kotor from the List of World Heritage in Danger, and submitted a corresponding report. The state of conservation

9 The UNESCO expert team was composed of: Horst Goedicke, UNESCO representative and Joseph Stultz, ICOMOS expert. The author of this paper, at that time the director of the Kotor Regional Institute for the Protection of Cultural Monuments, participated in the work of the mission as a national expert. The mission was realized in March/April 2003, in cooperation with local institutions, primarily the Institute in Kotor.



Fig. 6

Church St. George
Orahovac

(© I. Lalošević)

of the surrounding settlements, especially excessive construction, was highlighted as a much bigger problem.

At the meeting of the World Heritage Committee in Paris in June and July 2003, where the aforementioned report was considered, it was concluded that significant progress had been made in the protection and restoration of buildings and urban areas damaged by the earthquake, and that the conditions had been met for the withdrawal of Kotor from Lists of World Heritage in Danger, on which the decision was made.

During the discussion, concern was expressed about the threat of uncontrolled excessive urbanization of the area, and there were suggestions that the area should not even be removed from the List of World Heritage in Danger. However, as it was about reasons different from those for which Kotor was put on the List in Danger, the opinion prevailed about withdrawing from the List, but an order was given to the member state to urgently prepare a management plan for the protected area, which would, among other things, contain guidelines for preventing these negative tendencies.

The same year, in December, the development of the Management Plan for the Kotor Protected Area began, but it was completed only in 2011, among other things as a result of personnel changes in the organization of the Kotor Regional Institute for the Protection of Cultural Monuments. These changes began with the replacement of the director from the profession with a political staff, and continued with the dismissal of experts (especially architects), the abolition of the specialized reconstruction department, and finally (in 2011) the “transformation” of the cultural heritage protection service in such a way as to abolish the independent effective institution of protection on area of Kotor, which is certainly a precedent when it comes to properties on the UNESCO World Heritage List.

In its thirty years of existence and work, the Kotor Regional Institute for the Protection of Cultural Monuments has done a huge job on research and documentation, protection and study of archaeological and architectural heritage, conservation and restoration of paintings and other movable assets. At one time, the Institute also had an reconstruction operational department for carrying out rehabilitation-conservation and restoration works on architectural monuments, which carried out works on the most important cultural monuments of the old city, the protected area and outside it.

In the work on the protection and revitalization of cultural monuments, internationally recognized principles and standards were successfully applied, which is best evidenced by the award of Europe Nostra for the year 2002 for the conservation and restoration works at the Cathedral of St. Tryphon. Despite limited financial resources, the Institute strove to provide professional training for its staff and implemented numerous scholarships and study stays abroad: Italy, (ICCROM-Rome, Venice, Bologna, Ferrara, Ravello), Norway, Greece, Cyprus and elsewhere. The officers of the Institute also actively participated in domestic and international professional meetings, with developed good relations with ICOMOS, ICCROM and other international organizations and institutions.

However, the Institute unfortunately did not have the authority to resist the increasing pressure of urbanization of the coast and the devastation of the cultural



Fig. 7

Dobrota, Ljuta

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landscape, which can turn into a bigger problem than the restoration of individual protected buildings. In many places of the protected area of the Bay of Kotor-Risan, the degree of urbanization has reached a limit beyond which the values, for which the region was included in the World Heritage List, could be seriously and permanently endangered. Unfortunately, at the moment, new concrete buildings, villas of inappropriate volumes and apartments for the market are multiplying in the protected area, and through urban plans, opportunities for even more intensive construction and destruction of the landscape are opening up.

In addition to the mentioned real threats of “aesthetic pollution”, it is much more difficult to assess how much advancing urbanization affects the specific natural values of the region, although this is also an indisputable fact and has far-reaching consequences. The available data show that the water in the bay is polluted by various types of waste, and that urbanization and pollution have a bad effect on flora and fauna, thus reducing the biodiversity of the area, although it was not inscribed on the World Heritage List at the time based on the criteria of natural values (“n – nature”), which does not mean that they are not there, that is, that they could not be taken into account during the eventual re-inscription of the property on the World Heritage List.

There is still a valuable cultural landscape in numerous locations that needs to be preserved and restored. For example, in Morinj, the most valuable area of the river is where there were old mills, which are in ruins, except for one that has been adapted into a national restaurant, while observing the authentic values of the cultural landscape and traditional architecture.

The neighboring settlement of Kostanjica possessed exceptional characteristics of a cultivated landscape with chestnut forests, olive groves and other Mediterranean crops on terraced plots.¹⁰ However, instead of preserving the aforementioned heritage, two huge apartment complexes were built (fig. 3, 4), which, along with the construction in Dobrota, represent the worst interventions in the protected area.

In Lipci, there are valuable prehistoric drawings on the “okapina” at the foot of the hill, as a kind of synthesis of natural and cultural heritage, which can be a significant generator of local development of cultural tourism.

One of the most sensitive individual interventions in the landscape of the Bay of Kotor took place precisely on this stretch, on the new road from Risan to Žabljak (fig. 4). A road built without the slightest effort to fit into the landscape is a textbook example of how not to work in protected areas. At the same time, it unfortunately connects four properties on the World Heritage List, the Natural and Cultural-Historical Area of Kotor and the Kotor Fortress, on the one hand, and the Durmitor National Park and the “stećci” (medieval tombstones) within it, on the other. In addition to the road route itself, additional devastation was caused by the opening of a quarry on the coast itself and the dumping of material directly into the sea.

10 I. Lalošević, et al., *Kostanjica, prirodno i kulturno nasljeđe*, EXPEDITIO and the Faculty of Architecture, Podgorica 2009, passim.

In the period after the earthquake, new constructions inappropriate in location and architecture were built in the bay, such as the “Teuta” hotel in Risan, over the archaeological cultural layers in the coastal zone of the Carine site. Instead of repairing inadequate interventions, a significant expansion of the hotel complex is underway.

The urban matrix of Perast, which is characterized by a compact structure, remained largely intact, except for the once-rough interpolation of the hall of the “Jadran” clothing factory, where, instead of reduction and improvement, there was again the expansion and interpolation of inadequate buildings (fig. 5). In addition to the prevailing baroque architecture, in research during the preparation of the Perast Architectural Heritage Protection Study,¹¹ knowledge about its heritage was enriched by newly discovered significant remains of the medieval architectural layer.

Among the relatively still well-preserved settlements is Orahovac, which in the coastal area, together with its hamlet Dražin Vrt, covers the area between Perast and Dobrota, and extends deep into the abandoned hinterland all the way to the areas of Krivošije, Cuce and Zalazi. The medieval frescoed church of St. George is situated in a prominent location further from the coast, on a large free-standing rock (fig. 6). Views of this location are greatly compromised by the new apartment complex nearby. Along with the group of houses on the pier, the dominant position is occupied by the hundred-year-old honey oak, a protected monument of nature. The area of the “Ercegovina” water source and the natural reserve of the Ljuta river delta and the destroyed old mills on it were largely devastated, unfortunately with a tendency for further deterioration in this zone.

A valuable architectural feature of Dobrota are the representative “palaces” (ital. palazzo), spacious residential complexes with the Venetian layout of “quattro stanze, un salon”, with wharves, economic and defense facilities (blockhouses), surrounded by complexes of arable land (fig. 7). The sailors and merchants of Dobrota realized two significant sacral ensembles, the church of St. Matthew, a central building with a dome and a high supporting wall like a Venetian bastion, and the church of St. Eustachius with a baroque access staircase and a plateau in front of the church (the so-called “tamborje”). These complexes are visually disturbed to a significant extent by numerous nearby inadequate new buildings. Valuable palaces of the Baroque era (like the Tripković family palace) have mostly lost or largely degraded the properties of authenticity and integrity.

The general state of conservation of the city center of Kotor itself, as already mentioned, is relatively good. The still unsolved problem is the hillside with the city fortifications and the St. John’s Castle, where conservation and revitalization work is pending. About twenty years ago, the Institute for the Protection of Cultural Monuments Kotor started numerous activities to raise awareness of the need for rehabilitation and revitalization of the Kotor fortress, organizing round tables, and applying this monument complex to international funds and institutions. Several such projects have

11 I. Lalošević. et al., *Studija zaštite graditeljskog nasljeđa Perasta*, unpublished study, Regional Institute for the Protection of Cultural Monuments, Kotor 2002.

been implemented.¹² In the process of presentation and revitalization, through various activities, municipal and republican institutions were involved,¹³ but, unfortunately, precious twenty years were lost after that, during which, instead of intensification, activity stagnated.

In the area of Muo, a characteristic ambient fishing settlement at the foot of Vrmac in the very suburbs of Kotor, new constructions have already invaded the coastal line, and now urbanization is moving towards the steep slope above the settlement, disrupting the harmony of the cultural landscape, not leaving even a green gap between old and new buildings .

Prčanj was created on higher terrain isohypses, with a belt of arable land below the houses and accompanying buildings, and with pastures and maquis in parts of the upper slopes of Vrmac. Later, a settlement was gradually formed along the coast with docks for boats, the so-called “mandracchios”. Among the traditional stone buildings, the palaces of sailors and merchants and the Church of the Virgin in the manner of the mature Venetian Baroque stood out. Gardens with wells, vineyards and olive groves were formed behind the houses. These areas of the cultural landscape are mostly no longer used, and are increasingly the subject of modern urbanization and inadequate interpolations.

Stoliv includes two settlements: Gornji and Donji Stoliv. Gornji Stoliv is an older settlement on a steep slope overgrown with chestnut forest and olive trees. The settlement consists of several groups, mostly of one-story traditional houses, with terraces and gardens, dominated by the bell tower of the parish church of St. Elia is the extremely attractive abandoned old agglomeration, whose values were recognized as early as the 1950s, deserves careful revitalization. With its qualities, Gornji Stoliv could become a kind of pilot project of a hillside settlement rehabilitated according to the principles of sustainable development and integrative protection. However, this project is also currently threatened by new interventions beyond the control of the institutions responsible for urban planning and the protection of cultural heritage.

PERSPECTIVES OF PROTECTION AND REVITALIZATION

Within Kotor itself, and its wider area, the greatest current challenge of protection and revitalization is its fortress, in 2017 inserted on the World Heritage List, especially the part of the fortifications in the hill. This sector of the fortress with defensive walls and bastions, access paths, cultural landscape of the hill of St. John and the castle of

12 UNESCO participation program for 2002–2003, Donation from the US Ambassador’s Fund for the pilot project of rehabilitation of part of the path and ramparts (2003–2004), Round Table of the “Europa Nostra” organization in 2003, provision of equipment for the activities of the architectural studio and specialized construction operations at the Kotor Fortress through the Cultural Cooperation Project of the Government of Japan (2003–2004), renovation of the southern city gate financed by the Swedish non-governmental organization “Heritage without Borders”, etc.

13 Municipality of Kotor, Directorate for Arrangement and Construction of Kotor, Tourist Organization, Republic Employment Fund and others.

the same name, (local romanization: “kaštio”), is extremely inaccessible, neglected and, unlike the coastal part, in the last hundred years it has not had any, even temporary, function.

The overall building fabric, although originally of physical quality, inevitably falls apart and degrades. Towers, bastions, cortinas, artillery positions, barracks, warehouses, cisterns and roads are permanently damaged under the influence of weather, vegetation, and earthquakes.

Nevertheless, the numerous monumental values of this part of Kotor fortifications, along with the attractiveness of the natural environment and views, are a good prerequisite for finding opportunities and interest for their revitalization. Certainly, in this regard, the basic problems are infrastructure, communications, etc., and they must be solved in general. Strategic decisions regarding purpose should primarily be related to tourism, culture, etc.¹⁴

The basic long-standing question, whether the main defense point on the top of the hill of St. John – the castle should be connected to the city by cable car (as was the case until 1918) or an access road should be established for supply from the side of Špiljari,¹⁵ at one time it was resolved by the decision to build a tunnel and an elevator through the hill from the South City Gate on Gurdić to the St. John's Castle. Fortunately, in the meantime, this inadequate and even threatening intervention was abandoned. The Directorate for Development and Construction of Kotor subsequently commissioned a megalomaniac project for a cable car from Tabačina to the fortress, which was not approved by UNESCO. Unfortunately, the much more favorable variant of the route of the cable car from the Škaljari side was not seriously considered.

By “conquering” the elevation of St. John's Castle, or at least the more visually acceptable location of Špiljari, it would be relatively easy to start revitalizing the lower parts of the fortress, via the existing ramps and stairs. In the revitalization process, a series of interconnected tourist points would correspond to the old towers, bastions and crew facilities.

In the old city center itself, rehabilitation works and communal infrastructure have been renewed in the past decades. The best results from the conservation aspect were achieved on the Romanesque churches and the cathedral of St. Tryphon, where the local Institute for the Protection of Monuments, with the significant help of the institutions of the former Yugoslavia, in the first place by the Republic Institute of Serbia, carried out restoration according to the best world methodology and principles of that time.

It remains to restore some abandoned and deteriorated buildings, mostly with unresolved property-legal status. Their revitalization should certainly be given priority because they diminish the value of the restored whole. On the other hand, after four decades since the reconstruction of the city, certain shortcomings of the rehabilitation methods applied at that time have been noticed, so there is an opportunity to correct them.

14 I. Lalošević, *Utvrđeni punkтови Kotorske tvrđave venecijanskog perioda*, Boka 30 (2010) 16.

15 I. Lalošević, *Kotorska tvrđava*, 29.

When it comes to the coastal settlements of the protected area, along with the architectural heritage, the cultural landscape also plays an important role. It is precisely the balance between urbanized zones and green spaces that is very valuable. The fact that the competences of the protection service do not include the aspect of natural heritage and cultural landscape, as a kind of synthesis of wild nature and human activities, has had numerous negative consequences so far. Namely, the protection of the cultural landscape has obviously played an insufficient role within the protected area, both from an institutional point of view and in the awareness of the general and professional public.¹⁶

Realized or already planned but still unbuilt complexes, mostly apartment-type, such as the complex built in the nineties in Stoliv on the property of the Ivanović family (Housing cooperative “Prostor” from Belgrade), the aforementioned group near the church of St. George in Orahovac, (“Sinteza”), an apartment complex planned on the site of the old Lekovina pine forest as part of the Prčanj settlement, construction in Kostanjica, Dobrota and elsewhere, as a rule, changes not only the visual components of the landscape, but also the natural conditions, vegetation, soil characteristics and relief, even microclimate. Since 2011, with the disappearance of the “last defense” in the form of the Regional Institute, which was actually abolished because it was a kind of “business barrier”, there has been enormous urbanization, the construction of huge apartment complexes for the market, which are completely inadequate in terms of size, number of floors and shaping up.

It is evident that there are serious problems in the implementation of integrative protection, i.e. the application of the relevant laws on the protection of natural and cultural heritage, spatial planning and management of the marine water area and the coast, where in practice there is an overlap of responsibilities, and therefore inefficiency, which indicates that it is necessary to expand, and not reduce, the scope of competence and activities of the protection service.

Along with preserving the existing, significant results can be achieved by planning new groups of greenery, both for newly planned buildings, as a buffer zone for separating them from old units horizontally and vertically, and for “visual covering” of inadequate recent interventions that have already been carried out.

New construction sites should be pulled back from the coast and surrounded by a belt of greenery. In this way, new buildings will not create barriers on the otherwise narrow strip along the sea coast separated from the surroundings by the route of the old road,¹⁷ which is often the case in the coastal settlements of the protected area.

Regardless of the general commitment to the development of tourism, as the predominant economic branch in the protected area, one of the significant development

16 Efforts by the Institute for the Protection of Cultural Monuments responsible for Bay of Kotor to extend its responsibilities to include natural heritage, if only due to the specificity of the area, did not bear fruit. Even an early attempt to employ a landscape architect within the Department for the Protection of Architectural Heritage and Environment, formed by the act of internal organization and systematization of the Institute, failed. On the contrary, after 2004 there was an attrition of architects, and then the closure of the Institute.

17 S. Vučenović, *Tretman svetske baštine Kotora u Studiji za prostorni plan 2009*, Boka 30 (2010) 49.

options would be the creation of ecological reserves for the production of healthy food (natural oil, citrus fruits, coastal vegetables, aromatic herbs)¹⁸, along with the restoration of the still present fishery. Instead of bulky concrete hotels of mass tourism and apartment complexes, which would bring profit once or in the short term, and devastate space in the long term, a successful formula according to the principles of sustainable development would be the practice of smaller family hotels and guesthouses with well-developed properties, activated piers and the possibility of placement organic products on site.¹⁹ In this way, the unique cultural landscape, thanks to which the area of Kotor was inscribed on the World Heritage List, would remain preserved as a resource for sustainable development and one of the main reasons for tourist visits.

During the previous years, the turnover of real estate in the bay has increased significantly. The clear intention of most buyers is to make a one-time extreme profit. In this sense, it is necessary to provide strict parameters and zoning, which would make it impossible for the basic postulates of urbanization to be natural buying and selling, the wishes of investors and the law of *fait accompli*, and geometers the main urban planners. It is necessary for architects-conservators and landscape architects for each level of planning documentation to form general and individual conditions for the protection and improvement of heritage, including the cultural landscape, and, if possible, graphic guidelines for interpolation and design of new buildings, which have recently become an integral part study of architectural heritage protection.²⁰

In the case of condensed and compact historical units with a clear perimeter, even if it was not in the form of ramparts, as in the example of Perast, the preservation of artistic characteristics is a cultural heritage of the first order to which all future encroachments must be subordinated.²¹ It is imperative to prevent the appearance of new buildings between the settlement and the fortress, and to preserve the established boundary of the settlement as a whole.

The need to protect the view of Perast through the Verige Strait and vice versa, the view from the city itself to the entrance of the inner protected bay and its surroundings, problematizes the idea of building a planned bridge across the bay, which, it seems, has not been abandoned yet, despite numerous warnings and requests from UNESCO.

Unfortunately, the regional approach in the development of the Bay of Kotor, especially in its urban planning, is not represented, and the abolished Regional Institute for the Protection of Cultural Monuments was the only institution that dealt integrally with the area of the Bay of Kotor.

It is necessary to expand and strengthen the professional competencies of the protection service, in order to ensure the preservation of integrity and sustainable

18 *Ibid.* 50.

19 *Ibid.*

20 I. Lalošević, et al., *Studija zaštite graditeljske baštine Kostanjice*, Arhitektonski fakultet Podgorica 2008, 39–40.

21 S. Vučenović, *op. cit.* 51.

development of a wide range of categories of cultural heritage, starting from individual monuments to the cultural landscape and intangible cultural heritage, through methods of scientifically based protection and conservation.

One of the important roles of the protection service that needs to be strengthened, and where cooperation with scientific and academic institutions is desirable, is ensuring compliance with certain design and construction principles in protected areas. As a rule, new buildings in such zones should have simple geometries and reduced elements and forms, based on traditional architecture, but not on mere imitation and copying, but on the creative application of his studied experiences, and parameters that are often defined in theory by the term “genius loci”.

Delicate design tasks within the protected area, whether new construction or interpolation, should be entrusted to qualified experts in the history and heritage of this area, or at least worked in consultation with them. The first step, as already mentioned, is good study preparation, which is a “*conditio sine qua non*” for quality projects based on international criteria for world heritage areas.

The basic starting point is that the disposition, capacity and design of new buildings as well as interventions on existing complexes must be adapted to the cultural landscape, found valuable ensembles and objects and international protection of space, and not the other way around. The minimum that needs to be ensured in this procedure is adaptation to the natural shape of the terrain, preservation of traditional architectural units, and preservation of vegetation, at least at the level of significant groups and developed trees of many decades.

Instead of building hotel capacities on a massive scale, the so-called industrial tourism in the areas of natural and cultural heritage protection, the practice of cultural tourism is more acceptable, which is aimed at getting to know and experiencing architecture, art and a whole range of traditional experiences, which are recently defined as intangible cultural heritage. For the development of this specific type of tourism, old villas can be adapted in coastal settlements and new villas of smaller capacities can be built, along with various designed excursions and visits to the protected area and its surroundings.

* * *

The protected area of Kotor is a distinct example of a cultural landscape in which areas of autochthonous nature and human activity are connected in every way. In order to ensure the further development of the area, it is necessary to study and define long-term measures for the regeneration of the cultural landscape and to establish a regime of ecological balance. In order to preserve the architectural and urban heritage, instead of mass tourism, for which this area has no prerequisites, even with the abstraction of protectionist arguments, cultural tourism models are proposed, for which there are all the assumptions and comparative advantages. This is characterized by constant growth in the world, which has the characteristics of sustainable development, and which enables the integrative protection of architectural heritage and the natural environment.

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ZAŠTITA PRIRODNOG I KULTURNO-ISTORIJSKOG PODRUČJA KOTORA NA LISTI SVJETSKE BAŠTINE

Rad sadrži multidisciplinarni pristup zaštiti i revitalizaciji nepokretne kulturne baštine Prirodnog i kulturno-istorijskog područja Kotora upisanog na UNESCO-vu Listu svjetskog nasljeđa. Iznesena su osnovna polazišta, principi, dostignuća i izazovi zaštite, revitalizacije i održivog razvoja kulturne baštine zaštićenog područja.

Najbolji rezultati na polju studija kulturne baštine, i aktivnosti na njenom očuvanju i revitalizaciji u okviru zaštićenog područja, do sada su postignuti u starim gradovima Perastu, a naročito starom jezgru Kotora, njegovom istorijskom centru u okviru srednjovjekovnih gradskih bedema.

Istraživanja, studije i “lege artis” restauratorsko-konzervatorski radovi izvedeni su na sakralnim objektima, rezidencijalnim kompleksima i fortifikacijama, po svim međunarodnim principima i smjernicama, o čemu svjedoče pozitivni izvještaji UNESCO-a, ICOMOS- a, brojni međunarodni projekti i donacije, kao i nagrada organizacije “Europa Nostra” za restauraciju Katedrale Sv. Tripuna za 2002. godinu.

Nažalost, u pogledu novogradnji, neprimjerenih objekata za stanovanje, apartmanskih i “condo” kompleksa i drugih neadekvatnih investitorskih aktivnosti, evidentno je dostignut kritični nivo intervencija.

Zbog prijetnji intenzivne i nekontrolisane urbanizacije i neadekvatnog planiranja posebnu pažnju treba posvetiti delikatnim postupcima urbane konzervacije, zaštite i revitalizacije kulturnog pejzaža, razvoju održivog turizma, i drugim pitanjima u skladu sa kriterijumima i standardima međunarodne zajednice.