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PROTECTION OF BUILDING HERITAGE - CASE STUDY OF GREEK BUILDINGS IN DIMITROVGRAD

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Abstract. *During 2020, the Institute for the Protection of Cultural Monuments of Nis conducted extensive research in the part of the municipality of Dimitrovgrad in order to record buildings, sites or entities with monumental properties. On that occasion, among other things, a larger number of city villas was recorded. The paper presents three selected representative examples of this type of house. An architectural analysis of each of the observed buildings is presented, as well as ortho-photo attachments. The entire procedure of documenting the building is listed and explained, from field drawings, through the elaboration of documentation to the development of 3d models. One of the goals of the entire research procedure, in addition to preparing documentation for further legal protection of buildings, was to educate students in the field of protection of architectural heritage, on specific tasks.*

Key words: *heritage, Greek buildings, Dimitrovgrad, documentation, student education*

1. INTRODUCTION

Institute for the Protection of Cultural Monuments Niš at the end of 2020, conducted a research of the part of the municipality of Dimitrovgrad, within the framework of the Project "Systematic research (recognition) of the part of the municipality of Dimitrovgrad in order to record buildings, sites or units with monumental properties." [1].

The main focus of the entire research was on the area of the upper Ponišavlje, specifically on the city center of Dimitrovgrad. The primary goal was to analyze the preserved architectural heritage of this part of Serbia, which is extremely important for creating the identity of the city. Recognition and mapping of the architectural heritage of the city of Dimitrovgrad was performed, preliminary valorization, historical and

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historiographical analysis of the preserved architectural heritage was initiated, as well as a comparative analysis of archival documents and the current status. [1].

The project consisted of the following parts:

1. Preliminary preparation for research by studying the documentation kept in the Institute, by studying the available archives, spatial planning documentation and relevant literature
2. Collecting data in the field: collecting oral information in direct conversation with locals, architectural surveys in the field and measuring buildings with the preparation of field documentation of the current status, collecting photo documentation, as well as surveying buildings of old urban architecture and architectural entities using 3d photogrammetry. On this occasion, 12 buildings were technically recorded, and 23 buildings, 3 spatial entities and 11 monuments and memorials were photogrammetrically recorded.
3. Systematization and processing of all collected data helped produce the Review of the architectural heritage of Dimitrovgrad [1], a study, which after the project was incorporated into the spatial planning documentation and will serve as a basis for further work on protection and preservation of cultural heritage. The processing of the collected data also included the production of precise 3D photogrammetric models of all recorded structures, which provided reliable quantitative information on the physical condition and appearance of structures.
4. At the subject of Vernacular Construction, at the Faculty of Civil Engineering and Architecture in Nis, the elaboration of drawings and the production of complete architectural 3d models of recorded buildings was performed. This activity represents the final phase of the project, which aims to, in addition to preparing the necessary documentation for further legal protection of architectural heritage, serve the purpose of educating and raising awareness of the value of heritage among new generations of architects, and is a good example of inter-institutional cooperation

Fig. 1 Collection of documents in the field, photo Z. Radosavljević and A. Nikšić, 2020. [2]

The finalization of the project implemented the basic type of protection - protection through documentation, which is the first step in the process of achieving the legal protection (recording and preparation of proposals for determination of immovable cultural property), and the basis for implementing technical protection measures and preservation of architectural heritage.

Heritage protection is also achieved through a planned, continuous process of professional and aesthetic valorization and revitalization, starting from urban units, through rural agglomerations to individual buildings, including those with ambient values.

Research has shown that the city center of Dimitrovgrad is rich in significant architectural heritage, which is insufficiently analyzed, and until the beginning of the project, its precise valorization was not performed by professional services for the protection of immovable cultural property. As a result, the situation is such that there are no protected immovable cultural assets in the city center itself, and one enjoys prior protection. An insufficient number of buildings was identified through spatial planning documentation. The conducted research, in accordance with contemporary principles of conservation, the concept of protection of immovable cultural property has been extended from individual buildings to wider areas – ambient entities. The proposed technical protection measures are not only related to the physical preservation of individual buildings but also to the emphasis on architectural and environmental values of entire entities, so a comprehensive urban renovation of entities with conservation and restoration procedures for important buildings is recommended, while for other buildings the obligation is designing in the context of the ambient [3, 4, 5, 6, 7].

2. A Short Review of Historical Background in Dimitrovgrad

Dimitrovgrad is located in the upper part of the Nisava River, more precisely at the junction of the Ginska River and the Nisava River, and extends across both river banks. It is bordered by hills: Neškovo brdo, Kozarica, Ostri vrh and Mrtvina. Until 1951, the settlement was called Caribrod, and that year, by the decree of the then Government of the Federal People's Republic of Yugoslavia, it was renamed Dimitrovgrad, in honor of Georgi Dimitrov, the Bulgarian president.

The first mentions of Caribrod were recorded by travelers on the Constantinople Road, dating back to the "second half of the Middle Ages" [8]. It is mentioned in the works of many travel writers [9, 10].

After several centuries of slavery under the Turks, Caribrod was liberated by the Serbian army in 1878, and by the decision of the Berlin Congress, it was annexed to Bulgaria. The period after the liberation from the Turks is known as the time of intensive migration of inhabitants from the mountainous regions to the valley of the river Nisava. It ended up in Serbia after the ratification of the border with Bulgaria in 1920.

In 1897, Caribrod was a settlement with about 100 houses. Then began construction of the residential houses and buildings for the needs of state bodies. There are data that Caribrod grew to about 400 houses and about 600 households in one year [1].

The development of the settlement was greatly influenced by the construction of the railway and the railway station. The Belgrade-Niš railway was completed and opened to traffic in 1884 [11], and then construction and connection with the Bulgarian and Turkish railways continued, and in 1888 a connection was established with the Bulgarian railway near Caribrod via a joint Serbian-Bulgarian border station [11].

The urban plan for Caribrod, which was completed in 1893 [9], determined the method of construction, harmonized the heights and disposition of the buildings. The Census Cadastre of Dimitrovgrad from 1951, which is kept in the Cadastre in Dimitrovgrad, is important for understanding the development of the urban matrix of the city [13].

After the liberation from the Turks, a church, a parish home, a gymnasium, but also residential buildings were built. The arrival of a large number of Greek merchant families had a great influence on the architectural design of the city. Carrying their tradition with them, the Greeks (Aromani) built comfortable urban villas which, after their departure, were bought by the well-off local population who continued to live in them. After the First World War, Caribrod became a part of the Kingdom of Serbs, Croats and Slovenes. After the Second World War, there was a period of socialist construction of the country and industrialization [1].

3. Case Study of Greek Buildings in Dimitrovgrad

The architecture of Caribrod (present day Dimitrovgrad) changed significantly with the arrival of a larger number of Greek, trading families, as already mentioned. In this period, urban, comfortable villas were built, especially in so called Small Caribrod - “Strošena češma” [13]. Greek Aromani families left Caribrod in the first decades of XX century, and their splendid buildings were bought by the wealthy -off Caribrod families. These resplendent houses were called by the people after their original or most important owners - Dimitraškovoto, Tukukunskata zdanija, Aginoto or Janćinoto, Bojanćinoto, Mininoto, Daninite, kućata na doktora Boljevskoga (doctor Boljevski’s house) or Gornjite Brezničanje (in accord with the local way of naming things), which remained to theis day, and all together (houses of similar architectural characteristics and period of creation) are called “Grckata zdania” after their builders [1]. In this way, the locals showed respect to them their builders which are not from these areas, and to the important persons from Caribrod who took them over and maintained up to WWII.

What is characteristic of the Old Town architecture of this area is the influence of traditional Balkan architecture, with the presence of architectural styles of European cities. The houses, although with upper floors with decorative elements and decorations characteristic of urban architecture formed under the influence of the Western School of Architecture, were structurally built based on traditional Balkan architecture and local materials. The houses are exceptional architectural examples that show the "collision" of old and new architectural teachings and the incredible ability of vernacular builders to adapt to new influences and needs. They stand out with their architectural massiveness, polygonal foundations and pronounced bays with raised gables. A characteristic element is the top cornice with a frieze decorated with wooden braces and consoles, or vertical profiled decorations in place of the rafters. The facades are basically yellow, and the attics and corners of the building are white. [1,13].

During the field work, expert associates of the Institute for the Protection of Cultural Monuments Nis inspected the condition, and conducted the technical and photographic survey of several buildings in Dimitrovgrad, conducted architectural surveys and measurements of buildings and made graphic plans of foundations and details, description of current condition, characteristic elements, materials and structural assembly of 12 buildings. Precise 3d photogrammetric models of the current condition were made by photogrammetry and orthophoto documents of facades and roof planes were prepared, as a basis for elaboration of field documentation and technical drawings (23 buildings, 3 spatial entities and 11 monuments and memorials underwent photogrammetry). The whole process

was accompanied by extensive photo documentation of the general condition of the buildings and characteristic details in the exterior and interior.

The mentioned documentation was systematized, edited and prepared for further processing within the subject of Vernacular Civil Engineering at the Faculty of Civil Engineering and Architecture of Nis, where the files of individual buildings with graphic documents were submitted to students.

- Textual descriptions of structural and aesthetic elements of buildings, descriptions of characteristic details, data on the time of construction, architectural features, historical circumstances, etc.
- Field drawings of the building layouts with dimensions, structural descriptions, cladding and other details.
- Orthophoto views of all façade planes, as well as the fifth façade in true dimensions.
- Precise photogrammetry 3d model of the current condition.
- Photographs of general appearance and characteristic details in the exterior and interior.

Out of a total of twelve processed buildings, we will present three significant ones as case studies: Dzadža's house, Dimitraškovo and Ilkovo buildings, as the most representative examples with a characteristic combination of traditional architecture of this area and the influence of urban design elements.

3.1. Džadža's house

Džadža's house ("Džadžinoto zdanie") is a building in 9 Nišava Street, on the cadastre lot no. 645 CM Dimitrovgrad. This is the most representative specimen of city villas – Greek buildings.

It was built in 1903, and its most famous owner is Stojan Dzadzov, a customs officer and commission agent. This luxurious civic house has lavishly finished architectural and artistic elements and details in the spirit of the Neo-Renaissance.

Architectural analysis

The house consists of a basement, ground floor and first floor. The structural system is a classic masonry system. The floor plan is polygonal, measuring 15.5x12m. The basement is partially buried, built of evenly dressed stone blocks, and is accessed from the courtyard, on the northeast side. The ground floor and first floor are made of solid brick. The entrances to the building are diagonally positioned and are accessed via the staircase. The main entrance to the house is facing Nisava Street, set back in relation to the street line, with a magnificent staircase and a porch over which, through a massive double-winged entrance door, the centrally located entrance hall is accessed. The ground floor consists of two independent residential units with three rooms each. The access to the first floor is via a wooden staircase from the hall [1].

Fig. 2 Džadža's building in Dimitrovgrad, (photo Z. Radosavljević) [2]

The positions of the rooms on the first floor are almost identical to the positions of the rooms on the ground floor, with small departures regarding the openings that connect them. The roof structure of the multi-pitched roof is wooden with tiles as a covering, and large eaves projecting over the edge of the wall. A special feature of the house is given by the richly decorated eaves holders, in the shape of a griffin [14]. Griffins, small "terrifying" stylized figures of fantastic, mythological beasts - dragons, are made of wood, of very stylized shapes. In addition to their functional role in holding the eaves, they are believed to have a role in protecting against evil spirits.

Fig. 3 Eaves detail - griffon, (left) drawing A. Blatnik, 1989, (right) photogrammetry A. Nikšić, 2020, [2]

The decorative plastic on the facade is impressive, and the windows' design is unusual - with double arches - biforas. The characteristic treatment of the frieze under the eaves is remarkable, as it consists of plaster made of regular squares, with bush hammered finish and even edge, placed between decorative wooden struts in the shape of a griffin. The

design of the corners is unique in relation to other houses in Dimitrovgrad. At the ground floor of the house, next to the separating cornice, the decoration is in the form of a pilaster that imitates a pillar, with vertical flutes, base and capital, while on the first floor there is an imitation of masonry with the means of horizontal and vertical quoins [1].

Field documentation, ortho-photo attachments and photogrammetric 3d model of the building

Field documentation of the house was collected on several occasions, and more extensive documentation was conducted in 1989 by the Institute for the Protection of Cultural Monuments of Nis, when the initiative to establish a museum in this building was launched, which was never realized.

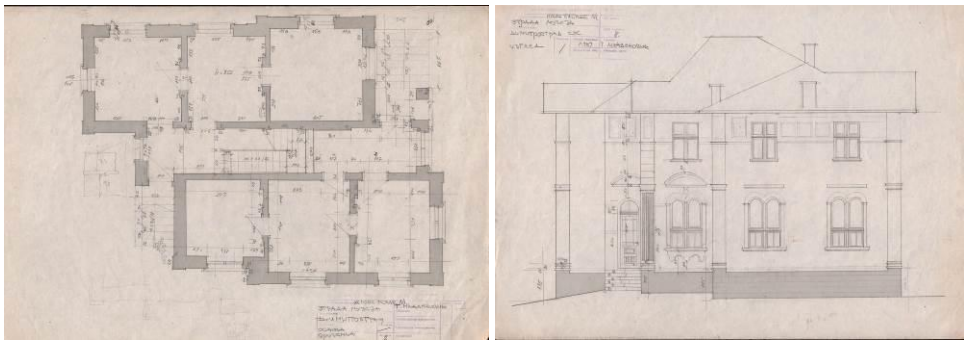

Fig. 4 Ground floor plan (left), drawing by R. Stojanović, façade viewed from Nišava street (right), drawing by T. Mladenović, 1989, [2]

During the field research, a precise 3d photogrammetric model of the building was made, which is available to the public on the Institute's website [15]. By making a 3d photogrammetric model in real dimensions, progress was achieved in the quality of collected documentation, and making technical drawings was greatly facilitated by preparing orthophoto graphic documents of all facade planes, with all details georeferenced, opening positions, heights of eaves, ridges, plinths, etc.

Fig. 5 Ortophoto documents: street (left) and lateral façade (right), A. Nikšić, 2020, [2]

Document elaboration

The students elaborated the documentation prepared in this way within the subject of Vernacular Civil Engineering, sixth semester, at the Faculty of Civil Engineering and Architecture in Nis. With the help of the subject teacher and subject assistant, and on the basis of available field documentation, photographs, orthophoto documents, complete graphic documents were drawn: all floor plans (basement, ground floor, first floor, roof, roof planes), characteristic cross-sections (minimum two), all facades, as well as selected characteristic details. Finally, based on all the data, a 3d model of the building was made, in one of the appropriate software, most often in the software Autodesk 3ds Max.

Fig. 6 Ground level floor plan (left) and façade from Nišava street (right), drawing by Brkić Petar, Drmanac Ivana, Breznik Miloš, based on [2]

Fig. 7 3d model photomontage, Brkić Petar, Drmanac Ivana, Breznik Miloš

3.2. Dimitraškovo zdanie

The civil house of Dimitar Gogova (so called. Dimitraškovo zdanie) is located in Sutjeska Street. 2e, on cadastral lot no. 262 CM Dimitrovgrad**.** It is positioned on the corner of two streets, and their mutual position caused the irregular shape of the base. The northern wall has a sharp angle in relation to the eastern one. It is noticeable that the urban regulations regarding height of the building, its eaves and cornices are observed [1].

It was built in the spirit of folklore architecture with recognizable decorative roof struts on the facade, with pronounced gables in the dormer area and an attic opening that is decorated and bears the inscription of the investor.

Architectural analysis

The house consists of ground floor, first floor and spacious attic space. The dimensions of the house are 12.5x12m, and the structural masonry system is classic. The ground floor and first floor are made of solid brick, with exactly the same layout. The entrances to the building are positioned on the east side of the house, facing the courtyard. The main entrance to the house with a wide staircase and a characteristic balcony above the entrance part, is recessed in relation to the eastern façade plain. The entrance hall with an accentuated bay and gable on the south façade is accessed through a beautifully decorated double-leafed entrance door [1].

Fig. 8 “Dimitraškovo zdanie”, Z. Radosavljević, [2]

The ground floor consists of a central spacious hall that is directly connected to other rooms, while access to the first floor and attic is provided via a wooden staircase from the hallway. Two rooms on the left and right side of the hall, oriented to the south, have a regular square shape, while the other two, in the northern part of the house, have irregular layouts, with acute angle north walls without windows.

The roof structure of the multi-pitched roof is wooden with tiles as a covering, and large eaves projecting over the edge of the wall.

Field documentation, ortho-photo documents and photogrammetric 3d model of the building

Architectural measurements were performed and field documentation was prepared, the focus in the field being on the drawings of the foundations, with the measures necessary for their elaboration, and data on the characteristic details of the construction were collected.

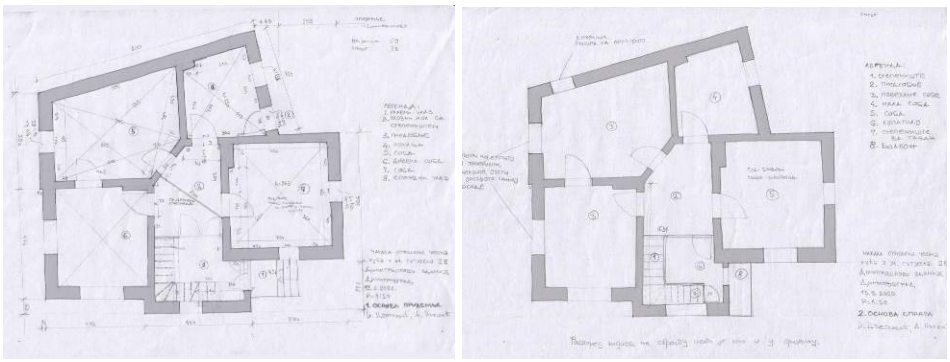

Fig. 9 Ground floor and first floor layouts, drawings I. Cvetković, 2020. [2]

The house of Dimitar Gogov, was also recorded using contemporary methods and orthophoto documents of all façade planes were prepared based on the completed 3d photogrammetry model of the building.

Fig. 10 Orthophoto documents of façades, A. Nikšić, 2020, [2]

Documentation elaboration

As a part of the teaching course, the students, with the help of the subject teacher and assistant, made complete graphic documents: all the layouts, characteristic cross-sections, all facades, as well as selected characteristic details. Finally, based on all the data, a 3d model of the building was made, in the SketchUp software.

Fig. 11 East façade and door detail, Marta Rakonjac and Marijana Ćendić, after [2]

Fig. 12 3d model. Marta Rakonjac and Marijana Ćendić

3.3. Ilkovo zdanie

"Ilkovo zdanie" in Vasila Levskog Street 2. On cl no. 1470 CM Dimitrovgrad, is one of major protected features of the special ambient entity, comprised of the Crkva Presvete Bogorodice (Church of the Holy Mother of God) and Popovska kuća (Priest's house in the churchyard and the Borisa Breznik house (built around 1890).

Architectural analysis

A two-storey house with peculiar decorations, better known as "Ilkovo", was built in 1910. It consists of a basement, ground floor, first floor and attic. It faces the street with its southern façade, where the construction and street lines coincide. The main (eastern) façade plane faces the courtyard [1].

Fig. 13 "Ilkovo zdanie", Z. Radosavljević, [2]

The house has an irregular floor plan, with raised and decorative gables and two opposite entrances. Above the main entrance in its original form was a wooden balcony that served as a kind of overhang. The balcony was removed during the renovation of the floor [1].

The structure of the house is a classic masonry system, where the basement is built in a combination of stone and brick, and the ground floor and first floor are made of solid brick. The basement is located below the entire building and is largely buried in the ground. The five rooms around the central hallway are interconnected by arched passages.

Organisation of rooms at the ground floor is identical to that on the first floor and it runs along the basement load-bearing walls.

The mezzanine structure above the basement is the so-called "Prussian vault" and consists of steel "I" sections (rails) at a spacing of about 80cm.

The layout of the rooms on the ground floor and first floor is identical and follows the load-bearing walls of the basement. Centrally, in the east-west direction, there is a longitudinal corridor from which the rooms are accessed from the left and right.

The house has irregular layout in the part of the building towards the street, in order to create space for another gable, on which there is a small rectangular opening – attic vent, under which the initials "V.M." are inscribed. The main (eastern) façade plane with the entrance part is additionally accentuated by a triangular gable with a round attic vent and a decorative plaster finish on the left and right [1].

Field documentation, ortho-photo documents and photogrammetric 3d model of the building

Architectural measurements and preparation of field documentation entailed a tour of the accessible premises of the house, measurements were made and the dispositions of the basement, ground floor, first floor and attic were made. The precise appearance of the house was obtained from a 3d photogrammetric model of the building, i.e. an orthophoto document.

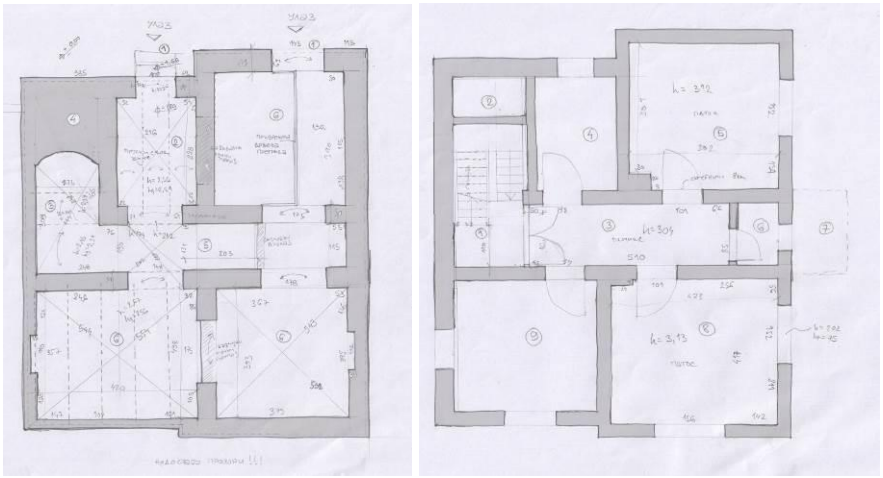

Fig. 14 "Ilkovo zdanie", basement layout (left) and of the floor (right), field drawings, I. Cvetković, 2020, [2]

Fig. 15 Ortophoto documents of facades, A. Nikšić, 2020, [2]

Documentation elaboration

The floor plans of the basement, ground floor, first floor and roof, longitudinal and cross section, detail of the Prussian vault above the basement, detail of the ceiling support above the ground floor, as well as details of the window openings have been elaborated for Ilkov's building. A 3d model of the building in Auto Cad was also made.

Fig. 16 Elaborated floor plans, Danica Jovanović, Jovana Milenković and Aleksa Stanković after [2]

4. CONCLUSION

The protection of buildings that have monumental properties is the duty and moral obligation of all of us. It is inevitable that many buildings of architectural heritage are deteriorating, due to various factors: unresolved property relations, lack of financial resources, non-recognition by the relevant competent institutions, lack of interest of the owners, unsustainability, etc. The fact is that the buildings of vernacular architecture are more endangered than other types of buildings. Having in mind all the above, protection through documentation is the basic type of protection [5, 6, 7]. An example of good practice is the successful process of recognizing, valorizing, and then completing the documentation of Greek buildings in Dimitrovgrad, through inter-institutional cooperation between the Institute for the Protection of Cultural Monuments Nis and the Faculty of Civil Engineering and Architecture, University of Nis. The prepared documentation will certainly be used for the preparation of proposals for the determination of immovable cultural property, which will also provide legal protection for these facilities. Publishing of the study [1] which is implemented in urban and planning documents of the municipality of Dimitrovgrad will contribute to understanding the value of immovable cultural heritage and raising awareness of the importance of its protection. Educating young people by pointing out these potentials and accompanying problems will create architects in the future who will take care of the cultural heritage.

Note. *During the implementation of the project "Systematic research (recognition) of the municipality of Dimitrovgrad with the goal of recording buildings, sites or units with monumental properties" all photogrammetric surveys of individual buildings, spatial and environmental units and monuments were made by architect Aleksandar Niksic, using drones and cameras, additional verification the dimension of the model was performed on the basis of the collected technical drawings, which achieved precision and a higher level of quality of the made 3d model. All field measurements and technical drawings of the presented buildings were made by the architect Ivana Cvetković as part of the realization of the mentioned project.*

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ZAŠTITA GRADITELJSKOG NASLEĐA – STUDIJA SLUČAJA GRČKIH ZDANJA U DIMITROVGRADU

Tokom 2020. godine su, od strane Zavoda za zaštitu spomenika kulture Niš, vršena opsežna istraživanja na delu opštine Dimitrovgrad u cilju evidentiranja objekata, lokaliteta ili celina sa spomeničkim svojstvima. Tom prilikomje, između ostalog, evidentiran veći broj gradskih vila. U radu su prikazana tri odabrana reprezentativna primera ovakvih objekata. Prikazana je arhitektonska analiza svakog od posmatranih objekata, a zatim su prezentovani orto-foto prilozi. Naveden je i objašnjen čitav postupak dokumentovanja ovih objekata, od terenskih crteža, preko razrade dokumentacije do izrade 3d modela. Jedan od ciljeva čitavog postupka istraživanja, pored pripreme dokumentacije za dalju pravnu zaštitu objekata, je i edukacija studenata u domenu zaštite graditeljskog nasleđa, na konkretnim zadacima.

Ključne reči: *nasleđe, grčka zdanja, Dimitrovgrad, dokumentovanje, studentska edukacija*