

Monographic Publication of ICOMOS Slovenia

# Protection and Reuse of Industrial Heritage: Dilemmas, Problems, Examples

ICOMOS Slovenia





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**Protection and Reuse of Industrial Heritage:  
Dilemmas, Problems, Examples**

edited by Sonja Ifko and Marko Stokin

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## Editorial

It gives us a great pleasure to present the second edition of our publication of ICOMOS Slovenia with selected articles they were presented at the 2th International Symposium on Cultural Heritage and Legal Issues, Protection and reuse of industrial heritage: Dilemmas, Problems, Examples, in Bled between the 1st and 3th October 2015.

The Council of Europe's early positions towards industrial heritage were a reaction to the consequences of the industrial decline in western Europe, and the principles were further developed in Recommendations of the Committee of Ministers of the Council of Europe in 1987 and 1990 [R(87)24 and R(90)20]. In 2013, the Parliamentary Assembly of the Council of Europe adopted the Resolution 1924 (2013) on Industrial Heritage in Europe, which draws attention to the most recent issues relevant for the integrated conservation, intelligent rehabilitation and sustainable revitalisation of industrial heritage sites and landscapes of Europe. One should also mention the constant alerts coming from the side of the Congress of Local and Regional Authorities of Europe to strengthen the local authorities' role in the preservation of industrial heritage "in situ". Lately, the initiative about European Industrial and Technical Heritage to be used as one of the central themes of European Heritage Days 2015 was put forward and actually implemented in many European countries. On the other side, ICOMOS Slovenia as an active member of ICOMOS International and ICOMOS Europe has dedicated an important part of its efforts towards international cooperation and pooling forces in the field of industrial heritage protection. Joining forces with the Council of Europe build synergies in following-up the Council of Europe conventions with revisiting these references and taking stock of the new challenges and issues at stake. Our common goal is to integrate innovative ideas, define new positions and open new perspectives with the aim to give this important dimension of our common heritage of Europe the role it deserves in the future multilateral and trans-frontier co-operation.

The present publication brings eleven new articles from different countries, especially focused on south-east Europe industrial heritage, were after the fall of Yugoslavia the new economic order led the collapse of many industrial factories and towns from socialist period and they are now in the process of decline. The nature of economic and political circumstances in south-east Europe are constantly and increasingly challenging the survival of industrial heritage - even "listed" monuments. Public interest is not always sufficiently expressed in decision-making process. The same is true about expectations of heritage communities associated with industrial heritage which still have little means of being expressed and taken on board. There has been an increasing trend of exploitation industrial heritage from which the traditional professional institutions are excluded because they are self-limited to their classical "protection" role instead of developing management approach. The fact is that changes affecting industrial heritage and its role in society require new responses and innovative solutions.

Sonja Ifko, Marko Stokin

## Review

The book 'Protection and reuse of industrial heritage: Dilemmas, problems, examples' raises one of the most significant questions of heritage protection that came into the international public eye at the turn of the 20th and 21st centuries. In this period, many international organisations and bodies involved in heritage management have been engaged in various aspects of industrial heritage. Since UNESCO and Council of Europe are the most prominent international governmental organisations, the publication attempts to put stock in standards developed in the framework of UNESCO World Heritage Programme and Council of Europe's activities and confronts them with efforts of major universal non-governmental organisations, such as ICOMOS and TICCIH. The aim of giving an overview of international standards is itself worthy. The book combines them with a selection of analytical articles about the state of statutory protection, public perception, conservation and reuse by analysing cases from Western and South-Eastern Europe. The state-of-the-art comparison between the situation in both groups of countries shows that the South-Eastern countries lag behind the Western ones in every aspect of industrial heritage protection but the academic historical knowledge, the efforts of museum and conservation service experts and civil society activities, mainly organised at local levels.

The articles collected in the publication offer over 140 pages of intensive reading of well-documented overview of the industrial heritage history in selected countries, discuss problems and to some extent also exemplify good practice. The authors are renowned authorities in the field of industrial heritage research and the topics of their presentations cover well the purpose of the book. There are some discrepancies in technical format of individual articles, one could also come across some translation insufficiencies but such minor imperfections cannot override the prevailing positive impression.

The overall evaluation of the publication could be summed up as follows: it is of great value for readers interested in the issues of industrial heritage and also for heritage experts in general. One could only hope that the message of the book reaches decision makers, as well. The tone of some articles is somehow pessimistic but on the other hand authors share the conviction that education, awareness-raising and international cooperation can make headway in improving the situation.

Dr. Jelka Pirkovič



Hydroelectric power plant Fala. Photo: Miran Kambič.

## Industrial Heritage as Potential for Sustainable Economic Development

### Summary

*Industrial heritage exists in all phases of human development. As an important part of industrial culture, industrial heritage includes a wide range of social, architectural, technological and historical values. Heritage product in industry should be understood as a dynamic process which can benefit from a better integration of the relevant knowledge bases. This integration concerns the possibilities of improving levels of cooperation between modern industry and industrial heritage sites.*

*There has been a significant degree of urban regeneration since the end of the Second World War, with abandoned industrial buildings built during the 1940s and 50s the main focus of heritage protection; this happens because of the structural changes of abandoned buildings, and another important factor in urban regeneration is continuous economic development.*

*One of the most economically deprived cities after the war in Kosovo was Gjakova, which industrial heritage before the war had developed in that degree to import workforce from other countries. This presentation will focus on the re-use of an old textile factory in Gjakova, the first factory to open in the city after the war had concluded. The factory was closed for 15 years, and commenced operations in 2015 as a factory for producing textile products for Volvo and Volkswagen.*

*The purpose of this paper is to study the importance of reusing industrial heritage in order to contribute to the sustainability of the country's culture, history and economy, and the methods to be followed in order to achieve this.*

### 1 Introduction

Kosovo's heritage is been created between ancient civilizations and that after the new era, which inherits a rich cultural treasure, and is part of world cultural heritage.

Cultural heritage: "The expression of lifestyle, a community developed and passed from one generation to another, including practices, places, objects, artistic expression and values". Cultural heritage is often expressed as intangible and tangible. It can and is presented as "Knowledge of the historical and cultural background in which works of art are created, including socio-economic aspects, political, intellectual, ethnic, religious or philosophical"<sup>1</sup>. Cultural heritage is part of the industrial heritage. It deals with industrial buildings and artefacts, which are inherited from the past, today are maintained and are preserved for future generations, forming an attraction for tourism. Over the last two centuries in Kosovo, industry has been one of the key factors which has contributed to the development of society and the modern environment. The influx of industrial buildings construction in our country began from years 50 to 90 of the XIX century. The study point of this paper is going to be problems, dilemmas and examples of industrial heritage, ways of reusing it, and the importance of re-functioning these facilities in the economic and social development. The reuse of the textile factory in Gjakova, which was built during the 60th and has been reused 15 years after the war, is one of the leading examples that will be discussed in

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<sup>1</sup> ICOMOS, International Cultural Tourism Charter. Principles and Guidelines For Managing Tourism At Places Of Cultural And Heritage Significance. ICOMOS International Cultural Tourism Committee. 2002. Retrieved from: [http://www.cultureindevelopment.nl/cultural\\_heritage/what\\_is\\_cultural\\_heritage](http://www.cultureindevelopment.nl/cultural_heritage/what_is_cultural_heritage)

this paper. Also, there are taken several examples of industrial heritage in Kosovo and are mentioned the evolution of them, during the years. This paper will show the importance of this heritage in architectural, social, historical and technological development. This will be achieved by ensuring consistency in economic aspect, and making people aware of preserving this treasure, which would be a guarantee of success for recognition and development of the country.

## 2 Industrial Heritage in Kosovo

*“Industrial heritage consists of the remains of industrial culture which are of historical, technological, social, architectural or scientific value. These remains consist of buildings and machinery, workshops, mills and factories, mines and sites for processing and refining, warehouses and stores, places where energy is generated, transmitted and used, transport and all its infrastructure, as well as places used for social activities related to industry such as housing, religious worship or education”<sup>2</sup>.*

Industrial heritage constitutes a nation’s history. Whole generations have contributed over decades, by producing objects and places that served in the future leaving traces in society and in a country landscape. Kosovar industry until the late 80s reached a considerable level of development but in the 90’s, it stagnated in development, production, employment, export etc. This stage and also the war led to lower industry of state-social sector. After the war, Kosovo was able to serious economic and social, in providing state of emergency, which required a lot of things. After emergency began the stage of commercialization process to factories which did not go as planned. “We must recognize that industry with its enormous buildings is no longer a disturbing link in our townscape and our landscape, but a symbol of work, a monument of the town, which every citizen should present to the foreigner with at least the same pride as his public buildings”<sup>3</sup>.

Fast developments of the cities, often in the name of economic development have obvious risk negligence and loss of cultural and industrial heritage, which is diverse and very rich. This affects the loss of objects called “old”, “unmodern” but that establish the industrial heritage of a city or a country, which must be protected and preserved with special care. Urban revitalization in recent years is focused on the protection of this heritage because after the last war most of these buildings are neglected and abandoned, being replaced with new facilities of the time, called “modern”, and in the same time risking heritage which refers to the history of a particular time.

## 3 Kosovo industry

Kosovo is located in Eastern Europe, which is characterized by the central position in the Balkan Peninsula, with 10,907 km<sup>2</sup> area in which live about 2.4 million people<sup>4</sup>. Kosovo plays a strategically important position in Europe, also good geographical position of our country allows the diversity of natural resources, which are very important for economic and industrial development. Conversely, Kosovo is noted for consecutive conquests who have contributed to it to be one of the most backward countries in terms of economic and industrial development, today. This resulted, that the population focused more in rural parts than in urban areas.

The level of economic and industrial development of Kosovo in the former Yugoslavia was extremely low compared to the average, particularly in developed regions. As a result of the discriminatory colonial politics of former Yugoslavia, Kosovo was left out of any process of industrial, economic and social development.

2 (TICCIH): <http://www.mnactec.cat/ticcih/pdf/NTagilCharter.pdf>, accessed 20/07/2009).

3 Fritz Schupp (1896-1974) (was a German architect. His best known work is the Essen coalmine Zollverein, today World Cultural Heritage).

4 According to the OSCE in 2000.

Before the 50's of the 20 century, Kosovo was predominantly agrarian country, with few industrial facilities. The first phase of industrial development in Kosovo began with a small number of buildings, which developed mainly tobacco, wood and textile industry. With the development of these branches until the 1980's, industry visibly changed, being stagnated in the 1990's due to the critical situation.

The period after the war brought Kosovo in a very serious social condition. At that time, the industry fell in the transition process, which began re-functioning for a small number of factories. Also, the process of privatization in Kosovo began late in 2002, which still did not bring the expected results of industrial development.

#### **4 Industrial heritage at risk**

Many buildings and proven industrial heritage areas everyday more are losing their value. In many cities of Kosovo we cannot identify old city centers or old industrial areas, after they have been completely destroyed. We are living in a time where everything is developing very rapidly. This development is destroying the old industrial areas which have great importance for the country's heritage. From the great influx of uncontrolled constructions, buildings with certain values have disappeared and are in the process of endangering. Industrial heritage of our country is endangered by the disappearance and replacement with new buildings.

Therefore should be taken immediate action for the preservation of this heritage. This is achieved by organizing a strategy through which are planned restoration methods and protect monuments by construction of modern buildings. This approach will make the urban environment improved, and will ensure a sustainable future for industrial heritage while maintaining their values.

#### **5 Mill as a first industrial building in Kosovo**

Haxhi Zeka's Mill complex was built in the second half of XIX century. Except architectural and constructive importance, the facility has great historical and social significance. In this mill was held League of Peja, and a part of the League of Prizren which were very important in the history of Kosovo.

Mill was one of the first industrial buildings in Kosovo which served for the practical needs of the time. The construction of this kind of building proves the level of technical and technological development of the first industrial facility in Kosovo, where work tools for this mill were imported from west countries. Originally the building was built by the owner Haxhi Zeka with the help of Austro- Hungarians. Mill complex is built in a very functional urban area. This complex consists of six additional facilities that exists in the cadastral documentation of the year 1932. Part of this complex are: mill, three-store tower, rooms for guests, mill warehouses and animal barns. Mill has a characteristic architectural appearance built in oriental style (Fig. 1).

It was constructed with stone, brick, lime and wood. At the beginning the mill operated through the water and later it used the electricity with capacity of 2000 kg for 24 hours. Mill worked for the needs of the city and around the country. Mill was burned down twice, once in 1994, but eventually destroyed in 1998 by the Serbian occupying power. The restoration of the mill was in 2004. Today mill serves as a museum for different visits, conferences, seminars, symposiums etc. Also restoration of the mill and its reuse has made this industrial heritage great benefit for its citizens, and at the same time it preserves the value as a building and irreplaceable heritage.



Fig. 1: Mill "Haxhi Zeka", Peja, photo Blerta Spahija.

## 6 Hydroelectric power plant as a museum

Industrial heritage of Kosovo includes different types of buildings, among which are also the hydropower buildings. "Prizrenasja" is hydropower building which is located in the city of Prizren, and was built in 1926-28 by contribution also of its citizens.

Project and construction of this facility at the time was carried out by an Austrian company. The architecture of the building was rich with modern elements of the time, the facility was also equipped with water turbines, canal, 160 KW power generator etc. Due to the great demand of electricity, eight years later the generator was activated second with the same capacity. Hydropower central has two floors, the ground floor in which are two rooms, at one room are located generators with accompanying equipment, and at the other room were equipment for monitoring the flow. A part of the building was covered with a flat roof, in which approach to it was through the engineer room. After the first renovation roof was covered with clay tiles. For the architecture of this building, architect was inspired from the castle that is near the building and also suits the environment. Different periods of political, economic and social history of Kosovo, contributed to most of the industrial buildings in the meantime to change their destination, as it happened with the building in question, which in 1979 was transformed into the Museum of Electricity in Kosovo. (Fig. 2).



Fig. 2: Hydroelectric power plant "Prizrenasja", Prizren, photo Safete Veliu.

During the conversion hydropower building was restored for the first time, the ground floor was converted into restaurant, first floor in the café, and in the yard were created space for the exposure of old equipment. Electricity Museum located in a historic building, is a unique example of Kosovo, for the treatment of industrial buildings as cultural heritage. The museum didn't work from 1980 until 2012, because of not maintaining it. In 2011 with the donation of the Embassy of the United States, the restoration project was developed by RCCH Prizren and Cultural Heritage without Borders (CHwB). Hydroelectric power plant building with its characteristic position, unique architecture of XX century, which has kept its original elements, takes special place in the history, sociality and architecture in Kosovo and the region.

## 7 Reuse of the textile factory

Gjakova is a town which has originated from the fifteenth century when it became a center of craft and trade known by the name Jakova. It was one of the most developed cities in economy before the war in Kosovo, a development which continued relatively until the 90's. Once the most industrialized city in the former Yugoslavia, with the highest employment per capita, in 39 socially owned enterprises (SOEs) have worked over 20 thousand workers in factories that have managed to export products abroad.

Most developed economy branches and the bearer of development were: Metal industry, textile industry, industry of construction materials, food industry, chemical industry and rubber, wood industry, Agro-industry, trade, etc. After the war the city's economy fell significantly. All factories and companies that had a rapid development, which developed to the extent that they were forced to import labor from abroad, had stagnated. This stagnation, in the economic development from recent decades, continues today. The facilities are abandoned and have undergone many changes in the structure. One of the largest factories and also the most important in Gjakova was the textile factory "Emin Duraku". During the time when the company has operated, it was known and respected enterprise, also being a major supplier for the textile in the regional market (former SFRY) and a world-renowned and important exporter in Italy, Poland, the former Soviet Union, and U.S.A. Since the war the factory was left partly destroyed, and was not functioning until 2015. It is the first factory reopened in Gjakova about 15 years after the war and it is an investment of Swedish company "Trox" and American Company, "Blue Stone Safety" who placed their production line. The factory now is called "Intertex" (Fig. 3).



Fig. 3: Photo of the restored textile factory " Intertex", photo Blerta Spahija.

The building was renovated before was opened in interior and exterior and tailored to the needs of the company. As for the types of production, this factory will produce moldings for cars of Audi, Volvo, Porsche, VW also in this plant will be produced body armor for the US Army, and other military clothing. The return of this factory has great importance for the city to its citizens at the same time.

As another example of industrial heritage also worth mentioning is Gjakova's Old Bazaar (Fig

4). It is the oldest bazaar in Kosovo (also known as the Grand Bazaar). It is one of the major attractions at the site. The Old Bazaar, was the heart of the economy in Gjakova, a city of trade and merchandise which served to the villages around the municipality of Gjakova. The Old Bazaar was burnt and destroyed and then it was reconstructed after suffering damage during the 1999 war (the last War in Kosovo). The Bazaar is easily linked with the city center. In total the Bazaar reaches the surface of about 35000 m<sup>2</sup> and the length of the main road is 1km long, with about 500 shops situated in the sidelong. It is, however, still home to an active mosque, and a clock tower<sup>5</sup>. Shops that were situated in this Bazaar contained commercial and artisanal shops, where producers were its own citizens. Old Bazaar during the last war, was completely destroyed. Its renovation was after the war and it returned to the previous condition. Today it is a landmark of the city and it is reused as a public space for the citizens. There are a lot of shops, coffees, restaurants and it became a very attractive part of the town.



Fig. 4: The Old Bazaar, Gjakova, photo Safete Veliu.

## 8 Conclusion

After all the mentioned examples above, and many other buildings of industrial heritage, Kosovo remains one of the most endangered country in terms of heritage in the Balkans. Industrial heritage is very important factor in the economic development of a country, therefore, should prevent the constant destruction of its. One of the most important steps in the preservation of this heritage, is identification of these buildings, inserting them into the framework of the cultural heritage. This is achieved by changing the law for these kinds of heritage. The malfunction of some of these buildings has derived as a result of various problems that have characterized heritage during recent decades. Some of these problems are the dire state of the buildings, which were destroyed during the last war, the lack of investors, and the lack of preparation of strategic plans for this type of heritage. We conclude that, industrial potential of our country is quite large and requires immediate investment, which will preserve the value of monuments and also would influence the economic, social and architectural development.

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<sup>5</sup> Riinvest-Economic Activities and Kosovo's democratic development.