



STATE OF CONSERVATION REPORT

For the World Heritage property

Natural and Culturo-Historical Region of Kotor (Montenegro)

1. Executive Summary of the report

Following previous Decisions by the World Heritage Committee which refer to the Natural and Cultural-Historical Region of Kotor, especially the one from Istanbul (2016), the Government of Montenegro has very carefully assessed the requests set by the Decisions and dedicated itself to fully respect those requests.

This year (2017) was fully marked by the activities defined by the *Action plan for the implementation of Decisions relating to the Kotor region adopted in Istanbul in July 2016 by the UNESCO Committee* (Annex I to the Report), which the Government of Montenegro has adopted on February 02, 2017. Action plan was prepared as a recommendation within the framework of best practices, in order to summarize actions to the effective responses by the State, towards requests stated in the Decisions.

Following the Action plan, the Government of Montenegro on its session held on March 30, 2017, had adopted the *Decision on Amendments to the Decision on Special Purpose Spatial Plan for the Coastal Area of Montenegro* (Annex II) which prohibited construction in the Natural and Cultural-historical area of Kotor, until the adoption of Spatial Plan of the Municipality of Kotor. By the *Decision on Amendments to the Decision on Special Purpose Spatial Plan for the Coastal Area of Montenegro* (Annex III) which was adopted on 16 November, 2017, construction in the Area of Kotor was allowed only for the projects designed for the purposes of the restoration, maintenance and usage of the legally built objects within their existing horizontal and vertical dimensions, construction of objects of underground utility infrastructure and for the area which cover *Urban project for Old town* and *Urban project for Perast*. Construction of all other possible projects within the Natural and Cultural-Historical Region of Kotor is still prohibited.

The Government of Montenegro on its session held on November 10, 2017, has adopted *Heritage Impact Assessment for the Natural and Culturo-Historical Region of Kotor* (Annex IV), based on the ICOMOS Guidelines. This document was prepared by the Experts team which was formed by the Faculty of Architecture of the University of Montenegro. The process of HIA preparation was led by two international experts with strong support from national team, and the document is additionally assessed and revised by an international expert with specific experience in production of similar documents. This document has crucial importance

for proper management within the Area and it represents the guiding principle to the state and municipal authorities for further spatial planning. National authorities are ready to provide all necessary clarifications about the documents and to further improve its content upon derivation of UNESCO suggestions.

Upon the assessment of the results of the previous Council for the Management of the Natural and Cultural-Historical Region of Kotor, and upon the changes of the local authorities of the Municipality of Kotor, the Government has adopted the Decision on the Appointment of members of the Council for the Management of Natural and Cultural-historic Region of Kotor (Annex V).

This year is also marked by the new *Law on Spatial Planning and Construction of Structures* (Annex VI) adopted on September 30, 2017. This Law introduces new management system of spatial planning and construction and it is designed in order to streamline the procedure and harmonize different levels of spatial planning.

In order to further improve management system within the Area in July 2017, the Ministry of Culture has formed working group which has proposed the *Amendments of the Law on Protection of Natural and Cultural-historic Region of Kotor*. This activity was designed in order to streamline financial responsibility of all stakeholders within the management system, to make more adequate legal tools to replace the members who do not give necessary contribution to the management process and to introduce HIA as a necessary legal tool for heritage preservation and management within the Area, having in mind that in the present legal framework of Montenegro, HIA is not recognized as a part of legal procedure. The Amendments are in the final stage of the consolidation with the Secretariat for the Legislation and it is expected to be adopted soon.

2. Response to the Decision of the World Heritage Committee

- a) *Strongly requests the State Party to proceed with promptly finalizing the appointment and enforcement of the Management Council with a clear mandate to ensure effective coordination in management;*

As stated in Executive Summary, upon the assessment of the results of previous Council members and following the changes within the management of the Municipality, the Government of Montenegro on its session held on September 14, 2017, has appointed new Council for the Management of the Natural and Cultural-Historical Region of Kotor (Annex V). In order to further improve management system in the Area, the Ministry of Culture has formed Working group which proposed *Amendments to the Law on Protection of Natural and Cultural-historic Region of Kotor*. Members of the Working group were representatives of the Ministry of Culture, Municipality of Kotor and National Commission of Montenegro for

UNESCO and they have proposed the amendments that further improve current management mechanisms. The proposed text recognizes the necessity for more precise financial structure which will define financial obligations for all stakeholders which participate in the management, in order to provide resources for the activities of the Council. Also, special attention is given to the introduction of HIA as obligatory tool for future projects within the area, which is of the utmost importance since up until present, the legal system of Montenegro did not recognize HIA as a cultural heritage protection and management tool. This document will better define system of appointment of the members of the Council it proposes adequate legal tools to replace the members who do not give necessary contribution to the process. The amendments consolidation within the national authorities will be finished soon and upon the adoption it will be translated and delivered to UNESCO.

- b) Review and harmonize all planning instruments through a comprehensive Heritage Impact Assessment (HIA), based on the ICOMOS Guidance on HIAs for Cultural World Heritage Properties, so as to establish a clear planning / policy framework that is consistent with the need for protecting the Outstanding Universal Value (OUV) of the property and its attributes and promoting sustainable, equitable and compatible forms of development;*

The comprehensive Heritage Impact Assessment (HIA) for the area of Natural and Cultural-historic Region of Kotor (Annex IV) was adopted by the Government of Montenegro on its session held on 10th of November 2017. The document is a result of continues and dedicated work of Experts team formed by the Faculty of Architecture of the University of Montenegro. This document has the crucial importance for proper management within the Area and it represents the guiding principle to the state and municipal authorities for future spatial planning and heritage preservation.

The process of HIA preparation was led by two international experts from Croatia with exquisite knowledge on heritage preservation, legal framework and urban planning systems in the Region, with strong support of recognized national experts. Within the process the expert team conducted serial consultations within the relevant authorities: Ministry of Culture, Ministry of Sustainable Development and Tourism, Municipality of Kotor, NGOs and citizens. Before the adoption, the document was also sent to revision to the independent expert with significant knowledge within the processes of preparation of similar documents and it incorporated his suggestions in the final text. Through this report HIA is finally submitted to UNESCO for further analyses.

National authorities are ready to provide all necessary clarifications about the documents and to further improve its content upon derivation of UNESCO suggestions.

- c) Finalize the Study of protection of cultural properties for the Special Purpose Spatial Plan for the Coastal Area (SPSPCA), as a basis for defining land-use zoning and its related system of measures and detailed provisions, which should be founded on the OUV of the property and the characteristics of its landscape, and incorporate them into all other plans;*

Upon the consultation with relevant expert the Study of protection of cultural properties for the Special Purpose Spatial Plan for the Coastal Area (SPSPCA) is finalized and its Summary is translated and submitted as an integral part of this Report (Annex VII) on July 10, 2017.

The conclusions and results of this document are also consulted and integrated in the Heritage Impact Assessment (HIA) for the area of Natural and Cultural-historic Region of Kotor, which means that it will also have even wider influences on planning and protection policy within the Region.

- d) Finalize the HIAs for the Verige Bridge and for any alternative options to it as a basis for developing the Regional Transport Strategy;*

According to the proposed *Amendments to the Law on Protection of Natural and Cultural-historic Region of Kotor* Heritage Impact Assessment will be obligatory for all construction projects that should be conducted in the area, and based on the assessment of the necessity of its adoption by the Administration for the Protection of Cultural Properties.

Upon the adoption of the Amendments and based on the conclusions of the comprehensive *Heritage Impact Assessment for the area of Natural and Cultural-historic Region of Kotor*, for this particular project HIA will be developed and sent to UNESCO for further analyses.

- e) Conclude and adopt the Spatial Urban Plan for the Municipality of Kotor, in coherence with the objectives, zoning and provisions that will be elaborated for the SPSPCA;*

The Study of Protection of Cultural Properties for the Spatial Urban Plan for the Municipality of Kotor had been adopted on November 28, 2017. It is a basic document for heritage protection within the Spatial Urban Plan and it is submitted as an integral part of this Report (Annex VIII).

In accordance with provisions of the new *Law on Spatial Planning and Construction of Structures* (Annex VI) adopted on September 30, 2017, Spatial Urban Plan for Municipality of Kotor has to be prepared by the end of 2018. If the adoption of the Plan does not meet the deadline prescribed by the Law, new legal framework will start into force and it will define spatial planning in accordance with new administrative and legal infrastructure. The final deadline of the new legal tool is three years. However, since the previous document is already prepared in the form of draft, it is expected that responsible authorities meet proposed

deadline and finalize the document by the end of next year, before starting into force of the new legal mechanisms.

- d) Requests the State Party to undertake an independent HIA, in line with the ICOMOS Guidance on HIAs for Cultural World Heritage Properties, for the tourist facility at Glavati - Prčanj for which a Local Study of Location has been adopted, as well as for all planned, approved and begun development projects, in order to assess their impacts on the OUV of the property and its attributes;*

According to the proposed *Amendments to the Law on Protection of Natural and Cultural-historic Region of Kotor* Heritage Impact Assessment will be obligatory for all construction projects that should be conducted in the area, and based on the assessment of the necessity of its adoption by the Administration for the Protection of Cultural Properties.

Upon the adoption of the Amendments and based on the conclusions of the comprehensive *Heritage Impact Assessment for the area of Natural and Cultural-historic Region of Kotor*, for this particular project HIA will be developed and sent to UNESCO for further analyses.

- g) Reiterates its request to the State Party to submit the results of the above HIAs to the World Heritage Centre, for review by the Advisory Bodies, prior to undertaking any further commitment;*

The comprehensive Heritage Impact Assessment (HIA) for the area of Natural and Cultural-historic Region of Kotor is submitted through this report. Based on this document, after integration of UNESCO's suggestion to the document, requested HIAs for the future project will be delivered to UNESCO for further analyses. Moreover, HIA as a planning mechanism is proscribed by the *Amendments to the Law on Protection of Natural and Cultural-historic Region of Kotor*, which are currently under procedure of adoption. After the completion, the document will be sent to UNESCO. This Amendments will ease future work towards heritage protection and proper management.

3. Other current conservation issues identified by the State(s) Party(ies) which may have an impact on the property's Outstanding Universal Value

All conservation issues identified by the State are in details elaborated in HIA as an Annex IV to this document.

4. In conformity with Paragraph 172 of the *Operational Guidelines*, describe any potential major restorations, alterations and/or new construction(s) intended within the property, the buffer zone(s) and/or corridors or other areas, where such developments may affect the Outstanding Universal Value of the property, including authenticity and integrity.

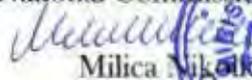
Major restorations, alterations and/or new construction(s) intended within the property identified by the State are in details elaborated in HIA as an Annex IV to this document.

5. Public access to the state of conservation report

Authorities of Montenegro agree to put the Report on the website.

6. Signature of the Authority

Secretary General of the National Commission of Montenegro for UNESCO


Milica Nikolic





STATE OF CONSERVATION REPORT

For the World Heritage property

Natural and Culturo-Historical Region of Kotor (Montenegro)

Annex I

*Action plan for the implementation of Decisions relating to the Kotor region
adopted in Istanbul in July 2016 by the UNESCO Committee*

ACTION PLAN FOR THE IMPLEMENTATION OF DECISIONS RELATING TO THE
KOTOR REGION ADOPTED IN ISTANBUL IN JULY 2016 BY THE UNESCO
COMMITTEE

I GROUNDS FOR THE ADOPTION OF THE ACTION PLAN

The Natural and Cultural-Historic Region of Kotor has been inscribed on the UNESCO World Heritage List since 1979, in an expedited procedure, following the devastating earthquake which drew attention to the universal value of the cultural property. The previous decade for this UNESCO region was characterized by exceptional urban pressure, which resulted in uncontrolled construction, which in certain cases endangered the cultural values that recommended the Region for the UNESCO status. In parallel, the government has tried to establish a system to resolve this situation. It adopted *lex specialis* Law on the Protection of Natural and Cultural-Historic Region of Kotor ("Off. Gazette of Montenegro No. 56/2013) to allow greater legal protection for this world heritage site. The Law inter alia stipulates the establishment of the managing authority for this region - Management Council of the Natural and Cultural-Historic Region of Kotor, chaired by the Mayor of Kotor. The Council was appointed on 22 January 2016 ("Off. Gazette of Montenegro," No. 6/2016). The role of the Council is to promote the importance of universal values, coordinate the preparation, revision and implementation of the Management Plan, initiate and monitor the implementation of the activities envisaged by the Management Plan, give an opinion on the proposals, programs, projects and planning documents in order to comply with the Management Plan. Also, the Council encourages the implementation of activities and projects that contribute to the protection, preservation and development of the Region, monitors the status of the Region, and requires measures for its improvement, and prepares the Report on the Implementation of the Management Plan for the Government. The sessions should be held at least once a month.

Problems relating to Kotor and accelerated urbanization culminated in a meeting of UNESCO in Istanbul, when Montenegro was severely admonished because of its relationship to this Region.

II UNESCO COMMITTEE DECISION

Natural and Cultural-Historic Region of Kotor (Montenegro) (C 125ter) Decision: 40 COM 7B.54
The World Heritage Committee

1. Having examined Document WHC/16/40.COM/7B,
2. Recalling Decision 38 COM 7B.29, adopted at its 38th session (Doha, 2014),
3. Welcomes the progress made by the State Party in strengthening the legal, planning and management framework of the property;
4. Strongly requests the State Party to proceed with promptly finalizing the appointment and enforcement of the Management Council with a clear mandate to ensure effective coordination in management;
5. Also strongly requests the State Party to finalize the actions undertaken to respond to the World Heritage Committee's recommendations, in particular to:

a) Review and harmonize all planning instruments through a comprehensive Heritage Impact Assessment (HIA), based on the ICOMOS Guidance on HIAs for Cultural World Heritage Properties, so as to establish a clear planning / policy framework that is consistent with the need for protecting the Outstanding Universal Value (OUV) of the property and its attributes and promoting sustainable, equitable and compatible forms of development,

b) Finalize the Study of protection of cultural properties for the Special Purpose Spatial Plan for the Coastal Area (SPSPCA), as a basis for defining land-use zoning and its related system of measures and detailed provisions, which should be founded on the OUV of the property and the characteristics of its landscape, and incorporate them into all other plans, Decisions adopted during the 40th session of the WHC/16/40.COM/19, p.125 World Heritage Committee (Istanbul/UNESCO, 2016)

c) Finalize the HIAs for the Verige Bridge and for any alternative options to it as a basis for developing the Regional Transport Strategy, d) Conclude and adopt the Spatial Urban Plan for the Municipality of Kotor, in coherence with the objectives, zoning and provisions that will be elaborated for the SPSPCA;

6. Requests the State Party to undertake an independent HIA, in line with the ICOMOS Guidance on HIAs for Cultural World Heritage Properties, for the tourist facility at Glavati - Prčanj for which a Local Study of Location has been adopted, as well as for all planned, approved and begun development projects, in order to assess their impacts on the OUV of the property and its attributes;

7. Reiterates its request to the State Party to submit the results of the above HIAs to the World Heritage Centre, for review by the Advisory Bodies, prior to undertaking any further commitment;

8. Also requests the State Party to submit to the World Heritage Centre, by 1 December 2017, an updated report on the state of conservation of the property and the implementation of the above, for examination by the World Heritage Committee at its 42nd session in 2018.

III EXPECTED OUTCOMES

The remediation of problematic issues in the Natural and Cultural-Historic Region of Kotor is a continuous process the end of which is expected on 1 November 2017, when Montenegro should submit to the UNESCO a Report on the state of conservation of cultural heritage in the Natural and Cultural-Historic Region of Kotor. For the aforementioned Report to be affirmative for the status of Kotor, in accordance with the requirements of the Decision 40 of the UNESCO Committee in Istanbul (C 125ter, copy attached), the following documents should be made and submitted to UNESCO by 1 December 2017:

1. Study of protection of cultural properties for the Special Purpose Spatial Plan for the coastal area

2. Study of the protection of cultural properties for the purposes of Spatial and Urban Plan of the Municipality of Kotor
3. Spatial Urban Plan for the Municipality of Kotor
4. HIA for planning documents
5. HIA for the Verige Bridge
6. HIA for the locality Kostanjica
7. HIA for the locality Glavati - Prčanj
8. HIA for the locality Morinj

IV ACTION PLAN

No.	Topic	Goal	Deadline	Responsible authority	Partners	Funds
1.	Management	Revision of the management system – redefining the Management Council and Management Plan	Q2	Municipality of Kotor	Ministry of Culture, the Montenegrin National Commission for UNESCO, with the support of UNESCO Venice Office	€ 30,000 (expected donation)
2.	Training	Workshop for developing HIA	Q1	Directorate for the Protection of Cultural Property	Ministry of Culture, the Montenegrin National Commission for UNESCO	€ 30,000 (expected donation)
3.	Planning documents	Repeal of existing planning documents in the municipality of Kotor	Q1	Ministry of Sustainable Development and Tourism, the Municipality of Kotor	Ministry of Culture	/
4.	Planning documents	Study of protection of cultural properties for the Special Purpose Spatial Plan for the Coastal Area	Q3	JU Center for Conservation and Archaeology,	Ministry of Culture, Ministry of Sustainable Development and Tourism	No additional funds required

				Department for the Protection of Cultural Property		
5.	Planning documents	Study of the protection of cultural properties for the purpose of Spatial and Urban Plan of the Municipality of Kotor	Q3	Directorate for the Protection of Cultural Property	Ministry of Culture, Management Council of the Natural and Cultural-Historic Region of Kotor, Ministry of Sustainable Development and Tourism	No additional funds required
6.	Planning documents	Spatial Urban Plan of the Municipality of Kotor	Q4	Municipality of Kotor	Directorate for the Protection of Cultural Property, the Ministry of Sustainable Development and Tourism	No additional funds required
7.	Planning documents	Development of HIA for planning documents	Q3 (September)	Faculty of Architecture, University of Montenegro	Directorate for the Protection of Cultural Property, the Ministry of Sustainable Development and Tourism, Ministry of Culture Montenegrin National Commission for UNESCO	€50,000 (funds provided)
8.	Planning documents	HIA for the Verige Bridge	Q4 (November)	Faculty of Architecture, University of Montenegro	Directorate for the Protection of Cultural Property, the Ministry of Culture, Management Council of the Natural and Cultural-Historic Region of Kotor, the Ministry of Transport, the	cca €10,000 (funds provided)

					Ministry of Sustainable Development and Tourism, Potential contracting partners	
9.	Planning documents	HIA for the locality Glavati - Prčanj	Q4 (November)	Faculty of Architecture, University of Montenegro	Directorate for the Protection of Cultural Property, Ministry of Culture, Management Council of the Natural and Cultural-Historical Region of Kotor, the Ministry of Transport, the Ministry of Sustainable Development and Tourism, Potential contracting partners	cca €10,000 (funds provided)
10.	Planning documents	HIA for the locality Kostanjica	Q4 (November)	Faculty of Architecture, University of Montenegro	Directorate for the Protection of Cultural Property, the Ministry of Culture, Management Council of the Natural and Cultural-Historic Region of Kotor, the Ministry of Transport, the Ministry of Sustainable Development and Tourism, Potential contracting partners	cca €10,000 (funds provided)
11.	Planning documents	HIA for the locality Morinj	Q4 (November)	Faculty of Architecture, University	Directorate for the Protection of Cultural Property, the	cca €10,000 (funds provided)

				of Montenegr o	Ministry of Culture, Management Council of the Natural and Cultural-Historic Region of Kotor, the Ministry of Transport, the Ministry of Sustainable Development and Tourism, Potential contracting partners	
12.	Translation of planning documents	IIIA for planning documents, and HIAs for Verige Prčanj, Morinj and Kostanjicu	Q4	The Ministry of Culture	Directorate for the Protection of Cultural Property, Montenegrin National Commission for UNESCO	Funds provided



STATE OF CONSERVATION REPORT

For the World Heritage property

Natural and Culturo-Historical Region of Kotor (Montenegro)

Annex II

Decision on Amendments to the Decision on Special Purpose Spatial Plan for the Coastal Area of Montenegro

Pursuant to Article 31 Paragraph 1 of the Law on Spatial Development and Construction of Structures (Official Gazette of the Republic of Montenegro no. 51/08, 34/11, 35/13 and 33/14), the Government of Montenegro, at the session on - -2017, adopted

DECISION

ON AMENDMENTS TO THE DECISION ON SPECIAL PURPOSE SPATIAL PLAN FOR THE COASTAL AREA OF MONTENEGRO

Article 1

In the Decision on Special Purpose Spatial Plan for the Coastal Area of Montenegro (Official Gazette of the Republic of Montenegro no. 23/11), after Article 3, a new article shall be added:

"Article 3a

Construction is prohibited in the area of natural and culturo-historical area of Kotor, that was signed in UNESCO World Heritage List in 1979.

Space from the Paragraph 1 of this article is given in the graph which is an integral part of this Decision.

Prohibition of construction shall apply until adoption of Spatial Plan of the Municipality of Kotor."

Article 2

This Decision shall come into force on the eighth day of its publication in the Official Gazette of the Republic of Montenegro.

Number:

Podgorica -

Government of Montenegro

Prime Minister,
Duško Marković

EXPLANATION

In order to create spatial conditions for sustainable valorization of the coastal area, as the most developed and densely populated area of Montenegro with great, primarily touristic, potential - the Government of Montenegro has adopted the Decision on Special Purpose Spatial Plan for the Coastal Area of Montenegro (Official Gazette of the Republic of Montenegro no. 23/11). The Plan shall provide a regional framework for integral overview of the potentials and capacities of the coastal area, as well as create instruments for its sustainable development.

This Plan shall encompass the territory of six coastal municipalities, as well as territorial sea and internal sea waters, with an exception of the area within borders of National Park Lake Skadar in the Municipality of Bar and National Park Lovćen in the Municipality of Budva.

Regarding the Municipality of Kotor, natural and culturo-historical area of this Municipality was signed in UNESCO World Heritage List In 1979. Issues pertaining to Kotor and rapid urbanization were a topic at a meeting of UNESCO Committee in Istanbul in July 2016, when Montenegro was severely admonished for its attitude towards this area, and it was underlined that this situation represented the biggest cultural crisis since 1979, the year of the devastating earthquake. Universal values of UNESCO areas, that have recommended Kotor for this status, were threatened, and such a position opens a possibility of revocation of Kotor from UNESCO World Heritage List.

Decision (40 COM 7B54) was adopted in Istanbul, pertaining to culturo-historical area of Kotor.

In order to implement Decision of UNESCO Committee, the Government of Montenegro adopted Action Plan for Implementation of Decision Pertaining to Kotor Area at the session held on February 2nd 2017. Point 3 of the Action Plan stipulates that existing spatial planning documentation for the Municipality of Kotor be annulled during the first quarter of 2017, while Ministry of Sustainable Development and Tourism and the Municipality of Kotor were designated to perform the task.

In light of that, on March 1st 2017, the Ministry, on request of the Municipality of Kotor, gave certain instructions for implementation of obligations stipulated in the Action Plan, with a deadline of March 15th 2017. The instructions pointed to the fact that the Municipality has a possibility to annul spatial planning documents adopted by the Municipal Assembly of Kotor, or to adopt a decision on prohibition of construction, in line with Article 34 of the Law on Spatial Development and Construction of Structures (Official Gazette of the Republic of Montenegro no. 51/08, 34/11, 35/13 and 33/14), keeping in mind the fact that the Spatial Plan of the Municipality of Kotor is being drafted.

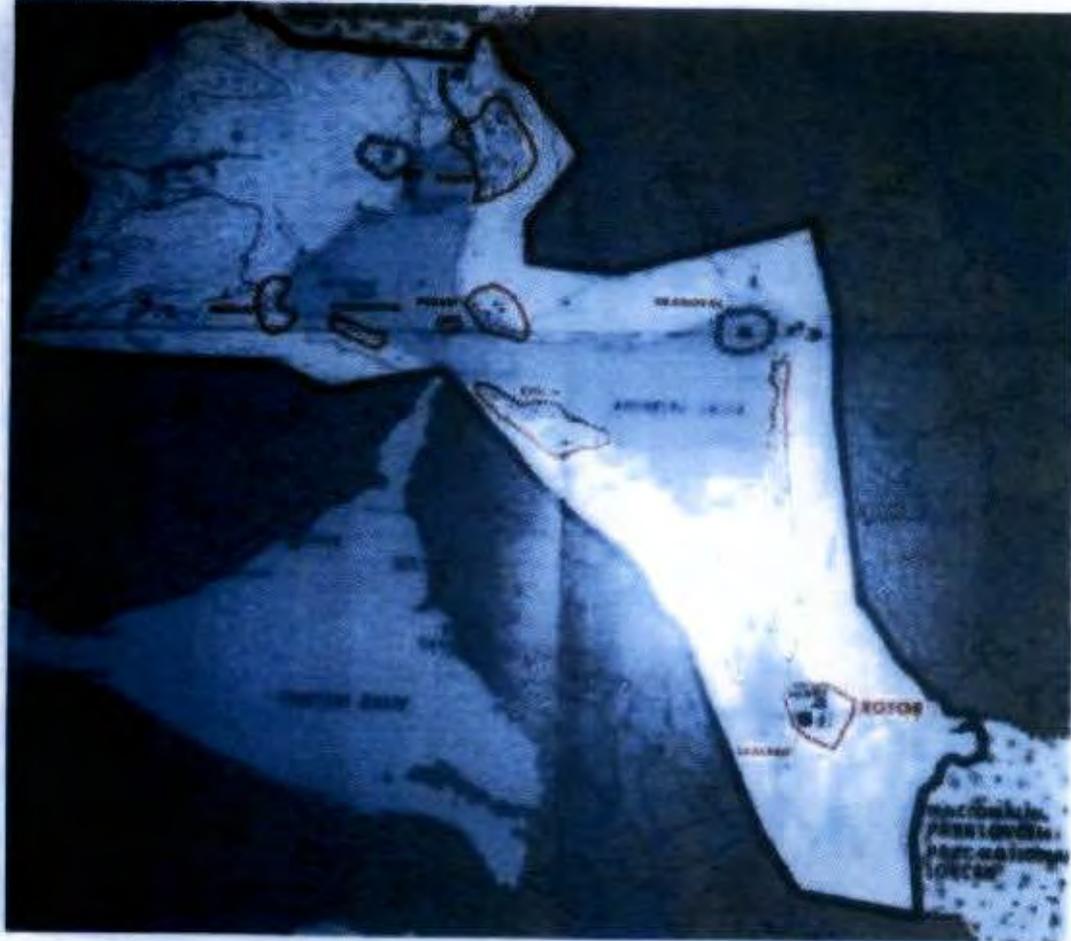
The fact that the Municipality of Kotor did not adhere to the Conclusion of the Government i.e. instructions of the Ministry, Draft of this Decision was prepared, because the Special Purpose Spatial Plan for the Coast Area was being drafted and there was a legal basis for adoption of this Decision.

Namely, pursuant to Article 34 of the Law on Spatial Development and Construction of Structures (Official Gazette of Montenegro no. 51/08, 34/11, 35/13 and 33/14), decision on creation of planning documentation can, if necessary, entail a decision on prohibition of construction for the space or part of the space defined in the plan (Paragraph 1); prohibition of construction does not pertain to structures for which documentation and proof from Article 93 Paragraph 1 of this Law (Paragraph 2) was submitted and obtained; decision on prohibition of construction can be adopted after the decision on planning documentation was adopted (Paragraph 3); prohibition of construction shall be in force until the deadline defined by decision from Paragraphs 1 and 2 of this article.

Article 1 of this Draft of Decision prohibits construction in the part of space within borders of natural and culturo-historical area of Kotor, that was signed in UNESCO World Heritage List, and prohibition of construction shall apply until adoption of Spatial Plan of the Municipality of Kotor.

Inclosure: Borders of natural and culturo-historical area of Kotor, that was signed in UNESCO

World Heritage List in 1979





STATE OF CONSERVATION REPORT

For the World Heritage property

Natural and Culturo-Historical Region of Kotor (Montenegro)

Annex III

Decision on Amendments to the Decision on Special Purpose Spatial Plan for the Coastal Area of Montenegro

Based on the article 127 of the Law on Spatial Planning and Construction of Structures (Official gazette of Montenegro, number 64/17), the Government of Montenegro, on its session on.... 2017, adopts the following:

**DECISION ON THE AMMENDMENTS TO THE DECISION ON SPECIAL PURPOSE
SPATIAL PLAN FOR THE COASTAL AREA OF MONTENEGRO**

Article 1

In the Decision on Special Purpose Spatial Plan for the Coastal Area of Montenegro (Official Gazette of Montenegro number 23/11 i 23/17), in the article 3a, after the paragraph 1, new paragraph shall be added:

“The provision of paragraph 1 of this article do not apply on the objects which are being reconstructed for the purposes of the restoration, maintenance and usage of the legally built objects within their existing horizontal and vertical dimensions, construction of objects of underground utility infrastructure and for the area which is covered by the *Urban project for Old town* and the *Urban project for Perast*”.

Former paragraph 2 and 3, now become 3 and 4.

Article 2

This decision enters into force on the day of its publishing in the Official Gazette of Montenegro.

Number.....

Podgorica.....2017

Government of Montenegro

President

Duško Marković



STATE OF CONSERVATION REPORT

For the World Heritage property

Natural and Culturo-Historical Region of Kotor (Montenegro)

Annex V

*Decision on the Appointment of members of the Council for the Management of
Natural and Culturo-historic Region of Kotor*

Based on the article 22 of the Regulation of Government of Montenegro (Official Gazette number 80/08 and 14/17), and in the line with article 8 and 9 of the Law on the Protection of Natural and Culturo-Historical Region of Kotor (Official Gazette of Montenegro number 56/13), The Government of Montenegro, on its session on 14th September 2017, adopts:

**DECISION ON THE APPOINTMENT OF THE COUNCIL FOR THE MANAGEMENT OF
NATURAL AND CULTURO-HISTORICAL REGION OF KOTOR**

The Council for the Management of Natural and Culturo-Historical Region of Kotor is appointed, as follows:

1. Vladimir Jokić, lawyer, Mayor of the Municipality of Kotor, President of the Council;
2. MSc Aleksandar Dajković, architect, proposed by the Ministry of Culture, Council member;
3. MSc Zorica Čuburić, architect, proposed by the Administration for the Protection of Cultural Properties, Council member;
4. Ana Jovetić, spatial planner, proposed by the Ministry of Sustainable Development and Tourism, Council member;
5. Miloš Petrićević, archaeologist, proposed by the Parliament of the Municipality of Kotor, Council member;
6. Jasminka Grgurević, conservator-restorer, proposed by the Parliament of the Municipality of Kotor, Council member;
7. Danijela Đukić, ethnologist, proposed by the Parliament of the Municipality of Kotor, Council member;
8. Aleksandar Dender, architect, proposed by the Parliament of the Municipality of Kotor, Council member;
9. PhD Ilija Lalošević, architect, proposed by the Parliament of the Municipality of Kotor, Council member;
10. PhD SCi Veljko Radulović, architect, proposed by the National Commission of Montenegro for UNESCO, Council member;
11. Aleksandra Kapetanović, architect, proposed by nongovernmental organizations dealing with the protection and preservation of Kotor, Council member.

Number: 07 - 2791/3

Podgorica, September 14, 2017

Government of Montenegro

President

Duško Marković

Pursuant to Article 82 para.1 item 2 of the Constitution of Montenegro and Amendment 4 para.1 to the Constitution of Montenegro, the Parliament of Montenegro of the 26th convocation, at the sitting of the third extraordinary session in 2017, on 30 September 2017, adopted the following

LAW

ON SPATIAL PLANNING AND CONSTRUCTION OF STRUCTURES

I BASIC PROVISIONS

Subject-matter

Article 1

The present Law governs the system of spatial planning, manner and requirements for construction of structures, legalization of illegal structures, as well as other matters of importance to spatial planning and construction of structures (hereinafter referred to as the "planning and construction").

Objectives of Planning and Construction

Article 2

The objectives of planning and construction shall be:

- 1) uniform and regionally balanced spatial development adjusted to the needs of society, economy and spatial capacities;
- 2) rational and efficient use and conservation of spatial potentials and resources on land, at sea and in the undersea and protection of natural resources;
- 3) developing regional spatial characteristics and preserving the identity and recognisability of the terrain;
- 4) mutually aligned distribution of various human activities and activities in space, while protecting the integral values of space;
- 5) protection and promotion of cultural property and protected environment while preserving the integrity and authenticity of cultural values, creating conditions for sustainable use of cultural property and creating a highly-valuable built environment with respect for and development of specific characteristics, integrity and values of both the natural and urban terrain and the environment;
- 6) building land development and a quality and human development of urban and rural settlements, as well as safe and healthy living and working conditions;
- 7) encouraging the investment environment focused on the development and increasing the quality of space, with simultaneous economic development;
- 8) application of best practices in developing urban wholes and improving quality in the field of urban planning and architectural design, as well as improving the quality of structures;
- 9) protection against earthquakes, landslides and other natural disasters;
- 10) stability and durability of structures;
- 11) protection against technical, technological and other accidents;

- 12) rational use of natural resources, energy and increased energy efficiency, and
- 13) creating conditions for access, movement and stay of persons with reduced mobility and persons with disabilities.

Principles

Article 3

Planning and construction shall be based on the principles of:

- 1) **integrated approach to the planning process**, according to which spatial planning, as a continuous process, is based on a comprehensive analysis of the use and protection of space, by planning the taking of all interventions in space, regardless of their location, designated use or type;
- 2) **spatial sustainability of development and quality of planning and construction**, according to which economic and social development of society and sustainable development are encouraged;
- 3) **alignment** of planning documents with ratified international treaties, statements and conventions;
- 4) **horizontal integration**, according to which, when developing, adopting and implementing development documents (strategies, plans, programmes, etc.), regulations and other general acts which affect the spatial development and space utilisation, and which are adopted on the basis of separate regulations, the principles of planning must be respected, especially in terms of ensuring spatial sustainability in processes that affect the planning of settlements, use of natural resources, environmental protection, development of activities, infrastructure and their distribution in space;
- 5) **vertical integration**, according to which, when adopting planning and development documents (strategies, plans, programmes, etc.) which are adopted on the basis of separate regulations, and which affect spatial planning and spatial development, all entities developing such documents are bound to cooperate with each other and respect the objectives and interests expressed in the documents of a higher level;
- 6) **prevention or mitigation of climate change impact**, according to which measures are planned to mitigate climate change and adapt to climate change;
- 7) **exercise and protection of the public and private interest**, according to which public interest and individual interests which must be respected in the performance of spatial planning and construction activities are assessed and mutually coordinated, whereat individual interests must not prejudice the public interest;
- 8) **reduction of seismic risk**, according to which measures are taken in planning and construction to mitigate the effects of earthquakes whose occurrence is foreseen;
- 9) **public nature of work**, according to which the public is entitled to participate in the processes of planning documents development and adoption, as well as to inform and encourage public participation in planning and construction affairs, and
- 10) **prohibition of discrimination** in accordance with separate regulations.

With a view to achieving the principles set out in para.1 of this Article, state administration bodies, local government authorities, local administrative bodies, organisations and other legal entities shall mutually cooperate in planning and construction affairs.

Electronic Communication

Article 4

Communication in the fields of planning, construction, licensing and illegal structures legalisation shall be carried out electronically, in accordance with the law governing electronic business and the present Law.

Electronic communication set out in para.1 of this Article shall be provided in the procedure of planning documents development and adoption, adoption of administrative and other acts, as well as through mutual communication with the competent state administration bodies, local government authorities, local administrative bodies, bodies in charge of technical specifications, legal entities reviewing engineering documents and performing engineering supervision over the building, legal and natural persons and other entities involved in planning and construction affairs.

Where the client so requests, the application to issue an administrative act, notification of building work, notification of structure use and legalisation application shall be submitted and issued in analogue, i.e. written form as well.

The manner and procedure of communication set out in paras. 1, 2 and 3 of this Article shall be prescribed by the state administration body competent for planning and construction affairs (hereinafter referred as the "Ministry").

Definitions of Terms

Article 5

Certain terms used in the present Law shall have the following meanings:

- 1) **remodelling** means the execution of works on the existing structure, which: changes the organisation of space in the structure, performs replacement of appliances, plants, equipment and installations which does not affect structure stability and safety, does not change the structural elements, does not change the external appearance and does not affect the safety of adjacent structures, traffic, fire protection and the environment;
- 2) **baseline studies** means studies that are developed for areas that have not been explored in a way that ensures the research, analytical and information baseline for planning document development;
- 3) **block** means a complex unit of building land that comprises one or several building lots or one or several cadastral parcels or parts thereof, and whose boundary, as a rule, matches the boundary lines and boundaries of building lots;
- 4) **centre of a local self-government unit** means a settlement of urban character defined in accordance with the law governing the territorial organisation of Montenegro;
- 5) **detailed urban scheme** means a scheme based on long-term strategy and concept of spatial planning that contains the basis of the concept and parameters for the construction of structures according to their types and designated use;
- 6) **building site** means the area in which building works are executed, a structure removed or situation in space changed, and the area required to implement the building technology;
- 7) **building line** means a line on, above and below the Earth's surface and water surface, defined both graphically and numerically, which represents the boundary up to which it is possible to construct a structure;
- 8) **floor area ratio** means the quotient of the gross construction area of structures and the total surface area of a building land unit (plot, site, block, zone);

- 9) **lot coverage ratio** means the quotient of built surface area under structures and the total surface area of the building land unit (plot, site, block, zone);
- 10) **infrastructure** means utility, transport, energy, electronic communications and other communications which ensure joint supply, services and other forms of increasing the quality of life in a settlement or for space occupants in a particular area;
- 11) **engineering structures** are: engineering constructions, plants, chimneys, highways, fast roads, roads, streets, bridges, viaducts, tunnels, underground and overground passages, rail and tram tracks, manoeuvring surfaces and platforms, antenna poles, harbours, wharves, marinas, dams and reservoirs filled with tailings or ashes which require technical monitoring, waterways and other hydraulic structures, embankments, long distance transmission lines, oil pipelines, gas pipelines, hot water distribution systems, steam distribution lines, water supply systems, structures intaking and treating drinking water and water for other needs, power plants, thermal power plants, liquefied natural gas storage and transfer plants, liquefied petroleum gas storage and transfer plants, oil and oil derivatives storage and transfer plants, stations for the supply of motor vehicles with oil derivatives and gas, structures producing and storing hazardous substances and similar structures and plants whose operations might expose environment to danger, structures producing heat for district heating, substations and switchgears, underground cable installations, sewerage network, wastewater collection and treatment structures, complex industrial buildings, buildings and plants for chemical and heavy industry, landfills, waste-to-energy plants, anaerobic digestion plants, sports grounds and other structures for sport and recreation and other structures that are not buildings;
- 12) **designated use of surfaces** means the purpose for which space can be developed, constructed or used in a manner designated by the planning document;
- 13) **settlement** means an area defined in accordance with the law governing the territorial organisation of Montenegro;
- 14) **structure** means spatial, functional, structural, architectural, aesthetic, technical and technological or biotechnical whole with or without installations, plants and equipment being incorporated into the structure (buildings, engineering structures, public green areas, cemeteries, and others);
- 15) **structure maintenance** means technical monitoring of the structure during its use and provision of adequate use of the structure during its use, as well as regular maintenance of buildings, road and railway infrastructure structures, electric power, water supply, sewerage, telecommunications and other engineering structures;
- 16) **body in charge of technical specifications** is a state administration body, a local administrative authority and a legal entity responsible for: environmental protection, transport, energy, water supply and sewerage, water, regional water supply, electrical installations, cultural property protection, electronic communications and postal activity, occupational safety and health, cadastre, protection and rescue, state property management, etc. which, in the process of planning document and engineering documents development, delivers the necessary technical specifications, base maps, opinions, approvals and other evidence necessary for planning and construction;
- 17) **development plan** means a plan of a state administrative body, body in charge of technical specifications, organisations and legal entities foreseeing activities during a specific period of time;
- 18) **land allotment rules** means the elements defined in the planning document for determining the size, form and surface area of a buildable plot;
- 19) **terrain** means an area the characteristics of which resulted from interactions of natural

- and/or human factors;
- 20) **preliminary works** means works to prepare the building site, that is, works related to fencing the building site; works on removal of existing structures, etc.; building and erection of temporary structures and installations for the needs of works execution; building, or erection of a structure for demonstration purposes of the future structure; providing space for delivery and storage of construction material and other works which enable safety of adjacent structures and provision of unimpeded traffic and use of the surrounding space;
 - 21) **space** means the composition of physical structures above and under the Earth's surface, which are within the reach of direct impacts of human activity;
 - 22) **spatial development** means transformation of space by human activity aimed at its protection, enhancement, use and management;
 - 23) **boundary line** means the line which separates public surface from surfaces intended for other designated uses;
 - 24) **reconstruction** means execution of works on the existing structure, which are used to perform: extensions and additions; repair damaged structures; reinforce the construction; replace installations, appliances, plant and equipment, change the existing process of production and other works impacting structure stability and safety; change structural elements; alter external appearance of the building as compared to the final design; impact the environment and safety of adjacent structures and traffic; change the water regime; change the conditions for protection of natural and immovable cultural heritage, goods under preliminary protection and protection of their protected environment;
 - 25) **village** is a settlement whose population is primarily engaged in agriculture;
 - 26) **urban remediation** is a set of planning measures and requirements that improve the character of the built part of the construction area and public areas devastated by illegal construction, as well as undertake measures of urban remediation in order to remediate partially executed investments;
 - 27) **protective zones** means land surfaces, water surfaces or air space which are defined in a planning document and intended for the protection of life and health of people, environmental protection, safety and functions of buildings, surfaces or space, in accordance with separate regulations;
 - 28) **green infrastructure** means a strategically planned network of natural and semi-natural areas with other ecological forms, designed to provide a broad spectrum of ecosystem services such as water purification, air quality, recreation areas and climate change mitigation and adaptation;
 - 29) **building** means a permanent structure that has a roof and exterior walls, constructed as an independent occupancy unit, which offers protection against weather and other external influences, and is intended for housing, performing activity or for placing and keeping of animals, goods, equipment for production and service activities, etc.; and
 - 30) **zone** is a spatial whole of the same or similar functional and town-planning characteristics.

Use of Gender-Sensitive Language

Article 6

The terms used in the present Law for natural persons in the masculine gender shall relate to the same terms in the feminine gender.

II SPATIAL PLANNING

1. Coverage

Contents of Planning

Article 7

Spatial planning shall be deemed to be monitoring the status of space, development and adoption of planning documents and the implementation of planning documents.

Concept of a Planning Document

Article 8

Planning document shall lay down the organisation, utilisation and designated space use, as well as the manner and terms and conditions for implementing planning arrangements.

Planning documents shall be mutually consistent.

Planning documents shall be public documents.

The planning document shall define public interest in expropriation of immovable property in view of constructing planned structures.

Planning in the Construction Area

Article 9

Planning document shall stipulate the construction area in order to delineate the constructed parts of settlements and the areas designated for their development from the other areas intended for development of agriculture and forestry, exploitation of mineral resources, energy, as well as other activities that, in view of their designated use, can be planned outside of the construction area.

Settlements may be planned only in the construction area.

Construction area shall be an area stipulated by a planning document in which settlements are constructed and the area planned for planning, development and expansion of settlements, and it shall consist of the settlement construction area, designated part of the settlement construction area and designated construction area outside of the settlement.

Outside the construction area, planning document may concern the construction of:

- 1) infrastructure and complex engineering structures;
- 2) structures of special importance for defence, protection and rescue;
- 3) structures intended for agricultural production;
- 4) structures used for mineral resources processing;
- 5) energy generating structures;
- 6) camps and other outdoor sports and recreational playgrounds; and
- 7) housing and ancillary structures in agricultural holdings for their own needs and for rural tourism purposes.

Exploration and exploitation of mineral resources may be carried out outside the construction area in accordance with the guidelines specified in the planning document.

Planning the Sea Area

Article 10

For the purposes of achieving economic, ecological and social goals, sea area planning shall also be established during spatial planning.

In order to ensure alignment and coordination, cooperation with neighbouring countries shall be ensured when planning the sea area.

The method of cooperation set out in para. 2 of this Article shall be stipulated in the process of developing the planning document.

Registry of Planning Documents

Article 11

Planning documents shall be recorded and published in the Registry of Planning Documents (hereinafter referred to as the "Registry").

The Registry shall be kept by the Ministry.

The Registry may be examined freely and free of charge.

More detailed contents and method of keeping the Registry shall be prescribed by the Ministry.

2. Observing the Status of Space (Monitoring)

Contents

Article 12

Monitoring the status of space shall be deemed to be drawing up and keeping of the spatial documentary basis paper and the spatial information system and development and adoption of spatial organisation status reports.

Spatial Documentary Basis Paper and Information System

Article 13

For the needs of development, adoption and implementation of planning documents, conducting supervision, continuous monitoring of the status of space and producing a spatial organisation status report, the Ministry shall establish and keep a single spatial documentary basis paper and the information system on space.

The spatial documentary basis paper set out in para.1 of this Article shall consist of a set of data and documents on space in textual, graphical, numerical and tabular forms.

State administration bodies, local government authorities and other bodies shall deliver to the Ministry, within five days of issuance, every act that constitutes a spatial documentary basis paper.

The body in charge of technical specifications shall, within the time limits set out in para. 3 of this Article submit to the Ministry any act that constitutes the spatial documentary basis paper.

The information system on space (hereinafter referred to as the "information system")

shall be an integrated set of components for collecting, recording, storing, processing and disseminating information on the space of Montenegro.

An integral part of the information system shall be the spatial documentary basis paper, including indicators for monitoring the implementation of planning documents.

The contents and method of keeping the spatial documentary basis paper and information system and indicators for monitoring the implementation of planning documents shall be prescribed by the Government of Montenegro (hereinafter referred to as the "Government").

Spatial Organisation Status Report

Article 14

The Ministry shall submit an annual spatial organisation status report for adoption to the Government.

The spatial organisation status report shall specifically contain: analysis of planning documents implementation; evaluation of undertaken measures and their impact on the management of space; impact of sectorial policies on the area of planning; activities in the exercise of delegated and devolved affairs; activities of other legal entities related to planning duties; monitoring the state of the construction area; information on the building land development level; information on notifications of building work or of structure erection; information on issued building permits for complex engineering structures; structures built and erected; as well as other elements of importance for space for which the report is being developed.

The spatial organisation status report shall be published in the Official Gazette of Montenegro.

The Ministry shall publish the spatial organisation status report on the website within seven days following that of its publication in the Official Gazette of Montenegro.

3. Development and Adoption of Planning Documents

Types of Planning Documents

Article 15

The planning documents are:

- 1) Spatial Plan of Montenegro;
- 2) General Regulation Plan of Montenegro.

Adoption of the Spatial Plan of Montenegro and the General Regulation Plan of Montenegro shall be mandatory.

The Spatial Plan of Montenegro and the General Regulation Plan of Montenegro shall be adopted by the Parliament of Montenegro (hereinafter referred to as the "Parliament").

Spatial Plan of Montenegro

Article 16

The Spatial Plan of Montenegro is a strategic document and a general basis for the spatial organisation and planning of Montenegro which defines national goals and measures of

spatial development, in line with the overall economic, social, ecological and cultural and historic development of Montenegro.

The Spatial Plan of Montenegro shall specifically define: space use policy and development of functions and activities in Montenegro; position and directions of spatial development of Montenegro in relation to its surroundings; programme projections of long-term development and spatial organisation; fundamentals of long-term planning policy; concept of organisation of spatial planning and space utilisation with a network of settlements; concept of sea area planning; infrastructure systems and the manner in which to connect them to infrastructure systems in the surroundings.

The Spatial Plan of Montenegro shall specifically contain: guidelines for developing the General Regulation Plan of Montenegro; guidelines for environmental protection; guidelines for terrain protection, management and planning; guidelines for cultural heritage protection; bases of protection of interest to the defence of the country and protection and rescue; guidelines for the prevention and protection against natural disasters, technical and technological and other accidents; guidelines for reducing seismic risk; guidelines for adapting the General Regulation Plan of Montenegro to climate change; guidelines for improving energy efficiency and using renewable energy sources; guidelines for concession areas; and other guidelines for the implementation of the plan.

General Regulation Plan of Montenegro

Article 17

The General Regulation Plan of Montenegro is a planning document that governs in more detail the goals and measures of spatial and urban development of Montenegro, while respecting specific needs arising from regional particularities, elaborating the objectives of spatial planning and regulating rational space utilisation and sea area, in accordance with economic, social, environmental and cultural and historic development.

The General Regulation Plan of Montenegro shall cover the northern, central and coastal regions, as well as the area of national parks and the area under protection of the United Nations Organization for Education, Science and Culture (hereinafter referred to as the "UNESCO").

The coverage of regions shall be stipulated in accordance with the law governing regional development, with the exception of areas of national parks and territories under UNESCO protection.

The coastal region, in addition to the coverage in accordance with the law governing regional development, shall include the territorial sea and the exclusive economic zone, in accordance with the law governing sea.

The General Regulation Plan of Montenegro shall define, in particular: designated use of surfaces; conditions of space planning, construction and space use; corridors and capacities for infrastructure; boundaries of settlement construction areas; boundaries of designated construction areas outside of settlements; boundaries of designated parts of settlement construction areas; boundaries of coverage for which detailed urban schemes are elaborated; boundaries of urban remediation zones; space intended to be covered by urban development designs; boundaries of protected areas up to category II following the classification of the International Union for Conservation of Nature (IUCN), internationally protected areas and areas of ecological network.

The General Regulation Plan of Montenegro shall include, in particular: the rules of planning and rules of building by zones; land allotment rules; urban remediation guidelines;

development guidelines for urban development designs; landscape architecture guidelines; cultural heritage protection guidelines; nature and environment improvement and protection guidelines; prevention and protection guidelines against natural disasters, technical and technological and other accidents; climate change adaptation guidelines; guidelines for reducing seismic risk; guidelines for improving energy efficiency and using renewable energy sources; guidelines for concession areas; economic and market projection; other guidelines for the implementation of the plan.

For centres of local self-government units, the General Regulation Plan of Montenegro shall contain the detailed urban scheme.

In view of spatial development of rural areas and encouraging their sustainable development and taking into account geomorphological diversities (hilly, mountainous, coastal, etc.), as well as regional and traditional characteristics (compacted, dispersed type, periodically and continuously inhabited), the General Regulation Plan of Montenegro shall contain the basis for planning rural areas.

Adoption Period

Article 18

The Spatial Plan of Montenegro shall be adopted for a period of 20 years.

The General Regulation Plan of Montenegro shall be adopted for a period of ten years.

Contents of the Planning Document

Article 19

The planning document set out in Article 15 of the present Law shall contain a textual and a graphical part.

The textual part of the planning document shall include guidelines for the implementation of the planning document.

Guidelines for the implementation of the General Regulation Plan of Montenegro shall comprise planning and building rules.

The General Regulation Plan of Montenegro shall contain zoning and technical specifications.

The graphical part, depending on the type of the planning document, shall consist of maps and graphs showing, within the scale laid down by law, the current status and planned interventions in space.

More detailed contents and form of the planning document shall be prescribed by the Ministry.

Scales of Production

Article 20

The Spatial Plan of Montenegro shall be produced on topographic maps at 1:100.000, 1:50.000, 1:25.000 and 1:5.000 scales and satellite images and orthophotos may also be used.

The General Regulation Plan of Montenegro shall be produced on topographic maps at 1:50.000, 1:25.000 and 1:5.000 scales and topographic-cadastral maps at 1:2.500 scale

and 1:1.000 for zones in which a detailed urban scheme is developed.

Planning documents shall be produced on maps, topographic-cadastral maps and cable duct cadastral maps in digital form and geo-referenced orthophoto base layers and these shall be presented on maps and topographic-cadastral maps in analogue form produced on a paper base and shall be identical in contents.

Stamped digital form of maps, cadastral maps and cable duct cadastral maps shall be provided by the administrative body competent for cadastral matters (hereinafter referred to as the "Cadastre").

If the Cadastre does not have a digital form of maps, cadastral maps and cable duct cadastral maps, it shall provide an analogue form that must be stamped, scanned and geo-referenced.

Planning Document Development and Adoption Affairs

Article 21

The affairs related to the development and adoption of the planning document shall be performed by the Ministry.

The affairs set out in para.1 of this Article, shall, in particular be deemed to be: preparing decisions to develop the planning document and design brief; provision of baseline studies, base maps and other documents necessary to develop the planning document; obtaining guidelines and specifications in accordance with the law governing environmental protection; organization of the planning document's development; drafting the planning document concept; implementation of the previous public participation process; planning document development; conducting public debates; preparing decisions on the planning document adoption; other affairs concerning the planning document's development and adoption.

The concept of the planning document shall be prepared by the Ministry after obtaining the opinion of the planning document reviewer.

The methodology for drafting the planning document shall be prescribed by the Ministry.

Planning Document Development Manager

Article 22

The development of the planning document shall be managed by the planning document development manager.

The planning document development manager shall be designated by the Government at the proposal of the minister in charge of planning matters.

A spatial planner who possesses at least qualification of the VII 1 qualifications framework sub-level with at least 15 years of work experience in spatial planning work may be designated development manager of the Spatial Plan of Montenegro.

Bachelor of Science of Architectural Engineering or a spatial planner who possesses at least qualification of the VII 1 qualifications framework sub-level with at least 15 years of work experience in spatial or urban planning may be designated development manager of the General Regulation Plan of Montenegro.

The planning document development manager shall be accountable for the alignment of the planning document with the present Law.

The planning document development manager shall designate an expert team for the

planning document development, with approval of the Ministry.

A person who possesses at least qualification of the VII 1 qualifications framework sub-level with at least five years of work experience in spatial or urban planning work may be appointed member of the expert team set out in para. 6 of this Article.

At least one representative of the local self-government unit for whose territory the planning document is developed, appointed by the executive body of the local self-government unit, shall be designated member of the expert team set out in para. 6 of this Article.

The planning document development manager and the expert team shall be entitled to compensation in the amount specified in the act set out in para. 2 of this Article.

Surrendering Base Maps

Article 23

For the purpose of developing planning documents, state administration bodies, body in charge of technical specifications, organisations and legal entities shall surrender to the Ministry, in digital form, copies of topographic and cadastral map, cable duct cadastre, orthophoto images, geological base maps, including base maps for granting concessions for exploration and exploitation of mineral resources (hereinafter referred to as the "base maps"), as well as development plans, within ten days as of the date of application submission.

At the request of the Ministry the Cadastre shall provide all information on overhead and underground lines with accessory facilities and plants (water supply, sewerage, hot water distribution system, oil and gas pipelines, power lines, electronic communication structures, drains, industrial and other lines), within ten days of as of the date of application submission.

The accessory facilities of lines set out in para. 2 of this Article shall be deemed to be the facilities that were constructed or are constructed on the lines, and that enable the functioning and effective use of lines (shafts, poles, installations, etc.).

Base maps, development plans and data on lines set out in paras. 2 and 3 of this Article shall be surrendered to the Ministry free of charge.

Decision to Develop a Planning Document

Article 24

Development of the spatial document shall be initiated on the basis of a decision to develop a planning document (hereinafter referred to as the "decision to develop") adopted by the Government.

The decision to develop shall specifically contain: legal basis for the development; territory or area for which the plan is being developed; time limit for development; manner of funding, manner of cooperation with neighbouring countries with regard to spatial and sea area planning, etc.

The Ministry shall submit to the local self-government unit the draft decision to develop the General Regulation Plan of Montenegro for the purpose of giving proposed guidelines for the design brief development.

The proposed guidelines for the design brief development shall be submitted by the local self-government unit to the Ministry within 30 days of the receipt of the draft decision set out in para. 3 of this Article.

If the local self-government unit fails to submit the proposed guidelines for the design brief development within the time limit set out in para. 4 of this Article, it shall be considered

that there is no request regarding the supplement to the draft decision to develop.

The proposed guidelines set out in para. 4 of this Article shall contain references to the provisions of laws, separate regulations, sectorial strategies, plans, studies and other documents prescribed by separate laws on which the proposed guidelines are based.

The proposed guidelines set out in para. 4 of this Article cannot impose conditions that change the goals, programme starting points and guidelines for the planning document development laid down by the Spatial Plan of Montenegro.

In parallel to the adoption of the decision to develop, a decision on the development of a strategic environmental impact assessment shall be issued in accordance with a separate regulation.

The decision to develop shall be published in the Official Gazette of Montenegro.

The Ministry shall publish the decision to develop on the website within seven days following that of its publication in the Official Gazette of Montenegro.

Design Brief

Article 25

An integral part of the decision to develop shall be the design brief which shall contain in particular: coverage and boundaries of the planning document; requirements and guidelines from the higher order planning document and development strategies; principles, vision and objectives of planning, using, and protecting space; conceptual framework of planning, using, and protecting the planning area with the structure of the underlying designated land uses and land utilisation.

Building Prohibition

Article 26

The decision to develop shall also contain, where appropriate, a provision on the prohibition of building in an area or part of an area for which such plan is being developed, as well as the type of structures to which the building prohibition relates.

The building prohibition set out in para.1 of this Article shall not apply to structures subject to acquired rights.

Acquired right shall be deemed to be the right to build a structure on the basis of a notification of building work and documents set out in Article 91 of the present Law or a right acquired on the basis of a valid building permit.

The building prohibition decision may also be issued upon the adoption of the decision to develop.

Building prohibition shall be applied until the time limit set forth by the decision set out in paras. 1 and 4 of this Article.

Prior Public Participation

Article 27

After the decision to develop has been issued and planning document concept developed, the Ministry shall organise information provision to the interested public regarding the objectives and purpose of developing the planning document, possible planning document

designed solutions and effects of planning (hereinafter referred to as the "prior public participation").

The Ministry shall publish the notification on prior public participation on the website and in one daily print media outlet which is issued and distributed in the territory of Montenegro.

The Ministry shall notify the local self-government unit and the body in charge of technical specifications about prior public participation, within two days following that of publication of the notification set out in para.2 of this Article.

The Ministry shall define the manner of organising prior public participation, provided that public participation may not be shorter than 30 days.

The Ministry shall, within 30 days as of the date of expiry of the time limit set out in para. 4 of this Article draw up a report on the opinions and proposals of the interested public, as well as a report on the opinions and proposals of the local self-government unit and body in charge of technical specifications.

The Ministry shall publish the report on the opinions and proposals of the interested public and the report on opinions and proposals of the local self-government unit and the body in charge of technical specifications on the website within seven days as of the date of expiry of the time limit set out in para. 5 of this Article.

More detailed manner of organisation of prior public participation shall be prescribed by the Ministry.

Draft Planning Document Submission to the Local Self-Government Unit and the Body in Charge of Technical Specifications

Article 28

Before review, the Ministry shall submit draft planning document to the local self-government unit and the body in charge of technical specifications, for the purpose of obtaining their opinions.

The local self-government unit and the body in charge of technical specifications shall submit the opinion on the draft planning document to the Ministry within 30 days of the receipt of the draft.

If the opinion on the draft planning document is not submitted within the time limit set out in para. 2 of this Article, it shall be deemed that there are no objections.

If the body in charge of technical specifications states in the opinion that it does not approve of the proposed technical specifications, it shall submit a new proposal regarding the technical specifications whose issuance is under its competence, within 60 days of the receipt of the draft planning document.

The technical specifications set out in para. 4 of this Article shall be considered to be the requirements for connection to the infrastructure.

Review of the Planning Document

Article 29

In the process of planning document development, review shall be mandatory.

Review of the planning document shall be considered to be: checking compliance of the planning document with the decision to develop; checking mutual compliance within the meaning of Article 8 of the present Law; checking compliance of the planning design with the

rules of profession; checking compliance with the prescribed standards and norms; checking the feasibility of the planning design and checking compliance with the present Law.

Review of the planning document may be positive or negative.

A report shall be drawn up on the performed review of the planning document.

The report set out in para. 4 of this Article shall be signed by all members of the entity performing the review.

Review Council

Article 30

Review of the planning document shall be carried out by the Review Council (hereinafter referred to as the "Council").

The Council shall be appointed by the Government.

A person who possesses at least qualification of the VII 1 qualifications framework sub-level and who has at least 15 years of work experience in spatial or urban planning work may be appointed member of the Council.

Representative of the local self-government unit whose territory is subject to review of the planning document shall be mandatorily appointed member of the Council.

A person employed in the Ministry may not be appointed to the Council, or a person performing inspection control over the implementation of the present Law.

Review of the Draft Planning Document

Article 31

The Ministry shall submit the draft planning document for review to the Council.

The Council shall carry out a review of the draft planning document within 60 days as of the date of submission of the draft planning document.

The Council shall submit the report on the review of the draft planning document to the Ministry within seven days as of the date of expiry of the time limit set out in para. 2 of this Article.

The Ministry shall publish the review report on the draft planning document on the website within seven days as of the date of its delivery.

Planning Document Submission to the Government in View of Draft Adoption

Article 32

The Ministry shall submit the draft planning document with opinions set out in Articles 27 and 28 of the present Law and the report set out in Article 31 of the present Law to the Government in order to adopt the draft and put it up for public debate.

A public debate timetable shall be submitted along with the draft planning document.

The Ministry shall publish the draft planning document on the website within seven days as of the date of draft adoption.

Public Debate

Article 33

The public debate set out in Article 32 of the present Law shall be announced in one daily print media outlet published and distributed in the territory of Montenegro and on the website of the Ministry and it shall last for a minimum term of 30 working days as of the date of announcement.

The Ministry shall submit a separate notification about the public debate to the local self-government unit and body in charge of technical specifications, within two days as of the date of announcing the public debate in one daily print media outlet published and distributed in the territory of Montenegro.

The public debate shall be conducted by organising round tables, panel discussions, presentations, and by submission of proposals, suggestions and comments.

Public Debate Report

Article 34

Within 30 days as of the completion of the public debate, the Ministry shall draw up a report on the public debate.

The public debate report shall specifically include:

- a list of all of the public debate participants;
- proposals, objections and suggestions which have been accepted, with names of participants;
- an explanation of the proposals, objections and suggestions which have not been accepted or which have been partially accepted, with names of participants;
- a list of public debate participants whose proposals and objections were submitted after the time limit set, and
- a reference to the proposals and opinions set out in Article 27 of the present Law.

The Council shall issue an opinion on the public debate report within 15 days as of the date of submission by the Ministry.

The Ministry shall publish the public debate report with Council opinion on the website, within seven days as of the date of delivery of the Council opinion.

Repeated Public Debate

Article 35

Repeated public debate shall be organised if the planning document differs significantly after the public debate from the draft public document which has been examined during the public debate.

The significant difference set out in para.1 of this Article shall be established by the Ministry, in the public debate report.

Repeated public debate shall be organised in the manner stipulated in Articles 33 and 34 of the present Law and it shall last for a minimum term of 15 working days as of the date of announcement.

Preparation of the Proposed Planning Document

Article 36

The Ministry shall prepare a proposed planning document on the basis of the public debate report.

Submission of the Proposed Planning Document to the Body in Charge of Technical Specifications

Article 37

The Ministry shall submit proposed planning document set out in Article 36 of the present Law to the body in charge of technical specifications for approval of the proposed technical specifications.

The body in charge of technical specifications shall provide its approval set out in para.1 of this Article within 30 days as of submission of the planning document.

If the body in charge of technical specifications does not deliver its approval within the time limit set out in para. 2 of this Article, it shall be deemed to have agreed with the provisions from the planning document which concern technical specifications.

Submission of the Proposed Planning Document to the Government

Article 38

Upon obtaining the approval set out in Article 37 of the present Law, the Ministry shall submit the proposed planning document to the Government for the purpose of adoption.

With the proposed planning document, the Ministry shall submit the report set out in Article 36 of the present Law.

The Ministry shall publish the proposed planning document on the website within seven days as of the date of its adoption.

Adoption Decision

Article 39

The Spatial Plan of Montenegro and the General Regulation Plan of Montenegro shall be adopted by means of a decision.

Contents of the Decision

Article 40

The planning document adoption decision shall contain, in particular: boundaries of the area covered by the planning document; provisions on the planning document implementation; provisions on termination of validity of the planning document which was in force until the adoption of the new planning document, etc.

Publication of the Adoption Decision

Article 41

The planning document adoption decision and the planning document shall be published in the Official Gazette of Montenegro.

Amendments to the Planning Document

Article 42

Amendments to the planning document shall be made in the manner and following the procedure defined by the present Law for the planning document development and adoption, provided that the public debate shall last for a minimum term of 15 working days as of the date of announcement.

Amendments to the planning document set out in para.1 of this Article may only be made in the coverage of the entire planning document or coverage of regions or of a national park and area under UNESCO protection.

The procedure of amendments to the planning document may also be initiated by the executive body of the local self-government unit.

Mode of Proceeding

Article 43

The manner of signing, certifying, delivering, archiving and keeping the planning document shall be prescribed by the Ministry.

Funds for Development

Article 44

Funds for developing the planning document shall be provided from the budget of Montenegro.

4. Implementation of the General Regulation Plan of Montenegro Urban Development Design

Article 45

With the objective of implementing the General Regulation Plan of Montenegro, the assembly of the local self-government unit shall adopt the urban development design, at the proposal of the executive body of the local self-government unit.

The urban development design shall be developed by a business organisation set out in Article 122 of the present Law.

The urban development design shall be developed for the space defined in the General Regulation Plan of Montenegro, as follows: space on which there is significant and complex construction, i.e., which constitutes a particularly characteristic whole, space devastated by

illegal construction, as well as settlements and parts of settlements which are immovable cultural property of international and national significance.

Urban development design shall include an urban development scheme that defines the spatial distribution of structures, dimensions of structures, landscaping and basic infrastructure, in accordance with the guidelines defined by the General Regulation Plan of Montenegro, as well as visualisation of structures, i.e., settlements.

Adoption of an urban development design for settlements and parts of settlements which constitute immovable cultural property of international and national significance shall be mandatory.

In the event of the development of the urban development design set out in para. 5 of this Article, the law governing cultural property shall apply accordingly.

The urban development design shall be made on topographic-cadastral maps in scales of 1: 1.000 and 1:500 or 1:250.

If the initiative to develop an urban development design was launched by a concerned space occupant, the costs of developing the urban development design shall be borne by the concerned space occupant.

The urban development design shall be published in the Official Gazette of Montenegro.

More detailed contents and requirements for development of the urban development design shall be prescribed by the Ministry.

Design Briefs for Urban Development Designs

Article 46

The development of the urban development design shall be done on the basis of a design brief.

The design brief set out in para.1 of this Article shall be drawn up by the chief city architect on the basis of guidelines from the General Regulation Plan of Montenegro, upon obtaining the opinion of the chief state architect and the administrative body responsible for the cultural property protection.

The chief state architect and the administrative body responsible for the cultural property protection shall submit their opinion on the design brief to the chief city architect within ten days of the receipt of the design brief.

If the opinion on the design brief is not submitted by the chief state architect and the administrative authority responsible for the cultural property protection within the time limit set out in para. 3 of this Article, it shall be deemed that they have no objections.

Review of the Urban Development Design

Article 47

In the process of urban development design development, review shall be mandatory.

Urban development design review shall be deemed to be a check of compliance with the design brief and the General Regulation Plan of Montenegro.

The review set out in para.1 of this Article shall be carried out by the urban development design review commission (hereinafter referred to as the "Commission") appointed by the executive body of the local self-government unit.

The Commission shall carry out the review within 15 days as of the date of submission of the urban development design and to draw up a report thereon.

The report set out in para. 4 of the present Law shall be signed by all members of the Commission.

The Commission shall submit the report on urban development design review to the executive body of the local self-government unit within seven days as of the date of expiry of the time limit set out in para. 4 of this Article.

The local self-government unit shall publish the report on urban development design review on the website within seven days as of the date of receipt.

Approval of Urban Development Design

Article 48

Prior to review, the executive body of the local self-government unit shall submit the urban development design to the chief state architect and the administrative body responsible for cultural property protection in order to get their approvals.

The chief state architect and the administrative body responsible for the cultural property protection shall submit the approval of the urban development design to the executive body of the local self-government unit within 15 days as of the date of delivery.

If the chief state architect and the administrative body responsible for the cultural property protection do not submit their approval of the urban development design within the time limit set out in para. 2 of this Article, they shall be deemed to approve of it.

Land Allotment Study

Article 49

The land allotment study shall be developed in order to align cadastral parcels with land allotment rules defined by the General Regulation Plan of Montenegro.

The land allotment study shall be developed only for the unit of building land at the block level.

The land allotment study shall define building lots.

Land allotment study, transposed onto geodetic and cadastral base maps, shall contain a graphical and tabulated summary of building lots, with data and surface areas of cadastral parcels or parts thereof forming part of the building lot.

Within six months as of the date of adoption of the General Regulation Plan of Montenegro, cadastral parcel owners may provide for the development of the land allotment study and submit it into the Cadastre.

If the cadastral parcel owner fails to act in accordance with para. 5 of this Article, the development of the land allotment study may be provided for by the Cadastre ex officio.

The land allotment study set out in para.6 of this Article may not be changed until the General Regulation Plan of Montenegro has been changed.

The land allotment study shall be developed by the business organisation set out in Article 122 of the present Law.

The land allotment study shall be made on topographic and cadastral maps in 1: 1000 and 1:500 scales. In the case set out in para.5 of this Article, funds for developing the land allotment study shall be provided by the cadastral parcel owner.

More detailed contents and requirements for the land allotment study development shall be prescribed by the Ministry.

Land Allotment Study Implementation

Article 50

The Cadastre shall conduct land allotment at the request of the cadastral parcel owner set out in Article 49 para.5 of the present Law, or ex officio.

In order for land allotment to be carried out, the land allotment study shall be delivered to the Cadastre by the cadastral parcel owner set out in Article 49 para. 5 of the present Law, within seven days as of the date of its development.

In addition to the land allotment study, the owner set out in para.1 of this Article shall deliver to the Cadastre, together with the request to conduct land allotment, assent of owners of other cadastral parcels to do the land allotment, covering the validity period of the planning document.

The Cadastre shall carry out land allotment within 30 days of receipt of the request.

In the process of conducting land allotment, the Cadastre shall issue a decision on the formation of cadastral parcels that make up the building lot within eight days as of the date of request submission.

The Cadastre shall publish the decision set out in para.5 of this Article on the website within three days as of the date of issuance.

Building Lots

Article 51

Building lot is a single part of space whose surface and form are compliant to the rules of land allotment specified in the planning document, which includes one or more cadastral parcels or parts thereof, and satisfies the requirements for construction prescribed by the planning document.

Building lots shall have a secured vehicular approach from an urban road or public road.

Notwithstanding para. 2 of this Article, in old town cores in which there is no possibility to provide vehicular approach, building lots may be ensured only pedestrian approach from the urban road or public road.

Completing a Building Lot

Article 52

Cadastral parcel owners shall tolerate changes to the boundaries of cadastral parcels according to the land allotment study.

If a building lot includes a number of cadastral parcels of different owners, the owner to whom most of the building lot belongs may submit an offer for the purchase of land to owners of other parts of the building lot, in view of completing the building lot, within 15 days as of the date of land allotment study implementation.

If the owner who owns the largest part of the building lot does not offer purchase of the remaining part of the building lot to the owners of other parts of the building lot within the time limit set out in para. 2 of this Article, purchase of the remaining part of the building lot may also be offered by any owner of a part of the building lot.

Valuation of the land set out in para. 2 of this Article at the request of the owner, who offered the purchase of the remaining part of the building lot to the owners of other parts of the building lot, shall be done by the Cadastre or an authorized appraiser.

If the owners do not reach an agreement on how to complete the building lot in accordance with paras. 1 to 4 of this Article, the law regulating expropriation shall apply.

If the owner set out in para. 5 of this Article is not the expropriation beneficiary set forth by law, the space may be conformed to designated use in accordance with Article 53 of the present Law.

Building Location

Article 53

A location for building (hereinafter referred to as the "location") shall be space that is being conformed to its designated use, pursuant to the zoning and technical specifications or guidelines laid down in the planning document.

A location may be one or several cadastral parcels, one or several building lots, part of one or parts of several building lots specified by the land allotment study.

The location shall satisfy the land allotment rules defined in the planning document.

Construction requirements on the location shall be defined further to the zoning and technical specifications and guidelines laid down by the planning document and to the location surface area.

The location is conformed to its designated use within the meaning of para.1 of this Article, when the structure is constructed in accordance with the zoning and technical specifications and guidelines defined by the planning document.

Open Competition for a Conceptual Architectural Design

Article 54

An open competition shall have to be called for conceptual architectural design development based on which engineering documents are to be developed for structures for the needs of state bodies, local government bodies, health care, educational, scientific, cultural, sports and social welfare structures that are state-owned.

The open competition set out in para.1 of this Article shall be called for and held by the Ministry.

The manner and procedure of calling for and holding the open competition set out in para.1 of this Article shall be prescribed by the Ministry.

Contents of Zoning and Technical Specifications

Article 55

The zoning and technical specifications shall contain in particular:

- 1) location plan with boundaries of the parcel or location and relations to adjacent parcels, that is, corridor of the planned structure;
- 2) designated use of the parcel or location;
- 3) land allotment rules;
- 4) building line and boundary line;

- 5) recommendations for reducing earthquake impacts and protection against earthquakes, as well as other specifications for protection against natural disasters, technical and technological and other accidents;
- 6) specifications and measures for environmental protection;
- 7) specifications for landscape design;
- 8) specifications and protection measures of immovable cultural property and their protected surroundings;
- 9) specifications for persons with reduced mobility and persons with disabilities;
- 10) specifications for installing and constructing ancillary structures;
- 11) specifications for structures which might impact the safety of air traffic;
- 12) possibility to build the structure in stages;
- 13) specifications for connection to the infrastructure;
- 14) specifications for structures that may cause a change in the water regime;
- 15) the need to develop geodetic, geological, (geotechnical, engineering-geological, hydrogeological, geomechanical and seismic) base maps, as well as performing geotechnical investigations and other tests;
- 16) the need to develop an urban development design.

Zoning and technical specifications for buildings, apart from the specifications set out in para.1 of this Article, shall also contain:

- 1) maximum number of floors and maximum height level;
- 2) maximum permitted capacity (gross building area, floor area ratio, lot coverage ratio);
- 3) design and materialization guidelines, particularly with respect to ambient attributes of the area;
- 4) parameters for parking and garaging of vehicles;
- 5) specifications for improving energy efficiency.

National Architecture Development Guidelines

Article 56

National architecture development guidelines shall be adopted in order to improve the quality and culture of spatial and architectural design and create high-quality built environment, as well as to create conditions for improving the quality of built environment, identity and recognisability preserving of natural and cultural terrain and encouraging sustainable development.

National architecture development guidelines shall contain, in particular: recommendations for designing and materialising structures, in respect of the ambient properties of the area.

National architecture development guidelines shall be developed by the Ministry in cooperation with professional associations, academic institutions, non-governmental organizations and the administrative body responsible for cultural property protection.

National architecture development guidelines shall be adopted by the Government, for a period of ten years.

III BUILDING LAND DEVELOPMENT

Concept of Building Land

Article 57

Building land is land on which structures have been constructed and land intended for regular utilisation of structures, as well as land intended for building and utilisation of structures in accordance with the planning document.

Building land may be built-up and non-built-up.

Built-up building land is land on which structures have been constructed in accordance with the planning document.

Non-built-up building land is land on which structures have not been constructed in accordance with the planning document or on which structures constructed are not in accordance with the planning document.

Obligation to Develop Building Land

Article 58

Building land development shall be ensured by local self-government units.

Building land may be developed and undeveloped.

Developed building land is land that has been provided with utility infrastructure by having an approach road, street lighting, storm water drainage and connections to water supply and foul water system.

Undeveloped building land is land that has not been provided with utility infrastructure in the manner set out in para. 3 of this Article.

Building land development, within the meaning of para.3 of this Article, shall be ensured by the local self-government unit in accordance with the utility infrastructure provision plan.

The utility infrastructure provision plan set out in para. 5 of this Article shall be adopted by the local self-government unit.

Building land development shall include preparation of building land for connection to utilities and the connection to utilities itself.

Preparation of Building Land for Connection to Utilities

Article 59

Preparation of building land for connection to utilities shall include in particular:

- 1) resolving property law relations, development of engineering and other documents;
- 2) taking measures to protect cultural property and monuments of nature that could be threatened by land preparation works;
- 3) demolition of existing structures and facilities and material removal, relocation of the existing overhead and underground installations, as well as taking measures to protect the existing infrastructure that could be threatened by land preparation works.

Connection of Building Land to Utilities

Article 60

Connection of building land to utilities shall include the building of utility infrastructure structures and facilities, as follows:

- 1) approach roads and streets in a settlement, street lighting, structures and facilities for water supply and management of municipal wastewater and storm water, up to the connection to the plot, connection itself included;
- 2) overpasses, underpasses, bridges, pedestrian crossings, sidewalks, piazzas, squares and public parking lots in a settlement;
- 3) public green areas in a settlement, greenery blocks in public spaces, recreation grounds, playgrounds, parks, pedestrian paths and lawns, bicycle paths;
- 4) structures for the disposal and treatment of municipal and non-hazardous construction waste;
- 5) shelters for abandoned and lost animals;
- 6) public toilets;
- 7) other utility structures and installations set forth by law and regulation of the local self-government unit regulating public services and utilities, which include public services and utilities of joint utility consumption, and
- 8) utility installations connections which might be important in cases of emergencies or natural disasters.

Municipal wastewater management structures set out in item 1 of this Article shall not include septic tanks.

Joint Connection to Utilities

Article 61

Connection to utilities for structures set out in Article 60 para.1 items 2 to 8 of the present Law shall be deemed to be joint connection to utilities.

Joint connection to utilities shall also include preparation for connection to utilities set out in Article 59 of the present Law, in terms of the connection to utilities set out in Article 60 para.1 items 2 to 8 of the present Law.

Joint connection to utilities shall be ensured by the local self-government unit.

Land Development Fee

Article 62

A land development fee shall be paid for undeveloped building land.

The land development fee shall be paid for provision of building land utility infrastructure and for preparation of building land for structures set out in Article 60 para.1 items 1 to 8 of the present Law.

The competent local administrative authority shall prescribe the requirements, contribution fee amount, manner, time limits and procedure of paying the land development fee further to the economic and market projection from the General Regulation Plan of Montenegro, participation of concerned space occupant in connection to utilities, level of utility infrastructure provision etc., with prior approval of the Government.

Land Development Fee Payment

Article 63

Building land development fee shall be paid by the owner of undeveloped building land which has been projected for building according to the planning document.

Building land development fee shall be fixed by the competent local administrative authority by means of a decision.

The contribution fee set out in para.1 of this Article shall be paid in equal monthly instalments for the validity period of the General Regulation Plan of Montenegro, except where the owner set out in para.1 of this Article and the local self-government unit agree otherwise.

City Rent

Article 64

City rent shall be paid for developed building land.

The city rent shall be paid by the owner of developed building land which was intended for building a building according to the planning document.

The city rent shall be fixed by the local administrative authority by means of a decision.

The city rent shall be fixed on an annual basis, and paid in equal monthly instalments.

The funds obtained from the city rent shall be used for the joint connection to utilities for developed building land.

Local self-government unit shall prescribe the requirements, manner, time limits and procedure of paying the city rent, depending on the degree of construction of structures and facilities of utility infrastructure, joint connection to utilities, with prior approval of the Government.

Connection of Building Land to Utilities by the Concerned Space Occupant

Article 65

Connection of building land to utilities set out in Article 60 of the present Law may also be done by concerned space occupants.

Mutual relations between the concerned space occupant and the local self-government unit in case set out in para.1 of this Article shall be governed by an agreement.

Funds for Building Land Development

Article 66

Funds for building land development shall be provided by local self-government units from:

- 1) land development fee;
- 2) city rent;
- 3) funds of public-private partnerships;
- 4) other sources in accordance with law.

The funds set out in para.1 items 1 and 2 of this Article shall be paid into separate budget accounts of local self-government units.

IV CONSTRUCTION OF STRUCTURES

1. Common Provisions

Construction and Building

Article 67

Construction of structures means a set of actions that include engineering documents development, engineering documents review, building of structures, performance of engineering supervision over the building of structures and creation of conditions for utilisation of structures.

Structure building means execution of works (preliminary works, works on building structures, fitting works, works on installation of construction products, installation of plant and equipment and other works) for the purpose of building a new structure, structure reconstruction or with a view to changing the status of space.

Basic Requirements for Structures

Article 68

The basic requirements for structures are the requirements that the structure, depending on its designated use, must fulfil during building and utilisation, and which ensure its overall safety and the safety of each of its separate parts.

The basic requirements for structures set out in para.1 of this Article shall be:

- 1) mechanical resistance and stability, which imply that the structure must be designed and built in such a way that the loads that are liable to act on them during their building and utilisation will not lead to any of the following:
 - a) collapse of the whole or part of the constructed structure;
 - b) major deformations to an inadmissible degree;
 - c) damage to other parts of the structure or to installations or installed equipment which may arise as a result of major deformation of the load-bearing construction;
 - d) damage whose consequence is disproportionate to its cause;
- 2) safety in case of fire which implies that the structure must be designed and built in such a way that in the event of an outbreak of fire:
 - a) the load-bearing capacity of the construction can be assumed for a specific period of time;
 - b) the outbreak and spread of fire and smoke within the structure are limited;
 - c) the spread of fire to adjacent structures is limited;
 - d) occupants can leave the structure or be rescued by other means;
 - e) the safety of rescue teams is ensured;
- 3) hygiene, human health and environmental protection which imply that the structure must be designed and built in such a way that it will not be a threat to hygiene or health and safety of workers, occupants or neighbours, nor cause the allowed environmental or climate impact limit values to be exceeded during their

construction, use and demolition, or during their service time, in particular as a result of any of the following:

- a) the giving-off of toxic gas;
 - b) emissions of dangerous substances, volatile organic compounds (VOC), greenhouse gases or dangerous particles into indoor or outdoor air;
 - c) emission of dangerous radiation;
 - d) the release of dangerous substances into ground water, marine waters, surface waters or soil;
 - e) release of dangerous substances into drinking water or substances which have an otherwise negative impact on drinking water;
 - f) faulty discharge of waste water, emission of flue gases or faulty disposal of solid or liquid waste;
 - g) dampness in parts of the structure or on surfaces within the structure;
 - h) presence of radioactive gas radon within the structure;
- 4) safety and accessibility in use, which imply that structures must be designed and built in such a way that they do not pose unacceptable risks of accidents or damage in service or in operation such as slipping, falling, collision, burns, electrocution, injury from explosion and burglaries; in particular, in such a way that accessibility and use by persons with reduced mobility and persons with disabilities are taken into account;
 - 5) protection against noise, which implies that structures must be designed and built in such a way that noise perceived by the occupants or neighbours is kept to a level that will not threaten their health and will allow them to sleep, rest and work in satisfactory conditions;
 - 6) energy economy and heat retention, which imply that heating, cooling and ventilation installations and lightning must be designed and built in such a way that improved energy efficiency is achieved, taking account of the occupants and of the climatic conditions of the location and that structure is also energy-efficient (using minimum quantities of energy during its construction or dismantling);
 - 7) sustainable use of natural resources, which implies that structures must be designed, built and demolished in such a way that the use of natural resources is sustainable and in particular ensuring the following:
 - a) reuse or recyclability of the structure, materials and parts used for its construction after demolition;
 - b) durability of the structure;
 - c) use of environmentally compatible raw and secondary materials from the structure.

Derogations from the Basic Requirements for Structures

Article 69

Some of the basic requirements for structures set out in Article 68 of the present Law may be derogated from on the basis of a separate law, due to the specific nature of the structure and the activity to be performed in the structure.

Construction Product

Article 70

Construction and other products that are incorporated into structures shall fulfil the requirements prescribed by law.

Access and Movement Requirements for Persons with Reduced Mobility

Article 71

Structures used by the public shall be constructed in a manner which provides unimpeded access, movement, stay and work to persons with reduced mobility and persons with disabilities.

Structures used by the public set out in para.1 of this Article shall be structures intended for public use (structures of state bodies and of the local self-government, health care, education, culture, indoor and outdoor sports and recreational structures, traffic terminals, post offices).

Residential, residential-commercial and commercial structures shall be constructed in a manner which provides unimpeded access and movement in common premises to persons set out in para.1 of this Article.

Residential and residential-commercial structures with ten or more flats shall be constructed in such a way which ensures simple adjustment of the structure, of at least one housing unit per each ten apartments for unimpeded access, movement, stay and work of persons with reduced mobility and persons with disabilities.

Owner of the structure used by the public shall ensure access, movement and stay to persons with reduced mobility and persons with disabilities.

More detailed conditions and the manner of adjusting structures set out in paras.1, 3 and 4 of this Article shall be prescribed by the Ministry.

Technical Regulations

Article 72

Technical regulations in the field of construction of structures shall elaborate the basic requirements for structures, specifications for engineering documents development, mandatory essential characteristics of construction products, manner of executing construction works and other technical requirements in connection with the structure and its building.

Technical regulations set out in para.1 of this Article shall be adopted by the Ministry or another competent body in accordance with law.

2. Engineering Documents

Concept and Development Requirements

Article 73

Engineering documents means a set of written, numeric and graphical documents which establishes the concept, requirements and manner of building structures.

Engineering documents shall be developed in accordance with the zoning and technical specifications, the present Law, separate regulations and rules of profession regarding such matters not governed by the present Law.

Engineering documents shall be mutually consistent in respect of their types and contents.

Zoning and Technical Specifications Issuance

Article 74

Zoning and technical specifications for engineering documents development shall be issued by the Ministry within 20 days of the submission of interested party's application.

The application set out in para.1 of this Article, in addition to information prescribed by the law governing administrative procedure, shall also include data regarding cadastral parcel's identification.

Notwithstanding para.1 of this Article, for transmission lines, cable cars, ski lifts, roads, railways, waterworks, sewage lines, telecommunication lines, optical cables, gas lines, hot water and oil pipelines, as well as all other lines, information on the horizontal alignment may be provided instead of data on cadastral parcel identification.

The Ministry shall issue zoning and technical specifications in accordance with the planning document.

The specifications needed to develop engineering documents, which are issued by the body in charge of technical specifications under separate regulations, and the property deed and a cadastral map copy shall be obtained by the Ministry.

The employer or designer engineer may apply to the Ministry to amend or supplement the technical specifications with a proposed different solution in terms of service connections.

The Ministry shall submit the application set out in para. 6 of this Article to the competent body in charge of technical specifications for approval.

If the body in charge of technical specifications does not deliver the specifications set out in paras. 5 and 7 of this Article within 15 days of receiving the application, it shall be deemed to have provided its approval to the zoning and technical specifications set out in the planning document or to the proposed different solution in terms of service connections, respectively.

The Ministry shall deliver the zoning and technical specifications issued to the competent inspection authority within three days as of issuance thereof.

The Ministry shall publish zoning and technical specifications on the website within one working day as of issuance thereof.

A fee shall be paid for the issuance of specifications set out in paras.1 and 5 of this Article, the amount of which shall be fixed by the Government.

No fee, tariff or other issuance costs shall be paid for the purpose of granting the approval set out in para. 7 of this Article, nor for the property deed and a copy of the plan.

Zoning and technical specifications shall be issued on the form prescribed by the Ministry.

Types of Engineering Documents

Article 75

Engineering documents shall be developed in the forms of:

- 1) conceptual design;

- 2) preliminary design;
- 3) final design; and
- 4) as-built design.

The manner of development and contents of engineering documents set out in para.1 of this Article shall be prescribed by the Ministry.

Conceptual Design

Article 76

The conceptual design shall set forth the general conception for a structure construction, in particular: structure integration into space; structure position within the location and in relation to adjacent structures; 3D visualization of the structure; specifications and designs for connecting the structure to transport, installation and other infrastructure and location landscaping.

The conceptual design may also determine a structure's staged building (technical and technological and functional unit).

The conceptual design, depending on the type and designated use of the structure, may comprise:

- 1) architectural design,
- 2) construction design,
- 3) electrotechnical design, and
- 4) mechanical design.

Preliminary Design

Article 77

The preliminary design shall set forth: position, capacity, architectural, technical, technological and functional characteristics of the structure; organizational elements of building the structure; elements of the structure maintenance and estimated value of structure building works.

The preliminary design shall contain in particular information on: the micro location of the structure; technical-technological and exploitation characteristics of the structure; tentative calculation of stability and safety of the structure; technical-technological and organizational elements of building the structure; analysis of the variant energy systems of buildings with an assessment of the energy efficiency of buildings; infrastructure design and the tentative value of structure building works.

The preliminary design shall be developed for the needs of employers.

The preliminary design shall develop the conceptual design in more detail.

The preliminary design, depending on the type and designated use of the structure, may comprise:

- 1) architectural design,
- 2) construction design,
- 3) electrotechnical design, and
- 4) mechanical design.

Final Design

Article 78

The final design shall set forth architectural-construction, technological, technical and operational characteristics of the structure with equipment and installations, including an elaboration of all necessary details for building a structure and the value of structure building works.

The final design shall elaborate the conceptual design or the preliminary design.

The final design, depending on the type and designated use of the structure, may comprise:

- 1) architectural design,
- 2) construction design,
- 3) electrotechnical design and
- 4) mechanical design.

The final design for structures used by the public shall mandatorily contain designs for unimpeded access, movement, stay and work of persons with reduced mobility and persons with disabilities, and for structures set out in Article 71 para.3 of the present Law it shall contain designs for unimpeded access and movement in the common areas.

A mandatory part of the final design for a building shall be the 3D visualization.

If the final design for the building of a structure foresees incorporation of factory-produced parts, elements and equipment, the final design shall not need to contain the engineering documents based on which such parts, elements and equipment have been manufactured.

The final design shall be developed for the needs of building a structure.

As-Built Design

Article 79

The as-built design shall be the final design with modifications made during the structure building, due to circumstances set out in Articles 97 and 98 of the present Law.

As-built designs shall also be developed for the purpose of structure maintenance.

Other Designs, Studies and Base Maps

Article 80

The development of designs set out in Article 77 para.5 and Article 78 para.3 of the present Law, depending on the type and designated use of the structure, shall be preceded by development of designs, studies and base maps: geodetics, soil mechanics, technology, etc.

Designs and studies of cultural property protection, landscape architecture, environmental impact assessment, fire protection, thermal and sound insulation of the structure, energy efficiency, interior design, etc., shall be developed during the development of designs set out in Article 77 para.5 and Article 78 para.3 of the present Law or after their development, in accordance with the present Law and separate regulations.

Final Design Review

Article 81

Review of the final design shall be mandatory for all structures.

The review of the final design shall include verification of: design compliance with zoning and technical specifications, the present Law, separate regulations and rules of profession in relation to matters not regulated by the present Law, as well as specifications of design and materialization, especially in relation to the ambient properties of the area; fulfilment of the basic requirements for the structure; mutual compliance of all parts of engineering documents, as well as extended bill of quantities of all structure building works.

Final design review shall also include a verification of fulfilment of specifications for the structure adaptation to persons with reduced mobility and persons with disabilities.

A report shall be drawn of review conducted, signed by the responsible reviewer.

The review report set out in para. 4 of this Article may be positive or negative.

The employer shall appoint the responsible reviewer.

Review costs shall be borne by the employer.

The manner of performing the review of the final design shall be prescribed by the Ministry.

Obtaining Approval

Article 82

In the process of final design review, the responsible reviewer shall obtain from the body in charge of technical specifications a copy of the plan and a property deed, approvals, opinions and other evidence set forth by law.

The body in charge of technical specifications shall respond and deliver the requested evidence, electronically signed, within 15 days of the receipt of application from the responsible reviewer.

If the body in charge of technical specifications does not deliver evidence set out in para.1 of this Article within the prescribed time limit, it shall be deemed to have provided its approval to the reviewed final design.

There shall be no fee, tariff or other issuance costs charged for the issuance of evidence set out in para.1 of this Article.

Repeated Review

Article 83

In the event of amendments to technical regulations after the final design review and prior to submission of the notification of building work, the final design shall be brought into line with such amendments and shall be subject to a repeated review.

Review of Engineering Documents Developed Pursuant to Regulations of Other Countries

Article 84

Engineering documents developed pursuant to regulations of other countries shall be subject to review with the purpose of verifying their compliance with the present Law and rules of profession.

Engineering documents developed pursuant to regulations of other countries shall be deemed to be developed pursuant to the present Law if the final review report is positive.

Engineering documents developed pursuant to regulations of other countries set out in para.1 of this Article shall be translated into the Montenegrin language.

Positive Review Report

Article 85

In the positive report of final design review, the responsible reviewer shall indicate true statements of compliance within the meaning of Article 81 para. 2 of the present Law.

Apart from the statements set out in para.1 of this Article, the final design responsible reviewer shall also indicate in the final design positive review report, accurate statements of compliance within the meaning of Article 81, para. 3 of the present Law and make a written statement that a structure may be built on the basis of the final design.

The responsible reviewer shall submit the report set out in para.1 of this Article to the employer and design engineer that has developed the final design.

Negative Review Report

Article 86

In the negative report of final design review, the responsible reviewer shall indicate non-compliance of engineering documents within the meaning of Article 81 para. 2 of the present Law.

Apart from the non-compliance set out in para.1 of this Article, the final design responsible reviewer shall indicate in the negative report of final design review, the non-compliance of the final design within the meaning of Article 81 para. 3 of the present Law.

The responsible reviewer shall submit the report set out in para.1 of this Article to the employer and design engineer that has developed the final design.

Chief State Architect

Article 87

In order to implement National Architecture Development Guidelines in relation to the protection of authenticity of space and identity of settlements, providing quality architectural designs, improving the visual quality of structures and settlements, as well as ensuring and promoting best practices in the field of urban planning and architecture, the Ministry shall appoint the chief state architect.

The chief state architect shall be appointed by the Government, at the proposal of the Minister in charge of construction affairs.

The chief state architect may be a Bachelor of Science in Architectural Engineering in possession of at least qualification VII 1 of the sub-level of the qualification framework, with at least ten years of work experience in urban planning and architectural practice.

The chief state architect may have a professional support service. The chief state architect shall:

- 1) give his approval to the conceptual design of the building, square and other public spaces in settlements;
- 2) check the compliance of the conceptual design with the urban development design set out in Article 45 of the present Law;
- 3) prescribe guidelines for harmonization of the external appearance of structures set out in Article 154 of the present Law,
- 4) provide his approval with regard to the external appearance of the temporary structure;
- 5) provide his approval to the urban development design;
- 6) develop design briefs for urban development designs.

The approval set out in para. 5 of this Article shall be given by means of a decision, upon an application filed by the employer, within 15 days as of the date of submission of the application.

The Ministry shall publish on the website the employer's approval application and the approval set out in para. 5 of this Article, within one day as of the date of submission of the application or approval-granting.

The act of appointment set out in para. 2 of this Article also determine the salary of the chief state architect.

Devolving of Affairs

Article 88

The tasks of the chief state architect set out in Article 87 para. 5 items 1, 2, 3, 4 and 6 of this Article shall be devolved to the local self-government unit.

For the performance of affairs set out in para.1 of this Article, the executive body of a local self-government unit shall appoint the chief city architect who must meet the requirements set out in Article 87, para. 3 of the present Law.

The chief city architect may have a professional support service.

The Ministry shall decide upon complaints to the decisions of the chief city architect.

Several local self-government units may appoint one chief city architect.

The act of appointment set out in para. 2 of this Article shall also determine the salary of the chief state architect.

The chief city architect shall submit the conceptual design, the approval application submitted by the employer and the approval set out in Article 87 of the present Law to the chief state architect within one day as of the date of submitting the application or approval-giving.

Informing the Local Public of the Building Activity

Article 89

As of the date of notification of building work, the employer shall erect an information board at the place of building, with information related to: the employer, design engineer, responsible reviewer, contractor, engineering supervisor, chartered engineer who managed the engineering documents development, reviewer who managed the engineering documents review, chartered engineer who is managing the building and the reviewer who is managing engineering supervision, 3D structure visualisation i.e. cable run layout etc..

Notwithstanding para.1 of this Article, the employer reconstructing a specific part of the residential building shall inform the tenants association about the intended works by posting a notification thereon on the entrance noticeboard, within the time limit set out in para.1 of this Article.

The notification set out in para. 2 of this Article shall contain all the information set out in para.1 of this Article.

In the event of change of information set out in para.1 of this Article, the employer shall replace the board within 15 days from the date the change has occurred.

The form and appearance of the board set out in para.1 of this Article shall be prescribed by the Ministry.

Notification of Remodelling Works

Article 90

In the event of remodelling works on an existing structure or part of structure, the owner or holder of another right over the structure, shall file a notification of remodelling works to the competent inspection authority.

The person set out in para.1 of this Article shall submit a description of intended works along with the application.

In the event that the authority set out in para.1 of this Article identifies that the works specified in the notification are deemed to be reconstruction of the structure, it shall caution the person set out in para.1 of this Article about the necessity of complying with Articles 89, 91 and 92 of the present Law, within seven days of the receipt of the notification.

The notification of remodelling works set out in para.1 of this Article shall be published on the website by the competent inspection authority within one day as of the date of filing the notification.

3. Building of Structures and Engineering Supervision

Building Requirement

Article 91

The employer shall build the structure on the basis of a notification of building work and documents stipulated by the present Law.

Employer means the person submitting the notification and documents for a structure's building or erection, prescribed by the present Law.

The documents set out in para.1 of this Article shall contain in particular:

- 1) final design stamped pursuant to the present Law;
- 2) positive review report of the final design;
- 3) evidence of liability insurance of the design engineer that has developed the final design or of the responsible reviewer that has reviewed the final design, in accordance with the present Law;
- 4) contractor agreement;
- 5) engineering supervision agreement

- 6) evidence of ownership right over land or another right to build on the land or evidence of ownership right over the structure or another right to build, in cases of structure reconstruction.

In the event of structure building set out in Article 87 para.5 items 1, 3, and 4 of the present Law, the documents set out in para. 3 of this Article shall also be deemed to be the approval of the chief state architect or the chief city architect given to the conceptual design.

In case of filing a notification of building work for a structure reconstruction in which the sale of parts of the structure is allowed pursuant to tourism regulations, the evidence set out in para.3, item 6 of this Article shall be submitted by the legal entity that manages the structure.

Submission of the Notification

Article 92

The employer shall file the notification of building work and the documents set out in Article 91 of the present Law to the competent inspection authority within 15 days prior to the commencement of building.

The notification of building work may also include the notification of removal of the existing structure in compliance with the zoning and technical specifications.

The notification of building work shall be published on the website of the competent inspection authority within one day as of the date of filing the notification.

Obligations of the Employer

Article 93

Prior to the commencement of structure building, the employer shall submit to the contractor the stamped and reviewed final design in electronic and analogue forms respectively.

The employer shall finalise the building of structure within five years as of the date of submitting the notification of building work.

The provision of para. 2 of this Article shall not apply to complex engineering structures.

Change of the Employer

Article 94

If the employer changes during the structure building, the new employer shall notify the competent inspection authority of the change occurred, within 30 days from the date the change has occurred.

The new employer shall submit, together with the notification set out in para.1 of this Article, evidence of ownership right over land or another right to build on the land or evidence of ownership right over the structure or another right to build, in cases of structure reconstruction.

The change of employer set out in para.1 of this Article may be made until the date of putting the structure into service.

Obligations while Executing Works

Article 95

During the execution of works, engineering supervisor shall make sure that the contractor:

- 1) is executing works in accordance with the reviewed final design;
- 2) is marking boundary and building lines, elevation points of the structure and terrain alignment, in compliance with the reviewed final design;
- 3) has a copy of the final design at the building site, in analogue form, stamped by the design engineer and responsible reviewer, bearing a stamp including the number, date and signature and a seal on each sheet of the final design;
- 4) is organising the building site in a manner which ensures access to the location, unimpeded traffic and protection of the environment during the building;
- 5) is protecting trees, hedges and other plants, which must be preserved and protected during building work pursuant to separate regulations;
- 6) is ensuring the safety of the structure, health and safety at work of employed persons and protection of the environment (adjacent structures and infrastructure);
- 7) is providing for a evidence of the quality of executed works, i.e. built-in construction products, installations and equipment, issued by an authorized person;
- 8) is keeping a construction log and a measurement book;
- 9) is ensuring measurements and geodetic monitoring of soil and structure behaviour during the building;
- 10) is treating construction waste created during building at the building site in compliance with the construction waste management plan, drawn up in compliance with separate regulations; and
- 11) is removing temporary structures that served for the execution of works at the building site within 30 days as of the date of works finalisation.

The Ministry shall lay down the manner of keeping and the contents of the construction log and the measurement book set out in item 8 of this Article.

Building Site Documents

Article 96

The contractor shall keep the following at the building site:

- 1) licence of the contractor for the performance of activity set out in Article 122 of the present Law;
- 2) decision appointing the chartered engineer managing the building of the structure in its entirety;
- 3) licence of the chartered engineer managing the building of the structure in its entirety;
- 4) licence of the engineering supervision for the performance of activity set out in Article 124 of the present Law;
- 5) decision appointing the reviewer who is managing the engineering supervision over the building of the structure in its entirety;
- 6) licence of the reviewer who is managing the engineering supervision over the building of the structure in its entirety;

- 7) evidence of liability insurance of the contractor and the engineering supervisor;
- 8) construction log and a measurement book;
- 9) notification of building work;
- 10) stamped reviewed final design in electronic and analogue form;
- 11) site establishment study;
- 12) structure setting out/pegging out study;
- 13) written records of competent inspection authorities; and
- 14) other documents which the contractor has to collect and keep during building.

If the engineering documents envisage, for the purpose of structure building, the installation of factory produced parts, elements and equipment, the contractor shall also have at the building site, together with the documents set out in para.1 of this Article, supporting documents in compliance with law.

Modification of the Reviewed Final Design due to Deficiencies and Contingent Circumstances

Article 97

Should the contractor notice deficiencies in the reviewed final design, which do not affect the change of horizontal and vertical dimensions of the structure, nor change in the façade of the structure, it caution warn in writing the engineering supervisor thereof, within one day as of the date of noticing the deficiencies.

If the engineering supervisor finds that the contractor's remarks set out in para.1 of this Article are justified, he shall order the employer to change the final design and to review it, as well as to notify the competent inspection authority thereof.

The employer or the design engineer that has developed the final design shall eliminate, without any delay, the deficiencies set out in paras. 1 and 2 of this Article, of which he was cautioned about.

If the employer or design engineer who has developed the final design fails to act pursuant to para.3 of this Article, the engineering supervisor shall notify the competent inspection authority thereof within seven days of the receipt of the caution

The deficiencies set out in para.1 of this Article shall also be deemed to be the failure to fulfil the requirements set out in Article 71 of the present Law.

Should the deficiencies set out in para.1 of this Article pose a threat to the lives and health of people, safety of the structure, environment, traffic and/or adjacent structures, the contractor shall suspend the execution of works as per the order of the engineering supervisor.

In the event set out in para.6 of this Article, engineering supervisor shall inform the employer and the competent inspection authority and issue an order to the contractor to execute works in accordance with Article 111 of the present Law. Should the contractor, due to the deficiencies caused by contingent circumstances (insufficient bearing capacity of stratum, high level of ground waters, replacement of factory produced parts, components and equipment, and installations and the like), be unable to execute the works in line with the reviewed final design, it shall notify the engineering supervisor thereof, which shall inform the competent inspection authority thereof.

Final design modification set out in para.8 of this Article shall be done by the employer or the design engineer that developed the final design, upon receipt of the written record from the competent inspection authority, confirming the existence of contingent circumstances.

The design review set out in para.9 of this Article shall be mandatory.

The contractor shall inform the competent inspection authority in the event of encountering archaeological findings, fossils, active landslides, ground waters and the like, and discontinue works that may put them at risk.

Modification of the Reviewed Final Design due to other Circumstances

Article 98

After the notification of building work is filed, the reviewed final design may be modified only provided that the modification is compliant to the zoning and technical specifications. The final design may be modified, within the meaning of para.1 of this Article, also for the purposes of improving the functionality of the structure, better organization of space, and the like.

The modification set out in para.1 of this Article may be made no later than until the filing of the application for registering the structure into the Real Estate Cadastre set out in Article 104 of the present Law.

In the event set out in para.1 of this Article, the employer shall file the notification to the inspection authority along with the reviewed and modified final design.

In the event that the modification set out in para.1 of this Article refers to the modification of the conceptual design elements based on which the approval set out in Article 87 of the present Law was granted, the employer shall obtain a new approval of the chief state architect or the chief city architect for the new conceptual design.

In the case set out in para. 5 of this Article, the employer shall submit to the inspection authority, apart from documents set out in para. 4 of this Article, the approval of the chief state architect or the chief city architect.

Competent inspection authority shall publish on the website the notification set out in paras. 4 and 6 of this Article, within one day of the receipt of the notification.

Obligation to Secure the Building Site

Article 99

Should the employer fail to complete the building of structure within the time limit set out in Article 93 para. 2 of the present Law or suspend works for more than 30 days, the employer shall shut down and secure the building site in a manner which ensures unimpeded traffic, safety of persons, adjacent structures and the surrounding and place non-transparent guardrails around the building site.

At the building site set out in para.1 of this Article, in urban areas defined by a decision of the local self-government unit, the employer shall place a non-transparent cover onto the built structure of a building, covering the façade of the structure in the scale 1:1.

In the event of a new building being built or an existing building being reconstructed in urban areas defined by a decision of the local self-government unit, the employer shall act pursuant to para. 2 of this Article.

Obligation to Perform Engineering Supervision

Article 100

During the structure building, the employer shall provide for the performance of engineering supervision.

The supervision set out in para.1 of this Article shall be performed as of the date of execution of preliminary works on the structure until the completion of all works and putting the structure into service and it shall include all building stages.

The supervision set out in para.1 of this Article shall include, in particular: control of execution of works as per the reviewed final design, the present Law and separate regulations; control of compliance of works; control of quality of works execution; control of quality of materials, installations and devices which are built in; verification if the materials, installations and devices which are built in have the prescribed documents necessary for putting them into service; regular monitoring of the pace of execution of works and adherence to contracted time limits; control of undertaking of measures he ordered to the contractor in order to eliminate deficiencies in the execution of works; control of works which cannot be controlled after closing or covering; control of undertaking of environmental protection measures; identifying stages for which a report needs to be developed; providing technological and organisational instructions to the contractor and resolving other matters with regard to the structure building; cooperation with the design engineer in order to ensure details for unimpeded execution of works and resolving other issues with regard to the structure building.

Supervision over structures funded in full or partially from donations or loans granted by international finance institutions or from the funds of other countries through interstate cooperation and assistance projects, shall be performed as over complex engineering structures.

Performance of Engineering Supervision

Article 101

The engineering supervisor shall enter the observations made during the engineering supervision into the construction log.

The engineering supervisor shall immediately notify the employer in writing if works are not executed in compliance with the reviewed final design, the present Law and separate regulations and/or order the contractor to eliminate the identified deficiencies within the time limit specified by the engineering supervisor.

Should the contractor fail to eliminate the identified deficiencies within the time limit set out in para. 2 of this Article, the engineering supervisor shall immediately report the building of the structure that is contrary to the reviewed final design, the present Law and separate regulations to the competent inspection authority.

Engineering Supervision Report

Article 102

The engineering supervisor shall draw up a report on the engineering supervision performed.

The report set out in para.1 of this Article shall be drawn up as per the structure building stages and as a final report.

Prior to the completion of a specific building stage, the engineering supervisor shall notify the competent inspection authority three working days prior to the commencement of acceptance of works of a specific building stage.

The competent inspection authority may attend the acceptance of individual stages of building the structure.

The engineering supervisor shall submit the reports per stages to the competent inspection authority within three days as of the date of acceptance of works of a specific building stage.

Prior to drawing up the final report, the engineering supervisor shall notify the administrative authority competent for cultural property protection in case of building on or in the immediate environment of a structure which is a protected cultural property, which shall in turn determine if the structure has been constructed in compliance with the reviewed final design, i.e., the as-built design.

The engineering supervisor shall simultaneously submit the final engineering supervision report along with the written record of the authorities set out in para. 6 of this Article stating that the structure was built in compliance with the reviewed final design, i.e., the as-built design. to the employer, the contractor, the Ministry and the administrative authority in charge of cultural property protection, and in case of building on or in the immediate surroundings of a structure which is a protected cultural property, to the competent inspection authority as well.

The manner of performing engineering supervision, obligatory stages during the building for which the report is developed and the method of development and more detailed contents of the engineering supervision report shall be laid down by the Ministry.

Final Engineering Supervision Report

Article 103

The engineering supervisor shall indicate accurate statements on the works executed on the building of the structure in the final engineering supervision report and make a written statement that the structure was built in accordance with the reviewed final design, i.e., constructed in accordance with the reviewed as-built design, law and other regulations or a statement that the structure is fit for occupancy and that it can be used in the designated manner.

The report set out in para. 2 of this Article shall also contain the study of original as-built field data, stamped by a licenced surveying organisation.

4. Utilization of Structure

Requirements for Utilization of Structure

Article 104

Use of the structure shall not be allowed prior to registering the structure into the Real Estate Cadastre.

The employer shall file an application for registration into the Real Estate Cadastre within 15 days of the receipt of the final engineering supervision report

Enclosed to the application set out in para. 2 of this Article, along with the evidence laid down by the law governing the registration of rights to real estate, the employer shall submit the final engineering supervision report.

Trial Run and Functional Testing

Article 105

In case of structures with built-in installations, equipment and plants, which serve for the production process of the employer's business activity, not for the structure itself, the employer shall organize a trial run and functional testing (hereinafter referred to as the "trial run") upon completion of installation.

The inspector competent for the field to which the trial run relates shall issue a decision on the trial run.

The trial run shall serve to examine the functioning of built-in installations, equipment and plants, determine the quality of executed works, materials built-in and the fulfilment of technical process parameters envisaged by the design.

The requirements and the duration of the trial run shall be determined in the final design.

Special Obligations of Employers

Article 106

Depending on the soil and structure features, the final engineering supervision report may include an obligation of the employer to carry out adequate observations of the soil and structure behaviour and of the impact of the structure on the environment within the specified time limit, and to inform the competent inspection authority of the results of such observations and measures undertaken.

The manner and procedure of observing soil and structure behaviour during building and utilization shall be laid down by the Ministry.

Taking-over the Constructed Structure

Article 107

The employer and the contractor which built the structure i.e. executed specific works thereon, shall take-over the structure and make a statement of final account showing the value of the works executed, within 60 days of the receipt of the final engineering supervision report, unless otherwise provided by the contract.

The employer and the contractor shall perform the final taking-over of the structure within 30 days from the expiry of the finishing works defects liability period, unless otherwise provided by the contract.

If the employer puts the structure into service or a part of the structure prior to the taking-over, the taking-over shall be deemed to be performed.

Obligation to Maintain the Structure

Article 108

Structure owner shall maintain the structure in condition which ensures the fulfilment of basic requirements for the structure set out in Article 68 of the present Law over its service time, in accordance with the final design.

Structure maintenance shall be conducted based on a structure maintenance study.

Contents of the Structure Maintenance Study

Article 109

The structure maintenance study shall specifically determine the taking of measures necessary for preservation of structure stability, environmental protection, fire protection, energy efficiency of the structure as well as other measures necessary for the use of the structure.

The structure maintenance study shall contain: instructions for use and maintenance of the structure; mandatory regular inspections and scope of these inspections; time limits and scope of extraordinary inspections; type and scope of necessary maintenance works in order to ensure that during its use the structure meets the basic requirements for the structure set out in Article 68 of the present Law; method, methodology and time-schedule of soil and structure observation during exploitation, as well as the method of processing measurements, presenting results and forming documents on observations, criteria for comparing measurement results with allowed values and the manner of monitoring and interpreting observation results; documents accompanying built-in construction products, devices and equipment purchased on the market (connection diagram, schematic diagram, catalogue of equipment, guarantees); reports of controls performed during the execution of works and trial run (geological and geotechnical investigations, determination of quality of materials and equipment built-in, trial loadings, control levelling, etc.) and corresponding photo documents.

Central Registry of Construction

Article 110

Building of structures shall be entered into the Central Registry of Construction which shall encompass:

- 1) conceptual designs which received the approvals of the chief state architect or chief city architect;
- 2) documents set out in Articles 91, 117 and 120 of the present Law;
- 3) modified reviewed final designs set out in Article 98 of the present Law;
- 4) review reports;
- 5) final engineering supervision reports and
- 6) as-built designs.

The Central Registry set out in para.1 of this Article shall be kept by the Ministry.

More detailed contents and the manner of keeping the Registry set out in para.1 of this Article shall be prescribed by the Ministry.

5. Restriction with Regard to Implementation of Law

Contents of Restrictions

Article 111

Provisions of the present Law that are related to construction shall not apply in the case where the structure is built in view of preventing the threatening natural or other disasters or the extraordinary or state of war, or if the building of structure jeopardizes the lives and health of persons, the safety of surrounding structures, traffic or the adjacent structures, with the

purpose to prevent their negative effects or to ensure the protection and the rehabilitation of their direct detrimental consequences.

If the events set out in para.1 of this Article have damaged the structure, the structure may be restored to its original state in compliance with the engineering documents based on which it was built and the notification of building work to the competent inspection authority.

In the case set out in para. 2 of this Article, it is necessary to obtain preliminary approval of the administrative authority competent for the protection of cultural property for damaged cultural property structure under protection.

V REMOVAL OF STRUCTURES

Removal of Dilapidated Structures

Article 112

The competent inspection authority shall order ex officio or at the application of an interested entity, the removal of the structure whose stability is found to be threatened due to dilapidation, deficiencies or major damage, which as such poses an immediate threat to lives and health of people, to the adjacent structures and the safety of traffic.

The decision to remove a structure set out in para.1 of this Article shall be issued by the competent inspection authority within 15 days as of the date of submitting the application.

The removal of structure shall be conducted on the basis of the study of removal.

The structure owner shall bear the structure removal costs set out in para.1 of this Article.

Removal of a Structure at Owner's Request

Article 113

The owner of the structure may remove the structure on the basis of an application filed with the competent inspection authority.

In the case set out in para.1 of this Article, the owner shall enclose the evidence of ownership over the structure and the study of its removal.

The owner shall bear costs for the removal of the structure within the meaning of para.1 of this Article and the business organization meeting the requirements set out in Article 112 of the present Law shall remove the structure.

Structure Removal Study

Article 114

The study of structure removal or part of structure removal shall serve to technically elaborate the designed solutions, that is, the procedure and manner of removal of structure and items in the structure, to resolve in advance the disconnection of the structure from the energy and/or other infrastructure and safety measures.

The study of structure removal or part of structure removal shall include:

- 1) drawings, estimates and/or other engineering evidence that the removal will not lead to the loss of stability of the structure which would pose a threat to the lives and health of people or the environment;
- 2) technical description of the removal of structure or its part and the manner of managing the construction material and construction waste, that is, spatial coverage of intervention upon the removal of the structure or its part;
- 3) estimate of stability of the surrounding and other land and/or the adjacent and other structures if the removal of the structure or the manner of its removal affects the stability of the land thereof and/or fulfilment of the key requirements for the structure. The study of removal of the structure or its part shall be subject to review.

The study of removal of the structure or its part may be developed by a business organization which meets the requirements set out in the present Law.

The owner of the structure shall bear the costs of the structure removal study development.

VI TEMPORARY AND AUXILIARY STRUCTURES

1. Temporary Structures

Concept

Article 115

Temporary structures shall be structures whose erection or building is not defined by a planning document.

Temporary structures may not be erected or built if their erection or building impairs utility operations, poses a threat to the traffic and green areas, impairs the integrity of cultural property with protected environment, threatens the environment, and at the locations in the immediate vicinity of primary hospitality facilities set forth in the Temporary Structures Programme (hereinafter referred to as the "Programme"), regardless of the structure category, unless they operate as primary hospitality facilities.

More detailed requirements for the type of structures, devices and equipment set out in para.1 of this Article shall be prescribed by the Ministry.

The Programme

Article 116

Temporary structures shall be erected or built in accordance with the Programme.

The programme set out in para.1 of this Article shall contain in particular: zones and guidelines with the zoning specifications for erecting temporary structures, and the types, form and dimensions of temporary structures.

The Programme shall be adopted by the local self-government unit for a five year period, based on the previously obtained approval of the Ministry and the state administration body competent for cultural property protection and environmental protection.

Notwithstanding para.3 of this Article, for maritime domain areas or national park, the Programme shall be adopted by the Ministry, after obtaining the opinion of the local self-government unit, state administration bodies responsible for cultural property protection and

environmental protection.

The Programme shall be published on the website of the Ministry or local self-government unit within three days as of the date of its adoption.

Zoning specifications for temporary structures shall be issued by the Ministry or local self-government unit, and technical specifications shall be issued by the body in charge of technical specifications.

Provisions of Article 74 of the present Law shall apply accordingly to the issuance of zoning and technical specifications.

For the issuance of specifications set out in para. 6 of this Article, a fee shall be paid, the amount of which shall be fixed by the Government.

Requirements for Erecting and Building Temporary Structures

Article 117

The employer may erect or build a temporary structure on the basis of the notification of building work and the documents stipulated by the present Law.

The documents set out in para.1 of this Article shall contain:

- 1) evidence of right to ownership or another right over the land;
- 2) engineering documents developed in compliance with zoning specifications from the Programme and technical specifications obtained from the body in charge of technical specifications and
- 3) approval of the chief state architect with regard to the external appearance of the temporary structure.

Documents set out in para. 2 of this Article may be a standard design or other kind of design, depending on the type and designated use of the temporary structure.

The employer shall file the application set out in para.1 of this Article and the documents set out in Article 2 of this Article to the competent inspection authority within 15 days prior to the commencement of erection or building.

The approval set out in para. 2 item 3 of this Article shall not relate to devices and equipment, such as fixed stations which are part of the state network used to monitor air quality, antennae of mobile telephony, and the like.

2. Auxiliary Structures

Concept

Article 118

Auxiliary structures shall be deemed to be structures that form a functional unit with residential, commercial and residential and commercial structures, and structures used for performing agricultural activity.

The specifications for erecting or building auxiliary structures shall be defined by the planning document.

Types of Auxiliary Structures

Article 119

Auxiliary structures shall be deemed to be:

- 1) auxiliary structures that serve for the use of residential or business structures (garages which are not part of the main structure, swimming pools, store rooms, septic tanks, wells, fences, boundary walls, underpinnings, retaining walls and the like);
- 2) access ramps, elevators and similar structures for access and movement of persons with reduced mobility and persons with disabilities, and
- 3) economic structures on an agricultural holding (structures for breeding animals, ancillary structures for breeding animals, structures for storing animal feeding stuffs, structures for storing agricultural machinery, tools and implements, structures for storing agricultural products and other similar structures).

Requirements for Erection or Building of Auxiliary Structures

Article 120

The employer may erect or build an auxiliary structure on the basis of the notification of building work and documents stipulated by the present Law.

The documents set out in para.1 of this Article shall contain:

- 1) evidence of ownership or another right over land and
- 2) engineering documents developed in compliance with the zoning and technical specifications.

Documents set out in para. 2 item 2 of this Article may be a standard design or another kind of design, depending on the type and designated use of the auxiliary structure.

The employer shall file the application set out in para.1 of this Article and the documents set out in para. 2 of this Article to the competent inspection authority within 15 days prior to the commencement of erection or building.

VII ENGAGING IN ACTIVITIES

Entities Engaging in Activities

Article 121

Business organization, legal entity or entrepreneur (hereinafter referred to as the "business organisation") that fulfils the requirements defined by the present Law may engage in activities of engineering documents development, engineering documents review, building of structures or execution of specific structure building works and engineering supervision.

A foreign business organisation may also engage in activities of engineering documents development, building of structures or execution of specific structure building works, if it fulfils the requirements laid down in the present Law.

Requirements for Engaging in Engineering Documents Development and Building

Article 122

Business organization developing engineering documents (design engineer) or business organisation building the structure (contractor) shall have, for the needs of developing

engineering documents, part of engineering documents and building and execution of certain types of structure building works, at least one employed chartered engineer per types of designs developed, as follows: architectural, construction, electrotechnical and mechanical, i.e., per types of works executed on the basis of such designs.

The performance of certain tasks set out in para.1 of this Article may be provided by the designer engineer or contractor on the basis of a contract concluded with another business organisation having an employed chartered engineer for a particular type of design or works.

Business organisation set out in para.1 of this Article shall develop engineering documents in compliance with zoning and technical specifications, the present Law and separate regulations and rules of profession related to matters not governed by the present Law or execute works in compliance with the reviewed final design, the present Law and separate regulations and rules of profession.

Business organization set out in para.1 of this Article shall appoint a chartered engineer managing the development of the entire engineering documents and a chartered engineer managing the building of structure in its entirety.

Business organisation set out in paras. 1 and 2 of this Article shall appoint a chartered engineer for each type of the design set out in para.1 of this Article, i.e., a chartered engineer for each type of work executed on the basis of those designs.

Requirements for Chartered Engineers

Article 123

A chartered engineer may be a natural person performing the tasks of engineering documents development or structure building, of appropriate profession, holding a higher education degree or at least VII 1 sub-level of the qualification framework, with at least three years of work experience in the professional tasks of engineering documents development and/or structure building.

The person set out in para.1 of this Article shall be responsible for the development of engineering documents in accordance with zoning and technical specifications, the present Law, separate regulations and rules of profession related to matters not governed by the present Law and for managing some types of works on the structure and for execution of such works in compliance with the reviewed final design, the present Law, separate regulations and rules of profession.

The chartered engineer managing the development of the entire engineering documents shall be responsible for the compliance of all stages of engineering documents, i.e. the chartered engineer managing the building of structure in its entirety shall be responsible for the mutual compliance and coordination of works performed on the structure.

The chartered engineer developing a part of engineering documents shall be responsible for the part developed by him, i.e. the chartered engineer managing specific types of works on the structure shall be responsible for the execution of those works.

The chartered engineer managing the development of the entire engineering documents may simultaneously act as the chartered engineer for the part of engineering documents, i.e., the chartered engineer managing the building of structure in its entirety may simultaneously act as the chartered engineer for specific structure building works.

Requirements for Engaging in the Activity of Engineering Documents Review and Engineering Supervision

Article 124

The business organisation performing engineering documents review (responsible reviewer) or the business organisation performing engineering supervision over the building of the structure (engineering supervision) shall have at least one employed reviewer for the performance of the activity of engineering documents review and engineering supervision for: architectural, construction, electrotechnical and mechanical design.

The responsible reviewer and the engineering supervisor shall be responsible for compliance of engineering documents with the zoning and technical specifications, the present Law and separate regulations, and for the compliance of the structure built with the reviewed final design, as well as for the damage that might occur to the employers or third persons.

The responsible reviewer and the engineering supervisor shall appoint a reviewer to manage the review of the entire engineering documents and a reviewer for each separate part of engineering documents, as well as a reviewer managing engineering supervision over the construction of structure in its entirety and a reviewer for specific structure building works.

Requirements for Reviewers

Article 125

A reviewer may be a natural person who is performing the tasks of engineering documents review or engineering supervision of building, who is a Montenegrin national with at least four years of work experience on the development of engineering documents and/or the building of structures in the capacity of a chartered engineer.

The reviewer set out in para.1 of this Article shall check the compliance of engineering documents with zoning and technical specifications, the present Law, separate regulations and he shall be responsible for accuracy of the report on compliance, i.e., for conducting engineering supervision over the building of the structure and he shall be responsible for executing those works in compliance with the reviewed final design, the present Law, separate regulations and rules of profession.

The reviewer set out in para.1 of this Article managing the review of the entire engineering documents or the engineering supervision over the building of structure in its entirety shall be responsible for the verification of mutual compliance of all parts of engineering documents, or for the verification of mutual compliance of all works on the building of structure.

The reviewer set out in para.1 of this Article managing the review of a part of engineering documents or engineering supervision over the execution of specific types of works on the structure shall be responsible for the review of a part of engineering documents that was reviewed by him i.e. that the specific works thereof are executed in accordance with the reviewed final design, the present Law and separate regulations and rules of profession.

The reviewer set out in para.1 of this Article managing the review of the entire engineering documents may simultaneously act as a reviewer of a part of engineering documents, i.e., a reviewer managing the engineering supervision over the building of structure in its entirety may simultaneously act as a reviewer of the execution of specific structure building works.

Activity of a Foreign Entity not in Possession of an Authorisation for Engaging in an Activity

Article 126

A foreign business organisation or a natural person not in possession of an authorisation for engaging in an activity issued by the competent authority of the state of foreign entity's seat or residence (hereinafter referred to as the "authorisation") may perform the activity provided that it meets the requirements laid down in the present Law for national persons, and a foreign natural person shall also meet the requirements defined by the law governing the employment and work of foreigners.

Activity of a Foreign Entity from an EEA Member State

Article 127

A foreign business organisation from a country signatory to the Agreement on European Economic Area (hereinafter referred to as the "EEA") who is in possession of the Authorisation for engaging in an activity set out in Article 122 of the present Law, may perform the activity provided that the authorisation concerns the activity governed by the present Law.

A foreign natural person, national of a country signatory to the EEA that is in possession of the authorisation for performing the activity set out in Article 123 of the present Law may perform the activity provided that the authorisation is related to the activity governed by the present Law.

A business organisation or a natural person set out in paras. 1 and 2 of this Article shall submit the authorisation to the Ministry and the competent inspection authority prior to the commencement of the first activity.

Activity of a Foreign Entity from a non-EEA Member State

Article 128

A foreign business organization from a country that is not a member of the EEA and that is in possession of the authorisation may perform activities set out in Article 122 of the present Law, under the conditions defined in the present Law.

A foreign natural person, national of a country that is not a member of EEA, that is in possession of the authorisation may perform the activity if he is in the possession of a recognized foreign qualification for the performance of activities thereof, in compliance with the law governing the recognition of foreign qualifications and regulated professions and the law governing the employment and work of foreigners, under the principle of reciprocity,.

A foreign business organisation and natural person set out in paras.1 and 2 of this Article shall submit the authorisation to the Ministry and the competent inspection authority prior to the commencement of the first activity.

Temporary and Occasional Performance of Activities by a Foreign Entity

Article 129

A foreign business organisation in possession of the authorisation, may temporarily or occasionally perform the activity provided that it submits to the Ministry and the competent

inspection authority, prior to the commencement of the first activity, a written statement of the intention to perform activity temporarily or occasionally and the authorisation related to the activity governed by the present Law.

A foreign natural person that is in possession of the authorisation may perform activities temporarily or occasionally.

Temporary performance of activities shall be deemed to be the performance of activities of a foreign person for a certain period of time not exceeding one year, with the possibility to extend that period.

Occasional performance of activities shall be deemed to be the performance of activities of a foreign person for a specific job (engineering documents development, execution of works etc.).

In the case set out in para. 2 of this Article, a foreign natural person shall submit to the Ministry, prior to the commencement of the first activity, a written statement of performance of temporary or occasional tasks and the evidence of professional qualifications necessary for performing the activity thereof, in accordance with the law governing the recognition of foreign qualifications and regulated professions.

Electronic Signature

Article 130

A business organisation and a responsible person in a business organisation set out in Article 122 of the present Law who has developed an urban development design or engineering documents shall sign with an advanced electronic signature (hereinafter referred to as the "electronic signature") each part of the urban development design or engineering documents.

A business organisation and the responsible person in a business organisation set out in Article 124 of the present Law who has revised the engineering documents shall sign with an electronic signature each part of the engineering documents.

A business organisation and the responsible person in a business organisation set out in Article 124 of the present Law who has conducted engineering supervision shall sign with an electronic signature the final engineering supervision report, as well as the statement set out in Article 103 para.1 of the present Law.

Responsible person in the business organization set out in paras. 1, 2 and 3 of this Article, other than the person authorised to act on behalf of the business organization, shall be deemed to be also:

- 1) chartered engineer managing the development of the entire urban development design who shall sign with electronic signature each specific part of the urban development design or engineering documents the development of which he is managing;
- 2) chartered engineer developing part of the urban development design or engineering documents, who shall sign with electronic signature that part of the urban development design or engineering documents;
- 3) reviewer of engineering documents managing the review of the entire engineering documents, who shall sign with electronic signature each specific part of the engineering documents the development of which he is managing;
- 4) reviewer of the part of engineering documents who is reviewing a part of the engineering documents and who shall sign with electronic signature that part of the engineering documents;
- 5) chartered engineer managing the building of the structure in its entirety, who shall sign with electronic signature the statement that the structure was built in compliance with

the reviewed final design, the present Law, separate regulations and rules of profession, i.e. that the structure is suitable for use;

- 6) chartered engineer managing the execution of specific types of structure building works who shall sign with electronic signature the statement that specific types of works on the structure were executed in compliance with the reviewed final design, the present Law, separate regulations and rules of profession and that the structure is suitable for use, and he shall submit the statement to the chartered engineer managing the building of structure in its entirety within five days as of the date of the completion of specific types of works;
- 7) reviewer managing the engineering supervision over the building of structure in its entirety, who shall sign with electronic signature the final report on engineering supervision over the building of the structure per building stages and the final report on engineering supervision over the building of structure, and
- 8) reviewer managing the engineering supervision over specific types of works on the structure, who shall sign with electronic signature the engineering supervision report over the building of the structure as per building stages, and the final engineering supervision report of the building of structure.

Liability for Damage and Professional Liability Insurance

Article 131

A business organization engaged in the activity set out in Article 112 of the present Law shall conclude an agreement on professional liability insurance for the damage that may be inflicted upon employers or third persons, prior to the commencement of performing their activities.

The insurance set out in para.1 of this Article shall cover the risk of liability for damage inflicted upon entities, damage to structures and for the financial loss.

The minimum insurance amount set out in para. 2 of this Article shall be laid down by the Government.

Professional liability insurance contracted in the country in which the foreign entity from an EEA country has its seat shall be recognized if the insurance thereof covers the damage that may be caused in Montenegro.

Prohibition of Conflicts of Interest

Article 132

Activities in the capacity of a chartered engineer, engineering documents reviewer and structure building reviewer may not be performed by a person employed in the Ministry, competent local administrative authority or body in charge of technical specifications, or a person performing inspection control in accordance with the present Law.

Review of engineering documents may not be performed by employer, business organization that developed the engineering documents or that participated in the development of engineering documents or part of the engineering documents, natural person employed in the business organization that developed the engineering documents or part of engineering documents or that participated in its development, and the natural person employed with the employer.

Engineering supervision over the building of structure may not be performed by employer, natural person employed with the employer, business organisation which is executing works on that structure and person employed in the business organization which is executing works on that structure.

Planning document review, review of engineering documents i.e. engineering supervision over the building of structure may not be performed by a Council member or a reviewer who has the following relation to the manager of planning document development, chartered engineer who developed the engineering documents or who is building the structure:

- 1) direct relative and collateral relative onto the second degree of kinship;
- 2) spouse and common-law-marriage partner;
- 3) adoptive parent and adopted child;
- 4) member of a joint household.

Obligation to Notify

Article 133

Business organization set out in Article 121 of the present Law shall submit to the Ministry a notification on the appointment of a chartered engineer for the development of engineering documents, reviewer of engineering documents, chartered engineer for the building of structure and the structure building reviewer.

Forms

Article 134

Forms of applications set out in Article 50 para.1, Article 52 para. 4, Article 74 paras. 1 and 6, Article 87 para.7, Article 104 para.2, Article 112 para.1, Article 136 para.1, Article 138 para.1, Article 156 para.1 and Article 163 para.1, of notifications set out in Article 90 para.1, Article 91 para.1, Article 94 para.1, Article 98 para.4, Article 101 para.3, Article 113 para. 1, Article 117 para. 1, Article 120 para. 1 and Article 185 para. 5; of notifications set out in Article 89 para. 2, Article 97 paras.7 and 8 and Article 133 and the statements set out in Article 85 para.2, Article 103 para. 1, Article 129 paras. 1 and 5, Article 130 para.4 items 5 and 6, Article 158 para.1 items 7 and 8 and para.4 of the present Law shall be prescribed by the Ministry.

VIII LICENCES

Competence for Issuance of Licences

Article 135

A licence is an act confirming fulfilment of requirements for performing the activities set out in Articles 122, 123, 124 and 125 of the present Law.

Licences shall be issued by the Ministry by means of a decision.

Issuance of Licences

Article 136

The Ministry shall decide upon the application for issuing a licence within eight days of the receipt of the application.

The licence for performance of activities may be issued to only one business organization on the basis of the licence of natural person.

The licence may not be issued to a business organization on the basis of additional work of a natural person.

Holder of the licence shall notify the Ministry of all changes of requirements based on which the licence for performing the activities was issued, within 15 days from the date the change has occurred.

A fee shall not be paid for the issuance of licences.

The Ministry shall publish the issued licence on their website within three days as of the date of issuing the licence.

Period for which the Licence is Issued

Article 137

Licences for natural persons shall be issued for an indefinite period of time.

Licences for business organizations shall be issued for a five year period.

Licence Dormancy

Article 138

At the request of the licence holder, the Ministry may order dormancy of rights and obligations arising from the licence in the event of circumstances due to which the natural person is unable to perform the activity for a certain period of time.

Licence dormancy shall be ordered by means of a decision.

Revocation of Licence

Article 139

The Ministry shall revoke the licence if:

- 1) the holder of the licence engages in activity contrary to Articles 122, 123, 124 and 125 of the present Law;
- 2) it is found that the licence was issued on the basis of inaccurate data;
- 3) the holder of the licence ceases to fulfil requirements for performing activities laid down by the present Law;
- 4) licence holder is stripped of the right to legal capacity;
- 5) licence holder ceases to exist by force of law; and
- 6) licence holder becomes permanently disabled to perform tasks.

The licence revocation procedure may be initiated by any interested entity.

If the Ministry finds out that the conditions set out in para.1 of this Article are fulfilled, the Ministry shall begin the licence revocation procedure ex officio.

If the responsible reviewer, engineering supervisor, the reviewer, the competent local administrative authority, the body in charge of technical specifications, or the competent inspection authority find out that the conditions for license revocation have been met, it shall file a motion for revocation of the license.

The revocation of licence, in case set out in para.1 item 1 of this Article, shall be performed for the period from three months to five years or permanently.

The license shall be permanently withdrawn from the responsible reviewer, or engineering supervisor and reviewer who performs the activity contrary to Article 124, paras. 1 and 2 and Article 125, para.2 of the present Law.

Adoption of an enforceable decision revoking the licence shall terminate all rights arising from the licence issued.

The Ministry shall notify the competent inspection authority about the revocation of licence within three days as of the date of issuance of the decision to revoke the licence.

The licence shall be revoked in the manner and according to the procedure applied for its issuance.

Upon the expiry of the period for which the licence has been revoked, an application for the issuance of a new licence may be filed.

The Ministry shall publish on the website the decision revoking the licence within three days as of the date of its issuance.

Registry of Licences

Article 140

Issued and revoked licences shall be entered into the registry of licences kept by the Ministry.

The data from the registry set out in para.1 of this Article shall be public and shall be published on the Ministry's website.

By-law Governing Licences

Article 141

The Ministry shall prescribe more detailed manner and procedure of issuance, dormancy and revocation of licences and the manner of keeping the registry of licences.

IX CHAMBER OF ENGINEERS OF MONTENEGRO

Article 142

The Chamber of Engineers of Montenegro (hereinafter referred to as the "Chamber") shall attend to the improvement of expertise and the protection of interests of its members, protection of public interest in the area of construction, enhancement of conditions for the performance of activities in the field of construction and exercise public authorities stipulated by the present Law.

Membership in the Chamber

Article 143

A natural person performing the activity governed by the present Law may be a Chamber member.

Member of the Chamber may also be a foreign natural person.

Legal Status

Article 144

The Chamber shall have the capacity of a legal entity.
The seat of the Chamber shall be in Podgorica.
The Chamber shall be liable for its obligations by its property.

Articles of Association

Article 145

The Chamber shall have its Articles of Association.

The Articles of Association of the Chamber shall regulate in more details: the organisation of the Chamber; competence and manner of election and authorizations of the Chamber's bodies; rights, obligations and accountability of the Chamber's members; manner of decision-making and implementation of decisions; procedure of adoption of Articles of Association and other acts; funding and other matters of significance for work of the Chamber.

Supervision over the legality of work of the Chamber shall be conducted by the Ministry in accordance with law.

Competences

Article 146

The Chamber shall perform the following tasks:

- 1) improve and ensure vocational training of its members;
- 2) keep the registry of the Chamber members;
- 3) keep the registry of members with suspended membership in the Chamber;
- 4) propose technical base maps for the development of regulations set out in Article 72 of the present Law;
- 5) fix the amount of membership fee of its members;
- 6) protect, coordinate and represent interests of its members;
- 7) adopt the code of ethics and ensure its implementation and
- 8) govern disciplinary accountability, conduct disciplinary procedures against its members and impose disciplinary measures.

The tasks set out in para.1 items 1 and 4 of this Article shall be performed by the Chamber as a public authority.

Supervision over the performance of tasks set out in para. 2 of this Article shall be conducted by the Ministry.

Representation and Agency

Article 147

The Chamber shall serve as a representative and an agent to its members in the country and abroad and it shall establish, maintain and improve cooperation with professional associations of other countries in the field of construction.

Disciplinary Accountability

Article 148

Chamber members shall act in accordance with the present Law, Chamber's Articles of Association, code of ethics and other acts of the Chamber.

In the event of breach of obligations set out in para.1 of this Article, Chamber members shall be accountable in accordance with the Articles of Association of the Chamber.

Articles of Association shall determine serious and minor breaches of duty.

Funding

Article 149

Work of the Chamber shall be funded from:

- 1) membership fees;
- 2) other sources in accordance with law and general acts of the Chamber.

Dormancy of Chamber Membership

Article 150

Membership in the Chamber shall be dormant under the conditions prescribed in the Chamber's Articles of Association.

Chamber membership dormancy shall be decided in the manner and following the procedure for the entry into the registry set out in Article 146 para.1 item 3 of the present Law.

During membership dormancy, all rights and obligations of a Chamber's member arising from membership in the Chamber shall be dormant.

Openness of Work to the Public

Article 151

The work of the Chamber shall be public.

The Articles of Association and other general acts of the Chamber shall be published in the Official Gazette of Montenegro and on the website of the Chamber, within three days of adoption thereof.

X LEGALIZATION OF ILLEGAL STRUCTURES

Concept of Illegal Structure

Article 152

Illegal structure shall be deemed to be a building constructed contrary to regulations which were, during the construction period, setting forth the obligation to obtain a building permit.

Illegal structure shall not be deemed to be a building for which a building permit did not need to be obtained during construction and which is not registered in the Real Estate Cadastre or other appropriate real estate records.

Evidence of the time of construction of the building set out in paras.1 and 2 of this Article shall be determined on the basis of data from the property deed.

Notwithstanding para. 3 of this Article, evidence of the time of construction of the structure shall be submitted by the owner, co-owner or holder of the illegal structure or part of the illegal structure (hereinafter referred to as the "illegal structure owner").

Evidence set out in para. 4 of this Article may be: evidence of connection of the structure to the electricity grid, evidence of payment of the invoice or bill for consumed electricity, evidence of connection of the structure to water supply or sewerage network, invoice or evidence of payment of the water bill, evidence or decision fixing real estate tax for the structure or evidence of payment of taxes.

The illegal structure set out in para.1 of this Article shall be a residential, commercial and commercial-residential building on which rough structural civil works of at least one floor were carried out, constructed without a building permit or contrary to the building permit.

Illegal structure shall also be a part of the building constructed without a building permit or contrary to the building permit, and the auxiliary structure serving as a building.

Rough structural civil works set out in para.6 of this Article shall be executed foundations, columns with beams, walls and slab above the walls or a roof structure.

Commercial buildings or parts of commercial-residential buildings set out in para.6 of this Article shall be: commercial and shopping centres, exhibition centres, fairgrounds, office buildings, administrative buildings, industrial facilities, facilities for production craft, warehouses and depots and facilities for performing tourist and hospitality activities.

Illegal Structure Serving as Primary Residence

Article 153

Illegal structure serving as primary residence shall be deemed to be a structure with net construction area of up to 200m² which is occupied by the illegal structure owner and the members of his family household whose permanent residence is in place where the structure was constructed, if the owner and the members of his family household are not owners of another residential structure in the territory of Montenegro.

Members of family household set out in para.1 of this Article shall be deemed to be the following persons who live with the illegal structure owner in a joint household:

- spouse or person who lives with the illegal structure owner in a common-law marriage;
- children born in or out of wedlock, adopted or stepchildren and
- other persons who have to be maintained under law by the illegal structure owner or his spouse and who reside with him in the same dwelling or family residential building.

If the owner of a structure serving as primary residence or a member of his family household owns a second residential structure in the territory of Montenegro that is not suitable for housing purposes, he shall submit with the legalisation application, a statement of structure's unsuitability, including identification information.

In the case set out in para. 3 of this Article, the competent local administrative authority shall obtain ex officio an opinion of a court expert of construction background about the eligibility of the structure for housing purposes, at the expense of the applicant.

Legalization Procedure

Article 154

Legalisation procedure of illegal structures shall be conducted by the competent local administrative authority.

Illegal structure owners shall obtain a legalization decision.

Legalization decisions shall be issued by the competent local administrative authority.

The legalization decision set out in para.3 of this Article may be issued for an illegal structure which was constructed in accordance with the basic zoning parameters from the applicable planning document adopted prior to the entry into force of the present Law or within the time limit set out in Articles 217 and 218 of the present Law.

The legalization decision for an illegal structure which was not constructed in accordance with the basic zoning parameters from the applicable planning document adopted prior to the entry into force of the present Law or within the time limit set out in Articles 217 and 218 of the present Law, may be issued for a structure found in the orthophoto set out in Article 155 of the present Law and which was constructed in accordance with the General Regulation Plan of Montenegro.

The basic zoning parameters set out in paras. 4 and 5 of this Article shall be the structure's designated use, floor area ratio, lot coverage ratio, number of floors or height of the structure and its relation to the building line.

Legalization decision of an illegal structure shall include guidelines for adjustment of external appearance of the structure from the planning document, including the time limit for adjustment of three years as of the date when the decision becomes enforceable.

If the planning document does not include the guidelines for adjustment of external appearance of the illegal structure set out in para.7 of this Article, the competent local administrative authority shall obtain ex officio the guidelines from the chief city architect.

Within eight days as of the date of enforceability, the competent local administrative authority shall submit the legalization decision to the competent inspection authority and the Cadastre in order to enter data from the legalization decision of an illegal structure into the Real Estate Cadastre.

The costs of legalization of an illegal structure shall be borne by the owner of the structure.

The tasks set out in para.1 of this Article shall be funded by the local self-government unit from funds collected during the legalization process, pursuant to Article 169 of the present Law.

Orthophoto

Article 155

The creation of an orthophoto shall be ensured by the Ministry.

Within 60 days as of the date of receiving the orthophoto data, the Cadastre shall overlap the orthophoto of the territory of Montenegro with valid digital base maps and make it

accessible through the website - Geoportal to local self-government units, competent local administrative authorities and the Ministry, including the data derived therefrom.

Within eight days of the receipt of the application submitted by the competent local administrative authority, the Cadastre shall issue a certificate identifying the illegal structure on the orthophoto.

The certificate set out in para. 3 of this Article shall contain the cadastral parcel number, name of the cadastral municipality on which the structure was constructed, name of the settlement and the street square in which the structure is located and the house number if one has been assigned.

Initiation of Legalization Procedure

Article 156

The legalization procedure of an illegal structure shall be initiated by filing a legalization application.

Attached to the application set out in para.1 of this Article, a construction as-built survey developed by a licensed surveying organisation, stamped by the Cadastre and evidence of entry of the structure existence in cadastral records or extracts from the Real Estate Cadastre or other appropriate real estate records, shall be submitted.

The application set out in para.1 of this Article may be submitted by:

- 1) illegal structure owner, and
- 2) condominium unit owner or condominium unit owners' association of the illegal structure.

The application set out in para.1 of this Article shall be published on the website of the competent local administrative authority.

Acting upon the Application

Article 157

Within 15 days of the receipt of the legalisation application for an illegal structure whose property law relations over the land on which it was constructed have not been resolved, the competent local administrative authority shall submit a notification of legalization procedure initiation to the state administration body in charge of property in case of land owned by Montenegro or to the local administrative authority in charge of managing property in case of land managed by a local self-government unit.

The competent local administrative authority shall, within 15 days of the receipt of a legalization application of an illegal structure constructed in accordance with the basic zoning parameters from the valid planning document adopted until the entry into force of the present Law, inform the competent inspection authority of the filing of the legalisation procedure initiation application, in view of terminating the structure removal procedure.

For an illegal structure that was not constructed in accordance with the basic zoning parameters from the valid planning document adopted until the entry into force of the present Law, the competent local administrative authority shall, within 15 days of the receipt of both the application and the documents set out in Article 156 of the present Law, issue a decision terminating the legalization procedure until the entry into force of planning documents set out in Articles 217 and 218 of the present Law, i.e., entry into force of the decision to adopt the

General Regulation Plan of Montenegro and it shall inform the competent inspection authority in view of terminating the structure removal procedure.

Notwithstanding para.2 of this Article, where an illegal structure was constructed in an area which was envisaged, according to the valid planning document adopted prior to the entry into force of the present Law, for the construction of infrastructure, complex engineering structures and structures used by the public, notification to the competent inspection authority in view of terminating the structure removal procedure shall not be delivered.

Documents

Article 158

In order to legalize a structure that was constructed in accordance with the valid planning document adopted until the entry into force of the present Law or within the time limit set out in Articles 217 and 218 of the present Law, the competent local administrative authority shall, within 15 days of the receipt of the documents set out in Article 156 of the present Law, invite the submitter of the documents set out in Article 156 of the present Law, to submit within 120 days as of the date of receiving the invitation:

- 1) evidence of resolved property law relations over the land on which the illegal structure was constructed;
- 2) evidence of resolved relations with regard to the payment of a fee for building land connection to utilities;
- 3) evidence of resolved relations with regard to the payment of a specific fee for investments in accordance with the law governing the regional water supply of the Montenegrin coastal zone (hereinafter referred to as the "special fee");
- 4) as-built drawing of the illegal structure whose net surface area exceeds 200m², developed by the business organisation set out in Article 122 of the present Law;
- 5) positive review report of the as-built drawing of the illegal structure whose net surface area exceeds 200m²;
- 6) statement of the responsible reviewer that the structure was constructed in accordance with the reviewed as-built drawing of the illegal structure the net surface area of which exceeds 200m²;
- 7) analysis of the business organisation set out in Article 122 of the present Law that examined the static and seismic stability of the illegal structure whose net surface area is up to 500m² in accordance with the regulation set out in Article 160 of the present Law and a statement that the building is stable and safe for use;
- 8) analysis of the business organisation set out in Article 122 of the present Law that examined the static and seismic stability of the illegal structure the net surface area of which exceeds 500 m² and a statement by the responsible reviewer that the structure is stable and safe for occupancy.

For the purpose of legalization of a structure that is included in the General Regulation Plan of Montenegro, for which the documents set out in Article 156 of the present Law have been submitted, the competent local administrative authority shall invite the applicant, within 20 days as of entry into force of the decision adopting the General Regulation Plan of Montenegro, to submit the evidence referred to in paras. 1 and 5 of this Article within 120 days as of the date of receiving the invitation.

The competent local administrative authority, in view of legalization of structure that was constructed in accordance with the General Regulation Plan of Montenegro, shall obtain ex

officio the certificate identifying the illegal structure on the orthophoto set out in Article 155 of the present Law.

For structures serving as primary residences in which there is no activity performed, instead of evidence set out in para.1 item 7 of this Article, a statement of the structure owner may be submitted, stamped by an authorised person, indicating that he is accountable for damage inflicted upon third persons arising from the structure use.

For a structure set out in Article 153 of the present Law, in addition to the evidence set out in Article 158 of the present Law, the illegal structure owner shall also submit the following documents:

- concerning the number of members of the family household;
- concerning the place of residence in the place where the illegal structure was constructed, and
- the owner and members of the family household in the territory of Montenegro do not own another residential building or a housing unit that is suitable for use.

Termination of Procedure due to Determining the Ownership Right over Land

Article 159

If the applicant for an illegal structure legalization is not in possession of evidence set out in Article 158, para.1, item 1 of the present Law, he shall submit evidence that a procedure for determining the ownership right over land has been initiated before a court or another competent authority.

The structure legalization application procedure shall be terminated until the completion of the procedure set out in para.1 of this Article by a final decision of the court or by an enforceable decision of the competent authority.

The competent local administrative authority shall, within 15 days as of the date of enforceability, submit the act terminating the legalization procedure of the structure set out in para. 2 of this Article which was constructed on land on which the state exercises ownership powers, and which is managed by a local self-government unit, to the local administrative authority in charge of property, that is, to the state administration body in charge of property in case of land managed by the Government.

The competent local administrative authority shall keep records of evidence set out in para.1 of this Article.

Examination of Static and Seismic Stability of an Illegal Structure

Article 160

Examination and analysis of static and seismic stability of an illegal structure shall be carried out by the business organisation set out in Article 122 of the present Law.

The method of examining and the manner of developing the analysis and contents of the analysis of the illegal structure of a net surface area of up to 500m² from the viewpoint of static and seismic stability of the structure shall be prescribed by the Ministry.

Examination of static and seismic stability of illegal structures of a net surface exceeding 500 m² shall be carried out by the business organisation set out in Article 122 of the present Law on the basis of rules of profession.

The illegal structure which the business organisation set out in Article 122 of the present Law finds to be safe from the point of view of static and seismic stability while executing reconstruction works, may be reconstructed in accordance with the present Law.

The As-Built Drawing of an Illegal Structure

Article 161

The as-built drawing of an illegal structure, depending on the surface area, type and designated use of the structure, shall contain:

- 1) zoning and technical specifications and design brief;
- 2) designs, studies and base maps set out in Article 78 para. 3 and Article 80 of the present Law;
- 3) evidence of liability insurance of the business organisation which reviewed the engineering documents, in accordance with the present Law, and
- 4) analysis and statement of the business organisation that examined the static and seismic stability of the illegal structure, set out in Article 158, para.1, items 7 and 8 of the present Law.

The provisions of the present Law relating to the development and review of engineering documents shall apply accordingly to the development and review of the as-built drawing of the illegal structure.

Legalization of a Structure Consisting of Several Separate Parts

Article 162

For an illegal structure consisting of several separate parts, on which ownership right of different owners was identified, the evidence set out in Article 158, para.1, item 1, and items 4 to 8 of the present Law, in accordance with the size of the structure, shall be submitted for the entire structure, and the evidence set out in Article 158, para.1, items 2 and 3 of the present Law only for the separate part.

For each of the separate parts of the structure set out in para.1 of this Article, an individual legalization decision shall be issued.

The decision set out in para. 2 of this Article shall in particular contain the proprietary and technical specification of particular parts of the structure.

For the structure set out in para.1 of this Article, the fee for connection of building land to utilities set out in Article 164 of the present Law and the special fee set out in Article 165 of the present Law shall be calculated and charged individually for separate parts of the building (apartments, commercial premises, garage, etc.) and for common parts of the structure in proportion to the ownership share.

Payment of Land

Article 163

The transfer of ownership right over the land on which an illegal structure was built, over which ownership powers are exercised by the state, and which is managed by the Government or the local self-government unit, shall be done by direct agreement, in accordance

with law, based on the application of the illegal structure owner that filed the legalization application - the land buyer.

The owner of the illegal structure that has submitted the legalization application - the buyer of the land, shall submit the application set out in para.1 of this Article to the state administration body in charge of property in cases of land ownership powers over which are exercised by the state and which is managed by the Government or to the local administration authority in charge of property in cases of land managed by the local self-government unit.

The value of the land determined in the direct agreement procedure set out in para.1 of this Article may be repaid through a maximum of 240 equal monthly instalments for illegal structures serving as primary residences, and for other illegal structures, through a maximum of 120 equal monthly instalments, in accordance with the contract, with a security of claims.

After accepting the contract set out in para. 3 of this Article, the cadastre shall make a pre-registration indicating that the buyer is the land owner, subject to fulfilment of the conditions from the pre-registration, and with a statement approving registration after the repayment of the total land value, in case the buyer is repaying the land in instalments.

In the event that the buyer repays the price of the land in its entirety, the Cadastre shall, upon receipt of the contract set out in para. 3 of this Article, make the registration of the buyer as the land owner.

Fee for Connection of Building Land to Utilities

Article 164

Illegal structure owners shall pay the fee for the connection of building land to utilities.

The fee set out in para.1 of this Article shall be paid for all illegal structures.

The amount of the fee set out in para.1 of this Article may not exceed the amount of the fee for the connection of building land to utilities fixed by a regulation of the local self-government unit that is applied at the time of entry into force of the present Law.

The amount of the fee shall be calculated per m² of the net surface area of the structure on the basis of the construction as-built survey, stamped by a licensed surveying organisation.

The fee set out in para.1 of this Article for structures serving as primary residences shall be paid in equal monthly instalments, stated in the application of the illegal structure owner, and at the most in 240 monthly instalments.

For other illegal structures, the fee set out in para.1 of this Article shall be paid in equal monthly instalments, stated in the application of the illegal structure owner, and at the most in 120 monthly instalments.

A claim for the fee payment set out in para.1 of this Article in instalments set out in paras. 5 and 6 of this Article shall be secured for the structure for which a fee is being calculated.

For illegal structures the fee set out in para.1 of this Article, shall be increased by the amount of 5%, if the increased amount is paid one-off, or by 20% if the illegal structure owner requires to also pay the increased amount under the conditions set out in para. 5 of this Article.

The conditions, manner, time limits and procedure for payment of the fee for connection of building land to utilities for illegal structures shall be prescribed by the competent local self-government authority, with prior approval of the Ministry.

Notwithstanding para.8 of this Article, for illegal structures serving as primary residences, the fee set out in para.1 of this Article shall be increased by the amount of 2.5%, which is paid on a one-time basis or under the conditions set out in para. 5 of this Article, in accordance with the application of the illegal structure owner.

Special Fee

Article 165

In order to legalize illegal structures in the territory of local self-government units on the Montenegrin coast, a special fee shall be calculated and charged, in accordance with the law governing the regional water supply of the Montenegrin coast.

A special fee shall be paid in a maximum of 36 equal monthly instalments, stated in the application of the illegal structure owner.

Registration of the Legalization Decision

Article 166

Within 20 days as of receipt of the legalisation decision, the Cadastre shall write an entry, including:

- 1) name of the submitting entity, decision number and the date of decision issuance;
- 2) information that, for an illegal structure serving as a primary residence, a statement of the illegal structure owner was submitted, indicating that he shall be accountable for the damage incurred to third persons by the use of the structure and stamped by the competent authority i.e. authorised person;
- 3) information on the method of paying the fee for building land connection to utilities and special fee, and
- 4) information on the compliance of the structure with the guidelines from the planning document or the guidelines of the chief city architect.

Adjusting the External Appearance of an Illegal Structure

Article 167

Owner of illegal structure shall adjust the external appearance of the illegal structure with the requirements determined by the planning document guidelines on external appearance adjustment or the guidelines of the chief city architect set out in Article 154 paras.7 and 8 of the present Law.

The decision on the compliance of the structure with the planning document guidelines on external appearance adjustment, or the guidelines of the chief city architect, shall be issued by the chief city architect.

The chief city architect shall submit the decision set out in para. 2 of this Article to the Cadastre within eight days as of the date of its enforceability.

After the receipt of the decision set out in para. 3 of this Article, the Cadastre shall:

- 1) register the ownership right over the structure in the Real Estate Cadastre, in case of structures for which evidence of structure registration in cadastral records set out in Article 156 of the present Law has been submitted;
- 2) delete the entry in the "G" sheet of the property deed, which refers to the fact that the structure was constructed without a building permit, that is, contrary to the building permit, and

- 3) delete the entry in the "G" sheet of the property deed, which refers to the fact that the structure does not comply with the planning document guidelines on external appearance adjustment or the guidelines of the chief city architect.

Space Utilization Fee

Article 168

Owner of an illegal structure recorded in the orthophoto for which a legalisation application has not been submitted within the time limit set out in Article 234 of the present Law and owner of an illegal structure for which a decision rejecting the legalisation application has been issued shall pay the annual space utilization fee to the local self-government unit until the structure removal.

The competent local administrative authority shall systematize, within 60 days as of the expiry of the time limit set out in Article 234 of the present Law, the data acquired by overlapping the data from the orthophoto and the received legalisation applications and illegal structure records set out in Article 155 of the present Law and adopt a list of illegal structures for which a legalisation application has not been filed or which have not met legalization requirements in accordance with the present Law.

The annual space utilization fee per m² of illegal structure may amount from 0.5% to 2.0% of the average price of building a m² of a newly built residential facility in Montenegro, published by the administrative authority responsible for statistical affairs, for the year preceding the year for which the fee is being fixed.

The amount, manner and payment criteria of the annual fee set out in para.3 of this Article shall be fixed by the local self-government authority, with prior approval by the Ministry.

The annual fee set out in para. 3 of this Article shall be fixed by the competent local administrative authority by means a decision.

The owner of an illegal structure, which is recorded in an orthophoto, and which was built in accordance with the valid planning document adopted until the entry into force of the present Law or within the time limit set out in Article 217 of the present Law, for which a legalization application has not been submitted within the time limit specified in Article 234 of the present Law, shall pay the annual space utilization fee to the local self-government unit in a double amount of the amount set out in para. 3 of this Article.

The local administrative authority shall submit to the urban development and building inspector a list of illegal structures set out in para. 2 of this Article within 15 days as of the date of its adoption, for the purpose of issuing structure removal decisions, as well as to the local administrative authority responsible for issuing a decision on alternative accommodation provision set out in Article 171 of the present Law, in cases of illegal structures serving as primary residences.

Designated Use and Utilisation of Funds

Article 169

Local self-government units shall use the funds generated from the fee for connection of building land to utilities for illegal structures and space utilisation fee set out in Article 168 of

the present Law for connection of building land to utilities and for alternative accommodation provision, in accordance with the present Law.

Removal of Illegal Structures

Article 170

Illegal structures that fail to be legalised in accordance with the present Law shall be removed in accordance with law.

The decision to remove a structure serving as a primary residence may be executed upon alternative accommodation provision set out in Article 171 of the present Law.

Alternative Accommodation

Article 171

In the case of removal of an illegal structure serving as a primary residence, in accordance with the present Law, local self-government unit shall provide alternative accommodation to the owner of the illegal structure serving as primary residence and the members of his family household.

Alternative accommodation set out in para.1 of this Article shall be provided by renting out an apartment, granting a rental fee remuneration, and in other manners, pursuant to the regulation of the local self-government unit.

Manner of providing alternative accommodation and its type shall be determined in a decision issued by the local administrative authority which is competent to provide alternative accommodation.

The competent local administrative authority shall submit the decision set out in para.3 of this Article within 30 days as of its enforceability to the competent inspection authority, in view of its enforcement.

More detailed requirements, manner, procedure and criteria for accommodation provision set out in para.1 of this Article shall be set forth by the competent local self-government authority, with prior approval of the Ministry.

XI COMPLEX ENGINEERING STRUCTURES

Types

Article 172

Complex engineering structures, within the meaning of the present Law, shall be: highways, fast roads, main roads, regional roads, tunnels longer than 200 m, bridges with a span exceeding 30m, railway lines, airports, long distance transmission lines and substations of voltage level of 10kV and more, cable underground installations of a voltage level of 10 kV and above, power plants of 1 MVA and above (hydropower plants, thermal power plants, wind power plants, solar power plants, etc.), ports, oil pipelines, gas pipelines, dams and reservoirs filled with tailings or ashes which require technical monitoring, liquefied natural gas storage and transfer plants, liquefied petroleum gas storage and transfer plants, oil and oil derivatives storage and transfer plants, stations for the supply of motor vehicles with oil derivatives and

gas, structures for the production, transport and distribution of heat energy for district heating and/or cooling, structures for the production, transport and distribution of heat energy for industrial use and stable pressure vessels, structures producing and storing hazardous substances and similar structures and plants whose operations might expose environment to danger, buildings and plants for chemical and heavy industry, landfills, waste-to-energy plants, anaerobic digestion plants, water treatment plants.

Construction of a Complex Engineering Structure

Article 173

In addition to the activities set out in Article 67 of the present Law, construction of a complex engineering structure shall include the execution of investigative actions, installation and testing of built-in equipment, testing and commissioning of the structure.

Contents of Engineering Documents for a Complex Engineering Structure

Article 174

The method of development and more detailed contents of engineering documents for a complex engineering structure shall be prescribed by the state administration body competent for the activity carried out in the complex engineering structure.

Conceptual Design for a Complex Engineering Structure

Article 175

The conceptual design for a complex engineering structure shall be a design that, depending on the type of the complex engineering structure, sets forth the general concept for the construction of the structure; technical-technological and economic characteristics of the structure; possible variants of spatial and technical designed solutions; functionality and rationality of designed solutions; specifications and designed solutions for connecting the structure to the traffic, installation and other infrastructure and location landscaping.

The conceptual design set out in para.1 of this Article, depending on the type and designated use of the structure, may comprise:

- 1) architectural design,
- 2) construction design,
- 3) electrotechnical design and
- 4) mechanical design.

The conceptual design for a complex engineering structure may narrow down the width of the infrastructure corridor set forth in the planning document.

In the event set out in para.3 of this Article, the Ministry and the state administration body competent for infrastructure affairs to which the corridor relates shall provide their approval of the reviewed conceptual design.

Preliminary Design for a Complex Engineering Structure

Article 176

The preliminary design for a complex engineering structure shall contain in particular data on: the micro location of the structure; technical-technological and exploitation characteristics of the structure; provisional calculation of structure stability and safety; technical-technological and organizational elements of structure construction; analysis of structure's energy systems with an assessment of energy efficiency; infrastructure designed solution; analysis of structural and building designed solutions; equipment of the structure; provisional value of structure construction.

The preliminary design set out in para.1 of this Article shall elaborate the conceptual design of a complex engineering structure.

The preliminary design set out in para.1 of this Article shall be developed for the needs of building permit issuance.

Final Design for a Complex Engineering Structure

Article 177

The final design for a complex engineering structure shall elaborate the preliminary design set out in Article 176 of the present Law.

In addition to the documents set out in Article 78 of the present Law, the final design set out in para.1 of this Article shall also contain documents on the installation and functional testing of installed equipment.

The final design set out in para.1 of this Article may contain the obligation to observe and test the structure after putting it into service.

Other Designs, Studies and Base Maps for Complex Engineering Structures

Article 178

Other designs, studies and base maps set out in Article 80 of the present Law shall, where appropriate, be made for the development, during the development or after the development of the conceptual design, preliminary design and final design of a complex engineering structure.

Review of the Conceptual Design, Preliminary Design and Final Design for a Complex Engineering Structure

Article 179

Review of the conceptual design, preliminary design and final design for a complex engineering structure shall be mandatory.

The review of the conceptual design set out in para.1 of this Article shall include a verification of: design compliance with the zoning and technical specifications; compliance with separate regulations and rules of profession in relation to matters not regulated by the present Law and compliance with the present Law.

Review of the preliminary design set out in para.1 of this Article shall include: verification of design compliance with the zoning and technical specifications and adopted conceptual design; verification of the correctness and accuracy of technical and technological

structure designed solutions; architectural structure designed solutions; stability and safety verification; rationality of designed solutions; compliance with separate regulations and rules of profession in relation to matters not regulated by the present Law and compliance with the present Law; mutual alignment of all parts of the engineering documents, as well as checking the extended bill of quantities of all works on the structure construction.

Review of the final design set out in para.1 of this Article shall include verification of: design compliance with the zoning and technical specifications and the preliminary design, the present Law, separate regulations and rules of profession in relation to matters not regulated by the present Law, as well as design and materialization specifications, especially in relation to the ambient properties of the area; fulfilment of basic requirements for the structure; mutual compliance of all parts of the engineering documents, as well as of the extended bill of quantities of all structure building works.

The reviewer shall draw up and sign a final report on the performed review set out in para.1 of this Article.

The review report set out in paras.2, 3 and 4 of this Article may be positive or negative.

The responsible reviewer shall be appointed by the state administration body competent for the activity carried out in the complex engineering structure at the proposal of the employer.

Review costs shall be borne by the Employer.

The method of reviewing a complex engineering structure shall be prescribed by the state administration body competent for the activity carried out in the complex engineering structure.

Where technical regulations are amended after the review of the preliminary design, or the final design of a complex engineering structure, and before submitting a building permit application, the preliminary design or the final design shall have to comply with those amendments and they shall be subject to a repeated review.

Engineering Documents Developed Pursuant to Regulations of Other Countries

Article 180

Engineering documents for a complex engineering structure developed pursuant to regulations of other countries shall be subject to review aimed at checking its compliance with the present Law and rules of profession.

The compliance check shall be performed by reviewing engineering documents set out in Article 179 of the present Law.

Engineering documents developed pursuant to regulations of other countries shall be deemed developed pursuant to the present Law if the final report on engineering documents review is a positive one and if it contains a statement of the responsible reviewer that the design has been developed in compliance with the present Law.

Engineering documents developed pursuant to regulations of other countries set out in para.1 of this Article shall be translated into the Montenegrin language.

Building Permit for a Complex Engineering Structure

Article 181

A building permit for the building of a complex engineering structure shall be issued by the Ministry.

The application for a building permit shall be submitted by the employer.

Building permits shall be issued by means of a decision based on:

- 1) the preliminary design, i.e., the final design, stamped in accordance with the present Law;
- 2) positive review reports of the preliminary design, i.e., the final design;
- 3) evidence of ownership right or another right over building land (property deed, concession contract, decision identifying public interest, etc.) or evidence of the right to build, or another right over the structure;
- 4) approvals, opinions and other evidence set forth in separate regulations if the building permit is issued on the basis of the final design; and
- 5) evidence of liability insurance of the business organisation that developed and reviewed the conceptual or the final design.

Evidence, approvals and opinions set out in para. 3, items 3 and 4 of this Article shall be obtained by the Ministry ex officio.

There shall be no fee, tariff or other issuance costs charged for the issuance of evidence, approvals and opinions set out in para. 3 items 3 and 4 of this Article.

If the bodies in charge of technical specifications do not submit evidence, approvals and opinions set out in para. 3, items 3 and 4 of this Article, within 15 days of the receipt of the request for their submission, they shall be deemed to approve of the reviewed preliminary or final design.

A building permit shall be issued within 30 days as of the date of submission of the application.

Notwithstanding para. 7 of this Article, building permit for a complex engineering structure for which an environmental impact assessment study is required shall be issued within 60 days from the date of submission of the application.

The building permit set out in para.1 of this Article shall contain, in particular: the basic information about the applicant, chartered engineer managing the development of engineering documents in its entirety and the reviewer managing the review of the engineering documents in its entirety; location; type and designated use of the structure; staged building of the structure; obligation to develop the final design, if the building permit is issued on the basis of a preliminary design.

The Ministry shall publish the building permit on the website within seven days as of the date of its issuance.

Informing the Local Public about the Building of a Complex Engineering Structure

Article 182

For complex engineering structures, on the date of building permit issuance, the employer shall post an information board at the place of structure construction, containing information on: the employer, design engineer, contractor, engineering supervisor, chartered engineer who managed the engineering documents development, chartered engineer who is managing the building and the reviewer managing engineering documents review, 3D structure visualisation, i.e. cable run layout, etc.

Requirement for Building a Complex Engineering Structure

Article 183

The employer shall build a complex engineering structure on the basis of a building permit and documents stipulated by the present Law.

The documents set out in para.1 of this Article shall contain:

- 1) final design stamped in accordance with the present Law;
- 2) positive review report of the final design;
- 3) evidence of liability insurance of the business organisation which developed or reviewed the final design, which is building the structure, which is carrying out engineering supervision, in accordance with the present Law;
- 4) contractor agreement;
- 5) engineering supervision agreement, and
- 6) evidence of ownership right over land or another right to build on land (property deed, concession contract, decision identifying public interest, etc.), or evidence of ownership right over the structure or another right to build, in cases of structure reconstruction.

Change of the employer set out in para.1 of this Article may be done until the date of putting the structure into service.

Obligations of the Employer of a Complex Engineering Structure

Article 184

Prior to commencing the building of a complex engineering structure, the employer shall submit to the contractor stamped and reviewed final design in electronic and analogue form and the building permit.

Preliminary Works for Building a Complex Engineering Structure

Article 185

An employer may start preliminary works for building of a complex engineering structure after the issuance of a building permit.

Notwithstanding para.1 of this Article, preliminary works on the building of a complex engineering structure may also be initiated on the basis of the approval of the Government, provided that the employer provided the evidence set out in Article 183, para. 2, item 6 of the present Law, as well as evidence of acceptability of building in terms of environmental impact (conducted decision-making process on the need to assess impact, i.e., approval granting procedure for the impact assessment study, in accordance with separate regulations).

Preliminary works shall be carried out on the basis of a study which includes the building site layout, type of fence, building site structures, building site roads, location for cranes, location for the delivery of materials, building site connections (electrical, traffic, water supply) and others, as well as on the basis of the occupational safety study and construction waste management plan, developed in accordance with separate regulations.

Commencement of preliminary works shall be reported by the employer to the competent inspection authority seven days prior to the commencement of such works.

The competent inspection authority shall publish the notification of preliminary works on the website within three days of the receipt of the notification of building work.

More detailed contents of the study set out in para. 3 of this Article shall be prescribed by the state administration body competent for the activity that is performed in the complex engineering structure.

Building Site Documents in Cases of Complex Engineering Structures

Article 186

The contractor shall have at the building site the documents set out in Article 96 of the present Law, provided that instead of the notification of building work, he shall have the building permit set out in Article 181 of the present Law and the stamped final design in electronic and analogue form.

Manner of Performing Engineering Supervision in Cases of Complex Engineering Structures

Article 187

The manner of performing engineering supervision, obligatory stages during building for which the report is being prepared and the manner of drafting and more detailed contents of the engineering supervision report in cases of complex engineering structures shall be prescribed by the state administration body competent for activities performed in complex engineering structures.

Technical Inspection of Complex Engineering Structures

Article 188

Fitness for occupancy of a complex engineering structure shall be determined by technical inspection.

Technical inspection of a complex engineering structure shall include the control of compliance of executed works with the reviewed final design, as well as with the regulations, standards, technical norms and quality standards applicable to certain types of works, materials, equipment and installations.

Technical inspection of a complex engineering structure or part of the structure may be carried out, that is, use may be approved only if the structure or part of the structure is built in accordance with the building permit and the reviewed final design.

Technical inspection of a complex engineering structure shall be carried out in the presence of the competent inspection authority.

The technical inspector shall be appointed by the state administration body competent for the activity carried out in the complex engineering structure.

The costs of the technical inspection of the structure shall be borne by the employer.

The technical inspector shall submit a report on the technical inspection to the Ministry and the employer, within seven days from the completion of technical inspection.

The technical inspector shall present in the report on the performed technical inspection: the use of the structure or the elimination of the identified deficiencies or the prohibition of the use of the structure.

Upon receipt of the report on technical inspection the ministry shall:

- 1) issue an occupancy permit;
- 2) instruct the employer to eliminate the identified deficiencies within a specified time limit.

If the Ministry instructs the employer to remove the identified deficiencies within a specified time limit, the employer shall, after their removal, request a repeated technical inspection.

In the case of repeated technical inspection, only those works that had to be repaired or subsequently executed shall be controlled.

If the technical inspector proposed in the technical inspection report the use of the structure, he shall declare that the structure was built in accordance with the reviewed final design, as well as with the regulations, standards, technical norms and quality standards applicable to certain types of works or materials, equipment and installations.

Technical inspection of a complex engineering structure may also be done in parallel with the structure building.

In the case set out in para.13 of this Article, the technical inspector shall be determined by a building permit.

Provisions of paras.1 to 11 of this Article shall apply accordingly to the technical inspection carried out in parallel with the structure building.

The manner of carrying out technical inspection shall be prescribed by the state administration body competent for the activities performed in complex engineering structures.

Requirement for Using a Complex Engineering Structure

Article 189

The use of a complex engineering structure shall not be permitted before obtaining an occupancy permit, except in cases of trial run or functional testing of installed equipment.

Occupancy Permit for Complex Engineering Structures

Article 190

The occupancy permit for complex engineering structures shall be issued by the Ministry by means of a decision.

The occupancy permit set out in para.1 of this Article shall be issued for a structure or part of a structure for which the building permit set forth staged building, i.e., which represents a technical and technological whole and can be used independently as such.

The employer shall, before commencing to utilise the structure, submit an application for the issuance of an occupancy permit, at the latest within seven days of the receipt of the statement set out in para. 4, item 3 of this Article.

With the application for the issuance of an occupancy permit, the employer shall enclose:

- 1) statement of the contractor that the structure was built in accordance with the building permit and the reviewed final design;
- 2) statement of the supervisor that the structure was built in accordance with the building permit and the reviewed final design;
- 3) statement of the technical inspector that works were executed in accordance with the reviewed final design, as well as with regulations, standards, technical norms and quality standards applicable to certain types of works, materials, equipment and installations;
- 4) evidence of fulfilled obligations, in accordance with separate regulations;
- 5) reviewed final design, in case the building permit was issued for the preliminary design, and

6) as-built design, in the event of changes during construction.

The application for the issuance of an occupancy permit shall be published on the Ministry's website within seven days as of the date of submission of the application.

The occupancy permit shall be issued within seven days of the receipt of complete documents set out in para. 4 of this Article.

The Ministry shall publish the occupancy permit on the website within seven days as of the date of its issuance.

Take-Over of a Complex Engineering Structure

Article 191

The employer and the contractor that has constructed the complex engineering structure i.e. that has executed specific works thereof shall conduct a take-over of the structure and make a statement of final account showing the value of the works executed, within 60 days from the date of receipt of the occupancy permit, unless otherwise provided by the contract.

Entities Engaged in Activities

Article 192

Other than the entities set out in Article 124 of the present Law, the activity of engineering documents review, performance of engineering supervision and of technical inspection for a complex engineering structure, may also be performed by a commission made of natural persons who fulfil the requirements set out in Article 194 of the present Law.

The commission set out in para.1 of this Article shall be designated by the state administration body competent for the activity that is performed in the complex engineering structure.

For complex engineering structures, engineering supervision over the structure building may also be carried out by the employer directly or through a business organisation that has developed the engineering documents.

Chartered Engineer for a Complex Engineering Structure

Article 193

The duties of a chartered engineer for a complex engineering structure may be carried out by a chartered engineer set out in Article 123 of the present Law who has at least three years of work experience in expert duties on the development of engineering documents and/or building a complex engineering structure.

The fulfilment of requirements set out in para.1 of this Article shall be determined by the decision of the state administration body competent for the activity that is performed in the complex engineering structure.

The registry of persons set out in para.1 of this Article shall be kept by the state administration body competent for the activity that is performed in the complex engineering structure.

Reviewer and Technical Inspector for a Complex Engineering Structure

Article 194

The reviewer's work for a complex engineering structure or technical inspection tasks for a complex engineering structure may be performed by the reviewer set out in Article 125 of the present Law if he has four years of experience in the development of engineering documents and/or the building of complex engineering structures in the capacity of a chartered engineer.

The activities set out in para.1 of this Article may also be performed by a foreign natural person, if he meets the requirements set forth in this Article.

The fulfilment of requirements set out in paras. 1 and 2 of this Article shall be determined by the decision of the state administration body competent for the activity that is performed in the complex engineering structure.

The registry of persons set out in paras. 1 and 2 of this Article shall be kept by the state administration body competent for the activity that is performed in the complex engineering structure.

Electronic Signature

Article 195

The technical inspector set out in Article 192 of the present Law who carried out technical inspection of a complex engineering structure shall sign with an electronic signature the statement set out in Article 190, para.4, item 3 of the present Law.

The technical inspector shall sign a report on the technical inspection of a complex engineering structure with an electronic signature.

The reviewer set out in Article 192 of the present Law shall sign with electronic signature every part of the engineering documents reviewed by him.

The contractor and the supervisor set out in Article 192 of the present Law shall sign with an electronic signature the statement set out in Article 190 of the present Law, indicating that the structure was constructed in accordance with the building permit and the reviewed final design.

XII SUPERVISION

Exercising Supervision

Article 196

Supervision over the implementation of the present Law and other regulations adopted on the basis of the present Law shall be exercised by the Ministry.

Inspection Control

Article 197

Inspection control affairs in the area of planning and construction shall be conducted by the administrative authority competent for the inspection control affairs.

Inspection control affairs in the area of construction of structures shall be conducted also by other inspections in accordance with the present Law and separate regulations.

Inspection control affairs in the area of construction of structures shall also be performed by other inspections in accordance with the present Law and separate regulations.

Inspection authorities set out in paras. 1 and 2 of this Article shall notify each other on administrative measures and actions undertaken within the limits of prescribed competencies.

Records

Article 198

Inspectors shall keep records of inspection controls performed and measures undertaken.

The contents of forms used for keeping records set out in para.1 of this Article shall be prescribed by the Ministry.

Complaint

Article 199

A complaint may be lodged to the Ministry against the decision of the urban development and building inspector within eight days as of the date of decision delivery.

Authorisations of Urban Development and Building Inspectors

Article 200

Urban development and building inspectors shall check, in particular if:

- 1) a notification of building work and the documents set out in Article 91 of the present Law have been filed for the needs of the structure's building;
- 2) the zoning and technical specifications were issued in accordance with the planning document;
- 3) the final design was developed and reviewed in accordance with the zoning and technical specifications in terms of the basic zoning parameters (floor area ratio, lot coverage index, number of floors, that is, structure height and its relation towards the building line);
- 4) the final design was developed in accordance with the conceptual design which received the approval of the chief state and chief city architect;
- 5) the employer possesses evidence of ownership right or another right over building land or evidence of the right to build or another right over the structure, in cases of a structure reconstruction;
- 6) the building requirements prescribed by Article 183 of the present Law are fulfilled for the needs of building a complex engineering structures;
- 7) the employer has started preliminary works for building a complex engineering structure in accordance with Article 185 of the present Law;
- 8) the building of structure is performed or if it was performed in accordance with the reviewed final design;
- 9) the reviewed final design for a complex engineering structure was developed in accordance with the revised preliminary design for which a building permit has been issued;

- 10) the owner of a structure used by the public has ensured access, movement and stay to persons with reduced mobility and persons with disabilities;
- 11) the employer has posted a board at the place of structure construction as of the date of submitting a notification of building work, including information on: the employer, design engineer, responsible reviewer, contractor, engineering supervisor, chartered engineer who managed the engineering documents development, reviewer who managed the engineering documents review, chartered engineer managing the building process and the reviewer managing engineering supervision, 3D structure visualisation i.e. cable run layout etc., i.e., where information contained on the information board are changed, if the employer has replaced the board within 15 days as of date of change occurrence;
- 12) the employer has posted an information board at the place of structure construction as of the date of receiving a building permit of a complex engineering structure, including information on: the employer, design engineer, contractor, engineering supervisor, chartered engineer who managed the engineering documents development, chartered engineer managing the building process and the reviewer who managed the engineering documents review, 3D structure visualisation, i.e. cable run layout, etc.
- 13) the employer reconstructing a specific part of a residential building has informed the tenants association about the intended works by posting a notification at the entrance noticeboard, as of the date of filing the notification of building work;
- 14) the owner or holder of another right over the existing structure or part of structure has filed a notification of remodelling works on the existing structure or part of structure to the competent inspection authority;
- 15) a change of employer was reported during the building of the structure, pursuant to Article 94 of the present Law;
- 16) the engineering supervisor acted pursuant to Article 95 of the present Law;
- 17) all the documents are placed at the building site in accordance with Articles 96 and 186 of the present Law;
- 18) the contractor and engineering supervisor are acting pursuant to Article 97 of the present Law in the event of deficiencies in the final design and contingent circumstances;
- 19) the building site for a structure whose building was commenced but is not completed within the term set out in Article 93 of the present Law or where works have been discontinued for more than 30 days, was closed in a manner ensuring unimpeded traffic, safety of persons, adjacent structures and the surrounding area;
- 20) a non-transparent cover in the 1:1 scale was placed on the façade of an unfinished building which was not completed within the term set out in Article 93 of the present Law at the building site in urban areas laid down in a decision of a local self-government unit;
- 21) in cases of a new building being built or an existing building being reconstructed, a non-transparent cover in the 1:1 scale was placed on the façade of the structure, in urban areas laid down in a decision of local self-government unit;
- 22) the engineering supervisor is performing engineering supervision and acting pursuant to Articles 100, 101, 102 and/or 103 of the present Law;
- 23) the employer has put the structure into service prior its entry into the Real Estate Cadastre;
- 24) the employer has put the complex engineering structure into service before an occupancy permit has been issued;

- 25) the stability of an existing structure is threatened within the meaning of Article 112 of the present Law, due to which it poses an immediate threat to lives and health of persons, adjacent structures and traffic safety;
- 26) the notification of building work and the documents set out in Article 117 of the present Law have been filed for the erection or building of a temporary structure;
- 27) the engineering documents for structures set out in Articles 116 and 117 of the present Law were developed in compliance with the zoning and technical specifications from the Programme and/or if the temporary structure is erected or built in accordance with the engineering documents;
- 28) the notification of building work and the documents set out in Article 120 of the present Law have been filed for the erection or building of an auxiliary structure;
- 29) engineering documents for structures set out in Article 120 of the present Law were developed in accordance with the zoning and technical specifications and/or if the auxiliary structure is erected or built in accordance with engineering documents;
- 30) the design engineer or contractor meets the requirements set out in Articles 122 and 193 of the present Law, to develop engineering documents or to build a structure;
- 31) the responsible reviewer of engineering supervisor meets the requirements set out in Articles 124 and 194 of the present Law, to review engineering documents or perform engineering supervision over the building of a structure;
- 32) engineering documents review, engineering supervision and technical inspection for complex engineering structures are performed in accordance with Article 192 of the present Law;
- 33) the business organisation is developing the engineering documents or building the structure or reviewing engineering documents or performing engineering supervision over the building of a structure in accordance with Articles 122 and 124 of the present Law;
- 34) the business organisation or Commission are performing technical inspection of complex engineering structures in accordance with Article 188 of the present Law;
- 35) the chartered engineer is developing the engineering documents or building the structure in accordance with Article 123 of the present Law;
- 36) the engineering documents reviewer or structure building reviewer are reviewing engineering documents and performing engineering supervision in accordance with Article 125 of the present Law;
- 37) a foreign entity meets the requirements for engaging in the activity prescribed by Articles 126 to 129 of the present Law;
- 38) the business organization engaged in the activity governed by the present Law has concluded, prior to engaging in the activity, an agreement on professional liability insurance for the damage set out in Article 131 para.1 of the present Law that may be inflicted upon employers or third persons in relation to engaging in their activity;
- 39) the business organization engaged in the activity governed by the present Law, covered the liability risk for the damage set out in Article 131 paras. 2 and 3 of the present Law, inflicted upon persons, and for the damage inflicted upon structures and the financial loss with professional liability insurance.
- 40) the illegal structure owner obtained the legalization decision of an illegal structure set out in Article 154 para. 2 of the present Law;
- 41) the illegal structure owner has adjusted the external appearance of the illegal structure with the requirements specified in the planning document guidelines, or the guidelines of the chief city architect set out in Article 154, paras. 8 and 9 of the

present Law, within three years as of the date of enforceability of the legalization decision set out in Article 167 para.1 of the present Law.

Urban development and building inspector shall make the checks set out in para.1 items 1, 2, 3, 4, 5, 11 and 13 of this Article within 15 days as of the date of submission of the notification of work and after he completes the checks, he shall state the status found in a written record and deliver it to the employer.

Administrative Measures and Actions of Urban Development and Building Inspectors

Article 201

Where urban development and building inspectors find within the inspection control procedure that a law or another regulation was breached, they shall:

- 1) prohibit the building of a structure if the structure is built without the notification of building work and/or documents set out in Article 91 of the present Law;
- 2) prohibit the use of zoning and technical specifications issued contrary to the planning document as well as the development and review of engineering documents based on such zoning and technical specifications;
- 3) prohibit the building of a structure if they find that the final design was developed or reviewed contrary to the zoning and technical specifications regarding the basic zoning parameters (floor area ratio, lot coverage ratio, number of floors, that is, structure height and relation towards the building line);
- 4) prohibit the building of a structure if the final design is not in compliance with the conceptual design which received the approval of the chief state architect, i.e., chief city architect;
- 5) prohibit the building of a structure if the approval of the chief state architect, i.e., chief city architect has not been given to the conceptual design;
- 6) prohibit the building of a structure in the event that the employer does not possess evidence of ownership right or another right over building land or evidence of the right to build or another right over the structure, in cases of a structure reconstruction;
- 7) prohibit the building of a structure or part of the structure if the building is not being conducted or if it was not conducted further to the reviewed final design;
- 8) prohibit the building of a complex engineering structure if the building requirements set out in Article 183 of the present Law are not fulfilled;
- 9) order to the employer to shut the building site of a complex engineering structure down, where preliminary works are not executed in accordance with Article 185 of the present Law;
- 10) prohibit the building of a complex engineering structure if the reviewed final design is not in accordance with the reviewed preliminary design on the basis of which the building permit was issued;
- 11) order the demolition of the structure and/or restoring the space back to its original state if the structure is built or if it was built despite the prohibition set out in items 1, 2, 3, 4, 5, 6, 7, 8 and 10 of this Article;
- 12) order the employer, structure owner, or owner of the plot on which the structure was built to demolish the structure constructed contrary to the valid planning document;
- 13) order the employer to remove the identified deficiencies set out in items 2, 3, 4, 5, 6 and 7, 8 and 10 of this Article, within a specified time limit;

- 14) order the employer to demolish the structure if the identified deficiencies are not remedied within the time limit set out in item 13 of this Article;
- 15) order the employer to demolish the structure, or part thereof, or to restore it back to its original state, if the structure was built contrary to the reviewed final design;
- 16) order the employer to rehabilitate the terrain in the event of a landslide caused by the building of the structure;
- 17) order the owner of a structure used by the public, to ensure access, movement and stay to persons with reduced mobility and persons with disabilities, within a time limit set by them;
- 18) order the employer, to erect at the place of building the structure, on the date of submitting the notification of building work, the information board set out in Article 89, para.1 of the present Law, or to place the notification set out in Article 89, para.2 of the present Law at the building entrance noticeboard;
- 19) order the employer on a complex engineering structure to erect, on the day of obtaining a building permit, the information board set out in Article 182 of the present Law;
- 20) prohibit the execution of remodelling works if the owner or holder of another right over the existing structure or part of structure has acted contrary to Article 90 of the present Law;
- 21) prohibit the execution of works on the building of a structure and order, within a time limit set by them, to mark the regulation and building lines, elevation points of the structure and terrain alignment, in accordance with the reviewed final design;
- 22) order the contractor to organize the building site in accordance with Article 95, para.1, item 4 of the present Law, within a time limit set by them;
- 23) prohibit further execution of works on the building of a structure and order the undertaking of measures in accordance with Article 95, para.1, item 6 of the present Law;
- 24) prohibit the execution of structure building works until evidence are provided about the quality of works executed, i.e., built-in construction products, installations and equipment in accordance with Article 95, para.1, item 7 of the present Law;
- 25) prohibit the execution of structure building works until they have ensured measurements and geodetic monitoring of soil and structure behaviour during the building, in accordance with Article 95, para.1, item 9 of the present Law;
- 26) order the contractor to remove structures of temporary character that were used for executing works on the building site, if the contractor did not remove them within 30 days as of the date of completion of works in accordance with Article 95, para.1, item 11 of the present Law;
- 27) prohibit the building of a structure if they find that all documents in accordance with Article 96 of the present Law are not present at the building site;
- 28) prohibit the building of a structure if they find that in the event of deficiencies in the final design and contingent circumstances, the contractor is not complying with Article 97 of the present Law;
- 29) order the owner of the structure to demolish, or remove the structure or part of the structure and/or restore the land back to its original state, if they find deficiencies in the structure building that pose a threat to the structure stability, safety of people's lives and the like, and where those cannot be removed;
- 30) prohibit further building of the structure and order a part of the structure to be restored back to its original state when reconstructing parts of the structure, when it

- is not possible to demolish a part of the structure due to putting the entire structure at risk and/or putting the safety of the adjacent structure at risk;
- 31) prohibit further execution of works and/or order a part of the structure to be restored back to its original state when reconstructing parts of the structure, when it is not possible to demolish it and reconstruction is done by changing the external appearance of the structure;
 - 32) order the employer to restore the land back to its original state in case of land excavation works not envisaged by the reviewed final design being executed;
 - 33) order the employer to shut the building site down and secure the building site in a way which ensures unhindered traffic, safety of persons, adjacent structures and the surrounding area and to install a non-transparent guardrail around the building site, if the employer failed to act in accordance with Article 99 of the present Law;
 - 34) prohibit the utilisation of a structure not registered in the Real Estate Cadastre;
 - 35) prohibit the use of a complex engineering structure for which an occupancy permit was not issued;
 - 36) order the structure owner to undertake measures on the structure whose dilapidation or major damages are putting at risk its stability, the lives and health of people, structure safety, its surrounding, traffic or adjacent structures, in order to prevent their negative effects or to protect and counteract their immediate harmful consequences;
 - 37) prohibit the erection or building of a temporary structure that is erected or built without a notification and documents set out in Article 117 of the present Law;
 - 38) prohibit the erection or building of a temporary structure that is erected or built contrary to engineering documents and/or zoning and technical specifications set out in Article 117 of the present Law;
 - 39) order the employer to demolish or remove a temporary structure and/or restore the space back to its original state if being erected or built, or if it was erected or built despite the prohibition set out in items 37 and 38 of this Article;
 - 40) order demolition or removal of a temporary structure and/or restoration of the space back to its original state, which was erected or built contrary to the engineering documents and/or zoning and technical specifications set out in Articles 116 and 117 of the present Law;
 - 41) prohibit the erection or building of an auxiliary structure that is erected or built without a notification and documents set out in Article 120 of the present Law;
 - 42) prohibit the erection or building of an auxiliary structure that is erected or built contrary to engineering documents and/or zoning and technical specifications set out in Article 120 of the present Law;
 - 43) order demolition or removal of an auxiliary structure and/or restoration of the space back to its original state, which was erected or built contrary to engineering documents and/or zoning and technical specifications set out in Article 120 of the present Law;
 - 44) order the employer or structure owner to demolish or remove an auxiliary structure and/or restore the space back to its original state if it is being erected or built or if it was erected or build despite the prohibition set out in items 40 and 41 of this Article;
 - 45) prohibit a business organisation from engaging in activities if it does not fulfil the requirements set out in Articles 122 and 124 of the present Law;
 - 46) prohibit a business organisation from engaging in activities if it acts contrary to Article 188 of the present Law;

- 47) initiate the procedure of licence revocation from a business organisation and/or a chartered engineer and/or reviewer, if they perform the activity contrary to Articles 122, 123, 124, 125, 126, 192, 193 and 194 of the present Law;
- 48) prohibit a foreign person from engaging in activities if it does not fulfil the requirements to engage in activities prescribed by Articles 126 to 129 of the present Law;
- 49) prohibit a foreign person from engaging in activities if it engages in activities contrary to Articles 122 to 129 of the present Law;
- 50) prohibit a business organisation from engaging in activities if it did not conclude a professional liability insurance contract prior to the commencement of activity, covering the period of business operations, for the damage that may be inflicted upon employers or third persons in connection with engaging in their activities;
- 51) prohibit a business organisation from engaging in activities if the professional liability insurance did not cover the risk of liability for damage inflicted upon persons and for damage to structures and for financial loss;
- 52) order the structure owner of the owner of the plot on which the structure was built to demolish/remove the illegal structure for which the legalization decision set out in Article 170, para.1 of the present Law was not obtained;
- 53) order alignment of the external appearance of the illegal structure with the requirements specified in the planning document guidelines, or the guidelines of the city architect set out in Article 154 paras. 8 and 9 of the present Law, if the owner has not performed the adjustment within three years as of the date of enforceability of the legalization decision set out in Article 167 para.1 of the present Law.

The administrative measure set out in para.1 items 1, 2, 3, 4, 5, 6, 7, 8, 10, 21, 23, 24, 25, 27, 28, 33, 34, 35, 37 and 38 of this Article shall be carried out by sealing off the site, by erecting the following notice on a visible place on the building site: "Shut down on the order of the urban development and building inspector".

Measures of Execution Ordered by Urban Development and Building Inspectors

Article 202

Under a structure demolition or removal decision set out in Article 201 of the present Law, the urban development and building inspector shall determine whether it is necessary to develop a demolition or removal study of the structure prior to the structure demolition or removal.

Supervised entity that was ordered to demolish or remove the structure shall remove items from the structure which is a subject to execution, within the time limit specified in the decision thereof.

If the supervised entity fails to act within the meaning of para. 2 of this Article, it shall be deemed to have abandoned the items which it has not removed and it shall not be entitled to compensation of damages.

The obligation set out in para.2 of this Article shall be indicated to the supervised entity by the urban development and building inspector in the demolition decision.

XIII PENAL PROVISIONS

Article 203

Legal entities shall be punished for a misdemeanour with a fine ranging from €5,000 to €40,000, if they:

- 1) fail to submit to the Ministry each act that constitutes a spatial documentary basis paper, within five days as of issuance thereof (Article 13 para.3);
- 2) fail to deliver to the Ministry each act that constitutes a spatial documentary basis paper, within the time limit set out in Article 13 para.3 of the present Law (Article 13 para.4);
- 3) fail to surrender to the Ministry, in digital form, copies of topographic and cadastral map, cable duct cadastre, orthophotos, geological base maps, including base maps for granting exploration and exploitation of mineral resources concessions, as well as development plans, within ten days as of the date of application submission (Article 23 para.1);
- 4) fail to submit to the Ministry an opinion about the draft planning document, within 30 days of the receipt of the draft planning document (Article 28 para.2);
- 5) fail to submit, within 60 days of the receipt of draft planning document, a new proposal concerning the technical specifications whose issuance is under their competence, if they stated in their opinion disagreement with the proposed technical specifications (Article 28 para.4);
- 6) fail to provide its approval set out in Article 37 para.1 of the present Law within 30 days as of the date of planning document delivery (Article 37 para.2);
- 7) fail to deliver to the Cadastre, within seven days as of the date of development, the land allotment study, in view of conducting the land allotment (Article 50 para.2);
- 8) fail to respond to an application submitted by the responsible reviewer or to deliver electronically signed evidence, within 15 days of the receipt of the application (Article 82 para.2).

Responsible persons in legal entities shall also be punished with a fine ranging from €500.00 to €4,000 for misdemeanours set out in para.1 of this Article.

Responsible persons in a state administration body shall also be punished with a fine ranging from €500.00 to €4,000 for misdemeanours set out in para.1 of this Article.

Responsible persons in the local self-government body shall also be punished with a fine ranging from €500.00 to €4,000 for misdemeanours set out in para.1 item 4 of this Article.

Natural persons shall also be punished for the misdemeanour set out in para.1 item 7 of this Article with a fine ranging from €500.00 to €4,000.

Article 204

Legal entities shall be punished for a misdemeanour with a fine ranging from €5,000 to €40,000, if they:

- 1) fail to provide for access, movement and stay of persons with reduced mobility and persons with disabilities in a structure used by the public (Article 71 para.5);
- 2) fail to appoint the responsible reviewer (Article 81 para.6);
- 3) on the day of submitting the notification of building work, they do not erect an information board at the place of structure construction, with information related to: the employer, design engineer, responsible reviewer, contractor, technical supervisor, chartered engineer who managed the engineering documents development, reviewer who managed the engineering documents review, chartered engineer managing the building process and the reviewer managing technical supervision, 3D structure visualisation, i.e. layout of the cable run, etc. (Article 89, para. 1);

- 4) fail to inform the tenants association about the intended works by posting a notification at the entrance noticeboard, within the time limit set out in Article 89 para.1 of the present Law (Article 89 para.2);
- 5) fail to replace the information board within 15 days as of the date of change to information placed on the information board set out in Article 89 para. 1 of the present Law (Article 89 para.4);
- 6) fail to notify the competent inspection authority of remodelling work on the existing structure or part of structure (Article 90 para.1);
- 7) fail to file a notification of building work and the documents set out in Article 91 of the present Law to the competent inspection authority, within 15 days prior to the commencement of building (Article 92 para.1);
- 8) prior to commencing the building of the structure, fail to submit to the contractor stamped and reviewed final design in electronic and analogue forms (Article 93 para.1);
- 9) fail to finalise the building of the structure within five years from the date of submitting the notification of structure building work (Article 93 para.2);
- 10) within 30 days from the date the change has occurred, fail to notify the competent inspection authority of the change of employer during the structure's building (Article 94 para.1);
- 11) fail to submit to the competent inspection authority, together with the notification set out in Article 94 para.1 of the present Law, proof of ownership right over land or another right to build on land or proof of ownership right over the structure or another right to build, in cases of reconstruction of the structure (Article 94 para.2);
- 12) fail to eliminate, without delay, the deficiencies set out in Article 97 paras. 1 and 2 of the present Law of which they have been cautioned (Article 97 para.3);
- 13) fail to submit a notification with the reviewed and modified final design to the inspection authority in cases set out in Article 98 para.1 of the present Law (Article 98 para.4);
- 14) fail to obtain a new approval for the new conceptual design from the chief state architect, i.e., from the chief city architect (Article 98 para.5);
- 15) fail to submit to the inspection authority, apart from documents referred to in Article 98 para. 4 of this Law, the approval of the chief state architect or the chief city architect (Article 98 para.6);
- 16) in cases of failing to complete the building of structure within the time limit set out in Article 93 para. 2 of the present Law or of discontinuing works for more than 30 days, fail to shut down the building site and to ensure unimpeded traffic, safety of persons, adjacent structures and the surrounding and place non-transparent guardrails around the building site (Article 99 para.1);
- 17) at the building site set out in Article 99 para.1 of this Article, in urban areas defined by a decision of the local self-government unit, fail to place a non-transparent cover onto the built structure of a building, covering the façade of the structure in the scale 1:1 (Article 99 para.2);
- 18) in the event of a new building being built or an existing building being reconstructed in urban areas defined by a decision of the local self-government unit, fail to act pursuant to Article 99 para. 2 of this Article (Article 99 para.3);
- 19) fail to provide for the performance of engineering supervision during the building of the structure (Article 100 para.1);
- 20) allow structure utilisation prior to registering the structure in the Real Estate Cadastre (Article 104 para.1);
- 21) fail to submit an application for registration into the Real Estate Cadastre, within 15 days of the receipt of the final engineering supervision report (Article 104 para.2);

- 22) fail to submit the final engineering supervision report enclosed to the application set out in Article 104 para. 2 of this Article, along with the evidence laid down by the law governing the registration of rights to real estate (Article 104 para.3);
- 23) in case of structures with built-in installations, equipment and plants, which serve for the production process of the employer's business activity, not for the structure itself, fail to organize a trial run and functional testing after installation (Article 105 para.1);
- 24) fail to hand-over the structure and make a statement of final account showing the value of the works executed, within 60 days of the receipt of the final engineering supervision report, unless otherwise provided by the contract (Article 107 para.1);
- 25) fail to perform the final structure hand-over within 30 days from the expiry of the defects liability period, unless otherwise provided by the contract (Article 107 para.2);
- 26) fail to maintain the structure in a condition which ensures the fulfilment of basic requirements for the structure referred to in Article 68 of the present Law during their service time, in accordance with the final design (Article 108 para.1);
- 27) fail to file the notification set out in Article 117 para.1 of the present Article and the documents set out in Article 117 para.2 of this Law to the competent inspection authority, within 15 days prior to the commencement of erection or building (Article 117 para.4);
- 28) fail to file the notification set out in Article 120 para.1 of the present Law and the documents set out in Article 120 para.2 of the present Law to the competent inspection authority, within 15 days prior to the commencement of erection or building (Article 120 para.4);
- 29) fail to obtain a legalisation decision (Article 154 para.2);
- 30) within three years as of the date of enforceability of the legalization decision, fail to adjust the external appearance of the illegal structure with the requirements set forth in the planning document guidelines on external appearance adjustment or the guidelines of the chief city architect set out in Article 154 paras.7 and 8 of the present Law (Article 167 para.1);
- 31) in cases of complex engineering structures, on the date of building permit issuance, fail to erect an information board at the place of structure construction, containing information on: the employer, design engineer, contractor, technical supervisor, chartered engineer who managed the engineering documents development, chartered engineer managing the building process and the reviewer who managed the engineering documents review, 3D structure visualisation, i.e. the layout of the cable run, etc. (Article 182);
- 32) prior to commencing the building of a complex engineering structure, fail to submit to the contractor stamped and reviewed final design in electronic and analogue forms and the building permit (Article 184);
- 33) fail to report commencement of preliminary works to the competent inspection authority seven days prior to the commencement of such works (Article 185 para.4);
- 34) do not request a repeated technical inspection after removal of deficiencies found on the constructed structure, if the Ministry orders the removal of deficiencies found within a certain time limit (Article 188 para.10);
- 35) use a complex engineering structure before obtaining an occupancy permit, except in cases of trial run or functional testing of equipment (Article 189);
- 36) before commencing to utilise the structure, fail to submit an application for the issuance of an occupancy permit, at the latest within seven days of the date of receipt of the statement set out in Article 190 para. 4, item 3 of the present Law (Article 190 para.3).

Responsible persons in legal entities shall also be punished with a fine ranging from €500.00 to €4,000 for misdemeanours set out in para. 1 of this Article.

Responsible persons in state administration bodies shall be punished with a fine ranging from €1,000 to €12,000 for misdemeanours set out in para.1 of this Article.

Responsible persons in local administrative authorities and local self-government bodies shall be punished with a fine ranging from €1,000 to €12,000 for misdemeanours set out in para.1 of this Article.

Entrepreneurs shall be punished for the misdemeanour set out in para. 1 of this Article with a fine ranging from €1,000 to €12,000.

Natural persons shall be punished for the misdemeanour set out in para. 1 of this Article with a fine ranging from €500.00 to €4,000.

Article 205

Legal entities shall be punished for a misdemeanour with a fine ranging from €5,000 to €40,000, if they:

- 1) fail to keep at the building site the prescribed building site documents set out in Article 96 para.1 of the present Law;
- 2) fail to keep at the building site, together with the documents set out in Article 96 para.1 of the present Law, the supporting documents in accordance with law (Article 96 para.2);
- 3) fail to caution in writing the engineering supervisor within one day as of the date of noticing deficiencies in the reviewed final design which do not have an impact on the change of structure's horizontal and vertical dimensions, nor on the change in the structure's façade, if the structure being built is a building (Article 97 para.1);
- 4) where the deficiencies set out in Article 97 para.1 of this Article pose a threat to the lives and health of people, safety of the structure, its surroundings, traffic and/or adjacent structures, fail to discontinue the execution of works under an order of the engineering supervisor (Article 97 para.6);
- 5) fail to notify the engineering supervisor where, due to the deficiencies caused by contingent circumstances (insufficient bearing capacity of stratum, high level of ground waters, replacement of factory produced parts, components and equipment, and installations and the like), the contractor is not able to execute the works in line with the reviewed final design (Article 97 para.8);
- 6) fail to inform the competent inspection authority in the event of encountering archaeological findings, fossils, active landslides, ground waters and the like, and fail to discontinue works that may put them at risk (Article 97 para.11);
- 7) do not have at least one employed chartered engineer to perform activities, per types of designs developed respectively: architectural, construction, electrotechnical and mechanical designs, i.e., per type of works executed on the basis of such designs (Article 122 para.1);
- 8) fail to appoint a chartered engineer managing the development of the entire engineering documents and a chartered engineer managing the structure's building in its entirety (Article 122 para.4);
- 9) fail to appoint a chartered engineer for each type of the design set out in Article 122 para.4 of this Law, i.e., a chartered engineer for each type of work executed on the basis of those designs (Article 122, para.5);
- 10) prior to engaging in their activities, fail to conclude an agreement on professional liability insurance for the damage that may be inflicted upon employers or third

persons, if they engage in activities set out in Article 121 of the present Law (Article 131 para.1);

- 11) fail to have at the building site the documents set out in Article 96 of the present Law, the building permit set out in Article 181 of the present Law and the stamped final design in electronic and analogue form (Article 186);
- 12) fail to hand-over the structure and make a statement of final account showing the value of the works executed, within 60 days as of the day of obtaining the occupancy permit, unless otherwise stipulated in the agreement (Article 191).

Responsible persons in legal entities shall also be punished with a fine ranging from €500.00 to €4,000 for misdemeanours set out in para. 1 of this Article.

Entrepreneurs shall be punished for the misdemeanour set out in para. 1 of this Article by a fine ranging from €1,000 to €12,000.

Article 206

Legal entities shall be punished for a misdemeanour with a fine ranging from €5.000 to €40.000, if they:

- 1) in the process of final design review, fail to obtain from the body in charge of technical specifications a copy of the plan and a property deed, approvals, opinions and other evidence set forth by law (Article 82 para.1);
- 2) in the positive report of final design review, fail to indicate true statements of compliance within the meaning of Article 81 para. 2 of the present Law (Article 85 para.1);
- 3) apart from the statements set out in Article 85 para.1 of this Law, fail to also indicate in the final design positive review report, accurate statements of compliance within the meaning of Article 81, para.3 of the present Law and make a written statement that a structure may be built on the basis of the final design (Article 85 para.2);
- 4) fail to submit to the employer and design engineer who developed the final design the report set out in Article 85 para.1 of the present Law (Article 85 para.3);
- 5) in the negative report of final design review, fail to indicate non-compliance of engineering documents within the meaning of Article 81 para. 2 of the present Law (Article 86 para.1);
- 6) apart from the non-compliance set out in Article 86 para.1 of the present Law, fail to indicate in the negative report of final design review, the non-compliance of the final design within the meaning of Article 81 para. 3 of the present Law (Article 86 para.2);
- 7) fail to submit to the employer and design engineer who developed the final design the report set out in Article 86 para.1 of the present Law (Article 86 para.3);
- 8) fail to order to the employer to modify the final design and review it and fail to inform the competent inspection authority if they find that the remarks of the contractor set out in Article 97 para.1 of the present Law are justified (Article 97 para.2);
- 9) fail to inform the competent inspection authority, within seven days of the receipt of the caution, that the employer or the design engineer who developed the final design are acting contrary to Article 97 para.3 of the present Law (Article 97 para.4);
- 10) in the event set out in Article 97 para.6 of the present Law, fail to inform the employer and the competent inspection authority and issue an order to the contractor to execute works in accordance with Article 111 of the present Law (Article 97 para.7);

- 11) fail to immediately notify the employer in writing if works are not executed in compliance with the reviewed final design, the present Law and separate regulations and/or fail to order to the contractor to eliminate the identified deficiencies within the time limit specified by them (Article 101 para.2);
- 12) fail to report to the competent inspection authority without delay, that the structure is being built contrary to the reviewed final design, the present Law and separate regulations (Article 101 para.3);
- 13) prior to the completion of a specific building stage, fail to notify the competent inspection authority three working days prior to the commencement of acceptance of works of a specific building stage (Article 102, para.3);
- 14) fail to submit reports per stages to the competent inspection authority within three days as of the date of acceptance of works of a specific building stage (Article 102 para.5);
- 15) prior to drawing up the final report, fail to notify the administrative authority competent for cultural property protection in case of building on or in the immediate environment of a structure which is a protected cultural property, which shall in turn determine if the structure has been constructed in compliance with the reviewed final design, i.e., the as-built design (Article 102 para.6);
- 16) fail to submit the final engineering supervision report along with the written record of the administrative authority set out in Article 102 para. 6 of the present Law, stating that the structure was built in compliance with the reviewed final design or the as-built design, simultaneously to the employer, the contractor, the Ministry and the administrative authority in charge of cultural property protection, and in case of building on or in the immediate surroundings of a structure which is a protected cultural property, to the competent inspection authority as well (Article 102 para.7);
- 17) make untrue statements in the final engineering supervision report concerning the executed structure building works and fail to provide a written statement indicating that the structure was built in accordance with the reviewed final design, i.e., constructed in accordance with the reviewed as built drawings, law and other regulations, or fail to make a statement that the structure is suitable for use and that it may be used in accordance with its designated use (Article 103 para.1);
- 18) do not have at least one employed reviewer for engineering documents review and engineering supervision, for: architectural, construction, electrotechnical and mechanical designs, respectively (Article 124 para.1);
- 19) fail to appoint a reviewer to manage the review of the entire engineering documents and a reviewer for each separate part of engineering documents, as well as a reviewer managing the engineering supervision over the building of the entire structure and a reviewer for specific structure building works (Article 124, para.3);
- 20) fail to draw up and to sign the final review report set out in Article 179 para.1 of the present Law (Article 179 para.5);
- 21) fail to submit to the Ministry and to the employer the technical inspection report within seven days as of finalisation of the technical inspection (Article 188 para.7);
- 22) fail to propose structure utilisation or removal of deficiencies found or structure utilisation ban in the technical inspection report (Article 188 para.8);
- 23) proposed structure utilisation in the technical inspection report, but failed to provide a statement that the structure was constructed in accordance with the reviewed final design, as well as with the regulations, standards, technical norms and quality standards applicable to certain types of works or materials, equipment and installations (Article 188 para.12).

Responsible persons in legal entities shall also be punished with a fine ranging from €500.00 to €4,000 for misdemeanours set out in para. 1 of this Article.

Entrepreneurs shall be punished for the misdemeanour set out in para. 1 of this Article by a fine ranging from €1,000 to €12,000.

Article 207

Legal entities shall be punished for a misdemeanour with a fine ranging from €5.000 to €40.000, if they:

- 1) fail to deliver the authorisation to the Ministry and the competent inspection authority prior to commencing the first activity (Article 127 para.3);
- 2) fail to deliver the authorisation to the Ministry and the competent inspection authority prior to commencing the first activity (Article 128 para.3);
- 3) fail to sign, with electronic signature, each part of the urban development design or engineering documents developed by them (Article 130 para.1);
- 4) fail to sign, with electronic signature, each part of engineering documents reviewed by them (Article 130 para.2);
- 5) fail to sign, with electronic signature, the final engineering supervision report, as well as a statement set out in Article 103 para.1 of the present Law (Article 130 para.3);
- 6) fail to submit to the Ministry a notification on the appointment of a chartered engineer for engineering documents development, reviewer of engineering documents, a chartered engineer for the structure's building and the structure building reviewer (Article 133);
- 7) fail to publish the Articles of Association and other general acts of the Chamber in the Official Gazette of Montenegro and on the website of the Chamber, within three days as of the adoption date (Article 152 para.2);
- 8) fail to sign, with an electronic signature, the statement set out in Article 190 para.4 item 3 of the present Law (Article 195 para.1);
- 9) fail to sign, with an electronic signature, the report on technical inspection of a complex engineering structure (Article 195 para.2);
- 10) fail to sign, with electronic signature, each part of engineering documents reviewed by them (Article 195 para.3);
- 11) fail to sign, with an electronic signature, the statement set out in Article 190 of the present Law, that the structure was constructed in accordance with the building permit and the reviewed final design (Article 195 para.4).

Responsible persons in legal entities shall also be punished with a fine ranging from €500.00 to €4,000 for misdemeanours set out in para. 1 of this Article.

Entrepreneurs shall be punished for the misdemeanour set out in para. 1 items 6, 8, 9, 10 and 11 of this Article with a fine ranging from €1,000 to €12,000.

Natural persons shall be punished for a misdemeanour set out in para.1 items 1, 2, 4, 5, 6, 8, 9, 10 and 11 of this Article in the amount from €500.00 to €4,000.

Article 208

Responsible persons in state administration bodies shall be punished for a misdemeanour with a fine ranging from €500.00 to €4,000, if they:

- 1) fail to publish the spatial organisation status report on the website within seven days following that of its publication in the Official Gazette of Montenegro (Article 14 para.4);

- 2) fail to publish the decision to develop on the website within seven days following that of its publication in the Official Gazette of Montenegro (Article 24 para.10);
- 3) after the decision to develop has been issued and planning document concept developed, fail to organise information provision to the interested public regarding the objectives and purpose of developing the planning document, possible planning document designed solutions and effects of planning (Article 27 para.1);
- 4) fail to inform the local self-government unit and the body in charge of technical specifications of prior public participation, within two days as of the date of publication of the notification set out in Article 27 para.2 of the present Law (Article 27 para.3);
- 5) within 30 days as of the date of expiry of the time limit set out in Article 27 para. 4 of the present Law, fail to draw up a report on the opinions and proposals of the interested public, as well as a report on the opinions and proposals of the local self-government unit and body in charge of technical specifications (Article 27 para.5);
- 6) within seven days as of the date of expiry of the time limit set out in Article 27 para. 5 of the present Law, fail to publish on the website a report on the opinions and proposals of the interested public, as well as a report on the opinions and proposals of the local self-government unit and body in charge of technical specifications (Article 27 para.6);
- 7) fail to publish on the website the draft planning document review report within seven days as of the date of delivery (Article 31 para.4);
- 8) fail to publish on the website the draft planning document within seven days as of the date of adoption (Article 32 para.3);
- 9) fail to submit a separate notification about the public debate to the local self-government unit and body in charge of technical specifications, within two days as of the date of announcing the public debate in one daily print media outlet published and distributed in the territory of Montenegro (Article 33 para.2);
- 10) fail to draw up a public debate report within 30 days as of the date of public debate completion (Article 34 para.1);
- 11) fail to publish the public debate report with Council opinion on the website, within seven days as of the date of delivery of Council opinion (Article 34 para.4);
- 12) fail to publish on the website the proposed planning document within seven days as of the date of adoption (Article 38 para.3);
- 13) fail to issue zoning and technical specifications in accordance with the planning document (Article 74 para.4);
- 14) fail to deliver the zoning and technical specifications issued to the competent inspection authority within three days as of issuance thereof (Article 74 para.9);
- 15) fail to publish zoning and technical specifications on the website within one working day as of issuance thereof (Article 74 para.10);
- 16) fail to provide the approval set out in Article 87 para. 5 items 1, 3 and 4 of the present Law at the request of the employer, within 15 days as of the date of submission of the application (Article 87 para.6);
- 17) fail to publish on the webpage the approval application submitted by the employer and the approval set out in Article 87 para.5 of the present Law, within one day as of the date of submitting the application or approval-giving (Article 87 para.7);
- 18) fail to decide on the licence application within eight days of receipt of the application (Article 136 para.1);
- 19) fail to publish the issued licence on the website within three days as of the date of licence issuance (Article 136 para.6);

- 20) fail to institute, ex officio, the licence revocation procedure where they find out that requirements set out in Article 139 para.1 of the present Law have been fulfilled (Article 139 para.3);
- 21) fail to publish on the website the decision revoking the licence within three days as of the date of its issuance (Article 139 para.11);
- 22) fail to issue a building permit within 30 days as of the date of application submission (Article 181 para.7);
- 23) fail to publish a building permit within seven days as if the issuance date (Article 181 para.10);
- 24) fail to issue an occupancy permit within seven days of the receipt of complete documents set out in Article 190 para.4 of the present Law (Article 190 para.6);
- 25) fail to publish on the website the occupancy permit for a complex engineering structure, within seven days as if the issuance date (Article 190 para.7).

Article 209

Responsible persons in state administration bodies shall be punished for a misdemeanour with a fine ranging from €500.00 to €4,000, if:

- 1) they fail to provide an analogue form that must be stamped, scanned and georeferenced, if they do not have a digital form of maps, cadastral maps and cable duct cadastres (Article 20 para.5);
- 2) they fail to provide all information on overhead and underground lines with accessory facilities and plants (water supply, sewerage, hot water distribution system, oil pipeline, gas pipelines, power lines, electronic communication structures, drains, industrial and other lines), within ten days of as of the date of application submission (Article 23 para.2);
- 3) they fail to deliver their opinion about the design brief, within ten days of the receipt of the design brief, to the chief city architect (Article 36, para.3);
- 4) within 15 days of the date of submission, they fail to deliver approval of the urban development design to the executive body of a local self-government unit (Article 48 para.2);
- 5) they fail to do the land allotment within 30 days of the receipt of the application (Article 50 para.4);
- 6) they fail to publish on the website the decision set out in Article 50 para.5 of the present Law within three days as of the issuance date (Article 50 para.6);
- 7) they fail to publish on the website the approval application submitted by the employer and the approval set out in Article 87 para.5 of the present Law, within one day as of the date of submitting the application or approval-giving (Article 87 para.7);
- 8) they fail to submit the conceptual design, the approval application submitted by the employer and the approval set out in Article 87 of the present Law to the chief state architect, within one day as of the date of submitting the application or approval-giving (Article 88 para.7);
- 9) they fail to publish on the website the notification of remodelling works set out in Article 90 para.1 of the present Law within one day as of the notification submission date (Article 90 para.4);
- 10) within 60 days as of the date of receiving the orthophoto data, they fail to overlap the orthophoto of the territory of Montenegro with valid digital base maps and fail to make it accessible through the website - Geoportal to local self-government units,

competent local administrative authorities and the Ministry, including the data derived therefrom (Article 155 para.2);

- 11) within eight days of the receipt of the application submitted by the competent local administrative authority, they fail to issue a certificate identifying the illegal structure on the orthophoto (Article 155 para.3);
- 12) after receiving the contract set out in Article 163 para. 3 of this Article, they fail to make a pre-registration indicating that the buyer is the land owner, subject to fulfilment of the conditions from the pre-registration, and with a statement approving registration after the repayment of the total land value, in case the buyer is repaying the land in instalments (Article 163 para.4);
- 13) they fail to, upon receipt of the contract set out in Article 163 para. 3 of this Article, make the registration of the buyer as the land owner, in the event that the buyer repays the price of the land in its entirety (Article 163 para.5);
- 14) they fail to make an annotation including data set out in Article 166 para.1 of the present Law, within 20 days as of the date of receiving the legalisation decision;
- 15) they fail to act in accordance with Article 167 para.4 of the present Law after receipt of the decision set out in Article 167 para.3 of the present Law.

Responsible persons in local administrative authorities shall also be punished for the misdemeanour set out in para.1 item 3 of this Article with a fine ranging from €500.00 to €4,000.

Responsible persons in local self-government bodies shall also be punished for the misdemeanour set out in para.1 item 4 of this Article with a fine ranging from €500.00 to €4,000.

Article 210

Responsible persons in local administrative authorities shall be punished for a misdemeanour with a fine ranging from €500.00 to €4,000, if:

- 1) do not obtain ex officio the guidelines provided by the chief city architect if the planning document does not contain the guidelines for adjustment of external appearance of the illegal structure set out in Article 154 para.7 of the present Law (Article 154 para.8);
- 2) within eight days as of the date of enforceability, do not submit the legalization decision to the competent inspection authority and the Cadastre in order to enter data from the legalization decision of an illegal structure into the Real Estate Cadastre (Article 154 para.9);
- 3) within 15 days of the receipt of the legalisation application for an illegal structure whose property law relations over the land on which it was constructed have not been resolved, they fail to submit a notification of legalization procedure initiation to the state administration body in charge of property in case of land owned by Montenegro, or to the authority in charge of managing property in case of land managed by a local self-government unit (Article 157 para.1);
- 4) within 15 days of the receipt of a legalization application of an illegal structure constructed in accordance with the basic zoning parameters from the valid planning document adopted until the entry into force of the present Law, they fail to inform the competent inspection authority of the filing of the legalisation procedure initiation application, in view of terminating the structure removal procedure (Article 157 para.2);
- 5) within 15 days of the receipt of the documents set out in Article 156 of the present Law, in view of legalisation of a structure constructed in accordance with the valid planning document adopted prior to entry into force of the present Law, i.e., within the time limit

set out in Articles 217 and 218 of the present Law, they fail to invite the submitter of the documents set out in Article 156 of the present Law, to submit within 120 days as of the date of receiving the invitation the documents set out in Article 158 para.1 of the present Law;

- 6) within 20 days as of entry into force of the decision adopting the General Regulation Plan of Montenegro, in view of legalization of a structure that is included in the General Regulation Plan of Montenegro, for which the documents set out in Article 156 of the present Law have been submitted, they fail to invite the applicant to submit the evidence set out in Article 158 paras. 1 and 5 of this Article within 120 days as of the date of receiving the invitation;
- 7) they fail to obtain ex officio the certificate identifying the illegal structure on the orthophoto set out in Article 155 of the present Law, in view of legalisation of a structure constructed in accordance with the General Regulation Plan of Montenegro (Article 158 para.3);
- 8) within 15 days as of the date of enforceability, fails to submit the act terminating the legalization procedure of the structure set out in Article 159 para. 2 of the present Law, which was constructed on land on which the state exercises ownership powers, and which is managed by a local self-government unit, to the local administrative authority in charge of property, that is, to the state administration body in charge of property in case of land managed by the Government (Article 159 para.3);
- 9) fails to submit to the Cadastre the decision set out in Article 167 para.2 of the present Law, within eight days as of the date of its enforceability (Article 167 para.3);
- 10) within 60 days as of the expiry of the time limit set out in Article 234 of the present Law, they fail to systematise the data acquired by overlapping the data from the orthophoto and received legalisation applications and illegal structure records set out in Article 155 of the present Law and they fail to adopt a list of illegal structures for which a legalisation application has not been filed or which have not met legalization requirements in accordance with the present Law (Article 168 para.2);
- 11) they fail to submit to the urban development and building inspector a list of illegal structures set out in para. 2 of this Article within 15 days as of the date of its adoption, for the purpose of issuing structure removal decisions, as well as to the local administrative authority responsible for issuing decisions on alternative accommodation provision set out in Article 171 of the present Law, in cases of illegal structures serving as primary residences (Article 168 para. 7);
- 12) they fail to deliver the decision set out in Article 171 para.3 of the present Law to the competent inspection authority, in view of decision execution, within 30 days as of the day of enforceability (Article 171 para.4). Responsible persons in a local self-government body shall be punished for a misdemeanour with a fine ranging from €500.00 to €4,000, if:
 - 1) they fail to publish on the website the urban development design review report within seven days as of the date of receipt (Article 47 para.7);
 - 2) they fail to use the funds generated from the fee for connection of building land to utilities for illegal structures and space utilisation fee set out in Article 168 of the present Law for connection of building land to utilities and for alternative accommodation provision, in accordance with the present Law (Article 169);
 - 3) they fail to submit the conceptual design, the approval application submitted by the employer and the approval set out in Article 87 of the present Law to the chief state architect, within one day as of the date of submitting the application or approval-giving (Article 88 para.7).

Article 211

A fine of EUR 500.00 to 4,000 shall be imposed for a misdemeanour on a natural person who:

- 1) fails to sign the report set out in Article 29 para.4 of the present Law (Article 29 para.5);
- 2) fails to sign the report set out in Article 47 para.4 of the present Law (Article 47 para.5);
- 3) fails to check the compliance of engineering documents with zoning and technical specifications, the present Law, separate regulations or does not perform engineering supervision over the structure's building (Article 125 para.2);
- 4) fails to notify the Ministry of all changes of requirements based on which the licence for performing the activities was issued, within 15 days from the date the change has occurred (Article 136 para.4);
- 5) fails to sign, with electronic signature, each part of engineering documents reviewed by him (Article 195 para.3).

XIV TRANSITIONAL AND FINAL PROVISIONS

Adoption of Regulations

Article 212

Regulations referred to Article 4, para. 4, Article 11 para. 4, Article 13 para. 7, Article 19 para.6, Article 21 para.4, Article 27 para. 7, Article 43, Article 45 para. 10, Article 49 para. 11, Article 54 para. 3, Article 71 para. 6, Article 74 paras.11 and 13, Article 75 para. 2, Article 81 para.8, Article 95 para. 2, Article 102 para. 8, Article 106 para. 2, Article 110 para. 3, Article 116 para. 8, Article 174, Article 179 para.9, Article 185 para.6, Article 187, Article 188 para.16 of the present Law shall be adopted within 12 months as of the date of entry into force of the present Law.

The regulation set out in Article 115 para.3 of the present Act shall be adopted within six months as of the date of entry into force of the present Act.

Regulations referred to Article 131 para.3, Article 141 and Article 160 para.2 of the present Law shall be adopted within 60 days as of the date of entry into force of the present Law.

The regulations adopted pursuant to the Law on Spatial Development and Construction of Structures (Official Gazette of Montenegro 51/08, 34/11, 35/13 and 33/14) shall be applied until the adoption of regulations set out in paras.1 and 2 of this Article.

Notwithstanding para. 3 of this Article, the Rulebook on more detailed contents and form of the planning document, criteria for designated use of surfaces, elements of urban regulation and unique graphic symbols (Official Gazette of Montenegro 24/10 and 33/14) shall apply until the adoption of the General Regulation Plan of Montenegro.

Adoption of Regulations of Local Self-Government Units

Article 213

Local self-government units shall adopt the regulation set out in Article 62, para. 3 and Article 64 para.6 of the present Law within 60 days following the date of entry into force of the present Law.

Local self-government units shall adopt the regulation set out in Article 164 para. 9 of the present Law within 60 days as of the date of entry into force of the present Law.

Local self-government units shall adopt the regulation set out in Article 168 para.4 and Article 171 para. 5 of the present Law within six months as of the date of entry into force of the present Law.

Adoption of the Connection to Utilities Plan

Article 214

Local self-government units shall adopt the building land connection to utilities plan within three months as of the date of adoption of the General Regulation Plan of Montenegro.

Adoption of National Guidelines of Architectural Development

Article 215

The national guidelines of architectural development shall be adopted within 12 months as of the date of entry into force of the present Law.

The requirements from the planning document pertaining to the design and materialization of structures shall be applied until the adoption of national guidelines of architectural development.

Time limit for Adoption of the Planning Document

Article 216

The General Regulation Plan of Montenegro shall be adopted within 36 months as of the date of entry into force of the present Law.

Upon the adoption of the General Regulation Plan of Montenegro, all national and local planning documents except for the Spatial Plan of Montenegro shall be repealed (Official Gazette of Montenegro 24/08, 44/12, 8/16).

The plan set out in para.1 of this Article shall also contain the specifications for integration of illegal structures.

Development and Adoption of Initiated Planning Documents

Article 217

The planning documents whose development and adoption was commenced by the date of entry into force of the present Law shall be adopted within nine months as of the date of entry into force of the present Law, in accordance with the law under which the procedure was initiated.

Planning documents set out in para.1 of this Article that were not sent to public debate until the date of entry into force of the present Law shall be subject to planning document review in accordance with Articles 29, 30 and 31 of the present Law.

The development of planning documents that are not adopted within the time limit set out in para.1 of this Article shall be discontinued.

Planning Documents Implemented until the Adoption of the General Regulation Plan of Montenegro

Article 218

Valid planning documents adopted until the entry into force of the present Law or by the time limit set out in Article 217 of the present Law shall be applied until the adoption of the General Regulation Plan of Montenegro.

National and local planning documents stipulated by the Law on Spatial Development and Construction of Structures (Official Gazette of Montenegro 51/08, 34/11, 35/13 and 33/14) may be developed and modified in accordance with the procedure stipulated by the present Law until the adoption of the General Regulation Plan of Montenegro.

The national planning documents set out in para.2 of this Article shall be adopted by the Parliament and the local planning documents shall be adopted by the Government.

Special Procedure

Article 219

Planning documents adopted until the entry into force of the present Law, whose period of implementation has expired, may be, pending adoption of the General Regulation Plan of Montenegro, be developed and adopted following the special procedure prescribed by Article 162c of the Law on Spatial Development and Construction of Structures (Official Gazette of Montenegro 51/08, 34/11, 35/13 and 33/14).

Validity of the Competition Entry Design

Article 220

Organisation of a public competition for an urban development design or an urban development and -architectural design initiated by the date of entry into force of the present Law shall be continued in accordance with the regulation under which it was initiated.

Time limit to Adopt an Urban Development Design

Article 221

The urban development design shall be adopted within 18 months as of the date of adoption of the General Regulation Plan of Montenegro.

If the urban development design is not passed within the time limit set out in para.1 of this Article, the urban development design may be adopted by the Government upon a proposal of the Ministry.

In the case set out in para. 2 of this Article, the provisions of the present Law relating to the urban development design shall be applied accordingly.

Time limit for Adoption of the Temporary Structures Programme

Article 222

The temporary structures programme shall be adopted within 12 months from the day the present Law enters into force.

Pending adoption of the programme set out in para.1 of this Article, the regulations of the local self-government unit on temporary structures adopted by the date of entry into force of the present Law, or the regulations of local self-government units on temporary structures adopted by 31 December 2017, as well as the provisions of Articles 115 and 116 of the Law on Spatial Development and Construction of Structures (Official Gazette of Montenegro 51/08, 34/11, 35/13 and 33/14) shall apply.

Application of Regulations for Auxiliary Structures and Local Structures of General Interest

Article 223

The regulations of a local self-government unit governing auxiliary structures shall be applied until the adoption of the General Regulation Plan of Montenegro.

The regulations of a local self-government unit governing local structures of general interest shall apply until the adoption of the General Regulation Plan of Montenegro with reference to: water-supply, telecommunications and sewerage infrastructure, hot water distribution systems; municipal roads (local and unclassified) and associate structures; streets in settlements and squares; parking spaces, markets; city cemeteries; underground and overground passages; public garages; structures of distribution network of voltage level up to 35 kV, public lighting; public and green areas and city parks, ski lifts, cable cars built in the territory of a local self-government and rural development structures (agriculture, livestock breeding, grape growing, fruit-growing structures).

Establishing Electronic Communication

Article 224

Electronic communication in accordance with the present Law shall be established within 12 months as of the date of entry into force of the present Law.

Pending the establishment of electronic communication set out in para.1 of this Article, communication shall be conducted in the analogue form within the time limits stipulated by the present Law, except for submitting of documents which serve as the requirement for the structure building or utilization, which shall be submitted in protected electronic form.

Keeping of Documents

Article 225

The Ministry or the local administrative authority shall permanently keep a copy of the engineering documents on the basis of which the building permit or the occupancy permit has been issued until the entry into force of the present Law.

Delivery of Evidence

Article 226

Along with the notification of building work set out in Article 91 of the present Law, which is submitted until the adoption of the General Regulation Plan of Montenegro, employers

shall also submit evidence of resolved relations with regard to the payment of the fee for the connection of building land to utilities.

Employers on the Montenegrin coast shall submit, together with the notification of building work set out in Article 91 of the present Law, which is submitted by 1 January 2028, evidence of payment of the special fee.

Obtaining an Occupancy Permit

Article 227

Provisions of the Law on Spatial Development and Construction of Structures (Official Gazette of Montenegro 51/08, 34/11, 35/13 and 33/14) or of the law which was in force at the time of the building permit issuance shall be applied for the structure being built or that was constructed on the basis of the building permit issued prior to the entry into force of the present Law.

Notwithstanding para.1 of this Article, an occupancy permit for structures built before 29 August 2008 shall be issued on the basis of a statement of the responsible reviewer set out in Article 124 of the present Law that the family residential building was constructed in compliance with the building permit and the final design.

For structures whose building permit was issued under regulations which were in force in the period from 29 August 2008 until 29 July 2010, evidence of resolved relations with regard to the payment of a fee for connection of building land to utilities shall also be submitted with the occupancy permit application, along with the evidence set out in Article 104 para.3 of the present Law.

For structures on the Montenegrin coast whose building permit was issued under regulations which were in force in the period from 29 August 2008 until 20 July 2011, evidence of resolved relations with regard to the payment of the special fee shall also be submitted with the occupancy permit application, along with evidence set out in Article 104 para.3 of the present Law.

Alignment of Operations

Article 228

Business organizations that perform the activities governed by the present Law shall align their operations and activity with the provisions of the present Law within 6 months as of the date of entry into force of the present Law.

Business organisations that acquired a licence, authorisation, or a stamped approval to develop engineering documents until the entry into force of the present Law, may perform development and review of engineering documents until the expiry of the time limit set out in para.1 of this Article, except for the review of engineering documents in the development of which that entity has participated.

Business organizations that obtained a licence, authorisation, or a stamped approval to perform engineering supervision over a structure building until the entry into force of the present Law, may perform engineering supervision until the expiry of the time limit set out in para.1 of this Article.

Adjustment of Licences

Article 229

A business organization or a natural person that acquired the licence, authorization or a stamped approval in the field of building of structures until the entry into force of the present Law, shall obtain the licence in accordance with the present Law, within six months as of the date of entry into force of the present Law.

Work experience in the capacity of a chartered engineer set out in Article 125 para.1 of the present Law and a chartered engineer for a complex engineering structure set out in Article 193 of the present Law shall also be deemed to be work experience acquired by the chief engineer and responsible engineer, i.e., the lead design engineer and responsible design engineer, in accordance with the Law on Spatial Development and Construction of Structures (Official Gazette of Montenegro 51/08, 34/11, 35/13 and 33/14).

Where business organizations or natural persons fail to acquire the licence in compliance with the present Law within the time limit set out in para.1 of this Article, licences and authorizations issued pursuant to regulations that were applicable until the entry into force of the present Law shall cease to exist.

Foreign entities shall perform the activity in compliance with the requirements stipulated by the present Law for national entities until the accession of Montenegro to the European Union.

Notwithstanding para.1 of this Article, licenses, authorizations or stamped approvals for the purposes of the contract concluded until 27 September 2017 by the business organisation or a natural person set out in para.1 of this Article on the performance of tasks from activities regulated by the present Law, shall be valid until the expiry of the concluded contract.

The contracts set out in para. 5 of this Article shall be an integral part of engineering documents, or engineering supervision reports.

Erection and Building of Access Ramps, Lifts and Similar Structures for Access and Movement of Persons with Reduced Mobility and Persons with Disabilities

Article 230

Until the adoption of the General Regulation Plan of Montenegro, the competent local self-government authority shall issue an approval for the erection or building of access ramps, elevators and similar structures for access and movement of persons with reduced mobility and persons with disabilities, in accordance with the regulation of the local self-government unit adopted by the date of entry into force of the present Law for the erection or building of access ramps, elevators and similar structures for access and movement of persons with reduced mobility and persons with disabilities.

There shall not be a fee, compensation, or other issuance costs, nor a land development fee paid for erecting structures set out in para.1 of this Article.

Adjustment of Inspection Control Organisation

Article 231

Inspection control shall be organised in accordance with the present Law within 120 days as of the date of entry into force of the present Law.

Civil servants appointed to the positions of urban development inspectors, spatial protection inspectors and civil engineering inspectors shall perform tasks pertaining to the urban development and building inspector until the expiry of the time limit set out in para.1 of this Article.

Organization and Work of the Chamber

Article 232

The organisation and work of the Chamber shall be aligned to the present Law within 30 days as of the date of entry into force of the present Law.

The handover of documents created in accordance with the regulation delegating affairs to the Chamber shall be done between the Ministry and the Chamber within 30 days as of the date of entry into force of the present Law.

Obligation of the Cadastre

Article 233

The Cadastre shall transfer the cadastral map developed in the analogue form into the digital form, within six months as of the date of entry into force of the present Law.

Orthophoto

Article 234

The orthophoto set out in Article 155 para. 1 of the present Law shall be created within six months as of the date of entry into force of the present Law.

Time limit for Submission of Legalisation Applications

Article 235

The legalisation application of an illegal structure may be submitted to the competent local administrative authority within nine months as of the date of entry into force of the present Law.

Appointment of the Chief Architect

Article 236

The chief state architect or the chief city architect shall be appointed within 90 days as of the date of entry into force of the present Law.

Pending the appointment of the chief state architect, or the chief city architect, the tasks set out in Articles 87 and 88 of the present Law shall be performed by a person appointed by the Ministry.

Building on a Part of the Building Lot

Article 237

Pending the adoption of the General Regulation Plan of Montenegro, building shall be possible on a part of the building lot, if the missing part of the building lot does not affect the functionality and access to the structure and provided that the lot coverage ratio and the floor area ratio determined for the building lot are reduced by the missing part of the building lot.

Initiated Procedures

Article 238

Procedures initiated until the date of entry into force of the present Law in which a final decision has not been rendered shall be finalized pursuant to the law that was in force at the time of initiating the procedure.

Notwithstanding para.1 of this Article, the procedures for issuing or revoking licenses in which no first instance decision has been rendered shall be continued according to the present Law.

The procedure of inspection control set out in para.1 of this Article shall be continued pursuant to Article 231 of the present Law.

Fee for Connection of Building Land to Utilities

Article 239

Pending the adoption of the General Regulation Plan of Montenegro, the employer shall pay the fee for the connection of building land to utilities or be exempted of fee payment, in accordance with the Law on Spatial Development and Construction of Structures (Official Gazette of Montenegro 51/08, 34/11, 35/13 and 33/14).

The fee set out in para.1 of this Article shall be fixed by the competent local administrative authority by means of a decision.

A complaint may be lodged to the Ministry against the decision set out in para.2 of this Article.

Local self-government unit shall align the existing decision on the connection of building land to utilities, with prior approval of the Government, with the provisions of paras. 1 to 3 of this Article within 60 days as of the date of entry into force of the present Law.

Pending alignment of the decision set out in para. 4 of this Article, valid decisions on the connection of building land to utilities shall apply.

For the fee payment exemption set out in para.1 of this Article, the responsible reviewer shall make a statement on the fulfilment of requirements for fee payment exemption, which shall be attached to the documents for the notification of building work.

For primary hospitality facilities, the fee payment exemption set out in para.1 of this Article shall be based on the verification of the fulfilment of requirements of the required categorization performed by the responsible reviewer in the procedure of engineering documents review.

Payment of Fees

Article 240

The employer that paid the fee for connection of building land to utilities in accordance with law shall not pay the land development fee in accordance with the present Law.

The owner of a location that was not conformed to its designated use and which is part of developed building land shall pay the fee for connection of building land to utilities in accordance with the Law on Spatial Development and Construction of Structures (Official Gazette of Montenegro 51/08, 34/11, 35/13 and 33/14).

The obligation to pay the fee set out in para. 2 of this Article shall be valid until the expiry of three years from the adoption of the General Regulation Plan of Montenegro.

Delayed Application of Provisions

Article 241

Provisions of Articles 57 to 66 of the present Law shall apply as of the date of adoption of the General Regulation Plan of Montenegro.

Delayed Implementation for Foreign Entities

Article 242

Provisions of Articles 126, 127, 128 and 129 of the present Law shall apply as of the date of the accession of Montenegro to the European Union.

Alignment of Separate Laws

Article 243

The provisions of separate laws and separate regulations regulating certain planning and construction matters shall be brought into line with the present Law within 120 days as of the date of entry into force of the present Law.

Repealing of Law

Article 244

As of the day of entry into force of the present Law, the Law on Regularisation of Informal Structures (Official Gazette of Montenegro 56/16, 13/17 and 47/17) and the Law on Spatial Development and Construction of Structures (Official Gazette of Montenegro 51/08, 34/11, 35/13 and 33/14) shall be repealed, except for the provisions of Articles 7, 16, 63, 64, 65, 67,67a and 162c which shall apply until the adoption of the General Regulation Plan of Montenegro.

Entry into Force

Article 245

The present Law shall enter into force on the eighth day following that of its publication in the Official Gazette of Montenegro.

Number: 27-1/17-5/23

EPA 250 XXVI
Podgorica, 30 September 2017

PARLIAMENT OF MONTENEGRO OF THE 26th CONVOCATION

S P E A K E R

Ivan Brajović



STATE OF CONSERVATION REPORT

For the World Heritage property

Natural and Culturo-Historical Region of Kotor (Montenegro)

Annex VII

*Summary of the Study of protection of cultural properties for the Special Purpose
Spatial Plan for the Coastal Area (SPSPCA)*

CENTER FOR CONSERVATION AND ARCHAEOLOGY OF MONTENEGRO

STUDY OF PROTECTION OF CULTURAL PROPERTY

**WITHIN THE SCOPE OF SPATIAL PLAN
OF SPECIAL PURPOSE COASTAL AREA**

S U M M A R Y

Cetinje, January - September 2016

Study on Conservation of Cultural Property within the scope of Spatial Plan of Special Purpose Coastal Area - Summary

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1 INSTRUCTION

This Protection Study is in fact the strategic commitment of the gathered experts in its development to prove that they are inherited values, with the phenomena that the creative spirit of this part of Montenegro has produced in the prehistory, antiquity, the Middle Ages and the new time, a potential that binds modern generations to add, on the infinite civilization chain, by quality thinking and actions a link by which the inherited values will be enhanced for the heritage of future generations.

2 SUMMARY

In **nine chapter** through 12 books/volumes of the Protection Study, at approximately 6,000 pages, all basic information about the immovable cultural heritage in the scope of the Spatial Plan of Special Purpose Coastal Area is given. 439 immovable cultural assets from eight old cities (1,927 objects) were processed and 471 registered asset - objects and sites with potential cultural values.

2.1 Abstract chapter

In the **First Book – the General Part**, sublimated general parameters of cultural heritage in the scope of **SPSPNCA**.

The **Introduction** provides short overview of the platform framework in which the Team acted.

The Second Chapter - **Overview** – provides short overview of the cross section of the contents of the chapter of the study

The Third chapter – **Normative framework and principle of sustainable use of cultural heritage** – provides general principle of sustainable use of cultural assets based on international recommendations, conventions, national legislation

The Fourth chapter provides **Main objective and genesis of development of the study on protection** -

The Fifth and Sixt chapter of the **First Book**, through diagrams and lists provides data on number of **cultural assets and number of recorded assets with potential cultural values** at the territory of six coastal municipalities, with sublimated data divided by types with short cross section of the state of preservation with factors, which influence the preservation of immovable cultural heritage.

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All cultural property and recorded assets with potential cultural values with historic genesis, description, state of preservation, regime and protection measures, graphic attachments and photo documentation, are detailed in special **11 books** - volumes.

- II Book - Ulcinj
- III Book - Bar
- IV Book - Budva
- V Book - Tivat
- VI, VII, VIII and IX Book - Kotor
- X, XI and XII Book - Herceg Novi

In this way, it is possible to efficiently use the data from this study as obligations in development and other studies for the needs of state and local planning documents of the lower order, for each coastal municipality individually.

The Seventh Chapter provides cross section of potentials, advantages, weaknesses, threats

Chapter Eight - **General Conservation Guidelines** gives general recommendations on protection measures and regimes for the management and use of cultural property and recorded assets and sites with potential cultural values on the principles of sustainable use, with a division by types: archaeological sites, fortifications, infrastructure facilities, cultural and historical units, cultural landscapes, memorial objects, profane objects, sacral objects and areas.

Chapter Nine - References - a list of bibliographies, sources, documentation, photo documentation, used in the development of the SPSPCA Protection Study.

In the Annex or Tenth chapter there are 15 maps cataloged by municipalities and old towns, and especially important to us is the map where all cultural assets are recorded and recorded asset within the scope of the planning document with the relevant legends.

3 NORMATIVE FRAMEWORK AND PRINCIPLES OF SUSTAINABLE USE OF CULTURAL HERITAGE

3.1 Principles of sustainable use of cultural heritage

National legislation that has undergone extensive reforms in the field of cultural heritage in recent years is based on international standards, and in the Law on the Protection of Cultural Property from 2010, in Article 4, among the eight goals of protection of cultural goods, as one of the goals is specified "ensuring the sustainable use of cultural property, in accordance with their traditional or new appropriate purposes, for the sake of human development and quality of life",

3.2 Integral protection

The starting point for the definition of this part of the Study is the result of the analysis of the valid planning documents in the SPSPCA area, the analysis of the documentation of the Directorate for the Protection of Cultural Property, the results of the recognized archaeological sites, as well as the results of the field work conducted for the needs of this Study. Thus, the results of all the above studies have been synthesized and implemented by the content of this Study by chapters.

The basic protection measure is based on the compliance of planning documents with the study of the protection of cultural property, the need to respect the conservation principles, relating to the regime and measures of protection, conservation and improvement of the state of preservation and their protected environment. In this way they are valorizing and improving the inherited cultural values and allowing for sustainable development.

In this regard, for resolving the conflict between the preservation and protection of outstanding cultural values, on the one hand, and development, on the other hand, this study provides efficient management and planning mechanisms, which will be in the function of preventing changes harmful for cultural heritage, especially those which can change the character and essence of cultural identity.

The arrangement of space and the construction of objects are one of the most important factors that influence the preservation and protection of immovable cultural heritage, that is, the condition of preservation, since every intervention in the space, in a certain way, changes the characteristics of the immovable cultural heritage, but also the characteristics of a narrow and of a wider context. In order

to ensure that the planning documents provide protection of cultural property and its surrounding, as an integral part of contemporary social, economic and urban development, in a manner that respects their integrity and status and consistently implement the regime and measures of protection, the improvement of inherited architectural values of the given area, the Law on Protection of Cultural Property, Chapter 4 prescribes integral protection, which stipulates the obligation of compliance of the planning documents with the study of protection, and the same chapter foresees the procedure of drafting and the manner of adoption of the study on the protection of cultural property.

3.2.1 A planning document and a planning framework

The scope of the Spatial Plan of Special Purpose Coastal Area of Montenegro includes the larger parts of six coastal municipalities, and in their area or in the scope the Plan there are eight cultural and historical units of old cities with 1,927 facilities, as well as 439 individual immovable cultural assets, among which are also the protected construction complexes. In addition to those protected by the law, in the scope there are also 471 of those that were recorded as property with potential cultural values, among which are individual objects of sacred, profane and fortification architecture, archaeological sites, memorial and infrastructural facilities, as well as preserved cultural landscapes with rural settlements and complexes.

On the development plan of the former republic, and now the state of Montenegro, the first step was always to protect all segments of cultural heritage and architectural urban tradition, as well as the development of settlements and with those less developed rural areas. In this regard, extensive activities were undertaken for the development of individual studies of the protection of architectural heritage, that is, cultural property, with clearly defined principles of their protection and further development for the region in question or the coastal area. These activities extend from the period of preparation of the Spatial Plan of the South Adriatic, which, from 1967 to 1971, was developed by United Nations experts, with the spatial coverage from Pelješac to the Bojana River including Ada and it contained the general plans of all six Montenegrin municipalities, as well as a base study of the architectural heritage, and also through the wider development of the Spatial Plan of the Republic of Montenegro and the General Plans of Urban Settlements of Montenegro UNDP/UNCHS Project YUG/79/104 Project, adopted in 1985.

After the catastrophic earthquake in 1979, all planning documents were developed, starting with the Spatial Plan of the Republic of Montenegro, and others through the territorial development of all municipalities, giving guidelines for the adoption of the Law on Old Towns. This law regulated all norms related to the protection of old towns and urban units, Old Town Budva, Old Town Bar, Old Town Ulcinj, Old Town Kotor and Old Town Herceg Novi. By the end of 1989, following the legal provisions of the Law on Old Towns, the Basic

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Study of the Protection of the Architectural Heritage was developed, after which all spatial plans of the municipalities were adopted in the package with general urban plans of municipalities, that is, the construction area.

The basis for the development of the entire region was precisely the self-sustaining and modern use and restoration of cultural property, through the implementation of procedures for active protection, preservation, restoration, planning and establishment of their contemporary function for the sake of sustainable development.

While in the past twenty years, in practice, many facilities and sites were devastated by carelessness or inadequate interventions by unauthorized individuals, in the field of protection of cultural heritage, a set of laws was adopted that regulated this area, applying modern principles of protection, all international conventions in the field of heritage, as well as the previous positive conservation practice. The Law on the Protection of Cultural Property from 2010 prescribed the obligation to adopt a study on the protection of cultural property for each scope, prior to the elaboration and adoption of a planning document, which will clearly define the status, measures and protection regime with the aim of proper treatment of cultural heritage.

The basis for the preparation of the Spatial Plan of Special Purpose Coastal Area is represented by the following spatial plans: Spatial Plan of Montenegro until 2020 ("Official Gazette of Montenegro", No. 24/08) and *Spatial Plan of the Special Purpose Area for the Coastal Zone*.

In addition to the mentioned spatial plans, the principles of spatial planning and development of space, as well as individual planning solutions, need to be harmonized with the state strategic documents, from which it is possible to distinguish the following: National Strategy for Sustainable Development of Montenegro; Tourism Development Strategy; National Environmental Program.

The Spatial Plan of Montenegro until 2020 as a strategic development planning document deals with the resolution of the most significant spatial problems and defining the long-term objectives of the arrangement of space and settlements. The general objectives of the spatial development of Montenegro until 2020, of importance for the protection of the environment, include:

- rational use of natural resources;
- ensuring quality of life in all parts of Montenegro;
- development of urban and rural areas in accordance with their potentials and limitations;
- introduction of ecological-spatial criteria in the process of preparation, adoption and implementation of development decisions, etc.

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In the chapter *General goals of spatial development of Montenegro* as goals related to cultural heritage, emphasizing the importance of applying integral protection of natural and cultural heritage, it is stated that it is impossible to separate cultural landscape from the architectural environment of spatial units and special complexes and facilities that have characteristics of cultural heritage. It is further stated that the protection and improvement of authentic cultural landscape and environment provides an integral protection of spatial units and special complexes and facilities that have characteristics of cultural heritage.

It is especially emphasized that the historic cities of Montenegro, "... as part of the cultural heritage, make its most representative part, and at the same time a very important resource for the spatial development of the state. The great monumental value and potential of the old cities lies in the diversity of the cultural property that these cities have."

Spatial plan of the special purpose for the coastal zone after analysis of the current situation, and in order to more effectively protect and use the potential of cultural heritage, provides the Guidelines for the use of heritage in the Coastal zone area as well as the Guidelines for the implementation of the plan. Among other things, it is stated that, as a rule, in the development plans, the priority in revitalization and use should be given to the heritage in decay, which is threatened or jeopardized by the construction of new facilities.

The following is also stated: "In order to incorporate the monument heritage in the right way into the development plans, it is necessary to create appropriate programs for its complex research, rehabilitation and use. Along with the realization of the program, it is necessary to make gradual inclusions of the monument's heritage in certain programs of development of the Coastal Zone. It should not be ignored, however, that any rehabilitation and revitalization of the monument, regardless of character, must be carried out in accordance with the general principles of protection, which implies maximum respect for all the monument values. All possible changes should first be verified by professional bodies and organizations, in the first place by the Institute for the Protection of Cultural Monuments. Special attention should be paid to developmental plans in submarine archaeological sites, for which research programs should be developed and these surveys should be carried out, and based on the results the particular sites should be included in the development of the Coastal Zone."

3.2.2 Treatment of integral protection and framework spatial planning documentation at the level of individual municipalities

3.2.2.1 Treatment of the area of Municipality of Ulcinj

- *Spatial Urban Plan of Municipality of Ulcinj* - There are 14 cultural assets in the municipality of Ulcinj. A study on the protection of cultural property for the needs of the SUP of Municipality of Ulcinj was adopted in May 2016 by the Directorate for the Protection of Cultural Property; SUP Ulcinj is in line with the study of the protection of cultural property and for it the Directorate gave its consent in December 2016. The relevant planning document in accordance with the aforementioned Study

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envisages the review of lower-order planning documents of interest for the preservation of cultural heritage in the municipality of Ulcinj.

- Protection of Cultural Monuments of Ulcinj Municipality, Republic Institute for the Protection of Cultural Monuments, SIG 89.90, Institute for Urbanism and Communal Services of Serbia, Belgrade, Dec. 1983.
- Recognition Cards of the Municipality of Ulcinj, Institute for the Protection of Cultural Monuments of Cetinje.
- DUP Old Town Ulcinj, 1986.
- "Revaluation of Cultural Property of Montenegro", realization of expert teams, organized by the Ministry of Culture and the Directorate for the Protection of Cultural Property, 2013 - 2014 (hereinafter: Revaluation of Cultural Property of Montenegro 2013-2014)

3.2.2.2 Treatment of the area of Municipality of Bar

- *The General Urban Plan of the Municipality of Bar* - GUP of Bar Municipality was adopted in 2007. There are 47 cultural assets in the municipality of Bar. After analyzing the subject plan, it was concluded that an overview of the current state of cultural heritage in the territory of Bar Municipality was given. For the purpose of more efficient protection and more successful use of cultural heritage potential, Chapter 8 of this study provides general conservation guidelines, and Chapters 5 and 6, the regime and measures for protection of cultural property and recorded property with potential cultural values.
- Program base for the development of the plan for the renovation, protection and use of the architectural heritage of Old Bar, developed and revised in 1981.
- *Study of the protection of architectural heritage*, for the area of municipality of Bar, Republic Institute for the Protection of Cultural Monuments, SIG 94, Yugoslav Institute for Urbanism, 1983.
- Protection of Cultural Monuments of the Municipality of Bar, Republic Institute for the Protection of Cultural Monuments, SIG 94, Yugoslav Institute for Urbanism and Housing, Belgrade, 1983.
- Program for rehabilitation and revitalization of cultural and historical monuments in the municipality of Bar for the period 1984-89, developed in 1984, and revised in 1989.
- Recognition Cards of the Municipality of Bar, Institute for the Protection of Cultural Monuments of Cetinje, Center for Archaeological Research of Montenegro, 2011.
- Revaluation of cultural assets of Montenegro 2013-2014

3.2.2.3 Treatment of the area of Municipality of Budva

- *Amendments to the Spatial Plan of the Municipality of Budva* - Amendments to the Spatial Plan of the Municipality of Budva were adopted in 2009. There are 49 cultural assets in the municipality of Budva. After analyzing the subject plan, it was concluded that an overview of the existing state of cultural heritage in the municipality of Budva was given. For the purpose of more efficient protection and more successful use of cultural heritage potential, Chapter 8 of this study provides general conservation guidelines, and Chapters 5 and 6, the regime and measures for protection of cultural property and recorded property with potential cultural values.
- Study of the protection of architectural heritage, for the municipality of Budva, Republic Institute for the Protection of Cultural Monuments, Yugoslav Institute for Urbanism, 1983.
- Recognition Cards of the Municipality of Budva, Institute for the Protection of Cultural Monuments of Cetinje, Center for Archaeological Research of Montenegro, 2010.
- Streets, squares, public areas and contact zones (Part I) Archaeological sites (Part II), Belgrade 1987 RZZSK Belgrade Program for the rehabilitation and revitalization of cultural and historical monuments in the municipality of Bar for the period 1984-89, developed in 1984, and revised in 1989, sig. 1890;
- Monuments of culture, supplement to the report of the audit commission, sig. 1984;
- Program basis for the development of a plan for the renovation, protection and use of the architectural heritage of Old Bar, sig. 1637, 1981.
- Revaluation of cultural assets of Montenegro 2013-2014

3.2.2.4 Treatment of the area of Municipality of Tivat

- *Spatial Urban Plan of Tivat Municipality* - Spatial Urban Plan of the Municipality of Tivat was adopted in 2010. There are 25 cultural assets in the municipality of Tivat. After analyzing the subject plan, it was concluded that an overview of the current state of cultural heritage in the territory of the municipality of Tivat was given. For the purpose of more efficient protection and more successful use of cultural heritage potential, Chapter 8 of this study provides general conservation guidelines, and Chapters 5 and 6, the regime and measures for protection of cultural property and recorded assets with potential cultural values.
- Project for the revitalization of rural villages of the Tivat Bay, Center for Urban Development Planning CEP, Belgrade, 1986.
- Residential Architecture of the Tivat Bay - proposal for placing under the pre-protection regime, Z. Čubrović, Regional Institute for the Protection of Cultural Monuments, Kotor, 1998.
- Study of the identity of the city structure, K. Dimitrovska, SUP Municipality of Tivat, 2010.

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- Recognition Cards of Tivat Municipality, Republic Institute for the Protection of Cultural Monuments, Cetinje, Center for Archaeological Research of Montenegro, Podgorica, 2006.
- Revaluation of cultural assets of Montenegro 2013-2014

3.2.2.5 Treatment of the area of Municipality of Kotor

- *Amendments to the Spatial Plan of the Municipality of Kotor* - Amendments to the Spatial Plan of the Municipality of Kotor were adopted in 1995. There are 189 cultural assets in Kotor municipality. After analyzing the subject plan, it was concluded that an overview of the current state of cultural heritage in the territory of Kotor municipality was given. For the purpose of more efficient protection and more successful use of cultural heritage potential, Chapter 8 of this study provides general conservation guidelines, and Chapters 5 and 6, the regime and measures for protection of cultural property and recorded goods with potential cultural values. For the needs of the Spatial Urban Plan of the Municipality of Kotor, in accordance with the Law on the Protection of Cultural Property, a Study on the Protection of Cultural Property is under preparation. With the compliance with the Study on the Protection of Cultural Property, the planning document will ensure the protection of cultural property and their environment, as an integral part of modern society, economic and urban development, in a manner that respects their integrity and status and consistently implement the regime and measures of protection prescribed by the Law on the Protection of Cultural Property.
- Research of the architectural heritage of Kotor, Republic Institute for the Protection of Cultural Monuments of Serbia, Belgrade, 1980.
- Research and protection of the architectural heritage of Kotor, Republic Institute for the Protection of Cultural Monuments of SR Serbia, Municipal Institute for the Protection of Monuments Kotor, S. Vučenović, 1981.
- Protection of the architectural heritage in Kotor municipality, S. Vučenović, Municipal Institute for the Protection of Cultural Monuments - Kotor, June 1983.
- Study on the protection of the architectural heritage of Perast, Regional Institute for the Protection of Cultural Monuments, 2002.
- Study of the protection of the architectural heritage Perasta - Aneks, Regional Institute for the Protection of Cultural Monuments, 2006.
- Study of the architectural heritage of Risan Genesis of the settlement - analysis of the condition - conditions for processing, Z. Čubrović, B. Vučenović, N. Živković. Municipal Institute for the Protection of Cultural Monuments - Kotor, April 1982.
- Study of the protection of the architectural heritage of Risan, Archaeological research of the area of the city of Risan, as part of the development of the DUP Risan, the Municipal Institute for the Protection of Cultural Monuments - Kotor, May 1982.

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- Study of Protection of the architectural heritage of Prčanj Municipal Institute for the Protection of Cultural Monuments - Kotor, S. Vučenović, 1990.
- Study of cultural monument protection in Dobrota, Pracownie konserwacji zabytkow, Warsaw 1979/80
- Study of the Protection of the architectural heritage of the Donji Stoliv Municipal Institute for the Protection of Cultural Monuments - Kotor 1990.
- Study of the protection of the architectural heritage of Orahovac and Dražin Vrt, Regional Institute for the Protection of Cultural Monuments of Kotor, 1992.
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- Study on the protection of the settlement of Škaljari, Regional Institute for the Protection of Cultural Monuments Kotor, 2006.
- Study on the visual impact of the proposed Bridge Verige in Boka Kotorska Institute for Urban Planning and Regional Planning, RWTH University, Aachen/D/, 2009.
- Studies for Vrmac Hill: Study of Natural Values of the Vrmac Hill, Study of the Cultural Landscape of the Vrmac Hill, Study of the Cultural Heritage of Vrmac Hill, Municipality of Tivat, County Office for Spatial Planning Dubrovnik/HR/, IPA, 2014.
- Recognition cards of the Municipality of Kotor-Grbalj, Republic Institute for the Protection of Cultural Monuments, Cetinje, Center for Archaeological Research of Montenegro, 2006.
- Management Plan of the Natural and Cultural - Historical Area of Kotor, Regional Institute for the Protection of Cultural Monuments Kotor, Ministry of Culture 2013.
- Revaluation of cultural assets of Montenegro 2013-2014

3.2.2.6 Treatment of the area of the Municipality of Herceg Novi

- *The Spatial Plan of Municipality of Herceg Novi* - Spatial Plan of the Municipality of Herceg Novi was adopted in 2007. There are 116 cultural assets in Herceg Novi Municipality. After analyzing the subject plan, it was concluded that an overview of the existing state of cultural heritage in the territory of Herceg Novi municipality was given. For the purpose of more efficient

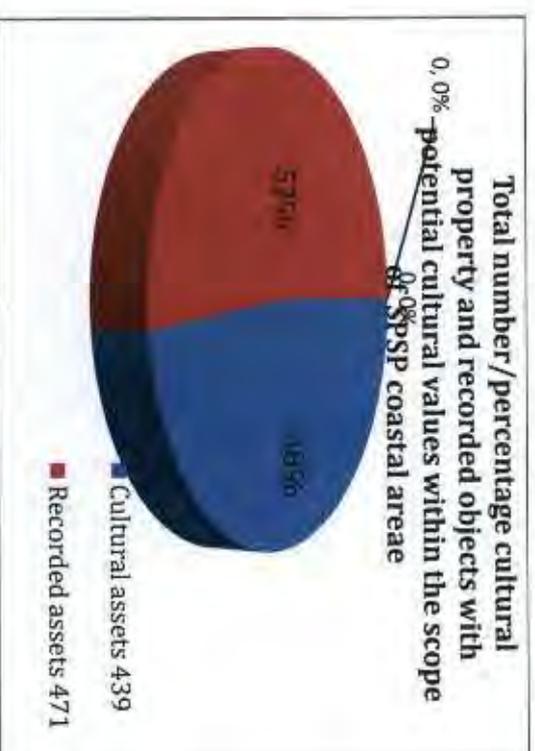
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- protection and more successful use of cultural heritage potential, Chapter 8 of this study provides general conservation guidelines, and Chapters 5 and 6, the regime and measures for protection of cultural property and recorded assets with potential cultural values.
- Study on the protection of the architectural heritage for Herceg Novi Municipality, S.Vučenović Institute for Design and Urban Planning Herceg Novi, UNCHS, UN Disaster Relief Organization, 1985.
 - Recognition cards of Municipality of Herceg Novi and Luštica, Republic Institute for the Protection of Cultural Monuments, Center for Archaeological Research of Montenegro, 2006.
 - Urban genesis of the Rectification of old plans, Herceg Novi - Stari Grad, B.Ilijanić, Herceg Novi, 2009.
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4 GENESIS OF DEVELOPMENT AND RESULTS OF THE STUDY OF PROTECTION OF CULTURAL PROPERTY

4.1 Activities and research carried out

The study of the protection of cultural assets in the scope of the **Spatial Plan of Special Purpose Coastal Area**, the second largest and the significance of the state planning document, in accordance with the methodology, the project task and the law, covered the entire Montenegro coastal belt with **439** cultural assets and **471** registered assets with potential cultural values in six coastal municipalities: **Ulcinj, Bar, Budva, Tivat, Kotor and Herceg Novi** (except for the part within the boundaries of NP Skadarsko Jezero and NP Lovćen).



In these municipalities (except Tivat) there are eight old cities with **1,927** facilities:

1. Old Town Ulcinj with suburb - **227** facilities (9 facilities with individual status of a cultural property)
2. Old Town Bar - **270** facilities (4 facilities with individual status of a cultural property)
3. Old Town Sveti Stefan - **70** facilities (3 facilities with individual status of a cultural property)
4. Old Town Budva - **209** facilities (6 facilities with individual status of a cultural property)

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5. Old Town Kotor - **370** facilities (36 facilities with individual status of a cultural property)
6. Old Town Perast - **291** facilities (7 facilities with individual status of a cultural property)
7. Historical core of Risan - **75** facilities (14 facilities with individual status of a cultural property)
8. Old Town Stari grad Herceg Novi with western and eastern suburbs - **415** facilities (4 facilities with individual status of a cultural property)

Particularly significant result of the extensive research of this Stud are 471 **recorded asset with potential cultural values** (facilities, sites, spaces with pronounced ambient values and characteristics of the cooperation of natural and anthropogenic factors), which is proposed to obtain the status of prior protection within six months of the adoption of the study, of which the majority, through the future procedures of the Directorate for the Protection of Cultural Property, will ultimately receive the status of cultural property.

The Study of protection contains:

- textual and graphic representation of immovable cultural property and recorded assets with potential cultural values (objects, potential archaeological sites, spaces with pronounced ambient values);
- The regime and measures for the protection, preservation and improvement of the state of cultural property and their protected environments, which include: the purpose, manner of preservation, maintenance, use and protection of cultural goods and their protected environments; measures for the protection of recorded assets with potential cultural values (**facilities, potential archaeological sites, premises with expressed ambient values**), assessment of the necessary research, proposals for removal or change of purpose of facilities whose existence or use compromises the research, protection or use of cultural assets and property, necessary conservation measures for the preservation and revitalization of cultural goods and recorded goods with potential cultural values

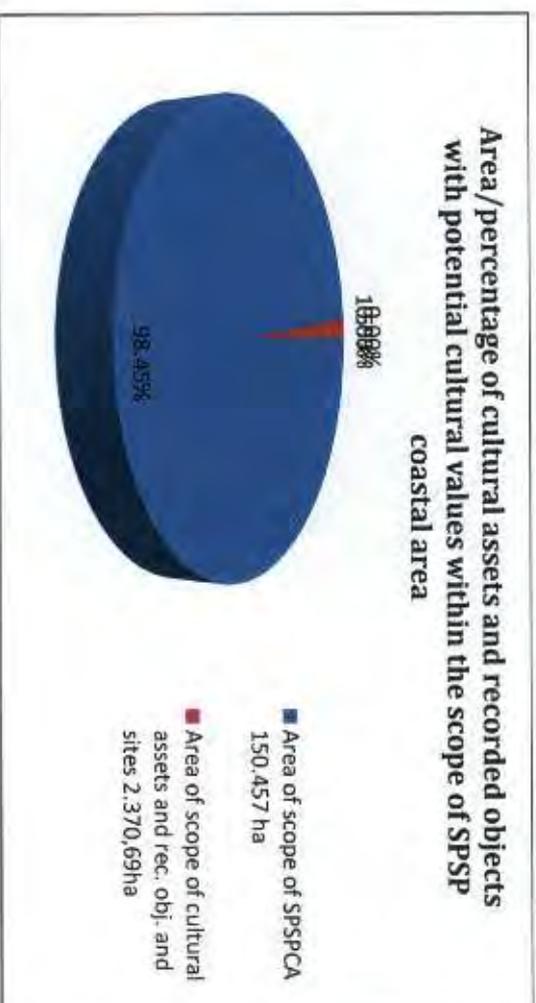
Field trips, ie visual prospecting, the state of preservation of cultural goods and recorded goods with potential cultural values was determined, produced adequate photo documentation and GPS coordinates. Terenskim obilaskom tj. vizuelnom prospekcijom, utvrđeno je stanje očuvanosti kulturnih dobara i evidentiranih dobara sa potencijalnim kulturnim vrijednostima, produkovana adekvatna fotodokumentacija i GPS koordinate.

The graphical part of the Study of Protection contains graphic attachments in an adequate scale:

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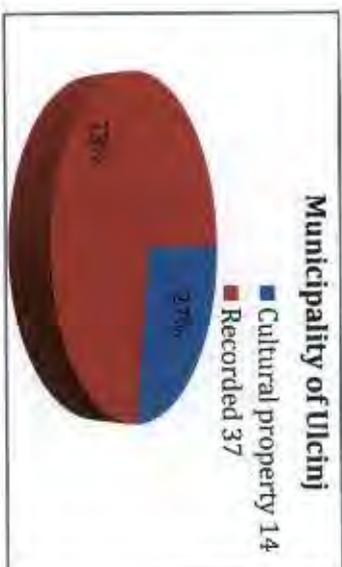
- The map of located cultural property and recorded assets with potential cultural values in six coastal municipalities with hatchings and legends in a scale of 1: 240,000 (250/400 cm)
- The map of Municipality of Ulcinj with hatchings and legends in scale 1: 25,000 (B0 -141.4/100cm)
- The map of wider context of Old Town Ulcinj with hatchings and legends in scale 1: 5,000 (A1 – 59.4/42)
- The map of Municipality of Bar with hatchings and legends in scale 1:40,000 (B0 -160/100cm)
- The map of wider context of Old Town of Bar with hatchings and legends in scale 1: 5,000 (A1 – 59.4/42)
- The map of Municipality Budva with hatchings and legends in scale 1:25,000 (B0 -141.4/100cm)
- The map of wider context of Old Town of Budva with hatchings and legends in scale 1: 5,000 (A1 – 59.4/42)
- The map of wider context of Sveti Stefan with hatchings and legends in scale 1: 5,000 (A1 – 59.4/42)
- The map of Municipality Tivat with hatchings and legends in scale 1:25,000 (B0 – 141.4/100cm)
- The map of Municipality Kotor with hatchings and legends in scale 1:40,000 (B0 -160/100cm)
- The map of wider context of Old Town of Kotor with hatchings and legends in scale 1: 5,000 (A1 – 59.4/42)
- The map of wider context of Old Town of Perast with hatchings and legends in scale 1: 5,000 (A1 – 59.4/42)
- The map of wider context of Historic core of Risan with hatchings and legends in scale 1: 5,000 (A1 – 59.4/42)
- The map of Municipality Herceg Novi with hatchings and legends in scale 1:25,000 (B0 – 141.4/100cm)
- The map of wider context of Old Town of Herceg Novi with hatchings and legends in scale 1: 5,000 (A1 – 59.4/42)
- Graphic attachments, taken from the study on the reevaluation of cultural property (439) in which the valid cadastral basis is graphically depicted and emphasized, contain: ortho photo displays, clearly put and defined borders of cultural property, boundaries of protected environment, hatching and legend, border points of boundaries cultural property and boundaries of the protected environment and drawn coordinates from the State coordinating system, the basis of the floor and the section, all displayed in the scale of 1: 500 to 1: 5000
- Graphic attachments of registered assets with potential cultural values (471), which, on the valid cadastral basis graphically presented, emphasized, contain: ortho photo displays, cadastral maps, proposed protection limits in the scale 1: 2000.
- Graphic attachments with the basis of floor, and with a larger part and sections and facades of cultural property, with header and legend, in the scale of 1: 100 and 1: 200
- Graphic attachments with the basis of facilities or sites with potential cultural values, with header and legend in the scale of 1: 200, 1: 250, 1: 300, 1: 400, 1: 1000. Graphical attachments are not produced in facilities and sites that were not available for collecting the necessary parameters.

4.2 Površina zahvata kulturnih dobara i evidentiranih dobara u obuhvatu PPPNOP



4.2.1 Area of coverage of cultural property and recorded assets on the territory of the Municipality of Ulcinj

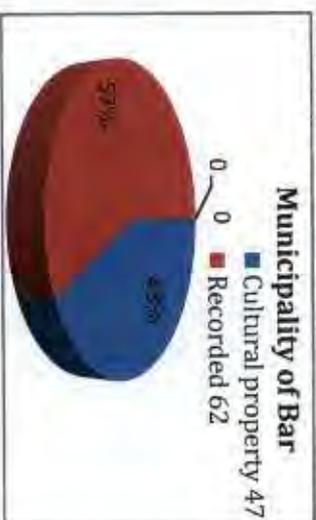
1. Cultural property: 188. 838 m²
2. Recorded assets: 2 728. 609 m²
 - Objects and archaeological sites: 44. 850 m²
 - Cultural landscapes (rural/ambiental units): 2 520.110m²
 - Mažure: 937 735 m²
 - Mide: 1 485 080 m²
 - Suma: 97 295 m²



Total area of coverage of cultural property and recorded assets 1+2 = 2 917. 447m² - 291,74ha - 1,11 %

4.2.2 Area of coverage of cultural property and recorded assets on the territory of the Municipality of Bar

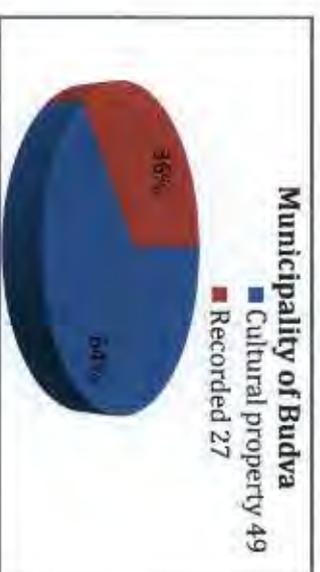
1. Cultural property: 131 353m²
2. Recorded assets: 101 113m²
 - Objects and archaeological sites: 83 313 m²
 - Cultural landscapes (rural/ambiental units): 17 800 m²
 - Village Brca: 17 800 m²



Total area of coverage of cultural property and recorded assets 1+2 =232 466 m² - 23, 24 ha - 0,04%

4.2.3 Area of coverage of cultural property and recorded assets on the territory of the Municipality of Budva

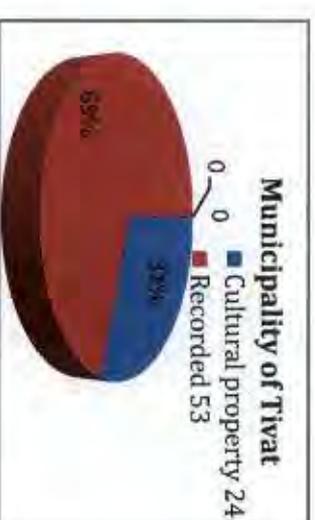
1. Cultural property: 1 16 869m²
2. Recorded assets: 198 813m²
 - Objects and archaeological sites: 14 296 m²
 - Cultural landscapes (rural/ambiental units): 18 388 m²
 - Gorica: 18 388 m²



Total area of coverage of cultural property and recorded assets and sites 1+2 =315 682 m² - 31, 56 ha - 0,25%

4.2.4 Area of coverage of cultural property and recorded assets on the territory of the Municipality of Tivat

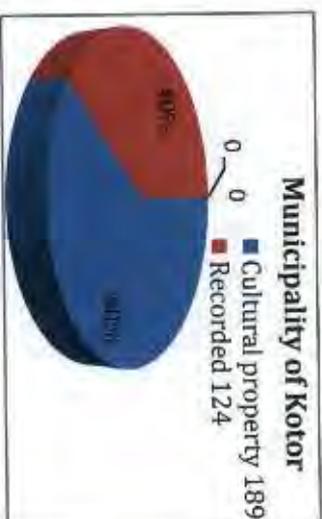
1. Cultural property: 24 918 m²
2. Recorded assets: 1 371 824m²
 - Objects and archaeological sites: 64 225 m²
 - Cultural landscapes (rural/ambiental units): 1 020 309m²
 - Solia: 1. 020 309 m²



Total area of coverage of cultural property and recorded assets 1+2 =1 396 742 m² - 139, 67 ha - 2,85%

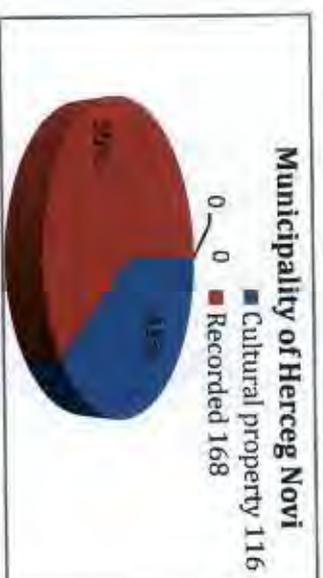
4.2.5 Area of coverage of cultural property and recorded assets on the territory of the Municipality of Kotor

1. **Total area of cultural property coverage will be defined after adoption of the Study of protection for the needs of SUP Kotor whose development is underway**
2. **Recorded assets: 809 051 m²**
 - Objects and archaeological sites: 107 469 m²
 - Cultural landscapes (rural/ambiental units): 701 582 m²
 - Gornji Orahovac: 225 979 m²
 - Bigova (archaeological reserve): 229 071 m²
 - Čavor: 38 991 m²
 - Road Kotor - Njeguši (wheel serpentines): 37 539 m²
 - Zagora (archaeological reserve): 170 002 m²



4.2.6 Area of coverage of cultural property and recorded assets on the territory of the Municipality of Herceg Novi

1. **Cultural property: 447 592 m²**
2. **Recorded assets: 16 380 308 m²**
 - Objects and archaeological sites: 745 023 m²
 - Cultural landscapes (rural/ambiental units): 15 635 285 m²
 - Žljebi 507 202 m²
 - Lepetići, Mokrine 117 062 m²
 - Porobići (Mojdež) 40 265 m²
 - Kruševice: 411 484 m²
 - Špulje (Žvinje) 49 657 m²
 - Malta (Prijevor) 108 163 m²
 - Čenići 11 122 m²
 - Durići 123 907 m²
 - Villages Luštica (Klinci, Tići, Eraci, Mardari, Brgul, Zambelji, Mrkovi and Begovići) 9 895 752 m²



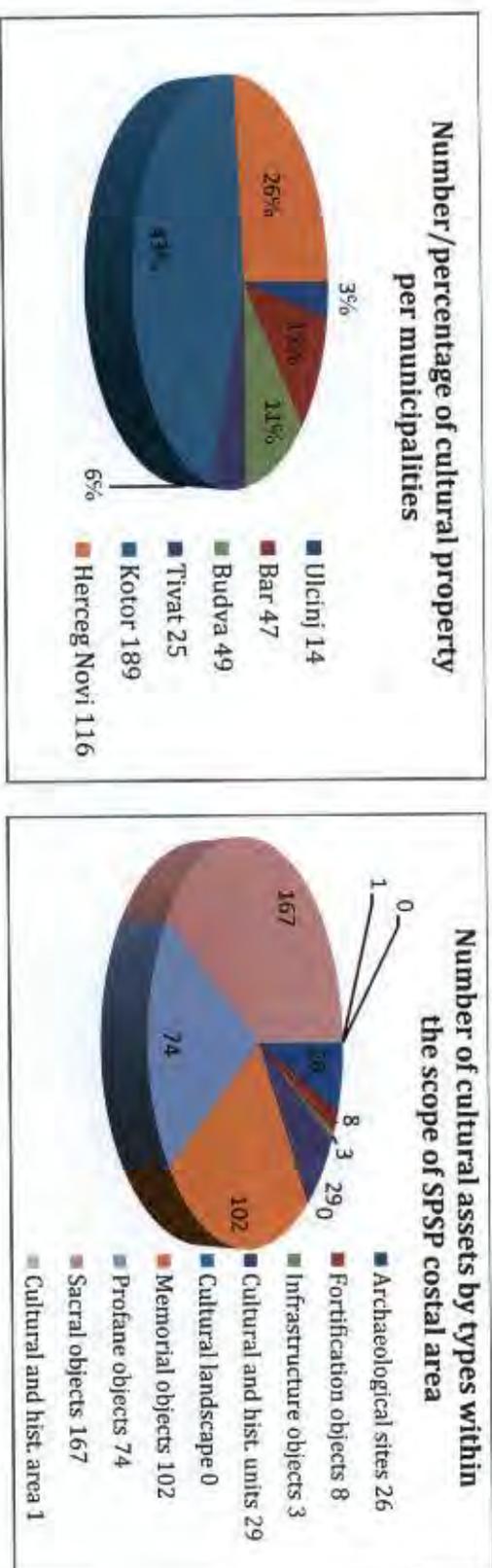
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- Rujevo 41 096 m²
- Obalica 87 758 m²
- Nogulovići (Zelenika) 102 802 m²
- Sela Mokrina (Gojkovići, Lepetići, Ćeranići, Kosici, Terzići, Mandići) 4 139 009 m²

Total area of coverage of cultural property and recorded assets 1+2 = 16 827 900 m² - 1 682 ha - 7,2%

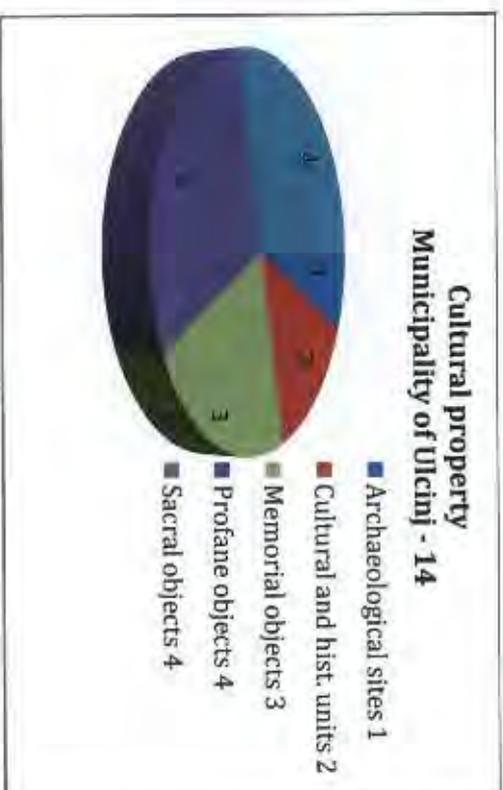
5 CULTURAL PROPERTY WITH CURRENT SITUATION IN PRESERVATION

In this chapter of the first book, basic data on the number of cultural assets in the territory of six coastal municipalities are given, with data on the state of preservation according to the factors that are of importance for the preservation of cultural property.



NOTE: All cultural assets with historical genesis, description, state of preservation, regime and protective measures, graphic attachments and photo documentation have been detailed in special 11 books/volumes.

5.1 Cultural assets with current situation in preservation at the territory of the Municipality of Ulcinj



Current situation in preservation of cultural property with the vulnerability factors of Municipality of Ulcinj

5.1.1. Archeological sites (1) The archaeological site is in a poor state of preservation. Factor - irregular maintenance due to the problem of property - legal relations. Endangered by illegal interventions.

5.1.2. Fortification objects - none

5.1.3. Infrastructure facilities - none

5.1.4. Cultural-historical units (2) A poor state of preservation is evident. Factors: irregular maintenance, unprofessional and illegal interventions.

Old Town Ulcinj: The poor state of preservation and increased number of illegal and unprofessional interventions is evident, caused by putting relevant planning documents out of force. Noticeable through the construction and upgrading of buildings with the application of atypical and inappropriate materialization, which greatly devalues the cultural values of the Old Town.

The number of buildings in the old town of Ulcinj is 120, of which 70% are illegal or unprofessional interventions. 20% is insufficient maintenance with a factor. About 10% is in good condition of preservation and is regularly maintained.

Medieval town Svac Vladimir: The poor condition of preservation is evident. Factor irregular maintenance, inaccessibility and lack of purpose. 2 buildings are in critical condition (Cathedral of St. John and the Gothic Church of St. Mary) and they are collapsing, and all other buildings are in ruins, grown in plants and inaccessible. The Conservation and Protection Program for 2016 is conserving the cathedral of St. John.

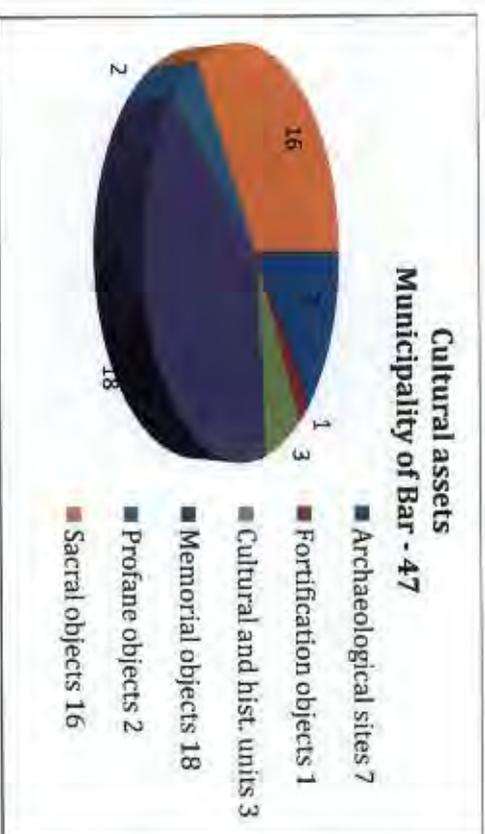
5.1.5. Cultural landscapes - none

5.1.6. Memorial (3) One memorial is in good condition and is maintained regularly. Poor state of preservation have 2 memorials. Factor-irregular maintenance, neglect of owner/holder.

5.1.7. Profane objects (4) The good state of preservation of Bećir beg House in the Old Town, it is regularly maintained. There is evidently a poor state of preservation in the 3 profane objects. Factor: irregular maintenance and unprofessional interventions.

5.1.8. Sacral objects (4) relatively good state of preservation in a single cultural asset (St. Nicholas' Church) - regular maintenance. Evidently poor condition of preservation in 3, irregular maintenance factor, unprofessional and inadequate interventions. Evidently poor condition of preservation in 3, irregular maintenance factor - unprofessional and inadequate interventions.

5.2 Cultural assets with current situation in preservation at the territory of the Municipality of Bar



Current situation in preservation of cultural property with the vulnerability factors of Municipality of Bar

Archaeological sites (7) - All archaeological sites are in a good state of preservation. The present factor - irregular maintenance, and in one case of illegal interventions in the surrounding.

Fortification objects (1) - A poor state of preservation is evident. Factor- irregular maintenance.

Infrastructure facilities - none

Cultural and historical units (3) - Evidently poor condition of preservation. Factor - irregular maintenance, economic insolvency of the holder, lack of the purpose, in the immediate surroundings pronounced factor of illegal and unprofessional intervention.

Ratac is devastated in a ruinous state

Old Town Bar, total facilities 237 - 10 buildings are functional, restored, in good condition of preservation. The present factor is irregular maintenance. With 227 facilities there is evidently a poor state of preservation because they are in a ruined state. Present factor: irregular maintenance of objects, absence of purpose. In the immediate environment, in the area of Čaršija and in the protected environment, the factor of illegal intervention is pronounced, it is reflected in the construction of around 10 residential and other facilities that devalue cultural values.

Ambiental unit Lekovići in Godinje - 55 facilities - 3 facilities are in good condition, present factor irregular maintenance. On 12 facilities which are in good condition, pronounced factor of unprofessional intervention. 30 facilities are in poor condition, factor - irregular maintenance and illegal interventions, demographic emigration of the population.

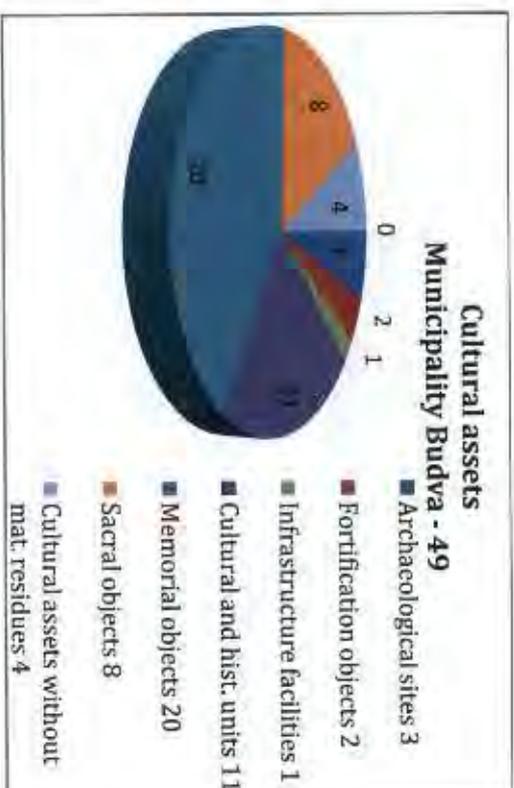
Cultural landscapes - none

Memorial objects (18) - in good condition is 5 memorial objects and they are maintained regularly. In poor state of preservation is 13 memorial objects. Factor-irregular maintenance, lack of care of the owner/holder.

Profane objects (2) - poor state of preservation is evident. Factor-irregular maintenance, unprofessional interventions.

Sacral objects (16) - Good state of preservation with 4 - regular maintenance. Evident poor condition of preservation in 5, factor - irregular maintenance. Evident poor state of preservation in 7, factor of illegal and unprofessional intervention.

5.3 Cultural assets with current situation in preservation at the territory of the Municipality of Budva



Current situation in preservation of cultural property with the vulnerability factors of Municipality of Budva

5.3.1. Archaeological sites (3) 2 archaeological sites are in good condition of preservation, present factor is irregular maintenance. 1 archaeological site in poor condition of preservation. Present factor is irregular maintenance, incompetent or incomplete measures, and illegal interventions in the surrounding.

5.3.2. Fortification objects (2) for 1 fortification object, there is evident poor state of preservation, factor-maintenance, lack of purpose. In the second fortification object, a good state of preservation is evident. The present factor of illegal and incompetent intervention.

5.3.3. Infrastructure facilities - none

5.3.4. Cultural and historical units (11)

- **Walls with bastions and Old Town of Budva** – It is evident that there is generally poor preservation of cultural property and a high degree of inadequate and unprofessional interventions. Walls are in poor condition, factor of insufficient maintenance, illegal and unprofessional interventions. Free spaces in the Old Town are with a pronounced factor of illegal

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intervention. The buildings in the Old Town are characterized by a pronounced factor of illegal and unprofitable intervention through: construction of 10 new buildings, thirty new floors, as well as over 1500 interventions on facades of buildings and in the interior.

- **Sveti Stefan** - The state of preservation of the cultural property is generally good. Factors: fewer illegal and unprofessional interventions.
- **Groups of facilities 9** - A generally poor state of preservation of cultural goods is evident. Out of this, **4** are in good condition with the factor of inadequate maintenance. **1** cultural asset is in poor condition of preservation, factor insufficient maintenance, the influence of natural factors and inaccessibility, or lack of purpose. In the case of the **4** cultural assets, there is evidently a poor state of preservation, a factor of irregular maintenance, illegal and unprofessional interventions that are very pronounced.

5.3.5. Cultural landscapes - none

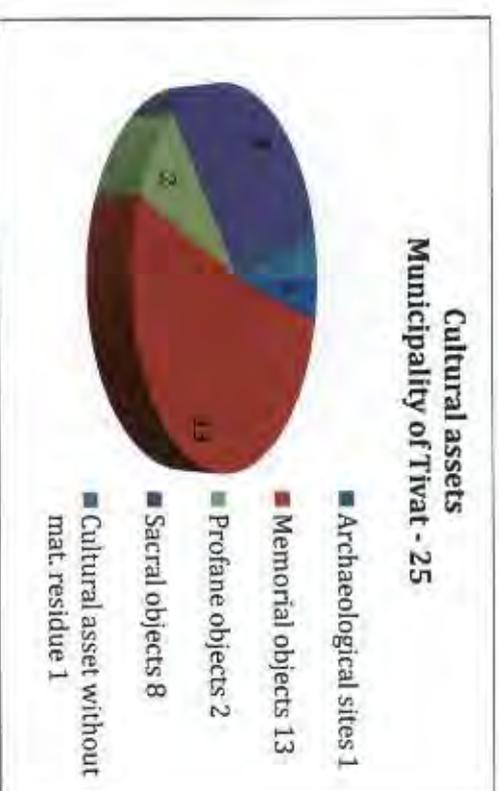
5.3.6. Memorial objects (20) In good condition are **17** memorial objects and they are maintained regularly. In a poor state of preservation there are **3** memorial objects. Factor: irregular maintenance, neglect of the owner/holder.

5.3.7. Profane objects - none

5.3.8. Sacral objects (8) – good state of preservation of **2** - regular maintenance. Good state of preservation is evident with **5**, factor irregular maintenance. Poor state of preservation is evident with **1**, factor – insufficient maintenance, illegal and unprofessional interventions.

The material remains of **4** cultural assets were not recorded on the ground

5.4 Cultural assets with current situation in preservation at the territory of the Municipality of Tivat

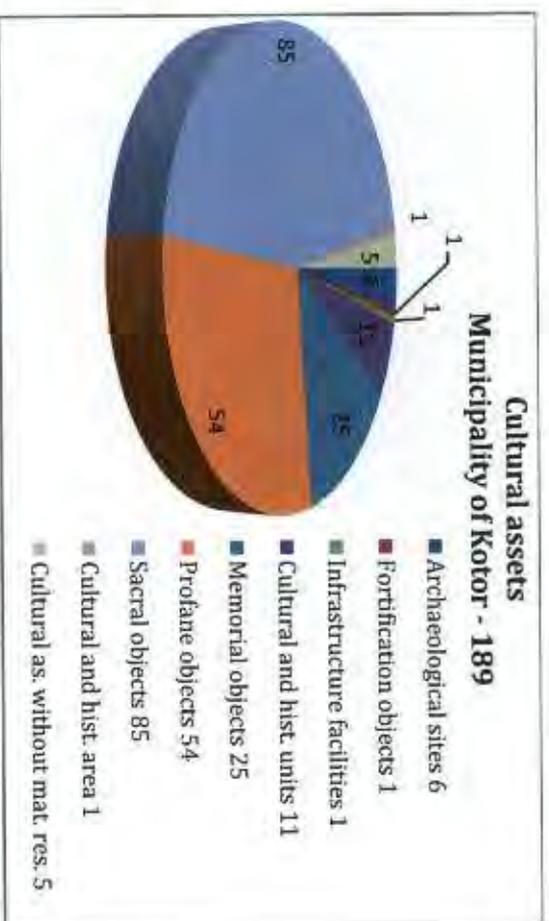


Current situation in preservation of cultural property with the vulnerability factors of Municipality of Tivat

- 5.4.1. Archaeological sites (1)** Archaeological locality Prevlaka is in poor condition of preservation. Factor- irregular maintenance due to problems of property-legal relations. Endangered by illegal and unprofessional interventions.
- 5.4.2. Fortification objects - none**
- 5.4.3. Infrastructure facilities - none**
- 5.4.4. Cultural and historical - none**
- 5.4.5. Cultural landscapes - none**
- 5.4.6. Memorial objects (13)** 7 memorial objects are in good condition and are maintained on a regular basis. In a poor state of preservation there are 6 memorial objects. Factor-irregular maintenance, neglect of owner/holder, as well as illegal interventions in the surrounding.
- 5.4.7. Profane objects (2)** Good state of preservation of the Palace Buča, regularly maintained. Poor state of preservation is evident with 1 profane objects. Factor: illegal and unprofessional interventions.

5.4.8. Sacral objects (8) 6 sacral objects are kata in relatively good condition of preservation. Factor: regular maintenance, in the function. Poor state of preservation is evident with 2, factor – irregular maintenance, neglect of the owner/holder.

5.5 Cultural assets with current situation in preservation at the territory of the Municipality of Kotor



Current situation in preservation of cultural property with the vulnerability factors of Municipality of Kotor

5.5.1. Archaeological sites (6) Five archaeological sites are in good state of preservation, present factor of irregular maintenance. One archaeological site is in poor state of preservation. Present factors of irregular maintenance, incompetent or incomplete measures, and illegal interventions in the surrounding.

5.5.2. Fortification objects (1) with **1** fortification object poor state of preservation is evident, factor – irregular maintenance, lack of purpose

5.5.3. Infrastructure facilities (1) **1** infrastructure facility is in good state of preservation,

5.5.4. Cultural and historical units (11) **Old Town of Kotor** - General good state of preservation of cultural property is evident and middle degree of inadequate and unprofessional interventions. Walls are in poor state, especially pronounced in the upper part of the

city, where other facilities are also in poor state - factor is insufficient maintenance, unprofessional interventions. Free spaces in the Old Town are with a pronounced factor of illegal intervention. The buildings in the Old Town are with the pronounced factor of illegal and unprofessional intervention through over 1000 interventions on facades of buildings and in the interior. In general, the state of preservation of cultural and historical units is clearly good. Out of that 4 are in good state with the factor of insufficient maintenance and illegal interventions. With 7 units good state of preservation is evident, with pronounced factor of irregular maintenance, illegal and unprofessional interventions.

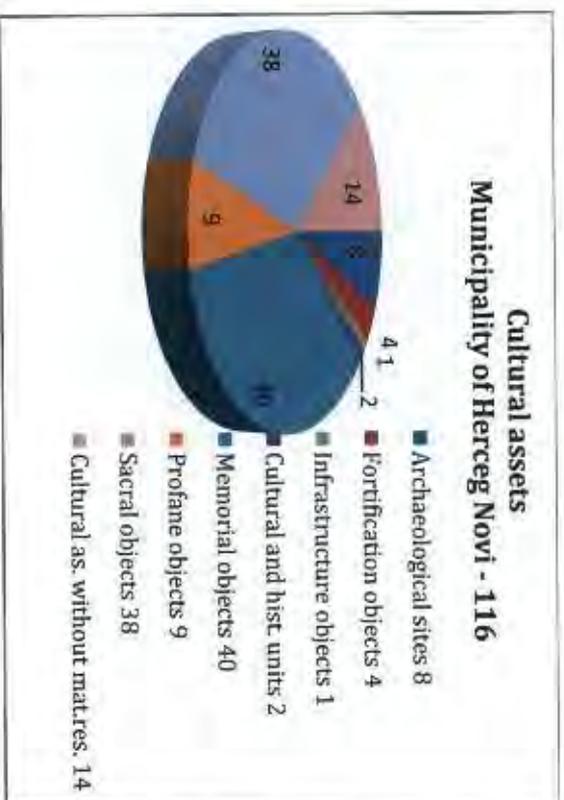
5.5.6. Memorial objects (25) In good state of preservation is 10 memorial objects and those are maintained regularly. In good state is 7 memorial objects with pronounced factor of irregular maintenance and with necessary interventions. In poor state of preservation is 8 memorial objects. Factor: irregular maintenance, neglect of the owner/holder.

5.5.7. Profane objects (54) In good state are 22 profane objects and they are maintained regularly. In good state is 21 profane object with pronounced factor of irregular maintenance and with required interventions. In poor state of preservation are 11 profane objects. Factor: irregular maintenance, neglect of the owner/holder, deserted or devastated state which requires extensive measures.

5.5.8. Sacral objects (85) In good state are 52 sacral objects and they are maintained regularly. In good state are 21 sacral object with pronounced factor of irregular maintenance and with needed smaller interventions. In poor state of preservation are 11 sacral objects. Factor: irregular maintenance, neglect of the owner/holder. One sacral object is with very few remains in ruinous condition.

5.5.9. Area (1) The area is generally endangered with inadequate and illegal interventions, neglect of the owner and holder.

5.6 Cultural assets with current state in preservation at the territory of the Municipality of Herceg Novi



Current situation in preservation of cultural property with the vulnerability factors of Municipality of Herceg Novi

5.6.1. Archaeological sites (8) 1 archaeological sites are in good state of preservation, present factor of irregular maintenance, 3 archaeological sites are in poor state of preservation. Present factors – irregular maintenance, neglect. 4 archaeological sites are in poor state. Factor: insufficient maintenance, illegal intervention.

5.6.2. Fortification objects (4) 2 fortification objects are in good condition. Present factor – insufficient maintenance and lack of purpose. With 2 fortification object poor state of preservation is evident. Factor: irregular maintenance, illegal interventions, absence of purpose.

5.6.3. Infrastructure facilities (1) infrastructure facility is in good state of preservation. It is maintained regularly.

5.6.4. Cultural and historical units (2) **Old Town Herceg Novi with Western and Eastern suburb** - In general, the state of preservation of the cultural property within the Old City is good and the average level of inadequate and unprofessional interventions is evident. Segments of wall are in good condition, as well as integral objects, with the factor of insufficient maintenance. Individual buildings in the Old Town are in good condition. Factors: fewer illegal and unprofessional interventions. In the Western and Eastern

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suburbs, the situation is bad: there are many inadequate interventions. Factor: A large number of illegal and unprofitable interventions devalue cultural values. Col "Secret Summit" - Generally good state of preservation of the cultural property is evident. Factor: insufficient maintenance, the influence of natural factors and inaccessibility, or lack of purpose.

5.6.5. Cultural landscapes - none

5.6.6. Memorial objects (40) In good condition are **33** memorial objects and they are maintained regularly. In poor state of preservation are **7** memorial objects. Factor: irregular maintenance, neglect of the owner/holder, natural factors.

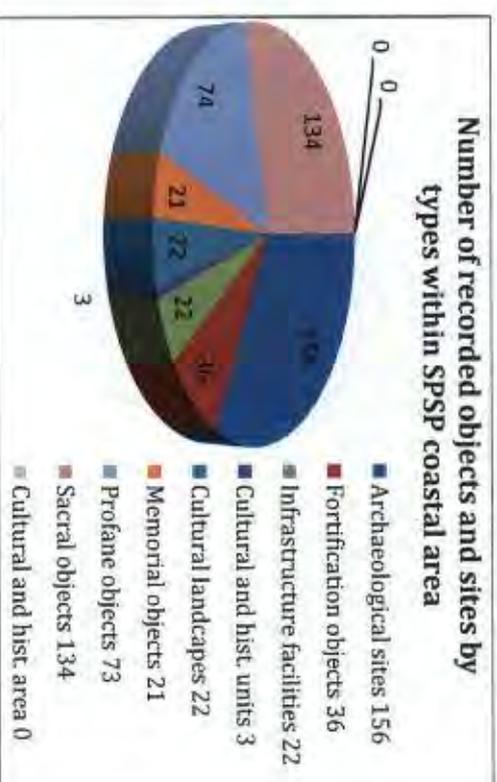
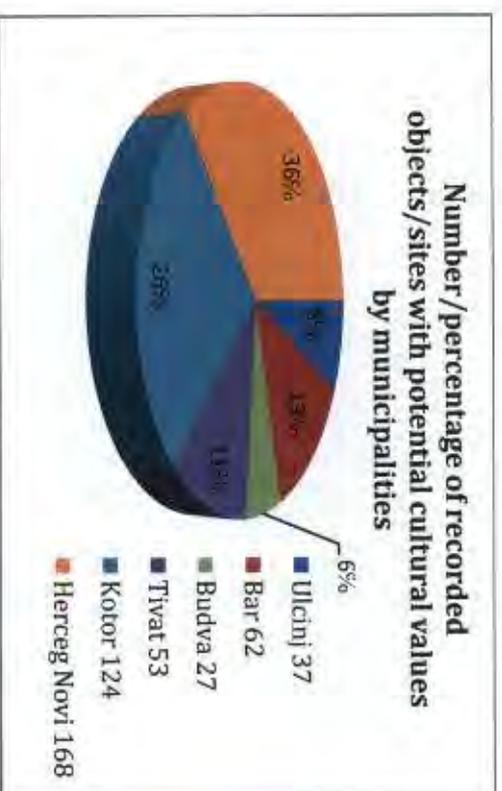
5.6.7. Profane objects (9) good state of preservation with **5**, factor of regular maintenance. The poor state of preservation is evident in **4** profane objects. Factor: insufficient maintenance, neglect of the owner/holder, absence of purpose, inadequate interventions.

5.6.8. Sacral objects (38) good state of preservation with **25**, regular maintenance is evident and to a smaller extent unprofessional interventions. Poor state of preservation is evident with **13** sacral objects. Factor: insufficient maintenance, illegal and unprofessional interventions.

14 cultural goods were not recorded in the field.

6 RECORDED ASSETS WITH POTENTIAL CULTURAL VALUES WITH PRESENT STATE OF PRESERVATION

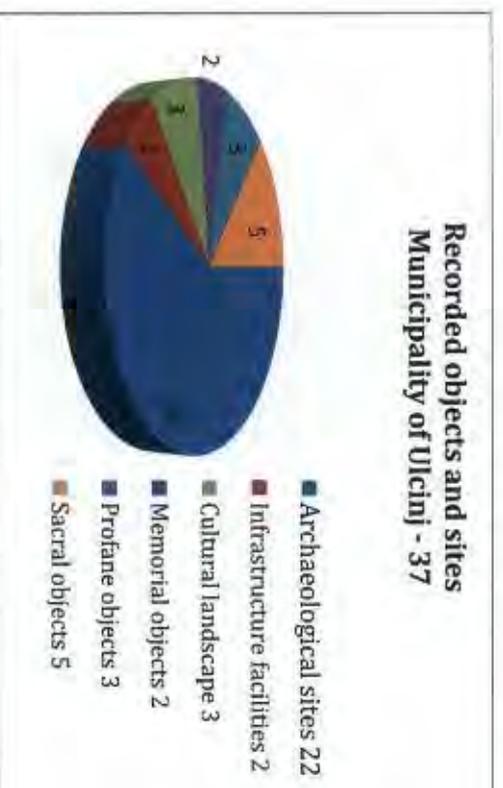
This chapter provides basic data on the number of recorded objects and sites with potential cultural values in the territory of six coastal municipalities with data on the state of preservation by factors that are important for their preservation.



NOTE: All recorded objects and sites with potential cultural values with historical genesis, description, state of preservation, regime and protective measures, graphic attachments and photo documentation are detailed in special books.

6.1 Recorded cultural assets with current state in preservation at the territory of the Municipality of Ulcinj

At the territory of the Municipality of Ulcinj, within the scope SPSPCA, 37 assets with potential cultural values are recorded.



Current situation in preservation of recorded cultural property with potential cultural values with the vulnerability factors of Municipality of Ulcinj

6.1.1. Archaeological sites (22) There is a good state of preservation in 2 underwater as well as 6 land archaeological sites (mounds) with the factor of irregular maintenance. 14 archaeological sites are in poor condition of preservation, factor - irregular maintenance, inaccessibility and insufficient research.

6.1.2. Fortification objects - none recorded

6.1.3. Infrastructure facilities (2) In the case of an infrastructure facility, there is evidently a poor state of preservation and neglect of the owner/holder of facility. With Ice Wells (Ledeni bunari) good state of preservation is evident, factor - insufficient care.

6.1.4 Cultural and historical units - none recorded

6.1.5. Cultural landscape (3) The poor state of preservation of cultural landscapes is evident, factor - irregular maintenance and smaller illegal interventions.

6.1.6. Memorial objects (2) Good state of preservation is evident with one asset. The other asset has poor state of preservation, factor - irregular maintenance and unprofessional interventions of the smaller scope.

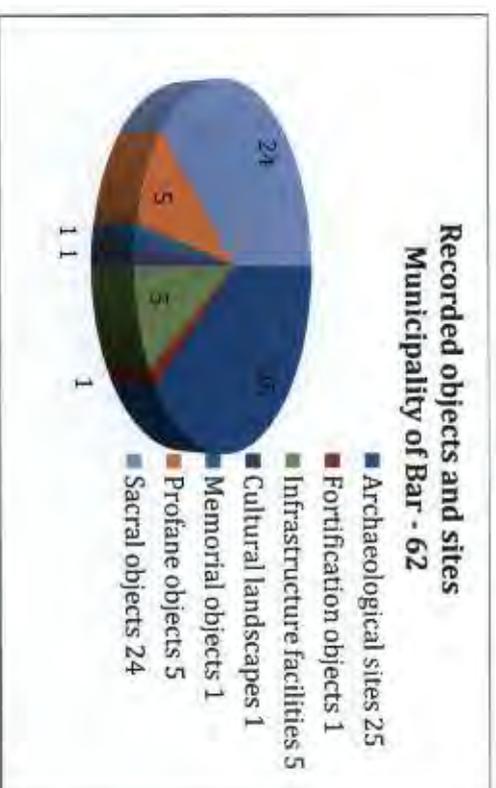
Study on Conservation of Cultural Property within the scope of Spatial Plan of Special Purpose Coastal Area - Summary

6.1.7. Profane objects (3) Good state of preservation with one profane object, regular maintenance was established, factor – less unprofessional interventions. Poor state of preservations with 2 profana objects, factor – irregular maintenance and neglect of the owner/holder of the assets.

6.1.8. Sacral objects (5) With one sacral object the state of preservation, factor of unprofessional intervention of the smaller scope. Poor state of preservation is evident with 4 sacral objects, factor – irregular maintenance within the objects and in the surrounding.

6.2 Recorded cultural assets with potential cultural values with the current state in preservation at the territory of the Municipality of Bar

At the territory of the Municipality of Bar, within the scope SPSPCA, 62 assets with potential cultural values are recorded.



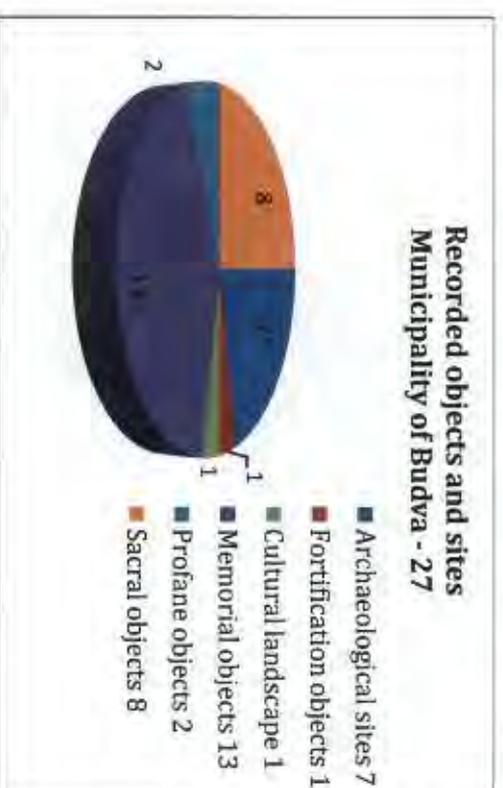
Current situation in preservation of recorded cultural property with potential cultural values with the vulnerability factors of Municipality of Bar

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- 6.2.1. Archaeological sites (25)** – Six archaeological sites are in good state of preservation, 19 in poor state of preservation, factor – irregular maintenance
- 6.2.2. Fortification objects (1)** – poor state of preservation, factor – irregular maintenance, absence of purpose
- 6.2.3. Infrastructure facilities (5)** – With all of them the poor state of preservation is evident, factor – irregular maintenance and illegal interventions in the surrounding are evident through construction of facilities.
- 6.2.3. Cultural and historical units** – none recorded
- 6.2.5. Cultural landscape (1)** – Poor state of preservation is evident, factor – irregular maintenance and neglect as a consequence of the emigration of the population; poor availability due to lack of adequate infrastructure; poor availability due to lack of adequate infrastructure
- 6.2.6. Memorial objects (1)** – Poor state of preservation is evident, factor – irregular maintenance
- 6.2.7. Profane objects (5)** – In good state of preservation, factor – irregular maintenance
- 6.2.8. Sacral objects (24)** – Good state of preservation of four. Poor state of preservation is evident with 20, factor – irregular maintenance and illegal intervention within objects in the surroundings.

6.3 Recorded cultural assets with potential cultural values with the current state in preservation at the territory of the Municipality of Budva

At the territory of the Municipality of Budva, within the scope SPSPCA, there are **27** recorded assets with potential cultural values.



Current situation in preservation of recorded cultural property with potential cultural values with the vulnerability factors of Municipality of Budva

6.3.1. Archaeological sites (7) Two archaeological sites are in good state of preservation, factor – irregular maintenance, five archaeological sites is in poor state of preservation, factors – irregular maintenance and devastations/vandalisms – deprivation of construction material

6.3.2. Fortification facilities (1) One fortification facility is in poor condition of preservation, factor – irregular maintenance and absence of purpose

6.3.3. Infrastructure objects – none recorded

6.3.4. Cultural and historical units – none recorded

6.3.5. Cultural landscape (1) Recorded cultural landscape is in poor state of preservation. Factors – irregular maintenance, the ruinous state of buildings due to the reduced demographic structure and the lack of access infrastructure and purpose.

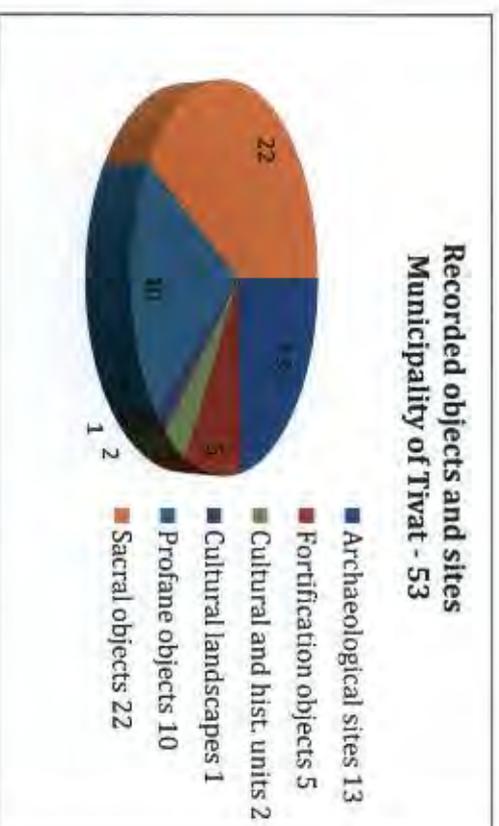
6.3.6. Memorial objects (2) In good state of preservation and recorded regular maintenance.

6.3.7. Profane objects (4) Three profane objects are in good state of preservation, but irregular maintenance was noted. One profane object is in poor state of preservation, factor – irregular maintenance, inaccessibility and absence of purpose.

6.3.8. Sacral objects (12) With all 11 sacral objects good state of preservation is evident. Factors which endanger are irregular maintenance and unprofessional interventions of smaller scope. One sacral object is not recorded at the site, it was demolished (St. Anthony's Church in Mogren).

6.4 Recorded cultural assets with potential cultural values with the current state in preservation at the territory of the Municipality of Tivat

At the territory of the Municipality of Tivat there are 53 recorded assets with potential cultural values.



Current situation in preservation of recorded cultural property with potential cultural values with the vulnerability factors of Municipality of Tivat

Study on Conservation of Cultural Property within the scope of Spatial Plan of Special Purpose Coastal Area - Summary

6.4.1. Archaeological sites (13) Eight archaeological sites are in poor state of preservation, factors – irregular maintenance, illegal intervention/vandalism, deprivation of construction material. Five archaeological sites are in good state of preservation, factors – irregular maintenance which has for product a wild vegetation.

6.4.2. Fortification objects (5) One fortification object is in good state of preservation, factor – irregular maintenance and absence of purpose and management. Four fortification objects are in poor condition of preservation, factors – irregular maintenance, illegal intervention and absence of purpose.

6.4.3. Infrastructure facilities – none recorded

6.4.4. Cultural and historical units (2) Two cultural and historical units are in good state of preservation. Factors – irregular maintenance and absence of adequate infrastructure.

6.4.5. Cultural landscapes (1) In poor condition of preservation, irregular maintenance factors, owner/holder neglect, inadequate management.

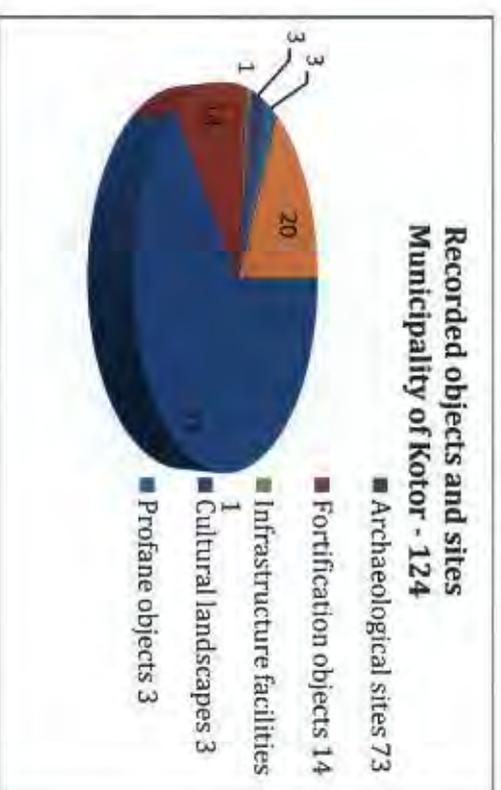
6.4.6. Memorial object – none recorded

6.4.7. Profane objects (10) Three profane objects are in good state of preservation, present regular maintenance. With seven profane objects poor state of preservation is evident, factors – irregular maintenance, absence of purpose and management.

6.4.8. Sacral objects (22) 15 sacral object are in relatively good state of preservation. Factor: regular maintenance, in function. Poor state of preservation is evident with 6, factor irregular maintenance, neglect of the owner/holder, absence of purpose. With one sacral object poor state of preservation and unprofessionally conducted restoration works are evident.

6.5 Recorded cultural assets with potential cultural values with the current state in preservation at the territory of the Municipality of Kotor

At the territory of the Municipality of Kotor, within the scope PPPNOP, 124 assets with potential cultural values were recorded.



Current situation in preservation of recorded cultural property with potential cultural values with the vulnerability factors of Municipality of Kotor

6.5.1. Archaeological sites (73) The state of preservation of archaeological sites is generally poor. Two archaeological reserves are preserved structures with observed smaller devastation activities, and most of the tumuli are generally in poor condition but mainly with preserved structure, and with 12 tumuli inadequate interventions/vandalism, material removal, and illegal construction in the immediate surrounding were recorded.

6.5.2. Fortification objects (14) With all fortifications poor state of preservation is evident, with factors – irregular maintenance, absence of management, lack of adequate infrastructure, lack of purpose.

6.5.3. Infrastructural (1) Pronounced factors - neglect, insufficient maintenance, which has a devastating effect on individual parties.

6.5.4. Cultural and historical units At the territory of municipality of Bar, within the scope of SPPSCA, there are no recorded cultural and historical units.

6.5.5. Cultural landscapes (3) Poor state of preservation is evident, factor - lack of management, irregular maintenance and neglect as a consequence of emigration of the population; poor availability due to lack of adequate infrastructure; absence of purpose.

6.5.6. Memorial objects - none recorded

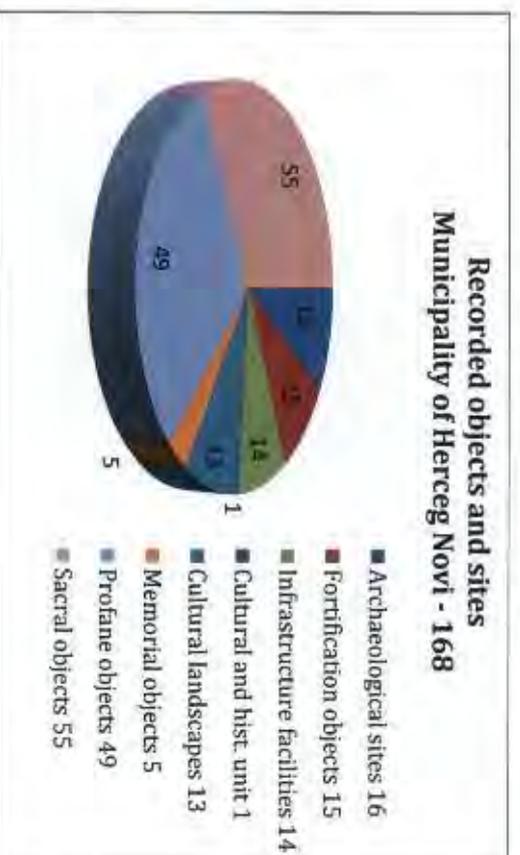
6.5.7. Profane (3) In good state of preservation are two profane objects and regular maintenance is present, with required smaller interventions. One object is in poor state of preservation, ruinous, and recognized factors are lack of management, purpose and irregular maintenance.

6.5.8. Sacral (20) In good state is 11 sacral objects, which are regularly maintained, with smaller required interventions. In good constructive state is nine sacral objects and all of them have pronounced factor of irregular maintenance and necessary remedial measures.

6.5.9. Individual objects and units with pronounced cultural values (10) In good state are 4 objects, regular maintenance, with smaller required interventions. In good constructive state are 4 objects, and all have pronounced factor of irregular maintenance, and required remedial measures. 2- one profane and one sacral object are in poor state. Factor: neglect, ruined state, lack of function.

6.6 Recorded property with potential cultural values with a cross-section of state of preservation on the territory of the Municipality of Herceg Novi

At the territory of the municipality of Herceg Novi there are **168** recorded assets with potential cultural values.



Current situation in preservation of recorded cultural property with potential cultural values with the vulnerability factors of Municipality of Herceg Novi

- 6.6.1. Archaeological sites (16)** One site is in good state of preservation, while others are in poor state of preservation with present negative factors – absence of management, unexplored, irregular maintenance, illegal interventions/vandalism with the alienation of construction material.
- 6.6.2. Fortification objects (15)** Three fortification objects are in good state of preservation, and with 12 objectives poor state of preservation is evident with present negative factors – absence of management and purpose, irregular maintenance, illegal interventions/vandalisms.
- 6.6.3. Infrastructure facilities (14)** Four facilities are in good state of preservation, regularly maintained. 10 infrastructure facilities is in poor state of preservation due to negative factors – irregular maintenance, inadequate management, neglect of the owner/holder.
- 6.6.4. Cultural and historical units (1)** Porto Rose – state of cultural and historical unit is good, but irregular maintenance and inadequate infrastructure are evident.

6.6.5. Cultural landscapes (13) State of preservation of recorded cultural landscapes is characterized by preserved properties and peculiarities, which made the Expert Team determined in their selection for the proposed valuation. However, the absence of adequate management, infrastructure, maintenance is pronounced, and as a particular negative factor the emigration of the population and the lack of permanent residents.

6.6.6. Memorial objects (5) In poor state of preservation are all five memorial objects. Factor: irregular maintenance, illegal interventions in the surrounding and impacts of nature.

6.6.7. Profane objects (49) 20 profane objects is in good state of preservation, but with pronounced negative factor of irregular maintenance. 29 objects is in poor state of preservation, with present negative factors – lack of adequate management, maintenance, purpose, and illegal interventions were also recorded.

6.6.8. Sacral objects (55) Most of the recorded sacral objects are in good state of preservation, and some of them were found to be irregularly maintained. 10 sacral objects are in poor state of preservation with present negative factors – inadequate management, irregular maintenance, illegal interventions.

7 SWOT ANALYSIS

7.1 Strengths

- Revalidated immovable cultural property by this study professionally elaborated and recorded objects and sites with potential cultural values with proposed protection boundaries and valorization (archaeological sites, fortifications, infrastructural, cultural and historical units - eight old towns, 22 cultural landscapes with distinctive characteristics of rural entities, memorial objects, profane objects, sacral objects)
- Favorable geographical position
- Vicinity of major city centers
- Accessibility –
 - Existence of a basic infrastructure network
 - Average development of regional and local traffic circuits
 - Vicinity of airport in Tivat and Podgorica
 - Marine ports and marinas in Ulcinj, Bar, Budvi, Kotor, Tivat, Herceg Novi, Risan and Zelenika

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- Electro-communications
- Water supply of public character - urban, partially rural water supply and individual water supply through a cistern
- The wealth of the movable fund of cultural and historical heritage (icons, old and rare books, arts and crafts, ...)
- Wealth of non-material cultural heritage (myths, legends, interesting stories and traditions among local people, traditional manifestations ...)
- Human resources - the existence of awareness of the current state of the cultural heritage, as well as a positive attitude, through active participation, to change the existing situation
- Reformed laws and by-laws in the field of protection and preservation of cultural heritage
- Literature (books, professional publications, elaborates on the revaluation of cultural goods, accessible documentation of professional and scientific institutions, state services, archives ...)
- Good cooperation with the non-governmental sector

7.2 Weaknesses

- Lack of planning documentation
- Non-compliance with the Law on Spatial Planning and Construction of Facilities with the provisions of the Law on the Protection of Cultural Property in the part referring to conservation projects, which results in long procedures in the preparation of project documentation for cultural property
- Lack of municipal programs for the protection and preservation of cultural goods
- Unrecorded land registers (lack of a copy of the plan for all cultural assets and recorded objects)
- Irregular maintenance of cultural property and recorded assets
- Delays in establishing protection of extremely valuable rural units and cultural landscapes, resulting in a permanent loss of a large number
- Insufficient investment in restoring and preserving the traditional look of authentic settlements
- Continuous abandonment of rural units by the local population, resulting in the rapid decline of traditional buildings
- Unsustainable interventions on cultural property and recorded assets with potential cultural values
- Insufficient cooperation between owners and holders of cultural property and national authorities and institutions in the field of protection and preservation of cultural property

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- Minor exploration of archaeological sites
- Insufficient financial funds for projects aimed at protecting and revitalizing the architectural heritage
- Poor municipal infrastructure in rural areas with inherited cultural values
- **Insufficient and/or inadequate resolution of the new traffic infrastructure**

7.3 Opportunities

- Interest and support of the state and local authorities for the investment and promotion of cultural heritage
- Interest connection and cooperation between local self-governments (Ulcinj, Bar, Budva, Tivat, Kotor, Herceg Novi)
- The use of the annuities for the protection and preservation of cultural property prescribed by the Law on Protection of Cultural Property
- Use of funds of international organizations for projects of revitalization of architectural heritage
- Cooperation with legal and natural persons licensed for the development of conservation projects and implementation of conservation measures, development of studies of the protection of cultural assets. HIA – Cultural Heritage Impact Assessment, Visual Impact Study and Management Plans
- Cooperation with NGO sector
- Improvement of professional staff and use of experiences of more developed countries in the field of revitalization of cultural goods on the principles of sustainable use
- Information points
- Points for selling authentic souvenirs
- Organizing workshops with the aim of improving the awareness of the importance and significance of inherited values in space
- Training and education of the local population with the skills of traditional crafts to work on objects of traditional architecture
- Tourism development (cultural, rural, sports)
- Concession programs, crediting of entrepreneurs

- Possibility of tax exemption, communal taxes and fees for entrepreneurs, concessionaires or investors in the revitalization of cultural property and facilities and sites with potential cultural values

7.4 Threats and risks

- Human resources
- Financial instability
- Ignore troubleshooting
- Lack of strategies
- Uncontrolled actions

8 GENERAL CONSERVATION GUIDELINES AND RECOMMENDATIONS FOR SUSTAINABLE USE OF CULTURAL HERITAGE

The highest concentration of building heritage in Montenegro in the scope of the development planning document SPSPCA, so it is necessary to take these conservatory guidelines and recommendations for sustainable use into account during the planning. Through careful management, coordinated activities of all responsible entities and stakeholders, architectural heritage will remain one of the foremost resources for economic development.

The conservation guidelines and recommendations are based on risk management that is exposed to the potential of the architectural heritage in the scope of the plan and the prevention of all actions and activities that can change their characteristic, character and importance, respecting national legislation, conservation principles and contemporary international standards.

1. Future planning documents, and whose development is in progress, which also includes cultural property and recorded objects and sites with potential cultural values, should be harmonized with the conservation guidelines and recommendations contained in this Study

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2. In order to treat individual cultural assets and recorded objects and sites with potential cultural values in the planning documents of the lower order, depending on the level of elaboration, as well as projects, the regime and measures of protection given in the separate books/volumes of this study shall be taken into account, distributed by municipalities: Ulcinj - Volume II, Bar - Volume III, Budva - Volume IV, Tivat - Volume V, Kotor - cultural property Volumes VI, VII i VIII, recorded Volume IX; Herceg Novi - cultural property Volumes X and XI, recorded Volume XII.
3. All activities that enter into the integrity of cultural goods shall be carried out in accordance with conservation conditions and other procedures in accordance with the Law on the Protection of Cultural Property, and for Kotor also the Law on the Protection of the Natural and Cultural - Historical Area of Kotor.
4. All activities on recorded objects and sites with potential cultural values shall be carried out in cooperation with the Directorate for Protection of Cultural Property on the basis of conservation guidelines.
5. For all recorded objects and sites with potential cultural values (471) treated in this study, it is necessary for the Directorate for the Protection of Cultural Property to carry out the valorization process in accordance with the law, in which way the Directorate for Protection of Cultural Property will prepare an action plan with the dynamics of the valorization of the recorded assets and facilities and sites with potential cultural values processed by this study.
6. An adequate part of the income from the state budget and local governments for co-financing the protection and improvement of the overall state of preservation of the architectural heritage shall be generated.
7. New interventions shall respect the natural topography of the terrain, and facilities shall be designed and built in accordance with the natural characteristics of the area and the terrain conditions.

8.1 Conservation Guidelines for Traffic Infrastructure Concept

- Analyzing the scope of this planning document, which hierarchically relies on the plan of the higher order, the Spatial Plan of Montenegro, which has already been overcome in many segments and the limiting document for the further development of the society, establishes the fact that the spatially actual and spatially planned traffic infrastructure concept has been outdated, and has become a limiting factor of development.
- Configuration relief conditions determine the division between the coastal region and the Zetsko-Bjelopavlić valley, that is, the Skadar basin, the mountain wreath Orjen-Lovćen-Rumija.

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These conditions constitute a complicated traffic communication between these two regions. Realization of the Sozina traffic and railway tunnel corridor has given favorable effects in achieving better communication from the continental part to the southern parts of the coastal region, that is, from Petrovac to Bojana.

- Communication from the continental part to the west has been partly improved by the Nikšić-Lipci route, but only as one of the necessary phases, but it should also be noted that during the construction of this road the standards for carrying out works in protected areas have not been complied with, and remedial and corrective measures of the devastated cultural landscape have not been implemented yet. The "plugs" of better communicativeness still remain, and especially through urban units.
- There is a need for an analytical approach on the quality and quantity of transit from the west and from the east to the continent. Definitely due to natural and anthropological conditions, the second, western part of the coastal "Y" corridor of the highway is imposed.
- On the west side of the region that deals with SPSPCA, there is the Bay of Kotor, with its interior part designated as a natural heritage area of the UNESCO Fund, with Kotor as a cultural heritage site of UNESCO. At the same time, ICOMOS's recommendation of the outer bay of Boka Kotorska was defined as the protection / buffer zone of the aforementioned UNESCO area. This means that in terms of planning infrastructure needs and corridors, one should bear in mind the sensitivity of the area, especially the cultural landscape of rural areas. The route shown through the draft of this plan is on much larger angles, visible from the sea and threatens the devastation of the landscape, as well as the destruction of the inhabited villages of Gornji Grbalj.
- Realizing that it is only possible in this area, natural and cultural landscape and exceptional ambiental rural areas, covering almost 98% of the relevant area of the planning document SPSP CA of Montenegro, to pass infrastructure corridors and routes of the mainland, regional systems, imply clear guidelines, measures and regimes for such planning.
- Recognizing that today's active transport infrastructure, especially the Adriatic Highway, will take on the characteristics of the littoral or city road, from Herceg Novi, around Boka Kotorska, Tivat, Budva, Sveti Stefan and Petrovac to Buljarica, as well as the routes that climb into the mountain massif towards Lovćen, Cetinje and Paštrovska Gora, it is necessary to think about alternative routes for fast, freight and any other transit, which should release the aforementioned corridors. It is clear that the existing mentioned corridors, as well as the older Rones such as Risan-Ledenice and the like, will take on the characteristics of

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tourist and light service communications of the typology of similar spaces of the Azure coast, the Ligurian coast, Amalfi etc. It is precisely those roads which are, as an integral part of the rural landscape, the main communications of new offers in them.

- From the aspect of this study, through "collaborative planning" with the processor of the planning document, the guidelines for alternative routes, quick road and infrastructural communications that directly supply city centers and their near zones, are proposed, while at the same time they do not disturb urban areas and cultural landscapes of existing structures. As a determinant in the cultural landscape (rural areas), the reference point of "entry" from the west makes influence, and it is on the border with Croatia, based on their planning documents, at the transition point of the border crossing Debeli Brijeg, about 250-300m above sea level. Hence, at the elevation range of snow and freezing, the highway should respect the villages of the northwestern part of Sutorina, and should determine the route behind this first mountain massif in the zone of cultural landscape of the rural whole of Mokrin. In this way the route and cutting of the landscape is "invisible" from the south. Passing Kameno and entering the western Kutska valley, which is not clearly visible from the south, the corridor in Sasovići can branch to the tunnel beneath Bunović and link to the existing communication in Lipci towards the north of Montenegro.

- Another traffic band can be reached by Sopot to the coast in the Zmijica zone (contact with Porto Novi), and by the underwater bridge from 1326m towards the locality of Špijljica on Luštica, exit and "climbing" at the elevation of about 100masl, and via the tunnel through Luštica to the southern slopes of Obosnik and connection to planned tourist capacities Luštica Bay and Plavi horizonti and connection to circular intersection in Radanovići, towards the airport (coveza Porto Montenegro) and tunnel for Kotor. From this point, the corridor can go along the northern slopes of Grblj, slowly climbing up to Gornje Pobore and from that point via the tunnel to Donji Ceklin (Cetinje connection), where the "western" part of the communication "y" is created with approximately 10km of the tunnel. Separate one leg to the area of Donji Grbelj, to Lastva Grbaljska, and then "climb" to the higher elevation, to Pobori village. Separate one leg towards the area of Donji Grbalj, to Lastva Grbaljska, and then "climbing" to the higher elevation, to Pobori village.

- Such a route would be much more acceptable from many aspects, than the one shown in the draft SPSP coastal area. The proposal of the route through the area of Donji Grbalj would allow the development of this part of the municipality, the development of tourism, and the return of the population to the villages that are now mostly abandoned.
- This or similar alternative has a decisive influence on the achievement of better communication between the continental and coastal part of Montenegro and realizes the idea of a tourist traffic littoral road from Herceg Novi to Buljarica, quick

communication to the mentioned corridors while at the same time preserving and economically improving the cultural landscape of urban and rural areas.

8.2 Conservation Guidelines and Recommendations - Archaeological sites and reserves

1. In each municipality, in cooperation with national and local institutions in the field of cultural heritage, local strategies for the protection and management of archaeological sites in the municipality should be produced (management plans) and specialized experts in the field of cultural heritage management should be engaged.
2. Prior to the survey, it is necessary that the holders of activities (national and local institutions and other legal and natural persons) obtain prior consent from the owner or the holder of the cultural property and of the asset.
3. Develop elaborates on valorisation of recorded sites.
4. Develop elaborates on archaeological and conservation research in accordance with the conditions prescribed by the Law on the Protection of Cultural Property.
5. After the research, establish a permanent protection and a sustainable purpose.
6. Prevent all inadequate and unprofessional interventions
7. In the zone of cultural property and recorded assets, construction that can devalue inherited cultural values or endanger the integrity or visual identity of the registered property is not allowed
8. In the proposed protection zone, possible reconstruction based on the results of the research and documentation on the historical genesis of the existence of earlier facilities or new construction and other activities, will be carried out in accordance with the conservation guidelines issued by the Directorate for the Protection of Cultural Property
9. Research should be carried out with the provision of funds for the implementation of conservation measures of discovered architectural remains.
10. Research is carried out with the provision of funds for the implementation of emergency conservation measures of mobile findings during the survey
11. In accordance with the law, the holder of the research authorization shall, within one year from the expiration of the deadline for performing the research, submit the movable findings to the entity designated by the Government.
12. In coordination of the competent state authorities and local and national institutions, establish adequate management of localities and prevent any inadequate and unprofessional interventions and protect them from possible devastation (vandalism) also in the period until the conditions for research and conservation works are created

8.3 Conservation Guidelines and Recommendations - Fortification Objects

1. Support the concept of revitalization of fortifications using conservation measures of restoration and reconstruction on the basis of relevant documentation, and in the interior, depending on purpose, functional adaptation.
2. The planning policy pursued by stimulating legislation can lead to a high degree of tourist valorization, especially by functional adaptation of the interior of objects for combined purposes of various contents, by planned introduction of new cultural and sports contents, activation of forms of tourism through wellness in nature, hiking, walking paths, formal and informal ethnological and ecological research, etc., will enrich the lives of the local population and increase the recruitment of new jobs and diversify the tourist offer.
3. Certain fortifications should be renovated and functionally adapted for renovation for the accommodation of local community museums, mobile cultural heritage conservatories, workshops for nursing old crafts, premises for holding various conferences, congresses, exhibitions and the like.
4. Certain fortifications are transformed into unique authentic hotel and catering facilities connected by a cable car with the coast
5. Direct environment of facilities, with minimal interventions, should be arranged and used as sightseeing, excursion destinations for tourists and nodes points of a number of tourist, hiking and biking trails, paragliding
6. Revitalization of fortifications also achieves the revitalization of the nearest rural units, which can be transformed into attractive ethno villages
7. Through concessions lease to the reference management, with precise definition of rights and obligations of all interested entities, in accordance with the law

8.4 Conservation Guidelines and Recommendations - Infrastructure facilities

1. Maintain existing roads and paths by involving conservators and experts with the skills to perform old techniques of stone construction, whether it is about road paving, border walls, bridges
2. By timely protection and preservation of the remaining elements from this type of architectural heritage, the possibility of creating an attractive tourist offer for both domestic and foreign visitors is created.

3. When solving new infrastructure traffic solutions, the maximum effort should be put to preserve the traditional, so if the planned routes of new roads have to use existing routes, they must be preserved at least in the fragments of a particular section, as parallel possibilities for use, in particular parts of the drywall

8.5 Conservation Guidelines and Recommendations - Cultural and Historical Units - Old Towns Ulcinj, Bar, Sveti Stefan, Budva, Kotor, Perast, Risan, Herceg Novi

1. Begin the development of management plans of cultural and historical units, which will set up mechanisms for adequate management in all segments of importance for the protection and improvement of the state of preservation of inherited urban matrices and architectural heritage, and especially their purposes as multifunctional organisms.
2. Establish local management bodies - agencies for managing old cities, engaging specialized experts in the field of cultural heritage management
3. Begin the development of new urban projects of old towns and cultural heritage protection studies that will regulate in detail the regime and measures for the protection and improvement of the state of devalued cultural values in buildings where unprofessional and illegal works are carried out, as well as facilities where conservation works have not been carried out, first of all those which were in a ruinous condition and out of use since the earthquake of 1979
4. Preserve the architectural heritage of the old towns (Ulcinj, Bar, Sveti Stefan, Budva, Kotor, Perast, Risan, Herceg Novi) without the possibility of new construction except for the reconstruction of the facilities in accordance with the relevant documentation on the historical genesis of urban matrices
5. All activities on the facilities should be carried out on the basis of conservation projects of rehabilitation, restoration, functional adaptation, harmonized with the conservation conditions
6. In the protected environment of these cultural and historical units, the construction of new facilities should be planned in accordance with the conservation conditions, taking care not to physically or visually impede the inherited cultural values

8.6 Conservation Guidelines and Recommendations - Cultural landscapes (rural and ambient units) Mide, Suma, Možura (Ulcinj), Brce (Bar), Gorica (Budva), Solila (Tivat), Veliki and Mali Zalazi, Gornji Orahovac, Čavor (Kotor), Zljebi, Lepetići, Porobići - Mojdež, Kruševice, Špulje, Malta, Čenići, Đurići, Sela Luštica, Rujevo, Obalica, Noglovići, Mokrine (Herceg Novi)

1. For these extremely important rural and ambient units, which by this study, due to the integration of inherited values created by synergy of man and nature, are proposed for protection as a kind of cultural landscape, for the purpose of their preservation on the principles of sustainable use, which in most cases imply revitalization, it is **primarily** necessary to develop management plans, which will set up mechanisms for adequate management in all segments of importance for the protection and improvement of the conservation status of inherited matrices and architectural heritage, and in particular their purposes on the principles of sustainable use.
2. All activities are carried out on the basis of conservation guidelines
3. Preserve and improve the ambient values of rural units - road infrastructure, type of traditional houses with auxiliary facilities, terraced estates, olive groves, vineyards and other elements of the traditional way of life
4. The Ansamble of traditional architecture with residential and ancillary buildings should be restored with the original elements of the yard and gardens, using traditional materials and using old crafts.
5. Inside these spaces, plan new constructions as interpolations, which by volume, visually and by position, do not endanger the inherited matrix
6. The way of building and materializing new buildings should be adapted to the inherited values of traditional architectural heritage, in the way of interpreting traditional architectural elements, not copying
7. Existing roads and paths should be restored using local materials and ways of processing the supporting walls, and drywalls should be maximally revitalized
8. For certain roads or paths, it is also necessary to use traditional construction principles
9. Note: Rural units that by construction of new facilities have not preserved the ambient values as a whole in the last decade, have not been registered with this study for integral protection, but it is necessary to conduct activities on individually preserved objects and architectural complexes of traditional architecture in cooperation with the Directorate for the Protection of Cultural Property
10. Due to the evidently expressed problem of the lack of transport infrastructure, it is necessary to plan and solve in cooperation of multidisciplinary teams

11. Support and encourage the development of rural tourism

8.7 Conservation Guidelines and Recommendations - Memorial Objects

- It is necessary to promote the significance of this type of cultural property in all documents, projects, publications, flyers and other promotional materials and bibliographic units, which will alleviate the negative and destructive attitude of individuals towards memorials
- For maintenance, conservation, as well as more complex restoration works follow in much like the profane objects (8.8)
- Modification, upgrade, relocation, replacement and removal shall be carried out according to the procedure prescribed for raising memorials in accordance with the Law on the Protection of Cultural Property and the Law on the Raising of Memorials

8.8 Conservation Guidelines and Recommendations - Profane object

- The research of originally masonry stone objects, most often of the local limestone, should be performed, which will provide the possibility of a quality examination of the stylistic chronological genesis of the building, in particular the processing of front facades, the shape of the squares of visible surfaces, the way of layering and the shape of the joints, profile of the frames and windows and decorative plastics for which was most commonly used quality stone, often from foreign mines
- Avoid rough coatings when cleaning stone surfaces by sandblasting or strong steel brushes
- Old joints should be kept and put only at the missing places, applying old recipes for their preparation, as well as the way they are applied
- For buildings from the end of the 19th and the beginning of the 20th century, original mortars should be maximally protected or apply new ones based on the traditional recipe
- For dyed layers of facades, avoid synthetic colors, use natural pigments, especially when new plastering, applying on a fresh plaster, creating a compact structure and durability of the painted layer
- For window and door openings, use high-quality wooden material, and in PVC and other modern materials completely avoid
- For the roof cover, use natural materials characteristic for the area (channel, cliff, shingle ...)
- In the proposed zone of protection of cultural property and registered assets, possible reconstruction based on the results of research and documentation on the historical genesis of the existence of earlier facilities or new construction and other activities,

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shall be carried out in accordance with the conservation conditions or guidelines issued by the Directorate for the Protection of Cultural Property

- For the recorded objects of architecture of 20th century, the valorization process should be carried out

8.9 Conservation Guidelines and Recommendations - Sacral Objects

1. Conduct detailed studies of originally masonry objects (as with profane 8.8)
2. Avoid rough coatings when cleaning stone surfaces by sandblasting or strong steel brushes
3. Old joints should be kept and put only at the missing places, applying old recipes for their preparation, as well as the way they are applied
4. For painted layers of facades, avoid synthetic colors, use natural pigments, especially with new plastering, applying on a fresh plaster, creating a compact structure and durability of the painted layer
5. In the proposed zone of protection of cultural property and registered assets, possible reconstruction based on the results of research and documentation on the historical genesis of the existence of earlier facilities or new construction and other activities, shall be carried out in accordance with the conservation conditions or guidelines issued by the Directorate for the Protection of Cultural Property
6. In sacral objects where the analysis of historical genesis determined that in the past there were spiritual centers of a particular community or wider region, and in order to revitalize their role in lifestyle, enable the reconstruction and / or new construction within the boundaries of cultural property and their protected environment and surrounding plan as an interpolation, in accordance with conservation conditions, taking into account that physical, volume and visually do not jeopardize the inherited cultural values, but improve them for the sake of sustainable use
7. Within the boundaries of cultural property, their protected environments or in the immediate surrounding, avoid replicating objects and architectural elements and plan constructions as interpolations, which, by volume, visually and positively, do not endanger the inherited matrix
8. In the proposed zone of protection of cultural property and registered assets, possible reconstruction based on the results of research and documentation on the historical genesis of the existence of earlier facilities or new construction and other activities, shall be carried out in accordance with the conservation conditions or guidelines issued by the Directorate for the Protection of Cultural Property

8.10 Conservation Guidelines and Recommendations - Cultural and Historical Area

Since in the coverage of SPSPCA the only cultural asset in the category of UNESCO area is the natural and cultural - historical area of Kotor, for its conservation and improvement of universal values the following general conservation guidelines and recommendations should be taken into account:

1. All activities, which are covered by the provisions of the Law on Protection of the Natural and Cultural-Historical Area of Kotor and the Law on the Protection of Cultural Property, should be implemented consistently
2. The activities on the finalization and adoption of the Study of the Protection of Cultural Property in the scope of the Spatial Urban Plan of the Municipality of Kotor should be intensified
3. Develop Revised Management Plan of the Area
4. According to the recommendations and new standards of protection of sites from the UNESCO World Heritage List, for all planning documents and projects in a protected area, for which the Directorate for the Protection of Cultural Property estimates that changes may negatively affect the exceptional universal value of the area, foresee the primary elaboration of a comprehensive impact assessment study (HIA) for the entire Natural and Cultural and Historical Area of Kotor, and then for lower-order plans, in accordance with the Law on the Protection of the Natural and Cultural and Historical Area of Kotor, the drafting of the Visual Impact Study
5. Provide measures for mitigating the visual impact of devastated landscapes during the construction of traffic route Lipci-Grahovo-Zabljak, newly built facilities on Kostanjica and other facilities in historic settlements along the coast, applying corrective and remedial measures in accordance with the Law on the Protection of the Natural and Cultural-Historical Area of Kotor
6. Respect with new interventions the natural topography of the terrain, and design and build objects in accordance with the natural characteristics of the area and the terrain conditions
7. During interventions in the protected surrounding of the Areas that can physically and visually devalue the universal values of the Area in all infrastructural facilities as well as in the exploitation of the majdan, before the beginning of the works, develop elaborates on remedial and corrective measures of the Area
8. Due to the efficiency, effectiveness and operability of decisions, opinions and other important acts and activities for the protection and improvement of the state of the protected area, review the possibility of transformation of the management body of the Area Management Council, which has only an advisory function, to the Agency for Management of the Area, whose competencies and responsibilities were regulated through the status of a legal entity.

9. **NOTE:**

A detailed regime and protective measures are given in the separate books/volumes of this study, distributed by municipalities: Ulcinj - Volume II; Bar - Volume III; Budva - Volume IV; Tivat - Volume V; Kotor - cultural property volumes VI, VII and VIII, recorded Tom IX; Herceg Novi - cultural assets volumes X and XI, recorded Volume XII.

The natural and cultural-historical area of Kotor is detailed in the volumes VI, VII, VIII and IX, as follows:

In Book VI, cultural assets on the territory of the Kotor Municipality belonging to a range of archaeological sites, fortification, infrastructure, memorials and cultural and historical units are processed.

In Book VII, cultural assets at the territory of Municipality of Kotor belonging to a kind of profane objects are processed.

In Book VIII, cultural assets are processed on the territory of the Kotor Municipality belonging to a series of sacral buildings and a cultural and historical area.

In Book IX, registered assets on the territory of the Municipality of Kotor were processed.

10. EXCERPT FROM THE BOOK VIII NATURAL AND CULTURAL HISTORICAL AREA AND PROTECTED ENVIRONMENT
(state of preservation, regime and protective measures)

Natural and cultural and historical area of Kotor

Location, place, municipality: Municipality of Kotor

Due to the possession of outstanding cultural and historical and ambient values, this Cultural and Historical Area has been placed under protection, by Decision No. 1217/4 of 25 December 1986, as a cultural asset in accordance with the Law on the Protection of Cultural Property and international legislation (**Criterion (i)**): Position of monuments and towns on the Bay coast, the harmony they make with the space, as well as part of cities of great importance, is what contributes and makes them acceptable for the nomination of outstanding universal value.

Criterion (ii): The main clue of Venice with the southern part of the eastern Adriatic coast is aristocratic cities of captains, seafarers and traders. Kotor, towns and settlements around it for centuries have been the center of significant creative processes in the region. Their art, goldsmiths and construction schools left a deep trail and permanently influenced the art of the Adriatic coast.

Criterion (iii): Following the successful harmonization of the towns and the ambient of the Bay, the number, quality and diversity of monuments and cultural heritage, and for exceptional authenticity and protection, this area can be considered unique.

Criterion (iv): Kotor and Perast are very characteristic and authentically preserved small towns, enhanced by high quality architecture. Their urbanism is perfectly adapted and integrated into the landscape.

A copy of the decisions adopted by the World Heritage Committee at its 38th session (Doha, 2014) characteristic and authentically preserved small towns, enhanced by high quality architecture. Their urbanism is perfectly adapted and integrated into the landscape.

A copy of the decisions adopted by the World Heritage Committee at its 38th session (Doha, 2014)

The natural and cultural and historical area of Kotor makes a significant cultural-historical area, that is, a place with characteristic interactions of man and nature. It includes the inner part of the Kotor-Risan Bay which includes the populated places: Old Town of Kotor, Old Town of Perast, Risan, Dobrota, Ljuta, Donji Orahovac, Dražin vrh, Strp, Ljpci, Donji Morinj, Gornji Morinj, Kostanjica, Donji Stoliv, Gornji Stoliv, Prečani, Muo, Škaljari. The mentioned places are covered in this chapter in general, with characteristics of the protected area, condition, regime and protection measures, and the cultural and historical unit of the Old Town of Kotor, the historical core of Risan and Old Town of Perast, as well as individually protected cultural and historical objects are given through subheadings in accordance with the study methodology.

10.1 The state of preservation of facilities and sites with cultural values: Given the insufficiently adequate treatment of the natural and cultural-historical area of Kotor in planning documents, and from the conservation aspect, it is necessary to keep in mind in the future the preservation of the cultural and historical values of the objects, units and the environment, whether it is about buildings, old towns, cultural landscape or segments of nature. Insufficiently adequate treatment of this area and uncontrolled interventions in the area lead to devaluation of the cultural values of one part of the protected area.

- The old town of Kotor is characterized by preserved cultural-historical and landscape values and exemplary treatment of urban and architectural values preserved within the city walls, with smaller devastation interventions locally.
- The area in the immediate vicinity of the Old Town of Kotor, on the north and south side, is affected by modern urbanization, which jeopardizes the cultural and ambient values of the cultural and historical whole and its immediate surroundings
- Settlements formed in the last decades in the southern part of the cartoon area are made up of multi-storey buildings that have not respected the traditional concept of construction and represent inadequate interventions that endanger recognized values
- Site Carine is continuously being explored, but not adequately protected and preserved, planted and constantly degraded
- Insufficient respect for the Management Plan of the protected natural and cultural-historical area of Kotor, as well as the insufficiently adequate urbanization realized in the past few years, significantly disrupted the most attractive views of Boka
- In Dobrota settlement new buildings are endangering cultural and ambient values, as well as free spaces between coastal buildings and palaces. The spaces between the old coastal road and the main road, as well as the slope of the hill, are exacerbated, which leads to the loss of authentic appearance, the original structure of the settlement and the quality of the landscape
- Within the upper part of the settlement of Orahovac, as well as in the coastal zone, new houses were created whose architecture is most often incompatible with the principles of traditional construction and disrupt the ambience and landscape values of this area
- In Strp, a group of individual residential buildings were built in the immediate vicinity of the waterfront, built without regard to conservation principles, and several older buildings that are inadequately abandoned or are in ruins are observed

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- The Morinj natural environment has been preserved from excessive urbanization until recently, but nowadays there are several newly built residential buildings of modern architecture and the application of materials and elements that differ from the ambience.
- The largest part of the buildings in the settlement Škaljari and its surroundings was built without respect for conservation principles and urban planning parameters, and accordingly corrective measures should be implemented
- The complex of apartment buildings on the slopes of Vrmac in the Muo area, above the old settlement, with their volume, their architectural shape and with their prominent position, devalue the concept of the traditional coastal architecture of Muo. A number of older buildings with built-in annexes on the backyard are also noticed
- The concept of the traditional coastal architecture of the Prčani settlement is partially visually devastated by multi-storey buildings for permanent and occasional living with plenty of openings, balconies and terraces, usually inadequately designed and positioned
- In Donji Stoliv there is an evident enhanced urbanization, which is reflected in the construction of new buildings, mostly residential type, on free spaces, just next to the road. Modern structures are not adapted to the traditional coastal architecture of this region. Particularly degrading seems the object whose significant volume is emphasized in yellow color and which stands out in the landscape of Stoliv, when viewed from the other side of the bay. Along the waterfront and in the hinterland, a number of buildings in a ruined state was observed
- Rural settlement of Gorinji Stoliv, due to its poor accessibility, has not been exposed to urbanization so far, so in that sense, it remained unchanged in relation to the period of conservation. Nevertheless, the destruction of old buildings is evident as a result of the negligence and the effect of time
- Within the upper part of the settlement of Orahovac, as well as in the coastal zone, new houses were created whose architecture is largely incompatible with the principles of traditional construction and the inherited values of the Kotor area. In this sense, the building of a modern hotel, in the central part of the settlement, is one of the negative examples that devalues cultural values
- In the settlement Dražin vrh the biggest damage to landscapes and cultural values was created by the construction of three new residential buildings at the end of a green break between Orahovac and Dražin vrh
- The technical complex of liquid fuel tanks in Lipci, with its shape, function and environmental impact, is the opposite of the strategy of preserving the protected area
- Recently, the Lipci-Grahovo-Zabljak road was built with an intersection on the western side of the settlement and quarry in the immediate vicinity. The road and quarry permanently damaged the uniqueness of the northern side of the Kotor area and the landscape features
- By the inadequate urbanization realized in the last few years in the area of Kostanjica settlement, one of the most attractive visas of the Boka River and greatly devalued cultural values of the area of Kotor
- In the area of the Muo village, a smaller extent is recorded, modern housing construction, on sometimes free surfaces that degrade the environment to a lesser extent. A number of older buildings with built-in annexes in the yard are also noticed
- Enhanced urbanization and the construction of multi-storey buildings on Prčani are evident, which visually degrade the concept of traditional coastal architecture of the settlement. The construction of new facilities on free surfaces along the main road is

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- recorded, which with their form significantly outstrip the traditional coastal house and devalue the inherited cultural values
- The state of archaeological sites in the area is generally considered good, although their final purpose and their use have not yet been defined. Regardless of their significance, attractiveness and importance of the site, conservation and tourist presentation projects have not been developed yet, and it is necessary to establish continuous protection until the research.

10.2 Regime and protection measures: It is necessary to anticipate and implement the rehabilitation measures of the entire area, in terms of more adequate integral protection through planning documents, as well as field protection. It is necessary to establish the continuity of protection and to treat the inadequate interventions in the area that devalue the total cultural-historical and natural values of the Kotor area.

Regime:

- When managing the space, respect the basic conservation principles and preserve the inherited cultural-historical and ambient values of the space. Ensure the maximum preservation of the find values, and accordingly define the necessary protection measures as well as possible programs of rehabilitation of the areas where the devastation occurred
- When planning interventions in the area of Kotor, it is necessary to value, preserve and improve the architectural heritage of old towns and valuable ambient units, as well as individually protected cultural goods and recorded goods with pronounced cultural values
- For all planned constructions of larger dimensions and new planned solutions, it is necessary to create HIA and studies of visual impact on cultural goods and the ambient values of the space in which they are located
- In the zone of protection of the cultural property, possible reconstruction based on the results of the research and documentation on the historical genesis of the existence of earlier objects or new construction and other activities, shall be carried out in accordance with the conservation conditions issued by the Authority for the Protection of Cultural Monuments
- Preserve the character of the cultural landscape of the Tivat archipelago with the Prevlaka peninsula and the islands of Sv. Marko (Saint Marko) and Gospa od Milosti (Our Lady of Grace) with special emphasis on preserving the structures of medieval estates along the coast
- Preserve and improve the state of rural settlements in the hinterland, with old terraced properties bounded by the limitations, streams regulation, roads, old houses and auxiliary facilities, olive groves, vineyards and other traditional elements
- Foresee measures to mitigate devastation of landscapes due to the exploitation of the area (quarries in Šišići, Lješević, Višnjevi, Oblatno, Lipci, Stone above Herceg Novi ...)
- Foresee measures to mitigate the consequences of excessive urbanization of individual settlements as well as construction of technical installations, that are for their purpose and manner of use contrary to the principles of preservation and protection of natural and cultural values
- Foresee the restoration of old fortifications and road communications of the fortification system and their accompanying facilities (bistros, warehouses, barracks,...) and the appropriation of adequate purpose with the aim of adequate function and economic viability
- It is necessary to develop the road and settlements infrastructure and encourage different purposes of space, but in a way that will not endanger the inherited cultural and ambient values of the Kotor area

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- **Measures:** Given that the cultural values of this natural and cultural-historical area are recognized and determined, it is necessary to undertake all activities that enter the integrity the cultural property and the protected environment in accordance with the Law on the Protection of Cultural Property. It is necessary to:
- The holders of activities (national and local institutions) before the survey, obtain prior consent from the owner or the holder of the cultural property. All activities that enter the integrity of the cultural property are carried out in accordance with previously issued conservation conditions by the Authority for the Protection of Cultural Monuments, as well as consent to the conservation project
- Create partial conservation projects of rehabilitation, with measures to treat even devastation interventions originated in space
- Conduct extensive conservation measures of rehabilitation and adaptation (partially), and establish the function of each facility and whole, in accordance with the principles of sustainable development, protection study and management plan
- When creating conservation projects for individual objects, preserve ratio of space and mass, size and proportional ratio, rhythms of openings on objects, characteristic details of objects and whole, specific characteristics of each individual object, both traditional forms and structures, as well as the values of the environment in which they are located
- When implementing conservation measures in the segments of the cultural good, give priority to traditional techniques, crafts and materials. Only in the case that traditional techniques, crafts and materials do not prove to be appropriate, conservation measures can be planned using modern techniques and materials whose effectiveness is endorsed by practical experiences, expert and scientific data
- During planned interventions, preserve the inherited cultural values, the natural environment, the characteristic views, the spatial dominants and landmarks of the populated structures
- Foresee the restoration of cultural goods and recorded objects and sites with potential cultural values, which are in a ruinous or poor condition of preservation, or with the absence of adequate use
- When planning space and new construction, preserve and protect the urbanistic, architectural, environmental and landscape values of old settlements and units, as well as natural areas among them that are valuable natural or cultural landscape
- Preserve the values, characteristics and materialization of the original arrangement of the coast with a characteristic system of pontins and mandraces
- Provide revitalization and restoration of ruinous palaces in Dobrota, as well as rehabilitation of inadequately constructed facilities
- When planning the space, preserve and protect the urbanistic, architectural, ambiental and landscape values of the Dobrota settlement
- Preserve the values and characteristics of the original coastline arrangement with a characteristic system of pontoons and mandarins on the whole coast
- Preserve the nature surrounding the settlement of Orahovac, with an emphasis on the views of the church of Sv. George (Sv. Dorđe) which represents a spatial dominant and one of the most important visual landmarks of Boka
- Foresee measures of improvement of the appearance of new construction groupings in the northeastern part of the settlement. For undeveloped zones, and on the basis of the results of the study of cultural landscape, define measures for zones where new construction is possible
- Preserve the nature, authentic structures and natural context that surrounds the settlement Dražin vrt (Dražas Garden), as well as the

- characteristics of the arrangement of the coast, while preventing further expansion of residential new buildings, without the prior approval of the Authority
- Foresee making of conservation projects for the rehabilitation of complexes of older buildings in the settlement Strp. For all planned constructions in Strp settlement, it is necessary to build on the basis of measures of the study of the protection of cultural goods
 - Foresee the project of rehabilitation of the technical complex for liquid fuels in the settlement Lipci.
 - The already disturbed coastal landscape caused by the mining of the hill in the Lipci settlement has to be rehabilitated, and to a large extent made green again, (planting)
 - Develop and implement a project of corrective and rehabilitation measures to alleviate the damage of landscapes caused by breaking through the Lipci-Grahovo-Žabljak road by planting (greenery) the artificially created embankments
 - Foresee the arrangement of the access path to the Lipci Okapina (small cave), in the way of performing minimal interventions on the natural leveling of the rocky terrain
 - Foresee the reconstruction of the route of the old road in Moringi, via Pojje, Pjaca and further north along with the Big and Small Bridge, as well as the old road leading to the upper Moringi zones from the bridge near Vojvodić mill over Pjaca. Also cover disturbed elements of a unique area with the source of the Trn River, revitalization of a system of mills with accumulations and channels, rehabilitation of the condition caused by the grounding of the terrain at the source of Velika Rijeka (Big River), arrangement of cultivated terraced estates with fenced and supporting walls, regulation of streams and passages
 - Develop conservation projects for rehabilitation, restoration and adaptation of the deserted and destroyed older objects in Moringi settlement
 - It is necessary to rehabilitate the landscape of Kostanjica and to alleviate the resulting state, which should be carried out by maximum greening of all available areas, high vegetation of autochthonous overgrowth
 - Taking care of the preservation of the characteristics of the regulated Škaljar shore, as well as the possibility of relieving the main road along the waterfront by forming a bypass. Foresee the preservation of the structure of old agglomerations of traditional architecture. Make a project for protection and presentation of the archaeological site in Gurdić.
 - Preserve the original structures of the Muo settlement with a coastal series of houses, a hillside with terraced estates, and church buildings surrounded by greenery. Preserve the complexes of soil covered by vegetation in the upper zone of the settlement, as well as the characteristic arrangement of the coast with pontoons and mandrains, while anticipating the restoration of old roads and other characteristics of the cultural landscape: sub-walls, enclosures, rural units.
 - Preserve the characteristics of the settled coast of the settlement Prčani, the original structure of the settlement with the coastal series of houses, old roads and other characteristics of the cultural landscape, while preserving the green areas. Foresee the reduction of openings, removal of metal fences of the terrace and filling of parapet walls on newly built buildings of residential architecture, for visual adaptation to the traditional architecture of Prčani. Foresee conservation projects for rehabilitation, restoration and adaptation of the deserted and destroyed older objects in the settlement
 - Preserve the characteristics of the arranged coast of Stojiv, with pontoons and mandrains, the original structure of the settlement with the

coastal series of houses, and restore the old roads and other characteristics of the cultural landscape

- Preserve complexes of chestnut forests, old parcelation of arable land, sub-walls, enclosures, old farms, olive groves, houses and auxiliary buildings of rural architecture in Gornji Stoliv (Upper Stoliv). Make a conservation project for rehabilitation, conservation, restoration of the settlement of Gornji Stoliv (Upper Stoliv)

10.3. Protection zone and protected environment: The natural and cultural-historical area of Kotor encompasses: Old Town Kotor, Dobrota, Donji Orahovac, part of Gornji Orahovac, Dražin vrt (Dražas Garden), Perast, Risan, Viloglav, Strp, Lipci, Donji Moringj (Lower Moringj), Gornji Moringj (Upper Moringj), Kostanjica, Donji Stoliv (Lower Stoliv), Gornji Stoliv (Upper Stoliv), Prčanj, Muo, Škaljare, Špijare and the sea basin of the Kotor-Risan Bay. The area of Kotor covers the territory of cadastral municipalities of Kotor I (11ha), Kotor II (16ha), Dobrota I (270ha), Dobrota II (546ha), Škaljari I (120ha), Škaljari II(342ha), Špijari (282ha), Muo I (128ha), Muo II (51ha), Prčanj I (122ha), Prčanj II (272ha), Stoliv I (97ha), Stoliv II (233ha), Moringj I (1.271ha), Kostanjica (282ha), Risan I (130ha), Risan II (775ha), Perast (447ha), Strp (277ha), Orahovac I (43ha) and the territory of a part of the cadastral municipality of Orahovac II (404ha). The total area of the natural and cultural-historical area of Kotor is 8,620 hectares, of which is 6,120 hectares of land and 2,500 hectares of sea area. The protected environment of the natural and cultural-historical area of Kotor includes the territory of cadastral municipalities: Mirac, Šišići, Prijeradi, Gorovići, Lastva, Glavati, Višnjivo, Krimovice, Zagora, Kovači, Glavatičići, Kubasi, Pobrdje, Vranovići, Lješevići, Sutvara, Kavač, Pelinovo, Najležići, Dub, Sutvara in whole and parts of cadastral municipalities Ledence Donje (Lower Ledence), Ledence Gornje (Upper Ledence), Krivošije Gornje (Upper Krivošije), Krivošije Donje (Lower Krivošije), Orahovac II and Zalazi in the municipality of Kotor; Bogišići, Djuraševići, Lepetani, Milovići, Mrčevac, Gornja Lastva (Upper Lastva), Gošići, Nikovići, Bogdašići, Krašići, Donja Lastva (Lower Lastva), Radovići. In the municipality of Tivat: Babunci, Brguli, Zabrdje, Rose, Mrkovi, Radovančići, Mojdež, Ratševina, Mokrine, Trebesin, Topla, Herceg Novi, Podi, Sasovići, Kutli, Kumbor, Đenovići, Baosići, Bijela, Jošice, Čurčići, Bijelske Kruševice, Kameno, Žlijeb, Ublj in whole and parts of cadastral municipalities of Sutorina i Kruševice in the area of municipality Herceg Novi.

10.4 Threats and risks:

- Insufficient care by the owners, holder and the users of the space leads to endangering of the situation, illegal and inadequate interventions, ie constant threat to the authenticity and integrity of objects and spaces with cultural values
- Insufficient treatment of cultural heritage through planning documents can potentially affect the vulnerability of facilities and space
- Lack of adequate management mechanism
- Natural factors, such as the impact of atmospheric air and vegetation, river flows and landslides, further undermine valuable structures

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DIRECTORATE FOR PROTECTION OF CULTURAL PROPERTIES
REGIONAL UNIT KOTOR

STUDY ON THE PROTECTION OF CULTURAL PROPERTIES

for the purposes of the preparation of Spatial Plan of the
Municipality of Kotor

Kotor, year

MINISTRY OF CULTURE
DIRECTORATE FOR PROTECTION OF CULTURAL PROPERTIES

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Municipality of Kotor

KOTOR, NOVEMBER 2015.

PREPARATION OF A STUDY

A Study on the Protection of the Cultural Properties in the Municipality of Kotor for the purposes of preparation of Spatial Plan of the Municipality of Kotor was prepared by the Working Group, which was formed by the Decision of the Directorate for Protection of the Cultural Properties, no. 01-2013 / 2013, from 04. 06. 2013. and no. 04-203 / 2013, from 02. 07. 2013, in the following composition:

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1. INTRODUCTION

The Municipality of Kotor is located in the Boka Kotorska bay, that has a specific position in the Adriatic Sea and represents the most jagged part of south-eastern Dinaric coastline. It contains four smaller bays that are interconnected (the Herceg Novi and Tivat bays as outer and Risan and Kotor bays as inner ones) and two straits, the first of which (the Kumbor strait) connects the Herceg Novi and Tivat bays, while the second one (Verige), connects the Tivat bay with the Kotor and Risan bays.

The territory of the Municipality of Kotor covers the area of 33,500ha. This territory is bordered by slopes of Lovćen and Orjen massifs, and it encompasses the mountainous area of Krivošije with the Dragaljsko Polje field, the area around the Kotor-Risan-Morinj bay, the Vrmac hill, the slopes of Lovćen, Donji Grbalj and Gornji Grbalj with fertile fields, as well as the area of Donji Grbalj coast which fronts open sea. The coastal area includes the old towns of Kotor and Perast, as well as villages Muo, Prcanj, Stoliv, Dobrota, Orahovac, Ljuta, Dražin Vrt, Strp, Lipci, Risan, Morinj and Kostanjica. There are a total of 54 hamlets on the territory of the Municipality of Kotor.

Extraordinary quality of architecture of old towns, villages and hamlets, numerous palaces and churches, as well as values of archaeological sites in the entire Municipality area, and particularly in the coastal area of the Kotor-Risan bay, represented a basis for the Old Town of Kotor and Perast to be protected as historical sites in 1948, with numerous individual structures - palaces and churches having been granted status of monument of culture at the national level between 1948-1991.

The area of the Kotor-Risan bay received the epithet of universality and became a heritage of all the mankind when the World Heritage Committee of UNESCO adopted a decision on October 26th 1979 and inscribed the Natural and Culturo-Historical Region of Kotor in UNESCO's list of World Heritage Sites. On this occasion, it was stated that the area is characterised by Outstanding Universal Value, embodied in harmonious integration of towns and hamlets into the natural environment of the bay, testimony to the exceptionally important role that it played over centuries in the spreading of Mediterranean cultures into the Balkans, as well as exceptional quality of architecture, art and craftsmanship, that bear witness to formation of autonomous expression and identity formed through interaction of cultures of the East and the West.

Acquiring international status has crucially contributed to preservation of values, integrity and authenticity of cultural properties to present-day, despite the degradations caused by men and natural effects that occurred in the area.

The protected area represents an example of intertwining of autochthonous nature and forms of human activities over several historical epochs. Coastal mountain massifs of Lovćen and Orjen, as well as aquatorium of the Boka Kotorska, have represented an area of continuous living from prehistoric days to present-day. Ancient agglomerations have been embedded in nature of extraordinary values.

Region of Kotor World Heritage encompasses an area of 12,000ha, out of which 2,500ha is sea surface, whereas the territory of the Municipality of Kotor is to a large extent included in its protected surroundings.

In addition to World Heritage, there is a great number of cultural properties in the territory of the Municipality of Kotor, both registered and potential ones. They represent only a part of rich and diverse cultural heritage (immovable, movable and intangible) of this area.

There are 448 immovable cultural properties in the territory of the Municipality of Kotor, of which one is a property of World Heritage (Natural and Culturo-Historical Region of Kotor), 5 urban sites (towns Kotor and Perast, the Gabela Street and the Trg 21. Novembar square in Risan and the Luković Street in Prčanj), 5 archaeological sites, 316 properties of profane and 93 properties of sacral architecture and 27 memorials.

Particular danger for preserving the value of the entire region of the Municipality of Kotor, especially in the World Heritage Region, is an excessive and uncontrolled urbanization, which was recognized by the World Heritage Committee since 2003 as a threat to the exceptional universal value of the protected region.

The number of immovable cultural properties and the Outstanding Universal Value of World Heritage Region of Kotor demands that long-term measures of protection and valorisation of individual cultural properties and cultural landscape in its totality be reviewed and defined through the planning documents, including the umbrella document Spatial Plan of the Municipality, in a manner that ensures that cultural properties receive a purpose that would enable their maintenance and utilisation in modern life. They should serve as a testimony of past and modern times to present and future generations.

In that regard, one of the most important instruments of protection of the value of this Region is the Study on Protection of Cultural Properties that should represent a basis for drafting the Spatial Plan of the Municipality of Kotor.

METHODOLOGY OF THE STUDY

The area of the Municipality of Kotor has been considered within 2 units that have similar characteristics and values:

- 1. Natural and Culturo-Historical Region of Kotor (World Heritage)**
- 2. Region outside World Heritage boundaries, that comprises following units:**
 - 2.2. Grbalj**
 - 2.3. Kavač**
 - 2.4. Mirac and Čavori**
 - 2.5. Zalazi**
 - 2.6. Gornji Orahovac**
 - 2.7. Ledenice and Krivošije**

The largest part of the territory of the Region outside World Heritage boundaries is located within protected surroundings of Natural and Culturo-Historical Region of Kotor, i.e. its buffer zone. The boundaries of World Heritage of Kotor do not encompass the eastern part of Zalazi, the north-eastern part of Gornji Orahovac and the northern part of Ledenice and Krivošije.

All spatial units have been reviewed through analysis of distinctiveness and features (position, description, genesis...), analysis of values, assessment of condition, assessment of threats and risks and measures that need to be taken in order to preserve and protect their authenticity and integrity.

The analysis have included examining historical documents and information found in literature, as well as field excursions, analysing planning documentation, statistical determinants and documentation of Regional Institute for the Protection of Cultural Monuments/Directorate for Protection of Cultural Properties - Regional Unit Kotor.

The documentation related to the overview of historical development of the area, and its values and potentialities (archaeological map, cultural properties, fortifications...), valorisation and protection measures represent the basis for assessing conditions, potentialities and values of the analysed region and estimating threats and risks.

A comprehensive overview of natural and cultural heritage in the area of the Municipality of Kotor implemented during the preparation of the Study aimed at inventorying and valorising the values of cultural properties, has demonstrated that certain parts of the area within boundaries of the Municipality of Kotor have features of cultural landscape. Central part of the territory of the Municipality of Kotor is comprised of the region that was, due to its Outstanding Universal Value, inscribed in UNESCO World Heritage List as Natural and Culturo-Historical Region of Kotor. The whole area of the Municipality of Kotor, however, has characteristics that make it unique in geographical and culturo-historical sense, which is reflected in types, forms and distribution of cultural heritage.

Keeping in mind that the results of the Study have demonstrated that the area of the Municipality of Kotor can be understood through three zones of similar characteristics, the protection measures have been organised accordingly:

- Natural and Culturo-Historical Region of Kotor (inner portion of the Kotor-Risan bay), that is inscribed in UNESCO World Heritage List
- Area of Grbalj, Kavač and Mirac
- Area of Ledenice, Krivošije, Gornji Orahovac and Zalazi

The methodology of this Study has been based on contemporary principles and doctrines of protection of cultural heritage and its values that are defined in international documents.

2. NORMATIVE FRAMEWORK FOR PROTECTION AND MANAGEMENT

2.1 NATIONAL REGULATIONS

The Law on Protection of Cultural Properties (Official Gazette of Montenegro no. 49/10) provides adequate legal framework for protection of cultural properties which is in compliance with European and international standards. Cultural properties of international significance are adequately treated, with special measures for their protection and preservation. This Law defines the basis of protection of cultural properties according to the constitutional provision that everyone shall preserve cultural heritage of public interest. Cultural properties are the most valuable segment of cultural heritage. Therefore, this Law stipulates that they are of general interest and that they shall be protected regardless of the time, place and manner of creation, their creator, their owner, sacral or profane character and confession to which they belong. In addition, this Law introduces cultural landscape and intangible heritage as new types of cultural properties.

The Law on Protection of the Natural and Culturo-Historic Region of Kotor (Official Gazette of Montenegro no. 56/13) regulates protection, management and special measures of preservation of World Heritage Site of Kotor. The Law prescribes that protection of the Kotor Region is of public interest. Goals of protection defined by this Law are 1) preservation of Outstanding Universal Values, as part of world's natural and cultural heritage; 2) permanent preservation of authentic natural, historical, spatial, architectural, ambient, artistic, aesthetic and landscape values; 3) provision of conditions for sustainable development and utilization; 4) presentations and expert and scientific assessments. Duties of protection and preservation of the Region of Kotor shall be performed by state administration bodies, Kotor municipal administration bodies and public services established by the state and/or the municipality, within their competence; in addition to aforementioned subjects, protection and preservation of the protected surroundings of the Region of Kotor shall be performed by competent bodies of neighbouring municipalities.

The Law on Nature Protection (Official Gazette of Montenegro, no. 51/08,) defines the terms landscape and landscape diversity, protection of landscapes, landscapes of extraordinary characteristics, it recognizes landscape qualities and activities with specific layout of ecosystem in distributing protected natural properties to categories. It defines the management plan, methods of utilization, monitoring and strategy for nature protection.

The Environment Law (Official Gazette of Montenegro, no. 48/08) defines the goals and principles of preservation of landscape diversity, protection and rehabilitation of cultural and aesthetic values of the landscape, as well as principles of preservation of natural resources, including landscapes.

The Law on Environmental Impact Assessment (Official Gazette of Montenegro no.59/11) regulates conditions, manner and procedure of environmental impact assessment of certain plans and programs, through integration of principles of living environment protection into the

procedure of preparing, adopting and implementing plans and programs that have a significant impact on living environment. Strategic assessments need to contain assessment of landscape impact as well.

The Law on Forests (Official Gazette of Montenegro, no. 74/10, 40/11) Forests and forest grounds, as properties of general interest, enjoy special protection, and significance of preserving biological and landscape diversity is emphasised in terms of function.

The Law on Spatial Development and Construction of Structures (Official Gazette of Montenegro, no. 51/08, 34/11) regulates the system of space development of Montenegro, manner and conditions of structures construction, as well as other matters of importance in spatial development and construction of structures.

Spatial development is based on the following principles: balanced economic, social, ecological, energetic, cultural development of the spaces of Montenegro; sustainable development; fostering balanced economic development of the spaces of Montenegro; rational utilisation and protection of the spaces and natural resources; compliance with European regulations and standards; protection of integral spatial values; polycentricism; competitiveness and cohesion; decentralisation; protection and improvement of environment; protection of cultural heritage; harmonising interests of users of the spaces and priority actions in the spaces; public interest; private interest but not at the expense of public interest; transparency in the procedure of spatial development; establishment of relevant informational system aimed at more efficient spatial development; seismic planning.

The Law on Coastal Zone (Official Gazette of Montenegro, no. 51/08, 1998.) regulates management of coastal zone, its utilisation, improvement and protection. In terms of this Law, coastal zone includes sea shore, ports, cutwaters, slipways, embankments, sandbanks, beaches, cliffs, bayous, reefs, submarine springs, springs on the coast, estuaries that flow into the sea, canals connected with the sea, undersea, seabed and subsoil as well as the internal waters and territorial sea, living and non-living resources within and living and non-living resources of the continental shelf.

The Law on Marine Fisheries and Mariculture (Official Gazette of Montenegro, no. 56/09, 40, 2009.);

The Law on Local Self-Government (Official Gazette of Montenegro, no. 88/09, 2009.);

The Law on State Property (Official Gazette of Montenegro, no. 21/09, 2009.);

The Law on Sea (Official Gazette of Montenegro, no. 17/07, 2007.);

Management plan of Natural and Culturo-Historical Region of Kotor, adopted by the Government of Montenegro at the cabinet meeting held on December 29th 2011, represents a strategic document for long-term management, protection, preservation, utilization and presentation of culturo-historical unit, site and region. This document contains the strategy of management of Natural and Culturo-Historical Region of Kotor for the period of 15 years, guidelines for its implementation, agenda of activities aimed at full valorisation, protection and presentation of natural and culturo-historical values of the region, mechanisms for achieving

integral protection, manner of monitoring of planned activities. It also defines the buffer zone of World Heritage Site. Management plan stipulates that its revision be made every three years.

2.2 INTERNATIONAL REGULATIONS

Convention on the Protection of the World Cultural and Natural Heritage (UNESCO, 1972 - Paris), represents the foundation for protection of cultural and natural heritage of outstanding universal value, that need to be preserved as part of the world heritage of mankind. The Convention is based on the principle that culture is a vital condition for wellbeing of human societies, and heritage is a cultural product that contains quintessential connection with the principle of universality, and as such has outstanding universal value. This Convention was **amended in 1992** by introducing the term cultural landscape. Therefore Operational Guidelines for the Implementation of the World Heritage Convention were revised and criteria for nomination were amended. Cultural landscapes were defined as *combined works of nature and of man. They are illustrative of the evolution of human society and settlement over time, under the influence of the physical constraints and/or opportunities presented by their natural environment and of successive social, economic and cultural forces, both external and internal.*

Convention for the Protection of Cultural Property in the Event of Armed Conflict (Hague, May 14th 1954) is based on *belief* that damages to cultural properties, regardless of their national belonging, represent damages to the cultural heritage of the whole mankind, because every people gives their contribution to world culture; that protection of cultural heritage is of great importance to all people of the world and that it is important that this heritage enjoys international protection; that protection of those properties cannot be efficient unless it is organized during peacetime, by undertaking both national and international measures.

Convention on the Protection of the Underwater Cultural Heritage (Paris, November 2nd 2001) aims to ensure and strengthen protection of underwater cultural heritage for the benefit of humanity via cooperation of member states. According to this Convention: preservation *in situ* of underwater cultural heritage shall be considered as the first option before allowing or engaging in any activities focused on this heritage; recovered underwater cultural heritage shall be deposited, conserved and managed in a manner that ensures its long-term preservation; underwater cultural heritage shall not be commercially exploited; underwater human remains shall be treated with due respect; responsible non-intrusive access to observe or document *in situ* underwater cultural heritage shall be encouraged to create public awareness, appreciation, and protection of the heritage except where such access is incompatible with its protection and management.

The Venice Charter (Carta del Restauro), 1964, represents a foundation for conserving and restoring artistic and cultural properties.

European Convention on the Protection of the Archaeological Heritage (London, May 6th 1969, revised on January 16th 1992 in Valletta) The aim of this Convention is to protect the archaeological heritage as a source of the European collective memory and as an instrument for

historical and scientific study. To this end shall be considered to be elements of the archaeological heritage all remains and objects and any other traces of mankind from past epochs that the preservation and study of help to retrace the history of mankind and its relation with the natural environment; for which excavations or discoveries and other methods of research into mankind and the related environment are the main sources of information. The archaeological heritage shall include structures, constructions, groups of buildings, developed sites, moveable objects, monuments of other kinds as well as their context, whether situated on land or under water.

European Convention on the Protection of the Architectural Heritage (Granada, October 3rd 1985); defines the obligation of adoption of integral policies, that include preservation and protection of architectural heritage, as a main goal of spatial planning of cities and villages and ensures that accountability in all stages of preparation of development plans, as well as in the procedures of issuing permits; improves programs of restoration and preservation of architectural heritage; preservation, promotion and improvement of architectural heritage with an important characteristic of policies in area of culture, environment and planning; where possible in spatial planning of cities and villages, preservation and utilization of certain buildings that do not have significance by themselves under the Convention, but that are nonetheless important from the perspective of integration in the city or village environment and quality of life; fosters application and development of traditional skills and materials, as quintessential for the future of architectural heritage.

European Landscape Convention (Florence, October 20th 2000) is the first international document that defines protection, planning and management of all types of landscapes, not only those that have extraordinary value. This document defines landscape as an important part of public interests in cultural, ecological and social area; at the same time it represents a resource for commercial activities. The main obligations defined by the Convention include:

- to legally recognise landscapes as an essential component of people's surroundings, an expression of the diversity of their shared cultural and natural heritage, and a foundation of their identity;
- to identify its own landscapes throughout its territory; to analyse their characteristics and the forces and pressures transforming them; to take note of changes; to assess the landscapes thus identified, taking into account the particular values assigned to them by the interested parties and the population concerned.

Convention for the Protection of the Marine Environment and the Coastal Region of the Mediterranean (Barcelona 1995)

Recommendation on the Protection of Twentieth Century Architectural Heritage, Council of Europe – Committee of Ministers of the Council of Europe no. R (91), September 9th 1991, recommends development of strategy for identification, study, protection, conservation, restoration and rising awareness on twentieth century architecture, in accordance with principles of this Recommendation, within general policies for preservation of architectural heritage, and by application of specific measures, if necessary.

Recommendation Concerning the Safeguarding of the Beauty and Character of Landscapes and Sites (Paris, December 11th 1962) is the first document that brought up a need to include provisions on protection in spatial plans, as one of the methods of implementation of their protection. It points to the need to introduce legal protection of areas, which prevents destruction or change in condition in appearance of sites without permission from authorities. The Recommendation established a general framework for future categories of protected landscapes and sites, underlining that the protection must not be limited to only natural, but also those landscapes that were formed as a result of human activities. Therefore, special provisions are needed in order to ensure protection of landscapes and sites that are endangered by construction, commerce or real-estate business.

Recommendation concerning the Preservation of Cultural Property Endangered by Public or Private Works (Paris, November 19th 1968), stipulates that:

- preventive and corrective measures shall be aimed at safeguarding and preserving monuments of culture endangered by public and private works;
- the national or local authorities responsible for the safeguarding of cultural property shall have adequate budgets to undertake the preservation or salvage of cultural property endangered by public or private works.

Recommendation concerning the Protection, at National Level, of the Cultural and Natural Heritage (Paris, November 16th 1972), stipulates that:

- the cultural and natural heritage represents wealth, the protection, conservation and presentation of which impose responsibilities on the states the territory of which it is situated on, both vis-a-vis their own nationals and vis-a-vis the international community as a whole;
- the cultural or natural heritage should be considered in its entirety as a homogeneous whole, comprising not only works of great intrinsic value, but also more modest items that have acquired cultural or natural value during the time;
- with due regard for the conditions appropriate to each country, member states should set up one or more specialized public services to be responsible for the efficient discharge of the following functions in their territory, wherever they do not already exist;
- central and local authorities shall, to a possible extent, allocate a certain percentage of funds in their budgets, proportionate to the importance of the protected property belonging to their cultural or natural heritage, for the purposes of maintaining, conserving and presenting the protected property and of contributing financially to such work carried out on the protected property by the owners, whether they are public bodies or private persons.

Recommendation concerning the Safeguarding and Contemporary Role of Historic Areas, UNESCO, Nairobi 1976, introduces for the first time a definition of historical and architectural areas. Every historic area and its surroundings should be considered in their totality as a coherent whole whose balance and specific nature depend on the fusion of the parts of which it

is composed and which include human activities as much as the buildings, the spatial organization and the surroundings. "Safeguarding" shall be taken to mean the identification, protection, conservation, restoration, renovation, maintenance and revitalization of historic or traditional areas and their environment. Historic areas and their surroundings should be actively protected, against damage of all kinds, particularly that resulting from unsuitable use, unnecessary additions and misguided or insensitive changes such as will impair their authenticity, and from damage due to any form of pollution.

The Nara Document on Authenticity, adopted in 1994 by ICOMOS, conceived in the spirit of the Charter of Venice, defines the term authenticity and introduces terms cultural diversity and diversity of heritage. Authenticity, as one of the main criteria of value, pertains to preservation of cultural heritage in all its forms and historical periods. Aspects of authenticity pertain to form and design, materials and construction, utilization and purpose, tradition and techniques, site and setting, spirit and feelings, as well as other inner and outer characteristics of cultural properties. Heritage shall be recognized in its wider social, historical and psychical context, as well as its setting.

In **International Cultural Tourism Charter ICOMOS, 1999**, heritage is a broad concept and includes the natural as well as the cultural environment. It encompasses landscapes, historic places, sites and built environments, as well as biodiversity, collections, past and continuing cultural practices, knowledge and living experiences. A primary objective for managing heritage is to communicate its significance and need for its conservation. The natural and cultural heritage, diversities and living cultures are major tourism attractions. Tourism should bring benefits to host communities and provide an important means and motivation for them to care for and maintain their heritage and cultural practices. The involvement and cooperation of local and/or indigenous community representatives, conservationists, tourism operators, property owners, policy makers, those preparing national development plans and site managers is necessary to achieve a sustainable tourism industry and enhance the protection of heritage resources for future generations. Tourism projects, activities and developments should achieve positive outcomes and minimise adverse impacts on the heritage and lifestyles of the host community, while responding to the needs and aspirations of the visitor. The retention of the authenticity of heritage places and collections is important. It is an essential element of their cultural significance, as expressed in the physical material, collected memory and intangible traditions that remain from the past. Tourism development and infrastructure projects should take account of the aesthetic, social and cultural dimensions, natural and cultural landscapes, bio-diversity characteristics and the broader visual context of heritage places.

The Burra Charter for the Conservation of Places of Cultural Significance was adopted in 1981 and amended in 1999. It defines the term site as an urban or rural area, landscape, buildings or groupings of buildings. Conservation of a place should identify and take into consideration all aspects of cultural and natural significance without unwarranted emphasis on any one value at the expense of others. It introduced the term cultural significance and defined it as aesthetic, historic, scientific, social or spiritual value for past, present or future generations. Cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Conservation requires the retention of an

appropriate setting. This includes retention of the visual and sensory setting, as well as the retention of spiritual and other cultural relationships that contribute to the cultural significance of the place. New construction, demolition, intrusions or other changes which would adversely affect the setting or relationships are not appropriate. Protection is to be implemented through a Conservation Plan as a basic document of any program of protection that defines the role of funding and managing processes of preservation of cultural heritage.

Landscapes/sites/sceneries have always reflected human activities and cultural values of a certain community in certain historical periods. Development through history and changes in human activities influenced the change in landscapes, which provided them with new levels and meanings that are analysed today through historical, archaeological, geographic and research of other disciplines. This is the reason that **Natchitoches Declaration on Heritage Landscapes, 2004**, focused on matters of intertwining of human and natural activities over time, especially due to information that a large number of cultural landscapes belongs to a category of organically developed, continuous landscapes that are still inhabited by people, and character of landscapes reflects value systems and culture of those people. Thesis that culture defines nature, and cultural landscapes are expression of that, is the main reason for cultural and natural components to be understood and analyzed together.

In **Declaration on the Conservation of the Setting of Heritage Structures, Sites and Areas, Xi'an, 2005**, defines the setting of a heritage structure, site or area as the immediate and extended environment that is part of, or contributes to, its significance and distinctive character. Legislation, regulation and guidelines for the protection, conservation and management of heritage structures, sites and areas should provide for the establishment of a protection or buffer zone around them that reflects and conserves the significance and distinctive character of their setting. Significant skylines, sight lines and adequate distance between any new public or private development and heritage structures, sites and areas are key aspects to assess in the prevention of inappropriate visual and spatial encroachments or land use in significant settings. Incremental as well as rapid transformation of the urban or rural landscapes, the ways of life, the economies or the natural environment can substantially or irretrievably affect the authentic contribution that the setting makes to the significance of a heritage structure, site or area. Monitoring should define approaches and actions to appreciate and measure as well as prevent or remedy decay, loss of significance or trivialisation and propose improvement in conservation, management and interpretation practices. Indicators for monitoring should cover physical aspects such as intrusion on views, skylines or open spaces, air pollution, sound pollution, as well as economic, social and cultural dimensions.

In The **Charter on the Built Vernacular Heritage ICOMOS**, vernacular heritage is defined through emphasis of its significance for culture of certain people or community. This documents point to the fact that built vernacular heritage is the basic expression of culture of a community, its relations with the area, and expression of cultural diversity of the world. It emphasises that it represents a continuing process including necessary changes and continuous adaptation as a response to social and environmental constraints. In **Recommendations for the Protection of Built Vernacular Heritage of International Committee of Vernacular Architecture (ICVA)**, that were defined prior to ICOMOS Charter in Jerusalem, it is underlined that: "Built vernacular

heritage includes all structures that are formed through presence of a community in certain area and that reflect cultural and social identity of that community. Built vernacular heritage is an integral part of total trace that mankind leaves on Earth. It does not include only houses and urban centres, but also assisting and commercial buildings, closed infrastructure, terraces and any other elements that form a part of human transformation of landscapes”.

2.3 LEGAL BASIS FOR STUDY ON THE PROTECTION OF CULTURAL PROPERTIES

Legal basis for preparation of the Study on the Protection of Cultural Properties is embodied within provision of Article 89 of the Law on Protection of Cultural Heritage within provisions that regulate integral protection, which represents a measure of protection of cultural properties in planning documents. Pursuant to the aforementioned Article, planning documents stipulate protection of cultural heritage and its surroundings as an integral part of contemporary social, economic and urban development, in a manner that respects its integrity and statues and consistently implements *regime and measures of protection* prescribed by law. As a means to achieve this goal, the provision stipulates that plan document must be in compliance with the study on the protection of cultural properties and management plan.

3. CHRONOLOGY AND METHODOLOGY OF PROTECTION OF CULTURAL HERITAGE

3.1 CHRONOLOGY OF PROTECTION

Expert protection of cultural heritage in the Kotor area can be traced back to mid XIX century. In 1850, Imperial and Royal Central Commission for Monument Research and Maintenance was established in Vienna, as the highest expert body, nominated by the Minister of Education and Church Affairs in Vienna. In addition to protection of cultural properties, competence of the Commission included archaeological research. Period between mid XIX century and WWI is characterised by works of conservation experts who were tasked with protection in certain territories. From 1881-1902, a conservator in charge of Kotor was Josip Đelčić, professor of nautical school in Dubrovnik, born in Kotor. During this period, extensive restoration of Cathedral of Sv. Tripun (St Tryphon) was done, as well as restoration of numerous churches in Kotor and Boka. Some of the most renowned experts of that time, mostly from Vienna, but also from Split and Zadar, were tasked with researching, planning and monitoring the implementation of restoration and rehabilitation works.

The period in between two world wars was characterised by work of People’s University of Boka Kotorska – an association for cultural and commercial improvement of Boka. This association was publishing a Gazette of People’s University of Boka Kotorska, as well as other publications and books, the most significant of which is Niko Luković’s work Prčanj, published in 1937.

During this period, the mosaics in ancient villa in Risan were discovered. Dušan Vuksan, as a chief of newly-formed National Museum in Cetinje, managed the works.

After WWII, Institute for the Protection of Culture and Nature was established in Cetinje, which later grew to become Republic Institute for the Protection of Cultural Monuments. In 1980, the Municipal Institute for Protection of Cultural Heritage was established with its seat in the Old Town of Kotor, for the purpose of management and conservation of the property. In 1992, it was transformed into the Regional Institute for the entire area of the bay including the municipalities of Kotor, Tivat and Herceg Novi. The Municipal Institute for Protection of Cultural Heritage represented a centre for gathering many national and international experts, as well as UNESCO experts, who worked together on rehabilitation of the Region of Kotor after the earthquake of April 15th 1979. In 1981, methodology for drafting the study on the Old Town architectural heritage protection was adopted. Based on the study, spatial project of the Old Town of Kotor was made. It is still in force today and it is consistently applied. Opinions stated in aforementioned study were reviewed over the decades that followed, and the results have been summarised and published in magazine BOKA 27-28, by one of its authors, architect Svetislav Vučenović.

Decisions of World Heritage Committee of UNESCO from 1979 established the status of the Kotor area as a part of natural and culturo-historical heritage of the highest value. This decision started perennial complex research, whose results were used in spatial plans of protected area and projects of rehabilitation of historical structures. The principles of protection defined three decades ago lasted through different reviews and confirmations through practice. Their principal core is embodied in objectives and strategy of the spatial, general and management plans, as documents that encompasses results of previous activities and visions of future ones. The following text demonstrates the basis, methodology and results of restoration of the protected area of Kotor through three past decades of Regional Institute for Protection of Cultural Monuments of Kotor.

3.2 APPLIED PRINCIPLES OF EXISTING STUDIES ON THE PROTECTION OF ARCHITECTURAL HERITAGE

3.2.1 Region of the Municipality of Kotor

The study Treatment of Immovable Cultural Properties in Spatial Plan and GUP (General Spatial Plan) was created by the Regional Institute for the Protection of Cultural Monuments of Kotor in 2009, by Svetislav Vučenović.

3.2.1.1 Perast

The Study on the Protection of Architectural Heritage of Perast and annex to this Study were done in 2002 and 2006 by the Regional Institute for the Protection of Cultural Monuments of Kotor.

3.2.1.2 Study on Architectural Heritage of Risan; Genesis of Settlements - Assessment of Condition - Conditions of Processing

The Study on the Architectural Heritage of Risan; Genesis of Settlements - Assessment of Condition - Conditions of Processing was done in April 1982 by the Regional Institute for the Protection of Cultural Monuments of Kotor. The study developers were: Svetislav Vučenović, Zorica Čubrović, Bojan Vučenović and Nikola Živković.

3.2.1.3 Prčanj

The Study on the Architectural Heritage of Prčanj was done by the Municipal Institute for Protection of Cultural Heritage of Kotor in 1990, by Svetislav Vučenović.

3.2.1.4 Dobrota

The Study on the Protection of Cultural Monuments in Dobrota was done during 1979/80, after the catastrophic earthquake of 1979. The Study was done by experts from the Warsaw-based PRACOWNIE KONSERWACJI ZABYTKOW, and it represented a form of aid that the state of Poland offered to the area devastated by the earthquake. Within this Study, projects of inventory and conservation for 7 of the most significant Baroque palaces in Dobrota were made, as well as a map titled Stylistic and Chronological Analysis and Valorisation of the Dobrota Area.

3.2.1.5 Orahovac

The Study on the Protection of Architectural Heritage of Orahovac and Dražin Vrt was done in 1992 by the Regional Institute for the Protection of Cultural Monuments of Kotor.

3.2.1.6 Kostanjica

The Study on the Protection of Architectural Heritage of Kostanjica was done by the Faculty of Architecture of Podgorica in 2008. Investor of the Study was Directorate for Planning and Development of Kotor. The Municipality of Kotor ordered the Study.

3.2.1.7 Morinj

The Study on the Protection of Natural and Architectural Heritage of Morinj was done in March 2008 by the Regional Institute for the Protection of Cultural Monuments of Kotor and the Republic Institute for the Protection of Nature Podgorica.

3.2.1.8 Muo

The Study on the Protection for settlement Muo was done in January 2008 by the Regional Institute for the Protection of Cultural Monuments of Kotor.

3.2.1.9 Škaljari

The Study on the Protection for settlement Škaljari was done for the purposes of Management Plan for the World Heritage Site of Kotor in 2006.

3.2.1.10 Donji Stoliv

The Study on the Protection of Architectural Heritage of Donji Stoliv was done by the Municipal Institute for Protection of Cultural Heritage of Kotor in 1990, by Svetislav Vučenović.

3.3 OTHER STUDIES

3.3.1 Visual Impact Assessment of the Proposed Verige Bridge on the Outstanding Universal Value of World Heritage Site of Kotor

The Visual Impact Assessment of the Proposed Verige Bridge on the Outstanding Universal Value of World Heritage Site of Kotor was done in November 2009. The Study was made by the Institute for Urban and Regional Planning of the University in Aachen, and it was ordered by the Ministry of Spatial Planning and Environment Protection of Montenegro.

The Verige bridge, as well as its auxiliary traffic facilities in the Verige strait, were planned at a distance of cca 2,5 km from the Region of Kotor that represents UNESCO World Heritage Site. Methodology approach – Visual Impact Assessment of the proposed Verige bridge on the Outstanding Universal Value of World Heritage Site of Kotor was done before its buffer zone was defined, and in that regard it included the position and analysis of contact zones of the location of the proposed bridge. Having that in mind as an essential basis of observation and analysis, it shall be granted priority over all plans that should integrate the values and needs of the entire area within boundaries of the buffer zone of the Region of Kotor, which was defined in 2012.

In addition, the study of visual connections within this unique area demonstrated that the proposed bridge would impact its visual identity to the extent that would affect the Outstanding Universal Value of the World Heritage Site Kotor, because it would cause separating of visual axes that connect the four bays of Boka Kotorska. Introducing new elements (bridge and road) would significantly harm the visual identity of the area, i.e. integrity of the cultural property and its immediate environment, which is inseparable from the area of World Heritage, in landscape, artistic and visual sense. In addition to representing the first of its kind in approach to analysis of landscape characteristics of Boka Kotorska as a whole, the Study demonstrates that visual experience of characteristics of landscape represents a historical “dimension” of the spaces, that, in the case of Boka Kotorska, was formed in intertwining of human activities and nature (cultural landscape), and in that sense it represents a civilisation heritage that demands preservation, improvement and safeguarding for future generations, without irreversible or drastic changes.

In addition to conclusions that point to the impact of the bridge on the space of Verige strait and its contact zones, the study also deals with a set of measures that enable resolution of non-compliance of this infrastructural structure with the qualities and features of the cultural landscape of Boka Kotorska.

Negative impact of construction of the bridge, in its current idea, on the characteristics of the Outstanding Universal Value of the protected area and its integrity, was pointed out in previous reports on the state of preservation and the Visual Impact Assessment. Therefore, the idea of the bridge needs to be reconsidered, and other ways of connecting the bay (such as a tunnel), need

to be explored, which would improve general traffic network of Boka Kotorska, as demanded by the World Heritage Committee at its 36th session. Such a decision would be in the spirit of attitude of World Heritage Committee, World Heritage Center, ICOMOS and local services of protection, based on which the project of tunnel was requested.

Study on Visual Impact of Proposed Bridge on Verige on the Outstanding Universal Value of World Heritage Site of Kotor was done in accordance with principles of protection of world heritage and contemporary achievements of conservation doctrines.

3.3.2. Studies for the Vrmac hill

Study on Natural Values of the Vrmac Hill

The Study on Natural Values of the Vrmac Hill is one of the studies that was done within project Heritage - Driver for Development, that explored natural and anthropogenic values of the Vrmac hill that create a basis for economic valorisation of this area. Morphology of the Vrmac hill makes this area unique and recognizable site on the whole Montenegrin coastline. In addition to unique morphology, natural values of Vrmac are reflected in its exceptionally diverse vegetation, both natural and cultivated by people who lived in Vrmac. In the area of Vrmac, flora and fauna are very diverse and interesting. Natural potentials for agriculture, orcharding and livestock farming were proven, because these were the activities that Vrmac inhabitants did in the past.

There were rather sporadic studies on certain segments of natural characteristics of Vrmac, but total research of its geomorphologic and biological features was never made, and their value and potentials were not defined. The objective of the Study was to explore psychical and geographical characteristics of the area, as well as vegetation and flora and fauna characteristics of Vrmac. Examining this segment of the area of Vrmac and recognising its value will serve as a basis for its economic valorisation, as an important addition to broader natural and cultural landscape. The Study will firstly serve as a basis for preparation of the Study on Cultural Landscape, and finally, as one of the base studies for the economic valorisation of the Vrmac area.

The Study is primarily intended for local self-governments – the municipalities of Tivat and Kotor, in order to use it for adequate protection and economic valorisation of the area of Vrmac, as a basis for planning and strategic documents. Exploring the landscape and heritage of the Vrmac area and recognising its culturo-historical value will serve as a basis for economic valorisation of the area as a cultural landscape. The Study will determine the values of the landscape that represent the potential for economic development. It will point to the possibilities of local development based on resources and values of this area, and suggest the model of protection and improvement of its condition. The Study will serve as basis for adopting a decision on protection of the Vrmac cultural landscape, which represents one of the categories of cultural properties included in the Law on Protection of Cultural Properties.

Study on Cultural Landscape of the Vrmac Hill

Study on Cultural Landscape of the Vrmac Hill is one of the studies being done within the project Heritage – A Driver for Development, a joint cross-border activity on implementing new methodologies of protection and management of natural and cultural heritage in the area of Dubrovnik and Boka Kotorska. It is being implemented within the cross-border cooperation between Montenegro and Croatia within the component II of Instrument for Pre-accession Assistance IPA of the European Union.

The Study on Cultural Landscape will identify and valorise natural and cultural characteristics and values of Vrmac. The Study will serve as a basis for preparing a decision on protection of cultural landscape of Vrmac, and defining economic valorisation of the area.

For the purposes of this Study, a complex methodology based on indicative-deductive and mathematical-statistical methods, archive and field research, as well as drafting models and synthesis interpretation methods were used.

Valorization of the space of Vrmac as a cultural landscape has been implemented with a method of objective approach, based on specifically prepared model of evaluation. The assessment of cultural landscape can be implemented using a subjective method as well, with an emphasis on aesthetic qualities and perception of the population and visitors. Methods of subjective evaluation, based on the perception and feeling of the space, use aesthetic and experience values, while the objective approach focuses on landmarks and cultural landscape as a whole. The model of evaluation of cultural landscape includes determinants of cultural and natural connections, and material and immaterial landmarks. Each chosen parameter is supplemented by numerical values, which result in total, and average, relative values of landscape units. The value of historical and cultural landscape of Vrmac is based on the following criteria: unity, diversity of forms of soil utilization (construction, parks, agriculture, forests, natural...).

Pressures and changes in the character of Vrmac landscape that do not respect its values and lead to its degradation, have been analysed through an analysis of spatial plans and other development documents.

Study on Cultural Heritage of the Vrmac Hill

Presence of humans in the area of Vrmac dates back to distant past. Presence of humans is illustrated in structures of different purposes and time of origin: tumuli and archaeologically unexplored sites, village architecture, chapels and village churches, village roads, fortification, economic and infrastructural roads form the period of Austrian rule in this area. Taking into account that the initial settlements of Kotor and Risan bay were villages in the upper zones of Vrmac, ethnographic heritage is also rich, but insufficiently understood. Certain segments of architectural and cultural heritage in the area of Vrmac were sporadically researched, but a comprehensive research of the entire architectural heritage has never been made and its culturo-historical value has not been assessed.

The objective of this Study is to explore all segments of cultural heritage in the area of Vrmac (archaeology, architectural heritage, movable heritage, intangible heritage) in terms of its theme, purpose and time of origin; its mapping and valorisation, as well as definition of guidelines for its protection and improvement.

This manner of research of the cultural heritage of Vrmac and its culturo-historical value will serve as a basis for its economic valorisation.

Google Earth with marked area of the Municipality of Kotor

4. BASIC CHARACTERISTICS AND DEVELOPMENT OF THE AREA OF THE MUNICIPALITY OF KOTOR

4.1 NATURAL GEOGRAPHIC FEATURES

4.1.1 GEOGRAPHICAL POSITION

Boka Kotorska geographically covers the area of coast from peninsula Prevlaka (cape Oštro), to cove Jaz, while to the interior it is bounded by western slopes of Lovćen and Bukovica to Dragalj, and from Orjen, over Sutorina, it lowers to Prevlaka. In the more narrow sense, it consists of three spacious, intertwined pools that form one of the best natural ports in the world.

In the opinion of world-renowned authorities, Boka Kotorska Bay, with its beauty, vastness, lavish reliefs, and natural and landscape characteristics, is one of the most interesting bays in the Mediterranean, and represents an extraordinary natural formation. One of its most significant characteristics is the diversity and the strong contrast between bare, high mountain peaks on one, and gentle beaches and sea surface on the other side.

4.1.2 FORMATION OF BOKA

There are several hypotheses on the formation of Boka, but none of them fully explain the morphologic or hydrologic genesis of the Bay, and all of its forms, phenomena and processes. Field observations and geological, geomorphologic and hydrological literature assume the following evolution in the formation of the Bay:

As was the case with the entire Adriatic coast, the region of Boka underwent complex tectonic movements of blocks in direction and intensity during the Neogene. Tangential movements in the Pre-Neogene formed ridges and mountains, which were later epeirogenically vaulted and highly elevated, while the flexural elevation caused fracturing. Radial tectonics had a transverse direction to the Dinarides. Boka was submerged, while Orjen and Lovćen were elevated. Present-day coastal zone forms a “rotary axis” of differential tectonic movements, in its own scope, and between the seabed and mountains’ hinterland. Boka is the synthesis of all complex tectonic movements evident in the area of Adriatic; in this small space it can be noted that Orjen is more elevated than Lovćen, and Boka synclines were submerged faster than limestone anticlines, towards the sea.

Initially (probably in the Miocene), the ground around Boka was lower and it could hold water, and over it an old and surface Bokelj River ran along the transverse faults on Dinaric ridges and mountains. Originating in the hinterland, the old river ran south-west and cut into the valley,

which was later disorganized due to strong elevations. Its preserved (and submerged) parts in Boka are represented by Verige (with terraces) and two downstream straits (Kumbor and Oštro). Intensive erosion and elevation of the hinterland during the Pliocene, recognized by the section above Dobrota and steep slopes of Orjen, as well as submergence of Boka, lead to faster indentation of the basin of the old river, erosion of the overlying cover of limestone, its transformation into karst, disorganization of the valley and submergence of the river underground (currently at 350 m at the bottom of a deep pit Duboki do in Njeguši), that ends in the strong wells and springs of Kotor and Risan bays (Ljuta, Škurda, Gurdić, Sopot, Spila).

Orjen and Lovćen were certainly more rapidly elevated than Boka was submerged. Intensity of these movements of different directions are recognizable in the height of Orjen (1895 m), and depth of the sea in Boka (up to 1330 m in southern Adriatic submarine valley), with the height difference of 3200 m. Especially significant for the formation of the Bay were the sea-level fluctuations in the Pleistocene, in simultaneous interaction with differential tectonic movements. Current morphological and hydrological were formed after the last glacial period (Würm). As was the case with the previous glacial periods, Boka was dry during Würm, considering that the depths were lower than 50 m, and that the level of World's ocean was 60 m (in some opinions even 90 m) lower than current. At the time, Orjen was covered in glaciers that were descending to Boka. With warming, return of stored snow and ice (i.e. water) and elevation of the sea level, Boka was submerged; the water flew through lowered parts of the fossil valley and submerged synclines, forming four bays, growing shallower towards the land. Boka was probably submerged in all endothermic phases, under maybe larger (longer and deeper) bays than present-day, and in all exothermic phases it was dry, due to lower sea levels, as well as lower submersion of its land in the older Pleistocene compared to present-day.

Straits of Boka are not, therefore, abrasive penetrations, and Verige in particular cannot be characterized as such, seeing as their morphology and terraces remind of a fossil valley. Weak waves in the lee of the first anticline could have formed a strait, nor its terraces, although the open sea waves could have formed strait Oštro. They could have penetrated Kubmor strait either, that is wider and submerged deeper than Verige. Assumption that saddle Trojica forms a part of the valley of old Bokelj River (bifurcation) is also unacceptable, because saddle Trojica in limestone anticline is young and it was formed by undercutting opposite catchment areas.

4.1.3 GEOMORHOLOGIC BASIS

Lithologic formations, geotectonic struction and erosive activities of exogenous agents resulted in formation of several relief zones in the region of Boka. Among them, an area spreading over the foothills of large mountain massifs Orjen (1895 m) and Lovćen (1749 m) is clearly distinctive. Due to the proximity of the mountain range, with its steep slopes descending towards the shore, the wideness of the Littoral varies. It is at its widest in areas of Boka Kotorska Bay, reaching up to 10 km.

Relief of Boka, defined by its diversity and complexity of geological composition and structure of the field, is very dynamic, with sudden hypsometric changes in a relatively small space.

In the softer, clay sediments, bays, gulfs and coves were formed, while in the hard, limestone rocks, there are many cliffs, cavelets and caves. Along the shore a waterside terrace stretches, expanding in the part of the field formed by softer rocks. Boka Kotorska Bay is an extremely deep intrusion of the sea into the mainland, representing the most complex relief in the coast of Montenegro.

Boka Kotorska Bay is composed of several broader and narrow parts. From the main entrance, between peninsula Luštica and cape Oštro, width of 1500 to 2950 m, up to Kotor, there are: Bay of Herceg Novi, Kumbor strait, Bay of Tivat, Verige strait (width 340 m), Bay of Morinj and Risan and Bay of Kotor. Two parallel hill lines which extend between the sea and the high mountain hinterland form peninsula Luštica (585 m) and its extension, over entrance to Boka - Oštro (65 m) and Kobilica (454 m), formed primarily from limestone and dolomite of upper chalk, as well as Vrmac (712 m) and its extension, on the other side of strait Verige - Devesilje (775 m), formed from Mesozoic limestones, cherts, breccias and dolomites.

Between the slopes of high mountains and aforementioned lowlands, there are zones of Palaeogene flysch of different width. Shores of the Bay formed from limestone are steep, while those formed from flysch, slightly bent, and are gradually sinking under the sea. Features of plains are visible in: Sutorina, small Kutsko polje, in Zelenike hinterland, surroundings of Morinj and Risan, Škaljari, by Kotor, surroundings of Tivat, as well as Grbaljsko and Mrčevo polje, between Tivat and beach Jaz that represents the biggest complex of flat terrains in Boka region. The seabed of the Bay, mostly at the depth of 30-40 m, is bent towards the exit to the open sea. The complex form of the Bay was most likely formed in the Miocene and Pliocene, when the area was mostly land, with denudation and fluvial erosion of flysch and intensive corrosive process at the contact of flysch and limestone, because only after the Pleistocene, the sea level increased around 100 m. Peninsula Luštica, formed from banked and layered limestones, rarely dolomites of upper chalk, in its middle part has characteristics of rolling plateau with many sinkholes and inlets. In contrast to rather slightly jagged coastline in the Bay of Boka, coastline of Luštica facing open sea is represented by many capes, inlets and ports. The most jagged part of the coastline of Luštica is Bay of Trašte with several sandy beaches, formed from bottoms of some inlets. In the submerged parts of syncline, there are islands of Sveti Marko and Otok in the Bay of Tivat, and in front of Perast, islands Sveti Đorđe and Gospa od Škrpjela. At the entrance to Boka there is a small island Mamula, and by Tivat there is small peninsula Prevlaka (connected to the mainland via isthmus). Area of Donji Grbalj, further south-east, is similar to area of Luštice in features of coastline. Fluvio-denudational relief, characteristic of slopes with tilt of 30° or more, was formed in the waterproof rocks of Paleocene chalk and flysch of geotectonic unit zone Budva.

Strong denudation and erosive processes in this genetic type of relief, fostered by seismic tectonic events, resulted in many forms of movement of mass (landslides, mudslides, screes), occurrence of piracy and deflection of waterways.

Fluvio-accumulative relief, result of erosive, corrosive and denudation processes in basins, occurs in places where the transportation force of flows is weaker, i.e. there are beginnings of formation of alluvial accumulative plains. Ditch plains, that are the product of synergy of fossil lake and fluvial genetic types, also belong to this type of relief. The most characteristic parts of fluvio-accumulative relief are areas of Grbaljsko and Mrčevo polje. Grbaljsko polje is an

accumulative plain in form of ditch, shrinking in south-east direction, filled with alluvial material and eroded by river flow of Koločun. In the lower part of the field, there are water pipes. Mrčevo polje consists of smaller accumulative plains that turn into beaches closer to the sea.

Karst relief is formed on easily soluble carbonate rocks of Triassic, Jurassic and especially Cretaceous age that were karstified in corrosive processes over longer periods of time. It is most widely represented in the area of Luštice and Donji Grbalj. The basic characteristic of this relief is the occurrence of numerous sinkholes, karstified depressions, as well as well-developed valleys between which there are often narrow and sharp ridges.

Marine relief was formed in the synergy of abrasive and accumulative processes at the contact of the sea and the land. Abrasive forms are more present in number and variety compared to accumulative ones. Abrasive forms, characteristic of rocky shores of open sea, were formed from clastic rocks of tertiary flysch and carbonate sediments of Triassic, Jurassic and Cretaceous age, and in certain places they form cliffs. Typical cliffs are seen in the coastline of Luštice and Donji Grbalj, in inlet Jaz. In addition to marine erosion, movement of masses and faulted neotectonics influenced formation of abrasive shapes, which shows that the majority of coastal relief is of polymorphic genesis.

Larger sandy and pebble beaches are located in the Bay of Trašte, inlet Jaz.

Forms of mass movement, as modern phenomena, are present inland, bordered by coastal zone. Landslides are, in most cases, observed in terrains formed from clastic flysch, while moving blocks are a much rarer occurrence in the area of Verige.

4.1.4 HIDROLOGICAL AND CLIMATIC CHARACTERISTICS

Boka Kotorska Bay enjoys mild Mediterranean climate. During spring and autumn, climate is mild and very pleasant. Summer temperatures reach their maximum in July and August (around 35°C). In winter, the temperature rarely falls below zero. Mean annual temperature in Boka is relatively high at 17,1°C. The number of sunny hours is on average 2600-2700.

4.1.5 HIDROGRAPHY OF THE LAND

Significant hydro geological phenomena are groundwaters, which form in aquifers. Diffused karst aquifers are formed in terrains of hydrogeologic collectors with cavernous and fractured porosity. These aquifers are fed by precipitation, and discharged through sinkholes, semisalinity springs and sources at contact between insulator and collector rock masses. Based on current knowledge, we should point out some important characteristics for the following aquifers:

- Aquifer Škurda, in the northern part of Kotor, forms a water courses that flows into the sea - its basic, on the foothills of Lovćen, in Njeguško polje and its area, covers the surface of around 90 km². Affluence of the spring is from 0,1-30 m³/s and its used as water supply for the city. It is occasionally salinated;

- Estavel Gurdić (source of siphon type, depth of crater 35 m, underwater canal network reaches the depth of up to 51 m) – of the same basin are as spring Škurda. At the time of low waters, this spring becomes a pit that receives seawater, while at the time of maximum flow out it's at 50-75 l/s;
- Aquifer Ljuta, in hinterland of Bay of Kotor - basin area of 70 km², all the way to Njeguši. Minimal flow out of Ljuta is estimated at 100 l/s, and maximum at 170 m³/s;
- Water intake Orahovac is at 700 m north-west of Ljuta - basin area covers the surface to Njeguško polje, area of 70 km². Minimum flow out 40-100 l/s. In summer dry period there is an intrusion of seawater;
- Spring Spila, north-west of Risan – basin covers the area of around 120 km² in region of Grahovo. Minimum flow out is 4 l/s. In canal of length 450 m from spring to the sea, the water is salinated in the dry period of the year;
- Aquifer Morinj – basin covers the area of 82 km² in the immediate inland of Morinjsko polje, and at its bottom. The waters flow through karst channels open in the direction of the sea, which results in their sulfation during the period of low waters. Springs of Morinj have a cyclic affluence in dry period, between 550-650 l/s.

Condensed karst aquifers formed in coastal fields that are formed of permeable rock masses with intergranular porosity. These springs are near the surface, and the depth of groundwaters depends on the angles of the field, distance from the sea, facial composition of the perimeter of the field, as well as inflow of surface waters from the perimeter.

In all fields, to some extent, there is a mixing of saline - marine waters and freshwater.

- Aquifer Tivatsko polje - it is located in the plain area of area of about 3 km², surrounded by hills Vrmac, Lušina gomila, Lješevići and Vranići, in alluvial sediments of Quaternary, thickness of 4-12 m, with the depth of groundwaters at 1-3 m;
- Aquifer Mrčevo polje – alluvial plain, more water flow in lower parts, surface area of 7 km² and basin area of 43 km², with sediments of Quaternary, thickness of 12-36 m, with higher concentration of clay, and weak permeability and affluence. Groundwater level is at 0,5-1,0 m, from the surface of the field. In some parts, impact of the sea can be noted.

Other hydro geological phenomena to note are submarine karst springs. These springs that occur below the sea surface and carry large quantities of fresh water from karst mountain hinterland are especially prominent in area of Kotor - Risan - Morinj Bay. The most recognizable spring is Sopot near Risan.

Boka is characterized by high rainfall and adverse seasonal fluctuations. Due to the relatively fast water drainage through the soil, the balance of waters is not favourable, so in critical periods (vegetation periods during tourist season) there can be a lack of water.

The largest amount of water drains into the sea through karst surface via underground channels that are very complex and still insufficiently researched. They mostly flow under the sea surface (submarine springs). The result of such drainage of waters is relative lack of surface - current and stagnant waters in Boka. There is a relatively large number of torrential streams all along coastline of the Municipality of Kotor.

Within urban settlements, Škurda River (main and secondary channel) in Kotor has a regulated - walled riverbed in the whole length of the flow, as well as Spila River in Risan, for the majority of flow.

Torrential subsystems of Boka Kotorska Bay are very significant. In Kotor, torrent stream Zverinjak needs to be mentioned. Works on regulation of torrents, that had commenced in 1880 when Austro-Hungarian Empire built a system of torrential barriers on stream Zverinjak (these represent the oldest torrent structures in Montenegro), were continued with varying pauses until the end of 1970's, when these activities ceased. Torrents here are short, and their basins have high slopes that suddenly shrink when exiting gorges, becoming floods. Lower parts of basins are regularly stuffed with different materials, which leads to water effusion and flooding of surrounding areas.

Great longitudinal drop of the flow is characteristic of all torrents in the coast, which is caused by very expressive configuration of the field, which also causes a large energy potential and destructiveness of torrential masses.

Climate factors in the area create necessary conditions for development of water erosion, which is reflected by the high amounts of precipitation, average of 1500-2000 mm per year. Rainfall during the year has an unfavourable schedule, as a result of Mediterranean pluviometric regime, so the highest amount of precipitation occurs in late fall and early spring, i.e. the time when the vegetative cover of the ground provides the weakest protection to the soil.

Torrents are a very lively and dynamic system in which different factors (relief, climate, geological composition, vegetative cover and manner of usage of the land) are always changing. Especially taking into account that the last works were done 30 years ago, only the direct overview of the field could give an exact scope of necessary works. Only the optimal combination of technical and biological measures can resolve the issue of soil erosion and regulation of torrential streams.

Erosive processes occur as a result of interaction of geologic soil base, form of relief, climate characteristics (primarily precipitation and temperature) and manner of usage of the land.

These processes are especially developed all along the zone formed from softer flysch rocks in the Montenegrin Littoral. On one hand, they destroy productive surfaces (pastures, forests, etc) undermining various objects (terraced land), and on the other, they endanger arable land, traffic and other objects by deposition of different materials. In many cases, they are the primary cause of local floods. Aside from these negative effects, these processes can have positive impact, as is the case with torrents near the sea, on whose alluvions beaches are formed, and quality arable lands are found in their hinterlands.

4.1.6 HIDROGRAPHY OF THE SEA

Boka Kotorska Bay, consisting of outer (Herceg Novi), central (Tivat) and interior (Risan - Kotor) parts, represents the most jagged part of Montenegrin coastline. The length of coastline of the entire Bay is 105,7 km, while in Kotor Bay the length is 25,0 km, Risan Bay 12,6 km, Tivat Bay 36,1 km and Herceg Novi Bay 32,0 km. Indentation ratio of Boka Kotorska Bay as a whole is 3,62, and for specific parts: Kotor Bay 2,61, Risan Bay 2,76, Tivat Bay 3,55 and Herceg Novi Bay 3,63.

The mean depth of the entire Bay is 27,6 m, while the mean depth for specific bays is at 27,0 m in Kotor, 25,7 m in Risan, 25,5 m in Tivat, and 31,0 m in Herceg Novi. Maximum depth in Kotor Bay is 52,0 m, in Risan 36,0 m, in Tivat 47,0 m and in Herceg Novi 60,0 m.

Important feature of all bays is the approaching of isobath of greater depths to smaller distances from the shore. Total water surface of Boka Kotorska Bay is 87,334 km², which is 0,06% of the Adriatic sea. Water surface of outer and central part of the Bay is 63,067 km², which is around 2,59 times larger than the surface of interior part (24,267 km²).

Total volume of Boka Kotorska Bay is 2,41 x 10⁶ m³ of water, from which Kotor Bay constitutes 18,2 %, Risan 8,5 %, Tivat 36,4 % and 36,9 % Herceg Novi.

In the relief of Bay's seabed there are two steps: shore and continental shelf. Given the structure and vertical provision of coastal part of the land, in the most parts of the Bay there is no shore, but rocky slopes of steep sides descend from the surface of the sea to the very bottom. The bottom of the Bay is mostly covered with thick layers of fine terrigenous sludge, with some detritic elements.

In the immediate hinterland of Boka Kotorska Bay there is an area with the highest annual amount of precipitation (Crkvice above Risan, 5480 mm), which results in large masses of continental waters flowing into relatively small and enclosed part of Risan - Kotor Bay during November - April. Period of June - September represents the dry period of the year, so many continental springs, streams and rivers, as well as submarine springs, dry out or their activity reduces to a minimum. Form and position of the Bay, as well as intensive flow of freshwater during certain parts of the year, reflect in the dynamics of water masses that is very variable in direction and speed, in different depths and in certain parts of the water surface.

In Kotor Bay, at the surface and up to 10 m of depth, outward direction of currents is predominant in all seasons, with the speed of 17 cm/s during summer and winter, and up to 26 cm/s in fall, during the time of the largest inflow of atmospheric and fresh waters. With depth, the speed of currents drops to 3-5 cm/s in bottom layer, where the inward direction is predominant. In strait Verige, speed of currents is high in all seasons, reaching up to 56 cm/s. Maximum perennial amplitude of sea surface fluctuations in this part of the Bay is 125,5 cm. Tivat Bay significantly differs from Kotor Bay in that there is a lot less inflow of fresh water. In this part, at the surface and up to 10 m of depth, currents are predominantly directed outward, with the lowest speed of 2,5 cm in summer and the highest of 41 cm/s during fall. In greater

depths, inward direction of currents is predominant, but they are slightly slower. Maximum amplitude of sea surface is 80 cm.

The large inflow of continental waters during winter months and cold northern winds of this period result in pronounced seasonal dynamics of various hydrographic features of sea water in the Bay, especially temperature and salinity. Temperature measurements of water layers (0,5 m, middle and bottom), made once a month in one year, over thirty equally distributed positions (special research of the Institute for Marine Biology of Kotor), demonstrated the irregularity of gradation of temperature values from the surface to the bottom of the Bay, taking into account that the temperature values of surface levels have one minimum (February) and one maximum (July); that the middle part has three pronounced minimums (February, March and April) and two maximums (August and September); and that bottom layers of water have two pronounced minimums (March and April) and one maximum (August).

Salinity values of seawater strongly vary through the year, especially in vertical directions. Fluctuations are the most pronounced in the shallow Kotor Bay (28-38 ‰, at the surface and 28-38,39 ‰, at the bottom), depending on precipitation and coastal inflows; a lot less in outer parts (in Herceg Novi Bay from 30,01 ‰ at the surface up to 38,59 ‰ at the bottom); and in the open sea in front of the Bay, those values are at 38,48 ‰.

The colour of seawater in Kotor part of the Bay varies from blue to green, regardless of the season, and in times of strong rainfall it can be yellow-brown; colour of Tivat Bay varies from blue-green to brown-green; while in Herceg Novi Bay the colour varies from blue-green to brown.

Transparency of the water can be 6 m in Kotor Bay, or 16,15 m in Herceg Novi Bay.

The marine aquatorium of Boka Kotorska Bay rests on the shore of the Littoral that is for the most part rocky and with well-formed cliffs.

Epicontinental belt is at its narrowest in front of Boka Kotorska Bay (50-60m).

The waves are more frequent during winter months: from the direction of North (January, February, March), or from the direction of South (November). Waves that reach the height of 0,5 to 1,5 (59-71%) are the most frequent, while big waves of over 1,5 m (6-8%) are less frequent and usually occur after long periods of southern winds. Waves of over 4,5 m in height are the least frequent (0,1%). Calm sea surface varies between 14 and 27%.

Temperature of the sea in the winter does not fall under 12°C, neither in coastal surface waters, nor in deeper layers in open sea. During summer months, coastal surface water heat up to 27°C, sometimes even more. Isotherm occurs in the winter, spreading from the shore to open sea. Spring warming in the layer of 10-30 m establishes thermocline (level of temperature rise), which is especially pronounced in the end of summer.

The salinity of seawater varies. Institute for Marine Biology of Kotor measured 38,30-38,48‰ at their research posts. At the same time, these values can go as high as 39 ‰ in open sea, during periods of stronger inflow of Mediterranean water.

Water transparency in most of Boka Kotorska Bay reaches the bottom.

4.1.7 PEDEOLOGICAL CHARACTERISTICS

Pedeological layer within the borders of the Municipality of Kotor is characterized with many different types of soil, of very varied physicochemical features and fertility properties. Occurrence of certain types of soil is conditioned primarily by diversity of geological composition of the ground, dynamics of the relief and climate, which is formation feature of significance in vertical extension of soil.

4.1.8 INDIVIDUAL SOILS AND THEIR CHARACTERISTICS

Alluvial-diluvial soil is formed as an extension of alluvium in sites along the low shore, where, starting with sandy and pebble beaches, it fills flat or slightly sloped terrains of Škaljari near Kotor. This type of soil also occurs along the shore in insignificant areas around Morinj and Risan. This type of soil is usually of loamy or loamy - clay composition. In a completely flat terrain, its drainage is weak, which is conditioned by near groundwaters as well as soil composition itself. Sometimes, under the influence of groundwaters, the soil becomes swampy, occasionally creating ponds, especially during periods of heavy rainfall.

Brown soil is represented in milder and moderately steep parts of the coast, i.e. terrains formed from flysch and mixed silicate-carbonate rocks, less frequently eruptive rocks and limestone. Steeper terrain of flysch hills is usually more eroded and overgrown with rare shrubs, while moderate slopes have been terraced in time and turned into arable land. Moderately steep slopes are most frequently covered in forests, with sporadic occurrence of terraces with agricultural crops. Brown soil has heterogeneous characteristics. Its depth varies, depending on the location, pronunciation of the slope, erosion, ground upon which it forms and other conditions. On flysch ground it generally contains more clay than on cherts and eruptives, with a higher presence of skeletal soil. In particular, a high proportion of orthent is noted in terrains with strong erosion, such as bare flysch hills, with thinned vegetation layer, as well as ridges and steep slopes formed from mixture of limestone, cherts and other silicate materials. Vegetation in these places is underdeveloped, and closer to the settlements - devastated by harvesting and fires. Brown soil of terraces along the whole littoral belt is characterized by skeletal soil of varying composition but of uniform penetration of the soil, in contrast to non-terraced soil, where skelet increases with depth.

These types of soil, present in larger or smaller areas, are of varying quality.

In terms of agriculture, terraced terrain with brown soil is especially significant. Olives and other types of southern fruits, including fig, peach and citrus fruits, are grown in such terrains. Quality of this soil is uneven because it depends on the width and length of the terraces, skelet composition, slope of the terrain and terraces plateau and other conditions. Therefore, the fertility of soil ranges from IV to VI class. Outside of terraced terrain, brown soil mostly belongs in classes VI, VII and VIII, rarely V.

Terra rossa is type of soil that forms on limestone in conditions of warm Mediterranean climate. The largest areas of terra rossa, of uninterrupted continuity, are present in peninsula Luštica and Donji Grbalj, from inlet Pržno to beach Jaz. In this area, all the way to Grbaljsko and Mrčevo polje, terra rossa is absolutely dominant soil, mostly of shallow layer, both in steep terrain and moderate slopes that as a rule have a big percentage of rocks (30–90 %). Moderate slopes are terraced in places, so formation of deeper layers was possible, and flat terrain of coves and smaller fields, such as fields of villages Donji Grbalj and Donja Luštica, with deep layer of settled or colluvial terra rossa, represent good agricultural soil (class I, II and III). Terra rossa found along Kotor Bay, from cape Banja to Orahovac, has similar characteristics, depth and quality.

Limestone - dolomite chernozem, known by its folk name as “buavica”, is a type of soil that forms on limestones, but in conditions of colder climate. This type of soil is found in steeper terrain from Morinj to Risan, above Perast and Dobrota. Steep limestone cliffs in this part of the Littoral are exposed to heavy erosion due to abundance of rainfall, so the soil is constantly renewed and remains in the so-called early stage of development. Limestone - dolomite chernozem is very shallow soil, except in depressions and valleys that form sporadically. The soil is characterized by high percentage of rockiness (30-90 %), as well as very underdeveloped vegetation.

Steep and very steep terrain such as limestone cliffs, ridges and peaks from Morinj to Kotor feature virtually no vegetation. That type of terrain represents typical rocky surface.

4.1.9 POTENTIALS OF SOIL AND SOIL UTILIZATION ISSUES

Soils of the highest quality, significant for agriculture, are found in fields, valleys and terraces. Their types are usually alluvial, alluvial-diluvial and gley soils in the flat terrains, or brown soils and terra rossa in elevated hilly terrain.

Alluvial-diluvial soils that compose the largest area of flat terrains, due to their depth and physicochemical features, with adequate reclamation of certain complexes, can represent a significant potential in development of agriculture.

In addition to flat terrain soils, development of agriculture can be based on terraced terrains with brown soil, as well as valleys, depressions and smaller fields with terra rossa, that feature mainly olive tree gardens and meadows. In addition to olive, these types of soils can support peach, fig and southern fruits and vegetables, in lower, secluded positions.

All fertile soils of quality classes I to IV should be preserved for agriculture, excluding the change of their purpose in cities and tourist settlements, except in extraordinary cases.

Forests, forest grounds and pastures also represent a significant potential, both in commercial and sport-recreational (nature vacation, hunt, etc) aspects.

For these reasons, as well as preservation of landscape appearance, issues of erosion and torrents need to be resolved, as well as reforestation and fire protection, with dedicated management of forest funds, medicinal herbs, wild species, etc.

4.1.10 PROTECTED NATURAL PROPERTIES

Decision on putting under protection of rare, sparse, endemic and endangered plant species protects 52 plant species in Montenegro. 15 of them are in the coastal area of Montenegrin Littoral, and the following ones are in the protected area:

1. Hermodactylus tuberosus (L.) Mill. – Iris tuberosa, represented in the area of Boka Kotorska Bay, protected as rare and decorative species and
2. Rod Ophrys L. – represent with 20 species, protected as rare and decorative species.

Since 1968, Republic Bureau for Nature Protection has been putting objects of nature under special regime of protection. In the protected area, this pertains to:

1. Pubescent oak (Quercus pubescens) in Donji Orahovac, at the distance of 10 m from the sea. It is estimated that the trunk is 500 years old. Its height is 25 m, its width at the chest height 4,70 m, with chest diameter of 1,50 m.
2. Bay laurel (Laurus nobilis) and nerium (Nerium oleander) are found above spring Sopot by Risan, covering the area of 40 ha. At this site, 57 plant species were found, and this object of nature has scientific-research character.

4.1.11 TYPES OF AREA CHARACTERS

Boka Kotorska, drawing by P. Coronelli, 1684

4.2 HISTORICAL DEVELOPMENT AND FORMATION OF SETTLEMENTS

4.2.1 PREHISTORY AND ANTIQUITY

Traces of human existence date back to the oldest times in region of Boka Kotoroska Bay. They can be traced through archaeological heritage, as an extremely important potential for studying the history of one region.

Archaeological heritage of Boka Kotorska Bay represents a starting point for studying of culturo-historical epochs that had been leaving their primarily material traces in space. It helps us, primarily, reconstruct historical events, and their relation with natural environment.

Favourable geographic and climate conditions have enabled settlements and presence of humans back in the Neolithic Period. Caves on the slopes of hills, with plenty of water, have provided good protection both from the nature and enemies, so they were inhabited even in later prehistoric epochs (Spila above Perast, Deletina pećina – Dobrota, Brštanova pećina - Risan, cavelet Lipci).

Contact with sea shore and the sea also begun in early stages, primarily as a food source, and later in development of maritime. Sea ways were used to established first contacts with civilizations in Mediterranean region, mostly through exchange of goods. Acceptance of culture is reflected in the formation of settlements in Risan. In the Hellenistic Period, III-II century A.D.,

Risan had a Greek urban scheme, with acropolis and suburbs. Many findings of luxurious ceramics and money testify that Greek culture used to be present in everyday life.

Strengthening of Illyria and its greater presence in the Adriatic in the end of III and beginning of II century A.D., lead to wars between Rome and Illyria and ultimately Illyrian defeat. Establishment of Roman domination and jurisdiction changed the lifestyle, which can be traced to change in appearances of the settlements and culture in general.

Appearance of Christianity replaced polytheistic cults, and basilicas and temples of central type were constructed to house the new religion. Remains of early Christian church structures were discovered in Kotor under church of Sv. Marija Koledata and church of Sv. Mihailo. Historical records mention Kotor bishop Johanes as a participator in Second Council of Nicaea in 787, and the first Kotor bishop was Pavle, from VI century. Existence of baptistery in early Christian church Sv. Marija Koledata confirms the existence of diocese in Kotor in the end of V and beginning VI century.

Division on Eastern and Western Roman Empire reflected in Boka and Kotor through sacral cultural properties and fresco painting. The level of preservation of archaeological sites testifying to this historical period is problematic. In certain sites, the condition can be described as alarming, for instance, Franciscan monastery and church of Sv. Petran in Šuranja, with certain antique findings in Kotor. Certain sites are directly endangered by the carelessness of the contractor in construction of road Risan - Grahovo, such as cavelet Lipci.

4.2.2 MEDIEVAL PERIOD

The Byzantine Period – Byzantine rule has been present in the region of Kotor since the fall of Western Roman Empire in 476 up to independence of the state of Duklja under Vojislavljevići dynasty in 1042. Later it fell under rule of medieval state of Nemanjići dynasty (1185). The most significant historical records testifying about Kotor in Byzantine times are description in the work of Constantine VII Porphyrogenitus *De Administrando Imperio* and legend on transfer of Sv. Tripun relics to Kotor on January 13th 809.

Remains of sacral structures of the Byzantine Period from VI - XI century were discovered in foundation zone of the Church Sv. Marija Koledata, where an early Byzantine basilica with baptistery from VI century was found, and besides the foundation of Romanesque Cathedral, where the remains of initial chapel church of Sv. Tripun from the beginning of IX century were found. Church of Sv. Mihailo was built over a part of previous sacral structure from early Byzantine Period, with an early stage mostly likely dating back to XI century.

Outside of old city core of Kotor, there are early medieval cultural properties: the Church of Sv. Petar in Šuranj, the Church of Sv. Toma in Prčanj, as well as numerous fragments of church furniture and decorative plastics with Pre-Romanesque signs from IX – XI centuries.

In the end of XI century, area of Kotor became a part of kingdom of Duklja that broke free from Byzantine hegemony. In Kotor there is a mention of King Mihailo court. However, already in 1166, at the time of revitalization of Cathedral of Sv. Tripun, legitimate Byzantine rule was established once again.

Nemanjići Period – Kotor was part of the state of Nemanjići for almost two centuries (1185-1371). Through this time, it had a status of privileged city and the role of main state port, connected with caravan roads with the hinterland, which gave it economic strength, social influence and development of construction, crafts and artistic activity.

Over southern coast and Kotor, influences were spread on monumental construction of Serbia. Certain builders of Raška architectural school were educated in Kotor, the most famous among them neimar of Dečani, fra Vita. The influence of Kotor architecture can be recognized in architecture of some of the most significant endowments of Nemanjići rulers, such as Morača Monastery, Banjska, Sv. Arhandeli by Prizren and others.

Period from XII to XV century, encompasses style periods of Romanesque, Romano-Gothic and early Gothic. Series of sacral cultural properties date back to this time, including the three-nave basilica of Cathedral of Sv. Tripun from 1166, symbol of medieval autonomous commune, and churches: Sv. Luka, Sv. Marija Koledata, Sv. Ana, Sv. Mihailo, Sv. Pavle.

Parts of Kotor fortifications with older city doors in Gurdić and towards the sea date back to medieval times. They were discovered within bastion Valijer, as well as walls in north-eastern and south-western parts of the city. Significant remains of medieval fortifications were discovered during research of Venetian Citadel.

Medieval origin of residential buildings with Romanesque characteristics was established in 50 houses in Kotor. Among them there are several that date back to period of early Romanesque style in XII century, while most that back to mature Romanesque style of XIII century. From the period of transitory Romano-Gothic style present in XIV century, many significant cultural properties of residential architecture of medieval Kotor were preserved. The most significant among them are palaces Buća, Bolica, Biskupija and others.

High stone carving and construction ranges accomplished on profane, not only sacral structures, can be recognized in fragments collected in Lapidarium or scattered spolias.

In addition to medieval town of Kotor, monastery complex with church of Sv. Franjo in Šuranje, outside of city walls and church Sv. Dujma in Škaljari, this period also features medieval remains in Perast and island Sv. Đorđe in front of the city.

Hungarian and Bosnian Period – The protection of Hungarian (1371-1378 and 1381-1384) and Bosnian (1384-1391) kings provided only a temporary solution for Kotor. Internal conflicts within the Kingdom of Hungary didn't allow for protection of distant border cities. Difficult international situation and war conflicts of this period weakened economic and political strength of Kotor.

Period of autonomy – Kotor became independent in 1391, and remained so until Venetian rule (1420). This period was marked by many difficulties and compromises, although the citizens proudly called it «tempora Catharinorum». The city resisted the conquering attempts of surrounding forces: Balšić dynasty, Crnojević dynasty and Sandalj Hranić, who were considered insufficient protection, taking into account they themselves were often involved in international conflicts. Above all, it was not realistic for them to provide Kotor with economic support, trade opportunities, contacts with the world, or protection from approaching Ottoman Empire.

4.2.3 OTTOMAN RULE

After the collapse of medieval Slavic states in the coast and in the hinterland, Ottoman Empire occupied parts of the coast from Herceg Novi to Risan (1482-1687) and from Old Bar to Ulcinj. This period, from XV to XVIII century, is characterized by constant conflicts with the Ottomans and pirates. Attacks on Kotor from 1539 and 1657, and Perast in 1654, were especially serious. Despite numerous attempts, these two places never fell under Ottoman rule.

With minor pauses, Risan was under Ottoman Empire from 1482 to 1684. During the rule of Sultan Bayezid II, the entire north-western part of Boka Kotorska Bay was under Ottoman rule. In that period, Risan was occupied by Venetian Republic several times, but Ottoman army would take it back every time. This speaks to the importance of Risan as a border and a port. Grbalj, which was in constant conflict with aristocracy of Kotor, accepted the Ottoman rule in 1497. Ottoman taxes here were lower than earlier Venetians, seeing as the most of population worked in salt pans and was exempt from taxes. In consideration of the profits they were able to gain, the Ottomans accepted existing village autonomy and local princes. Population of Grbalj was always ready to respond to certain high handedness of Ottoman administration. After the liberation from Ottoman Empire in 1715, Grbalj fell under Venetian Republic rule again.

4.2.4 VENETIAN PERIOD

Period of Venetian rule (1420 – 1797) Republic of Venice took Kotor under its protection in 1420, after several pleas from city administration. However it is possible that the city accepted Venetian rule even in 1369. Evidence for this hypothesis is found in the fact that Kotor bishop at the time was Venetian Stefan de Nigris, which was a rule during the whole time of Venetian rule. Archaeological Museum of Zagreb keeps Kotor money with face of Sv. Marko, with year 1369 inscribed. Conditions for accepting Venetian rule that Kotor formulated are not clear, because they were verbally stated in front of the Senate. There is, however, a text of Doge's document on Venetian acceptance dated March 15th 1420, that, inter alia, stipulates that the Municipality of Kotor should bear the costs of Venetian prince and castellan with his crew, using the funds from tax on salt (»gabelae«) and others. The same resources were to be used to fund construction of public buildings and fortification works. Usually, financial expenses define the level of autonomy, so it can be noted that the Republic of Venice granted, in principle, very liberal rights to Kotor. The main authority in the city was a Venetian prince, and in time, privileges and autonomy were shrinking, while the city regressed economically, as it turned from commercial and trade centre to a military one. However, this fact meant that the strategic importance of the city and its surroundings grew.

The prince approved of each expense, and the surplus was spent on fortifications and military. Big construction works on fortifications began and spread over centuries, and Kotor became an administrative, military and marine centre and a significant base of the Republic. Its lands were close to the sea, surrounded by Ottoman territory on all sides. Doge Pietro Mocenigo said in 1475 that Kotor is the most precious among precious Venetian cities (*inter charos charissimam*).

Lasting presence of the Ottomans in Boka and local geo-strategic positions resulted in frequent conflicts and tensions. However, their duration and intensity was not always analogous to international relations between the Republic of Venice and the Ottoman Empire. After the wars and uprisings in XV century, intense interventions of fleet of Sv. Liga (1538-39) and War of Cyprus (1570-73), XVII century brought with it continuous wars (Cretan war 1645-1669, Morean war 1684-1699). However, there were times when the Republic of Venice and the Ottoman Empire were officially in war, but Boka felt no such influences. In the same manner, peaceful periods were interrupted by local tensions, robberies and pirate activities.

In the period between 1684 - 1687, Venetians liberated the northern part of Boka from Risan to Herceg Novi from Ottoman rule. Period of great economic prosperity in Boka thus began, but it also lost some of its strategic importance.

Extraordinary historical value of the area during this period was reflected in its strategic importance. In the case that Kotor fell under Ottoman rule, the Ottoman Empire would have control over the entirety of Boka, which would mean that Ottomans could use Boka as a natural port to endanger Venetian trade so that no Venetian ships could pass Otranto. This would mean the end of the Republic. Keeping this fact in mind, it is understandable that the Republic of Venice strove to keep Boka Kotorska under its rule, witnessed by architectural accomplishments of this period. During this period, many objects of cultural heritage were built in the region of Kotor: churches, palaces, fortifications, some of which are significant artistic and architectural accomplishments even in the wider area.

After the earthquake of 1667 and expulsion of the Ottomans from the shores of Boka, a period of Baroque flourishing began. Perast finalized its urban appearance with construction of Baroque palaces that belong to the most significant families of the time. The most important among them area palaces of Zmajevići, Bujovići, Bronz, Smekj, Balovići, Viskovići, as well as the complex of Gospa od Škrpjela and others.

New Baroque settlements were formed, such as Prčanj, Dobrota and various other coastal settlements. They become the site of construction of Baroque churches, whose interior was representational made in the model of Venetian churches. At that time, the construction of temple of Bogorodica in Prčanj began, following the project of Venetian architect Macaruzzi. Later, construction of church of Sv. Nikola in Perast started, following the project of Beati. Older structures were redone in Baroque style.

Period between 1797-1814 – The fall of the Republic of Venice made Balkans and eastern part of Adriatic coast a sphere of interest. Great European forces such as Austria, Russia, England and France fought or negotiated the rule over the area.

Historical continuity can be traced through preserved immovable and movable cultural heritage. All authorities left a recognizable trace, to bigger or lesser extent. Public administration of different bodies that changed during Venetian (Austrian, Russian, French, Montenegrin) rule in Kotor and Boka, have kept their archives in Italian language until XX century, which helped preserve Venetian dialect, that can be heard in local language of present-day. Discontinuity is present in commercial development of area of Kotor and Boka, which is a result of technical and

technological revolution of XIX and XX centuries on one hand, and different development concepts and interests of the states that ruled this area on the other.

Geo-strategic significance of Kotor and Boka was a crucial point that made this area be a subject of interest of great forces during their peace processes. It represented an important area with potential of territorial expansion. The fate of Kotor and Boka was resolved in diplomatic centres of Europe. The end of XVIII and the beginning of XIX centuries were marked with several changes in rulership. **Period of the first Austrian rule** – Based on a definite peace treaty signed in Campo Formi between France and Austria in April 1797, Austria gained territories of Istra, Dalmacija, Kvarner islands and Boka Kotorska. Austrian rule in Boka Kotoroska began on 22/24th of August of the same year, with arrival of Austrian general Matija Rukavina.

Boka Kotorska was a special province that was administratively independent from Zadar government, and it answered directly to the court's office in Vienna. This period of Austrian rule is characterized by establishment of military authority, and later, organization of civil authority in Boka.

Political, social and commercial changes that occurred with Austrian rule were not encouraging for cultural development. This period was marked by conflicts with the French. In the hinterland of Kotor, processes of strengthening of Montenegrin state were ongoing, and Russian influence was spreading. France attempted to cut expansion of Russian influence through diplomatic channels. However, construction of Church of Sv. Nikola (St Nicolas) continued, as well as construction of Church of Blažene Marija (Blessed Mary) in Mulo.

Period of Russian rule Russian Empire started ruling Kotor and Boka in March 1806. It sailed with its squadron into the Mediterranean and Boka Kotorska Bay under command of Vice Admiral Senyavin, in order to prevent entrance of France. In geostrategic sense, Boka was considered to be the key position for preventing French expansion to East. This period was marked with fights of population of Boka Kotorska Bay and Montenegro jointly with Russian army, against Napoleon's military force. Civil administration answered to military authority at the time. Russian administration in Kotor did not change the existing structure of municipalities and other public services, and it respected the habits of the population, its customs and privileges. (Headquarters of general police directorate and Court of the Empire of high police for the entirety of Boka Kotorska were situated in Kotor).

Period of French rule – Period of French rule began in 1807 and lasted until October 1813. Decree of general Mormont established the Royal General Delegation for Boka, for three provinces. Kotor province was the seat of Royal delegate. In several occasions, the French reorganized interior administration, and starting with 1809, Kotor and Boka fell within Illyrian Provinces, that encompassed areas in the Adriatic from Slovenia to Boka, with headquarters in Ljubljana. In order to further their military goals towards East, the French built roads (Kotor - Budva, parts towards Trojica, towards Tivat). The influence of French revolution and new democracy was felt in fashion style (civilian suit instead of folk costume), in house appliances, and artistic objects that were used in houses and churches.

French rule introduced taxes for roads, ships, land, military, and it stopped maritime affairs and trade, which impoverished economy of Kotor and Boka. Autonomy of municipalities was

virtually non-existent. For the purposes of defence, many culturo-historical and sacral cultural properties were turned into military fortifications (island of Sv. Đorđe (St George) near Perast, Church of Sv. Pavla (St Paul), Gospa od Anđela (Our Lady of Angels), Franciscan monastery).

Period of Temporary administration of united provinces of Montenegro and Boka Kotorska - This period began on October 29th 1813, after the population of Boka and Montenegro was assisted by English squadron in their fights against the French. They liberated Boka, but French authorities remained in fortifications in Kotor until January 1814, when Montenegrin forces entered the city. Rulership headquarters were moved from Dobrota to Kotor.

Temporary administration returned to organization of old institutions and privileges. It organized its own bodies of authority (Council and Central Committee) as well. In June 1814, after short fights, Montenegrin bishop agreed to let Austria rule Kotor.

Period of the second Austrian rule (1814-1918) - During this period, works were done on fortification of Kotor and Boka, which became an important base for the Austrian fleet. Austrian authorities reestablished municipal organization with previous rights (comune amministrativo). Austrian authorities feared expansion of Serbia and Montenegro, and they paid special attention to fortification of its territories. They constructed fortifications and assisting structures in the coastal and continental parts, improved conditions of information (radio connections) and similar. They also established institutions of military authority with headquarters in Kotor (Court of Command of military port).

Kotor remained the main centre of development of the entire area of Boka Kotorska Bay, that at the time encompassed Budva in addition to its present-day territories. Trade contracts were made with Montenegro and Serbia (Kotor - Cetinje road 1884). City infrastructure was built and improved (acetylene, gas and electrical lights in the city, sewage, water supply, roads by old city core, construction of suburbs). Health centres were built (city hospital), and projects and plans on construction of hotels and other hospitality facilities were made. Buildings were rehabilitated in order to provide accommodation for educational, cultural and other public institutions. Precise cadastral plans of old core of the city and its surroundings were made.

Historical continuity as maintained despite frequent changes of national statuses and rulers. Striving of local population to preserve its old privileges and traditional customs can be used as an example. They aimed to accomplish their goals through Boka uprisings of 1869 and 1881. They were caused by Austrian laws on general military obligation, that the population refused in order to defend its old rights and preservation of national identity.

Boka Kotorska Bay, map by abbot Zambela, 1716

4.2.5 XX CENTURY AND THE BEGINNING OF XXI CENTURY

State of Serbs, Croats and Slovenes, (Yugoslavia) - After the WWI and liberation from Austro-Hungary in 1918, Boka Kotorska was within legal jurisdiction of Dalmacija until 1918, when it was united with Zeta Banovina. Province of Boka Kotorska was formed, with 15 municipalities. Although this period was characterized by difficult economic situation, there were some

developmental activities in Kotor and its direct surroundings, that have kept its historical continuity in terms of tradition and geostrategic significance (regulation of city market, expansion of water supply, care of the Municipality of Kotor for electrical central, construction of customs office, development of tourism: expansion of coffee shop Dojmi, construction of hotel Slavija; construction of factory of chemical industry and cosmetics Rivijera, steamship company Zetska plovodba, transport company Boka and others).

Italian and German occupation (WWII 1941 – 1944) - Period starting with April 6th 1941, when Boka was bombed by fascist formations, until November 21st 1944, was characterized with war operations, and change of authority between fascist Italy and later Germany. According to archived data, over 700 structures were burned and destroyed, as well as over 400 assisting facilities. Considering the time period and population density of Boka Kotorska Bay at the time, this represented a great loss.

Period of Socialist Federative Republic of Yugoslavia (1945 – 1991) – This period was characterized by rapid development and construction of the country after war losses. Compared to previous periods, this one represents a certain discontinuity, especially when it comes to social development and national and political organization. Development of Kotor was characterized by industrialization (factories for different industries were established). Rehabilitation and rise of maritime affairs and tourism also followed. Time after the earthquake of 1979 needs to be especially noted; rehabilitation of old city core and surroundings unfolded, and all republics of former Yugoslavia took part in expert and material support. This represented one of the largest architectural interventions in Kotor after several centuries.

Period from 1991 - 2006 – After the collapse of SFRY in 1991, development of the area was overseen by two state formations, Federal Republic of Yugoslavia (1991-2003) and State Union of Serbia and Montenegro (2003-2006). In the period between 1997 – 2001, Montenegro defined its national and state policies, that were based on renewal of statehood.

Period after renewal of statehood since May 2006 – Citizens expressed their unequivocal will at the referendum of May 21st 2006, and Montenegrin statehood has been renewed after 88 years. With international recognition, Montenegro has become a member of many international organizations and associations, among which UNESCO (2007) - which ensures efficient implementation of international standards in the area of protection and preservation of the Region of Kotor.

4.3 FORMATION AND DEVELOPMENT OF SETTLEMENTS

Prehistoric strongholds

The oldest architectural remains in Kotor area date back to prehistoric times and are connected with settlements of Illyrian tribes. The main form of settlement was “gradina”, a stronghold on a dominant peak that provided protection from sudden attacks from hinterland or the coast, as well as overview of surrounding strongholds. At the peak plateau of the terrain, bordered by a belt of dry walls, a space was established with structures dedicated to deities, protectors of the

tribe. Around the stronghold, tumuli were formed, massive mounds of stones. Respected members of tribes were buried in their centres. At the foot of strongholds, a settlement was formed of ground huts made of local materials. Coastal places had ports and open spaces for temporary markets that were reached by mainland caravans.

Material remains of coastal settlements of Boka were found in settlements with the deepest historical roots such as Kotor and Risan.

Hellenic emporia and poleis

Starting with the Archaic Period, Aegean sailors and trades ventured to the Adriatic, and their contact with indigenous Illyrians was at first based on occasional material exchange, which led to establishment of port market places - emporia, with walled buildings. Archaeological research that has been done in Boka so far, brought to light many artefacts. However, researchers faced the predicament that the oldest horizons were now submerged, and that the line of Antique shore was also underwater, with some distance from the present-day shore.

Classical Greece developed **polis - a city-state**, as the highest form of urbanism that spread from Aegean Sea to the whole of Mediterranean, especially in the East Adriatic. Greek cities sent out colonists that were tasked with establishing colonies in new territories, either as branches of their old cities, or independent entities that spread Greek culture, architecture and art.

This level of development of city-states has not been noted in archaeological research in Boka. It is reasonable to assume that some Hellenic colonies were established in the vacant part of Tivat Bay. Archipelago of Prevlaka, that at the time probably had more land, with an aquatorium connected to the open sea, offered a good place to establish a coastal-agrarian polis. Fertile valley of Donji and Gornji Grbalj created an axis of connection with older Illyrian-Hellenic Budva.

Roman urbanization

During II century, as a part of general Roman pacification of eastern coast of the Adriatic, a hierarchy of urban centres was established, led with colonies that had a military camp (castrum), veterans' settlement and agricultural zone (ager), divided in squares (centuri) which were allocated to the colonists. During centuries, broken stones were removed from arable parcels, and used to build fence walls around them. Many centuries after the collapse of Western Roman Empire, this type of network with squares of 710 m sides bear witness to previous existence of Roman colonies with rural ensembles (villae rusticae) and smaller cult structures around previous urban settlements (urbs).

In the area of Kotor and entire area of Boka, traces of Roman colonies were not found. Among Ancient urban centres, Roman Rizon was noted, that has roots that date back to prehistoric Illyrians and Archaic Period of Hellens.

During preparation of plan documents, it is necessary to mark, in adequate graphic surfaces, global spatial graphic guidelines of former ancient cities: urban centre with defence perimeter, configuration of necropolis, raster of arable land. Possible matches of remains of ancient architecture into modern surroundings are possible.

Byzantine renewal

After the collapse of Western Roman Empire in V century, Eastern Empire - Byzantium, continued to last during the following thousand years, until the fall of Constantinople. Along the eastern coast of the Adriatic, Byzantium has, during the rule of Emperor Justinian I, renewed a series of ports and castles with military crews that protected traders during journeys between Constantinople and Venice. Certain important places achieved the status of episcopal cities with ensembles of cathedral basilicas. Kotor was among them, with a church dedicated to the cult of Madonna, St Mary, established in VI century.

Given its naturally protected position, Kotor was able to preserve its population and accept refugees from devastated Roman cities Boka, Rizon and Acruvium. Below Gornji Kotor with castle of emperor's crew, Donji Kotor spread out, a civilian settlement with residential insulas, divided in sections with their churches. Within the walls, smaller blocks (insula) of narrow houses with one or two floors were formed. Around undeveloped plateaus, bases of future squares, churches and structures with public functions were raised. Among sacral structures, memorial church dedicated to Sv. Tripun (St Tryphon) stood out. Its foundation remains were dug out during Cathedral's rehabilitation after the earthquake.

Medieval autonomous commune

During the Middle Ages, authority of Byzantium was growing weaker, faced with the strengthening of Slavic countries, primarily Duklja (Zeta), and then Raška under Nemanjići dynasty, that ruled coastal cities from XII until the second half of XIV century. Kotor stood out among coastal cities as the city that had a status of autonomous commune with the main port.

Medieval Kotor comprised of ancient urban core (Old Town) of a triangular parameter under the hill, along the shore and along short flow of underground river Škurda. Urban core was filled with construction blocks - insula, with several floors. There were two main squares: in front of the Cathedral and facing the pier. Open suburbs Škaljari and Tabačina connected to the Old Town. Along the coast of the Bay, village settlements were spread out. They had local churches, one of which dated back to late Ancient period, or Byzantine period.

Grbaljsko polje was also a part of the city. Collective memory of Kotor remembers this area as a devastated ancient city whose citizens ran to nearby Kotor.

Ottoman rule

After the collapse of medieval Slavic states in the coast and in the hinterland, the Ottomans occupied part of the coast from Herceg Novi to Risan (1482-1687) and from Old Bar to Ulcinj. Field analysis found remains of Oriental settlements with stronghold, storages in the pier, gardens and mahala.

Venetian domination

During Venetian rule in Kotor, historical nucleus of triangle form kept its medieval perimeter, with stone walls and towers, that was gradually strengthened with bastions with artillery.

The Republic of Venice influenced the architecture of Kotor and Boka. Over the centuries, many public and sacral structures were made, palaces of aristocracy and houses of citizens.

Spontaneous architectural development was brutally interrupted with earthquakes, such as the one from 1667, that cause mass devastation and fires.

Consequences of natural disasters tied into many conflicts with the Ottomans who have penetrated the East Adriatic. Ottoman Empire overtook Risan and Herceg Novi, as well as Old Bar, Ulcinj and Skadar.

After many conflicts with Christian states, the Ottomans permanently left the occupied parts of Boka in the end of XVII century. This meant a new direction in urbanization of coastal places along the Bay, that acquired status of autonomous coastal municipalities within Kotor area (Prčanj, Stoliv, Dobrota, Perast, Risan). One of the results of permanent liberation, economic and demographic growth, was the fact that settlements descended from the hills to the shore, forming piers in front of palaces of aristocracy and citizens: constructors and owners of ships, captains and traders. They have developed marine tradition that has become a symbol of autonomy of Boka Kotorska Bay, pressed against Venetian aristocracy. Kotor sailors left behind them a cultural heritage that was inscribed in UNESCO World Heritage List.

French and Austrian administration

After the French Revolution and collapse of the Republic of Venice in the end of XVIII century, the Adriatic faced shorter term French administration, and until WWI, Austrian rule. New regime terminated many monasteries that now had profane functions.

Bastions around the historical core lost their defence role and were destroyed. The material was used to build coastal embankments, quays and piers for steamships. Along expanded shores, multi-storey buildings of residential and public nature were built. Existing buildings received new floors and functions. Kotor is among the small number of old urban centres that has kept its perimeters with a fortress on top. Kotor was connected with other settlements along the coast, gradually enclosing the ring of linear coastal agglomeration.

During XIX century, medieval core of Kotor was a space of construction of many residential insula, in which old houses received one or two new floors, with stylistic frameworks of openings inherited from vernacular forms, and roof covers of baked clay, with stone facades plastered.

Developed state and local administration of Austro-Hungary adapted existing ensembles in the Old Town for schools, hospitals, courts and commerce, while in the coastal belt, it built massive structures with public function and renewed old houses. Along the coast, it built new multi-storey buildings with apartments for renting. Their massive figure has an impact to the traditional urban configuration, opening dialogue with a cathedral and vertical ensemble on the main square. Architectural style developed in the continental, middle Europe, joins the style of traditional architecture of the coast, in a specific and historic landscape.

Kotor during XX century

After the collapse of Austro-Hungary in the end of WWI, Boka Kotorska became a part of Kingdom of Yugoslavia. The city kept its basic historical configuration. Industrial production did

not significantly change traditional urban layout. Massive social and residential buildings were constructed after the earthquake of 1979.

5. DIVISION OF THE REGION INTO SPATIAL UNITS

For the purposes of this Study, a division of the territory of the Municipality of Kotor into 8 spatial units was made:

5.1 NATURAL AND CULTURO-HISTORICAL REGION OF KOTOR

(INTERNAL SECTION OF THE KOTOR-RISAN BAY - INSCRIBED IN THE WORLD HERITAGE LIST) WHICH INCLUDES THE FOLLOWING:

- Kotor
- Dobrota
- Ljuta
- Orahovac Donji
- Dražin vrt
- Perast
- Risan
- Strp
- Lipci
- Morinj (Donji and Gornji)
- Kostanjica
- Stoliv Donji and Gornji
- Prčanj
- Muo
- Škaljari

5.2 REGION WITHIN THE BUFFER ZONE OF WORLD HERITAGE KOTOR AND OUTSIDE OF ITS BOUNDARIES

5.2.1. Grbalj

- Donji Grbalj
- Gornji Grbalj

- 5.2.2. Kavač
- 5.2.3. Mirac
- 5.2.4. Zalazi
- 5.2.5. Gornji Orahovac
- 5.2.6. Ledenice and Krivošije

6. NATURAL AND CULTURO-HISTORICAL REGION OF KOTOR

6.1 NATURAL AND CULTURO-HISTORICAL REGION OF KOTOR INSCRIBED IN THE WORLD HERITAGE LIST

6.1.1 POSITION AND DESCRIPTION

Natural and Culturo-Historical Region of Kotor is located in the Boka Kotorska Bay, on the Adriatic coast of Montenegro. The property comprised of mainland and sea section encompasses an area of 12,000ha.

The protected area encompasses the best preserved part of the Bay covering its inner south-eastern portion, covering the area of 12,000ha, with a landscape composed of two interrelated bays, Kotor and Risan, surrounded by mountains rising up to reach nearly 1,500 metres height. The property is linked to the rest of the Boka Kotorska Bay through a narrow channel (the Verige strait) forming the principal visual central axis of the area. Natural and Culturo-Historical Region of Kotor was inscribed in UNESCO World Heritage List in 1979 because it embodies Outstanding Universal Value, recognized in quality of the architecture, harmonious integration of cities and settlements into the natural landscape, the unique testimony to the exceptionally important role that it played over centuries in the spreading of Mediterranean cultures into the Balkans, and the significance and quality of art and crafts of the whole geo-cultural zone, that bear witness to unique expression formed through interrelation of Eastern and Western culture.

The Outstanding Universal Value of the Culturo-Historical Region of Kotor is embodied in the quality of the architecture in its fortified and open cities, settlements, palaces and monastic ensembles, and their harmonious integration to the cultivated terraced landscape on the slopes of high rocky hills.

The region represents a specific cultural landscape with horizontal structure (settlements and green areas alternating along the Bay), vertical profile of mountain slopes and important visual perspectives. The visual axis that links Perast and the Tivat archipelago over the Verige strait, i.e. that links four bays of Boka Kotorska (Kotor, Risan, Tivat and Herceg Novi bays) is particularly significant.

6.1.2 STATEMENT ON THE OUTSTANDING UNIVERSAL VALUE

Short description

The Natural and Culture-Historical Region of Kotor is located in the Boka Kotorska Bay, on the Adriatic coast of Montenegro. The property encompasses the best preserved part of the bay covering its inner southeastern portion. The inscribed property comprises 12,000 ha with a landscape composed of two interrelated bays surrounded by mountains rising rapidly to nearly 1,500 metres. The property is linked to the rest of the Boka Kotorska Bay through a narrow channel forming the principal visual central axis of the area.

The Outstanding Universal Value of the Culture-Historical Region of Kotor is embodied in the quality of the architecture in its fortified and open cities, settlements, palaces and monastic ensembles, and their harmonious integration to the cultivated terraced landscape on the slopes of high rocky hills. The Natural and Culture-Historical Region of Kotor bears unique testimony to the exceptionally important role that it played over centuries in the spreading of Mediterranean cultures into the Balkans.

Criterion (i): It is the gathering on the gulf coast of the monuments of the cities, their harmony with the landscape, and their insertion in town planning of great value that contributes to the Outstanding Universal Value of the property.

Criterion (ii): As the main bridge-heads of Venice on the South coast of the Adriatic, the aristocratic cities of captains and ship-owners of Kotor and its neighbours were the heart of the region's creative movement for many centuries. Its art, goldsmith and architecture schools had a profound and durable influence on the arts of the Adriatic coast.

Criterion (iii): The successful harmonization of these cities with the Gulf, their quantity, quality and diversity of the monuments and cultural properties, and especially the exceptional authenticity of their conservation, mean that the property can effectively be considered as unique.

Criterion (iv): Kotor and Perast are highly characteristic and authentically preserved small cities enhanced by architecture of great quality. Their townplanning is well adapted to and integrated in the landscape.

Integrity

The property maintains the overall integrity of the historical layout of the land and seascape with its cities and settlements of distinctive town planning that developed along the coast of the bay, separated by green and cultivated areas framed by steep rocky hills, and a narrow area of urbanized coast connected by the sea. The network of paths and roads connecting coastal settlements with each other and with the inland, and the coastline with *pontas* and *mandrachi*, is preserved, which testifies to the important role of the sea.

However, the conditions of integrity are endangered by development and urbanisation caused by ongoing transformation processes in the socioeconomic structure of the area. Current developments, including new tourism centres, roads, and buildings on the coast itself, threaten to lead to the gradual yet irreversible transformation of the coastline as well as the abandonment of the traditional terraced structures.

Management of the property and its defined buffer zone will be crucial to maintain the property and its integrity as a unique cultural landscape and an entity in geographical, historical, and cultural terms. Enforcement of regulatory measures for the buffer zone and the development of an integrated approach to conservation, planning and management of the area as a unity will

also be required.

Authenticity

Although seriously damaged by the 1979 earthquake, the principal monuments and historic urban areas have been carefully restored and reconstructed under the auspices of UNESCO, and have retained their architectural, urban, and historical authenticity.

However, the ability of the overall landscape to reflect its value is being compromised by the gradual erosion of traditional practices and ways of life and of the harmony between the buildings, planning and landscape.

Protection and management requirements

At the time of the inscription, immediately following the 1979 earthquake, the protection, reconstruction, and management of the cultural monuments and historic urban areas of Boka Kotorska Bay were guaranteed by the Montenegrin Republic Institute for the Protection of Cultural Monuments. After the 1979 earthquake, the management of the whole region was carried out within the Southern Adriatic Development Plan, which was developed with the help of the United Nations Development Programme (UNDP). The programs included the preservation, presentation and rehabilitation of cultural monuments in the old towns and settlements. At the same time, industrial facilities (4 factories) that conflicted with the character of the property were cleared.

In 1980, the Municipal Institute for Protection of Cultural Heritage was established with its seat in the Old Town of Kotor, for the purpose of management and conservation of the property. In 1992, it was transformed into the Regional Institute for the entire area of the bay including the municipalities of Kotor, Tivat and Herceg Novi.

Since the end of 2011, conservation work, field studies and preparation of conservation guidelines for the municipalities of Kotor, Tivat, Herceg Novi and Budva have been undertaken by the Directorate for Protection of Cultural Heritage of Montenegro and the Centre for Conservation and Archaeology of Montenegro through their local offices in Kotor. The postearthquake reconstruction has been completed, and the conservation and management of the monuments and historic centres of Kotor and Perast are carried out with high professional competence.

The need to prevent excessive and uncontrolled urbanization led to the development of the Management Plan of the protected area, which was adopted by the Montenegrin Government in 2011.

At the same time, a new legal framework for the area of cultural heritage conservation was created with the Law on Protection of Cultural Properties (2010), which prescribed integrated protection of the property and its buffer zone. The Law on Protection of the Natural and Culture-Historic Region of Kotor (2013) makes provisions for the establishment of the Council for Management of the Kotor Region, with the role of coordinating conservation, preservation and management of the property. In addition, with the buffer zone defined in 2011 encompassing the entire area of the Boka Kotorska Bay, the groundwork has been laid to treat this cultural landscape in an integrated manner through spatial and development plans.

However, increased awareness to treat the inscribed property and the buffer zone as an integral part of the unique cultural landscape of the Boka Kotorska Bay is needed. Challenges remain for the further definition of common development strategies for the property and its buffer zone, for integrated planning and for the establishment of an overall management system. These measures will be essential to ensure that uncontrolled and excessive urbanization, as well as infrastructure development, are adequately addressed to ensure that no adverse impacts to the

Outstanding Universal Value of the property occur. Adequate and sufficient resources of the entities responsible for the property will also need to be secured to be able to carry out preservation, protection and enhancement of the property.

6.1.3 BOUNDARIES OF THE REGION

The Region of World Heritage of Kotor encompasses the Kotor-Risan bay, with slopes of the mountains that form it and marine basin, including the following cities and towns: the Old Town of Kotor, Dobrota, Donji Orahovac, part of Gornji Orahovac, Dražin Vrt, Perast, Risan, Vitoglav, Strp, Lipce, Donji Morinj, Gornji Morinj, Kostanjica, Donji Stoliv, Gornji Stoliv, Prčanj, Muo, Škaljari and Špiljari.

The borders of the natural and culturo-historical region from 1979 were established based on then parameters, and they encompass a total of 12,000 ha of land and 2,600 ha of sea surface. The border runs from the angle 228 in Trojica towards the north over angle 524 to angle 768, and then along the natural border, over angle 710 to lighthouse in Verige. The border on the other side of Verige runs from the lighthouse westwards over angles 614, 313 and 521, reaching angle 709, then it turns north and reaches the road Herceg Novi-Crkvice - angle 1,045, from where it follows the road, which also represents the border of the potential national park Orjen, to angle 1,086. The border further follows the direction of east along the pedestrian trail over angle 627, reaching angle 577, continuing in the same direction via road below Ledenica to angle 565. The border further runs south over angles 970, 688, up to angle 873, from where it turns east over angle 749 and reaches angle 949. From there it continues in the direction of south over angles 915, 909, 980 and 1,093, up to the Kotor- Cetinje-Lovćen (Krstac) crossroads. From Krstac the border runs towards south-west via border of the Lovcen National Park up to angle 1,385, and then westwards over angle 556 finally reaches the starting point in Trojica - angle 228.

6.1.4 THE BUFFER ZONE OF WORLD HERITAGE SITE KOTOR

Efficient and effective mechanisms of protection are needed for preservation of the Outstanding Universal Value of the Region of World Heritage of Kotor. In line with national legislation and international regulations, the buffer zone of the Region was established, as a necessary instrument of protection.

The buffer zone of the region of World Heritage Site Kotor has been defined starting from the point that Boka Kotorska represents an inseparable region, a unique unit with many cohesive factors: the Boka Kotorska Bay with four smaller interrelated bays as a geographical guidelines, their inland of similar natural characteristics, common history, tradition and heritage.

The Region of World Heritage Site Kotor encompasses the eastern portion of this wholesome landscape, as its most preserved part. When defining the scope and borders of the buffer zone, the following criteria have been taken into account:

- Geographical connection;

- Historical and cultural connection of the area within the buffer zone with the area of World Heritage Site;
- Visual aspect - buffer zone included the area of the bay that is visible looking from the sea;
- Administrative aspect - borders of the buffer zone respect the borders with neighbouring municipalities Cetinje and Budva;
- Contact with other protected areas: the Lovcen National Park and the Orjen National Park (ongoing process).

The buffer zone of the Natural and Culturo-Historical Region of Kotor encompasses the territory of following cadastre municipalities: Mirac, Šišići, Prijeradi, Gorovići, Lastva, Glavati, Višnjevo, Krimovice, Zagora, Kovači, Glavatičići, Kubasi, Pobrđe, Vranovići, Lješevići, Sutvara, Kavač, Pelinovo, Nalježići, Dub, Sutvara - in their entirety, and parts of cadastre municipalities of Ledenice Donje, Ledenice Gornje, Krivošije Gornje, Krivošije Donje, Orahovac II and Zalazi at the territory of the Municipality of Kotor; Bogišići, Đuraševići, Lepetani, Milovići, Mrčevac, Gornja Lastva, Gošići, Nikovići, Bogdašići, Krašići, Donja Lastva, Radovići and Tivat - in their entirety at the territory of the Municipality of Tivat; Babunci, Brguli, Zabrdje, Rose, Mrkovi, Radovanići, Mojdež, Ratiševina, Mokrine, Trebesin, Topla, Herceg Novi, Podi, Sasovići, Kutu, Kumbor, Đenovići, Baošići, Bijela, Jošice, Ćurići, Bijelske Kruševice, Kameno, Žlijeb, Ubli - in their entirety, and parts of the cadastre municipalities Sutorina and Kruševice at the territory of the Municipality of Herceg Novi.

The border of the buffer zone runs along bordering parcel of the Špiljari cadastre municipality, starting from the meeting point of cadastre municipalities Dobrota II with Špiljari and Njeguši, and it goes along south and south-east direction, over east and north-east borders of the bordering parcels of Špiljari, Škaljari, Mirac, Šišići, Prijeradi, Gorovići, Glavati, Višnjevo up to the border with the Adriatic Sea. The border continues along the sea line up to south-west border with cadastre parcel 5969 Sutorina at the territory of the Municipality of Herceg Novi. From there, the border runs west, over area of administrative border of the Municipality of Herceg Novi, cutting over parcels 5762/1, 5977, 3001/1, 5976, changing from one to the other side of the road. The border then runs north and north-west along the border of parcels 3051, 3052, 3053, after which it cuts the road marked as cadastre parcel 5970, continuing north-east along the border of parcels 4187, 4186, turning west along the border of parcels 4182, 4163, 4162, 4158, 4150, 4151, 4132, 4131, 4130, 4126, 4125, 4115, 4112, 4109, 4082, 4083, 4063, 4062, 4061. The border then runs north-west along the border of parcel 5981, cutting it and continuing in towards north-east along the borders of parcels 3211, 3212, 3213, 3217, then turning north-west along the borders of parcels 3216, 3215, where it cuts the road marked as cadastre parcel 3221, and changes from one side of the road to the other, continuing north and north-east along the borders of parcel 3229. The border then runs north-west along the borders of parcels 2343, 2345/1, 2347, 2348, 2361, 2362, 2075, 2014, 2015, partly along the border of parcel 2016, where it cuts the road marked as parcel 2012 and changes from one to the other side of the road, continuing along the borders of parcels 2029, 2028, 2027, 2026, 2049, 2050, 2051, 2056, 2057, 2059, 2069, 2071, 2072. The border line then cuts the road marked as parcel

2090, changing the sides and continuing along the borders of parcels 2076, 2302, after which it cuts the parcel marked as 2305. The border continues across the territory of Bjelske Kruševice, continuing north-east along the border lines of parcels 4770, 3094, 4783, 4784, 4785/2, 3063, 3065, 3059, 2970, 2972, 4815, 4818, 4830, 4832, 4872, 4875, 4879, 4881, 4885, 2091, 4992, 4989, 4996, 5002, 5005, 5009/1, 5010/1, 5016/1, 5017/1, 5017/3, 5017/2, 4966, 4965, 4964, 4963, 4961, 4957, 5065, 5064, 5086/2, 5094, 5088, 5236, 5235, 5283, 5284, 5276, 5275, 5270, 5259, 5260, 5263, 5452/1, 5435/1, 5453, 5447, cutting parcel 4094/1 and continuing along the border lines of parcels 4092, 4091, 6234, 3702, 3693, 3691, 3690, 3689, 3687, 1016, 986, 3683, 4098, 4099, 3675, 3670, 3672, 4102, 621, 623/1, 623/2, 617, 618, 636, 616, 615, 614, 613, 612, 611, 391, 390, 387, 386, 382, 379, 376, 375, 367, 366, 363, 362, 359, 358, 357, 356, 355, 354, 353, 3156, 3150, 31573164, 3165, 3166 and 3167, where it enters the area of the Municipality of Kotor, Krivošije Gornje, along the parcel 3095 and Krivošije Donje, along the borders of parcels 3099, 3100, 3101, 3102, 3103, 3104, 3105, 3106, 3107, 3110, 3111, 3112, 3114, 3115, partly 3201, cutting it and changing the sides of the road and continuing along the borders of parcels 3202, 3208, 3216, 3217, 3224, 3226, 3227, 3228, then following towards east along border the line of parcel 1015 marked as road, which it cuts, further running south along the borders of parcel 3234, turning east along the south border of parcels 3232, 3233, and the south-east border of parcels 3435, 3436. The border then continues east along the border lines of parcels 636, 691, 637, 672, 673, 674, 675, 718, 724. The border line then runs along the territory of Ledenice Gornje, cutting parcel 1198, continuing south-east and south along the border lines of parcels 1129, 1186, 1187, 1190, 1192, 1194, 1196, 1197, 1239, 1236, then cutting the road marked as parcel 1716/1 and continuing along the border line of parcels 1266, 1273/1, 1274/2, 1277, 1278, cutting the road marked as parcel 1718, changing the sides of the road and further going along the border line of parcels 1596, 1593, 1594, 1610, 1614, 1611, 1618, 1581, then continuing north-east and cutting parcel 1664, entering the territory of Ledenice Donje, where it falls along south-east to the border line of parcel 126, and continuing along the border lines of parcels 117, 118, 120, 173 and 171, further running over territory of Orahovac II along the border lines of parcel 1645, partly the border line of parcel 121, then cutting parcel 1684/1, continuing further east and south-east to the territory of Zalazi, following the border lines of parcels 1371, 1379, 1376, 1378, 1368, 2094, 1405, 1444, cutting parcel 2094 and falling south, partially along the border lines of parcels 179, 1669 then continuing along the border lines of parcels up to the point of Dobrota II, Špiljari and Njeguši.

PHOTOGRAPHS OF THE NATURAL AND CULTURO-HISTORICAL REGION OF KOTOR

6.2 VALUES AND CHARACTERISTICS OF CULTURAL LANDSCAPE OF NATURAL AND CULTURO-HISTORICAL REGION OF KOTOR

Natural and Culturo-Historical Region of Kotor is an integral property, of inherited natural and cultural values, with diverse and rich cultural heritage inseparably intertwined with nature. The characteristic of intertwining between architecture and nature gives the Region characteristics of cultural landscape that inseparably connects history, continuity of cultural traditions, social values and longings.

Achieved harmony between architecture and natural surroundings in the protected region of Kotor was a result of lasting tradition in several human activities. Agriculture in all the surfaces appropriate for growing various crops, developed stone construction, developed maritime affairs, craftsmanship, art and trade required a high level of social organisation. Such a climate provided that rationality, development of knowledge and creativity can find fertile ground during all past epochs.

Some of the basic characteristics of Natural and Culturo-Historical Region of Kotor, that in certain parts has features of cultural landscape, are connected by homogeneity of the whole, same architectural style, common cultural history, and they include:

- Integrity and cohesion of general landscape structure;
- Horizontal structure;
- Vertical profile of landscape;
- Visual landmarks of landscape;
- Specific landscape zones: zones of extraordinary natural values and zones significant for Outstanding Universal Value (OUV).

A. Integrity and cohesion of general landscape structure

The Natural and Culturo-Historical Region of Kotor is an integral part of the impressive Boka Kotorska Bay, which is comprised of four interrelated bays, surrounded by high mountains and concentrated around central visual axis that integrates all these elements into an extraordinary landscape ensemble. In addition to Kotor and Risan bays, that are included in the protected Region, Boka Kotorska also includes the Tivat and Herceg Novi bays.

These four bays and their cultural properties represent an integral unit. The region of Boka Kotorska represents a unit, in natural, geographical, historical and cultural sense. Integrity and cohesion of general landscape structure is enriched by visual axis north-south that connects Perast with the Tivat bay archipelago and the Lustica peninsula over the Verige strait, which plays a role of integrating the cultural landscape.

In addition to this central visual axis through Verige, the following visual axes are also of great significance for the integrity and cohesion of general landscape structure of the Kotor-Risan part of the bay:

- Risan - Krtoli: axis that links the Church of Sv. Luka (St Lucas) in Smokovac and the Church of Sv. Luka (St Lucas) in Krtoli over Verige;
- Škaljari - Vranovo Hill: visual axis linking the Kotor bay and Dobrota on one, and Muo and Prčanj on the other side. This visual axis links the end of the bay (zones Old Town Kotor and Škaljari) with the area between Orahovac, Dražin Vrt and Perast (fortification Vranovo Hill is located on the top above Dražin Vrt).
- Lipci - Dobrota: visual axis linking the Risan and Kotor bays in the position east-west, connecting Dobrota and Lipci.

- In addition to these main visual axes, the following shorter/side/fragmented visual axes are also important for the landscape structure of Kotor and Risan bays.

Central visual axis through Verige

Visual axis Škaljari-Vranovo brdo

Visual axis Lipci-Dobrota

- Donji Stoliv – Gornji Stoliv: visual axis that connects Donji and Gornji Stoliv,
- Prčanj: visual axis linking the Temple of Bogorodica (Virgin Mary) on the coast and the old church in the upper zone of Prčanj;
- Sv. Matija – Sv. Vrača: visual axis linking the Church of Sv. Matija (St Matthew) on the coast and the Church of Sv. Vrača in the upper zone of Dobrota.
- Stream of the Škurda River: axis running along the Škurda River and its canyon, linking the Old Town of Kotor on one side and Pestingrad on the other side.

Map with marked visual axes

B. Horizontal structure

One of the basic characteristics of both the protected Region of Kotor and the whole of the Boka Kotorska bay is their specific horizontal structure. Along the coast of the bay, a naturally very complex form, settlements were set up in sequences, separated by arable land or rocky landscape. Many of coastal settlements have the same character because they have been formed out of separate groups of houses with arable land in between. Unfortunately, the process of excessive urbanization influenced the loss of this characteristic in many of the zones of the Region, due to originally separated units getting closer together.

In addition to settlements in the coastal part, there is a network of settlements in the upper zones of the bay. Some of these settlements, as it is the case with Stoliv, were the basis for formation of settlements in the coast. Coastal settlements, as well as those in the upper zones, are connected with inland with a network of all roads and paths.

Map with network of settlements

The zones that are important for preservation of horizontal structure of settlements are the zones with penetration of natural greenery to the coastline, which separate the settlements or certain parts of them, such as: inlet Glavati, inlet with Austro-Hungarian complex between Glavati and Muo, space between Dobrota and Ljuta, space between Ljuta and Orahovac, space between Orahovac and Dražin vrt, space between Dražin vrt and Perast, space between Perast and Risan, space between Risan and Vitoglav, space between Vitoglav and Strp, space between Strp and Lipci, space between Lipli and Morinj, space in Kostanjica (between Naluka to cape Gandalj), space between Kostanjica and cape Turski, space between Gospa od Anđela and Stoliv, space in Stoliv (from inlet Kola to cape Trostvo).

C. Vertical profile of the landscape

The main characteristic providing the special tone to the Region of Kotor is the vertical profile of landscape. Naturally, steep slopes that have a specific vertical structure have affected the development of the characteristic "section" comprising the following zones:

- Settlements in coastal zone with groups in sequences and developed coast, system of jetties (pontas) and piers (mandrachi);
- Arable land, terraced gardens, at higher angles;
- Older layer of settlements or initial settlements of the upper zone, mostly abandoned today;
- Terraced gardens in the upper zone;
- Hill slopes with forests or rocky landscape;
- All zones connected with a network of old roads/paths.

System of jetties (pontas) and piers (mandrachi) in Dobrota, Perast, Mulo, Prčanj, Stoliv and other places, is characteristic for original manner of cost development, which represents an important element of cultural landscape and a testimony to the manner of life and culture of living in the coastal area of the protected region.

A distinctive manner of decorating areas in front of the buildings of traditional architecture is setting up "odrina" (lattice) with vines or wisteria. In the historical ambiance, they are almost always accompanied by paved courtyards, terraces with benches, wells, delevelled plateaus, paths with pergolas on pillars and other elements of the rich inventory of cultural heritage pertaining to decoration of free spaces.

In all coastal settlements, with arable land in upper zones above the lines of houses, there is a feature of spatial and functional units formed as longitudinal parcels. Arable parcels demanded construction of stone sub-walls, built dry, which is characteristic of the entire Mediterranean. Hummus layer of soil that covers the slopes of hills is a result of centuries-long efforts. Vineyards, olive groves and orchards on the slopes of Vrmac are mentioned in many medieval and Venetian archive sources. The past of the region and its commerce and lifestyle is characterised by work of local people in their properties. Landscape of Boka, including the Kotor and Risan bays, has kept its appearance of centuries past until mid XX century.

Parts of cultural landscape are forests of chestnuts, laurels and oaks, groups of pines, cypresses, oleanders and phosphorus. The paths leading to small churches in distant angles above settlements fall under the same category.

One of the characteristic vertical profiles, example of Kostanjica

Residential units in the coastal zone include the following elements:

- House, a series or a group, in the immediate vicinity of the coast, that follows the coastline with its orientation;
- Paved front yard – "avlija";
- A jetty (ponta) with piers (mandrachi) that continues into the yard;

- cascade terraced gardens with arable land and orchards behind the house, facing hills.

One characteristic zone of vertical profile, fragment of coastal settlement, example of Kostanjica

D. Visual landmarks of landscape

Very important elements of the cultural landscape of Natural and Culturo-Historical Region of Kotor are visual landmarks that form important visual perspectives. Visual landmarks that occur in naturally adequate locations are usually important cultural properties by themselves. These are, for instance: church complexes or bells of churches, towers, islands, ...

The most significant visual landmarks of the protected region are:

- a) The City walls of Kotor, Cathedral of Sv. Tripun (St Tryphon);
- b) The Radoničić Palace with the Church of Sv. Ilija, Dobrota;
- c) The Church of Sv. Matija (St Matthew), Dobrota;
- d) The Church of Sv. Eustahija, Dobrota;
- e) Raškov Brijeg (hill), Ljuta;
- f) Church of Sv. Đorđa (St George), Orahovac;
- g) Bajova Kula (tower), Dražin Vrt;
- h) Perast; bells, the Fortress of sv. Krst (Saint Cross);
- i) Islands Sv. Đorđe (St George) and Gospa od Škrpjela (Our Lady of Rocks);
- j) The Banja Monastery, Risan;
- k) The Ljubatovići Endowment, Risan;
- l) The Church of Sv. Petar i Pavle (St Peter and Paul), Risan;
- m) Gradina, Risan;
- n) The Church of Sv. Sava, Morinj;
- o) The Todorovići complex, Kostanjica;
- p) Gospa od Anđela (Our Lady of Angels), Verige;
- q) Gornji Stoliv with bells of the Church of Sv. Ilija;
- r) The Church of Sv. Marija (St Mary), Donji Stoliv;
- s) The Temple of Bogorodica (Madonna), Prčanj;
- t) The old parish church, Prčanj;
- u) The Church of Sv. Kuzma and Damjan, Muo;
- v) The Church of Helper of Christians, Muo;
- w) The Church of Sv. Dujmo, Škaljari.

The most significant visual landmarks of the protected area are shown in the map no. 12 which is enclosed.

Map with visual landmarks marked

Map with important zones marked

E. Specific landscape zones: zones of extraordinary natural values and zones significant for Outstanding Universal Value (OUV)

Within Kotor Region, many individual units with extraordinary characteristics stand out. Among them are the zones of extraordinary natural values (marked in map no.12):

- The Gurdić Stream;
- The Škurda River canyon;
- The Ljuta River;
- The Oleander community;
- The Spila River spring;
- The Sopot spring;
- The field with freshwater springs, Morinj;
- The Chestnut Forest, Stoliv;
- Pestingrad.

The following zones (marked in map no.12) are of special significance for Outstanding Universal Value of Kotor Region:

1. Kotor: the Old Town of Kotor with the walls;
2. The Škurda canyon, Pestingrad: zone that entails the canyon of the Škurda River and Pestingrad;
3. Sv. Ilija – Sv. Matija, Sv. Vrača: the zone that entails a part the Dobrota neighbourhood, from the Church of Sv. Ilija to the visual axis Sv. Matija - Sv. Vrača;
4. The most significant part of Dobrota: from Opareni Brijeg to the Tripković Palace;
5. Raškov Brijeg (hill): undeveloped zone between Dobrota and Ljuta, with one complex of houses on the coast;
6. Ljuta: the whole historical settlement of Ljuta with arable lands in upper zones;
7. Verige Perast – central axis: central visual axis with Verige, Perast and islands in front of Perast;

8. The Banja Cape – Ljubatovič: the zone between the Banja Cape and the Ljubatoviči Endowment;
9. Risan – historical core, with remains of ancient villa with mosaics, the Gabela Street, Carine, Gradina, the Mala complex;
10. Lipci – the zone comprising archaeological site and settlement;
11. Field with freshwater springs, Morinj
12. Stoliv – Donji and Gornji – the zone encompassing Donji and Gornji Stoliv and the whole area in between, with a pedestrian trail that connects the settlements and the chestnut forest;
13. Prčanj, historical core – the zone that entails coastal part of historical core with the Temple of Bogorodica and upper zone with the Old Parish Church, arable land and forest Lekovina;
14. The Glavati Inlet;
15. Vojno Glavati – an inlet with elements of the proto-landscape and military complex from the period of Austro-Hungarian rule;
16. The Škaljari coastal part– from Peluzica to Gurdič, including the coastal part, the Njegoševa Street and old industrial zone.

6.3 CITIES AND SETTLEMENTS WITHIN THE NATURAL AND CULTURO-HISTORICAL REGION OF KOTOR

6.3.1 THE OLD TOWN OF KOTOR

Description: Old Town Kotor rests upon a rocky formation, a gorge separating it from mountain inland, and basin of Škurda River and spring Gurdič separating it from neighbouring land by the sea. Such topographic relations that provided conditions for setting up a settlement at the meeting point of mountain folds and deeply penetrating marine bay, ensured that the city was somewhat isolated through centuries. Defence features of natural relief and inaccessibility of the position were used as primary elements in the protection of settlement. The oldest fortifications were limited to elevation of walls towards insufficiently protected locations. Upgrades were based on existing rocky foundation. Constructed from the same type of stone, in time they have grown together with natural foundations, both physically and visually, that is difficult to differentiate between them. Introduction of firearms lead to occasional upgrades of tall towers and their transformation to torsions and platforms for artillery.

City core is completely surrounded by strong walls, that rise from the foot of the city to fortress Sv. Ivan (John) - Kaštio, that is located at some 260 meters above the city, at a very prominent spot. In its base, it is elongated in direction north-south. Thickness of city walls is from 2 to 16 meters, while the maximum height is 20m, and length, on average, 4.5km. They were built over several centuries, starting in the period of Byzantine rule. Their final form was complete during the period between XVI and XVIII centuries.

Wet climate and long periods of time resulted in layer of patina forming over these robust forms, with occasional vegetation. Complete lack of all civil activities and profane functions within the fortress, over its long history, significantly contributed to the preservation of its ancient appearance.

In the southern part of city walls near the sea and spring Gurdić, bastion of the same name was built in 1470. It represents the first major Venetian intervention with a goal of strengthening the walls. North from bastion Gurdić towards old Venetian hospital (present-day Culture Center), there used to be a bastion from 1785, that was destroyed in the end of XIX century by the Austrian authorities, in order to create passage for a coastal road. An escarpment was built in its place. Bastions Korner and Valijer were built after the earthquake in 1667. Within the interior of bastion Valijer, remains of medieval city wall with a gate in Romano-Gothic style of XIV century were found. Passing by the promenade above the main city entrance, that is also a gallery of the Tower of City Watch, Palace of Providur and Council (Vjećnice), you reach bastion Citadela that was built in the beginning of XVI century. In the eastern part of the north wall there is a bastion Bembo that was adapted for present-day use as a city summer stage. The last bastion within the city is Riva, near northern city doors.

There are three doors to the city: the main city entrance on the western side (Vrata od Mora), which lead from Square of Arms (Trg od Oružja) to the promenade and the coast. They were built in 1555 in Renaissance style. Northern city doors were rehabilitated in 1540 in remembrance of the victory against a fleet of Barbarossa. Southern city doors (Vrata od Gurdića) were remade in the end of XVIII century.

Triangle shape of the city plan is a result of natural determinants that contributed to the settlement forming on this location: sea coast with spring Gurdić, spring and basin of underground the Škurda River, and a rocky massif that Kotor is founded upon.

The most prominent street is the one traced over contours in the foothill. It connects city doors Škurda and Gurdić, passing the altar section of the Cathedral. Other important streets are mostly parallel to coastal fortifications.

Special attention is drawn by the streets with curvilinear routes that stretch between Square of Arms and Square of St Tryphon, as well as the one near Palace Drago, that is in diagonal position in relation to surrounding landmarks.

Network of Old Town streets is very scattered. The streets are fragmented and of different widths. There are several squares in the city, and one can leave the city directly from two of them. Only between Churches of Sv. Tripun and Sv. Luka, one can feel the orthogonal system of street crossing that was probably inherited from Antique period. The entirety of the city is paved with blocks of different types of stone.

Trg od oružja represents a classical example of Baroque urbanization, that puts in prominence objects of public function, military function and residential architecture of representational character. At the Trg of Brašna (Square of Flour), that got its name after former shops that were located there, one can find exceptional examples of palaces, residential architecture and remains of Church of St Nicholas the Sailor, that has been adapted to serve as business space in the present-day. The Sv. Tripun Square is characterised by the presence of the Cathedral, as well as

many structures of public function (Historical Archives, Directorate for Cultural Heritage and the Municipality of Kotor). Škaljarska Pjaca (square) is defined by the presence of residential structures. Pjaca od Muzeja (Museum Square) is space dominated by Maritime Museum (Palace Gregorina). Pjaca od Kina (Cinema Square) is home to former Church of Gospa od Anđela (Our Lady of Angels), present-day cinema Boka. On the north-west side of the Church, buildings are directed so that their facades face the square with a poplar tree in the middle. Aside from these structures, this square is also characterized by the presence of the Church of Sv. Mihailo and the old seminary building – Seminarivm Leoninum. Trg Sv. Luke (the Square of St Lucas) can be characterized as a space with sacral structures (Sv. Luka, Sv. Nikola, Sv. Spiridon), that are completed by the building of Music School and residential architecture. Trg Parilo is characterized by the presence of Church of Sv. Marija Koledata (St Mary Collegiate) that is positioned in the centre, surrounded by residential architecture. Structures of Kotor, its many churches, palaces and other facilities, were mostly built from stone. Facades were sometimes plastered, and sometimes they were left as bare stone. Roofs were built from bricks called “kanalica”. Roofs could have been simple - on one, two, three or four pillars, or complex. Roofs of the house or palace could have had sighting spots, rarely more than two.

History: Kotor is located in south-eastern corner of the Boka Kotorska Bay, in the plain below Sv. Ivan Hill (260m), separated from the Lovćen massif with a deep gorge. Along the northern bank of the city, underground Škurda River flows; at the farthest southern points, where the sea meets the hills, spring Gurdić runs from a submerged cave (Gurdić - lat. gorges - whirl). In the uncertain times of city's formation, such a topographic position was of crucial strategic importance, and it has certainly had a large impact on its position, urban development and survival. The city is formed upon an alluvial plain that has probably been artificially enlarged over the centuries, in the same manner Kotor coast was built over the last 150 years. The engravings from mid XVII century show that the space between the walls and the sea was narrower, and in certain places, the sea went up to the walls.

There are still disputes over the question of whether present-day Kotor is in place of ancient Acruvium. Although no systematic archaeological research was made to answer this question, which is difficult to perform due to levels of underground water, some accidental archaeological findings and many ancient “spolias” found during the rehabilitation of Kotor after the earthquake of 1979, support this hypothesis.

As a Hellenic settlement, Kotor existed during the period of great development of Illyrians, who had a strong state in the area of the Skadar Lake and the Boka Kotorska Bay during III century B.C. However, at the time, Risan was undoubtedly the capital of Boka, and the bay bore its name (lat. Sinus Rhizonicus). During the II century, people of Kotor and surroundings were called Agravonites.

Anonymous geographer from Ravenna mentioned Kotor as Decadaron in mid VII century. Byzantine emperor Constantine Porphyrogenitus called Kotor Dekatera during X century, and Priest of Duklja (mid XII century), mentioned it as Decatarum and Catharus. The name of the city is of Illyrian origin, it predates Slavs. There are opinions that the name of the city originated from its geographical position: under the hill by a deep valley (Albanian kodrr – hill, kodrinë –

valley). Antun Majer believes that the name Catarum takes the roots from Indo-European “kat” - to sew, since the walls of the oldest cities were strengthened with knitted lead.

Roman era in Kotor begins with the collapse of Illyrian state in 168 B.C.. Acruvium is “oppidum civium Romanorum”. Diocletian’s administrative divide made Kotor part of Dalmacija, and with the collapse of Western Roman Empire (476), Kotor passed to Byzantium. Under their rule, Kotor became the most important city of Boka in VII century. Migration of Slavs ended large movements of people in this area (during VII and VIII centuries).

The first news on Kotor before the migration of Slavs were brought by Constantine Porphyrogenitus. According to him, Saracens burned the lower city of Kotor in 867. Indirectly, this information points to existence of upper part of the city, i.e. the fortress. Constantine Porphyrogenitus cites a legend that states that in 809, Kotor lord Andrija Saracenis bought relics of Sv. Tripun, who thus became protector of the city, and the church was built in his name.

Kotor has been under Byzantine domination since Justinian time (527 – 565) until the end of XII century, with shorter pauses. Byzantine representative was present for the occasion of opening new Cathedral of Sv. Tripun in 1166. In 1186 at the latest, Kotor was released from Byzantine rule by actions of Grand Prince Stefan Nemanja and his supporters in Kotor, which opened the door to Nemanjići dynasty era in Kotor - the time the city underwent the biggest development.

However, Kotor occasionally fell under dominance of Duklja - Zeta rulers, at times that Byzantine rule was weaker. During the rule of Časlav, Kotor belonged to Serbian state. In 1002, Macedonia Emperor Samuil burned Kotor and Risan. Population of Risan moved to Kotor, making Slavs the largest demographic group. At the time, and even later, the houses in the city were wooden, and same might be true for some parts of fortifications.

Prince Vojislav (1017-50) gained independence from Byzantium (1036) and united Raška, Bosna and Hum. His son, King Mihailo (1052 – 82) had his court in Kotor, as did King Bodin. Victory of Hungary (1168) strengthened Byzantium, and Kotor became a seat of their representatives for Dalmacija and Duklja once again. Death of Manojlo Komnen marked the official end of Byzantine rule over Kotor. For several years, until the Nemanjić dynasty appeared, Kotor was a small independent republic (1180-85), lead by a prince. There is information on two princes - “comes Triphon dominator Cathari” and Desa, who signed a contract with Dubrovnik in 1181.

Considering weak central leadership in general medieval circumstances, Kotor had to organise itself internally in order to protect its interest and survival. Based on indirect information from later sources, it is believed that starting in XIV century, a protection agency worked in the city in a form of citizens’ association. It took care of construction and maintenance of fortification system as a primary guarantee of city’s survival. This activity entailed resolution of many issues, from providing significant material funds to performing construction duties.

Kotor belong to medieval state of Nemanjići for over 200 years (1185–1371). It enjoyed full city autonomy and played an important role in commercial, political and cultural life of the state.

The most valuable structures of Kotor, its numerous Romanesque churches (aside from the Cathedral of Sv. Tripun), were built during this period, as well as many palaces. Unfortunately,

they were not preserved due to earthquakes. During that time, a medieval city wall so-called “old Kotor wall” was built. It is still visible in certain places, but it is mostly covered by later Venetian escarpments and bastions.

In the period between 1371 and 1391, many rulers fought over Kotor, starting with local dynasty of Balšići and Bosnian King Tvrtko, to Hungarian King and Republic of Venice. During that period, Venetians conquered and burned the city (1378), while Dubrovnik and Balšići entered the Kotor area. There was an uprising in the city that served to expel the Venetians and gentry. Between 1391 and 1420, Kotor was an independent republic. It was lead by a prince and judges, who constituted a government (regimen). They implemented the decision of Small Council, citing authorities of Big Council defined in the Book of Reforms (Statuta et leges civitatis Cathari). Regardless of its independence, Kotor did not develop much during this time, nor did it prosper, mostly due to turbulent events within the city and outer attacks. After death of King Tvrtko (1391), supporters of Balšići, Crnojevići, Sandalj Hranić, and Venetians appeared in the city. Radič Crnojević conquered Kotor in 1395. The last prince of Kotor from the time of independence was Pavle Bućov Buća.

Feeling threatened, Kotor succeed in being accepted by the Republic of Venice in 1420, after several attempts. It remained under Venetian rule until the fall of Republic of Venice (1797). In time, Venetians took away the privileges granted to Kotor during surrender, and the city regressed because it transformed from a commercial and trading centre into a military one. All Venetian authorities were interested in was fortification system of the city, that was surrounded by Ottoman Empire on all side. In addition to Ottoman sieges (1492, 1539, 1569, 1657), the city suffered many other troubles during this time, such as fires, epidemics, strong earthquakes (1520, 1563, 1608, 1667).

After the collapse of Venice, Kotor lived through four foreign rules: the first Austrian (1797 – 1806), Russian (1806 – 1807), French (1807–1814) and the second Austrian (1814 – 1918). These changes had negative impact over architectural and spatial conditions in the city.

Some indicators and findings that archaeologist Richly found in the end of the last century, show a possibility that the oldest, prehistoric settlement in the area of Kotor was village Špiljari, east from the city, in the deep gorge that separates hill Sv. Ivan from the mountains in the hinterland. This position of the settlement provided all necessary conditions for life at the time. There was fresh water from Škurda River nearby, sea as the path for possible trade, forests inland for hunting. Top of the hill Sv. Ivan could have had strategic and defence significance even then. Later works and upgrades at the relatively narrow plateau of the hill have destroyed traces of possible Illyrian walls of dry style, that were discovered in other settlements of stronghold type in Boka Kotorska. Still, the possibility that probe research could find at least minimum remains of such structures has not been ruled out.

During XIII and XIV centuries, defence city parameter was radically reconstructed and definitely established. According to information from the Statute and notary books, we learned that the city covered present-day area at the time. Aside from the part of the city at the foothills of hill Sv. Ivan (Crepis, Criape), most of present-day squares are mentioned (plateas Triphonis, platea Marinae, plateas Mariae Fluminis), as well as streets (contratas. Mariae Magdalenaee, contratas.

Clarae) and Gurdić (adGurgitem). Judging by old sources, and previously noted and recently found remains (research after 1979 earthquake), present-day defence parameter almost completely matches the “old Kotor wall”.

In the Old Town of Kotor, within protected historical unit, there are 254 individual immovable cultural properties, 219 of which are residential buildings. Detailed description of the properties can be found in Chapter 12:

1. The Old Town;
2. The Kotor walls;
3. The Cathedral of Sv. Tripun;
4. The Church of Sv. Luka;
5. The Church of Sv. Marija Koledžata;
6. The Church of Sv. Ana;
7. The Church of Sv. Josip;
8. The Church of Sv. Mihailo;
9. The Church of Sv. Nikola;
10. The Church of Sv. Pavle;
11. The Dominican monastery;
12. The Franciscan monastery with Church of Sv. Klara;
13. The Monastery complex with Church of Sv. Fran (Novi);
14. The Monastery complex with Church of Gospa od Anđela (Cinema Boka);
15. The old pharmacy - Palace Grubonja;
16. The Prince's Palace;
17. The Drago Palace;
18. The Vrakjen Palace;
19. The Grgurin Palace;
20. The Beskuća Palace;
21. The Pima Palace;
22. The Bishop Palace Kotor;
23. The Tower of City Watch;
24. The Tower with City Clock;
25. The Venetian Military Hospital;
26. Maritime home "Bokeljska Mornarica" (Boka Navy);
27. House Ribica - State building, anagr. no. 211;

28. Historical Archives;
29. The Treasury of Serbian Orthodox Church;
30. The Vladičanski Dvor ("Serbian Orthodox Home");
31. Old Gymnasium, anagr. no. 320;
32. The Building of the Municipality of Kotor and DPO, anagr. no. 317;
33. The prison building;
34. The Venetian arsenal - shopping house Napredak;
35. The Old Council.

6.3.2 THE CITY OF PERAST

Perast is located at the south-west slope of the hill Sv. Ilija, opposite the strait of Verige, natural entrance to the Kotor-Risan bay.

The small settlement was formed at the border that separated two worlds, Christian countries and oriental Empire from Anatolia.

Perast is a longitude type of settlement, meaning it stretches parallel to the coast. It distinguishes from other coastal settlements by its compact layout, dense structure and clear border with natural surroundings. Although Perast was never surrounded by walls, the city reflects the urban ambiance contained in its social structure, dominance of gentry, clergy, and rich citizens, ship-owners and sailors. One of the most important characteristics of Perast is its enclosure. When approaching the Kotor-Risan bay, whether by sea through Verige or by coastal roads, the landscape of Perast appears as a central motif of urban Kotor Region. The main elements of the landscape are the island of Sv. Đorđe (St George) and the island of Gospa od Škrpjela (Our Lady of the Rocks), Baroque palaces in the coastal line, dense cascade formation descending steep slopes, with a belfry in the middle and the fortification on the top of hill Sv. Ilija. Baroque style that was accomplished by building palaces, parish churches and monasteries in other places, here is encompassed in the entirety of the landscape.

Urban structure of Perast and its basic characteristics that were preserved to present-day, represent some of the most important culturo-historical, spatial, architectural and ambient values of Perast. The main features of urban layout of the city are the street front of buildings parallel to the coastal line. In front of them, there is an undeveloped shore in function of a dock and a wide ship manoeuvring space, which played an important role in defence. Residential buildings, facing the sea, along with church facades, formed the street front, from where the streets connecting the coast with inland began. Upper parts of the settlement were formed from series and individual residential, monastic and fortification ensembles. These streets scatter in the upper parts of the city and create an interconnected network that connects the whole settlement.

The highest and most central point of Perast is the fortress of Sv. Krst (St Cross).

The oldest parts of residential architecture dating from the period between XIII and XV centuries, are found in inlets Luka and Penčići. Embedded into later architecture structures, the oldest remains of residential buildings are preserved within complexes Bronza and Mazarovići. These remains bear witness to the oldest period of urban life in Perast, and find their confirmation in historical records from XIV century, that mention professions of their inhabitants (ship constructors and manufacturers of barrels, tiles, stones, etc). Perast stands out among coastal settlements of Kotor by the quality of its architecture, facades and interiors of palaces and churches. Its strong architectural unity was accomplished by cooperation of renowned owners and recognised artists: architects, sculptors and masons, capable of building representative structures of sacral and profane architecture.

An important testimony to residential and defence architecture of Perast is the Viskovići Tower, mentioned in historical records from 1499. The most recent parts of residential complex of the Martinović family date back to XVI century.

Residential architecture of Perast from XVII to XIX century was represented with numerous houses and palaces. The oldest among them is residential complex of families Marković-Martinović, from 1623, and families Čizmai-Štukanović from 1621. The most compelling examples from that period are the Zmajević Palace from 1664, the Šestokrilović Palace from 1691 and the Bujović Palace from 1694. In many of these, spatial layout, interior and relations with the field were preserved. Residential architecture of XVIII century is represented by palaces Visković, Smekja, Mazarović, Balović, Čorko, Krilović and Bronza.

Residential architecture of XIX century is represented with many residential buildings along the coastline and in the upper parts of the settlement, characterised by many inherited values of traditional architecture, a more modest architectural production and facade decorations.

Sacral architecture of Perast grew between IX century, when a Benedictine monastery was established on the island of Sv. Đorđe, and the other half of XIX century, when the Church of Sv. Gospođa (Our Lady) was built, followed by the Church of Sv. Mihovilo at the cemetery. In addition to these, sacral architecture is represented by the Church of Sv. Ana in the hill, the Church of Gospa od Škrpjela (Our Lady of the Rocks) on the island, the Church of Sv. Nikola, then the Church of Sv. Ivan Evandelist (St. John Evangelist), the Church of Sv. Marko and Gospa od Karmena, the monastery of Sv. Antun, as well as smaller churches (Sv. Ivan Evandelista, Gospa od Karmena, Gospa od Rozarija) and chapels (Sv. Otkupitelj, Gospe od Zdravlja). A bit lower, there are newer examples that belong to families and septs that built them.

There are 7 cultural properties in Perast, including the city as a protected historical site, (described in detail in Chapter 19), as follows:

1. The City of Perast;
2. The Church and island Gospa od Škrpjela (Our Lady of Rocks);
3. The Church and island Sv. Đorđa (St George);
4. The Church of Sv. Gospođa (Church of Birth of Holy Virgin);
5. The House of Miroslav Montani (Home of Tripo Kokolj);

6. The Maritime affairs school of Martinovići family;
7. The memorial in Perast erected in honour of two fallen fighters of II Dalmatian brigade, who died in 1944 during liberation of Perast.

The following potential cultural properties are located in Perast as well:

- The Sveti Krst Fortress (Saint Cross);
- The Church of Sv. Nikola, with an unfinished belfry;
- The Church of Sv. Ana above Perast with approaching roads and chapels;
- The Church of Gospa od Zdravlja (hill above Perast);
- The Church of Sv. Marko;
- The Church of Gospa od Karmena;
- The Church of Sv. Ivan Krstitelj (St John the Baptist);
- The Complex of Sv. Anton with church and monastery;
- The Zmajević Palace / Diocese/with the Church of Gospa od Ruzarija and belfry;
- The Bujović Palace;
- The Smekja Palace;
- The Visković Palace;
- The Balović Palace;
- The Mazarović Palace;
- The Štukanović Palace;
- The Šestokrilović Palace;
- The Bronza Palace;
- The Čorko Palace.

6.3.3 RISAN

Development of Risan can be traced back from the Ancient period. At the top of the Gradina hill, remains of Illyrian-Hellenic fortification have been preserved, protected by steep slopes and the Spila riverbed. Roman cultural layers are mostly represent at the Carine site (the area below Gradina, next to the Spila River, up to the coast, as well as in the submarine area) and they stretch to south-eastern part of Risan as well. Ancient Roman villa with mosaics from II century was found during the 1930's. It is composed of an atrium and a series of rooms with floors done in mosaic technique. During the Middle Ages, the settlement spread within a smaller area. The fortress remained on Gradina, and an Ottoman town developed under the fortress, in the plain along the Spila River, with mahalles (neighbourhoods), a bazaar and a harbour.

The urban core of present-day Risan represents a historical-ambient unit, composed of Trg 21. Novembar (Square of November 21st), located at the cross of two main directions of movement - parallel to the coastline and normal to it, and the Gabela street. From the central city square towards the east, the Gabriela Street stretches at the length of 450m. It is an old street of Ottoman style. The authentic street pavement is particularly attractive. It is made of big river boulders, divided diagonally into several fields. The structures in this street were formed between the end of XVII and the end of XIX century. The Ivelic Palace, the most representative example of Baroque residential architecture, is located in this street. Today, by the construction of series of residential and business facilities, the old agglomeration has been hidden from the regional road.

Venetian period was marked by a smaller number of buildings of late Baroque style. During the Austrian rule, a harbour for steamships was built.

Church complex is composed of the Church of Sv. Arhandel (St Archangel) and the Church of Sv. Petar and Pavle (St Peter and Paul), which are located in the immediate vicinity of the urban core.

In near vicinity of the residential neighbourhood, there is a representative structure, the Ljubatovići Endowment, which dominates this part of the settlement. Not too far away, towards Perast, there is the Banja Monastery with preserved architecture and organisation of a developed monastery complex.

Upper zones of Risan represent a unique cultural landscape, composed of spacious feudal properties of rich inhabitants of Risan from Ottoman and Venetian periods. These properties, with representational residential buildings, yards, terraced arable plots and preserved vegetation, serve to document the style of life and commerce of wealthy Risan families of the past.

During the XX century, a hospital complex was built, and in the last decades, there were some new buildings (a school, the Teuta Hotel, the blocks of residential buildings in southern part of Risan).

There are **54 cultural properties and 3 memorials** in Risan, which are described in detail in Chapter 19. They include:

1. The Gabela Street with 32 protected structures;
2. The Trg 21. Novembar square with 10 protected structures;
3. The Ivelić Palace;
4. The Church of Sv. Petar and Pavle (St Peter and Paul) with chapel of Sv. Arhandel (St Archangel);
5. The Church of Sv. Jovan (St John), the Mala site;
6. The Church of Sv. Luka (St Lucas), the Smokovac site;
7. The Banja Monastery;
8. The Ljubatovići Endowment with the Church of Sv. Dimitrije;

9. Area between the Strpački cape and the Murova cape;
10. Mosaic - Risan Mosaics, remains of an ancient villa with mosaics;
11. "Carine", Carine;
12. The memorial of Veljko Drobňaković;
13. The memorial of heroes Nikola Đurković and Savo Ilić;
14. The memorial plaque of hero Nikola Đurković.

The following potential cultural properties are located in Risan:

- The Mala area with complexes of old properties and houses, paved stream and stone bridge, Risan;
- The complex of the Đurković family, Risan;
- The Jovović residential structure, Stara Slanica (initiative), Risan.

6.3.4 DOBROTA

Position: The coastal belt between Kotor and Perast contains several smaller groups of renowned Kotor families, in the linear line of Dobrota, several kilometres long. Its architectural recognisability is based on numerous palaces, spacious residential buildings, surrounded by complexes of arable land, similar to castles of Dubrovnik. At the ends of that traditional line there are sacral ensembles, one at the entrance to the port with the Church of Sv. Matija (St Matthew), structure of central dome and high supporting wall, and the other on the opposite end, Sv. Stasije with Baroque postures of approaching stairway.

Construction of the coastal road made Dobrota gradually become the longest linear agglomeration in Boka. At the end of it, there is the Ljuta settlement, separated by wider undeveloped belt. Its shore is recognised for a number of family jetties (pontas) with piers (mandrachi), basins for boats and anchoring posts. In the immediate hinterland of the traditional docks, there is an old road, along which the houses were built. Above them, a new road was constructed following the contours of the slope.

Genesis: Settlement Dobrota represents the longest linear agglomeration in Boka. It was most developed, with the most intensive construction, during the period of XVII and XIX centuries, at the time of maritime trade flourishing. Population of Dobrota used sail ships, as well as other people of Boka Kotorska bay. Residential settlements of certain families, with attached palaces, encompassed the coast, warehouses, gardens, residential buildings, water cisterns, commercial buildings, orchards and arable parcels. During that time, the following representational palaces were built: Radimiri, Kamenarović, Milošević, Tripković, Ivanović and others. These spacious residential structures embody the values of Baroque architecture, decoration and horticulture of their gardens.

The most recognisable element of the Dobrota landscape is the Radoničić Palace (present-day Marine Biology building) with the chapel of Sv. Ilija from XIII century, located at the elevated cape in front of the palace.

Cult ensemble with the Church of Sv. Matija (St Matthew) was raised in front of the Kotor port entrance, above a ridge, strengthened with a supporting wall. The unique part of the historical site is a belt of high vegetation that separates the church complex from the neighbouring ones.

The settlement is also characterised by a church dedicated to Sv. Stasije (St. Eustahija) that has an approaching stairway at the slope of open field, a Baroque facade, high belfry and green zone in the coastal belt.

The remaining sacral objects in Dobrota were raised during formation of the settlement in the coast, starting from the mid XV century. Some of them represent family chapels built within residential complexes of important maritime-trade families.

There are **30 cultural properties and 5 memorials** in Dobrota, which are described in detail in Chapter 19. They are:

1. The Church of Sv. Ivan;
2. The Church of Sv. Mihovil;
3. The Church of Sv. Ilija;
4. The complex of the Church of Sv. Matej;
5. The complex of the Church of Sv. Eustahije;
6. The Church of All Saints;
7. The Church of Gospa od Milosrđa (Our Lady of Mercy), the Tabačina site;
8. The Crkvina Street, anagr. no. 462;
9. The Ivanović Palace;
10. The Tripković Palace;
11. Slavic reading room
12. The Tripković-Dabinović-Avramov Palace;
13. The Radoničić Palace - Institute for Marine Biology;
14. The Vida Lušina Palace (the Central Committee building);
15. The Radoničić-Milošević Palace, Dobrota;
16. The House of Captain Luka Milošević (Palace Natala and Vido Milošević – Veliki Palac)
17. The Kamenarović Palace (the house of Božidar Kamenarović, the house of Pavle Kamenarović)
18. The House of Božo Dabinović (the Radomiri-Dabinović Palace, Krivi Palac)
19. The House no. 93, Dobrota

20. The Dabinović Palace (Tower Kokot)
21. The Ivanović Palace (Don Gracija Ivanović)
22. The Ivanović-Ćetković Palace
23. The Radimiri Palace, no. 101, Dobrota
24. The Radimiri Palace;
25. The Radoničić Palace;
26. The memorial bust of hero Mašo Brguljan, unveiled in the Slavija park – Park Slobode (the park of freedom);
27. Memorial to fallen fighters and the victims of war in Kotor, Park Slobode;
28. Memorial ossuary;
29. The memorial plaque to students fallen in fights of NOB (People's Liberation War);
30. Memorial plaque, House of Culture.

There are following potential cultural properties in Dobrota:

- The Church of Sv. Ivan (old one);
- The Raškov Brijeg (hill) with the Bilafer family house, reaching the main road;
- The group of the houses of Mijatović and Pjerović families;
- The Anđelija Villa;
- The Petričević House.

6.3.5 LJUTA

The Ljuta settlement is a smaller agglomeration. In its central part, the Church of Sv. Petar and several developed late Baroque structures are dominant. Its shore is recognisable for a number of family jetties (pontas) with piers (mandrachi), basins for boats and boat anchoring posts. In the immediate hinterland of the traditional docks, there is an old road, along which the houses were built. Above them, a new road was constructed following the contours of the slope. The houses are surrounded by gardens with Mediterranean vegetation and fruits.

The most recognizable element of the landscape is spring of the Ljuta underground river, that the settlement was called after. Spring water was used in a mill that was located at a place of present-day restaurant.

There is **1 cultural property** in settlement Ljuta, described in detail in Chapter 19.

1. The Church of Sv. Petar

The Ljuta settlement as a whole represents a potential cultural property.

6.3.6 ORAHOVAC

Orahovac, an old rural settlement of fishermen and farmers, as was the case with many other places in the Bay, was formed during the gradual descent of population from older, upper settlements towards the sea. At few hundred meters from the sea, in the fertile valley, there is an older mainland part, characterized by groups of stone houses of rustic style that belonged to certain brotherhoods. Settlement by the sea, that follows the curve of the rocky coast, is made of groups of several dozens of stone houses. Rustic technique of construction with no stylistic motives is characteristic for these objects, that mostly belonged to families of fishermen and farmers, and later, starting with XVIII century, traders and sailors. The medieval Church of Sv. Đorđe (St George) with frescoes dominates over the settlement.

In the hinterland of Donji Orahovac, there are several hamlets within Gornji Orahovac.

After the earthquake, construction of new houses began, at the land traditionally meant for agriculture, with no clear concept on position and structure of future groups of buildings.

There are **2 cultural properties (1 memorial)** in the Orahovac settlement, which are described in detail in Chapter 19.

1. The Church of Sv. Đorđe (St George), Donji Orhovac;
2. The memorial plaque to Miroje Jovanović, Veljko Ćatović and Jovan Radulović, Donji Orahovac.

Gornji Orahovac represents a potential cultural property.

6.3.7 DRAŽIN VRT

Between Perast and Orahovac, separated by undeveloped areas, there is one of the smallest settlements of Boka, Dražin Vrt (Dražić's Garden). It has several dozens of houses of traditional architecture, by the coast and above the road. In the past, population was mostly involved in maritime affairs, with prominent captain Miloš Vukasović. His family house is preserved to present-day. In the near vicinity of the settlement, there is the Tower of Bajo Pivljanin.

There are **2 cultural properties and 1 memorial** in the Dražin Vrt settlement, which are described in detail in Chapter 19.

1. The Tower of Bajo Pivljanin;
2. The House of Miloš Vukasović.

6.3.8 STRP

Along the northern part of the Risan bay, in the upper zones of the hill slopes that slowly descend to the sea, the Strp settlement was set up. Archaeological research revealed a submarine site with findings that date back to the period between IV and VII centuries. Today's settlement dates back to recent times, with its agglomeration of house on the coast, vertically set

streets, jetties (pontas) for boats on the coast and terraced arable plots above the settlement. The architecture of Strp is characterized by traditional manners of construction, as well as organization of life characteristic for population that was involved in maritime affairs and agriculture. Sacral structures in Strp are represented by one arched church from XIX century, dedicated to Sv. Spas. Surrounded by a cemetery, it sits above the coastal settlement. During the last decades, construction of modern structures has begun in the western part of the settlement.

Potential cultural property in this settlement is the Church of Sv. Spas.

6.3.9 LIPCI

In the northern part of the Risan bay, there is the Lipci settlement. According to archaeological findings, traces of first settlements in this area date back to the Neolithic period. Evidence is found in cavelet with a prehistoric drawing of deer hunting, which dates back to VIII century B.C. The settlement is characterized by groups of houses of traditional architectural style, with supporting walls built from dry bricks, mostly made of local stones. The central position of the settlement is taken by the Church of Sv. Ivan with a cemetery. Recently, the Lipci-Grahovo-Žabljak road was constructed, with a crossroad at western part of the settlement and a quarry in vicinity. The road and the quarry have permanently endangered the uniqueness of the northern side of the Kotor Region and the landscape features of Lipci. The eastern part of the settlement has been endangered by fuel storage facilities that were built during the 1980's. They are out of service today.

There are **2 cultural properties (1 memorial)** in the Lipci settlement, described in detail in Chapter 19.

1. The Lipci Cave;
2. Memorial plaque.

6.3.10 MORINJ

In a deep cove opposite to Risan, the Morinj settlement is located. The settlement was developed at a slope of the hill, in a manner that was widespread in Boka settlements. Older hamlets were set up in the hill, and the more recent ones in the coastal area and around the road leading to upper zones. The most significant value of Morinj is the quality of its landscape, that embodies shapes of nature and architecture, formed over centuries long interaction of men and nature. A river flows through the Morinjsko Polje (Morinj Field), formed from many springs of fresh water. Mills were built along its short flow.

Donji Morinj

The topographic characteristics of Morinj represent its outstanding natural value. Morinj can be seen from different directions and surrounding places on the opposite shore of the bay, from Perast to Risan, and particularly from different positions on the sea. The inaccessible steep slope on the southern side of the road, overgrown with wild vegetation, has never been cultivated. In

its near vicinity there are old agglomeration of cascade stone houses with yards, benches, fruits and walls. They stand out in the landscape that is dominated by greenery of the Orjen slope and its rocky massif in the second plan.

Rich and diverse architectural heritage of Morinj, in addition to bridges and roads, is also made of residential and sacral architecture, architecture of mills and defence architecture from several historical periods. Residential architecture of Morinj, in typical traditional style, is represented in many forms. This entails structures of rural character over traditional houses in style of the wider area, up to developed forms characteristic for urban settlements or summer houses on feudal properties along the coast. Among all these structures, a special place is held by a house of traditional style in Svrčko. The first school in folk language was situated in this building (XIX century). The churches of Sv. Tripun, Sv. Jovan and Sv. Sava are characteristic of the Morinj sacral architecture and show the continuity of sacral architecture from XIV century to present-day.

Gornji Morinj

Gornji Morinj stretches over northern side of the Kotor-Risan bay to include the hamlets of Bakoči and Bunovići. The Bakoči hamlet is located on the southern side, towards Bijelske Kruševice, and Bunovići on the north side, towards the Žlijebci village in the Municipality of Herceg Novi. Road from Donji Morinj leads to Gornji Morinj, hinterland and Herceg Novi. Aside from this road, hamlets of Gornji Morinj are connected with roads. Place of crossroads is the Church of Sv. Toma with a cemetery. From there, the road scatters to Bakoči, Dragomanovići, Bunovići and Donji Morinj. Gornji Morinj encompasses a spacious area of almost rectangular shape, neighbouring the Donji Morinj area. Together, they create the same spatial unit. It stretches parallel to the flow of the Velika River. Villages of Gornji Morinj are: Bunovići, Bakoči, Dragomanovići, Lučići, Bekani, Svrčak. Villages are organized in lines or groups of houses of same brotherhoods, with arable land and forests around. Properties in valleys are flat, and on sloped terrain, they are terraced with smaller parcels supported by stone walls. Properties are adjusted to the slope of terrain, water streams and roads. The roads are done in stone, and arched bridges go over streams. The yards are also surrounded by stone walls.

Residential and assisting buildings were made in style of traditional architecture of the area. Materials used in construction were stone (walls, kitchens, window frames and doors) in combination with wood (roofs, ceilings) and brick “kanalica” and stone plates for roof cover. Residential yards are paved and commercial yards have a cobble. Residential yards also have stone benches (“pižuli”) around paved terraces covered with vine lattice (“odrina”).

Sacral architecture carries typical characteristics of the area of the Boka Kotorska bay. In addition to the Church of Sv. Toma, the sacral architecture of Gornji Morinj is expressed in the Church of Sv. Petka in Bunovići.

There are **4 cultural properties** in Morinj, which are described in detail in Chapter 19:

1. The Church of Sv. Petka, Bunovići;

2. The first school in folk language, Svrčak, Morinj;
3. The house of Duke Toma Milinović, Donji Morinj;
4. The Čardak of Sv. Petar, (tower) Morinj.

Potential cultural properties:

- The mills of Morinj (Svrčak and in the field);
- Svrčak;
- “Pjaca” (bazaar) and a street with residential architecture, ending with the Berberović complex and the Berberovo Gumno (threshing floor);
- The Vojvodici complex with two mills;
- The Church of Sv. Jovan Bogoslov, Svrčak;
- The Church of Sv. Sava;
- The Church of Sv. Tripun, inlet Suvara;
- The Church of Sv. Toma, Gornji Morinj.

6.3.11 KOSTANJICA

The Kostanjica settlement is located at the slopes that represent the continuation of Vrmac on the other side of the Verige strait, in the area of Devesilje. Ancient roots of the settlement are confirmed by the findings of mosaic floor in site Naluka. During the Middle Ages, Kostanjica was a property of wealthy feudal families from Perast and the churches of Sv. Đorđe (St George) and Gospa od Škrpjela (Our Lady of Rocks). Residential structures were located in upper and central parts of the settlement, while the coastal zone was home to commercial and assisting structures for fishery and agriculture. This type of habitation was present until the liberation from the Ottoman Empire. Central grouping in the upper part was Selo. In addition to Selo, there were groupings – Čelina, Kralješnica, Todorović, Brković. In the period of Venetian rule (1684-1797), a longitude settlement along the coast was formed, and groups of houses formed in upper parts, surrounded by chestnut forests, were abandoned. The distinguished features of the cultural landscape, formed over centuries, is reflected in networks of pedestrian paths, terraced gardens, walls made of local stone, elements of refurbishment and coast with jetties (pontas) and piers (mandrachi). In the beginning of XX century, new coastal road was built, that impacted the relation of the settlement towards the sea.

Kostanjica

6.3.12 ŠKALJARI

The Škaljari settlement is located at the slopes between Vrmac and Lovćen, in the central part of spacious natural amphitheatric area.

The settlement is of rural character, with a larger density of houses around the old Church of Gospe od Zdravlja (Our Lady of Health). Information on the Škaljari settlement is possible to trace to the Ancient period. One of the inscriptions in the tombstones found around the shore dates back to that period. The development can be further traced over late Antiquity structures, the Church of Sv. Petar (VI – IX century) and the Franciscan monastery complex (end of XIII century), to the Church of Sv. Dujma (XIII – XIV century) and the Baroque churches of Sv. Marija and Sv. Luka, all the way to industrial structures.

Medieval appearance of Škaljari is characterized by feudal properties on the slopes of Vrmac and summer houses of wealthy families located in lower zones along the coast.

The values of Škaljari are defined through: undisturbed natural environment, various water streams in the terrain, open views towards the bay, wide belt of the coast, vegetation, cultural landscape of the Vrmac slopes. Architectural values are reflected in qualities of traditional residential architecture, sacral architecture, the first appearance of industrial architecture and a cultivated cemetery.

This settlement lived through its sudden development only after WWII, when the factory buildings and assisting structures were built in the coastal area. They were moved to the Grbaljsko Polje (the Grbal Field) after the earthquake of 1979.

There are **10 cultural properties (3 memorials)** in Škaljari, which are described in detail in Chapter 19.

1. The Gurdić cemetery (the Franciscan monastery complex with medieval cemetery);
2. The Church of Gospa od Snijega (Our Lady of Snow) – old one;
3. The Church of Gospe od Snijega (Our Lady of Snow);
4. The Church of Sv. Vićencijo;
5. The Church of Sv. Mihovil with Catholic city cemetery;
6. Orthodox cemetery with the Pokrov Bogorodice chapel, Škaljari;
7. The Building of Historical Archives, the Njegoševa street 208, Škaljari;
8. The memorial plaque at Culture Home in Škaljari dedicated to fallen fighters of that area;
9. The memorial plaque at Trojica, dedicated to shot patriots from Krtola;
10. Memorial plaque.

Potential cultural properties:

- The Church of Sv. Dujmo, Škaljari;
- The Lipovac family house;
- The fortification on Trojica;
- The complex of Rivijera factory;

- the architecture of representative villas in the Njegoševa street built between two world wars, as well as buildings of the Jugooceanija company, Post Office, old hospital, school, ...)
- The Njegoševa street, Kotor – integral: cross sections, structures of street front from both sides (except for the Fjord hotel), green surfaces of the park
- The villas built during the second half of XX century on the left side of the street with large park surfaces;
- The building of Jugooceanija.

6.3.13 MUO

At the foothills of Vrmac, there is an old fishing settlement Muo, that is connected to Kotor and Škaljari with linear groupings of facilities, while on the other side, it is separated from Prčanj by undeveloped zones and green surfaces. The settlement is composed of an older part with stone houses and churches, and more recent part with warehouses and large buildings, such as newly built residential buildings along the coastal road.

Older structures of residential architecture of Muo have characteristics of traditional style and uniformity, and follow the coastline. The sacral structures of Muo are the Chapel of Blaženi Gracija (Blessed Gracija), the Church of Helper of Christians and the Church of Sv. Kuzma and Damjan. Their architectural continuity can be followed from mid XIII to the end of XIX century. Hinterland of the Muo settlement is an undeveloped space at the foothills of Vrmac, where, under the dense vegetation, there are medieval properties of Kotor gentry with olive groves, vineyards, orchards and stone walls.

The most significant values of the Muo settlement are undeveloped spaces in the foothills of Vrmac, with characteristics of cultural landscape reflected in medieval arable properties.

At the area of the Muo settlement, there are **4 cultural properties (1 memorial)**, described in detail in Chapter 19.

1. The Church of Helper of Christians;
2. The Church of Sv. Kuzma and Damjan;
3. The Chapel of Blaženi Gracija (Blessed Gracija);
4. The memorial plaque dedicated to ten fallen fighters of this area.

Potential cultural properties:

- The remains of the Church of Sv. Pavle, Muo;
- The coastal area of the Muo settlement.

6.3.14 PRČANJ

The Prčanj settlement went through two basic phases of development: rural and urban. During the rural phase, groupings of families and brotherhoods were formed at the higher contours of the terrain distant from the coast, with a parish church from 1672 at the dominant angle, whose belfry appears as a lookout tower due to the wide overview of the bay and surrounding settlements it provides. In addition to the church in upper zones, a belt of arable land was formed below the houses, with pastures above them.

During the second phase, after liberation of Boka Kotorska from the Ottoman Empire, a functional coast was gradually formed, with harbours for trading sail ships and warehouses for ship cargo and equipment. At the border of the harbour area, a line of housing and business buildings were built. Among stone structures, palaces of gentry and citizens, ship owners, captains and traders stood out. Behind the houses, there were gardens, orchards, vineyards and olive groves. The lines of houses were 3-4 km long, with several smaller bays divided by caps. The profane architecture of XVII and XVIII centuries has been preserved to great extent. Representing examples include: the Beskuće Palace (XVIII), the house of Andrija and Filip Luković (XVI – XVII), the Florio-Luković Palace (XVIII).

Modest ground houses of fishermen and farmers were built on the periphery.

During the final stage, two zones - rural and urban ones were composed of the settlements that gradually became autonomous coastal municipalities. Unlike in the Old Town as the centre of Venetian authorities, the spirit of ancient, indigenous Boka people - citizens of the world, was present in these settlements.

The central position and role is taken by the Temple of Bogorodica (Madonna). This sacral structure is the central motif of agglomeration of Prčanj and its identity. It was constructed on a ridge with an overview of both ends of the bay, in late Baroque style with a plateau and stairway. This temple represents a symbol of the coastal municipality of Prčanj at the peak of its economic power and development.

In addition to the old parish church and the Temple of Bogorodica, the sacral architecture of Prčanj is represented by: the Church of Sv. Toma (VIII – IX), the Church of Sv. Ana (XIV), the Church of Sv. Ivan Krstitelj (John the Baptist) (XIV), the Church of Sv. Antun (XVII) and the Franciscan monastery (XVIII).

The period between XIX and XX centuries has given a smaller number of exceptional examples with style characteristics of that time. There are more houses that combine the retardation of destroyed Baroque and modest echoes of XX century eclectic style.

The values of Prčanj are reflected in: the Prčanj landscape at the Vrmac slopes defined as an outstanding value and the landscape as an enduring quality that embodies formations of wild nature and cultural layers of many centuries of human activities.

There are **17 cultural properties (3 memorials)** in Prčanj, described in detail in Chapter 19:

1. The Lukovića Street – urban unit;

2. The Church of Porođenja Blažene Djevice Marije;
3. The Church of Sv. Ana;
4. The Church of Sv. Antun Padovanski;
5. The Church of Sv. Ivan Krstitelj;
6. The Church of Sv. Toma;
7. The Franciscan monastery with the Church of Sv. Nikola;
8. The old parish church;
9. The Verona Palace (anгр. no. 147);
10. House no. 146
11. The Tri Sestre house (house no. 171, where Ivo Vizin was born and lived);
12. The Beskuće Palace;
13. The Florio-Luković Palace;
14. The House of Andrija and Filip Luković;
15. The memorial in Prčanj dedicated to fallen fighters of the area;
16. The memorial plaque in Prčanj on the Sloboda Culture Home, dedicated to three fighters from that area;
17. The memorial plaque dedicated to formation of the first illegal People's Liberation Committee (NOO).

Potential cultural properties:

- The Vizin House, Prčanj;
- The line of houses along the Glavati cape, Prčanj;
- The complex of houses by the chapel of Sv. Antun, Prčanj;
- The coastal line of houses from the Tri Sestre Palace to the monastery of Sv. Nikola with the chapel of Gospa od Karmena, Prčanj;
- Gornji Prčanj.

6.3.15 STOLIV

Among coastal settlements, Stoliv stands out due to its preserved parallel settlements: Gornji and Donji Stoliv. Gornji Stoliv is an older rural agglomeration formed on the hill and separated from the coastal area of the settlement by a chestnut forest, which is protected as a natural rarity. Compact unit of the upper zone of the settlement is composed of several groupings of one-storey houses of rustic style, with yards, cisterns and gardens located on cascades of the hill slope. The Church of Sv. Ilija with belfry tower represents the dominant point in the settlement

and is one of the characteristic elements of the Boka landscape. An old stone road, that is preserved even today, leads to Gornji Stoliv. The abandoned old agglomeration should be subjected to a comparative analysis of possible contents of revitalization in a unique environment with the microclimate combining sea vapours and freshness of the chestnut forest. That type of quality of environment can make Gornji Stoliv have a significant role in health tourism that has already been established by building medical rehabilitation centres in the coastal area.

The space between the upper and lower parts of the settlement is taken by complexes of arable land, olive groves, forests.

Donji Stoliv belongs to the group of the coastal settlements of Kotor bay. Between XVII and XVIII centuries, with the change of general activities from agriculture to trade and maritime, the settlement was formed along the coast of the bay, around smaller inlets adequate for harbours, and with fertile hinterland. It was characterised by traditional ties with Perast, whose wealthy inhabitants had properties on this side of the bay, such as ancient rustic villas, agrarian complexes used for temporary residence. The place also has traditional structures for accommodation of workers, the so-called casade. The architecture of Stoliv is represented by numerous houses from Baroque period of XVIII century.

The central part of the coastal area of Stolive contains the highest number of old stone houses that belong to traditional residential style. Their owners were members of lower social structures: fishermen, sailors, farmers, craftsmen, etc. More developed ensembles are surrounded by gardens, with facades that demonstrate the characteristics of Baroque style. Specific types of residences are called casada, groupings of houses around a common yard or along a short inner street.

Gornji Stoliv

There are **5 immovable cultural properties (1 memorial)** in Stoliv, described in detail in Chapter 19.

1. The Church of Ime Marijino (Mary's Name), Donji Stoliv;
2. The Church of Sv. Ana, Gornji Stoliv;
3. The Church of Sv. Bazilije, Donji Stoliv;
4. The Church of Sv. Ilija, Gornji Stoliv;
5. The memorial plaque in Culture Home dedicated to eight fallen fighters of that area, Stoliv.

Potential cultural properties:

- The Chapel of Sv. Trojstva (Holy Trinity)
- The Donji Stoliv road – Gornji Stoliv
- The Stoliv coastal road – Kotor with piers (mandrachi) and jetties (pontas); umbrella shaped Japanese pittosporum (*Pittosporum tobira*) along the old road that represent an integral authentic part of the coastal architecture;

6.4 ASSESMENT OF THE CONDITIONS OF NATURAL AND CULTURO-HISTORICAL REGION OF KOTOR

Although the most valuable cultural properties and historical urban zones were heavily damaged in the earthquake of 1979, they were carefully rehabilitated and renewed under auspices of UNESCO. They were rehabilitated in such a manner as to preserve their architectural and spatial integrity and historical authenticity. However, gradual disappearance of traditional styles of living and production, as well as degradation of harmony between structures, settlements and landscape, have reduced the ability of the landscape to present its values through its characteristic elements.

In the protected area of Kotor, modern urbanization covers the free space of all coastal settlements with construction within older parcels, as well as spaces with no construction in the upper zones. Modern construction such as residential buildings and tourist complexes is the most pronounced. New construction fills the free parts of urbanistic parcels of traditional architecture as well as unconstructed spaces in the upper zones of the settlements, which were originally arable properties with Mediterranean cultivation such as vineyards, olive groves and orchards. These types of settlements were formed by many generations, because the humus layer covering the properties on the slopes of hills was a result of centuries long symbiosis of human work and nature, which characterized the past of the area, its production and lifestyle. Until the change from feudal system to capitalism, agriculture represented one of the main branches of commercial activity, along with maritime and trade, which created the landscape of Boka as a whole, and landscape of Kotor - Risan bay, that reflected harmony of architectural characteristics until the mid XX century, which was one of the basis for the inscription of Kotor Region in UNESCO World Heritage List.

The authenticity of the landscape comprises of all the elements of traditional architecture, reflected in the appearance of coast, yards, gardens, properties, olive groves, orchards, chestnut, bay laurel and oak forests, pine groupings, as well as cypress, oleander, pittosporum...

Gradual disappearance of parts of traditional structures changes the landscape as a whole, which constitutes permanent loss of its characteristics. This is why timely understanding of the values of all types of elements of traditional architecture is of great importance. Although individual elements are not of extraordinary value by themselves, together with other elements of its type, they comprise the original layout of harmonized whole, and each of these elements represents the expression of same architectural logic and ideas of the past.

New construction in the coastal area of the region makes the borders between authentic settlements blurred. New structures degrade the concept and original structure of the settlements of traditional architecture, and urbanistic patterns are lost. The most common case is that of old parcels getting smaller, in order to place new structures in the space of yards, gardens and arable properties. New construction in its forms and materials degrades the harmony of inherited architecture, because its size, openings, facade color, roofs, balconies, etc. intrude in the surroundings.

Particular damages to the values of the area is brought forth by construction of larger complexes that require interventions in the field that endanger topography and relief of the terrain, changing landscape. characteristics of significant areas in the space. Construction of new residential complexes whose architecture is foreign to the traditional, permanently damages the character of the landscape and introduces structures that disturb traditional models of construction.

Despite adopted principles pertaining to protection of the World Heritage Site Kotor from excessive and uncontrolled urbanization, stipulated in the Management plan of Kotor, and despite the fact that this document was made in order to prevent its damaging influence, the period from the start of its preparation (2006) until present-day, has been marked with a new wave of construction, the so-called investors' boom.

Constructions of residential complexes - most commonly apartments for seasonal accommodation and vacations - that entails a series of individual structures of uniform and typical architecture. Locations are determined based on possibilities within the plan, as well as the attractiveness, due to close proximity of sea shore, traffic advantages, isolation from existing settlements, etc.

This period is also characterized by dynamic pace in production of new plans. At the same time, plans for almost all settlements in the protected area were prepared without previously adopted Spatial Plan of the Municipality.

Plans that entail construction of tourist settlements, hotel complexes and new traffic roads are not based on valorization of the space, nor are they in compliance with principles of preservation and protection of urbanistic, architectural and landscape values of the Kotor Region.

Realized residential complexes are distributed in a dotted pattern along the stretch from Muo, over Prčanj and Stoliv, on the one side of the bay, as well as from Dobrota over Orahovac, Dražin vrt, Risan and Kostanjica, on the other side.

6.5 THREATS AND RISKS

Threats to Outstanding Universal Values of Natural and Culturo-Historical Region of Kotor are reflected in exaggerated and uncontrolled urbanization. It threatens to endanger the integrity and authenticity of the region on the World Heritage List.

Preservation of integrity and authenticity is threatened by lack of awareness on values of the space and significance of inherited cultural heritage.

The biggest threat to the natural and culturo-historical heritage is represented by the plans that were drafted without considering opinions of experts, or consideration of conservation guidelines found within architectural heritage protection studies. Among them are plans for Kostanjica, Morinj and Dobrota, that were adopted without agreement from competent bodies for protection of cultural properties.

Planned construction of the bypass road would represent a threat to preservation of heritage. The route of the road would entail permanent loss of original characteristics of Kotor historical

unity and its surroundings. The construction of the bypass road would also endanger the values and characteristics of the landscape of the Region of Kotor in its totality.

Significant threat to preservation of values of the Kotor Region are tourist facilities, whose size, capacities and unadjusted forms can endanger the integrity and authenticity of the space. Transport plays a significant role in the process of urbanization. In that regard, the following tendencies are present: construction is planned or already in process of parallel roads above the traditional coastal road, and the territory between two is being urbanized. This case was seen in Dobrota, and is planned in the western side of the bay, above settlements Muo, Prčanj and Stoliv. In that way, the construction of new parallel roads above the coastal road becomes an efficient instruments for the urbanization of the bay.

The goal of urbanization process of the coastal area is clear: an uninterrupted line along the coast of Kotor and Risan bay, within the protected area. This would destroy the horizontal structure (construction in free zones between settlements), as well as vertical structure of the landscape (construction and roads in green slopes of the hills). There is a lack of wider strategy for the development of tourism in Boka Kotorska bay, that would respect the characteristics of the cultural landscape.

6.6 GUIDELINES FOR PRESERVATION AND PROTECTION OF VALUES OF THE SPACES

- Preserve the pristine landscape created by the Kotor-Risan bay with the line of settlements along the coast.
- Preserve the horizontal structure of the landscape: settlements along the bay, their morphology and imaginary boundaries. Exclude the possibility of forming an interrupted line of structures by construction in free spaces between the settlements.
- Protect the vertical structure of the landscape, preserve the silhouette and integrity of green slopes, without disconnecting them by road infrastructure or visible structures.
- Preserve free zones of value, that represent quintessential parts of cultural landscape with strong identity (inlet Glavati, the space between Dobrota and Ljuta, space in the north side of Muo settlement...)
- Preserve without discontinuation and disturbance of the the visual axis that links four bays into united spaces of Boka.
- Preserve the natural characteristics of the coastline.
- Preserve the heritage of old towns (Kotor, Perast, Risan, Herceg Novi) and architectural values of traditional settlements along the coast.
- Preserve the characteristics of the coast with jetties (pontas) and piers (mandrachi).
- Preserve the inherited values of the spaces with the characteristics of cultural landscape of the rural area of Grbalj, Gornji Orahovac, Mali and Veliki Zalaz, Ledenica, Krivošija, Gornji Morinj...
- Preserve without disturbing the islands in front of Perast and their natural frame.

- Preserve the unique space of fields with fresh water springs and mills in Morinj.
- Rehabilitate maritime traffic with use and reuse of old harbours.
- Preserve rural heritage in upper zones of settlements with old terraced properties and their plots, streams, roads, old houses, auxiliary structures, olive groves, vineyards and other elements of traditional lifestyle.
- Preserve, rehabilitate and revitalise old fortifications; renew old communications of the fortification system as well as auxiliary structures (warehouses, cisterns, barracks...).
- Preserve, without disturbing of their natural environment, the view of spatial dominants and landmarks (islands in front of Perast, the Temple of Bogorodica in Prčanj, the Old Parish Church in Prčanj, the Church of Sv. Kuzma and Damjan, Muo, the Church of Sv. Đorđe Orahovac, Perast, the Church of Sv. Matija in Dobrota, the Church of Sv. Eustahije Dobrota, Gornji Stoliv, Kotor...).
- Introduce measures that would mitigate harm to the landscape caused by exploitation of stone (quarries in Šišići, Lješevići, Višnjevi, Lipci...).
- Introduce measures that would mitigate harm caused by construction of the Lipci-Grahovo-Žabljak road.
- Introduce measures that would mitigate negative impacts excessive urbanization.

6.7 GENERAL MEASURES OF PROTECTION

- In spatial and other plans, consistently apply the criteria of international community regarding treatment of the World Heritage, to which natural and architectural heritage of Kotor belongs.
- Economical issues, infrastructures and ecological issues and protection of natural and cultural heritage need to be resolved at the level of Boka Kotorska as a whole.
- Special significance must be given to the rehabilitation of marine traffic that represents the most natural form of communication in the bay and one of the most important historical categories in Boka.
- Agriculture and fishery need to be strengthened as activities with tradition and growing importance in tourism.
- Establish a system of rules for construction in certain zones that would stipulate maximum height, density, optimum intensity of construction and architectural regulations (context, related to the types of historical architecture).
- Organize the work of a research studio that would prepare models for locations in the areas where the construction is possible.
- Review adopted detailed plans and revisit their compliance with the Management plan and principles of protection entailed in this Study.

- Plans that were adopted without the agreement of Ministry of Culture and Regional Institute of Kotor, such as DUP Morinj, DUP Kostanjica and DUP Dobrota, should not be used until put in compliance with this Study.
- New construction projects need to be approved by a committee of the Municipality that would be comprised of architects, conservationists, spatial architects, landscape architects. (Novi građevinski projekti trebaju biti odobreni od strane komisije opštine koja bi se sastojala od arhitekata, konzervatora, prostornih arhitekata, pejzažnih arhitekata.)
- Exclude the possibility of new construction created based on projects copied from the internet, that belong to a different geographical context.

Grbalj

7. REGION WITHIN THE BUFFER ZONE OF WORLD HERITAGE SITE AND OUTSIDE OF ITS BOUNDARIES

7 GRBALJ

7.1 POSITION, DESCRIPTION, GENESIS

The area of Grbalj stretches between Budva, Kotor and Tivat. It covers an area of 95km². Grbalj is bordered by the slopes of Lovćen on the eastern side, the Adriatic Sea on the southern and western sides, and Krtoli (the Luštica peninsula), Solila (the Krtolj archipelago), Odoljen (the Kavač village) and the Trojica bend, on the northern side.

The Grbaljsko Polje (the Grbalj Field) is a fertile valley extending from the Jaz inlet on the south, to Solila on the northern side of the area. It divides the area of Grbalj into Gornji (mainland) and Donji Grbalj (facing open sea).

The area of Grbalj, as the largest rural area, was added to the district of Kotor later. The swamp zone near Tivat was used for salt pans for centuries. There is possibility of finding archaeological remains of the oldest urban formations under the muddy layers by the coast.

The extended roadside line of residential and auxiliary buildings between Radanovići and Lastva along the transit route between Tivat and Budva, with a crossroad to Kotor, was formed during the XX century. Mostly unplanned urbanization in private parcels, reinforced by consequences of the earthquake, has put a stop to centuries long agricultural tradition of Grbalj, as a settlement of arable land of possible urban settlement from Hellenic – Roman period.

The villages in Gornji Grbalj stretch along the road that connects the Trojica bend on the north and Lastva on the south side. They are located at approximately the same Lovćen massif contour line, at the slopes above the Grbalj Field. These villages are: Dub, Sutvara, Nalježići, Pelinovo, Šišići, Prijeradi, Bratešići, Gorovići and Lastva Grbaljska.

The villages of Donji Grbalj are: Lješeviči, Vranovići, Pobrđe, Glavatičići (with the Bigova settlement), Kubasi (with the Trešnjica and Ukropci settlements), Kovači, Glavati, Višnjeva, Zagora and Krimovice.

The Radanovići village is located in Grbalj Field. It extends along the road, mostly on its western side, but there are also properties on the eastern side of the road that connect Radanovići and the Prijerade hamlet with Pelinovo.

Donji Grbalj

Description: Donji Grbalj is located on the inner side of the hill which raises above the Grbalj Field from the western side. The appearance of Donji Grbalj is characterised by homogeneity of the landscape that is composed of settlements, arable land, Illyrian heaps, church complexes, vegetation and inaccessible sea shore. On the southern side of Donji Grbalj there are cultivated properties (in the valleys) and pristine nature with groupings and hamlets within Krimovica and Zagora. On the side facing the sea, the church ensemble on Sutulija dominates, which was built next to the grouping of prehistoric prince thumb stones (tumuli). A spacious arable field, which is the central part of Krimovica and Zagora, is connected with the neighbouring field known as Doli, near the hilltop that is called Savina Glavica and represents a cult spot for five neighbouring villages: Zagora, Krimovice, Kovače, Višnjevo and Glavate.

In a line parallel to the field stretching from Višnjevo to Glavatičić, there are settlements and hamlets that belong to the Kovači and Kubasi villages. Over the centuries until modern time, the field was used for growing grains. It is divided into smaller plots that belonged to different owners. The division into plots is inherited, as in the case of Zagora and Krimovica, and along with groupings of houses and their layout and structure, it probably dates back to the Middle Ages. Further research of historical material, archive data and other sources, and particularly field analysis, will enable determining the oldest elements of the landscape structure and its most important development stages.

On the northern side, the Doli field is turning into a spacious land filled with arable plots with hamlets at their periphery and forest fields. This type of structure can be seen in Glavatičići, Pobrđe and Vranovići.

Among the villages of Donji Grbalj, Bigova stands out, as the only village formed in the small bay facing the open sea. In this settlement, lines of the oldest houses were built by the coast, on the eastern side of the bay. In its hinterland, on the side facing south, there is an arable field with a stream in the middle. Narrow plots stretch normally on the direction of the field.

At the periphery of the field in Bigova there is the Church of Sv. Nikola (St Nicolas) in a place where a monastery of the same name and medieval origin used to be. On the opposite end of Donji Grbalj, in Krimovice, there is the Church of Sv. Andrija that is believed to be one of the oldest churches in Grbalj.

Bigovo, cadastre map from 1838

Gornji Grbalj

On the steep slopes of Lovćen above the Grbalj Field, there are about ten villages of Gornji Grbalj. They extend from Lastva Grbaljska, that is on the lowest point at the border with the Grbalj Field, to Dub near the Trojica bend. All the villages are connected with a road that climbs up from the valley and through the settlements. Depending on the configuration of the field, the villages are densely placed, or formed from groupings of families or brotherhoods. The zone has a lot of fresh water from mountain springs, which is how they differ from Donji Grbalj.

Village churches with cemeteries were built in dominant positions, with great sights, that rise in cascades over the Grbalj Field.

The Grbalj Field extends from the Jaz inlet to Solil in the Tivat bay. Part of Grbalj Field in hinterland of Jaz is called Mrčevo Polje (the Mrčevo Field), and near Solila it is called the Soliocko Polje (the Soliocko Field).

Dub, the northernmost village of Gornji Grbalj; cadastre map from 1838

Genesis

Comparison of data from the cadastre map of Grbalj from 1838 with the condition of the area recorded in aerial photography of Grbalj from 1996, it can be concluded that the inherited structure of the area recorded in cadastral plans of the first half of XIX century has been preserved today, through the period of nearly 150 years. Present-day layout of settlements in Grbalj, network of roads, plots of arable land, position of dominant spatial points (tumuli, churches), appearance of areas under forests as well as the appearance of the sea coast, mostly correspond to the condition from the first half of XIX century.

Known historical data on medieval Župa, which was a name for Grbalj in sources saved in Historical Archives of Kotor and other written sources, support the assumption that area of Grbalj was shaped during a long formation period. The earliest surviving written references to Grbalj date back to XII - XIV centuries, during a time of the biggest prosperity in Kotor, but this area was used even earlier. In the form it was recorded in the first half of XIX century, it was preserved until WWII, i.e. the earthquake of 1979.

Damages to the houses and commercial buildings caused by the earthquake in most of the settlements of Gornji and Donji Grbalj boosted emigration from the villages and continuation of the same process started after the WWII amid industrial development.

Big social changes of the beginning of 1990's have reflected in the area of Grbalj as well, bringing a wave of modern urbanization. This process of uncontrolled construction is spread as an unstoppable wave, threatening the identity of the space and its authenticity.

7.2 VALUES

So far, the assessments of cultural heritage in the area of Grbalj have recognised only certain values of this area's identity. They have pointed to the values of church structures, most of which have been protected, as well as the values of certain rural settlements, while the significance of Grbalj as a whole has been noted. There have been no analysis of individual characteristics and features that create its integrity. It has not been noted that the area of Grbalj displays authenticity.

There are **47 cultural properties (3 memorials)** in Grbalj, described in detail in Chapter 19:

1. The Church of Riza Bogorodica, Krimovica, Donji Grbalj;
2. The Church of Sv. Vartolomej, Krimovica, Donji Grbalj;
3. The Church of Roždestva Bogorodice, Kovači, Donji Grbalj;
4. The Church of Sv. Arhandela Mihaila, Kovači, Donji Grbalj;
5. The Church of Sv. Save (Savina Glavica), Kovači, Donji Grbalj;
6. The Church of Roždestva Presvete Bogorodice (Sveta Gospođa), Kubasi, Donji Grbalj;
7. The Church of Sv. Trojice, Kubasi, Donji Grbalj;
8. The Church of Sv. Georgija, Glavati, Donji Grbalj;
9. The Church of Sv. Nikole, Glavati, Donji Grbalj;
10. The Church of Sv. Svetog Jovana, Pobrđe, Donji Grbalj;
11. The Church of Sv. Ilije (stara), Zagora, Donji Grbalj;
12. The Church of Sv. Jovana Bogoslova, Zagora, Donji Grbalj;
13. The Church of Sv. Teodora Tirona, Zagora, Donji Grbalj;
14. The Church of Sv. Vasilije Veliki, Zagora, Donji Grbalj;
15. The Church of Sv. Nikole, Bigovo, Donji Grbalj;
16. The Church of Sv. Petke, Glavatičići, Donji Grbalj;
17. The Church of Sv. Srđa, Višnjeva, Donji Grbalj;
18. The Church of Uspenja Presvete Bogorodice, Višnjeva, Donji Grbalj;
19. The Church of Sv. Petke, Vranovići, Donji Grbalj;
20. The Church of Sv. Vare (Varvare), Vranovići, Donji Grbalj;
21. The Church of Sv. Đorđa, Lješevići, Donji Grbalj;
22. The Church of Sv. Hariton, Lješevići, Donji Grbalj;
23. The Church of Sv. Nikole, Lješevići, Donji Grbalj;
24. The Church of Sv. Petke, Lješevići, Donji Grbalj;

25. The Church of Uspenja Bogorodice, Lješeviči, Donji Grbalj;
26. The Church of Sv. Jovana, Dub, Gornji Grbalj;
27. The Church of Sv. Varvare, Sutvara, Gornji Grbalj;
28. The Church of Sv. Đorđa, Sutvara, Gornji Grbalj;
29. The Church of Sv. Vasilija, Nalježiči, Gornji Grbalj;
30. The Church of Sv. Dimitrija, Nalježiči, Gornji Grbalj;
31. The Church of Sv. Ilije, Nalježiči, Gornji Grbalj;
32. The Church of Sv. Gospođe, Nalježiči, Gornji Grbalj;
33. The Church of Sv. Trojice, Pelinovo, Gornji Grbalj;
34. The Church of Sv. Nikole, Pelinovo, Gornji Grbalj;
35. The Church of Sv. Georgija, Pelinovo, Gornji Grbalj;
36. The Church of Sv. Gospođe, Šišiči, Gornji Grbalj;
37. The Church of Sv. Đorđa, Šišiči, Gornji Grbalj;
38. The Church of Sv. Mine, Prijeradi, Gornji Grbalj;
39. The Church of Sv. Georgija, Prijeradi, Gornji Grbalj;
40. The Church of Sv. Neđelje, Prijeradi, Gornji Grbalj;
41. The Church of Sv. Nikole, Bratešiči, Gornji Grbalj;
42. The Church of Sv. Jovana, Gorovići, Gornji Grbalj;
43. The Church of Sv. Gospođe, Gorovići, Gornji Grbalj;
44. A rural complex with a tower, Vranovići, Donji Grbalj;
45. The memorial plaque dedicated to formation of the first illegal People's Liberation Committee (NOO) for Grbalj, Gorovići, Gornji Grbalj;
46. A memorial plaque, Trešnjica, Grbalj;
47. The memorial plaque dedicated to fight against Italians on March 25th 1942, Bratišiči, Grbalj.

Potential cultural properties:

- The Church of Sv. Petar, Pelinovo, Gornji Grbalj;
- The Church of Sv. Andrija, Krimovica;
- The village unit Šišiči, Gornji Grbalj;
- The village unit in Sutvara, Gornji Grbalj.

All characteristics of the Grbalj area, in addition to cited cultural properties, are made of diverse forms of heritage that was formed in integration of human activities and nature. Primarily this is represented by arable fields with organized parcels that can be assumed to originate from the

Middle Ages, when the fertile Župa Grbalj belonged to Kotor. In addition to cultivated area with properties and lines of villages with developed households and road network, the cultural landscape elements also include tumuli, sacral complexes with churches and cemeteries, terraced properties walled with dry brick, mills along streams in Gornji Grbalj, threshing floors, cisterns, and other forms of architecture characteristic for traditional production and way of life.

The area of Grbalj has features of cultural landscape whose structure and identity include the following elements:

- Vistas of the field from different approaching points to Grbalj;
- Vistas of the open sea;
- Natural values of the shore with steep rocky and inaccessible terrains separated by inlets (Jaz, Trsteno, Ploče) and small sandy coves;
- Cliff with the Church of Sv. Nikola;
- Numerous prehistoric groupings (tumuli);
- Potential ancient and early Christian archaeological sites;
- Routes of ancient roads;
- Lines of authentic rural settlements of traditional architecture (villages of Donji and Gornji Grbalj);
- Preserved road network;
- Cultivated areas of arable properties formed over many historical epochs with preserved original plots;
- Numerous sacral complexes with churches and cemeteries - points of spatial dominance;
- System of mills in streams of Gornji Grbalj;
- Fortification architecture of XIX century (the Goražde fortress, the Grabovac fortification);
- Complexes of wild vegetation within which arable parcels fenced with dry walls were built, as well as parcels for livestock and facilities for lime processing;
- Traditional production of salt (Solila);
- Traditional production of vegetables (gardens);
- Traditional production of olives (olive groves, mills);
- Traditional production of honey (apiaries);
- Traditional production of food;
- Traditional production of medicinal herbs;
- Traditional manner of fishing (Bigova);
- Lines of lime processing posts on the shore of the sea;

- Traditional forms of life, customs, oral tradition (intangible heritage).

7.3 ASSESSMENT OF CONDITION

Present-day state of cultural landscape of Grbalj is characterized by endangered authenticity and identity of the space.

Original values of cultural identity are endangered, caused by the processes of abandonment of villages after WWII and earthquake of 1979. In addition to these, big social changes over the last three decades have increased the speed of modern urbanisation, which threatens to damage traditional forms of life, inherited architecture and the character of landscape.

In addition to disappearance of agricultural tradition, loss of natural values can be characterized as a negative influence, reflected in construction within unconstructed complexes of greenery (Platamuni, Krimovice, Nerin), sea shore (Žukovice, Zagorski pijesak, Bigova), exploitation of stone (Šišići, Lješevići, Višnjeva).

Moving the industry to Grbaljsko polje and intensive urbanization along the road Kotor - Budva presents the permanent loss of agricultural traditional and endangers the character of landscape from all the points of Gornji Grbalj and from the roads that lead to Donji Grbalj. Also, urbanization of Grbaljsko polje endangers spatial and functional connection of the settlement and its cultivated arable lands, which degrades the qualities of landscape and values of the space.

Abandonment of traditional form of life and production created a need for maintaining mills, cisterns, lime processing spots, village schools and other forms of gathering (threshing floors, churches, etc).

7.4 THREATS, RISKS

The process of abandonment of villages entailed loss of traditional skills of production - traditional farming, food production, crafts and many other activities of rural life (mills, lime processing spots, cisterns, salt pans, traditional architecture...).

Disappearance of cited types of human activities embodied in the landscape of Grbalj represents the main threat and risk for preservation of authenticity and identity of the area.

The biggest threats to identity and authenticity of the area of Grbalj are modern urbanization and exploitation of stone (sand factories).

Construction in inlet Jaz, in Žukovica and in the slopes of Zagorski pijesak endanger natural values of the area as a whole.

Modern urbanisation endangers the area of the Grbalj Field, along the Kotor-Budva road, and the area of Krimovica, inlets in Donji Grbalj as well as the area of Bigova.

Mines for exploitation of stone and production of sand have endangered three areas: Pelinska Rudina, Višnjeva and Lješevići. Danger to cultural landscape can also be recognized in construction of modern structures in Savina glavica, that destroys vegetation (pines).

The risks for preservation of cultural landscape characteristics also include deterioration of village agglomerations that has not been repaired since the earthquake of 1979.

Also, the risk to identity of the cultural landscape is reflected in disappearance of traditional production of vegetables, livestock and food production.

7.5 MEASURES

- Preserve the inherited characteristics and values of the area: structure of settlements, cultivated arable land, sacral complexes, complexes of greenery and the appearance of the coastal area;
- It is recommended to improve agricultural activities, as the most natural form of revitalisation of the area. The centuries long tradition should be expressed through educational methods, and production in cultivated properties and areas should be renewed;
- Renovate ensembles of residential architecture with residential and auxiliary structures, original elements of refurbishing yards and gardens;
- Renew arable terraced properties with fence or supporting walls, with regulation of streams and roads, using traditional techniques and materials;
- Revitalise the system of mills with accumulations (jaež) in Gornji Grbalj by careful selection of modern functions compatible with original architecture and measures of conservation and restoration;
- New construction should be planned based on careful analysis of available space, and within new residential zones and locations adequate for construction;
- Stop any further residential construction that endangers the unity of space;
- Exclude the possibility of building new houses for tourism in areas where the most valuable residential ensembles are located is recommended, for the purposes of tourism valorisation;
- In the spaces where the old groupings of houses were constructed over centuries, envisage renovation in the spirit of conservation principles and by selecting the purpose which is compatible with the original characteristics to establish the original values of the architectural heritage of Grbalj;
- Develop measures to adjust the appearance of existing new constructions with the architecture characteristics of the area;
- It is recommended that the elements of cultural landscape (roads, streams, borders) be renewed in the places where they have been covered with vegetation and material layers due to neglect;
- Preserve existing complexes of greenery;
- Preserve the characteristics of the shore;

- Renew lime processing spots in Donji Grbalj.

8. KAVAČ

Cadastre maps from 1938

8.1 POSITION, DESCRIPTION, GENESIS

Kavač is located at the western slope of Vrmac hill in the space between bend Trojica and settlement Gradiošnica in one direction, and from top of Vrmac to Tivat field in another. Kavač area, from foothills in Gradiošnica to Trojica, diagonally cuts through a local road that represents an alternative link between Tivat and Kotor over Trojica. Vehicular road leads from Trojica to Vrmac fortress.

Panoramic view of Kavač, western slope of Vrmac

Visočije alopwa covered with natural vegetation

The slope of the terrain is irregular, quite steep in the higher zone, with a milder steep descending towards the foothills. Fertile ground used to be terraced, arable and/or planted with olives. Untreated surfaces are covered with natural vegetation - deciduous and evergreen.

Slopes are characterized by terraced arable surface, while the lower area of Tivat field is marked with regular, orthogonal division of the land.

In the beginning and during the first half of XX century, in the area of present-day Kavač, its inhabitants were mostly (or exclusively) involved in agriculture. They farmed the fertile area in Tivat field, as well as land between Sinjarevo and Lovanja. Fertile ground was divided by a system of channels for drainage of atmospheric waters in time of heavy rain, that were drained to Gradiošnica River and spring Koložun, which subsequently flow into the sea. The extent of agricultural activities is illustrated by the fact that Kavač inhabitants were organized in an agricultural community.

In the past, Kavač area did not have organized rural settlements such as other Vrmac villages (Gornji Stoliv, Gornja Lastva); individual residential houses were built, or residential lines of certain families with assisting commercial facilities.

At first, Kavač area was home to summer houses and properties of Kotor gentry. Ancestors of today's families bought land from them, and some of the most famous of those families are: Vučetići, Račeta, Čelanovići, Počanići and Matijevići, who built residential and commercial complexes intertwined with terraced properties.

Residential houses were built in a traditional manner: structures have a rectangular foundation, the longer side follows the contours, and there is a ground floor and the first floor, two-nave roof that follows the longer side. The walls were made of roughly cut stone, and the roof of brick "kanalica". Openings for doors and windows were framed with more nicely made stone frames and closed with wooden closers. In front of the house, there would be a space paved with stone and fenced with stone wall benches.

Kavač used to have an elementary school that was located near the Church of Sv. Petka; the school was closed in the beginning of 1970's, and the building itself was first damaged during the earthquake of 1979, and in years that followed, all the remains disappeared as well. Facility that served to agricultural community was next to the school.

There were four olive mills - one in Odoljen, one in house of Mršujlji, one next to the Church and one in house of Čelanovići that is functional today as well. Čelanovići family also had a wheat mill that was introduced during the 1940's, and stopped working during the 1960's.

8.2 VALUES

Kavač area has churches of Sv. Petka, Sv. Ivan and Sv. Ana, and a chapel in Rizzo property, dedicated to Sv. Nikola and Sv. Franja. Chapel is a part of residential complex that is abandoned and in poor condition today. Churches of Sv. Petka and Sv. Ivan area surrounded by cemeteries that are still in use today.

The Church of Sv Petka

The road Gradiošnica – Trojica was paved during the 1960's. There is an asphalt road leading from Trojice to Vrmac fortress.

Special qualities of the area consist of its sunny days, fertile land and extraordinary sights that stretch from almost all the points, especially those in the upper zones. The position between two city centers, Tivat and Kotor, to which it is linked with vehicular roads, makes this settlement adequate and pleasant for life.

The area of Vrmac hill is defined as nature park in Spatial Plan of Tivat and planning documents of higher category; Kavač is bordering that area, and its highest peaks could be found within the boundaries of future park. Nature park represents a potential for development of recreational tourism that could benefit Kavač. Significant arable surfaces and existing olive groves lead to conclusion that agriculture could also represent a potential of Kavač. Recreational tourism and agriculture with olive groves give this area potential that could be developed for tourist activities, but not those that focus on mass tourism, but tourism in households and smaller hotels.

8.3 ASSESSMENT OF CONDITION

Today, former marks of recognizable historical pattern of scattered settlement and terraced arable surfaces are replaced with neglected valleys and olive groves full of weeds and bushes. Cessation of agriculture leads to landscape transformation that can sometimes prove to be temporary. However, urban expansion impacts the transformation of original landscape characteristics. Large spread of construction zones and connection into a continuous construction zone is planned by current planning documents; spread of construction zones is planned in the areas of quality arable land. This will lead to loss of spatial, functional and visual relations within the settlement and surroundings, and it will disturb the relations of settlement and landscape in terms of vistas, spatial landmarks and signs. Also problematic is the new construction that does not respect typological characteristics of the settlement nor its

characteristic architecture. Church buildings, landmarks in this area, lose their former visual impact.

8.4 THREATS AND RISKS

Cessation of agriculture and planned construction of a new road whose route partly passes through this area will change the marks of the landscape.

Big pressure is also caused by new types of construction planned in the area of Austrian fortress in Vrmac. This is an extremely sensitive area due to its preserved historical character and great visual sensibility of the space.

Smaller changes cause neglect of old buildings, loss of arable land, terraces and gardens, loss of local marks in rural settlements such as stone houses, fences, parcels with gardens, etc.

Urbanization harshly disturbs the original feature of landscape changing its original characteristics and turning them into faceless surrogates.

DUP Kavač adopted in 2009 covers the area of cca 170 ha with mostly residential purpose. The planed area spreads along the road Tivat - Trojic and covers the total space on the boths sides of the road, while indiscriminately planning construction (residential), differentiated only in attributes (residence in agriculture 1 and 2, residences for tourists, residence with central content, residence with sport and recreation content, current residence).

The construction is also planned along the route of the big road. Planned number of residential units (and apartments) is 3655, with GBP of 405 696 m². This construction is planned in the whole area described in the plan, and its large area has no basis in other development capacities that would demand larger population and their residential needs. Construction made so far points to the type of apartment settlements and temporary residences.

8.5 MEASURES

In order to preserve natural values of the area and architectural heritage created in interaction and synergy, the following measures need to be taken:

- Evaluate current spatial plan and review its solutions. Reduce the number of currently planned residential units and make a new plan in accordance with the potentials and needs of the area.
- Preservation of characteristics and values of landscape - paths, terraces, walls and other inherited elements of the landscape.
- Renewal of neglected terraced arable surfaces with fences and walls is recommended, using traditional techniques and materials to the extent that it is possible.
- Foster renewal of activities such as agriculture and olive growing... that have direct impact on appearance of the landscape.
- Preserve the untouched space around the Church of Sv. Petka, in order for it to remain a visual mark in the space.

- Old houses need to be renovated using traditional techniques and materials.
- New structures need to be planned based on a careful analysis of space available, within new residential zones.
- Special attention must be paid to control of new houses in the areas that would serve to arable land.
- Existing old houses and residential complexes need to be renewed in accordance with conservation principles.
- Envisage measures of visual adjustment of existing new structures with the landscape architectural characteristics of the area.
- Preserve, to the extent that it is possible, existing green surfaces.

9. MIRAC AND ČAVORI

9.1 POSITION, DESCRIPTION, GENESIS

The area of Mirac and Čavor (administrational area of Mirac community) stretches in the south-eastern part of the Municipality of Kotor, on the slopes of Lovćen, above Gornji Grbalj. It covers the area of following settlements (from north to south): Pipoljevac, Mirac, Čavori and Koložun. On one side, this area borders Škaljari, on the west Gornji Grbalj, on south Pobori (Municipality of Budva), and on north National Park Lovćen (Municipality of Cetinje, Njeguši).

Settlements Pipoljevac, Mirac, Čavori and Koložun stretch in a line, from north to south, on the slopes of Lovćen, at 500-850 meters above sea level. Mirac and Čavori are at around 650 m above sea level, and Pipoljevac at 500 m and Koložun at 850 m.

There is a vehicular road leading to these villages, stretching north-south, following the contours of the mountain. The road is divided on the north side from old vehicular road Kotor - Njeguši, it passes by the Austro-Hungarian fortress Goražde, and then Pipoljevac and Mirac. From Mirac the upper stretch continues to Koložun, over Pod, while the lower stretch leads to Čavori. This is the only part of the road that has not been asphalted yet.

Description: Mirac and Čavori are located in the area called „Njeguško podvršje“, to which Pod and Majstori also belonged (today in the Municipality of Cetinje). Settlement Pipoljevac belongs to Mirac, and Čavori consists of two parts - Donji Čavori and Koložun.

Villages were formed in the zones that had a favourable configuration of the terrain and the type of soil that enabled agriculture. The villages were most often formed in the upper zone of arable surfaces.

The houses were simple, characteristic of traditional architecture: ground floor or with one floor, two-nave roofs, local stone and mortar.

Sacral architecture in Mirac is represented by Church of Sv. Đorđe. Čavori have a cemetery, but no church.

Position of Mirac on slopes of Lovćen, view to north with Orjen in background

Position of Čavor, Pod and Koložun

The school for „Njeguško podvršje“, Mirac, Poda, Čavore and Majstore, was opened in 1907. In between Mirac and Čavori, in Nikov potok, and it was located in the house of Mašo Nikova Čavor. The school had 35 students during its first school year of 1907/08, and the first teacher was called Stevan Rajković. The school worked until 1970's, when it had around 50 students. Mirac built their own school in 1935.

This area was at the border between Montenegro and Austro-Hungary, so there are remains of Austrian architecture, such as fortress Goražda built in 1886, as well as road network.

This area has **many springs of drinkable water**. Mirac has spring Sutlić, Koložun has spring Koložun, which together with other springs of Lovćen slopes flows through Gornji Grbalj into the bay by Solil. There are many springs and fountains in this area.

Genesis: Mirac and Čavori are located in the area called Njeguško podvršje, to which Pod and Majstori also belonged (today in the Municipality of Cetinje). Settlement Pipoljevac belongs to Mirac, and Čavori consists of two parts - Donji Čavori and Koložun.

Mirac is mentioned for the first time in 1351, in a charter of Emperor Dušan, who gifted Mirac and other surrounding settlements to the city of Kotor at that time. In Kotor documents it is mentioned in 1398 for the first time, as Mirec, and in 1430 as Mirac. In the description of Skadar Sanjak of Marian Bolica from 1614, it is said that Montenegro is made of 5 parts: "katuni", Ljubotin, Pješivci, Crmnica, Lješkopolje. In the area of "katuni", later called Katunska nahija, 10 villages are cited, among them Njeguši, Mirac and Zalazi, that were controlled by Prince Niko Raičev. During the Austrian rule, the border between Montenegro and Austro-Hungary stretched below Mirac and Čavor.

In 1879, **Mirac** had 32 households and 142 inhabitants, in 1953 61 households and population of 352, in 1971 there were 51 households and 258 inhabitants. Population of Pipoljevac was also a part of Mirac population. According to the census of 2011, Mirac had 79 inhabitants.

Pipoljevac is a settlement that formed around 1870, when Ševaljevići from Raičevići, Njeguši, moved there. They built a house on a land they bought from some Vrbica. By the beginning of WWI, another house was built next to it. The Austrians burned them during the war. The place was repopulated in 1919. After 1945, five houses were built there.

Settlement **Čavori** formed in the first half of XIX century. Family Čavor from Raičevići, Njeguši, built there their winter Lovćenski katun in Radanove njive. After the peace that was achieved between Čavori and Stanišićin 1813, Jovo Vukotin Čavor received from Petar I Petrović, as an exchange for the part of his land Raičevići, a part of church land in Njeguško podvršje, after which Čavori formed a settlement.

Only after 1945, **Čavori** are separated from Raičevići in official documents. In 1948, they had 13 households and 64 inhabitants, in 1971 there were 9 households and 41 inhabitants. Today there are only two permanent residents in Donji Čavori.

Initially, **Koložun** was a "katun" of Čavori and Mirac.

9.2 VALUES

In current assessments of value of cultural heritage in the area of Mirac, only some of the values that make the identity of this space have been noted. In that regard, values of one sacral structure and one memorial have been valorized, while the significance of the area of Mirac, as a whole, has not been noted, nor have its individual characteristics and features of its integrity been recognized. In the area of Mirac there are 2 cultural properties (1 memorial), described in detail in Chapter 19.

1. Church of Sv. Đorđe, Mirac
2. Memorial dedicated to fighters of I Boka Brigade who died during the liberation of Boka in 1944, Mirac – Pipoljevac

The area of Mirac is characterized by following values in particular:

- Parts of the area with features of cultural landscape - with slopes of Lovćen and villages in line, with terraced properties
- Exceptionally valuable, preserved terraced properties in all villages
- Preserved structure of villages in Čavori
- Preserved structure of villages in Mirac and Koložun
- Examples of traditional architecture in all villages
- Fortification heritage - fort Goražda, the road
- Sacral architecture - Church of Sv. Đorđe, Mirac
- School in Čavori
- Preserved elements of cultural landscape, walls, marks
- Roads
- Water springs

9.3 POTENTIALS

- The position, extraordinary sights
- Preserved terraced properties
- Agriculture
- Water springs
- Goražda
- Accessibility
- Links with National Park Lovćen, pedestrian trails

9.4 CONDITION

- All villages except Koložun are populated

- There are only two residents in Čavori
- There is an asphalt vehicular road leading to all villages, in the segment towards Čavori there is no asphalt
- Electricity is available in all villages, water supply is from the springs
- Houses in Čavori are mostly in poor condition
- Construction within settlements, interpolations - in Mirac and Koložun
- opening of new construction zones on arable surfaces – Pipoljevac, Mirac, Koložun

9.5 THREATS

- Construction of new facilities of inadequate volumes, shapes, materials
- Unplanned and inadequate urbanization.
- Unplanned transformation of arable lands.
- Degradation of traditional houses and elements of cultural landscape

9.6 MEASURES

- Preserve the total of cultural landscape, formed by slopes with villages in line and terraced arable surfaces, springs, paths...
- Preserve all arable surfaces - terraced properties of exceptional value (recommended purpose - agriculture).
- Preserve villages in their current boundaries (groupings, houses, paths...).
- Village Čavori, that completely preserved its authentic structure, preserve and renew in that form, to the greatest extent possible.
- Renovate the houses using traditional techniques and materials.
- Envisage the measures of rehabilitation of new structures that are not adjusted with the traditional pattern.
- Through analysis and conservation approach, give suggestions for construction of new structures within existing pattern, following the principles of traditional architecture.
- Preserve to the extent that it is possible the characteristics and features of the landscape - paths, terraced properties, walls and other inherited elements of the landscape.
- It is recommended that villages be recorded, and detailed documentation be made.

10. ZALAZI

10.1 POSITION, DESCRIPTION, GENESIS

Zalazi are represented by lines of villages that are located in the mountains surrounding Boka Kotorska bay from the east. They are above Dobrotske strane that stretch in the line Kotor - Dobrota - Ljuta. The villages are at about 900 meters above sea level, while the airline from the sea shore is only 1,5 km long.

Zalazi comprise of: two villages Veliki Zalazi and Mali Zalazi, two separate hamlets - Gornji Gačevići and Donji Gačevići that belong to Veliki Zalazi, as well as hamlet Valište that used to be a "katun" of Zalazi. Earlier, these villages comprised one settlement called Zalazi that has remained in name until today.

There are only pedestrian roads and paths leading to Zalazi: four pedestrian paths that lead to shore from Dobrota and Ljuta, as well as the main path that from the bend Krstac links all Zalazi villages in a line: Gornji Gačevići, Donji Gačevići, Veliki Zalazi, Mali Zalazi and Valište, continuing further towards Gornji Orahovac. Along with these paths, there is a segment of gravel road that can be used by terrain vehicles. Its construction started in the end of XIX century, during the Austrian rule, and it was supposed to be a link between Krstac, Zalazi and Gornji Orahovac. It was built above villages Gačevići and almost reached Veliki Zalazi, but it was never completed.

Description: The area of Zalazi represents a typical karst area with rare and very small fertile valleys, with a lack of water. The villages were formed around those rare fertile valleys, and organized in the contours of sloped terrain, in lines or groupings.

The houses are very simple, characteristic of traditional architecture: ground floor with two-nave roofs, made of local stones, with dry manner of construction. They used to be covered with roofs of straws, that degraded, so many houses today have no roofs, or are covered with the new type of cover - brick "kanalica".

Since this area has no live springs of water, the villages have water containers and rarely cisterns. Each village has a threshing floor, especially Mali Zalazi.

Sacral architecture of Zalazi is represented by: Church of Sv. Vrač in Veliki Zalazi, that was built in 1725, in the place of an older church, and that was renovated in 1898, and Sv. Jovan Krstitelj (St John the Baptists) in Mali Zalivi, that allegedly dates back to XV century. It was renovated in 1936.

In 1929, an elementary school for the area of Mali and Veliki Zalazi and Valište was established in Mali Zalazi. Regional Committee of the Communist Party of Yugoslavia used to work from that house during the WWII.

Genesis: Zalazi are mentioned for the first time in historical records in XIV century, in 1336, and later in 1351, in the charter of Emperor Dušan, who gifted Zalazi and surrounding places to the city of Kotor.

Zalazi, as a part of tribe Njeguši, used to belong to the territory of Old Montenegro, and they are at the border between this territory and Boka Kotorska. Although in near vicinity, these two

areas had different development during history, especially in the period between XV and XX centuries, when they belonged to different states.

In the Ottoman documents from 1521, it is stated that mahala Zalazi has total of 32 houses, and mahala Mali Zalazi 14 houses. In 1879, Veliki Zalazi had 54 households and 253 inhabitants, and Erdeljanović noted 44 households, while in 1971 there were 6 households with 18 inhabitants. In 1879, Mali Zalazi had 36 households and 172 inhabitants, and in 1925 this number was 48 households with a population of 230; in 1948, there were 23 households and 70 inhabitants; and in 1971, 4 households and 5 inhabitants.

After the WWII, gradual abandonment of Zalazi began, especially after 1960's. The villages were almost completely abandoned in the beginning of 1990's.

10.2 VALUES

- The total of cultural landscape
- Completely preserved authentic structure of villages
- Traditional architecture of villages
- Manner of construction - dry wall, especially in Mali Zalazi and Valište
- Preserved elements of cultural landscape: walls, paths
- Threshing floors, especially in Mali Zalazi
- Water containers
- Pedestrian paths that link the villages, especially in Dobrota side, that connect Zalazi with the sea shore. Views on Boka Kotorska bay from these paths are extraordinary. They also represent an exceptional architectural achievement, in the manner of their construction, routs and integration into landscape, and very good for walking, despite the relief of the area.

10.3 POTENTIALS

Zalazi are located near hiking trails that are actively used by local hiking communities and tourists. Zalazi are located in the route of mountain transversal Orjen - Lovćen - Rumija. Some of the houses in the villages are used as resting points or sleeping posts for hikers.

Livestock - zone is still used as a pasture for goats, cows.

Medicinal herbs - especially wormwood and heather, which are gathered for tea and which provide good food for bees, which can then make quality honey.

10.4 CONDITION

- All the villages are abandoned
- No infrastructure, electricity or water
- Pedestrian trails are in use
- Gravel road segment

- Parts of villages overgrown in vegetation
- Houses mostly in poor condition
- Small number of houses are in use

10.5 THREATS

- Abandonment of villages
- Deconstruction of houses and walls
- Degradation of elements of cultural landscape: marks, trails, cisterns, threshing floors...
- Poor maintenance of trails

10.6 MEASURES

- Preserve the total of cultural landscape, which consists of: villages with arable lands, pedestrian trails and other elements (marks, walls, containers...).
- Preserve authentic structure of villages in their existing boundaries (groupings, houses, trails...).
- Renovate the houses using traditional techniques and materials.
- Renovate and maintain elements of cultural landscape: trails, walls, marks, threshing floors...
- It is recommended that arable surfaces around the village be used again in revitalization of agriculture.
- Regularly maintain pedestrian trails.
- It is recommended that villages be recorded, and detailed documentation be made.
- Envisage preparation of detailed documents for each village.

11. GORNJI ORAHOVAC

11.1 POSITION, DESCRIPTION, GENESIS

Position: Gornji Orahovac is an area in the hinterland of Boka Kotorska bay, on its north side, above Donji Orahovac, Perast and Risan. Gornji Orahovac takes up the space of around 20 km², and stretches from Cuce in the east to Ledenice in the west.

Gornji Orahovac is comprised of villages/hamlets: Velje selo, Ježevići, Kljavići, Stepen, Ubalac and Velinići. In certain historical periods, abandoned village Glogovac used to belong to Gornji Orahovac. The villages are at 450-650 meters above sea level.

There are pedestrian trails and one gravel road leading to Gornji Orahovac. Two trails lead from Donji Orahovac, through two cols, Sv. Nikola and Kljavića Brijeg, and one from Perast, over

Glogovac. Gravel road starts in Risan, and goes to Ubalac. All villages are interconnected with a network of pedestrian trails.

Description: The whole area of Gornji Orahovac represents a typical karst area, rocky with hills grown in oaks and ashes, and smaller arable valleys. The settlements were formed in the zones around larger arable surfaces.

The houses in settlements are in groupings, in brotherhood units. The houses are characteristic of traditional architecture, rectangular in shape with two-nave roof, ground floor or with two floors, when there is a kitchen on the ground floor and a residential part on the first. They were built from local stone in dry or lime mortar. Those houses with preserved roof covers used "kanalica", or some other type of roof bricks ("francuzica").

Along with residential structures, there are separate stables for animals. There are also threshing floors.

The area of Gornji Orahovac has no springs of water, so the water was collected in containers or rare cisterns.

In the area of Gornji Orahovac there are following churches:

- The Church of Sv. Nikola, Ravnica
- The Church of Sv. Jovan Krstiteljja (St John the Baptist), Velje selo
- The Congregational church of Sv. Petka, Orahovački do
- The Church Usjekovanje Sv. Jovana Krstiteljja, Velinići
- The Church of Sv. Jovan Bogoslov, Ubalac, in poor condition

Remains of an old school are found in Kljavići.

In addition to villages and hamlets in the area of Gornji Orahovac, there are also remains of old "katuns" - where people would take their livestock in the summer. One of them is katun Dugi doci, that is located at 900 meters above sea level, below hilltop Grad. There are five structures there, in addition to arable surfaces.

The area of Gornji Orahovac also has a part of defense network made of fortresses, fortification structures and roads built during the Austrian rule. There are two fortresses in this area: Vranovo brdo and Šanik, as well as old system of cisterns on the road between Vranovo brdo and Ubalac, dating back to the Austrian times.

The path that leads from Donji Orahovac to Kljavića Brijeg, in the shape of serpentine, going over fortress Vranovo brdo to Ubalac, and further to Ledenice, was built in 1882 during the Austrian rule and comprises a part of the "empire road" that leads from Kotor through Donji Orahovac over Gornji Orahovac to Ledenice. Segment of this road from Ubalac to Ledenice is gravel road and is used as a vehicular road.

Genesis: In archive recordings, Orahovac is first mentioned in the first half of XIV century as a "Darntum". It was already settled and the land was farmed at that time. Today's name ("Orachouez", "Oracouec") came into use in the end of XIV century.

There exist oral testimonies on existence of administrative unit, the so-called Principality of Orahovac, dating back to the time of Old Zeta, which is largely confirmed by historical records as well. From the end of XV to the end of XVII century, Orahovac was under the Ottoman rule, and it represented the furthest point of the Ottoman Empire in Kotor bay. After the liberation from the Ottoman Empire in 1687, Orahovac became a part of Perast, and then Kotor municipality.

In the beginning of XVII century, Orahovac had 80 households and 170 inhabitants, and in the middle of XIX century, the number grew to 1000 inhabitants. As with the other villages in the hinterland of Kotor bay, Gornji Orahovac started being neglected in the end of XIX century.

Aside from economic emigration, after uprisings in Boka in 1869 and 1881, the large number of young men had to immigrate to Montenegro under the pressure of the Austrians, and from there, most immigrated to the US. The largest migrations followed after WWII, and the lack of water, roads and electricity contributed to the slow death of the village.

Today, all villages, except for Ubalac that has two inhabitants, are abandoned. Gornji Orahovac, as a whole, represents a potential cultural property.

11.2 VALUES

- Total of cultural landscape
- Completely preserved authentic structure of villages.
- Traditional architecture with traditional materials and construction techniques.
- Preserved elements of cultural landscape: walls, marks, paths.
- Water containers.
- Threshing floors.
- Layer of fortification heritage from the Austrian period: fortresses Vranovo brdo and Šanik, other structures, cisterns, roads.
- Part of “empire road” built in 1882 in the period of the Austrians, stretching from Donji Orahovac over Stepen, Vranovo brdo, Ubalac to Ledenice.
- System of pedestrian trails that connect the villages.

Potentials: There are hiking trails passing through Gornji Orahovac, that are in active use of local hiking societies and tourists. It is also a part of the route of mountain transversal Orjen - Lovćen - Rumija.

- Agriculture - although small, arable surfaces around the village were used to their maximum before.
- Medicinal herbs.
- Livestock.

11.3 CONDITION

- All villages except Ubalac are abandoned. There are only two inhabitants living in Ubalac currently.

- Part of arable surfaces in Velje selo has been in use until couple of decades ago, today only the part in Ubalac is farmed. There is still livestock in Ubalac.
- Certain parts of some villages are overgrown with vegetation.
- The whole area is without infrastructure, electricity and water.
- Pedestrian trails are in use, although some parts are in poor condition, especially the part leading from Donji Orahovac to Church of Sv. Nikola in Ravnica.
- Segment of the Austrian road from Ledenice to Ubalac is used for vehicular transport and terrain vehicles.
- The houses are mostly in poor condition, with the smaller number of houses that still have roof, which are in occasional use.
- Fortresses and fortifications from the Austrian period are in poor condition.
- Church of Sv. Jovan Bogoslov is in poor condition, Ubalac.

11.4 THREATS

- Abandonment of villages.
- Overgrowing of vegetation and degradation of certain parts of villages.
- Neglect and poor condition of houses, sacral architecture and fortifications.
- Neglect and poor condition of segments of pedestrian trails.

11.5 MEASURES

- Preserve the total of cultural landscape, comprised of: network of villages with arable surfaces, pedestrian trails and other elements (walls, containers...) and layer of heritage from the Austrian rule (fortification structures, fortresses, cisterns, roads).
- Preserve authentic structure of villages in their existing boundaries (groupings, houses, paths...).
- Renovate houses using traditional techniques and materials.
- Renovate and maintain churches using traditional techniques and materials.
- Renovate and maintain elements of cultural landscape: paths, walls, marks, containers, threshing floors.
- It is recommended that arable surfaces around the village be used again in revitalization of agriculture.
- Regularly maintain pedestrian trails.
- It is recommended that villages be recorded, and detailed documentation be made.
- Envisage preparation of detailed documents for each village.

12. KRIVOŠIJE AND LEDENICE

12.1 POSITION, DESCRIPTION, GENESIS

The area of Krivošije and Ledenice are comprised of north-west part of the mountain hinterland of Boka, and represented by slopes of mountain Orjen, at 500-1500 meters above sea level. The area covers the inaccessible rocky and forest territory, bordered by slopes of Herzegovina mountains on the west and mountains of old Montenegro on the east.

Krivošije, that represent the western part of this area, are divided to Gornje and Donje Krivošije by cape Pazua. Krivošije have the following villages: Han, Malov Do, Dragalj, Zvečava and Knežlaz. These villages comprise of smaller groupings of houses that were built on the edges of fertile valleys, in accordance with configuration of the field and natural conditions.

North from Risan, there is a village Poljice, that is the first of Donje Krivošije. Going from Poljice in the direction of north, there are several more villages of Donje Krivošije. The first one is Knežlaz, and on the west, there is Dragoševo selo. Village Unijerine is also in the vicinity. It got its name by pits called "unirine", through which waters of Ponornica River flow. Then there are villages Podi on the road to Crkvice, Zvečava with several valleys – Krstuljin, Popov, Šćepov, Miškov, Ljeskov, Brezov do, as well as plain Crkvice, where Donje Krivošije end, and Gornje begin.

Descending towards Bukov lug, villages Koritno and Malov do are reached, hamlets with a few houses. Not far, there are hamlets Mačja stopa, Bunev do and Jovičina voda. From there, Dragalj and Dragaljsko polje are reached. This field is a spacious valley, karst field of surface 6,3 km², at 600 - 660 meters above sea level. Village Dragalj has several hamlets: Poljkovac, Bara, Grandovina, Crni Nugli, Jankovo selo. There is one church, dedicated to Madonna's cover. In villages of Donje and Gornje Krivošije there following churches: Sv. Petka (Poljice), Sv. Jovan (Dragoševo selo), Pokrov Bogorodice (Dragalj) and Rođenje Bogorodice (Zvečava).

In Crkvice, there is a memorial of uprisings of Krivošije.

Most of the villages in Krivošije have only few families left, except Dragalj, while certain villages are completely abandoned.

Ledenice are located in the immediate hinterland of Risan, and they are a part of micro region of Krivošije. They are made of units Grkavac, Donje and Gornje Ledenice, which are comprised of lines of hamlets scattered between slopes of Orjen and Lovćen. The highest peak is Goli vrh (1302 meters above sea level).

In the area of Ledenice there are villages Grkavac, Donje Ledenice with Church of Sv. Nikola, and Gornje Ledenice with Church of Sv. Petka.

Donje and Gornje Ledenice represent two valleys linked with a narrow passage. They are both arable surfaces, terraced, with hamlets scattered on the edges of the field. Structures are grouped according to brotherhoods.

Four-member family of Pavle Subotić is the only one living in Donje Ledenice today. Grkavac has no inhabitants. Administratively, the area of Krivošije and Ledenica belongs to the territory of the Municipality of Kotor, bordered by municipalities of Herceg Novi and Nikšić.

Among the settlements of Krivošije and Ledenice, only villages Ledenice, Knežlaz, Unijerina, Zvečava, Malov Do, Dragalj, Han, and Pištet have an administrative status.

The area of Krivošije and Ledenice represents the north-east part of slopes of Orjen. Orjen is a karst massif that belongs to the coastal Montenegrin mountains of medium height, and it is the highest mountain massif of eastern Adriatic coast. It stretches along north-east to south-west direction, north-west from the Boka Kotorska bay. In the Orjen massif, at site Crkvice (940 meters above sea level), there is a place with the highest yearly level of rainfall in Europe – 4600 mm.

The area of Krivošije and Ledenice represents the inaccessible karst mountain territory with peaks up to 1,500 meters above sea level. Between them, there are small valleys with arable fields, on the edges of which settlements were formed.

The area south-east and east from village Knežlaz, around the bend Greben up to Velinjak, due to lack of vegetation and sharp climate conditions, is marked Kameno more (Stone sea) in topographic maps. Krivošije are known for the shapes of deep rocks. The mountains are covered with deciduous forests (beech, etc.), and in higher areas, forests of relic pines *Pinus heldreichii* are preserved.

During the Ice Age, a considerable part of Orjen was covered with glaciers. The thickest layers of ice were around the village Zvečava.

From the central part of Orjen, glacier valleys descend towards Grahovsko and Dragaljsko polje, which are covered in fluvioglacial layers, with thickness up to 10 m.

The climate in this area is Mediterranean, characterized by a lot of rainfall in winter, and warm and dry summers.

In the lower belt, Mediterranean vegetation is developed. This eternally green stretch is linked with deciduous forests of hornbeam and thermophilic oak (*Quercus ceris Q. trojanae*). With increasing altitude there are communities of hornbeam that grow here in the community with black ash and Medvedja hazel (*Corylus colurna*).

Above hornbeam forests, there are stretches of beech forests, at heights of 1,500 meters above sea level. Especially valuable habitat are forests of bark pine, which, unlike in other coastal mountains, cover large surfaces. Bark pine forests form the upper, final forest belt, that spreads to the highest peaks. Endemic communities pine and elegant fritillary (*Fritillaria gracilis*) are found in Orjen as well.

This area also has the presence of many local endemic plant species such as: *Salvia brachyodon*, *Thymus bracteatus*, *Saturea horvatii* etc. Recently, new plant species was registered in Orjen, called *Iris orjenii*.

The most valuable plant formations of this area are Mediterranean xerothermal topplers, beech forests, thermophilic and supra-Mediterranean oak forests, high-mountain chloro-Mediterranean pine forests, as well as caves.

Territory of Krivošije is mostly used for agriculture (livestock and farming), forestry, hunt, tourism and recreation, as well as collecting of wild herbs.

Genesis According to Konstantin Jiriček, the area got its name by Radoš Krivošić (Radosa Kriuosich), who is mentioned in one document from XV century Dubrovnik.

Jelisaveta Subotić PhD cites a report of Venetian commander in Risan, Angelo Gonem, from August 2nd 1686, that mentions 15-20 houses in Krivošije, which is considered to be the first mention of this settlement in written sources.

Krivošije are located on the territory of former Ottoman region Riđani, and partly Dračevica. The population in this area can be traced back from the Middle Ages to the Ancient period. A significant trade route passed through this area, one that linked the coast with the deep hinterland. This is confirmed by remains of paved road from the Roman period, that is preserved in valley Lupoglava by Šavnik.

Riđani, medieval Vlasi people, are considered to be ancestors of Krivošije people. Riđani and their manner of life, organization and relations with inhabitants of surrounding areas are described in works of Đurđica Petrović. The first mention of Riđani in archive recordings is from 1335.

There is not a lot of information on sacral architecture in times of Riđani. Since the Ottoman Empire did not allow construction of Christian temples, it is assumed that they used structures built before 1485 for religious purposes.

In the records of fra Santo from Split from 1637, that did not encompass all sacral structures in the whole of territory of present-day Krivošije and Ledenice, the only church being mentioned is of Sv. Jovan in Poljice, although the precise location is not described. This report, and other archive documents, do not mention other churches that we are familiar with today.

During XVII century, amidst constant conflicts, migrations of population, and mixing with Montenegrin and Herzegovina tribes, Riđani are rarely mentioned, and they gradually disappear.

Historically, this territory was a route of trade roads between Dubrovnik, Herzegovina and Montenegro.

Until the second half of XIX century, population of Krivošije lived an isolated life, doing agriculture and keeping livestock. With the appearance of the Austrian monarchy in Boka, the life in this area significantly changed, especially after the construction of two military camps in Crkvice and Ledenice.

Introduction of strict military obligation for the local population, consisting of two years of service in the Austrian army, caused dissatisfaction of population of Krivošije and Ledenice, which lead to the uprising in Krivošije in 1869.

The day of the first armed conflict in Ledenice, October 7th 1869, can be considered an official beginning of the uprising. It started in Krivošije, and spread to Grbalj, Maine, Pobori and Braići.

During the Austrian rule of Boka (1837-1918), Krivošije represented a background defense line of fortress Boka, the so-called north Krivošije defense zone. In the first half of XIX century, five smaller background structures were built in this area: Crkvica, Donje Ledenice, Dragalj, Greben and Stepen.

There are **4 memorials with the status of cultural property** in Krivošije, described in detail in Chapter 19.

1. The Memorial in the place of victory in 1941, Cerovik, Donje Krivošije
2. The Memorial in Dragalj, dedicated to fallen fighters and victims of this area, Dragalj, Gornje Krivošije
3. The Memorial dedicated to party organization of Dragalj that was captured and killed in this place in May 1942, Dragalj
4. The Memorial, Grkavac

Potential cultural properties:

1. The Church of Sv. Jovan, Dragoševo Selo, Donje Krivošije
2. The Church of Sv. Petka, Gornje Ledenice
3. The Church of Pokrov Bogorodice, Dragalj
4. Grouping of tumuli, Dragalj
5. The Church of Sv. Nikola, Donje Ledenice
6. The Church with a cemetery, Malev do, Donje Krivošije
7. The Church of Sv. Petka, Poljice, Donje Krivošije

12.2 VALUES

The area of Krivošije and Ledenice is characterized by extraordinary natural values, and the forms of heritage that formed in interaction of men and nature. Whether we consider forests or Kameno more, the natural landscape of this area is exceptional.

Villages of Krivošije and Ledenice were formed in every valley that was adequate for agriculture. Due to limited arable surfaces, houses were built in the edges of these valleys, which created a special type of village settlements, that can be seen in other places in Boka hinterland as well.

Analysis of available parts of the Austrian cadastre from 1837-38 show that the original parcellation from the beginning of XIX century, or even older, has been preserved in the present-day.

Along with the natural landscape of inaccessible rocky hills and fertile, cultivated inhabited valleys, the significant part of cultural landscape of Krivošije and Ledenice consists of complexes of the Austrian fortifications with a network of roads, as well as sacral complexes such as prehistoric tumuli, thumb stones, churches with cemeteries, threshing floors, cisterns, terraced properties fenced with stone walls, windmills and other forms of structures characteristic of traditional production and manner of life.

The area of Krivošije and Ledenice has qualities of cultural landscape whose features and recognizable identity consist of the following elements:

- Sights of the mountain massif of Orjen,
- Sights of the rocky areas,
- Sights of the Boka Kotorska bay, especially Risan and Kotor bay, strait Verige, islands in front of Perast, etc.
- Prehistoric groupings (tumuli),
- Potential ancient and early Christian archaeological sites,
- Routes of ancient roads,
- Authentic rural settlements of traditional architecture (Poljice, Malov Do, etc.),
- Preserved network of roads from the Austrian period and older,
- Cultivated spaces of arable properties shaped through many historical epochs with preserved original parcellation,
- Numerous sacral complexes with church structures and cemeteries,
- Fortification architecture of XIX century (fortified military camps Grkavac - Ledenice and Crkvice, etc),
- Traditional production of organic food,
- Traditional production of medicinal herbs,
- Traditional manner of life, customs, oral tradition (intangible heritage).

12.3 ASSESSMENT OF CONDITION

Present-day condition of the space with qualities of cultural landscape of Krivošije and Ledenice is characterized by still preserved authenticity and identity of the area. Still, sporadic cases point to risks that could endanger such a condition.

These are caused by processes of emigration from villages that started after WWII, and were intensified after the earthquake of 1979. In addition to these processes, big social changes of the last decade have resulted in a new wave of urbanization, whose expansiveness can endanger traditional forms of life, inherited architecture and character of landscape to great extent.

In addition to smaller scope or complete disappearance of agricultural activities in certain areas, the negative influence is also reflected in endangerment of natural values of the space by construction within unconstructed natural complexes, uncontrolled exploitation of stone, forests, and others.

The abandonment of traditional manner of life and production caused a need for maintenance of houses, cisterns, village schools and other forms of gathering (threshing floors, churches, etc).

12.4 THREATS AND RISKS

One of the most serious threats to preservation of values and identity of the area of Krivošije and Ledenice is the emigration from villages and departure of autochtone population.

The process of emigration resulted in the loss of traditional skills of production - traditional farming, food production, traditional crafts and many other activities of rural lifestyle.

The biggest threats to identity and authenticity of the space are seen in modern urbanization, destruction of forests and exploitation of stone and sand (sand factories - majdani).

Modern urbanization has still not reached the area of Krivošija and Ledenica in the extent it did in other area of the Municipality of Kotor. The construction is mostly represented by individual structures, most commonly built in the area of arable land, that was preserved during the centuries due to its rarity. New structures in all their forms, sizes, positions and materials are foreign to traditional architectural style of this area.

Urbanization is also reflected in the exploitation of natural resources of this area such as stone, sand, wood and others. The most drastic example is the quarry on the new road Risan - Nikšić near village Poljice, and sand factories in Dragaljsko polje.

These processes influenced intensive sale of properties, that causes arrival of new, temporary residents, with new customs and lifestyle.

Modern intervention on traditional properties and structures, that introduce modern elements in the rural architecture, such as materials and colors, also represent a negative trend, although these examples are rare.

12.5 MEASURES

- Preserve inherited characteristics and values of the area: structure of settlements, arable surfaces, sacral complexes, complexes of greenery.
- It is recommended that agricultural activities are improved, as the most natural form of revitalization of space.
- Renovation of ensembles of residential architecture with assisting structures, original elements of yards and gardens, is recommended as well.
- Renovation of arable terraced properties with stone fences and roads, using traditional techniques and material, is also recommended.
- New construction needs to be planned based on careful analysis of space available.
- Stop any further residential construction that endangers the unity of space;
- Exclude the possibility of building new houses for tourism in areas where the most valuable residential complexes are located is recommended, with the goal of touristic valorization.

- In the areas where there are groupings of houses built over centuries, it is recommended to envisage a renovation in the spirit of conservation principles and purpose that will not endanger their recognized cultural values.
- Envisage measures of adjustment of new construction with the characteristics of architecture in the area.
- Renovate elements of cultural landscape (marks, paths, bridges, walls, etc) in the places where they were covered with material and vegetation due to neglect.
- Preserve existing green surfaces.
- Subject of protection: natural landscape (valleys, karst hills, mountain Orjen, pine and beech forests, relict pines, inhabited and uninhabited valleys, karst fields, etc).

13. ARCHEOLOGICAL MAP OF THE AREA OF THE MUNICIPALITY OF KOTOR

The historical area of Kotor - Risan basin is recognized as an extraordinarily rich archaeological resource, with registered archaeological sites that need to be protected. Arguments are found in current results of archaeological research, backed by rich literary sources, as well as conducted reconnaissance of the terrain, with registered potential archaeological sites from all historical periods. Taking into account that the archaeological heritage is of quintessential significance for knowledge of history of mankind and certain peoples, the area of Kotor is recognized as a property of international value. This is the reason that archaeological sites of this area are primarily connected to Mediterranean historical landscape and scope, with significant influences of geographical hinterland with which the contact was kept, creating its own culturo-historical recognizability. Favourable location of this area is represented in the vicinity of the sea, that has connected people from beginningless time, and created a common base for improvement. Researched sites, with numerous and exceptional findings of movable archaeological subjects, ceramics, money, artifacts, glass and stone plastics confirm this. The area and undersea are of Risan are especially underlined, with exceptionally rich archaeological heritage from all historical periods, starting with Pre-history, the Antiquity and the Middle Ages.

All archaeological sites have extraordinary value not only for archaeological sciences, but also in broader sense, providing data on all segments of the life in this area. This primarily pertains to traces of human activities in Pre-history, with continuity followed to late Middle Ages and modern times.

Introduction with archaeological heritage, culturo-historical properties, old towns and settlements and tradition, is very important for the awareness on cultural identity. Archaeological sites and movable findings give possibility of education, not only of history, but also study of different scientific disciplines, such as art, epigraphy, numismatics, anthropology, geology and others. Special education value is found in the teaching of the youngest, through workshops that introduce field and practical work of archaeologists through play.

13.1 ARCHAEOLOGICAL MAP

In the area of Grbalj, the most numerous group of archaeological sites are tumuli, total of 120 of them, that are mostly concentrated on the territory of Donji Grbalj. These tumuli do not belong only to one type or chronological period, although they mostly pertain to prehistoric periods. Only excavations can provide an answer on their accurate time period, whether it is the Bronze period or some more recent period. It needs to be underlined that the level of research of archaeological sites, which are of extreme importance for reconstruction of the past of one area, is still at low, despite some initial findings. Certain things that were accidentally found during archaeological research in Podlastva, Bigova, Krimovice, Kubasi and in other sites, and which confirm the initial assumption on the long continuity of life in this fertile region, point to the fact that the period in which Grbalj will show its full archaeological fund is yet to come.

Number of tumuli found on the territory of Grbalj:

Lješevići (10), Vranovići (8), Glavatičići (10), Kubasi (11), Zagora (15), Glavati (13), Višnjeva (24), Krimovice (11), Nalježići (4), Pelinovo (1), Šišići (8), Prijeradi (3), Gorovići (1), Lastva (1)

Settlements (indications):

Vranovići (1), Pobrđe (1), Kubasi (2), Dub (2), Sutvara (1), Nalježići (1), Šišići (1), Prijeradi (1), Bratešići (1), Gorovići (1).

Remains of settlements were found in 12 places. In certain locations, such as Kretingrat in Prijeradi (surroundings of the Church of Sv. Neđelja), or Mirina in Sutvari, remains of ancient ceramics, amphoras, spread across gardens, leave open the possibility of existence of traces of smaller rural settlements or villa rustica. Special attention is paid to large pieces of floor tiles immersed in the mortar in the form of "fish bone" and pieces of ceramics, amphoras among them, that were accidentally found during constructions in porta of the Church of Sv. Neđelja. Remains of fragments of accidentally found mosaic in Kubasi, site Duga njiva, are also very important. Takođe veoma bitni nalazi jesu i fragmenti slučajno pronađenog mozaika u Kubasima, lokalitet Duga njiva. Mentioned sites could easily be traces of Roman villa rustica.

Fortifications ("gradine"):

Kubasi (1)

In the research to date, only one "gradina" (hilltop fortified city) was registered at the site Gradište in Velja gora in Kubasi, Donji Grbalj. According to the manner of construction and pieces of ceramics, the remains seem to be dating back to prehistoric times, and the fortification possibly had two rings of defense. Research excavations in this place could determine accurate time period of this site.

Bigova:

Bigova, hamlet of Glavatičići, was located carefully, and it is positioned in inlet Trašte, that was always there to provide shelter and harbor for sailors. In Bigovo, Roman remains were registered at around 40 sites, which point to the existence of a larger settlement in this bay. We know have the first estimates of the possible size of this settlement (around 15 ha). Some trial archaeological researches were done in the territory of Bigova. In parcels 252 and 254, remains of vaulted room of rectangular foundation were found. Today it is used as a water cistern.

Archaeological research of this structure led to many movable findings, such as pieces of ceramics, as well as roof bricks that used to cover this construction. In addition to that, some pieces of glass containers, window glass, one damaged ring of black glass paste as well as wedges were found. It is important to note that the limited dimensions of the probe could not have given the accurate picture of the function of walls around the cistern, or determine the dimensions and the type of structure to which the walls belonged, or the purpose of vaulted structure with mosaic floor. Further excavations will be needed in order to respond to these questions. However, movable remains such as ceramics, can place these in the broadest chronological period of Roman and late Antiquity, approximately III or IV century B.C.

Old Christian memorials in Grbalj:

Church of Sv. Andrija Krimovica;

Trial excavations around Church of Sv. Andrija took place during the 2000's. Three probes were used, of which one encompassed the entire interior of the church, one went into the outer side of altar apse, and one along the western side of the church. At the floor level, they discovered *in situ* preserved remains of former mosaic floor, consisting of pink and white stone squares, with no special decoration. Initial works on the excavation of Church of Sv. Andrija in Krimovica gave interesting results, pointing to the possibility of existence of an older structure under the church. Without further archaeological research, purpose of the older structure cannot be determined. Until then, with some reserve and based on pieces of ceramics, it can be said that the church was built in Roman period or late Antiquity. Future excavations of the church surroundings should check for existence of other structures in this site.

Monastery Podlastva:

Archaeological research of Monastery Podlastva, done in 1984, demonstrated that in the place of today's church dedicated to the birth of Madonna, there used to be an early Christian basilica, built in the beginning of VI century. Such conclusion is based on discovered fragments of mosaic, fragments of plates with relief decoration and remains of baptism pool, that can be stylistically placed in the beginning of VI century. Certain architectural elements preserved in present-day church point to the possibility that it was built on the foundation of the temple built in the mid XIV century. (Č. Markovic Grbalj)

Mirac: (V. Kovačević reconnaissance)

On the territory of Mirac village, at the site called Gradina, there is a prehistoric hilltop settlement that encompasses a whole hill, on the southern side of the village. It is ellipsoid in shape, and surrounded by two trenches separated by 10 m. The upper trench was constructed from natural rocks, while the lower one was made of wide dry stones that is scattered but visible. A narrow path leads up to Gradina from the village.

Also on the territory of Mirac, at the micro-site called Pečatni Dolac, numerous Roman ceramics were found (tegula, imbrex, amphoras), as well as many nicer ceramics pieces, such as bowls of different types and dimensions. Dry brick walls that supported the cascade land were built one part from cut stone, that had to belong to some ancient structure. This site covered around 3 ha.

The attention of researches was mainly focused on the sites in the bay, so there are sites in this area that were systematically explored.

The Franciscan Monastery with medieval cemetery

Daletina Pećina (Daleta's Cave), above Dobrota:

Daletina Pećina is located above settlement Sveti Stasije in Dobrota next to Kotor. The wider site is called Jagnjilo. At the mountain slope of 400 meters in height, the opening of the cave looks to the sea. A narrow path leads to the cave, one hour of steep slope, towards village Veliki Zalazi at the top. Reconnaissance of Daletina Pećina led to data on its settlement in prehistoric period. In addition to all the natural elements needed for life, that cave has, such as water, sun, favourable strategic position, etc, discovered archaeological material gave confirmation of intensive human activity in that period. Based on decoration of discovered ceramics, it can be said that the cave was inhabited in the beginning of early and during the developed Bronze Age.

Systematic archaeological excavations of the cave would certainly give stratigraphy and material of older epochs. This would be of great importance for archaeology, because this period in the area of Boka Kotorska has been insufficiently explored, and it would be necessary for completion of archaeological map of Montenegro and the Adriatic in general. (V. Kovačević, GPM)

Cave Spila and Tamnica above Perast:

Cave Spila is at around 1,5 km east of Perast, at the south-western side of hill Sv. Ilija, immediately above village Glogovac, at around 320 meters above sea level. The opening of the cave is 9, 5 m wide, the height is 6 m and it is facing south-west. From the wide entrance, the cave stretches in depth of karst hill at around 25 m, finally getting narrow and becoming an inaccessible channel. Hidden from cold northern winds, dry and warm, naturally well protected, cave Spila provided excellent conditions for long residence of people. At around 500 m east from Spila, there is one more cave known as Tamnica, with an entrance that is barely visible, and height no more than average height of a man. Entrance is closed with a big rock in the middle that reaches the top, leaving a narrow passage from both sides. Long and narrow channel descends into a big hall, decorated with cave ornaments. From this hall, there are many narrow inaccessible channels going deeper. One of the channels is a bit wider and higher than others, and is especially interesting, because there are dents in its floor that are filled with water from autumn rains. This fact could explain the presence of ceramic pieces scattered along the hall and floor of the big hall, because it is quite possible that the inhabitants of Spila used Tamnica as a reservoir of drinking water during the year.

Research in cave Spila was done in July of 1974. Analysis of archaeological material, ceramics, tools and ornaments can be characterized as eneolithic and bronzadopic site. (Č. Marković, En. CG)

Risan

The most significant multi-layer archaeological site in Boka, with a rich Antiquity layer. There are remains of monumental architecture, necropolis, ceramics, money, glass. Fortified locations where the research was done were: Gradina, Carine, Villa Favorita, Čatovića ledina, House of Culture, Hospital Door, Vrata bolnice, Villa with mosaics, Old Saltern, etc.

Undersea area between cape Strpački and cave Murove, where an underwater archaeological site with remains of sunken ships and their cargo was registered, as well as a part of Illyrian and Hellenistic walls.

Rock Lipci - status of cultural property

Kostanjica:

In this site of Risan bay, fragments of floor mosaic of an ancient structure were recently found. These are archaeological remains of mosaic floor from the Antiquity that were found near highway Risan - Herceg Novi, at the site Naluka near confluence of Morinje River. (S Zašti Morinja)

Krivošije:

Tumuli by church in Dragalj:

At the distance of about 100 m north-east from the church, there are tumuli with damaged layers, that are 15 meters in diameter and of 1 m height. At approximately the same distance from the church towards south-east, there are other tumuli, well preserved. Its height is 1,70-2 m and diameter 15-17 m. The third tumuli from this group looks like it was located immediately above current fence of the cemetery, but it is completely destroyed. Only the circular shape of foundation is visible.

Prla:

At the western edge of field below hill Dvrsnik in bare rocky area, there are a few stone tumuli, at approximately 400 m away from the church. One is somewhat smaller, diameter of 15 meters, while the other two are larger, 22-25 m in diameter, height of 1,5 m.

Podvrsnik:

At the north-west edge of field Dragalj, there are two stone tumuli that have a necropolis with "stećci". One of the tumuli is 12 m in diameter, another 15, with the height of 1-1,5 m. The distance between them is approximately 120 m.

Necropolis with "stećci":

At the northern end of field Dvrsno (Dragalj), below hill Dvrsnik, on two soft mounds there is a necropolis with tombstones ("stećci").

I Small tumuli of diameter 12 m, height 1-1,5 m, served for 7 graves with "stećci". With necropolis of tombstones, there are also graves with smaller stone crosses.

II Low tumuli of 0,5 m in height, diameter of 12 - 15 m, with 8 graves with tombstones, all in the shape of big horizontal plates, aside from one that is vertical, as a pillar with inscribed cross. At the top of tumuli there are two "stećki" one next to the other, while the others are at the edges, and two completely out of tumuli.

Antiquity in the area of Krivošije:

Remains of ancient period in the hinterland of Risan are not as numerous as prehistoric ones. Especially noted is the lack of traces of Roman architecture and settlements. Until recently,

Roman inscriptions were also lacking in this area, and the data on Roman life in this area is still unclear. For now, there are significant findings that testify to ancient period in Grahovsko polje, Dragaljsko polje and Krivošije and are related to remains of Roman and pre-Roman roads. Area of Krivošije as well as the entirety of hinterland of Risan was significant primarily as a traffic node on the road Risinium - Salthua, that was tied to highway road Epidaurum - Andreba. Findings in the field are largely connected to remains of Roman roads. They are preserved parts of the route of the road, signs, walled water containers and some structures along the road.

Grkavac - Roman sign for miles

Lupoglav - sign for miles and remains of ancient road Strekavica - route of the old road

Dragalj - route of the old road

Krnja Jela - path, Roman road

13.2 Assessment of condition

Condition of archaeological cultural properties in the area protected by UNESCO is in general good, although their final purpose remains undefined. Regardless of their significance, attractiveness and locations, projects of conservation and tourist presentation remain uncompleted. Therefore, activities on control and care for their preservation need to be started as soon as possible. In almost all archeological sites in the area of Kotor - Risan basin, there are preserved original shapes in the form of architectural remains of settlements, cities or sacral complexes, in accordance with the period of their origin. They are left open, enduring weather influences and influences of urbanization.

13.3 Measures

- Keeping in mind that in certain sites there is some devastation and degradation noted, due to weather and human factors, activities of protection and preservation need to be intensified.
- Establishment of adequate fence will disable the access to sites.
- Conservation projects with the goal of protection from further devastation need to be made.
- Tourist presentation projects with clearly defined tasks need to be made.
- Valorization of site Gradina in Risan needs to be made, in order to put it under the protection of the state.

14. FORTIFICATIONS

14.1. FORTIFICATIONS OF VENETIAN AND OTTOMAN PERIOD

KOTOR

FORTRESS OF KOTOR

Today there are relatively little of visible remains of fortifications of medieval, pre-Venetian Kotor, *in situ*, especially when the city parameter is observed from outer, facade side. Pre-Venetian city wall has remained visible to present-day, from the northern city doors and the small doors (portella)-medieval doors for taking out the trash into the sea, next to the doors opened during the 1950's for the purposes of city theatre within the complex of former Venetian military hospital, and from a few spots from the fortress on the hill.

Medieval wall by the portella was built vertically, in a relatively rough manner, especially when compared with later Venetian period. It was constructed from cut stone, with relatively wide joints that were pointed up. Binding lime mortar is of exceptional quality with no signs of crumbling even after several centuries. Taking into account the great height of the walls, characteristic for the Middle Ages, and exposure of the foundation to the liquefying effect of the sea, and the river on the outer side, as well as underground waters on the inner, and the consequences of earthquakes, the defence walls tilted slightly during the Venetian period.

Similar issues were solved by Venetian military engineers by addition of escarpment, sloped wall plate, which, in addition to static reinforcement, were intended to receive a dynamic hit from the artillery. Aforementioned sections of the city defence wall were reinforced in the form of counterfort, so the facade of the wall was only covered to a small extent.

However, it is important to note that the routs of the walls of the medieval city parameter are in complete compliance with today's curtain walls, except old walls are covered by escarpments on the outside, as described, and they often had reinforcements in the form of auxiliary structures on the inside. Examination of city fortifications made after the earthquake in 1979 has shown that, barring exceptions, in the case of collapse of a medieval wall during previous seismic activities, there are preserved remains of medieval defensive walls within existing fortifications, in findings known as «antiquus murus civitatis».

Implemented research works in this area have confirmed the relation of the aforementioned complex with the old city wall. Moreover, in the immediate vicinity of the Buća Palace, towards present-day city doors, within late Venetian Valijer bastion, a system of medieval city gate was found, that, in some certainty, can be traced back to XIV based on its shape, construction and style. The gate was made in Romano-Gothic style. The doors at the outer side of the parameter are unusually small in size, while on the inner side there is a big hole of pointed arch with remains of medieval system for closing, and a wall that was added later, which formed a safeguarding post.

From today's perspective, it is important to remember that during the Middle Ages, the sea shore was much closer to the city than it is today, i.e. the sea was reaching the city walls. That

explains the fact that the doors facing the sea, found within the Valijer bastion, were relatively small in size, and that they had a supporting function, until the new ones were made in 1555. It is known that, in the Middle Ages, due to lack of adequate bypass roads around the city, all trade, including Ottoman transit caravans, went through the fortified city itself, through the doors with movable bridges over Škurda and Gurdić.

The gate on Škurda was certainly, initially, made in pre-Venetian period, but it was radically reconstructed after Barbarossa's attack. At the western stretch of the northern city curtain wall, the remains of medieval walls and barracks were found during the most recent works on bastion Citadela (1990's) and they were unfortunately removed. During these works, a part of medieval city wall that crumbled in the earthquake of 1667, was found, as well as another city gate of Romano-Gothic style, at the connection point between the Citadela bastion and walls facing the sea.

System of doors on Gurdić comprises of three belts of gates, with the central one belonging to Romanic phase of city development, i.e. period between XIII-XIV centuries.

It has not been reliably determined how Kotor fortifications and walls looked like in 1420, when the Republic of Venice inherited them. It is known that they were in poor condition, their safety was endangered by vicinity of private houses. Venice immediately started reinforcing fortifications, but not in the most dynamic pace.

Intensity of activities on city fortifications grew during the times of war threats. As soon as the danger would pass, alarming condition of the walls would be forgotten. During the first occupation of Skadar in 1474, Venetian Senate, fearing for Kotor, decided to create a circular fortification system around the whole city. This fortification was built gradually, after centuries of efforts.

The Venetians gradually reconstructed and modernised Kotor's old walls, in order to change their purpose of defence against cold weapons to that of firearms. The first significant intervention in that regard was construction of the Gurdić Tower in 1470.

In the end of XV century, special attention was paid to works on citadel, castle, the most difficult and dominant part of Kotor's defence system, at the top of the Sv. Ivan hill.

After that, extensive, long and exhausting works on fortification of the northern sector of the city fortification began, as well as curtain walls facing the river and bastions that were flanking (Citadela, Bembo, Riva). The construction was followed by many issues: lack of funding, lack of appropriate materials and human resources, damages to the foundation of constructed walls due to bad soil and river erosion, etc.

Significant care for the fortification was, by rule, demonstrated in preparation to Ottoman attacks, such as the one of Barbarossa in 1539, which fell upon the city at the time of aforementioned intensive works on the northern part of the fortress sector. Although no particular significance was paid to this attack, Venetians strived to finalize the construction of fortification. The example of Barbarossa's attack demonstrated that the Venetians compensated for the lack of their defence system, fortifications in particular, with their skilful diplomatic activities and bribery of both local and Ottoman officials.

Fortification of the city continued in reduced intensity in the beginning of XVII century. At that time, two large outposts with openings to the river and a soldier's exercise area, called Pjaca Soranco, were built within the Citadela bastion.

When Cretan War broke out, Venetian interest for fortifications on the eastern side of the Adriatic coast increased. The cities had mostly weak fortifications, but Kotor was in the most difficult position. The destiny of Kotor affected all Venetian properties in Montenegrin coast, and more importantly, the possibility of passage of Venetian trade ships through this part of the Adriatic Sea towards Levant.

The Ottoman attack that represented the most challenging test for Kotor walls started on July 30th 1657, with artillery fire from the direction of Pračišt, which continued until the end of siege. In terms of scope of preparations, number of participators (a number of 10.000 soldiers is mentioned) and significance, this was the most difficult attack Kotor suffered in its history. Thanks to the sabotage of local Ottoman aghas, reliable Venetian friends and mercenaries, the Ottomans, after two months of siege, withdrew in front of Kotor, although their artillery had previously made large openings in the walls.

The earthquake of 1667, in addition to fateful consequences for the life in the city as a whole, also had a great impact on complex of city fortifications. Data on consequences of the earthquake can be found in official reports and commission records that determined the estimate of damages for the purpose of urgent repairs, as well as in letters of Kotor Provveditore Lorendan. Excluding detailed descriptions of difficult consequences for the populations and description of the misery that fell on them, important concrete data can be found.

Long after the big earthquake, provveditori, chiefs of fortresses and engineers have unsuccessfully attempted to send reports from Kotor on the very poor, often catastrophic, condition of fortifications and public structures. Awareness of the need of great investments had probably been present in the capital as well, but the economic strength of the Republic was growing weaker by the day. More significant works were taken only in the middle, and especially by the end of XVIII century, approved by the 1759 Senate decree.

The most extensive works from the Venetian period on Kotor fortifications were done in the span of a few years, practically in one breath, and they were tied to the movement of Šćepan Mali. His appearance made Venetians fear that he could attract many people of Boka, as he represented himself as a Russian emperor. This attitude resulted in unprecedented activity on reconstruction of Kotor fortifications, primarily those in the hill, which would be in most danger barring potential attack of Montenegrins. Vice lieutenant engineer Mozer de Filsek lead the works, and they were done in the period between 1768 and 1769.

These works were final presentation of intense interest for Kotor of a weakened Republic. Judging by the relevant documentation, it was getting difficult to obtain funds. The authorities strove to identify, inventory and preserve existing structures and material resources.

These were the last activities on fortifications and their assisting structures. Ten years later, collapse of the Venetian Republic followed. During the hundred years of Austrian rule, fortifications were in intense use.

PERAST

FORTRESS SV. KRST (SAINT CROSS)

In the Kotor bay, after Kotor itself, the most important fortification was Perast. Perast lies in the foothills of the Sv. Ilija hill, facing Verige, in one of the most beautiful and strategically important positions of the Boka Kotorska bay. From their fortress, the island of Sv. Đorđe (St George) and the Gospa od Anđela (Our Lady of Angels) fortification in Verige, Perast people controlled and protected strategically important Verige strait over centuries. The north side of the strait belonged to Ottomans. The Venetian marine road to Kotor was in most danger at that place. Perast was surrounded by Ottoman territory on all side, somewhat protected by steep rocky slopes and the possibility of escape by the sea.

It is believed that Perast is a very old settlement, and that it got its name after an Illyrian tribe Piruste. Above the fortress, there are remains of Roman road that lead from Risan to Acruvium (ancient predecessor of Kotor), so it is possible that a smaller Roman fortress (castrum) existed in this place. In the same location, the Church of Sv. Krst (St Cross) was built, that was in the yard of today's fortress, after which it got its name. Based on the preserved fragment of pleterous ornaments, this Church can be traced back to IX century.

According to records of the Municipality of Perast, in 1570 a fortress was built above the city. Butorac claims that in 1571 it still did not exist, but it was certainly built by 1583. In any case, it was built around that time, but it did not have the scope it has today. It was an upper castle, with certain parts that date back to before XVII century, when the second, lower defence belt was built.

There are numerous documents based on which it can be understood that Perast, due to its crucially sensitive position, vigorously urged the Venetian authorities to build continuous walls around the whole settlement, similar to Kotor. However, the necessary funds and the fact that Perast did not have medieval walls to be adapted, as was the case in Kotor, contributed to the fact that only a small, aforementioned, fortress was built, "for our faithful Perast, to have a shelter to preserve life". Some years after the Ottoman attack of 1654, and largely because of it, Venice approved the funds for construction of three towers, on the suggestion of Don Kamila Gonzaga. Gonzaga visited the fortification of Kotor bay in 1657, identified many insufficiencies in the fortress, and suggested works on Verige and necessary construction of towers in Perast.

It is evident that Perast cared the most about the maintenance and restoration of the castle, in order to keep it fully functional, but Venice was not ready to financially support their requests. The city had to manage for itself. Contributions of local population funded the repairs in 1647 and 1648, and in 1685, a decision was passed that a captain who would not implement decisions of the procurator of the Church Gospa od Škrpjela (Our Lady of Rocks), would have to pay 100 ducats fine in benefit of the castle.

Significance of Perast fortification in the eyes of Venetians was especially reduced after conquering of Risan (1684) and Herceg Novi (1687), so during the XVIII century, the municipality often sent pleas to the dodge to make necessary repairs. These pleas fell on deaf

ears, which is confirmed by the sources and documents, as well as remains of constructions and repairs at the fortification itself.

Initial fortress, smaller castle, in its conception, fortification features and architectural scope, could have been built by the end of XVI and beginning of XVII century, although very old, traditional architectural styles were applied, mostly due to modest resources. It could not have been considered the most modern of defence structures even for its time. However, its construction was solid, on a good terrain, so it did not suffer many damages throughout its history, be they attacks, fires, earthquakes or just time itself. It was founded on rocks that were often embedded into the walls in lower zones.

The entrance to the fortress was at a basement level, on the side facing the sea, but due to the slope of the terrain, it was still sufficiently elevated over the ground. It had a movable bridge that was lowered if needed to a freestanding stairway in front of the castle, within lower defence belt. On the southern wall of the castle, on left and right to the entrance doors, at their height, stone blocks were initially left, perhaps envisaged for additional construction of outer defence belt. Later, that belt was constructed, but at the total width of the castle. It is possible that prior to its construction, stone stairway did not exist, but wooden ladders were used for entrance instead.

At the entry basement floor, next to the storage of gunpowder, there was a reservoir of a cistern and one narrow room facing north, as well as one small guardpost. The walled pillars of the basement carry an arch with a fortified room, that can be reached by the stairway. In the fortress itself, there are spaces for the needs of soldiers, artillery and ammunition, a terrace for using artillery, as well as a stairway for the barrack and defence post, and the top of the cistern.

Rooms at this floor were not closed, but only covered with arcades, and later, probably during the Austrian rule, they were mostly walled. Above this floor, there are rooms for accommodation of soldiers, which can be entered from the hallway, and which were covered by a one-nave roof. On the side of the fortress, over the slope of the roof, console climbing stairs were made to the highest lateral promenade, with extending corners on the edges.

Defence parameter of the yard was initially significantly lower, approximately reaching the height of the entrance to the upper zone of the fortress, and was perhaps also smaller in scope. Later it was improved in height, and possibly its scope was extended towards south, i.e. the city. At the eastern wall of the defence yard there was an entrance, that was later protected from the outside with a pentagonal low bastion-guardpost with many spaces for rifles. Parameter of the yard of the fortress (known in the documents as "primo recinto") in the southern part is irregular, curved, with pointed parts. Its south-west and south-east parts were reinforced with small curved bastions, which seem to have happened later, when the part of the yard was covered during the construction of lower artillery platform. At the fence walls of the yard, remains of many additional constructions from different periods can be noted. In the yard, a barrack was additionally added in front of the entrance stairway.

After the Venetians, the fortress was used by the French during the time of Napoleon, for the accommodation of their army, until October 1813, when Perast people overtook it. Since 1814, all the way to 1895, the fortress was used by the Austrians, who abandoned it taking the cannons and other things with them. It seems that the fortress was used from 1911 again.

ČARDACI (TOWERS)

Considering its extremely sensitive location and unfavourable surroundings, serious fault of Perast was the lack of continuous fortified parameter around the whole city, which the population strived for without success. In addition to fortress Sv. Krst (St Cross), this fault was alleviated by a series of smaller individual towers, so-called "čardak". Towers of Perast were very carefully placed, so they formed a good system of crossed defense points inside the city itself.

The oldest tower of this defense system, and the oldest fortified point (at the time of its construction, fortress Sv. Krst (St Cross) hadn't been built yet), was the **Tower of Markovići, later Martinovići**. It was built close to the sea shore, at the main square of Perast, next to the former chapel, later parish church of Sv. Nikola (St Nicolas). It was built by a sailor Ivan Marković (Zuane Marcovich) in the beginning of XVI, and was inscribed with his family coat of arms. Around 1680, the municipality overtook the ground floor for the purposes of prison. Family divides lead the tower to become ownership of Martinovići branch. It was reconstructed by a famous captain and teacher, Marko Martinović. In XIX the tower became a part of the municipality building, and in the middle of that century, it was mostly deconstructed, during the repairs and additional construction of the structure that it now belonged to.

In XVI century, **Tower of Viskovići** was built. Judging by the writing on the tower (five letters "P" – Parvum Propugnaculum Pro Praesidio Perasti / Small tower for Perast military unit), it can be seen that this was one of the centers of the city's defense system. The tower boast the coat of arms of a brotherhood (kazada) Zubaci (Dentali), to which family Visković belong to. Tower of Viskovići is the only one of nine towers of Perast that had a cannon until Ottoman attack in 1654 (tenth tower was built in 1656). The tower has solid façade walls, vaulted ceilings and cisterns on the ground floor. At the level of the second floor, there is a line of strong stone consoles, that carried some kind of defense post, such as medieval machicolations. Judging by the range, floor, and probably the walls of the promenade were made of wooden beams. The tower has been preserved to present-day within complex of palace of family Viskovići.

In the immediate vicinity of the Tower of Viskovići, north from it, next to the house of Balovići, there is the Tower of Mazarovići, famous Perast family, with coat of arms, inscription and carving of the year 1656. This is the most recent of Perast towers, the tenth one, built after the Ottoman attack of 1654. Its inscription reads: "for safety and decoration of the homeland". Facades of the tower have characteristics of Baroque, as well as wider window frames. The roof is four-nave, unlike previous constructions.

The Tower of Mazarovići, (Tripa Krilova Mazarović), has also been preserved to present-day. Now it is owned by Đurišići, near the coast. This is a characteristic example with all features of Perast towers. It is very small in dimension, with minimum of openings, cistern on the ground floor, two floors and one-nave roof.

The Tower of Matoševići has also been preserved, if somewhat altered. This is the first tower from east, in the hill over Bronza crossroad. During recent adaptations, some openings in facade

walls were made, but the initial appearance of the tower was preserved, including its one-nave roof.

The following towers have disappeared (joined with other structures) or been radically changed: **Zvečan**, (over spring Bizetin), **Krstičevići** (or Markovići), at the site of Peroe, by the **Martinović Palace, Hercegovići (or Zmajevići)**, over Počiljut crossroads, by Gospa od Rozarija, Burovići, so-called Burovina tower, north-west from the house of Lučići and **Maro Krilov**, formerly owned by family Ćorko, near Church of Sv. Ivan.

The towers were simple, of small, square foundations, with vaulted, rarely wooden ceilings. They were similar to medieval one-cell houses, where the organization of space was developed vertically. They often had ground floor, with its own cistern and two floors. The roofs most had one nave. As for the openings, they had doors on the first floor (climbing was done via ladders), small windows on top, numerous loopholes, and later some cannon spots.

RISAN

Risan dates back to ancient times, and it was first mentioned in Pseudo – Ksilaksa in IV century B.C. In III i II century B.C., Risan (Rhizon) was the main fortification in the Illyrian State, that Polybius considered impenetrable. During I century B.C. Roman Rhisnium was mentioned as “oppidum civium Romanorum”. In some iterations the city was called Resinium, in some Rucinium. During the invasions of Avars and Slavs, the city was abandoned. Porphyrogenesis considers it a populated Travian city, and Dukljanin considers it a town.

During the Middle Ages, Risan did not have the importance it had in the ancient times, when the whole Boka was named Sinus Rhizonicus after the city. This name was used long after Kotor overtook the lead.

In addition to Herceg Novi, Risan was a significant base of the Ottomans in Boka, and the first place they reached in this bay and the Montenegrin Littoral. They ruled the city, with shorter pauses during Cretan War, for two full centuries, until 1684. Risan comprised of a fortress in the place of the old ancient one, and suburbs, that are mentioned in documents as a town. The fortress was so small that the settlement with civilian Ottoman population could not have been formed inside its premises. However, it probably had its resident crew. The town, populated by Christians, had a prince who inherited his title, and he was given authority by the Sultane. The town had a scale and a harbor, significant for the commercial development of the city. Most of the trade with Herzegovina was made through it.

Risan fortress, as a protruding point in a dominant position, protected the town, and controlled the trade path between Risan and Nikšić (Onogošt), Trebinje, and further inland. In addition, the position of Risan in the bay made it very important for the Ottomans as a military and military-marine base. The city presented the competition in trade for the neighbouring Perast, so they constantly pressed the Venetians to conquer Risan. They did so several times, and Perast played a crucial role.

In the beginning of 1648, general provveditore Leonardo Foskolo, with the help from Montenegrins, especially Perast, conquered, destroyed and abandoned Risan fortification. After that, Perast took all the measures to persuade the Venetians to conquer Herceg Novi as well, and to improve the defense of Risan fortification. However, Risan was conquered by the Ottomans again in 1654.

Evlija Čelebija in his traveling chronicles wrote that the fortress was comprised of strong bastions and loopholes, and that it was surrounded by steep slopes all around, with the small iron gate in the northern side. The fortress was indeed inaccessible, except from the northern side.

In the fights over Risan during XVII century, the city and the fortress suffered serious damage. Repairs, it seems, have not been made during Čelebija's visit.

In 1684, conditions were there for the city to finally be liberated from the Ottomans. This change of leadership meant a change in the life of Risan. Only in the end of the Ottoman and the beginning of the Venetian rule, did the city start being depicted in engravings, and even then relatively rarely and carelessly. Depictions of Risan are most often found in Coronelli's atlases that represent Venetian conquests from the end of XVII century. Coronelli's engraving of Risan depicts several towers, mosques, two streets, of which one is Gabela (trade street near the river through which inland caravans passed). At the hill that dominates over the city, a fortress is depicted, inaccessible from all sides. Comparing the condition in the field and plan of Mirko Kovačević with the appearance of the fortress, a conclusion can be made that it is pretty realistic, except the traditional manner of depiction of certain structures (towers, mosques), can be neglected.

After the liberation from the Ottomans, Risan fortress still had a crucial role in control and protection of trade caravan transit. However, by removing the Ottoman danger, its military and strategic significance reduced, so it seems that the Venetians were satisfied with using the inherited, although partly damaged, old Ottoman fortification.

Parameter of the fortress is made of double walls. Although it is difficult to determine its chronology without diggings, the inner wall is older, probably medieval, and the outer wall is more recent, from the Ottoman period. The best preserved parts of the fortress are in its core, with a circular tower.

TROJICA

Fortress Trojica is a strategically important point when approaching Kotor from Tivat and Budva, and one of the most important roads that connect it to Montenegro, over Mirac. Due its position on a bend that dominates the surroundings and a place where many paths cross, Trojica was considered one of the most important outposts of Kotor.

The site got its name by Church Sv. Trojica, that was built by Kotor municipality. It is first mentioned in 1431, but it could be significantly older. In 1431, Mihailo Vračen was chosen as its abbot, and in 1450 Matija Čurilica (Chiurilica). Hermitages lived by the Church, and it served as a pilgrimage spot and cemetery church for families from Odoljen.

The Venetians understood very early the strategic importance of the site and suggested the construction of a fortress. Still, it is considered that the fortress in Trojica was built only in XVIII century.

Trojica represents a relatively small fortification, somewhat larger than an independent tower. It is comprised of three floors of square foundation. The ground floor includes an escarpment. Detailed description of the tower ("torricella") is given by Montalboti in his Cadastre of Venetian Structures (Catastico di tutte le pubbliche fabbriche...) from 1788. The ground floor served as a kitchen (comune cucina), on one side there was a small prison, and a cistern in the middle. The entrance was placed across a defense trench ("fossa"), and it was protected by one walled barrier with loopholes ("una barriera di muro con feritoje"). Soldiers were accommodated on the floors ("quartier de'soldati"), and ceilings and interior staircases were wooden. In the aerial space of the second floor ("mezz'aria di questo piano"), two small rooms for officials were built.

The tower preserved its initial form until the 1860's, and later it was reconstructed by the Austrian army, with strong outer fortification.

ISLAND SV. ĐORĐE (ST GEORGE)

Island Sv. Đorđe (St George) had an exceptionally favourable strategic position of protecting the entrance in inner, Kotor-Risan bay, in the stretch between the Verige strait and Perast. Old chronicle writers cite that Illyrian queen Teuta gave her tower in this island to colleagues Perast people to guard. The same information was noted during the time of Roman emperor Diocletian.

These claims cannot be considered truthful, but they cannot be neglected either, because from the defense point of view, this island truly had an exquisite location. In addition, Illyrian graves and Roman inscriptions can be found in the island. This points to the fact that the island was not only an old necropolis, but it could have had a function of military camp or even a smaller fortification, dating back to ancient days.

Establishment of Benedictine monastery on the island in XI century by Kotor probably served to ensure marine transit through Verige. Starting with XV century, due to its significance for the defense of the city, they strove to nominate Kotor gentry for the position of abbot.

To what extent the old monastery was fortified is unclear, but it is logical to presume, based on traditional architecture for this type of structures, that it had significant defense features. Structures were certainly built solidly, from stone, with minimal openings. Perhaps the whole complex, or at least a part of it, was surrounded by high defense walls.

Historical sources tell us that the church and the abbey were almost completely destroyed during a pirate siege in 1571, and that people of Perast regularly organized guardposts on the island, especially after 1634, when Kotor finally, after long disputes, lost the patronage over the abbey.

Venetian military engineer Alberti, during his visit of Boka fortifications in 1624, paid special attention to Perast, in part due to the recent attack of African pirates. In his report, in addition to other reinforcements of fortification system, he suggested fortification of the island Sv. Đorđe (St

Gerge). Taking into account similar reports, this certainly does not mean that there weren't some fortifications on the island at that time.

We know that the monastery structures were much damaged in the big earthquake of 1667, and that present-day simple church and residential structures were built after that. These structures were used by the Venetians, French and Austrians as fortification. They built defensive walls with loopholes around the complex.

During the French occupation of 1812, strong artillery was set on the island, facing Verige. The French built defensive walls from the south, south-west and south-east sides, as well as munition storage. In the beginning of fall 1813, the English, during their short rule, stole all the cannons from the island, as well as those from fortress Sv. Krst (St Cross).

During the period of Austro-Hungarian rule in XIX century, depending on strategic needs, the island was mostly used by the army. It was given to the church in 1827, and after 1848, it was again, home to the military.

14.2. FORTIFICATIONS OF THE AUSTRO-HUNGARIAN PERIOD

VRMAC

Initially, a temporary fortress was built on Vrmac in 1858, and present-day fortress was built between 1894 and 1897. The old temporary fortress Vrmac was replaced with the new, heavily walled fortress. „It had an initial artillery of 8 cannons of 120 mm (120 mm MKS M 80/85) M-80-Mark-80, 6 Polish cannons of 80 mm (80 mm FKM 75) and 4 armored mine throwers of 150 mm (150 mm PM- M 78). The artillery was later changed to 8 howitzers of 120 mm (120 mm MKS M 80/85) and 4 armored howitzers of 100 mm (100 mm PHM- 05).” On March 24th 1906 in Kotor, a session of committee lead by general inspector Gustav Graf von Geldern-Egmond zu Arcen was held, during which explanations were given regarding fortifications of marine base Kotor. It was decided to change the artillery on the fortress, thus it became a fortress for fights on distance.

The fortress is, along with Goražd, a type of mountain fortress that comprises of all necessary space for the troops, operations and defense into one object with the smallest possible foundation. When Montenegrin infantry advance to the port, on October 23rd 1914, “fortress Vrmac was hit 176 times and it was ready to surrender.”

GORAŽDA

The fortress was built in several stages. Already in 1869, there was a fortified battery in its place, and in 1878, the fortress was redone and the artillery was changed. It got its today's form in 1886. In the period between 1886 and 1914, the fortress changed its artillery, and before WWI, it was protected with armored domes. It had a purpose of fighting Montenegrin artillery stationed in Lovćen position, preventing penetration of enemies from directions of Njeguši-

Kotor and Budva-Tivat for the action of the forces from the direction of the bay Trašte-Pržice-Kotor.

In 1869, the battery in Goražde was armed with a six-pound cannon of smooth pipe, one seven-pound howitzer and one four-pound cannon. The weapons changed, and before the WWI, fortress Goražde had one battery of four howitzers of 120 mm in cases with metal pulleys, and two howitzers of 120 mm in one iron dome MSK-M-8, as well as one battery 4x120mm KKM-61 and three machine guns 8 mm M-6-04.

On October 19th and 23rd of 1914, Goražde was attacked by Montenegrin army from the position Kuk, with cannons of 120 and 155 mm (8 cannons – 2 batteries). On Goražde, on October 19th, 21 grenades fell without major damage. Artillery fight continued on October 25th and 26th. Goražde suffered damages on October 25th.

DVRSNIK

Fortress Dvrsnik was built from 1910, and the works continue until the collapse of Austro-Hungary. It was made of concrete, and was the only one of its kind in Boka. (Fortress Radišević was partly made of concrete, but the majority was made of stone).

Dvrsnik was armed with four, modern for that time, howitzers of 100 mm (4x100PzH), armed lookout post (1xPzBob), one machine gun on a post and six machine guns without post.

Barrack-fortress Dvrsnik during its construction in 1915 (R. Pavićević)

LEDENICE

This hilltop was occupied immediately after the Austrians entered Boka, and it was fortified in Polish style. After uprising Krivošije from 1869, blockhouses (structures of permanent type) were built here. Fortress Ledenice was built in the end of XIX century, during a time when the whole area was fortified by construction of solid defense structures of mountain type.

The task of fortification Ledenice was to close the direction from Grahovo over Dragalj and Gornje Ledenice that leads to Risan through patch between Greben and Struga, as well as participate in protection of fortified camp Ledenice Donje-Grkavac.

GREBEN

Before Krivošije uprising in 1860, at Greben hilltop, there was an artillery station of Polish type that was occasionally occupied. The significance of this position was noted by count Auersperg, commander of one of the units that lead the fights against the uprising, after heavy damages they suffered in this fight. After the uprising, the space from Greben to Sv. Nikola and SMokovac was closed with five infantries, and 5 blockhouses of Polish type were built, that later became permanent fortifications. The fortification got its today's form in the end of XIX century.

POVRŠNICA

The fortification was built in the end of XIX century. It falls within third defense line of north-Krivošija defense zone. With other fortifications of this group, it had a task of closing the direction that leads from Dragalj to Risan. At the same time, its crew controlled the movements in this direction.

UNTER (DONJI) I OBER (GORNJI) GRKAVAC

These fortifications were built between 1891 and 1893. Before WWI, Donji Grkavac had two cannons of 90 mm KKM-4, as well as infantry and machine weapons. Gornji Grkavac also had infantry and machine weapons.

GROUP JANKOV VRH

Western fortification (Westfort) Jankov vrh is located north-west from Ostfor, at an unnamed hilltop of 1020 meters above sea level.

Group Jankov vrh was built between 1906 and 1907. Forts Jankov vrh are part of northern Krivošija defense zone in the first line of group Dvrsnik – Jankov vrh – Dragalj. The task of this group of first line was to disable penetration of enemies from the wider region of Grahovo over Dragaljsko polje towards Crkvice and Herceg Novi and Grkavac and Risan. Aside from infantry and machine weapons, there were two cannons of 90 mm.

Eastern fortification (Ostfort) Jankov vrh is similar to the western one semicircular platform for cannons and one triangle wall for defense that make a united front.

DRAGALJ

This fortification was built in 1830. During the first half of XIX century, this fortifications, deep in the hills above Kotor, was set to be abandoned due to estimates that there was no danger in that part of the territory, as well as the complexity of transport. However, during the uprising from 1869 (caused by the decision on mobilization), this fort had great significance, due to its position, as well as the mood of local population.

OSTFORT (EASTERN FORTRESS) KOM AND WESTFORT (WESTERN FORTRESS) STRAŽNIK

Fort Kom and fort Stražnik were built in the same time other fortifications of Krivošija zone were built, in the end of XIX century. They belong to the second line of group Crkvice – Grkavac, northern-Krivošija defense zone of the fortress Boka Kotorska, Grkavac (Gornji and Donji Grkavac and blockhouses Cerovik and Unijerina also belonged to the group). They had infantry and machine weapons, as well as two cannons of 90 mm.

CRKVICE

The fortification was built in 1855. In 1869, it was a one-storey guardpost and it served as a structure for connection between Dragalj and Risan, as well as control of movements in that area. The crew was comprised of 15 soldiers of 44th infantry, and it was lead by one corporal.

Starting with WWI, this once insignificant area became a fortified camp with the possibility to accommodate and organize life for 5,000-6,000 people, with complete infrastructure, and in certain periods, Crkvice had up to 10,000 inhabitants.

Barrack Crkvice (R. Pavićević)

VRANOVO BRDO

The fortress was built between 1882 and 1884. Aside from infantry and machine weapons, it had two cannons of 90 mm M-04. Its basic purpose was to close the mountain massif of directions from Čevo over Donje Zaljuti towards Perast-Risan and Donji Orahovac. It controlled the wider area of Gornji Orahovac – Stepen – Donji Orahovac.

ŠANIK

The fortress was built between 1882 and 1883, and aside from infantry and machine weapons, it had two cannons of 90 mm M-04. The fortress was meant to block directions that from north-east lead to Gornji Orahovac and further towards Perast and Risan.

GOLI VRH

The fortress was built in 1909. It blocked directions Goli vrh-Velji vrh (1284 meters above sea level), controlled and prevented occupation of said line, further penetration towards Gornje and Donje Ledenice and further towards Risan, as well as prevented connection with enemy forces that were acting from direction Grahovo – Ledenice – Risan. It also served as side protection force in offensive activities against Montenegro. Aside from infantry and machine weapons, it had two cannons of 90 mm M-04. The crew had one officer and 40 soldiers of different specialities.

GRKAVAC

The fortress was built in the end of XIX century. Grkavac belongs to northern-Krivošija defense zone, second group of Crkvice-Grkavac. Its purpose was to block directions that lead from Montenegrin border and Gornje Zaljuti to Grkavac and further to Risan.

BATTERY ŠKALJARI

The battery was at first called-Batterie Bi. It was built between 1859-1860. Present-day battery was built later in the place of the old one. Battery Škaljari was built between 1878-1886, and before the WWI, it was redone, weapons were changed, and it got armored pulleys in cannon cases. In 1915 it got four cannons of 120 mm M-80. With relatively modern cannons and protective armor, the battery had an important task, in cooperation with batteries of Vrmac and Goražde, to lead artillery fight with Montenegrin artillery in positions Kuk and Krstac. It controlled the serpentine road Kotor-Njeguši and prevented penetration of inland forces from that direction into Kotor.

On the road that from Trojica parts to Njeguši, at about 500 m, there are remains of old battery Škaljari. The battery was built in a rocky hill that dominates the area of Škaljari and controls communication between Kotor and Njeguši. The remains consist of three circular posts made of stone, as well as one residential structure. At the foothills there are remains of typical guardpost house with two semicircular caponieres, probably for the accommodation of battery's crew.

BATTERIES MUL I AND II

There were two batteries in the area of Muo. Aside from batteries, this area also had storages of ammunition that are in good condition even today. There are documents on construction of barrack from 1872. Positions of batteries were not preserved. Battery Muo was built immediately upon the Austrians arrived (after 1814), and along with adapted battery of the castle Sv. Ivan, Kotor fortress and battery Trojica, they were the immediate defense of fortified Kotor. Battery from that period changed the form and artillery, and there are data that in 1914, before the WWI, the other battery was also located in that area.

CRKVICE

The wider region of Crkvice was significant for the Austrians all up to the beginning of XX century. There was a fortification in Crkvice with jandarmeria crew and smaller units that controlled and secured the territory. Occasionally bigger units camped out in this area, especially during the uprising in Krivošije of 1869 and 1882.

In the end of XIX and beginning of XX century, the general political and military situation as well as aspirations of Austro-Hungary for expansion towards the east changed. Fortification of Bosnia and Herzegovina and already fortified Boka Kotorska created conditions for concentration of larger forces needed for Austrian goals.

This was the reason for intensive construction in Crkvice. Structures for accommodation, life and complete logistical support for the forces were built. Crkvice became a fortified camp for the forces of 6000-7000 people. The camp was naturally protected by the configuration of the

terrain as well as forts Kom and Stražnik. However, there was a lack of water, bad communication channels and sharp climate.

In relatively short time, roads, waters, barracks, hospital, hotels, shops, school, shooting posts, officer residences, theatre, cinema, post office, tennis field, sky trail, bowling alley, chapel, cemetery, football field with 1000 visitors and bakery (among the biggest ones in the Empire) were built. There were different storage spaces in the camp for ammunition, food, hygienic supplies and food for livestock. There were also huts for a large number of horses, electricity from their own aggregate, means for different types of connections (radio, telegraph, signal and light).

From all these structures, only a few walls remain in Crkvice today (from the bakery, officers building, hotel, and concrete walls of one hut), as well as foundations and 11 cisterns that still hold water.

GRKAVAC-LEDENICE

Construction of fortified camp Grkavac-Ledenice began at the same time as the construction at Crkvice. This fortified camp was built in two locations that naturally integrate into one unit. The capacity of the camp was 2,000 people. In the area of Grkavac there are barracks, waters, roads, storages of different purpose and other assisting structures. In the area of Ledenice, that has larger natural capacities, a series of structures for accommodation of people, water, storages, huts and other infrastructural objects were built. This fortified camp was protected by forts Gornji and Donji Grkavac and fort Ledenice, which, in addition to their principle purpose, was aimed at protecting this camp as well.

GENDARMERIE BARRACK JEŽEVIĆI

Gendarmerie barracks were built on important bends or communicational posts that were key for control of larger territories. In addition to these barracks, gendarmerie was accommodated in stations in all places around the coast, and bigger villages inland, as well as along the border or significant smaller structures. Barrack Ježevići, which blocked and controlled direction Donji Orahovac-Ledenice, is the best preserved one of its type in the region of Boka Kotorska.

ROADS

With their arrival, the Austrians found only a small number of bad roads that connected the settlements along the coast, while karst, rocky and sloped hinterland was almost impassable, with a few of penetrated paths. Aware of the need for development of traffic network, Austria managed to develop it over 104 years, and the major part of that network is still in use today, with minor additions. Development of the network depended on many conditions, estimate of political and military situation, financial power and aims of Austria for expansion to east. It is important to note that the most intensive construction on the roads was between 1882 and

1914, which fits in with general movements within the Austro-Hungarian Empire. The majority of present-day roads around Boka Kotorska were constructed by Austrian military forces for their needs and planned war activities.

WATERS

The majority of water facilities in fortifications were cisterns. They were built in almost all of the forts, by collecting rainwater from the roof. Cisterns next to the structures collected the water from drains, using natural surfaces that were previously prepared. Some of the drainage surfaces were paved with stone panels, and some with ceramic ones, that are still preserved in good condition today. The quality of construction is confirmed by the fact that almost all of these facilities are in use today, although neglected.

15. CONDITION, THREATS AND RISKS

The biggest threat to outstanding universal values of the Natural and Culturo-Historical Region of Kotor is the exaggerated and unsustainable construction which threatens to endanger the integrity and authenticity of the area inscribed in the World Heritage List.

The biggest threat to the natural and culturo-historical heritage is represented by the plans that were drafted without considering opinions of experts, or consideration of conservation guidelines found within architectural heritage protection studies. Among them are plans for Kostanjica, Morinj and Dobrota, that were adopted without agreement from competent bodies for protection of cultural properties.

The planned construction of the by-pass would represent a threat to preservation of values of the heritage, due to its route that entails permanent loss of original characteristics of the historical entirety of Kotor and its surroundings. In addition, the planned construction of the by-pass road would endanger the values and characteristics of the cultural landscape of the Kotor Region as a whole.

Significant threat to preservation of values of the Kotor Region are tourist facilities, whose size, capacities and unadjusted forms and scales can endanger the integrity and authenticity of the space. Transport plays a significant role in the process of urbanization. In that regard, the following tendencies are present: construction is planned or already in process of parallel roads above the traditional coastal road, and the territory between two is being urbanized. This case was seen in Dobrota, and is planned in the western side of the bay, above settlements Muo, Prčanj and Stoliv. In that way, the construction of new parallel roads above the coastal road becomes an efficient instruments for the urbanization of the bay.

The goal of urbanization process of the coastal area is clear: an uninterrupted line along the coast of Kotor and Risan bay, within the protected area. This would destroy the horizontal structure (construction in free zones between settlements), as well as vertical structure of the landscape (construction and roads in green slopes of the hills). There is a lack of wider strategy for the development of tourism in Boka Kotorska bay, that would respect the characteristics of the cultural landscape.

15.1 MODERN URBANIZATION

ŠKALJARI – MUO – DOBROTA

The oldest depiction of Škaljari and settlement Muo is a drawing kept in War Archive in Vienna. The author of this and other similar drawings with marked positions of Kotor and Boka fortifications is a painter Z. Zinnenburg. The drawing was made before the first known photographs of Kotor, in the second half of XIX century. It depicts panoramic view of Kotor seen from bastion Citadela, at the north-west corner of Kotor walls.

The drawing shows the landscape of Škaljari, a settlement positioned in a natural amphitheatre in the narrowest point of the Boka Kotorska bay, as well as slopes of settlement Muo, with terraced properties that descend all the way to the sea.

Transformation of historical pattern of Dobrota can be observed based on a drawing of Z. Zinnenburg, as well as photographs of Dobrota made in the first half of XX century. The biggest changes in this settlement happened after the construction of a road in 1962, and after the earthquake of 1979.

DOBROTA

PERAST

City of Perast, with two islands, Sv. Đorđe and Gospa od Škrpjela, represents one of the most significant landscapes in the Boka Kotorska bay, due to the fact that it can be seen from many positions that connect the most significant visual axes of Kotor are. Perast represents the main point of the landscape seen from the sea, while ships pass through strait Verige, or following the coastal road, and especially in sights from surrounding hills that allow the historical agglomeration to be seen together with the aquatorium and the islands. Their historical frame were complexes with arable lands and forests. Undisturbed natural frame of Perast, and frame of two islands in front of it, represent the inseparable part of Perast integrity.

Introduction of new elements in the area of Perast strongly impacts its authenticity and integrity.

Interventions that occurred over the last few decades endanger the historical context of Perast. Primarily, this is seen in the road Lipci – Grahovo, that disturbs the landscape in the northern part of Risan bay and bare rocks of Lipci. Endangerment of the background of islands that occurred with construction of residential and tourist settlements in Kostanjica represents a permanent loss of landscape values of Perast and its surroundings.

RISAN

15.2 SPATIAL PLANNING

Spatial planning documents are an important instrument of protection of cultural properties; today, when there is a lot of interest in construction in attractive areas of protected space, the value of the space is often seen through its market value as a construction parcel, while its culture-historical, ecological, visual, natural...values are disregarded. In such a situation, spatial planning and comprehensive overview of all its values is of great significance; spatial planning enables protection of its values, improvement of its condition and its longterm economic valorization. Superficial and irresponsible approach and submission to the current interest of the market ~~can~~ contribute to the permanent degradation of the values of material and immaterial space, which leads to destruction of economic potentials of cultural and natural heritage in the mid and longterm.

The Law on Protection of Cultural Properties prescribes integral protection of cultural properties in planning documents, and Article 89 of the Law states “planning documents ensure protection of cultural properties and their surroundings, as an integral part of modern social,

economic and urban development, in a manner that respects their integrity and status and consistently implement regime and measure of protection stipulated by this Law.” In order to achieve such goals, before the preparation of planning documents, studies on protection of cultural properties must be prepared. This same Law, for the first time in Montenegro, introduces cultural landscape as a cultural property, and defines it as a “space with characteristic interactions of humans and nature”; the Law states that the immovable cultural property may be a culturo-historical structure, culturo-historical unit, site or area.

The area of the Municipality of Kotor covers 33,500 ha. Natural and Culturo-Historical Region of Kotor inscribed in UNESCO World Heritage List covers the area of 12,000 ha, and the area of the Municipality outside of the boundaries of the protected area is, to the greatest extent, part of its buffer zone, that in some parts has qualities of cultural landscape.

System of spatial planning, types and contents of planning documents, has been developed and improved over the past decades; this process can be followed particularly since the earthquake of 1979. For the first time, after that event, planning documents for some areas in the Bay were made, while the first spatial plan of the Municipality was adopted in 1984.

15.2.1 OVERVIEW OF CURRENT PLANNING DOCUMENTS

Planning documents in force	Planning documents currently in preparation
I PROTECTED REGION	
DUP (Detailed Spatial Plan) Kostanjica (2009)	GUP (General Spatial Plan) Muo (2007-..)
DUP Morinj (2009)	DUP Morinj – amendments 2014
UPN (Urbanistic Project) Strp-Lipci (1991)	DUP Prcanj (2008...) 95 ha
DUP Risan (2011)	LSL Glavati – Prcanj (2008...)
UP Perast (2012)	
DUP Orahovac i Dražin Vrt (2012)	
DUP Dobrota, amendments (2013)	
UP Stari grad (1984)	
DUP Škaljari (2008)	
DUP Muo (1992)	
DUP Prčanj (1994)	
DUP Stoliv (2010)	

LSL (Local Study of Location) Vrmac (2009)	
II AREA OUTSIDE OF PROTECTED REGION	
DUP Kavač (2009)	DUP Nerin, Donji Grbalj, 2014
DUP Platamuni-Trsteno (2014)	
LSL Grbalj1 (2010)	
LSL Grbalj (2010)	
DUP Bigova (2011)	
LSL Vranovići-Pobrđe (2009)	
DUP Industrial zones (1980)	
DUP Lastve grbaljske (2005)	
DUP Radanovići (2012)	
PPNMD (2007)	
Coast in the Bay, Protected Region	
DSL (State Study of Location) Sector 15: sv Matija- Škurde confluence	DSL Sector 16: Stari grad-Škaljari-Peluzica Amendments
DSL Sector 16: Old Town-Škaljari-Peluzica Open sea coast, buffer zone	DSL Sector 10: Spila-Risan-cape Banja
DSL Sector 38: Bigova, LSL Trašte	

Individual planning documents

DUP Dobrota – Amendments - AG Infoplan (Nikšić)	
Start of preparation – year	2008
Adopted – year	2013

Area in Decision on preparation	171,25 ha
Area of adopted plan	261,28 ha
(Predominant) purpose of area	Residential, tourist
Study on Protection of Cultural Properties	Not made
DUP cultural properties	<p>Total area covered in DUP is a part of the Natural and Culturo-Historical Region</p> <p>25 individual properties inscribed in the Registry of Protected Cultural Properties;</p> <p>old Dobrota and Ljuta, coastal line of palaces and residential architecture of past epochs</p> <p>historical coast made of ponte, mandrachi and old coastal road</p>
Comment	<p>Within the plan, individual properties were marked as cultural properties with a graphic sign;</p> <p>For a part of the settlement between coastal road and highway, there is a prescribed obligation of obtaining conservation conditions for parcels of individual cultural properties as well as the whole area between two roads. Same UTU stand for empty parcels as well as parcels outside of area of two roads, which creates conflict situations where UTU and conservation conditions are in non-compliance.</p> <p>Although the total scope of the plan is the protected area inscribed in the UNESCO World Heritage List, it wasn't treated as a cultural property within the plan.</p> <p>The plan enables continuous construction along the coast and connection of formerly separated settlements and groupings of houses.</p> <p>The scope of plan entails the area of steep slopes of Pestingrad and opens new construction areas in now green or terraced areas; visual protection of cultural properties is not to be ensured by creating the zones of protection with forbidden construction.</p> <p>The plan was adopted without previous agreement of the Directorate for Protection of Cultural Properties.</p> <p>The plan enables loss of inherited natural and culturo-historical values of the space and degradation of values of cultural landscape defined in the statement on Outstanding</p>

	Universal Value of the area.
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DUP Kostanjica - Amendments (Montenegro projekt doo)	
Basic plan Spatial plan of small settlement (1991)	
Start of preparation - year	2007
Adopted - year	2009
Area in Decision on preparation	20 ha in program task, , 30 ha in graphic enclosure (in the current plan 19,6 ha)
Area of adopted plan	34 ha
(Predominant) purpose of area	Residential, tourist Total planned GBP of properties in maximum volumen is 130 963 m ² Estimated capacities are 873 apartments and cca 2794 new residents and tourists, 50% tourists (1397 beds).
Study on Protection of Cultural Properties	Study on Protection of Architectural Heritage of Kostanjica, Regional Institute for Protection of Monuments of Culture, 2008 The plan was adopted without previous agreement from the Directorate for Cultural Properties.
DUP cultural properties	Total area covered in DUP is a part of the Natural and Culturo-Historical Region
Comment	The plan covers area above the highway, and coastal line in the coastal zone is the subject of PPPNPMD, resulting in lack of integral understanding of space Predominant part of the area of plan covers the space with no prior construction In the new plan, in the part of the area defined by the Study as „forest community of bay laurel and chestnuts“, the construction is planned. Implementation of the plan and construction of the facility visually degrades the green surface of two Perast islands, especially Gospa od Škrpjela, resulting in significant and irreparable damage of these properties. Measures of salvage need to be taken. The plan was adopted without previous agreement from the

	Ministry of Culture and Regional Institute for Protection of Monuments of Culture of Kotor.
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DUP Morinj-AG Infoplan (Nikšić)	
Start of preparation – year	Decision on preparation October 2006, Start of preparation 2007
Adopted – year	2009
Area in Decision on preparation	40 ha
Area of adopted plan	60 ha
(Predominant) purpose of area	Residential, public, sacral, infrastructure
Study on Protection of Cultural Properties	Study on Protection of Architectural Heritage, Regional Institute for Protection of Monuments of Culture, 2008
DUP cultural properties	Total area covered in DUP is a part of the Natural and Culturo-Historical Region of Kotor Morinje has developed residential and sacral architecture, mills architecture and defense architecture, from several different historical periods. Special value in Morinj is represented by water surfaces with mills at the spring of Morin River, and terraced properties in the space of Svrčak.
Comment	Residential construction of large scope is planned, that has no foundation in planned economic estimates of the development of the place; existing BRGP (area of all floors, total area) is 22 362 m ² , and planned BRGP is 180 122 m ² . Implementation of the planning document would drastically change the settlement Morinj by construction of structures whose large sizes disturb the inherited typological characteristics of the settlement and intrude in the visual landscape (locations that were not supposed to be included in accordance with the study on protection and opinion of the Regional Institute). Planned construction changes the cultural landscape of Morinj and its traditional urbanistic pattern; this construction has a negative impact on architectural heritage.

	The plan was adopted without previous agreement from the Ministry of Culture and Regional Institute for Protection of Monuments of Culture of Kotor.
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DUP Risan, amendments (2011)- Montenegroprojekt (Podgorica)	
Basic plan DUP Risan (2005)-Bureau for planning and urbanism (Herceg Novi)	
Start of preparation – year	2007
Adopted – year	2011
Area in Decision on preparation	
Area of adopted plan	175 ha
(Predominant) purpose of area	Residential, central, mixed, tourism, health, infrastructure, sport and recreation, greenery
Study on Protection of Cultural Properties	Study on Architectural Heritage of Risan (Municipal Institute for Protection of Monuments of Culture Kotor) April, 1982
DUP cultural properties	<p>Total area covered in DUP is a part of the Natural and Culturo-Historical Region of Kotor</p> <p>Individual cultural properties:</p> <ul style="list-style-type: none"> • the Church of Sv. Luke-Smokovac • the Endowment Ljubatovići with the Church of Sv. Dimitrije • the Complex of Church Sv. Petar and Pavle • the Church of Sv. Jovan • the Monestary Banja • Gabela Street • the Palace Ivelić • Archaeological site Carine • Remains of ancient villa with Roman mosaics • Protected submarine sites
Comment	Residential construction of large scope is planned, that has no foundation in planned economic estimates of the development of the place; existing BRGP 59, 24 ha, planned 493 376 M2

	The construction is planned in the areas that have characteristics of the cultural landscape.
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UP Perast - MonteCEP (Kotor)	
Start of preparation - year	1998
Adopted - year	2012
Area in Decision on preparation	17 ha
Area of adopted plan	17 ha
(Predominant) purpose of area	
Study on Protection of Cultural Properties	Study on Protection of Architectural Heritage of Perast, Regional Institute for Protection of Monuments of Culture
DUP cultural properties	The city of Perast is inscribed in the Central Registry of Cultural Properties as a whole There are properties that enjoy the status of individual cultural properties in the city
Comment	Urbanistic project was done in line with the Study on Protection of Cultural Properties and in cooperation with services of protection; as such, UP ensures protection of Perast heritage.

DUP Donji Orhovac and Dražin vrt - AG Infoplan (Nikšić) Basic plan UPN Donji Orhovac and Dražin vrt (1998) - Bureau for planning and urbanism (Herceg Novi)	
Start of preparation - year	2007
Adopted - year	2012
Area in Decision on preparation	70 ha - Decision, program task cca 60 ha
Area of adopted plan	78, 29 ha (Dražin vrt 7,15 ha + Orhovac 71,14 ha)
(Predominant) purpose of area	Residential, tourism (tourist settlements)

Study on Protection of Cultural Properties	Study on Protection of Architectural Heritage of Orahovac and Dražin Vrt, 1992
DUP cultural properties	<p>Total area covered in DUP is a part of the Natural and Culturo-Historical Region of Kotor</p> <p>Three properties inscribed in the Central Registry:</p> <ul style="list-style-type: none"> • the Church of Sv. Đorđe, • the House of Miloš Vukasović • the Tower of Bajo Pivljanin in Dražin Vrt. <p>Monuments of nature:</p> <ul style="list-style-type: none"> • Natural karst spring Ljuta • Quercus lanuginosa, Donji Oravac <p>In addition to these three properties, there are individual properties that have value of cultural properties due to their architectural and ambiental values.</p>
Comment	<p>The area of plan results in new construction.</p> <p>Residential construction of large scope is planned, that has no foundation in planned economic estimates of the development of the place; existing BRGP 59, 24 ha, planned 493 376 M2</p> <p>The construction is planned in the areas that have characteristics of the cultural landscape.</p>

DUP Škaljari amendments - CEP (Beograd)	
Basic plan-DUP Škaljari (1989, 2000)	
Start of preparation – year	2003
Adopted – year	2008
Area in Decision on preparation	
Area of adopted plan	53,24 ha
(Predominant) purpose of area	Residential, tourism, central, public, sport
Study on Protection of Cultural Properties	Not made

<p>DUP cultural properties</p>	<p>Total area covered in DUP is a part of the Natural and Culturo-Historical Region of Kotor;</p> <p>Škaljari represent immediate contact zone of the Old Town of Kotor; the settlement has culturo-historical, ambiental and landscape values</p> <p>Individual cultural properties in the plan:</p> <ul style="list-style-type: none"> - Archaeological site in Gurdić - the Church of Sv. Vićenco and summer house Zifra - remains of the Church of Sv. Petar - city cemeteries and memorial cemetery dedicated to fallen sailors from the uprising of 1918 - the Church of Gospa od snijega - the Church of Sv. Luka - the Church of Sv. Dujmo <p>Potential cultural properties:</p> <ul style="list-style-type: none"> - Rivijera, former soap factory - Residential line in Prvoborci Street - Njegoševa Street - Jugooceanija building
<p>Comment</p>	<p>Non-compliance in the manner of treatment of certain sites through guidelines of development given in GUP Kotor and their significance in preservation of cultural heritage: planned station is found at the location where remains of a monastery were found after the works were done in the period after adoption of GUP Kotor.</p> <p>GUP entails the corridor of a by-pass.</p> <p>Stadium and sport hall are facilities that demand big areas due to their function, both for the content and parking space; parking space is one of the biggest issues of Kotor; sport content is not compatible with culturo-historical context, so it would be better to plan it outside of the protected area.</p> <p>It is planned to construct:</p> <p>Football field, sport normatives (around 9500 m2)</p> <ul style="list-style-type: none"> - stands for around 6000 visitors (around 4500 m2) - assisting facilities of the stadium: changing rooms, halls, ticket stands.. - business space (in the towers and below stands: club

	<p>management, offices, shops, etc.)</p> <ul style="list-style-type: none"> - parkings for visitors with around 170 spots (below stands and in surrounding streets) <p>Multi-purpose facility with handball field and assisting facilities</p> <ul style="list-style-type: none"> - changing rooms, club management, offices, sites, etc. - stands for around 2000 visitors - underground garage with around 120 spots - extra contents that don't have to be a part of sport hall (facilities facing service street). <p>Sport-business structure (in front of covered pool)</p> <ul style="list-style-type: none"> - shops and offices with sport and non-sport purpose: shops, coffee shops, saunas, shooting range, fitness, and others. - residential part with max. 30 beds for athletes and tourists, with restaurant, reception, etc.
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DUP Muo – Planning and architectural bureau atelier A-tri doo	
Start of preparation – year	
Adopted – year	1992
Area in Decision on preparation	
Area of adopted plan	31 ha
(Predominant) purpose of area	
Study on Protection of Cultural Properties	Not made
DUP cultural properties	Total area covered in DUP is a part of the Natural and Culturo-Historical Region of Kotor
Comment	Amendments to this plan are in preparation currently.

DUP Prčanj – Bureau for planning and urbanism (Herceg Novi)	
Start of preparation – year	1994

Adopted – year	2000
Area in Decision on preparation	
Area of adopted plan	131,6 ha
(Predominant) purpose of area	
Study on Protection of Cultural Properties	Made in 1990
DUP cultural properties	Total area covered in DUP is a part of the Natural and Culturo-Historical Region of Kotor
Comment	

DUP Stoliv – Montenegroprojekt (Podgorica)	
Start of preparation – year	2007
Adopted – year	2010
Area in Decision on preparation	
Area of adopted plan	130 ha
(Predominant) purpose of area	Residential, tourist; planned area 52 698 m ² .
Study on Protection of Cultural Properties	Made in 1990
DUP cultural properties	Total area covered in DUP is a part of the Natural and Culturo-Historical Region of Kotor
Comment	Planned route of the road cuts the old road Donji Stoliv - Gornji Stoliv as well as chestnut forest (Kostanjica), that have extraordinary landscape quality both on their own and together. The road has features of cultural property (it is on the list of potential cultural properties).

LSL Vrmac – Montenegroprojekt (Podgorica)
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Start of preparation – year	2008
Adopted – year	2009
Area in Decision on preparation	
Area of adopted plan	57 ha
(Predominant) purpose of area	Tourist settlement, villas
Study on Protection of Cultural Properties	Not made
DUP cultural properties	The space is part of the buffer zone of the World Heritage Site, with landscape and ambient values. Austrian fortress and serpentines from Muo to the fortress are potential cultural properties
Comment	The plan is in conflict with natural values of Vrmac and its implementation would significantly degrade the values of the cultural landscape of the protected area.

AREA OUTSIDE THE PROTECTED REGION

DUP Kavač – Montenegroprojekt (Podgorica)	
Start of preparation – year	2007
Adopted – year	2009
Area in Decision on preparation	150 ha
Area of adopted plan	169,5 ha
(Predominant) purpose of area	Residential
Study on Protection of Cultural Properties	Not made
DUP cultural properties	Kavač is located on the slope of Vrmac hill that has great landscape value, planning documents of higher rank define it as nature park.
Comment	The area in the plan stretches longitudinally along road Tivat-Trojica and covers the area from the both sides of the road.

	<p>Construction is planned, with slight differences (tourist, central, sport, existing). Construction is planned on the route of the fast road. Planned number of residential units is 3655.</p> <p>The danger of psychical and visual degradation of the landscape, in addition to excessive construction, is also represented by planned fast road that has characteristics of a highway.</p> <p>The plan negatively impacts the landscape qualities of Vrmac and threatens their identity; visual sensitivity of the plan is large seeing as the slope is visible from the sea, the highway and an airplane.</p>
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DUP Radanovići - Montenegroprojekt (Podgorica)	
Start of preparation - year	2009
Adopted - year	2012
Area in Decision on preparation	239 ha
Area of adopted plan	239 ha
(Predominant) purpose of area	Residential, tourist, industry, production, sport, central
Study on Protection of Cultural Properties	Not made
DUP cultural properties	None
Comment	<p>Tourist structures such as villas and tourist settlements also represent a form of residence.</p> <p>Planned residential area 420 101 m², tourism 663.300 m², industry, production, business 391.201 m²</p>

LSL Grbalj 1 - AG Infoplan (Nikšić)	
Start of preparation - year	2008
Adopted - year	2010
Area in Decision on preparation	300 ha

Area of adopted plan	562 ha
(Predominant) purpose of area	Residential, business, tourism
Study on Protection of Cultural Properties	Not made
DUP cultural properties	The Church of Sv. Neđelja K.O. Prijeradi
Comment	The area of adopted plan is almost twice larger than the area of the Decision on preparation.

LSL Grbalj 2 – AG Infoplan(Nikšić)	
Start of preparation – year	2008
Adopted – year	2010
Area in Decision on preparation	250
Area of adopted plan	362
(Predominant) purpose of area	Residential, tourism (villas), agriculture
Study on Protection of Cultural Properties	Not made
DUP cultural properties	
Comment	<p>According to plan, villas and residential-tourist facilities can be constructed.</p> <p>The large area of the plan is represented by arable land which is a quality of the plan, but the question is presented - why create a planning document of this level (plan that is basis of construction) for arable land? Arable land on all sides is surrounded by construction (residential, tourist, business), so there is a threat that the construction would spread to arable land in the future.</p>

DUP Vranovići – Pobrđe – MonteCEP (Kotor)	
Start of preparation – year	2007

Adopted – year	2009
Area in Decision on preparation	cca 13,4 ha
Area of adopted plan	cca 13,4 ha (13,28 ha)
(Predominant) purpose of area	Tourism 52 223 m ² total BRGP
Study on Protection of Cultural Properties	Terraced gardens, farmed in the past, villages Vranovići-Pobrđe
DUP cultural properties	Current state: <ul style="list-style-type: none"> - the plan entails area with no prior construction or communal infrastructure, - current approaching road is village road, - predominant purpose is touristic, villas and apartments, small hotel

DUP Platamuni – MonteCEP (Kotor)	
Start of preparation – year	2006 and 2014
Adopted – year	2014
Area in Decision on preparation	
Area of adopted plan	68,44 ha
(Predominant) purpose of area	Tourism, hotels and villas, BGP 26.690 m ² , 600 beds
Study on Protection of Cultural Properties	Not made
DUP cultural properties	None
Comment	Area of the plan is characteristic coastal landscape with Mediterranean vegetation and rocky shore. Part of planned facilities was constructed prior to the adoption of the plan.

DUP Bigova – AG Infoplan(Nikšić)

Start of preparation – year	2007
Adopted – year	2011
Area in Decision on preparation	62 ha
Area of adopted plan	60 ha
(Predominant) purpose of area	Residential, tourism
Study on Protection of Cultural Properties	Not made
DUP cultural properties	None
Comment	The plan entails a large portion of inlet Bigovo, the largest part has no prior construction or communal infrastructure; characteristic coastal landscape with Mediterranean vegetation and rocky shore Residential construction planned 52.563 m ² Planned hotels BRGP 83.848 m ²

DUP Industrial zones – CEP (Beograd)	
Adopted – year	1980
Area of adopted plan	117 ha
(Predominant) purpose of area	Business
DUP cultural properties	None
Comment	

DUP Lastve Grbaljske – Bureau for planning and urbanism (Herceg Novi)	
Start of preparation – year	
Adopted – year	2005
Area in Decision on preparation	

Area of adopted plan	100 ha
(Predominant) purpose of area	Residential
Study on Protection of Cultural Properties	None
DUP cultural properties	

UP Old Town Kotor – R.O. Obnova	
Adopted – year	1984, 2002(amendments)- CEP
Area of adopted plan	6,75 ha
Study on Protection of Cultural Properties	Made in 1983
(Predominant) purpose of area	Residential, business
DUP cultural properties	The Old Town is a cultural property as a whole
Comment	

PUN Strp-Lipci – Bureau for planning and urbaism (Herceg Novi)	
Start of preparation – year	
Adopted – year	1991
Area in Decision on preparation	
Area of adopted plan	4,78 ha and 12,88 ha
Study on Protection of Cultural Properties	Not made
(Predominant) purpose of area	Residential, business
DUP cultural properties	None
Comment	

Special purpose area spatial plan for the coastal zone PPPPNMD encompasses the narrow coastal area within the World Heritage Site and is bordered by coastal road through Dobrota and Prčanj, and the highway.

Special purpose area spatial plan for the coastal zone PPPPNMD	
Start of preparation – year	
Adopted – year	2007
Area in Decision on preparation	
Area of adopted plan	
Purpose of area	
Cultura properties	<p>Archaeological submarine site Risan, Perast, coast Gospa od Škrpjela. Sv. Đorđe The Tower Bajo Pivljanina, Sv. Ilija Coast in the Bay, protected region</p> <p>Sector 9: Lipci-Strp-inlet Sopot Sector 10: Spila-Risan-cape Banja Sector 11: cape Banja-Perast-Dražin vrt Sector 12: Dražin vrt-Orahovac Sector 13: Donji Orahovac-Ljuta Sector 14: Ljuta-Sv Matija</p> <p>Sector 15: sv Matija-confluence Škurde Sektor 16: Old Town-Škaljari-Peluzica Sector 17: Muo-Glavati</p> <p>Sector 18: Prčanj-Markov cape</p> <p>Sector 19: Donji Stoliv-Gospa od Anđela, open sea coast, buffer zone</p> <p>Sector 39 (part): Pržno-cape Ljutosek</p> <p>Sector 38: cape Ljutosek-inlet Bigova-cape Žabica Sector 39: cape Žabica-cape Žukovac</p> <p>Sector 40: cape Žukovac-cape Platamuni</p> <p>Sector 41: cape Platamuni: inlet Trsteno-cape Jaz</p>
Comment	<p>PPPPNMD for the coastal zone entails narrow coastal space within the World Heritage Site, and is bordered by coastal road through Dobrota and Prčanj, the rest bordered by a highway.</p> <p>Planning the area of coastal zone in a separate planning document the logic of INTEGRAL overview is lost and planning of space starting with the coastal line along with its</p>

	<p>hinterland. Lack of integral planning results in planning of larger tourist and residential capacities that do not have appropriate beach capacities and other necessary contents in the shore; the consequence is the need to create artificial beach spaces, changed purpose of pontas and mandrachi, which leads to change in inherited architectural and natural values of the shore that forms an integral part of coastal settlements.</p> <p>Due to the need for integral understanding and planning of space starting with the coastal line along with its hinterland, draft of Special purpose area spatial plan for coastal area is currently being prepared.</p>
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SECTOR 15

PPPPNMD – Sector 15: Sveti Matija –Škurde confluence	
Start of preparation – year	2007
Adopted – year	2009
Area in Decision on preparation	
Area of adopted plan	land 10,17 ha, 73,8 ha aquatorium
(Predominant) purpose of area	<p>Built coast by the Church of Sv. Matija with a harbor, Yacht clubs Sveti Matija and Sveti Ilija (Institute for Marine Biology), Constructed coast – lungo mare Plagenti to open pool, Tourist complex at “URC” location, Settlement structure between two basins of Škurda River – city park, business and public, parking and promenade, tourist info point for visitors.</p>
DUP cultural properties	World Heritage Site, the Old Town, Church of Sv. Ilija
Study on Protection of Cultural Properties	<p>No special study on protection was made.</p> <p>Studies and analysis that were used were made for the purpose of other spatial plans of the Municipality of Kotor, found in the archives of the Regional Institute for Protection of Monuments of Culture in Kotor. Two studies of special significance: Monuments of Culture in the area of the Municipality of Kotor, mr Jovan Martinović,</p>

	Study basis for GUP from 1983, Svetislav Vučenović.
Comment	<p>Coasts and river confluences need to be regulated, have public character that will ensure integration with contents in the coastal line.</p> <p>Revisit the need to build new structures in the space of former URC - the space could be planned as a public one.</p> <p>Shores and confluences of rivers need to be regulated, have public character that will integrate them with the sea shore.</p> <p>Public garage in the space of Benovo needs to be constructed as an underground facility or planned in another place.</p>

SECTOR 16

PPPPNMD – Sector 16: The Old Town-Škaljari-Peluzica	
Start of preparation – year	2007
Adopted – year	2011
Area in Decision on preparation	
Area of adopted plan	land 7,42 ha, aquatorium 31,6 ha
(Predominant) purpose of area	<p>1. constructed coast – harbor and customs,</p> <p>2. port captain,</p> <p>City promenade, parking, harbor, commercial port,</p> <p>Settlement structure "Šuranj",</p> <p>Central – complex Jugooceanija,</p> <p>Hotel complex Fjord,</p> <p>Tourist complex of marinas,</p> <p>Built coast – promenade Peluzica.</p>
Study on Protection of Cultural Properties	World Heritage Site, the Old Town
DUP cultural properties	<p>No special study on protection was made.</p> <p>Studies and analysis that were used were made for the</p>

	purpose of other spatial plans of the Municipality of Kotor, found in the archives of the Regional Institute for Protection of Monuments of Culture in Kotor. Two studies of special significance: Monuments of Culture in the area of the Municipality of Kotor, mr Jovan Martinović, Study basis for GUP from 1983, Svetislav Vučenović.
Comment	There are many potential cultural properties in the area of the plan: Jugoceanija building, Njegoševa Street as a whole, with residential facilities and parks on both sides

SECTOR 38

PPPPNMD – DSL Sector 38: Bigova, LSL Trašte	
Start of preparation – year	2008
Adopted - year	Draft 2011
Area in Decision on preparation	90 ha land
Area of adopted plan	Border of State study on location DSL 38 is border of the area of Coastal zone and stretches from cape Ljutosek, over inlet Bigova to cape Žabica. At the open sea, the area of the plan stretches to the line of coastal way. The area of land covered in plan is 95,6 ha.
(Predominant) purpose of area	Residential, tourist, archaeological park, medicinal, spa At the area of cape Trašte within DSL, the following is planned: 1. tourist capacities: 2 hotels, villas, three beach clubs, marina with 150 spots, cultural center, lookout
DUP cultural properties	Bigova is one of 27 registered sites in the submarine area (amphoras)
Study on Protection of Cultural Properties	Not made
Comment	Unique spatial units of cape Trašte and inlet Bigova are, due to administrative divide and competence (Coastal Zone and the Municipality of Kotor) made through different plans (DSL

	and LSL). Total capacity of complex of cape Trašte is 3553 tourists in 1138 accommodation units (hotel rooms, apartments, villas).
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LSL TRAŠTE

PPPPNMD – DSL Sector 38: Bigova, LSL Trašte	
Start of preparation – year	2008
Adopted - year	draft 2011
Area in Decision on preparation	
Area of adopted plan	Part of cape Trašte from inlet Bigova to cove Žabica. Area of land within plan is 54,5 ha.
(Predominant) purpose of area	Tourism – as in DSL Bigova
DUP cultural properties	None
Study on Protection of Cultural Properties	Not made
Comment	Unique spatial units of cape Trašte and inlet Bigova are, due to administrative divide and competence (Coastal Zone and the Municipality of Kotor) made through different plans (DSL and LSL). Total capacity of complex of cape Trašte is 3553 tourists in 1138 accommodation units (hotel rooms, apartments, villas).

15.2.2 KEY ISSUES, CONDITION AND CONSEQUENCES

Overview of planning documents, especially in light of principles of protection of individual cultural properties and total space that has become a part of world heritage, brought forth the following conclusions: some problematic facts are repeated, i.e. are common for the majority of them, which makes the planning documents generate similar problems in the space:

- **Long-term preparation of planning documents**

Long-term preparation of planning documents has started before 2010 in most cases, when the Law on Protection of Cultural Properties defined the obligation of preparing studies on protection of cultural properties. These plans were prepared in the past without previously made studies on protection due to the lack of legal regulations.

Consequence: Adoption of certain planning documents whose planning solutions are based on old and not necessarily current input data; planning documents that in some parts do not comply with attitudes and principles of protection, which leads to conflict situations in their preparation and changes in the space with permanent negative consequences.

- **The difference between area of plans in decisions on preparation and adopted plans**

Condition: In most cases, decisions on preparation of plan and program task define a smaller area than that of adopted planning document; the difference in area is generally large, in some cases double.

Consequence: DUP and LSL are planning documents that form a basis for construction and are adopted for construction areas; larger areas of plans result in larger areas of construction. Scope of DUP and LSL is defined in plans of higher rank, so the matter of validity of these borders is presented. In addition, it is questionable to what extent does the law provide for changes in borders of plans during their preparation if that was not done through amendments to the decision that forms a basis for the plan.

- **Cooperation between different parties in preparation of plans**

Condition: Planning documents were prepared without proper consultation with the Directorate for Protection of Cultural Properties. Opinions and estimates given by this body during the preparation are not binding. However, during the past few years the situation has significantly improved, human resources were strengthened, and the cooperation with local administration improved.

Consequence: Planning documents are not being forwarded unless the Directorate has given a positive opinion. In certain cases the Directorate failed to make a timely response due to shortness of deadlines.

- **Scopes of planning documents are too large**

Condition: The scope of detailed spatial plans is unnecessarily large which creates a large space for construction; borders of planning documents are not based in realistic development needs of the city and/or settlement, but are adjusted and favorable to real-estate business. Planning documents are connected which creates conditions for continual connection of settlements (Kostanjica, Morinj; Dražin vrat, Oravac, Dobrota; Muo, Prčanj, Stoliv). Consequence: Degradation of cultural landscape, its permanent changes and loss of its values inscribed in the statement on Outstanding Universal Value and visual degradation of individual cultural properties, as well as lack of communal infrastructure and lack of regulation of existing and new settlements.

- **Interpretation of the term cultural property**

Condition: Planning documents use the term cultural property in accordance with rules for individual objects inscribed in the Central Registry, and not for the whole area, the landscape which is a part of the world natural and cultural heritage.

Consequence: Taking into account that the space is not seen as a cultural property/cultural landscape as entailed in the Statement on the outstanding universal value, the whole scope of plans is considered construction land, which leads to construction being planned in all free space. This leads to transformation of the landscape and degradation of characteristics that made it a part of World Heritage List.

• **Spatial zoning**

Condition: Planning and planning solution are not adjusted to cultural values and natural characteristics of the space or in relation to presence and characteristics of individual cultural properties - there is no zoning such as allowed construction/construction under certain conditions/no construction. The most common criteria for creation of urbanistic parcel is that the space is empty.

Consequence: Total scope of planning documents is dedicated to construction; construction occurs in places and at times when the investor appears, which creates a chaotic scene in the space, with disjointed smaller groupings or individual structures in the landscape. The landscape gradually loses authenticity and integrity, the qualities that were the basis of inscription in UNESCO World Heritage List.

• **Individual cultural properties and their protection zones**

Condition: Often when individual structures in the plan are registered as cultural property, planning protection pertains solely to the structure, and not on its surroundings, so the surroundings turn to construction land.

Consequence: Although individual structure, i.e. cultural property, has protection in the plan, the protection pertains to its psychical condition; new construction in the immediate vicinity of a cultural property visually destroys these properties (total space between two roads in Dobrota, space between two churches in Prčanj...). In this way, cultural properties, although psychically preserved, lose their values and are visually degraded (Gospa od Škrpjela).

Urbanistic and technical conditions (UTU)

Condition

• UTU, i.e. parameters of construction, for existing structures and those that have characteristics or are already inscribed in the Registry of cultural properties, are the same for empty parcels as well, which means that all structures can be potentially reconstructed until fulfillment of criteria (palaces and houses along the coast in Dobrota).

- Inadequate form and size of new structures in relation to surroundings. New structures are regularly larger than existing ones that surround them, which creates a chaotic scene in the space with no standard which leaves impression that everything is allowed and there is no plan.
- Architecture of structures is unadjusted in color, details and materials, and does not reflect the spirit of the area.

Consequences

- Old settlements are transformed, losing their characteristic architectural forms and harmony of forms and sizes.
- New settlements are groupings of structures of unharmonized architectural expression and intruding sizes.
- The landscape loses its authenticity.

Disregard of natural topography of the terrain

Condition: Structures not planned in accordance with topographic characteristics of the site/terrain, but the terrain is adjusted (flattened, dug out..) for the needs of construction.

Consequence: Permanent changes in the morphology of the landscape.

• The coastline

Planning documents for coastal settlements cover the area outside the coastal zone, and coastal area in the coastal zone is subject to PPPNPMD, which results in the overview of space that is not integral.

Condition: Separate planning of space of the coastal zone and space in its hinterland without overview of their interconnection; big construction in the hinterland causes a need for corresponding beach surfaces, which changes the purpose of pontas and mandrachi and results in need for construction of large number of new ones.

Consequence: Transformation of inherited constructed parts of the coast that have pronounced ambient and landscape value; due to the need for integral overview and spatial planning starting with the coastline along with its hinterland, preparation of special purpose area spatial plan for the coastal area is currently being prepared.

Uncontrolled construction

Condition: In the majority of planning documents, the purpose of construction is residential, with smaller density. This amount of planned residential structures is not a result of social and economic estimates, that would present a need for apartments due to employment of people in new development branches, so the matter of its justification can be presented. Residences in smaller density are the most expensive and luxurious type of residence that also uses the largest amount of space.

Tourism is also a prominent purpose, which includes construction of tourist settlements, villas and apartments. This type of construction is also residential, it covers a wide space and it does not employ people, is not rational and has negative impact on the area,

Consequence: Accelerated overdevelopment and urbanism dictated by the ownership of the land, and it has already reduced values of the cultural landscape as inscribed in the Statement on the outstanding universal value; taking into account that the urbanization is entailed in the current planning documents, there is an idea that this process is controlled, despite it being in conflict with sustainable development. Implementation of such planning documents threatens to degrade values of the landscape.

15.2.3 CONCLUSION

According to Census of 2003, there were 22.585 residents in the Municipality of Kotor, and 13.516 apartments, of which only 7.381 were permanently used, and the rest were seasonal or occasionally used (1,67 residents/apartment). New research has not been made, but simple perception and a walk through settlements points to a large number of sale notices of new construction. While all current planning documents envisage large number of new apartments, whether in collective or individual residential structures, no plans envisage construction of appropriate public structures (schools, health centers, cultural content, and others).

Great sprawl of existing settlements and new spaces for construction are ~~not~~ followed by communal infrastructure of urbanized areas, streets, squares, public green surfaces...

In order to prevent further and total degradation of the cultural landscape of the World Heritage Site, and in order to preserve and improve its existing historical and modern settlements, the following measures should be implemented:

- stop implementation of adopted planning documents and the parts which pertain to construction of new residential facilities until Spatial plan of Kotor is adopted, (prekinuti implementaciju usvojenih planskih dokumenata I djelova koji pripadaju izgradnji novih rezidencijalnih objekata dok se ne usvoji Prostorni plan Kotora
- adequate tax and real-estate policies need to be established, that will provide stimulation for property owners in the protected area where no construction is planned;
- stimulate repurposing, reconstruction, restoration and adaption of abandoned structures into (organized) tourist capacities.

16. TRAFFIC

GENERAL CHARACTERISTICS OF THE CONDITION

Analysis of traffic solutions of vehicular traffic present in the area of Kotor brings forth approaches that did not have a primary objective of protection of natural and cultural values of

the area, that was inscribed in UNESCO World Heritage List in 1979, thus gaining the highest status.

In the end of XIX and beginning of XX century, first coastal roads were built in the area of Kotor and Boka. Their routes envisaged separation of urban tissue of cities and coastal settlements from the sea shore, which they were fully integrated with until then. Organization of space in cities and coastal settlements was a result of lifestyle with centuries long tradition of maritime transport. Accessibility to such manner of transport was crucial in determining the position of settlements in Kotor and Boka. Maritime transport is one of the most significant characteristics of all settlements established along the coast of the Boka Kotorska bay, their important feature and value that needs to be preserved and improved.

Coast in Perast before the coastal road

During the 1960's, the Adriatic Highway (Jadranska magistrala) was built, cutting through Grbaljsko polje between Jaz and Soliočko polje, along Dobrota and lines of cultivated arable properties that were stretching from the shore to the hill. The route of the Adriatic Highway cut through the complex of the Church of Sv. Matej (St Matthew), creating two separated parts, which permanently damaged its integrity. The road went between the Church on the west side, and the cemetery with a chapel on the east side.

Structure of Dobrota as a historical settlement defined by lines and complexes of houses of certain wealthy maritime-trading families located on the shore and up to the foothills was cut with the route of the Highway. This road represented the main incentive for urbanization in the following period. It spread linearly along its route, gradually growing into a certain kind of residential street in most of Dobrota.

The next wave of urbanization followed the earthquake of 1979. Construction of the "third road" in Dobrota followed. It was a road of local significance, along which new buildings of mixed purpose and character were built. Along with the route of vehicular road, these constructions "swallowed" cultivated arable properties kept over centuries, whose appearance was formed since the first settlements in Dobrota. Its slopes represented a fertile ground for creation of such properties, and were key to survival before industrialization. This way of life is reflected in engravings, and archived cadastre plans from the first half of XIX century, as well as the oldest photographs of the settlement from the end of XIX and beginning of XX century. This documentation speaks of harmonic integration of humans and nature, balance between human needs and possibilities that nature provides.

Muo, ship arrives (1965)

Harmony that was characteristic of appearance of Dobrota and other coastal settlements of Kotor and Boka was also damaged, in addition to other reasons caused by developments of XX century, by cessation of maritime transport and introduction of vehicular transport. Characteristics of the landscape created in interaction of humans and nature were lost. Terraced properties were overgrown with vegetation or lost beneath modern residential buildings, or some forms of activities that did not take into account preservation of values of Dobrota. Routes of roads were following the logic of contemporary transport development (optimal connectivity, safety, shortest times for distances), while the values lost in the process were not taken into

account. It is in this manner that we can also understand the fact that the road above Perast, built during the 1980's, was built without regard to the fact that upper zones of the city were integrated with its urban tissue, and that upon the construction of the road, fortification of Sv. Krst (St Cross) was left outside of its boundaries. The road in Perast cut the connection of Palace Zmajević with its fenced property that stretches from the Palace towards the hill. That action damaged one of the most significant spatial and architectural sites of Perast. It is important to note that the contemporary road above Perast renders unimportant the original network of streets and roads that are a part of urbanistic pattern of this historical city, while new roads to certain buildings and residential structures are appearing, which are negating the heritage and introducing new foreign elements. Such actions, although deemed illegal and negative, have persevered after the construction for more than one decade, and they represent a threat to preservation of values of Perast. Their example can become a model for architects who do not have awareness of values of original urbanistic pattern and network of roads characteristic for this historical city of prominent position and very important architectural values.

In the light of modern perspective on values of Boka Kotorska as a unique space with characteristics of cultural landscape, construction of new roads represents one of the biggest threats to its preservation and protection of its values. Experience shows that the construction of roads creates incentive for modern urbanization, that impacts change of initial characteristics and values of the space to a great extent.

The construction of modern road Lipci - Grahovo, that cuts through the northern side of the Region of Kotor (World Heritage) which creates a natural frame for islands opposite Perast in sights from different points in which the islands and their background are seen as whole, is also considered in this sense. Damages to the landscape which resulted from the construction of this road concern primarily the broad space on the northern side of Risan bay, i.e. rocky area above settlements Strp and Lipci. The road was constructed above cave Lipci, that is home to prehistoric drawings and whose natural frame is very much in danger today, both by the construction of the road and landslides which occurred during the construction.

Modern day road Lipci – Grahovo; view from Kostanjica

General characteristics of the condition of traffic in the area of Kotor and Boka are also the abandonment of old roads or their neglect. Particular problem in that regard is lack of documentation with inventory of old roads, both those that were recorded in Austrian cadastre plan of 1838, and roads that were marked in older maps (Coronelli, second half of XVII century), or other historical sources. Old roads in the area, whether they are still used or preserved as remains, have not yet been identified and inventoried.

The oldest preserved drawing with a network of roads is that of Prčanj. This plan dates back to 1802, and represents a basis for study of development of this settlement. In it, all roads and water streams were marked. Compared to present-day condition, it can be concluded that in the past, the greatest number of roads stretched perpendicular to the coast, and that the upper zones of the settlement were connected by a route that still exist.

Network of old roads is of crucial importance for preservation of architectural values of the area that is characterized by its heritage. Its routes, manner of construction, relations with the terrain

and architectural structures (buildings, streets, directions, bridges, coast, etc) define the most important urban elements that, in line with principles of protection of heritage, must be preserved and revitalized.

Architectural heritage of Kotor, formed from traditional manner of maritime transport, entails pontas, docks and mandrachi, as well as cultivated shores in settlements of Kotor - Risan bay (Dobrota, Muo, Prčanj, Stoliv Perast, Risan...). The largest docks are in Kotor port, and then Prčanj, Risan, Perast, Muo, Morinj and Kostanjica.

Their revitalization would establish a function of the most significant original elements of the structure of coastal settlements whose features and architectural values form a basis of the integrity of the area with characteristics of cultural landscape.

Plan of Prčanj from 1802

PLANNED DEVELOPMENT OF LAND TRANSPORT

Spatial plan of Montenegro entails the construction of the Adriatic-Ionian motorway that would connect Albania, Montenegro (over Grahovo) and Bosnia and Herzegovina, and construction of the Fast Adriatic motorway that would connect Dubrovnik, Herceg Novi, Tivat, Budva, and continue by coast to Albania. The objective of the Fast motorway is alleviation of the local coastal road from transit traffic. Road Lipci - Grahovo, that has already been built, should connect these two corridors and maintain connection with road network of Boka Kotorska.

Spatial plan of Montenegro envisages transit of the Fast motorway over strait Verige (west from the Church of Sv. Nedelja (St Sunday)). Its route would then continue over slopes on the western side of Vrmac hill towards Gornji Grbalj. It would cut through its villages, after which it would descend to the existing highway starting from Lastva Grbaljska.

Within works on planned reconstruction of the Adriatic Highway, there is a plan to build a by-pass road around Kotor. The route of the by-pass envisages construction of viaduct in Škaljari, tunnel under the hill Sv. Ivan, viaduct over the spring of Škurda River and continuation of the road through upper zones of Dobrota and Ljuta, until the border with Orahovac.

Planning documents made in the recent period envisage the construction of the new road above settlements Muo, Prčanj and Stoliv. Its route would be parallel to the coastal road. Adopted plan for Risan envisages a corridor of the by-pass around Risan, whose route would pass in the near vicinity of hilltop Gradina on the northern side.

TRANSIT OVER VERIGE

The matter of transit of the Fast motorway over strait Verige has already been a subject of numerous expert debates, as well as decisions of the World Heritage Committee of UNESCO, that requested assessment of visual impact of proposed bridge on the Outstanding Universal Value of the Region of Kotor, which was done in 2009 in the Study on Visual Impact of the Proposed Bridge Verige on Outstanding Universal Value of the Region of Kotor. Study was made by the Institute for Urban and Regional Planning of the University in Aachen, and it was ordered by the Ministry of Spatial Planning and Environment Protection of Montenegro.

Bridge Verige, as well as its assisting traffic facilities in strait Verige, were planned at a distance of cca 2,5 km from the Region of Kotor that represents UNESCO World Heritage Site. Methodological approach of the Study was based on study of historical context of the space within which the bridge was envisaged - between cape Sv. Nedelja on northern side and cape Opatovo on southern side of Verige strait. Conclusions unequivocally demonstrated that the stretch of the bridge (height of 53 m with two pillars of height of 170 m) represents only one segment of Boka Kotorska region, characterized by same geographic, cultural, historical and visual features.

In addition, study of visual connections within this unique area demonstrated that the proposed bridge would impact its visual identity to the extent that would influence the Outstanding Universal Value of the World Heritage Site Kotor, because it would cause separating of visual axes that connect the four bays of Boka Kotorska. Introduction of new elements (bridge and road) would damage the visual identity of the space to great extent, i.e. integrity of the cultural property and its immediate environment, that is inseparable from the area of World Heritage, in landscape, artistic and visual sense. In addition to representing the first of its kind in approach to analysis of landscape characteristics of Boka Kotorska as a whole, the Study demonstrates that visual experience of characteristics of landscape represents a historical "dimension" of space, that, in the case of Boka Kotorska, was formed in intertwining of human activities and nature (cultural landscape), and in that sense it represents a civilizational heritage that demands preservation, improvement and safeguarding that excludes irreversible or drastic changes for future generations.

The Study contains an analysis of planned bridge from the perspective of ratio between the new structure and existing settlements, structures and roads. Analysis is based on visual impact assessment of the proposed bridge, observed from a series of points from which the bridge is understood integrated with key points of the landscape. Study procedure took into account fixed spots (lookouts) in several height zones as well as stretches within which the bridge can be seen during movement of people - pedestrian, vehicular or maritime transport. Exact methods, utilization of modern technology that enables simulation of movement and visualization of space within which the bridge would be located in its realistic ration, enables the Study to identify the issues that would occur with introduction of the bridge into the planned space.

Concluding considerations of the Study estimate the negative effects the bridge would create on the integrity and visual identity of the cultural landscape of Boka Kotorska as a whole. In addition to conclusions that demonstrate the impact of the bridge on strait Verige and its contact zones, the Study introduces a set of measures that provide possibility for resolution of the non-compliance of this infrastructural object with quality and features of the cultural landscape of Boka Kotorska.

The issue of transit over Verige was a subject of ICOMOS mission in March 2013 (Todor Krstev and Jacques Rousset). The Mission estimated that the transit over Verige is necessary because the fast coastal road would alleviate local traffic.

The Mission recommends that, parallel to construction of the tunnel, new alternatives be found for transit over Verige, that do not have negative impact on the visual characteristics and

integrity of the protected area, and that would alleviate connections in the bay and improve the general traffic network of Boka Kotorska, in accordance with decisions of World Heritage Committee: improvement of ferry service, development of public transport, alternative roads; improvement of by-pass roads in Kotor bay, in accordance with recommendations in the report of the Mission. All suggested projects need to have studies on impact on cultural heritage that would be approved by World Heritage Center and ICOMOS before the decision on their implementation.

The Mission recommends that during the preparation of studies and projects, a multi-disciplinary team be hired, and that the protection of features that define the Outstanding Universal Value of the protected area and its integrity as well as context be taken into account - especially sights and visual axis Perast-Verige-Tivatski bay - the sea, as well as protection of the buffer zone. Taking into account the characteristics of the cultural landscape, the place for implementation of the alternative solution must be explored with the greatest care.

BY-PASS AROUND KOTOR

In March 2013, ICOMOS Mission analyzed the issues of planned by-pass around Kotor as well. The Mission believes that the lack of direct transit over Verige makes the transit go over coastal roads. On the contrary, if a direct connection over Verige is established, coastal roads would serve local traffic only. Therefore, the project of by-pass must be understood as a part of local transport and not transit road. In that case, the by-pass would alleviate local traffic in Kotor bay, especially taking into account present situation of underdeveloped public and alternative transportation. To that extent, it cannot be observed as an inevitable solution from the perspective of general traffic network. It needs to be taken into account that, if the envisaged current project of the by-pass is implemented, it will undoubtedly have a negative role in excessive urbanization in territory of Dobrota-Ljuta, and it would foster continuous growth of dense urbanization around that territory. This is confirmed by the current developments in that field.

The current project of the by-pass road would foster continued stretch of dense urbanization between Dobrota and Ljuta, which could be a motive to support such a solution.

Based on the Report of ICOMOS Mission from 2013 that insisted on assessment of direct impact of the by-pass on the cultural landscape of the protected area, i.e. on the objective assessment of risk in the area of environment and protection (sector by sector), World Heritage Committee requested an urgent study of visual impact of the by-pass road on the outstanding universal value of the protected area of Kotor, and its subsequent submission to the World Heritage Center. In order to speed up the process of evaluation and suggestions, the Mission suggested a preparation of preliminary evaluation of possible impacts on the road on the values that made Kotor Region a part of UNESCO World Heritage List.

ROAD MUO-PRČANJ-STOLIV

The opinion of ICOMOS Mission from March 2013 is that the proposed road above settlements Muo, Prčanj i Stoliv, in relation to the cultural landscape, bears no less significance than the by-pass. This road would have a clear role in the process of general urbanization of this part of the

bay. Projects that were submitted to the Mission demonstrate that the construction is envisaged in the whole belt between two roads, including traditional green surfaces between the settlements, such as inlet Glavati. The Mission believes that, as in the context of transport strategy, this project has a goal to suggest a local road that would not be used for transit transportation and that it can be replaced with milder solutions that would be adequate for the needs of population and visitors, such as a short by-pass road around the settlements with measures of protection on both sides; renovation of current road in order to make a street meant for local traffic, bicycles and pedestrians. In that manner, unwanted urbanization of this valuable territory of the protected area would be avoided.

DEVELOPMENT OF MARITIME TRANSPORT

Maritime transport is carried out through two international ports: Port of Kotor and Port of Risan. Port of Kotor is a modern passenger and tourist and nautical port for ships in linear passenger traffic and ships on excursion and cruise travels. It is located in the inner part of Boka Kotorska bay, and it carries out business in international maritime transport of passengers and goods. It is a destination of nautical tourists, ships and cruiser yachts. Port of Risan has a significantly smaller scope of services, that can be provided by utilization of their own resources.

Activation of shorter maritime links of regular traffic would improve the value of these ports and decrease traffic jams and resolve parking issues, especially in the summer months. Linking the sites in the Region of Kotor and integration of unique tourist product would be enabled by affirmation of local sailing. This would also mean revitalization and introduction of neglected traditional resources into the tourist offer, as well as participation of local population, that has to be a driver of tourism development in this destination.

STARTING POINTS FOR RESOLVING ISSUES OF TRAFFIC DEVELOPMENT

- Keeping in mind the fact that the biggest threat to outstanding universal values of the Kotor Region is excessive and uncontrolled urbanization, it seems necessary that the prevention of that risk would entail construction of a new ring of roads around Kotor - Risan bay, and that future traffic solution be review in terms of integral study of traffic in the area of Kotor and Boka Kotorska as a whole. Results of the study would serve to review the possibilities of new traffic concepts and solutions that could improve the current state of traffic and preserve the values of the World Heritage Site and its surroundings.
- Adopted criteria of protection of the Region of Kotor, as a part of World Heritage under UNESCO auspices, demand the preservation of undisturbed spaces of natural environment, rocky massifs, vegetation and other features of the landscape that create a background of medieval city of Kotor and coastal settlements in the protect area. Planned route of the by-pass around Kotor would cause damages to the terrain and vegetation, appearance of new structures (bridge over the spring of Škurda River), which would permanently damage historical context of the medieval city. The new road with a viaduct that would cut through central and north-east part of Škaljari and the road that would cut through tops of the slope over Dobrota, would damage the values of cultural landscape of

the protected area of Kotor to such an extent that its status in UNESCO World Heritage List would be endangered.

- The Region of Kotor represents an integral property of natural and inherited values, with architectural heritage integrated with the nature and inseparable from it. Achieved harmony between architecture and natural environment is a result of long tradition in various fields of human activity that were carefully developed over many generations . Therefore, the construction of the new road in the southern and northern side of dense historical tissue of Kotor and within its rocky naturale frame would represent an attack on unique values of the medieval city whose architectural and natural values have represented one of the most significant factors in the inscription of the whole area in UNESCO World Heritage List.
- Preparation of spatial and general plans provides a chance for establishment of coastal sailing in aquatorium of Kotor and Boka and introduction of regular and seasonal lines. Preparation of synchron plan on the regional level could help achieve connection of touristic itineraries for introduction of natural and culturo-historical values of Boka as a whole.

17. GUIDELINES AND MEASURES OF PROTECTION OF CULTURAL PROPERTIES AND CULTURAL LANDSCAPE IN THE AREA OF THE MUNICIPALITY OF KOTOR

Comprehensive overview of natural and cultural heritage in the area of the Municipality of Kotor during the preparation of the Study had a goal of inventorying and valorization of values of cultural properties, and it demonstrated that the whole of area within the boundaries of the Municipality of Kotor have qualities of cultural landscape.

Central part of the territory of the Municipality of Kotor is comprised of the area that, due to its Outstanding Universal Value, has been inscribed in the UNESCO World Heritage List, as the Natural and Culturo-Historical Region of Kotor.

Within the boundaries of the buffer zone of the World Heritage Site Kotor, areas surrounding the Region also belong to the Municipality of Kotor, such as: southeastern side (Grbalj), eastern side (Zalazi), north-east, northern (Gornji Orahovac, Ledenice and Krivošije) and southwestern side (Kavač). Parts of Gornji Orahovac, Krivošije, Ledenice, as well as parts of Zalazi, are located outside of the boundaries of the buffer zone of the World Heritage Site. Regardless, the entirety of area of the Municipality of Kotor has characteristics that make it unique in geographical and culturo-historical sense, which is reflected in the types, forms and representation of natural and cultural heritage.

Taking into account the fact that based on the analysis of the area of the Municipality of Kotor, we can speak of three zones of similar characteristics, guidelines and measures of protection were divided accordingly:

- *Natural and Culturo-Historical Region of Kotor - interior parts of Kotor - Risan bay, that are inscribed in the UNESCO World Heritage List (map no. 19),*
- *Region of Grbalj, Kavač and Mirac (map no. 20),*
- *Region of Ledenice, Krivošije, Gornji Orahovac and Zalazi (map no. 21).*

17.1. GUIDELINES AND MEASURES OF PROTECTION OF THE NATURAL AND CULTURO-HISTORICAL REGION OF KOTOR

Taking into account the experience in preparation and application of the most recent planning documents in the context cultural properties preservation, with a focus on preservation of the values of cultural landscape of the Natural and Culturo-Historical Region of Kotor, which were defined in the Statement on the Outstanding Universal Value, this Study hereby formulates the general guidelines and measures.

17.1.1. GENERAL MEASURES

1. *In the strategic and planning documents, it is necessary to treat the area of the Municipality of Kotor as a part of the Boka Kotorska bay, which includes the World Heritage Site of Kotor and its buffer zone, and it is necessary to establish a system of integral planning for the entirety of area of the Boka Kotorska bay. Commercial matters, infrastructural solutions (primarily traffic), ecological issues and protection of natural and cultural heritage need to be resolved integrally at the level of Boka Kotorska as a whole, characterized by its unique space, history, commerce, lifestyle, tradition, etc. Special focus should be given to the renewal of maritime traffic, that represents a natural form of communication in the Bay and one of the most*

significant historical characteristics of Boka. Agriculture and fishery need to be developed as traditional activities that have an important role in the development of tourism.

- 2. In the spatial and other planning documents, it is necessary to consistently implement criteria, guidelines and recommendations of the international community in regards to treatment of World Heritage, to which the natural and architectural heritage of Kotor belongs.*
- 3. The treatment of preservation and protection of individual cultural properties needs to be conducted in accordance with the Law on Protection of Cultural Properties of Montenegro and the Law on Protection of the Natural and Culturo-Historical Region of Kotor, i.e. in accordance with the principles of conservation, previously issued conservation conditions, approved conservation project, in line with studies on protection of cultural properties which were either made or approved by the Directorate for Protection of Cultural Properties, and under expert conservation supervision.*
- 4. In the process of spatial planning in the cultural property buffer zone, which is protected by the law, each and every intervention must be in conformity with conservation conditions. In such instances that inadequate examples of construction are found in the buffer zone of cultural property, it is necessary to prepare a plan of rehabilitation of the space and structures. Plan/program of rehabilitation represents a set of measures that visually alleviate negative impact of modern and inadequate construction. Measures prescribed need to be measures of landscape planning, change of color and material of facades, different shapes of roofs and openings, removal or restructuring of structures or parts of structures and similar. It is necessary to prepare rehabilitation plans for: Kostanjica, Morinj, Lipce, road Risan - Grahovo - Žabljak, Škaljari, Dobrota, Prčanj, Stoliv and others. The zone encompassed in the plan/program of rehabilitation will be defined individually for each case.*
- 5. Until the cultural values of potential cultural properties are determined, these spaces, complexes and structures need to be maintained and treated with the utmost attention based on previously issued conservation conditions, approved conservation studies and projects.*
- 6. Preserve the original and cultural landscape of the area of World Heritage Site Kotor that create a natural frame of Kotor - Risan bay.*
- 7. Preserve the horizontal structure of landscape: settlements along the coast of the Bay, their morphology and imaginary borders. Exclude any possibility of a formation of an uninterrupted line of structures by building in free spaces between settlements and constructed agglomerations.*
- 8. In reegards of its significance in preservation of the Outstanding Universal Value of the area, preserve the areas of greenery leading up to the coastline, such as: inlet Glavati, inlet with Austro-Hungarian complex between Glavati and Muo, the space between Dobrota and Ljuta, the space between Ljuta and Orahovac, the space between Orahovac and Dražin vrt, the space between Dražin vrt and Perast, the space between Perast and Risan, the space between Risan and Vitoglav, the space between Vitoglav and Strp, the space between Strp and Lipci, the space between Lipci and Morinj, the space in Kostanjica (from Naluka to cape Gandalj), the space between Kostanjica and cape Turski, the space between Gospa od Anđela and Stoliv, the space in Stoliv (from inlet Kola to cape Trojstvo). These zones are marked on the map.*

9. *Preserve the vertical structure of landscape, preserve the silhouette and integrity of green slopes and bare, steep hills. Possible interventions in traffic infrastructure and other visible structures need to be planned with previously prepared and approved documents: Heritage Impact Assessments - HIA and Study on Visual Impact on Cultural and Natural Values.*
10. *Stop further expansion of construction to free spaces in the foot and on the slopes of the hill.*
11. *Preserve the main visual axis that connects four bays into a unique space of Boka (Perast - Luštica through Verige), as well as visual axes of the bay: Kotor - Orahovac, Lipci - Dobrota, Risan - Verige - Luštica (visual axes are marked in the map Identification and valorization of the OUV of Kotor).*
12. *Preserve the integrity of space of visual axes along the coast of the bay: Donji Stoliv - Gornji Stoliv, Bogorodičin hram - Stara župna crkva, Prčanj, Škurde River canyon, Sveti Matija – Sveta Vrača, Dobrota (these axes are marked in a map Identification and valorization of the OUV of Kotor).*
13. *Preserve the integrity of the space around visual landmarks: islands in front of Perast, Bogorodičin hram in Prčanj, Stara župna crkva in Prčanj, Church of Sv. Kuzma and Damjan, Muo, Church of Sv. Đorđe, Orahovac, Perast, Church of Sv. Matija in Dobrota, Church of Sv. Eustahija in Dobrota, Gornji Stoliv, Kotor and others. (visual landmarks are marked in a map Identification and valorization of the OUV of Kotor).*
14. *Preserve the zones that are of special significance in preservation of the OUV of the protected area: Verige with Perast and the islands, area of Gornji and Donji Stoliv, Prčanj and others (these are marked in the map Identification and valorization of the OUV of Kotor); zone of Verige with Perast is of special significance for the OUV of the protected area and it encompasses parts of the protected area of Kotor Region that are on the territory of municipalities Tivat and Herceg Novi. This area needs to be treated in its entirety, and adequate cooperation with neighboring municipalities Tivat and Herceg Novi must be established.*
15. *Preserve the natural characteristics of the coastline.*
16. *Preserve the characteristics of the architecture of the coastline with pontas and mandrachi.*
17. *Preserve the architectural heritage of historical cities (Kotor, Perast, part of Risan) and values of historical settlements along the coast.*
18. *Preserve the natural frame of Perast islands in the zone of Stoliv, Verige and Kostanjica.*
19. *Preserve the unique area of fields with freshwater springs and mills in Morinj.*
20. *Activate the maritime traffic with renovation of old harbors.*
21. *Preserve and revitalize rural heritage in the upper zones: settlements with old terraced properties and original parcellation, regulated water flows, roads, old houses and assisting structures, olive groves, vineyards and other elements of the traditional lifestyle.*
22. *Preserve and renovate old fortifications, communications of the old fortification system as well as assisting structures (roads, cisterns, warehouses, barracks and similar), while determining the appropriate contemporary usage.*

23. *Envisage measures that would serve to alleviate the consequences of excessive urbanization in certain settlements and spaces.*
24. *In line with Article 17 of the Law on Protection of the Natural and Culturo-Historical Region of Kotor, undertake urgent activities on preparation and implementation of plan of rehabilitation that would serve to alleviate the degradation of the landscape caused by inadequate interventions during the construction of the road Lipci – Grahovo – Žabljak.*
25. *New interventions must not change the natural topography of the terrain - the structures must be planned and built in accordance with natural characteristics of the location.*
26. *Prepare the Study on Protection of Natural Values and the Study on the Natural and Culturo-Historical Region of Kotor.*
27. *In line with Article 34 of the Law on Spatial Planning and Construction of Structures for the areas included in plans DUP Morinj, DUP Kostanjica, DUP Dobrota, DUP Prčanj and LSL Prčanj-Glavati, and until the spatial plan of Kotor is adopted, it is necessary to urgently envisage the introduction of prohibition/suspension of construction. After the PUP Kotor has been adopted, urgently adopt decisions on amendments to the lower-tier plans: DUPs Morinj, Kostanjica, Dobrota, Prčanj and LSL Prčanj-Glavati, with a goal of putting them in conformity with PUP Kotor, this Study and the Management Plan. This measures needs to be an integral part of the chapter Conditions of plan implementation in PUP. The mentioned decisions need to envisage the prohibition of construction for the spaces included in the plans, until they are revised and readopted.*
28. *Planning documents currently in preparation must be put in conformity with the guidelines contained herein (the Study) and the Management Plan.*
29. *Review the adopted detailed spatial plans (DUP) and put them in conformity with the guidelines for protection contained in this Study and the Management Plan. In the process, review the borders of planning documents and bring them down to borders of the built space, concluding with the date of adoption of this Study. Within this space, new constructions may be planned as interpolations, on a condition that they do not endanger the surrounding cultural properties either psychically or visually.*
30. *Envisage preparation of Heritage Impact Assessment HIA and preparation of the Study on Visual Impact on Cultural and Natural Values for projects that pertain to the protected area, and for which the Directorate for Protection of Cultural Properties estimates that can impact the OUV of the protected area.*
31. *In all the existing settlements endangered by the modern urbanization, prepare rehabilitation plans that would contain guidelines for alleviation of negative visual impact of already built structures (Article 17 of the Law on Natural and Culturo-Historical Region of Kotor).*
32. *In the planning documents for settlements and parts of the World Heritage Site, the entirety of space should be seen as a part of a unique cultural property that demands a preparation of the study on protection of cultural properties, as a key document on which the preparation of plans should be based.*
33. *In the planning process, the coastal area, now a part of the coastal zone, should be treated integrally with the hinterland of the World Heritage Site.*

34. *Urbanistic and technical parameters for construction should not be prescribed for the whole plan in general, but need to be defined for specific zones and locations.*
35. *For all protected or potential cultural properties as well as all structures in historical settlements along the coast, urbanistic and technical conditions should consist of: conservation conditions and technical conditions (communal and infrastructural measures and connectors); urbanistic and construction parameters (etage, density, possibility of subsequent construction, materials, forms and similar) which are to be taken from conservation conditions.*
36. *It is necessary to urgently amend regulations in the area of spatial planning, protection of cultural properties, as well as the Law on General Administrative Procedure, with a goal of their mutual conformity, clear definition or amendments to certain resolutions, which have proven to be unclear and inadequate in the process of implementation so far (such as process and procedure of planning, legal force of opinion of the Directorate for Protection of Cultural Properties and conservation conditions, legal deadlines and others).*

17.2. SPECIAL MEASURES (SHOWN IN THE MAP NO. 19)

MEASURES I - HISTORICAL CITIES

MEASURES II - HISTORICAL SETTLEMENTS ALONG THE COAST, INCLUDING THE ARCHITECTURE OF THE COAST

MEASURES III- PARTS OF HISTORICAL SETTLEMENTS WITH MODERN URBANIZATION

MEASURES IV - CULTIVATED ARABLE PROPERTIES WITHIN HISTORICAL SETTLEMENTS

MEASURES V - NATURAL PRESERVED LANDSCAPE WITHIN THE BOUNDARIES OF THE WORLD HERITAGE SITE

MEASURES I - HISTORICAL CITIES (Kotor, Perast i Risan)

- *In the area of historical cities, no planning of construction of new structures is allowed, and neither are changes to inherited city patterns and characteristics of architectural heritage. For all unapproved i.e. illegally erected structures and interventions, envisage their removal or, if possible, their integration in accordance with conservation conditions.*
- *Planning documents need to be prepared in line with studies on protection of cultural properties and current urbanistic projects (Kotor and Perast), and for protected units of Risan it is recommended to prepare a urbanistic project.*
- *The only interventions that can be done on the structures are those in line with issued conservation conditions and projects approved by the institution for protection of cultural properties.*
- *Urbanistic and technical conditions need to consist of: conservation conditions and technical conditions (communal and infrastructural measures and connectors).*
- *Underground infrastructure needs to be planned in line with conservation conditions that shall prescribe measures of protection of archaeological layers, streets and squares and other elements of heritage.*

- *Plans and projects of temporary structures and urban spatial elements must be previously approved by the Directorate for Protection of Cultural Properties.*

MEASURES II - HISTORICAL SETTLEMENTS ALONG THE COAST, INCLUDING THE ARCHITECTURE OF THE COAST

(Dobrota, Ljuta, Orahovac, Dražin vrt, Muo, Prčanj, Stoliv, Kostanjica, Morinj, Lipci, Strp, Vitoglav)

This zone is characterized by linear coastal historical settlements with preserved spatial, architectural and ambient values. The coast mostly consists of stone pontas, harbors and mandrachi. The spaces stretching along the slopes of the hills, behind built zones, have been organized as terraced arable lands. The coast, pontas, mandrachi and terraced properties are an integral part of residential units of coastal settlements and in their interaction with the natural landscape, present a cultural landscape of outstanding value. However, the value of these settlements has been endangered to varying effect by the construction of modern structures, which are very visible due to the configuration of this terrain, especially from the sea or the opposite sides of the Bay. In this way, the green background of historical settlements has been replaced with that of structures. Historical structures and units are thus integrated with modern structures. Therefore, the preservation of authentic parts of historical settlements, the coast and their natural green framework is of the utmost importance.

- *Preserve the inherited spatial pattern and structure of settlements, sacral complexes, gardens as well as terraced properties behind the settlements, to the greatest extent possible.*
- *Treatment of preservation and protection of cultural properties must be implemented in line with the Law on Protection of Cultural Properties, i.e. previously issued conservation conditions, approved studies on protection of cultural properties and conservation projects, with expert conservation supervision.*
- *Until cultural values of potential cultural properties are determined and defined, complexes and structures need to be treated with utmost attention, exclusively based on previously issued conservation conditions and approved studies and projects.*
- *In the process of spatial planning in the buffer zone of individual cultural properties, which is protected by the law, do not plan construction of new structures unless there is basis for that in previously issued conservation conditions. In such instances that inadequate examples of construction are found in the buffer zone of cultural property, it is necessary to prepare a plan of rehabilitation of the space and structures. The scope of plan/project shall be defined individually for each case. Plan/program of rehabilitation represents a set of measures that visually alleviate negative impact of modern and inadequate construction. Measures prescribed may be measures of landscape planning, change of color and material of facades, different shapes of roofs and openings, removal or restructuring of structures or parts of structures and similar.*
- *In line with the Law on Protection of the Natural and Culturo-Historical Region of Kotor, it is necessary to preserve values and characteristics of original planning of the coast with a characteristic system of pontas and mandrachi. Changes in the inherited coastline are not allowed, and neither are coasting and construction in this zone. All possible interventions need to be planned on the basis of previously issued conservation conditions and approval from the Directorate for Protection of Cultural Properties.*

- *In cases of zones and structures within historical settlements, implementation of conservation measures (reconstruction, restoration, adaptation, rehabilitation and anastylosis) is allowed on the basis of previously issued conservation conditions and approved conservation projects.*
- *Urbanistic and technical conditions for the structures within historical settlements need to consist of: conservation conditions and technical conditions (communal and infrastructural measures and connectors).*
- *For complexes or structures found within the historical settlements boundaries, and which endanger their value, envisage the preparation of rehabilitation plans.*
- *Envisage the creation of green buffer zones between historical parts of settlements and zones of modern urbanization.*

PARTS OF HISTORICAL SETTLEMENTS WITH MODERN URBANIZATION

Dobrota, Ljuta, Prčanj, Stoliv, Kostanjica, Morinj, Lipci, Strp, Risan, Orahovac, Muo, Škaljari

These zones represent parts of historical settlements, formed on former terraced arable properties. They are characterized by the inconsistency in architectural expression, architecture which was not based on tradition or interpretation of traditional examples, lack of clear and logical spatial pattern, excessive and inconsistent volumes and etages, arbitrary choices of facades and similar. Due to their position, usually in the foot or in the slopes of hills, these settlements and built structures represent dominants in the landscape of the World Heritage Site Kotor and they diminish its values defined in the Statement on Outstanding Universal Value.

This set of measures envisages controlled construction of new structures within the boundaries of existing settlements, visual rehabilitation of built tissue, as well as communal equipment and planning of public and green surfaces.

- *It is prohibited to integrate new parts of settlements in the whole.*
- *Construction of new structures is possible under density of already built tissue, under conditions that are to be individually defined for each location depending on its significance and characteristics of the settlement.*
- *New structures are to be adjusted to the greatest extent possible to the topography of terrain and values of architectural heritage.*
- *Limit the height of new structures to the maximum of three visible floors.*
- *In cases of settlements, groupings of structures and individual structures that have already been built, but are not in line with criteria and standards of the protected area and they have negative visual impact on it, plans and projects of rehabilitation need to be prepared.*

MEASURES IV - CULTIVATED ARABLE PROPERTIES WITHIN HISTORICAL SETTLEMENTS

Dobrota, Ljuta, Prčanj, Stoliv, Kostanjica, Morinj, Lipci, Strp, Risan, Orahovac, Muo, Škaljari

In the upper zones above the settlements, there are still preserved parts of terraced properties that formed a part of historical settlements. Preservation of natural values of the landscape is necessary in order to protect the OUV of the protected area.

- *Preserve and restore terraced arable properties; foster renovation and improvement of agriculture, stop further process of repurposing of agriculture land to construction space.*
- *Preserve and restore elements of cultural landscape (marks, paths, trails, water streams, etc).*
- *Preserve, renovate and adapt existing elements of architectural heritage (houses, assisting facilities, wells) within this zone, in line with conservation conditions.*
- *Preserve the vertical structure of the landscape, silhouette, integrity of green slopes and bare, rocky hills. Possible interventions of road infrastructure and other visible structures must be made on the basis of previously prepared and approved HIA studies and studies on visual impact on natural and cultural values.*

MEASURES V – NATURAL PRESERVED LANDSCAPE WITHIN THE BOUNDARIES OF THE WORLD HERITAGE SITE

The largest part of the area of the World Heritage Site are slopes of the hills surrounding the Bay. The slopes are part of the buffer zone all until the line of horizon. This zone represents a natural landscape of diverse character, from completely rocky (above Dobrota, Ljuta and Orahovac), over hills covered with low vegetation (Perast), to spaces covered with forest vegetation (Vrmac). To a large extent, this space has preserved characteristics of the original landscape and is characterized by minimal anthropogenic interventions. In this zone, there are remains of historical settlements (Glogovac, Gornji Stoliv), as well as Austrian fortifications on Vrmac, Vranovo brdo and others. The preservation of natural values of this landscape is necessary in order to protect the Outstanding Universal Value of the World Heritage Site.

- *Preserve the morphology of the area.*
- *Preserve the wild vegetation.*
- *Existing elements of architectural heritage within this zone (paths and trails, fortresses, rural units, church and residential structures and others) need to be preserved, renovated and revitalized in accordance with conservation conditions. Architectural structures can, for the purpose of their sustainable utilization, be repurposed for modern functions, that shall not be in conflict with their original characteristics and values.*
- *Envisage measures for alleviation of landscape degradation caused by the construction of road Lipci-Grahovo-Žabljak.*
- *Review the planning solution for LSL Vrmac.*
- *No new sand pits are to be opened.*

17.3. GUIDELINES AND MEASURES OF PROTECTION WITHIN THE BUFFER ZONE OF THE NATURAL AND CULTURO-HISTORICAL REGION OF KOTOR AND OUTSIDE ITS BOUNDARIES (GRBALJ, KAVAČ, MIRAC, KRIVOŠIJE, LEDENICE, GORNJI ORAHOVAC, ZALAZI)

17.3.1. GENERAL MEASURES

1. *Preserve the inherited characteristics and values of natural and cultural heritage: original natural landscape, forests, water streams, existing structure of landscapes and rural units and network of roads that connect them, arable cultivated areas, sacral complexes and others.*
2. *Treatment of preservation and protection of cultural properties must be implemented in line with the Law on Protection of Cultural Properties and the Law on Protection of the Natural and Culturo-Historical Region of Kotor, i.e. previously issued conservation conditions, approved studies on protection of cultural properties and conservation projects, all in line with studies of protection of cultural properties prepared and approved by the Directorate for Protection of Cultural Properties, and with expert conservation supervision.*
3. *Until the cultural value of potential cultural property is determined, these spaces, complexes and structures must be preserved and treated with the utmost attention, and exclusively on the basis of previously issued conservation conditions and approved conservation projects, all in line with studies of protection of cultural properties prepared and approved by the Directorate for Protection of Cultural Properties, and with expert conservation supervision.*
4. *In the process of spatial planning in the buffer zone of individual cultural properties, which is protected by the law, do not plan construction of new structures unless there is basis for that in previously issued conservation conditions. In such instances that inadequate examples of construction are found in the buffer zone of cultural property, it is necessary to prepare a plan of rehabilitation of the space and structures. The scope of plan/project shall be defined individually for each case. Plan/program of rehabilitation represents a set of measures that visually alleviate negative impact of modern and inadequate construction. Measures prescribed may be measures of landscape planning, change of color and material of facades, different shapes of roofs and openings, removal or restructuring of structures or parts of structures and similar.*
5. *Do not plan interventions which may lead to devastation of archeological sites and structures (tumuli and similar) as well as fortification complexes and structures.*
6. *Preserve the existing traditional paths and trails (routes, profiles, materials and other), and plan interventions only in accordance with conservation guidelines*
7. *Renovation and revitalization of authentic rural units can be made only in accordance with previously issued conservation guidelines, that shall define the level and contents of necessary documentation. For individual structures or complexes, renovation and revitalization is to be conducted based on conservation conditions.*
8. *Preserve and renew arable surfaces, including fields, valleys and terraced arable properties, foster renovation and improvement of agriculture, stop the process of repurposing agriculture land to construction space.*
9. *Management of forests needs to be implemented in accordance with adequate management plans, principles of sustainable development and preservation of biological diversity, preservation of natural structure, composition and function of forest ecosystems.*
10. *Surface infrastructural structures (pillars of mobile communications, electrical pillars, telecommunication antennae and others) need to be set in such a way as to not endanger the*

values of cultural properties and properties with potential cultural values and their buffer zones.

11. *Foster the development of selective types of tourism, especially cultural, health, rural, eco, recreational, etc.*
12. *For the development of tourism, primarily use existing capacities of abandoned rural units and properties, and plan their renovation in line with conservation conditions and guidelines.*

17.4. GUIDELINES AND MEASURES OF PROTECTION FOR GRBALJ, KAVAČ, MIRAC

17.4.1. SPECIAL MEASURES (SHOWN IN THE MAP NO. 20)

MEASURES I - AUTHENTIC RURAL UNITS AND ARABLE PROPERTIES WITH PRESERVED ORIGINAL PARCELLATION

MEASURES II - ZONE OF EXTRAORDINARY NATURAL VALUES

MEASURES III - THE NATURAL LANDSCAPE

MEASURES IV - MODERN URBANIZATION OF RURAL UNITS

MEASURES V - COMMERCIAL AND SERVICE ZONES

MEASURES VI - SAND PITS FOR EXPLOITATION OF STONE

MEASURES VII - AREAS OF NEW CONSTRUCTION

MEASURES I - AUTHENTIC RURAL UNITS AND ARABLE PROPERTIES WITH PRESERVED ORIGINAL PARCELLATION

- *Renovation of authentic rural units must be done in line with the appropriate studies and conservation conditions and guidelines.*
- *Preserve the existing spatial pattern of rural units and roads that connect them.*
- *Preserve, renovate and revitalize authentic rural units with ensembles of traditional architecture (residential and assisting structures, original elements of yards, gardens, etc).*
- *In cases of rural units with inadequate interventions and structures which degrade their visual impact, prepare plans of rehabilitation spaces and structures.*
- *Renovation of historical structures should be done based on principles of renovation including valuable elements of the interior, with use of traditional materials and crafts.*
- *Preserve arable properties, including fields, valleys and terraced properties as key elements of the authentic rural ambiance.*
- *Preserve the inherited pattern of agricultural parcels in fields and terraced properties supported by dry walls, using traditional techniques and materials.*

- *Preserve and maintain olive groves with inherited traditional architectural elements (fences or walls done in dry stone, paths, mills, etc).*
- *New construction in authentic rural units is possible if implemented under control of expansion and density, and in line with conservation conditions, i.e. guidelines.*
- *Interpolation and new construction must be planned in line with characteristics of traditional architecture, primarily in choice of location, spatial organization and application of traditional techniques and materials where possible. It is recommended to respect the inherited standard - volume of structures.*
- *Renovation and revitalization of rural units can be done with previously issued conservation guidelines that shall define the level and contents of necessary documentation, and for individual structures or complexes, renovation and revitalization shall be done based on conservation conditions, i.e. guidelines.*

MEASURES II - ZONE OF EXTRAORDINARY NATURAL VALUES

- *Preserve extraordinary natural values of the area.*
- *Prepare assessment of natural values of the area in line with the Law on Nature Protection.*
- *Do not plan new construction in these zones.*
- *Preservation and utilization of space shall be planned through fostering of selective types of tourism and education.*
- *Spatial planning of lookouts, pedestrian trails and resting spots is to be done with least possible amount of construction, respecting the natural values and characteristics of the field.*

MEASURES III - THE NATURAL LANDSCAPE

- *Preserve characteristics of natural landscape (morphology, authentic wild vegetation, etc).*
- *Prepare assessment of natural values of the area in line with the Law on Nature Protection.*
- *Maintain existing paths and trails in line with conservation conditions, i.e. guidelines.*
- *New construction is possible only with previous check and analysis of natural and cultural values of the location. Analysis is to be made in cooperation with services for protection of natural and cultural heritage.*
- *Do not plan construction of new structures at the tops of hills, i.e. preserve the line of horizon.*
- *Spatial planning of lookouts, pedestrian trails and resting spots is to be done with least possible amount of construction, respecting the natural values and characteristics of the field.*
- *If it is necessary to construct new roads, the route should be planned in accordance with the principles of traditional construction (the route is to be selected in accordance with natural characteristics of the field, along the same lines, and local materials are to be used).*

MEASURES IV – MODERN URBANIZATION OF RURAL UNITS

(Podlastva, Radanovići, Krimovica, Kavač)

- *Expansion of settlements shall be planned through controlled expansion of already built tissue.*
- *Rehabilitation plans should envisage measures of visual alleviation of negative consequences of uncontrolled modern construction, especially in the area of Krimovice.*
- *Construction of new structures shall be possible only in controlled expansion as well as density of already built tissue.*
- *Adjust new structures to the characteristics of the terrain, i.e. preserve existing topography.*
- *When planning new structures, it is especially important to respect inherited standard - volume of structures.*
- *Interpret traditional elements of architectural expression instead of merely copying them.*
- *Limit the height of new residential structures to three visible floors.*
- *Envisage neutral and unobtrusive colors for facades.*

MEASURES V - COMMERCIAL AND SERVICE ZONES

- *Preserve complexes of greenery and agricultural fields along the highway between Radanovići and Lastva Grbaljska, and permanently prohibit any construction.*
- *For the commercial and service zone along the highway, prepare a plan of visual rehabilitation and landscape planning.*
- *Within intentionally formed and built commercial zone in Grbaljsko polje, it is possible to construct new structures under density of already built tissue, with mandatory respect of green surfaces within and between structures.*

MEASURES VI - SAND PITS FOR EXPLOITATION OF STONE

- *Prepare projects of rehabilitation of existing factories, that will define parts that visually and physically devastated the landscape and surrounding settlements and thus must be closed, as well as parts where controlled exploitation can continue.*
- *No new sand pits are to be opened.*

MEASURES VII - AREAS OF NEW CONSTRUCTION

(Inlet Žukovica, Zagorski Pijesak, Bigova, Platamuni)

- *New structures must not be built on top of hills, lines of horizon or agricultural land.*
- *New construction shall be planned in places where it has already begun (Zagorski pijesak, Žukovica...), in order for new planning solutions to alleviate negative impact of built structures; preserve silhouettes of hills and line of horizon from inadequate construction, especially in the area of Krimovice.*
- *Envisage preservation of the character of western coast of inlet Bigova, as well as hillslope opposite village Bigova as a greenery complex.*
- *New structures shall be planned in line with characteristics of traditional architecture, in terms of location, shape, materials, standards (volume).*

- Interpret traditional elements of architectural expression instead of merely copying them.
- Limit the height of new residential structures to three visible floors.
- Envisage neutral and unobtrusive colors for facades.

17.5.GUIDELINES AND MEASURES OF PROTECTION FOR LEDENICE, KRIVOŠIJE, GORNJI ORAHOVAC AND ZALAZI

17.5.1. SPECIAL MEASURES (MARKED IN THE MAP NO. 21)

In order to protect the values of space, settlements and structures of this zone, the following guidelines and measure were envisaged:

MEASURES I - AUTHENTIC RURAL UNITS WITH ARABLE LANDS

MEASURES II – ARCHAEOLOGICAL SITES, TUMULI, CHURCHES AND CHURCH COMPLEXES, FORTIFICATION STRUCTURES

MEASURES III – ZONES OF EXTRAORDINARY NATURAL VALUES

MEASURES IV – THE NATURAL LANDSCAPE

MEASURES V – ŠLJUNKOVITO POLJE (GRAVEL FIELD)

MEASURES I - AUTHENTIC RURAL UNITS WITH ARABLE LANDS

- Preserve the existing spatial pattern of rural units and roads that connect them.
- Preserve and renew arable surfaces, including fields, valleys and terraced arable properties, foster renovation and improvement of agriculture, do not repurpose agriculture land to construction space.
- Preserve authentic rural units, preserve and revitalize the abandoned ones.
- Within authentic rural units, renovate ensembles of traditional architecture with residential and assisting structures, original elements of yard and garden planning.
- Renovation of structures shall be done with use of traditional materials and crafts.
- New construction in authentic rural units is possible if implemented under control of expansion and density, and in line with studies on cultural heritage and conservation conditions, i.e. guidelines.
- New construction must be planned in line with characteristics of traditional architecture, primarily in choice of location, spatial organization and application of traditional techniques and materials where possible. It is recommended to respect the inherited standard of structures - proportion and volume.
- Preserve and restore elements of cultural landscape (marks, paths, trails, water streams, etc).
- Foster development of rural tourism encouraging accommodation capacities within households in renovated traditional houses.

- *Renovation and revitalization of authentic rural units can be made only in accordance with previously issued conservation guidelines, that shall define the level and contents of necessary documentation, and for individual structures or complexes based on conservation conditions.*

MEASURES II – ARCHAEOLOGICAL SITES, TUMULI, CHURCHES AND CHURCH COMPLEXES, FORTIFICATION STRUCTURES

- *Do not plan interventions that can lead to devastation of archaeological sites and structures (tumuli and others), as well as fortification structures and complexes.*
- *Church structures and complexes can be rehabilitated/revitalized only in line with previously issued conservation conditions.*
- *Structures and complexes of fortification architecture can be rehabilitated/revitalized only in line with principles of sustainable development, i.e. conservation conditions, and can be repurposed for modern function that shall not be in conflict with their original characteristics and values.*

MEASURES III – ZONES OF EXTRAORDINARY NATURAL VALUES

- *Preserve extraordinary natural values of the area.*
- *Prepare assessment of natural values of the area in line with the Law on Nature Protection.*
- *Construction of modern structures in the zones of extraordinary natural values and their immediate surroundings is prohibited.*
- *Preservation and utilization of space shall be planned through fostering of selective types of tourism and education.*

MEASURES IV – THE NATURAL LANDSCAPE

- *Do not plan interventions that can lead to devastation of archaeological sites and structures (tumuli and others), as well as fortification structures and complexes.*
- *Preserve characteristics of natural landscape (morphology, authentic wild vegetation, etc).*
- *Preserve and restore elements of cultural landscape (marks, paths, trails, water streams, etc).*
- *Plan regular maintenance of existing paths and trails in line with conservation conditions, i.e. guidelines.*
- *Locations of interest for new construction must be first checked through study analysis of natural and cultural values of the space; study analysis must be done by qualified institutions and organizations in cooperation with services of protection of natural and cultural heritage.*
- *Construction of new structures at the tops of hills is prohibited, i.e. preserve the line of horizon.*
- *Prepare assessment of natural values of the area in line with the Law on Nature Protection..*
- *Spatial planning of lookouts and resting spots is to be done with least possible amount of construction, respecting the natural values and characteristics of the field.*
- *Preserve existing paths and trails (routes, profiles, materials and other). If a justified need to construct new roads appears, the route should be planned in accordance with the principles of*

traditional construction (the route is to be selected in accordance with natural characteristics of the field, along the same lines, and local materials are to be used).

MEASURES V – ŠLJUNKOVITO POLJE (GRAVEL FIELD)

- *Do not plan interventions that can lead to devastation of archaeological sites and structures (tumuli and others), as well as fortification structures and complexes.*
- *Prepare rehabilitation projects, rehabilitate the existing and stop opening of new factories of gravel.*
- *In the process of construction of new structures, it is important to adhere to inherited standards of traditional structures - proportion and size.*
- *Prepare assessment of natural values of the area in line with the Law on Nature Protection.*
- *The development of the area should be planned through intensification of agriculture and cattle farming, as well as development of village tourism, and recreational and sport activities that do not demand significant construction works or changes in the natural condition of the terrain.*

INDIVIDUAL CULTURAL PROPERTIES

18.1 OLD TOWN KOTOR

(Protected under Decision No. 116, of 23 February 1949 by the Institute for the Protection of Cultural Monuments of the People's Republic of Montenegro, Cetinje)

As part of the Old Town, which is a protected historical urban complex, there are **254 immovable cultural properties: 1 fortification, 12 sacral buildings, 21 secular (palaces and public buildings) and 219 residential buildings.**

FORTIFICATIONS

- 1. The ramparts of Kotor**, protected under Decision No. 1219/4 of 25 December 1986.

The fortified complex of the Kotor fortress and the ramparts consists of two parts. One is comprised of the ramparts that surround the old urban center, with five bastions and three entrance gates to the town, and the other consists of the ramparts that rise up the east and south side of Mount St. Ivan and meet at the top of the fortress. The total length of the ramparts is more than 4 km, the width is 2-15 meters and the height reaches up to 20 m in some places. In their present form, the ramparts of Kotor are a unique example of medieval fortifications in the Mediterranean, which gives them a monumental status for which the fortification has been entered into the register of Immovable Cultural Monuments of the Municipality of Kotor.

SACRAL BUILDINGS

- 1. Cathedral of St. Tryphon**, cadastral parcel 103, Cadastral District Kotor II, protected by Decision of the Institute for the Protection of Cultural Monuments of the People's Republic of Montenegro – Cetinje No. 01-1553/1 of 24 October 1961.

Background: The cathedral church in Kotor is dedicated to St. Tryphon, the patron saint of the town, whose cult was brought to Kotor from Asia Minor at the beginning of the ninth century. According to the preserved Charter of Consecration of its three altars, the church was erected in 1166.

The latest research confirms the hypothesis that beneath the twelfth century Cathedral there is an older church dedicated to the same patron saint, which, according to written sources, was erected in 809 by Andrea Saracenis, a citizen of Kotor.

The cathedral was built as a three-naved basilica with a dome over the central aisle and three semi-circular apses on the east side. Along the western facade there were two bell towers in the form of high towers with an arched loggia between them.

The interior of the Romanesque cathedral was painted using the fresco technique in 1331.

The first major remodeling of the building took place in the mid-fifteenth century after Kotor

had fallen under Venetian rule. The Gothic remodeling of the Romanesque cathedral that took place at that time is linked to the Kotor bishop Marin Kontareno, from Venice, who held this position from 1429 to 1453.

The biggest changes to the Cathedral's Romanesque appearance were made during a radical restoration at the end of the sixteenth century (1584-1613) when it was given the baroque appearance that it has retained to the present day. During this remodeling the church dome was removed; the mighty columns, made of red flat limestone from the village of Djurici, were completely redesigned; and the three-part windows in the galleries were walled up. In the main nave new vaults were built, except in the eastern aisle where the original cross vault with strong diagonal ribs was preserved. During this restoration, frescos from the third decade of the fourteenth century were lost, as well as a stone pulpit which the sixteenth century poet from Kotor, Bolica, described as an extraordinary piece of sculpture.

The great earthquake of 1667 caused severe damage to the Cathedral. The earthquake brought down both towers, the western facade with the richly decorated Romanesque portal and a semi-aisle (*polutravej*).

In the reconstruction that followed shortly thereafter, the Cathedral's new bell towers were rebuilt from the ground up, as well as its facade with an arched loggia at the entrance. At the very beginning of the eighteenth century, the reliquary of the Cathedral was decorated in the late-Baroque style. The work was performed by the sculptor Francesco Cabianca from Venice.

In the mid-nineteenth century, the state of the Cathedral required major repairs because of the settling of the south wall and weathering of the roof structure. Preparations for the restoration lasted for about thirty years, and the restoration work was carried out from 1892 to 1908. The work, which included significant alterations such as new vaults in the side aisles, the reconstruction of the south wall and the construction of two terraces over the eastern part of the side galleries as well as the installation of a new floor, was directed by the Central Commission in Vienna.

Description of the cultural property: The Church of St. Tryphon is located in the central part of town, in the square of the same name. This is a three-nave building with three apses on the east and two bell towers on the west side. On the north side there is a staircase annex leading to the reliquary located at the northeast corner of the church. The reliquary is a building with a rectangular base, it has a ground floor and one upper floor. The stairway annex has a sloped roof.

The church is oriented east-west. The church has two side entrances. One is located on the street on the south side, and the other is on the north side, facing the street between the Cathedral and Diocese.

The Church of St. Tryphon has a rectangular base and is divided into three naves and three and a half aisles (*travej*). The main nave is separated from the side aisles by a wall supported by alternate columns and pillars. These are made of red limestone from a quarry in the village Djurici and the trunks are circular. The trunks are made of marble with Corinthian capitals, and it is believed they were brought during the construction of the Romanesque cathedral from some of the ancient sites in Boka.

The roof is A-shaped (gabled), covered with dark red tiles. The facade only has one-light windows except for a three-light window on the east side of the main apse and rose windows on the west facade. The windows on the facades of the church are arched, and those in the sacristy are rectangular.

The church is vaulted with cross vaults, with the vault in the central nave of the eastern aisle being the original one. It is reinforced with strong diagonal ribs of red limestone which was also used to build the columns and main port. The vault in the central nave was rebuilt during the latest work while the brick vault of the southern nave was created during the restoration of the cathedral in the late nineteenth century. Cross vaults in the middle and western aisle of the main nave and the semi-aisle (*polutraveji*) were built of limestone and reinforced with diagonal ribs of Korcula stone.

Above the side aisles there are galleries that connect with the space inside the church with triforia whose capitals and impost-capitals are richly decorated with carved ornaments.

During the most recent restoration work, among the original fresco paintings in the church, parts with depictions of saints were discovered on six of the arches that divide the capital of the side aisles. In the apse on the south side, there is a mural with an image depicting the Descent from the Cross (Deposition of Christ).

In the altar area of the Cathedral, above the altar, there is a ciborium with Gothic stylistic features richly decorated with sculptural decorations. The walls are plastered with tinted mortar.

The floors of the church are made of bi-colored limestone. This dates from the most recent restoration of the cathedral.

2. Church of St. Mary Collegiate, Old town, cadastral parcel 305, Cadastral District Kotor II, placed under state protection by the Decision of the Institute for the Protection of Monuments of the People's Republic of Montenegro, Cetinje, No. 237, Cetinje, 23 April 1960.

Background: The Church of St. Mary Collegiate, dedicated to the Assumption of Mary, was built on the site of an older early Christian three-naved basilica from the sixth century, the baptistery of which is preserved. Between the ninth and eleventh centuries the basilica was given new church furniture. The Church of St. Mary was renovated by the successors of Kotor families of Dukes Ivan, Ders and Bizak from Kotor, and the construction was completed in 1221, as evidenced by documents found in the church altar in 1420.

In the fourteenth century, along the north side of the church, the Chapel of St. Ivan was added. After the Venetian conquest of Kotor, the church was partially restored in 1434, but was destroyed in an earthquake in 1667, and then rebuilt until 1682, when a new altar was set in the church. In these interventions, the building of wide-arched openings between the cell and the northern nave created a unique space in the interior of the church. The apse is filled with brick infill, along which, in the late seventeenth century, the altar known as the "Kotorsko propelo" was placed, having been transferred from the Church of St. Francis in Gurdic. The frescoes were removed from the walls, and instead, the walls were painted with bright colours. Over the

profiled Romanesque wreaths at the foot of the rebated arches and ribs of the vault, new baroque profile mouldings were made from plaster. At the site of the damaged Romantic bifora at the west end, a rosette was inserted, and over the original southern portal, a portal with diamonds was applied. The new altar of the Gothic Crucifixion was built in 1686. In 1771, along the northern corner of the church, a bell tower was constructed. A sarcophagus containing the remains of the Blessed Osanna of Kotor was transferred from the Church of St. Paul to the Church of St. Mary in 1807.

Significant renovations of the exterior and interior of the church were done in 1930. The facade of the church was plastered with red mortar, and the medieval floor was replaced with terrazzo floor.

Architectural and archaeological excavations were carried out in 1981–1986. The restoration of the church was conducted in 1982, 1986 and 1987.

Description of the cultural property: The Romanesque Church of Santa Maria Collegiate is located in the north-eastern part of the town, right next to the northern gate of the town and the bridge over the Skurda River.

The church is oriented east-west. It has two naves: the main nave is part of the thirteenth century church, and the side one was formed by connecting the sacristy, a pavilion, and the St. Ivan chapel. On the east side of the church there is an apse, semi-circular inside and out. Along the north side of the church is a bell tower.

The church was built of alternating rows of pink and grey stone blocks. The facades were divided by lesenes, and in the attic there is a frieze of blind arcades. The western facade is connected with the western wall of the Chapel of St. Ivan. The older part has corners with pilasters, which continue in the form of blind arcades set up along the slope of the gable. The northern and southern facades have undergone many changes over time. Lesenes divide the southern facade into two sections. The northern facade shows visible traces of rebuilding. The eastern facade is divided into three sections by lesenes.

The roof covering the main nave is gabled and made of stone slabs. The dome, which rises above the central aisle, has an octagonal layer completed with a flat attic cornice and, just like the calotte of the apse, is also covered with stone slabs. The northern nave has a single-sloped channel covering. The frame of the western portal, which forms a rectangular opening, is set back by one level and the lintel is supported by it. Bronze doors on the western portal, with scenes from the life of Saint Osanna, are the work of Vasko Lipovac from 1989. The frame of the southern portal is in the form of two gradual cuts, which are continued in the archivolt on top. The lintel is on the outside and is inscribed: "IN NOMINE D(OMI)NI D(E)I SALBATORI NOSTRIS IHS XPI INTER ANTIVS PAX EXIENTIBVS TE".

On the western facade there used to be bifora mullioned windows, of which the windowsills with two gradual notches on the outer side and with a chamber for the base of a focal pillar remain in situ. At this place there are rosettes from 1674, with a molded frame extending out and at the center there are eight stone pillars positioned radially. A bifora mullioned window at the center of the altar apse has a rich stone frame formed by three notches, all three of them profiled and decorated with reliefs, which continue in the archivolt at the top. On each of the side

walls are three single monofora windows, and one is at the front of the St. Ivan Chapel.

The bell tower has a ground floor and three upper floors. On each floor there are openings; at the first there are two on free sides, and at the others there is one wide one on every wall. At the foot of the high opening on the top floor there is an older stone banister.

The main nave of the church is divided by two-stage pilasters and into three aisles. The upper structure is formed by leaning and transverse arches, between which there is an area in the eastern aisle covered with a semi-barrel vault, covered in the middle part by a dome, and the west part is cross-vaulted.

The Church of St. Mary Colleges has partially-preserved medieval frescoes.

3. Church of St. Anne, Old Town – cadastral parcel 226, Cadastral District Kotor II, protected by Decision of the Institute for the Protection of Cultural Monuments of the People's Republic of Montenegro – Cetinje, no. 376/1 of 24 October 1961.

Background: The Church of St. Anne is located in the north-eastern part of the old town center. There is no reliable data on the time of its construction, but based on stylistic features, it can be dated to the end of the twelfth or the beginning of the thirteenth century. The church was originally dedicated to St. Martin, from the fifteenth century to St. Veneranda, and in recent centuries to St. Anne.

Description of the cultural property: The Church of St. Anne was built as a single-nave domed building. Its interior is divided by pillars and there are transverse arches on three aisles (*travej*). The vault is covered and broken at the crown. Above the central aisle was a dome, above a square base resting on transverse arches in the north-south direction, and flat arches supported by transverse arches in the east-west direction.

To the north, following shortly after the construction of the church, the side chapel was built, which was extended to the west during later remodeling after an earthquake in the sixteenth or seventeenth century. On that occasion, in the northern wall of the church, two broad arched openings were made so that the Church of St. Anne gained the appearance of a two-nave building. The western facade of the chapel was built of stone from a ruined Gothic church from which a small bifora mullioned window above the portal was also taken. The dome of the church may have been brought down in the great earthquake of 1667, after which it was not rebuilt.

When changing the patron, the original lintel of the church was replaced by a new one, with the representation of the Holy Veneranda (St. Petka) in relief. This lintel is now exposed on the southern wall of the church after the restoration of the original appearance of the western portal in 1987.

The biggest changes to the original appearance of the Church of St. Anne took place in the middle of the last century when the apse of the church was removed, the walls made higher and the southern facade was given new wide openings. At that time, on the east side, a new wall altar of a baroque form was emplaced and the whole building was given a unique gabled roof.

4. Church of St. Joseph, Old Town – cadastral plots 159 and 160, Cadastral District Kotor II, protected by Decision of the Municipal Institute for the Protection of Cultural Monuments No. 852/4 of 17 October 1985.

Background: The Church of St. Joseph was built in 1631. Next to the church, to the south, there was a Franciscan monastery that was closed in 1820. The sacristy was later built on the north side of the church, probably in the late nineteenth century. At the level of the church pedestal there is a medieval church dedicated to St. Magdalene. The original entrance to the church had a staircase to the square on the west side. During the work conducted in the mid-nineteenth century the entrance was moved to the south side, and the earlier flight of stairs which was accessible from the market was moved to its current position.

The main marble altar was donated by Stjepan Rakovic, and it was produced by the Venetian sculptor Francesco Cabianca at the beginning of eighteenth century. The church has a series of tombs of Kotor families from the seventeenth and eighteenth centuries, decorated with embossed emblems and descriptions, including the grave of patron Stjepan Rakovic.

On the eastern wall there is a wooden altar dedicated to Our Lady of Carmel, which was transferred from the Church of St. Michael, and on the western side there is the marble altar of St. Cross. On the southern wall, inside the church, there is an inscription from 1372, which refers to the establishment of a home for the poor near the Church of St. Cross, as well as the relief of St. Anthony the Abbot, which also dates from the fourteenth century. The inscription and relief were transferred from the adjacent Church of St. Cross which was demolished in the mid-nineteenth century.

After the 1979 earthquake, worship in the church stopped.

Description of the cultural property: The Church of St. Joseph is located in the central part of the town, under St. Ivan Hill, and has a north-south orientation. It has a rectangular base. The bell tower is in the shape of a tower and is located at the southeast corner. The church is bordered by residential buildings on the north and a prison on the southern side. A notable characteristic of its position is the entrance on the south side which is situated about 3 meters above the level of the street and is accessible by a wide staircase with a steel gate between stone columns. In the upper longitudinal zone of walls there are three semicircular windows with a fracture in the crown. Above them, the building techniques are changed. The eastern and northern parts of the facade above the sacristy were built with stone while the southern facade is made of plaster. The church has a gabled roof. The entrance portal on the south side was constructed in the baroque style with molded jambs and lintels with carved vines with leaves. At the church pedestal level there is a medieval church, oriented east-west, dedicated to St. Magdalene. It occupies the south side of the northern part of the base of the church. Its entrance portal is from the street (west) and Baroque in style. The interior of the church is arched with a vault divided into three equal parts by transverse reinforcing arches.

On the northern side of the church is the altar area four steps above the floor of the nave.

5. St. Luke's Church, Old Town – cadastral plot No. 273, Cadastral

District Kotor II, protected by Decision of the Institute for the Protection of Cultural Monuments of the People's Republic of Montenegro – Cetinje, no. 372/1 of 24 October 1961.

Background: According to the preserved inscription of the founder (*ktitor*) (south of bifora mullioned window on the west facade), St. Luke's Church was erected by Mavro Kazafrangi and his wife Bona, daughter of Prior Basil, in 1195, during the reigns of the Great Prince Stefan Nemanja and his son Vukan. Since 1511, by decision of Pope Julius II, the administration of the Church of St. Luke went to the Franciscan Sisters of the Monastery of Our Lady of Angels. In 1657 the Venetian authorities gave the Church of St. Luke to Orthodox believers. Until 1812, the Catholic altar remained in the church.

At the end of the eighteenth century the church was placed under a gabled roof and given the appearance it retained until works undertaken after the earthquake of 1979.

Description of the cultural property: St. Luke's Church is located on a square of the same name, in the northern part of the town center. It is a single-nave building with a dome, a semicircular apse on the east and an entrance on the western side. Along the northern facade of the church, the Chapel of St. Spiridon was added. The western facade is withdrawn in relation to the western facade and the eastern is flush with it. This church is one of the five surviving sacral buildings of Kotor built in the Romanesque style. It is characterized by the base of the concise cross and a Romanesque facade with a wide crescent shaped arc on the western side.

The most striking element of the western facade of St. Luke in Kotor is a portal whose doorposts are decorated with leafing-vines motifs which were brought from another building. Investigations during conservation works proved that the portal which was installed during the construction of St. Luke and – in some opinions – other marble elements (the portal archivolt bifora mullioned window, inscription frames both outside and inside the church) came from other churches. The church interior is divided into three aisles (*travej*) by pilasters standing out from the level of the longitudinal walls by two degrees. Until its restoration in 1984, the church had a gabled roof from which loomed the cylindrical drum of the dome.

The church interior is original. The remains of wall paintings from the late twelfth century, of which a scene with three saints is preserved on the south wall of the west aisle, have been preserved in the form of fragments in several places and in the apex of the arch which, among other characteristics, confirms that the upper structure and the dome were built concurrently with walls in the lower zone.

In the northwest corner of the church there is an inscription from 1350 that reads that the stonecutter Milen and his wife Mara were buried in the church.

On the floor of the nave of the church there is a series of graves with numbered tombstones. In the chapel of St. Spiridon there are two tombstones in the floor.

6. Church of St. Michael, Old Town – cadastral plot no. 202, Cadastral District Kotor II, protected by Decision of the Institute for the Protection of Cultural Monuments of the People's Republic of Montenegro – Cetinje, no. 08/1655/2 of 23 October 1962.

Background: The Church of St. Michael in Kotor is mentioned in the 1166 charter of the consecration of the Cathedral of St. Tryphon. In the preserved notarial books of the Kotor Historical Archives (from 1326 to 1337) there are several documents in which this church is mentioned. Since 1511 the church, which at that time was called the Church of Our Lady of Carmel, has been cared for by the nuns of the monastery of Our Lady of the Angels. In the early nineteenth century, French authorities turned the church into a facility for military purposes and therefore it was reconstructed. From that time until the earthquake of 1979, its area was used for non-religious purposes. After the earthquake, a fundamental research of the church was undertaken and the results were included the design of repair and conservation work. Works on St. Michael, based on a design that foresaw the presentation of its total monument values, were realized in the period between 1982 and 1989.

Description of the cultural property: The Church of St. Michael is located in the central part of Kotor. Its western facade forms the eastern side of the square framed on the south and west side by the complex of the Lady of the Angels (at present the site of the "Boka" cinema), and on the north side by Seminarium Leoninum (building a. No. 372). In the center of the square there is a tall white poplar. On the south side of the Church of St. Michael there is a street which turns to the Church of St. Spirit. On the southern side there is an aisle and to the east there is small free space with a staircase to the house no. 374.

The Church of St. Michael is a single-nave building with a semicircular apse to the east and an entrance on the western side. It is built of stone in regular rows. It is covered with a gabled roof with tile roofing. On the western facade, above a portal with Romano-Gothic stylistic features, there is an arched window with a break in the crown and above it there are several repurposed building stones (*Spolia*) incorporated in two rows. The interior of the church is a vault whose arc is snapped at the crown. The vault is based on the partition wreath with a typical Romanesque profile. The vault is reinforced with three reinforcement arcs, of which the central arc relies on pilasters set at the axis of the church and the two beside it rely on a console set at the level of the cornice. The pilasters have a complex profile, as from the sides of the flat central part they have rounded colonettes such as those found in the corners of the church. The church is divided by pilasters into two naves. The eastern part of the church is lit by two windows on the lateral walls and one in the apse. At the height of the church floor is a floor platform that occupies the central part of the area, while areas along the side walls and apse are available for examination of archaeological findings. The floor platform has a fence made of horizontal iron elements connected with vertical elements. In addition to the south pilaster there is a stairway (stairs of iron) for descending to the lower part of the church where professionals are able to examine archaeological findings. Archaeological findings in the Church of St. Michael include most of the space of two older church buildings on top of which was, after their collapse, built the Romanesque-Gothic church. The remains of older buildings within the present Church of St. Michael include longitudinal walls reinforced with three pairs of masonry columns and an apse of horseshoe shape along which are the remains of the stone benches (syntronon) and episcopal chairs. On the walls of the apse and the eastern wall there are the remains of a fresco painting presenting the lower parts of the figures of Saints. In the central part of the area a floor made of reddish plaster has been preserved, on which, as determined in the course of archaeological

excavations, stood numerous fragments of pre-Romanesque stone furnishings (about 100 fragments). This floor and columns reinforcing longitudinal walls correspond to the later phase of the original church.

At present, the Church houses a display of fragments of stone sculptures and significant exhibits of UCO Museums Kotor.

7. Saint Nicholas Church, Old Town – cadastral plot no. 312, Cadastral District Kotor II, protected by Decision no. 374 of 20 April 1960, the Institute for the Protection of Monuments of the People's Republic of Montenegro, Cetinje.

Background: The St. Nicholas Church was built during the period from 1902 to 1909, as evidenced by the inscriptions on the south side of the church, designed by Ciril Cvekovic, chief architect of the Dalmatian governor's office in Zadar and architect Milan Karlovac, who led the supervision of the construction of the church.

It was built on the site where once stood the Dominican Church of St. Nicholas. During French rule in Kotor (1807-1814), by decree of Marshal Marmont, the church was, in 1810, officially handed over to the Orthodox Church, as the Church of St. Luke had become too small for communal worship. With some modifications (e.g. placement of the iconostasis) they adapted the church to their needs and in 1835 the bell tower was constructed. In 1870 the Diocese of Boka-Dubrovnik was established, headquartered in Kotor. With the arrival of the first bishop, Gerasim Petranovic, in 1874, the church was declared an Orthodox cathedral. In the great fire of 1896 the church was burnt down. The present Church of St. Nicholas, solemnly consecrated on 17 May 1909, was built in its place.

The Church of St. Nicholas was damaged in the disastrous earthquake of 1979. It was repaired in the 1980s. In May 1999, a team from the Regional Institute for the Protection of Cultural Monuments of Kotor undertook the restoration of the mosaic with an image of St. Nicholas in the lunette of the tympanum. Works on the church were carried out also in the period between 2009-2010.

Description of the cultural property: the Church of St. Nicholas is located in the northern part of Kotor. It is oriented north-south. That orientation is the result of an older Dominican church. The entrance to the church is from the Square of Brotherhood and Unity (Square St. Luke) and the apse is towards the northern town wall. The church is in the form of a free compressed cross, over whose cross-section is a dome with octagonal drum. A small apse, on the north side, is semicircular inside and out. The entrance to the church is flanked by two towers with octagonal boxes for bells. The bell towers have semicircular domes and facades are made of stone blocks with an ornamented surface.

The two-story entrance portal to the market is reminiscent of Romanesque solutions. Above the portal was a tympanum with a 2.5 m² mosaic of St. Nicholas, set up in January 1909 by the Czech artist Frantisek Ziegler, made in Venice from tesserae of glass paste. The doors are richly carved oak.

On the southern facade there are the two single windows, above the portal is a stone rosette, at

the arms of the cross there are three single windows, and to the eastern and western facades there are three stone bifora mullioned windows. On each side of the octagonal tambur is a bifora window, and on each side of the drum bell tower is a single window. One large and two small domes are covered with lead. Under the church there are diagonally laid marble tiles, black and white, and 40 x 40 cm in size. The church interior is plastered, painted in a bright yellow color. Pendentures rise above the central dome. Below the dome is an elaborate chandelier (*polijelej*).

The iconostasis, the work of Czech painter Frantisek Ziegler, has 26 icons, oil on canvas.

8. Church of St. Paul, Old Town – cadastral plots no. 105 and 106, Cadastral District Kotor II, protected by Decision of the Institute for the Protection of Monuments of the People's Republic of Montenegro, Cetinje, no. 375 of 23 April 23 1960.

Background: The Church of St. Paul was built in 1263 by Pavle Bari and his wife Bona, according to inscriptions on the southern part of the west wall, above the portal. These patrons also donated their house in 1266 to the church and the Dominicans and it was the first seat of the Dominican order in Kotor. The Assembly of St. Nicholas, in 1520, donated the church the Dominican Third Order, which until then had lived in private homes. From 1521 to 1565, the hermitage to the monastery was visited by Blessed Osanna of Kotor. When, in 1539, the monastery of St. Nicholas was demolished, the Dominicans were temporarily (until 1545), moved to the Church of St. Paul. In the sixteenth century a new church was built into which the one from the thirteenth century was incorporated.

The Monastery and Church of St. Paul were turned into barracks and a military warehouse during Napoleon's occupation of Kotor (1807-1814), and the altar of the Church of St. Paul and the body of Osanna were transferred to St. Mary Koledata, where they are at present. Then the interior of the church was divided into two levels, and on the west side, stairs were built for access.

During World War II, the church was converted into a prison, and towards the street a high wall was erected. In 1948, the church became a women's or a small prison (*Karaklak*).

From the sixties to the late eighties of the nineteenth century the church served as a residential building. During this period the floor of the church was tiled, remodeled, and bathrooms and open new passes were built.

During 1981, 1982 and 1983, architectural and archaeological research was conducted in the church. The reconstruction of the church began in 2008 and ended in 2014.

Description of the cultural property: The Church of St. Paul is located in the central part of town, at the base St. John Hill, close to the Saint Tryphon Cathedral. On the northern side of the church is the prison, and to the south are residential buildings from the nineteenth century. On the east side lie the town walls of Kotor.

The church is entered through a courtyard located on the west side of the church. In the northern part of the surrounding wall, part of the house of Pavle Bari is preserved, with the bifold door. The southern part of the surrounding wall is a building consisting of the ground

floor and two upper floors. The ground floor has a Romanesque portal entrance decorated with spirally twisted rope, used secondarily, through which one enters the courtyard of the church, above which can be seen a Roman tombstone and a shattered Gothic-Renaissance coat of arms shield. In the upper part of the building there is a window.

Today's preserved remains of the Church of St. Paul originate from the first half of the sixteenth century, with the later modifications. The church is a single-nave building. The apse on the north side is semicircular inside and out. Along the east wall of the church there is a chapel with hermitages.

The church is covered with a gabled roof, with tiles. The facade of the church is made of well-hewn blocks. On the western facade there are two windows and three simple windows on the eastern facade. From the sixteenth century the church was entered through a Baroque portal on the western facade.

The facade of a church from the thirteenth century is incorporated into the southern part of the western facade. In the middle of the facade there is a reconstructed portal, in which the original north side of the opening of the western portal is preserved. Above the portal a bifora mullioned window was reconstructed, of which a niche on the inside wall and plaque with the inscription of the donor, framed by a molded cornice, have been preserved.

Below the western facade, in the southern part, there is a 1 m wide staircase, below which there is an arcosolium with a stone sarcophagus in which Paul Bari and his wife Bona were buried. The arcosolium was built concurrently with the church and the construction associated with it. In the lunette of the arcosolium, in the underside of the arch, fresco paintings from the thirteenth century are preserved. The remains of the original floor of the church from the thirteenth century are preserved in the southern part of the church, with tiles in the form of complex diagonal chessboard. The nave of the church from the sixteenth century has stepped pilasters carrying the transverse arches divided into three aisles. Aisles are vaulted with groin vaults.

Within the church from the sixteenth century, the eastern part, in the place of the altar area of the older church, a side chapel was built that was the construction of a massive port and became part of the interior by covering a larger church, of which the original part is preserved on the south side.

9. Dominican Convent, registry no. 453, cadastral plots no. 314/1, 314/2, 314/3, 314/4, Cadastral District Kotor II, was protected by Decision no. 280/5 of 21 March 1983, the Municipal Institute for the Protection of Cultural Monuments Kotor.

Background: The Dominican Monastery of St. Nicholas, which was on Pacijana (Tabacina), was destroyed in 1539 by order of the Venetian authorities so that it would not be used as a base by the Turkish Admiral Hajrudin Barbarosa. Temporarily, the Dominicans were located in the Church of St. Paul. The construction of the Dominican monastery began in 1545, on an estate bought from Kotor nobleman Marin Vrachinovich Mihov, with money received from the Venetian authorities and contributions from the citizens. The building site had to be abandoned

soon after and a property in the northern part of the town, close to the town walls, was bought from the Benedictine. Soon a spacious nave church dedicated to St. Nikola (Gironci's map of Kotor from 1785) was built, with 8 altars, and in 1614, the chapel of Our Lady of the Rosary was built next to the church. Following partial reconstruction after an earthquake in 1563, and a fire in 1622, the monastery was almost completely leveled by another major earthquake in 1667. The church was thereafter partially restored as well as one wing of the monastery.

In 1781, Venetian authorities decided to discontinue the use of the monastery as it was considered to be in unusable condition.

Austrian authorities turned the monastery into barracks in 1789. In 1807, French authorities used the monastery for barracks, but the church was handed over to the Orthodox Church. In 1814, when re-entering the town, the Austrian army again took over the monastery to serve as a barracks, which were known as the Domenico Caserne.

By decree of Marshal Marmont in 1810, the Church of St. Nicholas was officially handed over to the Orthodox Church, as the Church of St. Luke had become too small for communal worship. They rebuilt the church and emplaced the iconostasis in it, and built the bell tower in 1835. In a preserved watercolor by Karachay from 1837, the Church of St. Nicholas is depicted with a Renaissance portal and a bell tower with a dome. In the Kotor Archives layout from 1865 the church is shown to have had a rectangular apse. The church was burned down in 1896.

In 1906, with the encouragement of Father Frane Bulic, the first Kotor lapidarium was opened in the Chapel of Our Lady of the Rosary. The Dominican complex was damaged in the 1979 earthquake.

The former remains of the chapel of Our Lady of the Rosary were restored in 2005.

Description of the cultural property: Of the complex of the Dominican convent, which was once comprised of the Church of St. Nicholas with the bell tower (destroyed in 1896), a convent wing, an atrium and the Chapel of the Rosary, the only preserved remains are part of the cloister and the remaining walls of the convent wing. To the west of the Dominican convent is the Church of St. Claire, and to the east is the Church of St. Nicholas.

The central area, the cloister, is enclosed on three sides with the ruins of monastic buildings. The best preserved are the west and north wing of the monastery. The eastern part of the cloister was demolished in the early twentieth century when the Church of St. Nicholas was built. The ground floor cloister is opened by semicircular arches and vaulted arches of icicles. Semicircular open arcades are supported by the massive columns around the square section; the edges are encrusted with bastonato. Capitals of columns and fragments of stone sculpture are preserved in the cloister. On the first floor, the windows are square in shape; below them is a wall built with subsequently carved pieces. Above the windows the building technique changes.

The southern side of the Dominican Monastery, to the street that extends from St. Clare Street to Saint Luke's square, is blocked by the residential building with a registry number 451, which was incorporated into the monastery in the sixteenth century. A narrow strip of the facade with a registry number 452 includes the entrance portal to a convent, a covered passage with a terrace and the reconstructed chapel of Our Lady of the Rosary.

The covered passage with a terrace has two portals, lateral and central, which lead directly into the cloister of the monastery.

The Chapel of Our Lady of the Rosary with a portal to the street, made from Korcula marble, has Baroque features with Renaissance elements. Above the entrance is the inscription "AVE MARIA". A medieval door has been preserved, a walled door with a broken crescent arch encrusted with bastonato and cordon crown, and a quarter circle floor profile above the elliptical windows. At the height of the first floor there are remains of vault across the street. Remaining are the arch supports and the beginning of the vault. At the height of the second floor is a Renaissance window. On the side are the impostes, with arches that probably supported a single loggia above the street vault. Inside the chapel there are cross vaults.

10. Franciscan monastery with the Church of Santa Clara, Old Town – registry number 450, cadastral plots no. 317, 318, 319, 321 Cadastral District Kotor II, protected by Decision number 299 of 23 April 1960 of the Institute for the Protection of Cultural Monuments of the People's Republic of Montenegro – Cetinje.

Background: In 1364, at the request of Kotor, Pope Urban V, authorized the Kotor bishop Dujam, at the expense of the town, to build a monastery for the Nun and thirty Pool Clares in Kotor, on the site of the former Benedictine monastery, which was supported by the municipality of Kotor. During the time of the Kotor Bishop Paul de Bizantes (1565-1578), the nuns, by order of Pope Gregory the thirteenth from 1575, had to leave the monastery and hand it over to the Franciscans. An earthquake in 1667 damaged the dome and bell tower. The church was rebuilt in the early eighteenth century, when Francesco Cabianca designed the baroque altar, and in 1708 the church was dedicated to the Immaculate Conception of the Virgin Mary, St. Anthony of Padua and St. Ignatius. A large fire engulfed the Church of St. Clare in 1897 however, after a restoration; the church was sanctified for the second time in 1898.

Next to the Church of St. Clare there is a library, founded in 1901, which has about 20,000 books, where, in 1907 a church organ was installed, made by Vjenceslav Holub from Pozega.

The monastery complex was a nautical school and lower secondary school. From 1947 to 1975, part of monastery was a music school, and then the south and the west wing were inhabited by the Sisters of Charity of St. Vincent de Paul.

Description of the cultural property: The Franciscan monastery including the Church of St. Clare is the result of multiple constructions, demolitions and reconstructions during the period between the fourteenth and the nineteenth century. The retracted front of the church in relation to the street forms a small square in front of the monastery complex.

The monastery complex consists of the Church of St. Clare, the bell tower, the three monastic wings, an atrium and a garden.

The Church of St. Clare is a single-nave building. It is oriented in a north-south direction. The north side of the church has a square undistinguished apse. Next to the church, beside the town walls, there is the bell tower.

The southern facade of the church facing the street is made of cut stone blocks of larger

dimensions, and completes the wreath in a Latin S profile. The portal on the southern facade is made of simple, pure forms of the Renaissance style. There are two upper rectangular windows, with large smoothly-cut blocks above them. Between the windows is a rosette. In the upper part of the facade is a wall opening and a walled Romanesque lunette with the cross of Calvary. Two windows are found on each side of the church. Under the church there is a stone polished plate, and the walls are plastered and painted in beige.

The interior of the church is dominated by a baroque altar whose central part, on a large drapery made of yellow Siena marble, includes a frame with an image of the annunciation of the Virgin, supported by angels. The altar was made by Francesco Cabianca between 1704 and 1708, with his assistants. On the altar there are 33 sculptures of angels. At the southern altar pilaster, there is a signature of Cabianca (F. C.a BIANCHA F). In the Church, there are 4 lateral Baroque altars, 2 on each side.

The roof structure is wooden. In the center of the church ceiling, there is an image of St. Clare, painted by local artist Spiro Djuranovic from Djurici, and four oval canvases with images of Franciscan Saints and St. Lucia. The organ in the southern part of the church was installed in 1907 and was made by Vjenceslav Holub from Pozega. The bell tower of the Church of St. Clare is in a Renaissance style with baroque elements.

In the middle of the monastery courtyard there is a stone crown of a gothic well with hanging arches and a monogram of Christ. In the monastery garden there are numerous columns, fragments of stone sculptures and tombstones. The monastery buildings are located on the west side of the Church of St. Clare. The Sisters of Charity are located in the southern and western part of the monastery. The monastery dining room, with Baroque stone bases of tables and benches, is located in the western ground-floor wing. In the north wing there is a rich monastery library and private rooms of the Franciscans, and in the sacristy is the tomb of Ivan Bolica, the inscription of the renewal of the church in 1898, and a Renaissance wall sink.

11. The monastery complex with the Church of St. Fran (New), Old Town, cadastral plot 13, Cadastral District Kotor II, protected by Decision no. 954/4 of 8 November 1985 of the Municipal Institute for the Protection of Cultural Heritage in Kotor.

Background: After the demolition of the Franciscan monastery on Gurdic (1656), which was built in 1288 by Jelena, wife of Serbian King Uros I, the Franciscans moved into a new monastery in the southern part of Kotor. Next to the monastery, which was created by renovation of old buildings and using parts of the demolished cloister of the monastery on Gurdic, a new church dedicated to St. Fran was built in 1688. Above the street vault, between the church and the monastery, a bell tower was subsequently built.

In the period from 1808 to 1813, the monastery buildings were turned into barracks, and the church was put out of operation. When the Austrian power arrived in 1814, the church was restored. The church was used until 1840. After that the building was exposed to decay and looting. Today, it has no roof. The monastery was used for residential purposes.

The monastery, part of which was owned by the state, was purchased in 1992 by Vasilije

Prorocic, who undertook repair and conservation work, after which the ground floor and first floor were put into operation as office space and catering premises (cloister and the first floor). Since 2008, there has been archaeological and architectural research at the Church of St. Fran, in order to create conditions for the development of a design for conservation, restoration and decoration of the church to serve a new and modern purpose – as the library of the Diocese of Kotor.

Description of the cultural property: The complex of the former Franciscan monastery, located in the southern part of Kotor, includes the church, the bell tower, the remains of the cloister and parts of residential buildings around it. The church is separated from the monastery complex by street stairs.

The Church of St. Fran was built as a single-nave space with a trapezoidal altar base and elevated floor. At the triumphal arch there are two pilasters. On each lateral side there are two semicircular windows made of brick, with a cordon cornice. The left window on the northern wall is walled up. It is faced by the room on the second floor of the monastery. The bell tower rises across its walls and corners of the church. This relationship reveals the order of construction: the church – the second floor of the monastery building – the bell tower.

On the northern façade there is a great Baroque portal with a cutaway tympanum. At the top of the cordon there is a wreath of bricks. Above it is a semicircular window, whose frame was also fashioned in reddish mortar.

Between the church and the monastery buildings, at the level of the second floor, there is a street vault of segmented arched line over which the bell tower was erected, whose extension to the east, at the height of the first floor, includes a room connected with the monastery and bell tower. On the western side of the bell tower there are openings arranged in three levels. The window at the level of the second floor belongs to the monastery wing. Above it there is a niche with a crucifix. The niche frame has a thin-walled section and capitals in the form of female heads, and below the Crucifixion there is an inscription from 1759. The Loggia of the bells has baroque wreaths and balustrade.

The cloister of the monastery is located at the height of the first floor of the monastery building entered from the landing of the staircase between the church and the monastery. On the west side there are four and on the southern side two semicircular arcades. A stilylobate wall at the height of the parapet is made of rough-hewn stone. Short columns with leafy capitals seem to be repurposed parts of older buildings. They are mutually distinguished by the style of their posts, capitals and feet.

The monastery building has a ground floor and two upper floors. It has a gabled roof. The ground floor is reached from the street and the floor from the cloister. The second floor is reached by a stone staircase located in the entrance area of the cloister. The ground floor is vaulted, and the first and second floors have flat ceilings. The monastery's dining room, with high-mounted horizontal windows, is located in the central part of the first floor of the monastery.

12. The monastery complex with the Church of Our Lady of the

Angels (Cinema "Boka"), cadastral plot no. 134, Cadastral District Kotor II, protected by Decision of the Municipal Institute for the Protection of Cultural Monuments of Kotor no. 276/4 of 21 March 1983.

Background: The complex was created in the early sixteenth century by converting the palace of the Bolica family into the monastery and adding the church. Based on the surviving sources it is known that the founders of the Church of Our Lady of the Angels were Luka and Tripo Bolica who donated several houses for this purpose. The Poor Clares of Kotormoved to the newly built monastery and started educating girls from noble families.

The church and monastery were damaged in an earthquake in 1667, after which, in 1722, the church that stands today was built. In the early nineteenth century, the French authorities turned the church into a warehouse and the monastery into barracks. Between the two world wars the state police occupied the complex, and since 1951 the church has been turned into a cinema (the "Boka" Cinema). After the earthquake in 1979, the old cinema was reconstructed (in the Church of Our Lady of the Angels) and the former monastery now includes a town gallery and library.

Description of the cultural property: The complex consists of the Church of Our Lady of the Angels with the monastery buildings placed at an angle of 90° and a courtyard. The church has a rectangular layout, with a gabled roof. The entrance to the church is from the street on the east side. Along the north side of the church there is a two-storey building, consisting of a ground floor and one upper floor, with a vaulted corridor on the ground floor which used to connect the nave and the monastery building, with an elongated rectangular base oriented east-west, consisting of a ground floor and two floors, a ground floor and two upper floors (Romanesque-Gothic building). This building shares a common wall with a building that has a ground floor and two upper floors of the north-south orientation (Renaissance and Baroque buildings). The buildings are set on the northwest side of the church and the façade faces the former cloister with a poplar tree in the middle. This space is nowadays a square overlooked, in addition to these buildings, by the facade of the Church of St. Michael and the building of the old seminary – Seminarivm Leoninum.

On the main facade of the church, facing the street, there is a baroque portal with a relief that reads REGINA ANGELORUM O.P.N. and the year MDCCXXII. In the sides of the portal there are subsequently embedded horizontal windows composed of parts of the stone frame with bastonato on the corners. In the upper space there are two rectangular windows and an oculus in the middle. Judging by the building technique, the southern facade of the church was constructed by opening semicircular windows in an old wall, while the northern facade was made of carved stone, and a series of remodeling openings in the height of the ground floor caused the first floor to lose its original appearance. The facade of the southern two-storey wing is distinguished by a high-quality carving technique. Under the openings on the first floor there are traces of a damaged string course line of reddish stone. The remnant cornice profile in the form of a quarter circle survived. At the right end of the facade, with a total length of about 20m, a part of the wall next to the former portal whose frame was previously extracted was discovered. The original windows were arched and had been changed, and present frames were made using parts of the original window. The first floor of the building has four windows and

there are three windows on the second floor. Judging by the building technique of the preserved fragments of the opening and the profile of string courses that bear the Romanesque and Gothic characteristics, this building can be dated to the second half of the thirteenth or the first half of the fourteenth century. In terms of the level of preservation, it is one of the most important remnants of the medieval architecture of Kotor.

Behind the church (west side), there is a residential building consisting of a ground floor and two upper floors, with a garden on the site of a demolished house. The entrance to the house, whose second floor is now a cinema cabin, is from the courtyard with a tall cherry tree.

SECULAR BUILDINGS

1. The town guard tower, registry number 431, cadastral plot 123, Cadastral District Kotor II, protected by Decision of the Municipal Institute for the Protection of Cultural Monuments of Kotor, No. 1629/1, 2, 3, 4 of 12 November 1982.

Background: The building may have originated in the sixteenth century when the Governor's palace (*Providurova palata*) was built, built with a door to the port, at a time when other buildings which formed parts of the military and administrative complex were built under Venetian rule. It underwent many changes.

The third floor was added later and may have been built in the nineteenth century.

Of the original architecture, many elements of the upper structure have been destroyed. The earthquake in 1979 severely damaged the higher floors – for the safety of pedestrians, unstable remains of these structures had to be removed, which is why the whole structure was rebuilt.

Description of the cultural property: The Town Guard Tower is part of the urban set of the Arms Square. It is situated in the south-western part, next to the town gates. The western facade abuts on the town ramparts, by the waterfront, while its main facade opens to Arms Square. The top floor is higher than the town wall against which it abuts. It has a ground floor and three floors.

On the ground floor to the east (towards the square) there are two entrances – two arched openings. By the town gates, part of the arcade series arch which once enclosed the Arms Square from the south, has been preserved. On the top edge of the head, the arch had a profile that is now broken. On the first, second and third floor there are two windows with stone frames. The windows have green plastic shutters.

The side, south facade has an attached exterior stairway, which has been added recently. On this facade, at the level of the promenade walls of the ramparts, one can partly see the building techniques of medium hewn blocks. At the height of the first floor there are traces of walled up arch openings. This façade includes a front door and an opening next to it on the first floor, three windows, on the second floor and two windows on the third floor. All windows have new green shutters.

The rear facade of the building forms part of the inner front of the western town wall. This part

of the town walls, next to the building, includes a promenade that is walkable. The northern facade the Town Guard Tower leans on the town gates. There is also a series of arches on the northern side with a wall of hewn cuboid stones above. At the intermediate level there is a square window. The building has been repeatedly upgraded.

As part of the inherited condition, low parts with the remains of the arcades toward the town gate are of particular importance.

2. Old Pharmacy-Grubonja Palace, Old Town, registry no. 502, cadastral plot 286, Cadastral District Kotor II, placed under state protection by Decision number 22 of 18 January 1949 of the Institute for the Protection of Cultural Monuments of the People's Republic of Montenegro – Cetinje

Background: The building of the Old Pharmacy-Grubonja Palace was built in the sixteenth century. The year of construction is not known. The palace has a relief that is believed to be the emblem of the town pharmacy in Kotor. The pharmacy is mentioned in notarial books from 1326 and is one of the oldest known urban pharmacies in Europe.

The palace was rebuilt in the nineteen-fifties, making it one of the few secular buildings in Kotor which was not damaged in the disastrous 1979 earthquake.

In 1962, in memory of the first pharmacy, a memorial of the Yugoslav Society of Medicine, Pharmacy and Veterinary Medicine was placed on the facade of the palace.

Description of the cultural property: The Old Pharmacy-Grubonja Palace is located near the North Gate, behind the Church of St. Mary College.

The Old Pharmacy-Grubonja Palace has a ground floor and three floors. Between the first and second floor there is a cordon string. The palace was built of stone blocks around the same size, arranged in regular rows. It has a gabled roof.

The combined elements of the ground-floor door date back from the sixteenth and seventeenth century. The frames of spacious windows, cordon string and consoles in the form of lion's heads are in the Renaissance style. A lintel frieze above the windows and wind sills on the second floor belong to the Baroque period.

On the main facade, between the windows on the first, there is a built-in relief plate with the monogram IHS (a form of abbreviation referring to Jesus Christ the Savior). Beneath it is a relief that is considered to represent the emblem of the first pharmacy in Kotor from 1326. Under the relief is a memorial plaque from 1962. On the north façade, a coat of arms of some unknown noble family is preserved.

North of the Old Pharmacy-Grubonja Palace there is an entrance to the upper part of the Kotor fortress. Above this passage, with one side abutting on the palace, there is a baroque brick arch with a vault. It bears a medallion with an image of the winged lion of St. Mark, the year of construction 1760, and an inscription in Latin REGIA MUNITAE RUPIS VIA.

The Old Pharmacy-Grubonja Palace is used for business and residential purposes. The ground floor of the palace is a commercial area. On each floor there are two apartments, and the floors

are connected by an indoor spiral staircase.

3. Venetian military hospital, Old Town – registry No: 280/1, 280/2, 280/3, cadastral plot no. 17, Cadastral District Kotor II, protected by Decision of the Municipal Institute for the Protection of Cultural Monuments of Kotor, no. 916/4 of 2 November 1985.

Background: The complex of the Venetian military hospital was built in 1769. The ground floor included a large kitchen and storehouse, with rooms for patients and parlors upstairs. In the nineteenth century the hospital was rebuilt. Conversion and reconstruction of the complex into the Cultural Centre was undertaken in 1980 by the architect Zdravko Moslavac.

Description of the cultural property: The Venetian military hospital is located in the southern part of the old town of Kotor. The complex was built between the western wall and the main street, Gurdic – Skurda. The complex comprises three buildings, two of which are interconnected and one is separate and erected parallel to the ramparts. Their structures enclose a small courtyard. The yard is connected to the commercial part of the building with a passage.

There are two entrances to the complex. Buildings 1 and 3 are interconnected buildings of the former hospital where the Cultural Center is now located. It consists of a ground floor and two upper floors. The old facade rises to the top of the ground-floor windows, which were subsequently built. Doors adjacent to the north wing were also subsequently built. The two have been built more recently.

In the garden, under the bridge that connects the building 1 and building 2, the remains of an old bridge with imposts and arch bearings have been preserved. The north wing has a small balcony over the front door. The facade wall facing the street has the same characteristics, in terms of openings and construction techniques, as the courtyard. In the tympanum bounded by baroque scrolls there is an inscription of the year 1769 (MDCCLXIX).

The interior characteristics of the building were completely changed after its reconstruction, when it was turned into a Cultural Center.

To the right from the entrance from Gurdic Street there is an entrance to the central hall that can be reached through a wide staircase and a spacious hall on the first floor. To the left of the entrance there is a restaurant, with subsequently reinstated glass surfaces. The gallery has retained the original plan of its final form since 1980.

Building 2 is set almost parallel to the ramparts, which is separated by a passageway connecting the two courtyards. It consists of a ground floor with an elongated rectangular base and the first floor.

4. Maritime Residence “Boka Navy”, Old Town – registry No: 392, cadastral plot 173, Cadastral District Kotor II, protected by Decision of the Municipal Institute for the Protection of Cultural Monuments of Kotor, no. 1614/1, 2, 3, 4 of 11 November 1982 .

Background: It was built in the nineteenth century, probably during the second half. To date it

has kept all the essential elements of the original plan. According to a comparative analysis of the Venetian and Austrian plans, it can be concluded that the house did not exist in the eighteenth century. The former building extended more toward the space of the square. It was shown as dotted in a drawing from 1836, as if it were in ruins. On the Austrian cadastral map, house number 392 is indicated as number 314.

Description of the cultural property: The building is located on the east side of the square of the Boka Navy (Grgurin). There are two free facades and two sides built in and shared with neighboring houses. There is a ground floor and two upper floors. The front panels are made of mortar. The house is characterized by a facade typical of the nineteenth century – framed openings, strings of wreaths and stone corners.

The façade finishing can be attributed to the nineteenth century. There are jumpered protruding smooth blocks connected at the corners. On the borders of the floors and at the level of windows there are cordon wreaths without molding. The flat facade fields are beneath mortar. Arched openings on the ground floor have square blocks as the supports as well as at the top of the arches, as was common in the nineteenth century.

Because of the stylistic features and characteristics of the building, and its disposition in the urban core of Kotor, it is a significant monument of residential architecture of the old town.

5. State building no. 211 (house of Ribic, registry No. 444), Old Town – registry no. 444, Kotor, cadastral plot 324, Cadastral District Kotor II, protected by Decision no. 01/1560/1-61 of 24 October 1964

Background: The building of the high-rise number 444 in the nineteenth century disrupted the previous aspect of the Old Town of Kotor. The cadastral plan of the nineteenth century shows the regulatory line as it is today.

This cultural property is located along the route of one of the most important medieval streets. On the facades there are visible architectural layers from the common age of the thirteenth and fourteenth century, mature Gothic fifteenth century and Baroque seventeenth and eighteenth century.

On the basis of previous analysis of the ground-floor construction, especially on the basis of data provided by archival designs, it can be determined with precision that the basic improvements were made in the nineteenth century. A few decades later, above the ground floor, a house was built with four floors, one of the largest and highest in the town. It is referred to as Kazamento (Casamento) in the narrative section of the design. The current condition is the result of work carried out under the design of 1883.

The construction of a multi-storey house on the plots 224 and 225, new number 312, was designed by the architect Enrico Matarely. Design notes in Svetislav Vucenovic's book are dated on 20 October 1883.

In terms of documentary and architectural value, portions of the preserved medieval houses between 444 and 449 are particularly significant, which were built with a distinctive construction technique that is also visible on some churches in the town. The composition

consisting of a portal and two windows of the house 444 is one of the most decorative examples of its kind in Kotor. The coat of arms belonged to the Bolica family. The position of the opening could have been changed during the construction of multi-storey building.

Description of the cultural property: The cultural property of the residential building is located in the northern part of the town in one of the most important medieval streets. It consists of a ground floor and four upper floors. In the middle of the ground floor there is a richly decorated portal with a window on each side. Architectural moldings include motifs of vines and garlands. The upper blocks that frame the openings are decorated with emblems: up slant bands, down domestic animals (ox?). The style of moldings and openings can be dated to the period of the late Renaissance, early Baroque.

In order to analyze the construction of the street facade, a portion of the coating of the bricks and mortar was removed from the ground floor to the right. It was discovered that the technique of building involved blocks predominantly square in shape. Door frames were added later, as they stand out from the wall up to 10 cm. Between the house and the adjacent number 449, the rest of the facade is from the Middle Ages. It was made of carved blocks in alternating narrow and broad lines. At both ends one can see the vertical lines of the former angles of the facade. At the level of the border between the ground and the first floor, there are the remains of a damaged string course, above which there is the partially preserved facade. During the construction of the Gothic house number 449, contiguous blocks were interspersed into the corners of an old building and carefully affixed to the ends to accommodate the change in the direction of the property line. Judging by the traces of a broad but vague opening, there was an expanded portal towards the middle of the facade, and perhaps even a passage to the center of the block established in the Middle Ages.

This house has 14 windows on the front facade of each floor. The ground floor has five entrances, not counting the main entrance leading to the ground areas – nowadays commercial premises. The facade of the ground floor is made of stone, while the upper floors are unevenly covered with mortar. The shutters on the windows were mostly replaced, except on the last floor. This goes for the facade joinery also, but in certain apartments it was replaced with PVC joinery and in others with wood joinery.

The building is a significant monument of residential architecture, both in terms of the stylistic features and building characteristics, and its location in the urban core of Kotor.

6. The Duke's Palace, Old Town, registry no. 432, cadastral plot 123, Cadastral District Kotor II, protected by Decision of the Municipal Institute for the Protection of Cultural Monuments Kotor, No. 1638/1, 2, 3, 4 of 15 November 1982

Background: The cultural property Rector's Palace, also known as Governor's Palace, was built during the sixteenth century, in a mature Renaissance style, the same period from which the town gates originated. It was demolished by an earthquake in 1563. 15 consoles are preserved from the building, which, still at the beginning of the nineteenth century, formed the wooden structure of a covered balcony (on the facade facing the Arms Square). The palace was rebuilt

after the earthquake in 1563. It had a courtyard surrounded by pillars with balls on top like a Gropeli's guardhouse in Dubrovnik. It collapsed during the Italian occupation in World War II. The appearance of the building in the first half of the nineteenth century is shown in a Karachay's watercolor with "Arms Square" motif. The motive-gallery balcony at the front of the top floor of the barracks, the former Governor's palace, is a highlight. Poles between the balcony railings supported the projected eaves. The watercolor is kept in a folder in the library of the Archaeological Museum in Split. The ground-floor doors were made in the Baroque period.

The Governor's Palace was part of the Venetian administrative complex erected around the Arms Square as part of a massive urban reconstruction and reinforcement of the fortifications. Many parts of the original complex were destroyed. The earthquake in 1979 caused severe damage to the superstructure and deck.

Description of the cultural property: The cultural property Rector's Palace is situated in the western part of the Arms Square. The palace abuts on the inner side of the western town wall. It stretches between the Town Hall – to the north (house no. 433) and the City Guard – to the south (house No. 431). The long facade is oriented towards the Arms Square. At the western facade of the building, facing the waterfront, there is a gallery-promenade on top of the town wall. This cultural property has a ground floor and two upper floors. The roof is gabled.

Judging by the cadastral map from the nineteenth century, the condition of the structure has been largely preserved to this day. The former Governor's Palace, which at the end of Venetian rule was used as a barracks, remains in the same tract.

There are 16 doors on the facade facing the square on the ground floor of the Rector's Palace. As for the old frames, on the ground floor on the facade facing the square, there are doors with semicircular arches, with protruding blocks similar to those on the gates. On the front block there is a coat of arms with a horizontal band without heraldic signs. The facade wall exemplifies the prevailing technique of the application of hewn blocks with numerous traces of remodeling. To compensate for changes due to settling, shallow arches of bricks were inserted after construction. The first floor of the Rector's Palace has 17 windows. The older windows of the first floor (there are five in the northern part of the facade) have the shallow molding characteristic of the Renaissance. The original technique can be associated with buildings from the late Gothic and Renaissance periods. Partially, under the windows of the first floor, blocks of red stone, all at the same level, can be seen. They could be part of the former window frames and consoles. Along the central part, between the consoles, there are square windows now in walled, profiled, frames. They were inserted into the wall after construction.

At the level of the second floor there are the preserved remains of the former balcony-gallery: 15 stone consoles with thick rolled scrolls in the Gothic-Renaissance style, which were built as outdated shapes even during the Baroque period. This part of the facade, the second floor, is plastered. There are 17 openings.

On the western facade of the building, facing the waterfront there is a gallery-promenade at the top of the town wall.

On the ground floor of the building, facing the Arms Square, there are business premises: souvenir shops, bars, restaurants, as well as gardens and park furniture in the frontal area, at the

square.

7. Drago Palace, Old Town, registry no. 335, cadastral plot 107, Cadastral District Kotor II, protected by Decision of the Municipal Institute for the Protection of Cultural Heritage Kotor, no. 1606/5 of 10 November 1982

Background: The Drago family can be traced in documents from the beginning of the fourteenth century. One family member, Basil Drago, is mentioned in an inscription from 1195 as a donor to the Church of St. Luke. Family members were members of the Dubrovnik Grand Council. Important figures in the field of culture, economy, religious and political life of Kotor came from the noble family Drago.

The palace was built by Medos Tomin Drago, though it is not known in what year. By a will and testament dating from 1333, Jelena Medos Drago left a big house (*domus Maior*) with kitchen, to the Kotor diocese and to Bishop Raymond. The house in which Jelena lived (*domus de platea*) was left for the lifetime use to her sister Deja, but after Deja's death it was used by the Franciscans. This house is said to be located in the square of St. Tryphon and it is most likely the current Drago Palace.

In the early nineteenth century the palace belonged to the town municipality and was always used for public purposes. It was used as a nursery, and just before the earthquake in 1979, was converted into apartments. It was badly damaged by the earthquake, but the fundamentals were restored and revitalized for use as the seat of the Municipal/Regional Institute for the Protection of Cultural Monuments, beginning in 1986.

The palace today is the office of the Administration for the Protection of Cultural Properties, Regional Office Kotor, and the Center for Conservation and Archaeology of Montenegro, Regional Office Kotor.

Description of the cultural property: The Drago Palace is located in the northeast corner of the Square of St. Tryphon (The Square of the Sailors Uprising) near the Cathedral of St. Tryphon. It is oriented diagonally relative to the square. The building is associated with the building of the Diocese above the vault of tufa over the street passage.

The palace consists of two wings. The northern wing typifies the late Gothic period and the southern part, the Cathedral of St. Tryphon, is in the Renaissance and Baroque style. During the reconstruction after the earthquake, in 1986, an annex was built as an addition to the palace.

The Drago Palace has a ground floor and two upper floors. The floors are separated by a cordon of garlands in gothic moldings. It is built of carved rectangular and square blocks with smooth surfaces and narrow joints. It is covered with a gabled roof and tiles.

The oldest portion is the northeast wing with external stone steps with a ramp which is covered with square-shaped red and white stone slabs arranged like a chess board. The entrance portal shows evidence of two phases of construction, of which the older dates from the fourteenth century. From the original opening, the left jamb and the end of segmented arced thread are visible. On the first floor two original monofora pointed arches, inside trefoil, are preserved. The

windows are covered with profiles which have a rectangular shape. In the fields above the arches on the coat of arms there is a dragon, the heraldic symbol of the family Drago. On the part of the facade facing the diocese there are remains of an earlier wall. On the second floor there are trifora mullioned windows and two monofora, of which one has leafy capitals.

On the first floor of the facade facing St. Tryphon's Square, there is a window in the Renaissance style, rectangular in shape with molding. Above it is a tympanum filled with a relief bust of an angel and the initials IHS (a form of abbreviation referring to Jesus Christ the Savior). On the lintels of the window of the first floor is the coat of arms of the family Drago. Under the window is a viridarium panel supported by three consoles in the form of lion heads. On the second floor is a bifora mullioned window of the Gothic-Renaissance style. The arches are semicircular outside, but inside they are broken with hanging capitals. Between them is a shield with the coat of arms of the family Drago. On this wing a difference in the masonry is visible between the upper and lower parts, where the repurposed stones (Spolia) are built in.

Above the street passage is the vault of tufa. The vault is divided lengthwise into three cross-ribbed sections. The beginnings of the arches are supported by semi-capitals of rich decorative finishing, unequal in stylization and form. Two capitals bear the heraldic symbol of the family Drago; a dragon on a shield. On the wall there are open passages with monolithic lintels.

The wing of the palace facing the Square of St. Tryphon is of more recent origin with the Renaissance forms. Above the windows of the first floor is the emblem of the dragon. Above the second floor balcony door there is a shallow lunette in segmented form with the head of an angel. In this wing the doors and windows have Renaissance molding.

The courtyard of the palace has a boundary wall facing the street on the remains of various walled up openings. It contains fragments of coats of arms and sculptures.

Inside, the Gothic hall was reconstructed to its original form, as was the wooden ceiling with a fan-shaped arrangement of profiled beams and carved girder resting on a console. On the first floor the original internal portal is preserved.

In the palace there were several rooms that were painted, but now the remains of the painted murals are only visible in the room on the first floor. It is not possible to identify them. The conservation team that worked in early eighties recognized the remains of painted architecture and female heads.

8. Bishop's Palace Kotor (Diocese), Old Town; cadastral plot 104, Cadastral District Kotor II, protected by Decision of the Municipal Institute for the Protection of Cultural Monuments, no. 1220/4 of 25 December 1986.

Background: The Bishop's Palace in Kotor is mentioned in the earliest preserved book of the town notary, from 1326 to 1337. In fact, the last will and testament of Jelena, daughter of Thomas Medos Drago, donated the palace to the then Bishop of Kotor, Raymond Agonti. This palace was, as described in the testament, in the northern side of the cathedral. After a fire, the Bishop's Palace and the Church of St. Jerome within it were rebuilt by Marin Contarini, a member of a prominent noble family from Venice who exercised the office of Bishop in Kotor from 1429

to 1454. The reconstruction of the palace, for which there is extensive archival documentation, which has not yet been studied, was carried out in the nineteenth century.

Description of the cultural property: The Complex of the Diocese was created on the north side of the Cathedral. The main structure of the building is connected to the Treasury of the Cathedral through the wing above the street. At the northwestern corner there is a lateral connection with part of the Drago Palace, above the street vault. The boundary line is complex, irregular and polygonal, along the routes of several surrounding streets. Towards the Drago palace it has a diagonal orientation with respect to the market and other streets. In front of the building there is a patio, surrounded by a high stone wall, with two doors. In the back is a small garden, also fenced.

In front of the building is the terrace on the first floor level, from which a stone staircase descends into the courtyard. From the terrace one enters the space of the first floor, from which a staircase leads to the second floor. To the left is the entrance to the main room. The middle annex above the street to the Cathedral also has two floors, and half the depth of the central body of the building.

The condition discovered during architectural investigation in 1980 showed forms and elements of architecture of the nineteenth and twentieth century. During 1981, the facade facing the courtyard and the front facade of the Annex to the Cathedral were fully exposed. In the uncovered areas more architectural elements from earlier periods of construction were found. The oldest parts are preserved on the facade facing the cathedral and the associated wing over the street with stylistic characteristics ranging from the Romanesque to the Romanesque-Gothic style. The remains towards the Drago palace may date from the same periods. The ground floor of the main tract could not be more fully explored. Elements of construction dating from the fourteenth century may be found there as well.

The central dimensions of the main body of the building may date in the current shape from the end of the fifteenth century. The listed terrestrial openings on the west side, as well as two mullion windows with two lights on the facade of the cathedral are from this approximate time frame. During that period there could have also been a terrace with steps, and a single-pitched roof. The balcony on the second floor of the street wing dates from the period of reconstruction after the sixteenth and seventeenth century. The present appearance is the result of work in the nineteenth century.

9. Vrakjen Palace, Old Town, registry no. 299-300, cadastral plots 63 and 64, Cadastral District Kotor II, protected by Decision of the Municipal Institute for the Protection of Cultural Monuments, no. 251/5 of 16 March 1983

Background: The Vrakjen family is mentioned in the preserved notarial books of Kotor from the beginning of the fourteenth century. The house of the widow of Miho Vrakjen, Katena, and their son Marin was located there at the time, and it was impawned by Katena for 500 perpers. It is not known when the medieval palace identified by registry no. 299 was connected to the house identified by registry no. 300 and merged into a single unit. It probably happened in the

seventeenth or early eighteenth century. The bridge over the street could have been built in the eighteenth or nineteenth century.

Part of the medieval complex identified by registry number 300 was removed while constructing the building of the Austrian Military Headquarters at the beginning of the nineteenth century. The building was quite badly damaged in the 1979 earthquake. In addition to the palace, the Vrakjen family members owned houses in Kotor, Tivat, Seljanovo and Muo.

Description of the cultural property: The Vrakjen Palace is located in the Piazza of Salads (*Skaljari piazza*), south of the St. Tryphon Cathedral. It consists of two wings, with registry numbers 299 and 300. Part of the palace with the registry number 299 has a ground floor and one upper floor, and part with the registry number 300 has a ground floor and two upper floors. Inside the Palace there is a spacious garden.

On the part of the palace with registry no. 300 one can see the angle of a Gothic cordon wreath at the level of the second floor. On the wall there are Gothic gable consoles that could support the adjacent floor structure of subsequently demolished houses. Above the vaulted street, the house chapel was built, the only one designed in this way in Kotor. It was later converted into a kitchen. The walls of the palace are plastered with red mortar made from ground brick, with imitation cordon wreaths. The attic fascia is graded. The Palace has a hipped roof, with tiles. Above the main portal (reg. No. 299) is a composition in which angels made in stucco plaster hold a lavish baroque frame with the family coat of arms. On the coat of arms of the family Vrakjen, in the top field, a crow is depicted standing on a goldbeam in the field below.

On the ground floor of the building with registry number 299 there are two bi-fold doors. The windows of the palace have simple stone frames.

On the ground floor of the palace with registry number 299 there is a hall, whose floor is paved with marble slabs arranged in the style of "herringbone" with preserved original stone benches. The ground floor is where the kitchen is located, with a fireplace and a well in the interior of the palace, which is a unique solution in Kotor. There is a two-flight staircase from the ground floor of the palace to the upper floor, which has an iron fence. This room is decorated with wall paintings and the marbling technique "al secco", which was performed in Kotor and Perast by Napoleon D'Este. The hall on the first floor is accessed through a door made of wood inlaid in the form of intarsia. This hall is paved with terrazzo. In the main parlor on the first floor, there is a mosaic floor with an image of the Three Graces in the center of the room, and geometric motifs around the perimeter have also been preserved. In a room built over the bridge, a floor mosaic with an image of a kantharos (an ancient wine cup) is preserved. On the first floor are the dining room and bedrooms. In the side rooms there are the original doors with preserved locks and frames made of several types of wood inlaid in the form of intarsia. The ceiling was decorated at a later date.

On the ground floor, part of the palace with registry number 300 is an entrance hall, from which a stone staircase leads to the living rooms on the first, second and third floors. On the first floor, stucco decorations on the walls and ceiling are preserved.

10. The Venetian arsenal – Department Store Napredak, registry no.

434, cadastral plot 126, Cadastral District Kotor II, Decision on the Protection No. 1790/4, of 7 December 1982

Background: This cultural property is a former Venetian arsenal and is part of the complex erected for the needs of the garrison. In the eighteenth century the building was used as a warehouse for food and military equipment for the crew. It is part of a baroque square with important public and military facilities on it. Nineteenth century plans of the same location show a military bakery. A photograph from 1909 shows the original appearance: gabled roof, with rectangular doors and windows. Although it is one of the less prominent houses of the ensemble today, it is important for the history of the town and the market because the market itself is named after it – Arms Square. It was remodeled to accommodate the Napredak Department Store in 1964.

Description of the cultural property: The building has a ground floor and two upper floors. Its southern facade faces the Arms Square, partly abutting on the house number 435. Between the church and the town hall there is a narrow passage. The last facade faces the town walls. The remains of an older facade can be seen on the ground floor and the first floor where the fragments of large hewn blocks in rows are inclined towards the market. The ground floor has traces of two large openings. The construction technique using large, precision-cut cuboid stone blocks extends to the lateral side, one meter wide. After that, the wall was made of hewn pieces. There are remains of an older building at the back. Above the right door is a sign.

On the side, to the Town Hall, this cultural property has two side entrances. These entrances are below the level of the town sidewalk in front of the building. Above them canopies were later added – one concrete and one temporary metal structure. Above this entrance, the air conditioning units were hung on the facade.

On the back part of the facade, facing the ramparts, there is a high skylight with an inner staircase behind it. This staircase with the skylight appears to be an annex to the house which was originally not a part of it. This annex is only covered with a concrete slab. On the back side of the building there is a side entrance to the ground floor. The first floor of the back side exits onto the plateau, which is adjacent to the wall, and from the plateau there is another entrance at the first floor level. At the level of the second floor, there are four narrow windows in the facade. Important remains of earlier architecture are only visible in segments today. The building has changed purpose many times and endured numerous alterations and renovations. The most changed is the upper part with the roof.

The layout shows a central staircase in the interior of this building. Inside the building, the ground floor has been adapted to be currently used by a bank.

11. The town clock tower, Old Town – registry no. 437A, cadastral plot 131, Cadastral District Kotor II, protected by Decision no. 318/1-60 in 1960.

Background: The clock tower was built in 1602, during the administration of Venetian governor Antonio Grimani, as indicated by the inscription above the door: A. G. MDCLII. The two wings were built at the same time. There had been an earlier tower in the same place, with a clock

mentioned in the mid-sixteenth century. The whole baroque structure was devastated by an earthquake in 1667. During the 1667 earthquake, severe damage may have been done to the wings, while the tower resisted, but was significantly tilted. At the time of the renewal of the town, probably in the eighteenth century, a house which is still there today (house number 437) was built. The loggia with bells was subsequently built at the beginning of the nineteenth century. In 1810, Luigi Paulucci, delegate of the French Government, ordered the installation of a stronger bell, which was transferred from the Kotor church of St. Nicholas.

Description of the cultural property: The cultural property, the Clock Tower, is located on the corner of Arms Square. The tower with the town clock is located in the southern part of the square and is visible to the right of the main entrance. The base is square. It has a ground floor and two upper floors. At the top of the loggia are the bells, suspended from the angular brick columns which carry the hipped roof. On the second floor there is a clock, with dials on the two main facades. The northern and eastern side of the tower abut on house no. 437.

The facades of the Tower are made of large, protruding cuboid blocks with a piqued rough surface. The wall is made of tiny pieces merged with plaster. Each block of stone is 15-20 cm deep. This technique was applied on the ground and two upper floors. The lodge for the clock is built in a different technique. The corner columns are made of large pieces of elongated cuboids well carved towards the square, hewn on the back. The difference in the slope of the facade wall indicates a later origin of the lodge: the facade wall leans outwards to the cornice wall but is vertical around the lodge. The tower may have been damaged by the 1667 earthquake, when it leaned.

There is a decorative composition in the middle of the facade of the first floor with an inscription, coat of arms and a Venetian lion, which appears to have been subsequently inserted into the wall. The surrounding blocks are in a rough, battered state, with inevitable damage to the facade side, and the space is filled with tiny pieces and plastered.

On the north side facing the property number 437b, traces of the facade wing are preserved, which was built together with the Tower and destroyed by an earthquake in 1667. From the bottom to the top, the boundary line of the former facade angles outwards, so that under the main cornice it protrudes for about 20cm compared to the surface of the facade 437b. In every other row the remains of the blocks, which were structurally linked to the facade of the tower, may be observed.

In front of the tower is a pyramid. At the pyramid by the Tower, a flag was raised when it was forbidden to sell goods nearby. Here suspected criminals were housed and subjected to torture. On the ground floor of the tower there are business premises – a watchmaker and a jeweler. There is a pantry on the first level. On the second level there is the clock mechanism.

12. Beskuca Palace, Old Town – registry no. 364, cadastral plot 120, Cadastral District Kotor II, protected by Decision of the Municipal Institute for the Protection of Cultural Monuments, no. 1575/5 of 6 November 1982.

Background: The Bskuca Palace was built in 1776, as evidenced by the years engraved on the

shield of the coat-of-arms in the Gothic portal. It is not known who ordered and designed the palace. The Beskuca family from Perast was especially on the rise in the eighteenth century; they were given nobility and had numerous properties and houses in the Boka Kotorska Bay, especially in Prcanj, Kamenari and Tivat, but also in Venice and Istanbul. In Verona, they owned the Quaderni estate.

The palace was the seat of a Masonic Lodge in Kotor (1807). In the nineteenth century the Austrian authorities used the palace as a District Court, in whose archives notary books were kept. At that time the original windows and other architectural elements were destroyed. After the disappearance of the descendants of the Beskuca family in the early twentieth century, the palace became the property of Kotor.

Until 1964, the palace was the District and Municipal Court. After this period, it served as a residential and commercial space. On the first floor are the offices of two departments of the Municipality of Kotor.

The palace was quite badly damaged by an earthquake in 1979, and in 1981, a major fire destroyed the entire interior. It was reconstructed in 1984 and was used as office space by the Organization for Municipal Services, including the departments of "Construction", "Sanitation", "Water Utility" and "Landscaping".

Description of the cultural property: The Beskuca Palace is located in the street that links the Arms Square and Flour Square, across from the Byzantine Palace. It was built parallel to the wall ramparts facing the sea, from which it is separated by a narrow corridor. It has a ground floor and three upper floors.

The palace was built in 1776 on the site of an older medieval building complex (13th-14th century), whose remains are still visible in the building next to the Beskuca Palace. Stone blocks were used in the lower parts of the palace, which have been dated to the 13th-14th century by the precise craftsmanship of the surfaces.

The palace is a simple architectural form, with reduced lines and without any decorative elements. The Palace has a hipped roof, with tiles.

On the right of the facade there is a Gothic-Renaissance portal. The rectangular opening is framed with monolithic blocks, and above it is a pointed arch lunette. The door frames end with capitals embellished with lions, carrying the coat-of-arms and a helmet. Above them is the lintel and pediment reliefs surrounded by a Renaissance wreath of oak, laurel and grape, and landing birds. The wreath stems from the baskets and extends to the top of the Renaissance semi capitals. In the lunette is a panther with helmet, and a lion that holds the Byzant family coat-of-arms, where the year 1776 is engraved. The lunette is flanked by angels. In the spring of 1945, the Gothic portal to the palace was damaged.

The portals and windows have simple moldings.

Repair works on the interior of the palace are currently taking place.

13. Treasury of the Serbian Orthodox Church – registry no. 459, 459a and 460, Old Town, cadastral plot 313, Cadastral District Kotor II,

protected by Decisions of the Municipal Institute for the Protection of Cultural Monuments, No. 1415/4 of 6 October 1982, number 1416/4 of 6 October 1982, and number 1416/4 of 6 October 1982.

Background: The Treasury of the Serbian Orthodox Church consists of three buildings with registry numbers 459, 459 and 460. It is not known when they were built. Archival sources mention a site underconstruction with a yard next to the house number 214, owned by Grgur Petrovic, designed by architect E. Matarelli (1865) and Casamento della Chiesa Parrocchiale Greca, which had a terrace facing the Church of St. Nicholas. It is marked on the preserved layout. Probably the complex was expanded in the early twentieth century, when the Church of St. Nicholas was built. The building was destroyed in an earthquake in 1797 and rehabilitated in the nineteen-eighties based on a preliminary design by architect Z. Moslavac.

Description of the cultural property: The Treasury of the Serb Orthodox Church is located east of the Church of St. Nicholas. The complex consists of three buildings, with registry numbers 459, 459 and 460, which were remodeled into a single unit. On the registry number 459 leans a terrace that leads to the northern ramparts. The ground-belt is a remnant of older architecture, which got its present appearance in the nineteenth century.

The shape of the gable (*kalkan*), towards the rampart, may also indicate the features of the old building.

Part 459 has a ground floor and two upper floors. Window frames are not profiled. Wing 459 has a ground floor and three upper floors. The shape of the window suggests that it is more recent, and could have been subsequently inserted into the old wall. Wing 460, on the corner of the block, separated by a narrow passage from the Church of St. Nicholas, has a ground floor and three upper floors.

In this part, different phases of construction can be observed. In the left corner the shop door is preserved. The right frame was destroyed by later expansion. Between the ground floor and the first floor was a cordon string.

On the ground floor of 459 there is a diningroom with ancillary facilities. On the first floor is the Treasury which stretches along 459, and on the ground floor of 459 and 460 there is a workshop for creating icons and a bookstore.

14. Historical Archives, Old Town – registry no. 318, cadastral plot 108, Cadastral District Kotor II, placed under protection by Decision of the Municipal Institute for the Protection of Cultural Monuments Kotor, no. 1540/4 of 29 October 1982.

Background: It is not known when the building that houses the Historical Archives was built. It is believed to date from the seventeenth or eighteenth century. The remains of medieval architecture are found in the building.

The 1417 Statute of the Town of Kotor, Section 435, designated three archive depots for the storage and preservation of the most valuable writings. In 1667, Chancellor Pietro Brava sought assistance from the authorities when an earthquake destroyed the palace of the Kotor Rector

and Governor, and the offices in which the books and archives were kept. The Gothic palace opposite the Cathedral of St. Tryphon was also badly damaged. It is believed that this building stood where the Historical Archives of Kotor is located at present.

West of the building there was a 2 m long street. This area was subsequently annexed to the building and had been used as a warehouse before housing the Archives. A wing of the building facing the courtyard was added on the top of it.

The current appearance of the building dates from the seventeenth or eighteenth century, and the third floor was added in the nineteenth century. According to preserved archives, it is known that the renovations of the building were carried out in 1850, 1872 and 1878. The building, which was a residential building, was damaged by an earthquake in 1979. It was selected to be the headquarters of the Historical Archive in Kotor in 1982. The reconstruction lasted from June 1984 to 21 November 1988, when the Historical Archives officially opened. During the repair works from 1984 to 1988 the remains of the original building, Romanesque-Gothic door openings and windows as well as a distinctive motif of medieval urbanism – an internal street that ends in a common courtyard between the interior elements – were discovered.

Description of the cultural property: The Historical Archive in Kotor is located at the Square of the Sailors Uprising (St Tryphon Square.) across from the Cathedral of St. Tryphon.

The building has a ground floor and three upper levels. Two of the building's facades face the square of St. Tryphon, and a third part (in the lower part of the medieval building) was built next to the building with a registry number 334. The fourth, plastered one, faces the middle street.

The building has a terrace on the inside. On the west wall, to the terrace, at the height of the first floor, there is a round-arched niche with a pointed arch made of plate blocks of gray stone. Above the niche there are consoles, with a quarter circle profile, with grooves at the top.

The building is built using complex stone blocks in regular courses. It has a gabled roof. The windows of the building are simple stone molding.

On the ground floor there are two bi-fold doors. The ground floor holds a permanent exhibition of the Historical Archives. The remains of medieval architecture are visible in several places. On the first floor is a reading room and card catalogue, a memorial room of Ivan Bozic and the administrative premises of the Archive Administration are located on the second floor, and archive holdings are located in the premises between the first and third floor.

15. Bishop's Palace ("Serbian Orthodox Home"), building of the Music School, Old Town – registry no. 456, cadastral plot 211, Cadastral District Kotor II, protected by Decisions of the Municipal Institute for the Protection of Cultural Monuments, no. 1444/1, 2, 3, 4 of 13 October 1982.

Background: The building of the Music School was built in the nineteenth century by the famous town architect Marko Benzon, at the site of a much smaller church house. It documents a period of urban renewal, when public buildings were erected around the newly formed squares with elements of eclecticism.

By the nineteenth century, there was a built complex around the building. In the place of the former complex that dominated the northeast corner of the block, a new building was erected, the Bishop's House (the Music School at present). That way the market area was extended and has covered the area between the two churches ever since.

Since its construction in the second half of the nineteenth century, the basic architectural appearance has been preserved. The earthquake in 1979 caused minor damage.

Description of the cultural property: The building of the Music School is located in St. Luke's Square and together with the house number 377 covers the whole southern side of the square. It has spacious dimensions: a ground floor and three upper floors. There are two free facades. The eastern facade is attached to the house number 377, and the southern facade is attached to a house on the next block. It was built with square blocks, with a representative façade dominated by balconies with balustrades made of wrought iron. The facades are made of stone and string courses are flat. There are rudimentary forms of an arched door at the ground floor. The building techniques and architectural elements are typical of the end of the nineteenth and beginning of the twentieth century.

The front facade is symmetrical with the main entrance in the middle. This is the entrance to the school. On each side of the main entrance, to the left and right, there are three entrances to the commercial premises which are located on the ground floor. The interior is adapted to the purpose. There are tile floors and plastered walls and ceilings. On the front facade, there are 7 openings at each floor, evenly distributed.

On the first floor, above the main entrance, there is a balcony. On the second floor under the second and sixth opening there are balconies as well.

The central staircase leads to the upper floors where school classrooms are located. The floor base is symmetrical with two halls, to either side of the central staircase.

The side, western facade has three openings on each floor.

16. Grgurin Palace – Maritime Museum Kotor, Old Town, registry no. 391, Kotor, cadastral plot 178, Cadastral District Kotor II, protected by Decision no. 01-1546/1-61 of 4 October 1962, the Institute for the Protection of Cultural Monuments of the People's Republic of Montenegro – Cetinje

Background: The palace belonged to the noble family Grgurin, who, according to tradition, moved to Kotor from Koper in the seventeenth century. The palace was built by Count Marko Grgurin, after the 1667 earthquake, but it is not known when. In his will of 1814 Marko Grgurin left the palace to the "poor of the town of Kotor". The Grgurin family was gone by the middle of the nineteenth century, and the palace became the property of Kotor.

In the nineteenth century and until the end of World War I, the palace served as the seat of the Town Council and various military institutions. Between World War I and World War II, the palace was the seat of the District offices. In 1938, on the first floor of the palace, the Museum of Boka Navy was established.

In the period from 1949 to 1952, the palace was adapted for use by the Maritime Museum in Kotor, which officially opened on 10 September 1952. The works were carried out under the guidance of local masters Lujo Matejan and Tonko Premuzic.

Grgurin Palace was destroyed by the earthquake in 1979. Works on the palace after the earthquake began on 22 November 1982. The reconstruction and revitalization design was prepared by architect Franc Vardjan and engineer Stojan Ribnikar. The interior was designed by engineer Bernard Bernardi from Zagreb. The work was carried out by the construction company Trudbenik from Ohrid. The museum was equipped by the company RO "Jadran-Zagreb".

Description of the cultural property: Grgurin Palace is located on the Square earlier known as the "Square of the Circulation", "Piazza Grgurin", "Square of the Museum", and officially as the "Square of Boka Navy".

It was built in the Baroque style. It has a ground floor and two upper floors. The central facade on the southern side has two balconies that, together with portals flanked by windows forms a whole resembling a triphora. The western facade extends along the street leading to St. Luke Square. This wing above the street looks the same as the central corpus. The eastern facade of the palace stretches along a street whose passage is, in the modern period, closed by an antique shop.

The palace has a terrace on the north side. On the facade of the terrace is the coat-of-arms of the Grgurin family – the shield has a goat – symbol of Koper. On the terrace is a well. The sink in the form of a shell with the initials M (arcus) G (regorina), on the east wall of the terrace is probably the work of a Venetian baroque sculptor Francesco Cabianca. The terrace extends into a garden.

Along the eastern facade there is a three-storey annex from the nineteenth century with ancillary and sanitary facilities. The palace was built of stone blocks. It has a three gabled roof, with tiles.

The portals and windows have baroque moldings, made by artists from Korcula, as well as balconies with stone balustrades on baroque consoles.

The interior of the Grgurin Palace emulates the principle of building palaces in Boka: "Casa d'un Padron, quattro stanze ed un salon". The layout around the central hall on the first and second floor of the palace is original. The floors are stone slabs, red and white in color, arranged in a checkerboard pattern in the central hall and the entrance hall. In the so-called "Florio" salon on the first floor, the original parquet flooring of various types of inlaid wood has been preserved.

All inner portals are rich baroque and were made of Korcula stone.

Of particular importance is the finishing of the interior of the palace with, until the 1979 earthquake, original, now reconstructed, wooden ceilings carried by simple profiled beams.

17. Old Grammar School (Building of the Municipal Assembly of Kotor and the Social Political Organizations), Old Town, registry no. 320, Kotor, cadastral plot 67, Cadastral District Kotor II, protected by Decision no. 1667/1, 2, 3, 4 of 19 November 1982.

Background: The cultural property of the Old Grammar School was built in 1863 to

accommodate the grammar school. The original appearance of the building from 1863 somewhat changed during the latest reconstruction. It was built on the site of a much older building whose remains, including a beautiful Romanesque crest of the family Buca, were recently discovered. Although the grammar school building was built in the mid-nineteenth century, this activity has flourished in Kotor from the end of the eighth century, when the first elementary level grammar school was established. The building of the Grammar School has cultural and historical value with respect to the educational institution that has been established here since 1865.

Description of the cultural property: The Old Grammar School cultural property occupies the space between the building of the Municipal Assembly Kotor and the Social Political Organizations – DPO (former Military Command) on the east side of the town walls with semi-bastion Korer to the south. The main façade has a central entrance oriented to the northern street and the Square of Flour.

The building has a ground floor and three upper floors. The facades are fully covered with plaster, with modest architectural details. In this material are depicted cordon wreaths and angular ties to imitate stone blocks. The windows have non-profiled frames. Above the front door the year of construction is marked – 1863. The openings on the facade facing the square are arranged in 10 axes.

Minor research works were carried out in 1983. It was found that terrestrial vaults belonged to the building style from the last century. No remains of old buildings have been found there. The secondary application of facade blocks with smooth visible surfaces can be seen. Inside there are narrow staircase units that lead to the upper floors.

18. Old military command headquarters – Building of the Municipal Assembly of Kotor and the Social Political Organizations registry no. 317, Kotor, cadastral plot 67, Cadastral District Kotor II, protected by Decision no. 1663/1, 2, 3, 4 of 17 November 1982.

Background: The Old Military Command Headquarters belongs to the circle of public buildings erected by the Austrian Government during the nineteenth and early twentieth century. During the investigation of the fortifications in 1980, it was determined that the remains of the town wall from the fourteenth century lied under the southern gable of the building. The Austrian military command the building is associated with an important historical event: a group of rebel sailors were brought to trial there in World War I, as evidenced by the memorial plaque on its front facade, which is also a cultural property.

Description the cultural property: This cultural property is located in the south-western part of the Old Town, with its front to St. Tryphon Square. Inner courtyards are created by its imperfect base. Behind the building, there is a space extending to the western wall.

The building has four floors with a loft. The ground floor of the main facade is of rough-hewn stone, while other floors are of finely worked stone. Other main facades are made of stone while some, mostly the interior, are plastered.

The facade facing the St. Tryphon Square is done in neostylistic forms of the early twentieth

century. The openings are axially arranged, in 5 axes, with the main entrance through a passage, in the right corner of the ground floor of the building, facing the Old Grammar School. The ground floor windows are rectangular while those on the upper floors are rounded into a crown. Other facades have windows on all floors. The building has a single exit from the ground floor to the walls and the garden side – at the other side of the passageway.

19. The prison building, registry no 341, Kotor, Piazza of the Prison, cadastral plots 157 and 15, Cadastral District Kotor II, protected by Decision no. 853/4 of 17 October 1985.

Background: It was built in the nineteenth century by architect Marco Benzoni, on the site where once stood the Church of St. Cross and is considered one of the most representative works from that period.

The first prisoners in Kotor prison were participants of uprisings in Grbalj and Krivosije in 1869 that erupted because of an attempt to introduce compulsory military service. After the Boka uprising in 1882, which occurred as an expression of resistance to the introduction of obligatory military service, because the inhabitants of Boka felt it was their right not to serve in the army of any foreign ruler, even Austrian, the prison was “filled up” for the second time.

In World War I the prison served as a starting point, as a collection center for civilians from Kotor, who were deported to camps in Hungary. Towards the end of World War I rebel sailors were detained there, who, on 1 February 1918, engaged in a mutiny on board of the Austro-Hungarian fleet, took over the command and raised red flags on about 40 ships in the Boka Kotorska Bay. The event is memorialized by a memorial plaque placed on the facade of the prison on the occasion of the 50th anniversary of the October Revolution.

During World War II, some prominent members of the Yugoslav Communist Party from the Boka Kotorska Bay were detained and tortured in this building. From there, prisoners were deported to camps in Bar, Albania and Italy.

At the time of Information Bureau (*Informbiro*), from 1948 to 1954, the Kotor Prison served as a collection center for all Montenegrin prisoners, who were deported to concentration camps in Bileca and Goli Otok.

Description: The prison building with its yard area is located in the eastern part of the Old Town of Kotor, at the foot of the mountain, below the fortress, between the churches of St. Paul to the south and St. Joseph on the north side.

The prison building is a massive three-storey building that runs parallel to the street, and is east-west oriented. The building extends beyond the old regulation line of the street and comes forward with respect to adjacent buildings due to increased depth of the tract.

The complex is made up of several buildings and outdoor areas: the side yard on the ground floor which is entered directly from the street, and a back yard behind the building. On the south facade of the building facing the courtyard one can see the signs of now walled openings that were previously probably exits directly to the side yard. The developed facade includes facade avant-corps on the sides, facing the street and the yard. Large rectangular windows have a

shallow molding and iron bars.

The facade is covered with plaster and painted yellow, which was characteristic for buildings of Austro-Hungarian prisons, and thus fits into the atmosphere of the Old Town.

Basically this is a symmetrical house on two tracts with three distinctive parts that stand out: one central and two lateral. The central part contains a spacious three-flight staircase that is carried by beams with four pillars forming a narrow vertical gallery in the middle; administrative and common, larger rooms. The cells are located mainly in the lateral parts of the structure. Almost all cells have an opening that is raised and small. The large openings on the front facade of the premises belong to administrative offices linked by stairs and hallways.

All hallways and stairs on each floor are stone floored while the rest of the premises have wooden floors. The south wing of the ground floor has a terrace which was probably added after construction. The building has several vertical vents and chimneys. On the first floor, in a room next to an exit to the courtyard, there is a well.

At first floor level there is a back yard, from which a single-flight staircase leads to an elevated green area, which is located at the level of the third floor. In addition to these open areas, behind the prison is another plot belonging to this cultural property, which is not currently accessible.

The roof is also made up of three parts: the central part and two symmetrical sides. All three parts are gabled roofs, the wooden structure, covered with tiles.

20. Pima Palace, Old Town of Kotor, registry No. 326, cadastral plot 110, Cadastral District Kotor II, protected by Decision no. 1604/4 of 10 November 1982.

Background: The palace belonged to the noble family Pima, mentioned in the documents of the Historical Archives of Kotor in the first half of the fourteenth century, when Rusin Pima and his sons Peter and Vita lived. The family disappeared at the end of the eighteenth century.

The present appearance of the palace dates from the time after the disastrous earthquake in 1667, which destroyed the medieval architecture of Kotor. During research carried out after the earthquake in 1979 it was found that on the east side there were the remains of earlier walls with window openings from the Romanesque and Gothic periods, from the fourteenth century. This was followed the route of a medieval street, which was closed by subsequent construction. Parts of the main facade, the northern tract, originate from the sixteenth century and have characteristics of the Renaissance style. The Pima Palace housed a nautical school from 1890-1913. For this purpose, at the beginning of the twentieth century, two floors were added over the northern tract of the palace, which were removed during repairs of the palace Pima in early 1980s.

After World War II, the ground floor of the palace was partly nationalized and was used for various purposes. At the end of 2011, part of the ground floor was used for cultural content in the form of a Gallery of Solidarity, about 120 m² of space created for the presentation of international works of art s donated to Montenegro by artists after the 1979 earthquake.

Description of the cultural property: The Pima Palace is one of the noblest palaces in Kotor.

Today's appearance of the palace is the result of the remodeling of the older complex, of which some parts date back to the period from the period between the fourteenth and sixteenth century. The Palace is made of large blocks of stone. It has a ground floor and two upper floors, with a representative main facade. The facade has the characteristics of the late Renaissance, with Baroque finishing in certain parts (windows, balconies, loggias) and openings in 7-axes. On the ground floor, there is a porch with two arched lodges to the side of the entrance with a gate. Above the lintel of the portal is the coat-of-arms of the family Pima.

The porch ends with an enclosed terrace balustrade, and above it, on the second floor, is a long balcony decorated with a fence, supported by a series of 12 stone consoles, which are in the axis of the profiled jambs of the portal.

What is now the ground floor of the palace is divided into several functional units. In addition to the access zone (entrance area, inner courtyard with a well in the middle and vertical communication), the ground floor includes two spatial and functional units. Rooms are vaulted.

Within the inner courtyard of the palace, there are vertical communications to access the first floor with a lounge and utility rooms, and the old kitchen, and the second floor with a dining area. The palace is furnished with antique furniture, works of art, a rich library and other objects of artistic and historical value.

21. Old Town Hall, registry number 433, cadastral plot 123, Cadastral District Kotor II, protected by Decision of the Municipal Institute for the Protection of Cultural Monuments no. 1639/4 of 15 November 1982.

Background: The old town hall was built in 1900. According to Venetian military plans, in the late eighteenth century, there were barracks and warehouses at this site along the town walls. The theatre was built in 1808 at the request of French officers, clerks and their families. The theater was built at the site of the later municipal building. It had a spacious ground floor, two rows of loggia and the stage (palco scenico). By the end of the nineteenth century the building was very worn out, because at one time it had served as the barracks of the Austrian army. Instead of being rebuilt, it continued to serve as the theater, the Nautical School, and then was reconstructed into a municipal building. Construction lasted from August 1900 to December 1901. The designer was architect M. Karlovac. The municipal building was built in the form that is still used today. The architecture of the municipal building belongs to a group of buildings built in Kotor at the beginning of the twentieth century with the characteristics of an academic renaissance. In 1979, the earthquake caused severe damage and partial damage to masonry structures of the second floor, attic space and to the facade facing the Arms Square. Also in the interior, some of the blocks at the top of the facade remained in extremely unstable condition, and had to be demolished.

Description of the cultural property: The Old Town Hall is located in the western part of the Arms Square. The building abuts on the inner side of the western town wall.

The building was erected on the corner between the fortifications to the Citadel. The second floor overlooks the town wall to the port. Part of the southern facade faces the Arms Square, and the side is flanked by the former Governor's Palace. An external stone staircase leads to the

upper floor. The base is trapezoidal. It has a ground floor and two upper floors.

The construction was carried out with mixed materials: brick was used for arches, angular elements for leveling layers, and stone for walls. The facades are decorated with architectural decoration executed in plaster and stucco plastic in neo-Renaissance forms. The entrance portal is made of stone, and the window frames, main and cordon wreaths are made of mortar. The neostylistic forms and applied materials are typical of architecture from the nineteenth and early twentieth century.

The facade facing the Arms Square has accentuated entrance motive with an external decorative staircase, portal and two double windows on the second floor. The lower facade is accentuated by a terrestrial pedestal of rough stone blocks in the bossage style. To the left on the third floor, facing the staircase, are double windows with a lunette and triangular tympanum. It is similar to the design of other single-part windows. It faces the coast, and at the top right of the facade there once was a public clock between two flagpoles.

The indoor staircase is double-flight with a spiral scroll with no landing. There used to be an outdoor staircase and terrace in front of the building. Beyond the entrance, one entered a stairway with a wider platform and from there a corridor leading to the Town Hall. Today, in this place is the terrace, below which is part of the ground floor. The floors of the terrace, as well as on the landing to the walls, are decorated with red and white stone.

When the cultural property of the Old Town Hall was recently renovated, the interior finishing was changed.

18.2 PERAST

(Protected by Decision No. 478 of 19 July 1949 of the Institute for the Protection of Cultural Monuments of the People's Republic of Montenegro, Cetinje)

In the town of Perast, protected as a historical unit, there are 5 immovable cultural properties of which 3 sacred and 2 profane, and there is one memorial designated as a cultural property.

SACRAL BUILDINGS

1. The church and the island of Our Lady of the Rocks (Gospa od Skrpjela), Perast – placed under protection by Decision No. 1198 of 25 November 1957

Background: According to tradition, the construction of the island of Our Lady of the Rocks started in 1452, when the Virgin's image was found on the rocks in the sea in front of Perast, near the island of St. George. Most likely, the chapel was built immediately after 1452. Initially it was a chapel in the rocks, and over the centuries, by filling in the area with stones and sinking old sailing ships, the surface of the island was gradually expanded. After the murder of Kotor noble Pompej Pasqualija on the island of St. George in 1535, Perast decided to build a lavish church. By 1628, the church and the bell tower (without the dome), the sacristy and the guard

house formed a complex.

After the 1667 earthquake, the reconstruction and expansion of the church was undertaken by Andrija Zmajevic, who invited the painter Tripo Kokolja, in the period between 1685 and 1695, to paint the interior of the church. The apse on the eastern side was built in 1722, designed by Ilija Katicic, a builder from Dubrovnik, and the construction works were carried out by Vuk Kandiot and Petar Dubrovčanin. The bell tower, built next to the church, probably in the early seventeenth century, was completed and covered with a dome in 1725. In the middle of the eighteenth century, Vicko Smekja built a spacious terrace by the church, facing Verige. At that time, the entire complex of the church, the guard house and terrace got its final Baroque appearance. On the small piazzetta before the church, the so-called Conciliatory, hall was built. The garden is surrounded by a stone wall that was built in the mid twentieth century, as an expression of the needs of the small monastic community and as a symbol of unity, because the covering layer of soil was brought in from many different places in the Boka Kotorska Bay.

Description of the cultural property: The Island Our Lady of the Rocks is located in the Boka Kotorska Bay, in front of Perast. The island is small, covering a surface of 3030 m². This part of Perast makes a visual unit with the other nearby natural island, St. George. The island offers a view of Perast, Verige, Morinj, Kostanjica, Stoliv. Rising slightly above sea level, it is a paved, flat, elongated area with the Church of Our Lady of the Rocks and a bell tower, the guard house associated with the church and a large terrace, the conciliatory hall, a pier, and a garden. The Church of Our Lady of the Rocks is located in the southeastern part of the island. The church is a rectangular, single-nave structure, oriented from northwest to southeast, just like the island. On the southeast side there is an apse, and the entrance portal and rosette face to the northwest is. Its front is dominated by a profiled portal and a tympanum with a broken wreath. Within the tympanum there is a niche with a statue of the Virgin Mary with Jesus in her arms. The bronze entrance door was made by the sculptor Kosta Angeli Radovani in 1991. The central part of the facade has a rosette. The facade end is profiled as is the cornice. On the south wall, there are two oval windows with baroque cartouches and a profiled portal. Alongside the south wall of the church, there is a stone bench.

Inside, the nave has a flat wooden ceiling, while the presbytery is topped by an octagonal dome on a high drum. The space of the presbytery was raised by two steps above the floor of the nave and is surrounded by a marble railing with balusters. On the western side is the choir gallery. The church has a gabled roof covered with tiles, and the dome has copper roofing.

Inside the church, the walls and ceiling of the nave were painted by the Baroque painter Tripo Kokolja.

Votive tablets are on the fence and in the choir gallery, as well as on the western wall above the choir gallery. In the presbytery is the sumptuous main altar made of Carrara marble. At the entrance to the presbytery, on the left and right side, there are two marble altars.

Along the southern and northern walls there are wooden benches. The choir railing includes valuable organs from the beginning of the eighteenth century, made in the workshop of the famous master Nicolò Moscatelli.

A circular tower was built as an addition to the northwest corner of the church. The three-storey

bell tower is accentuated by molded cornices, differently finished, and the fourth floor is designed as an open octagonal balcony, with a vaulted dome, covered with copper roofing. The church and bell tower were built of finely carved Korcula stone. On the western facade of the church and the bell tower, neatly ordered arrow loops are visible. The bell tower is accessed from the church, and there is a link between the choir gallery and the first floor of the bell tower.

The church is connected with the guard's house through the side door in the presbytery. The guard house has two floors. It is axially symmetrical with three-part division and has elements of the Baroque residential architecture typical of Perast. The main facade, accentuated by a small balcony on the first floor, designed to balance the facade, is oriented towards Perast. The first floor opens to a spacious terrace, located between the apse of the church and the guard house, with a railing with balusters, and a view of Verige and Perast. The terrace is accessed by an outdoor staircase located between the presbytery and a small fenced garden. There is a well next to the staircase.

In the northwestern part of the island is a conciliatory hall, a rectangular single-storied building with a hipped roof. A stone table once was in the hall, and today is in front of the southern wall of the church. Behind the conciliatory hall, on the north side, toilets were subsequently built.

At the end of the complex of buildings that includes the church with a bell tower, the guard house and terrace, there is a small triangular garden surrounded by a stone fence.

A small T-shaped harbor for boats was built at the southeastern end of the island, and at the north-western end there is a long inner dock and dry dock for boats. At the end of the dock is a lighthouse. On the island is a monument dedicated to the poet Alfirevic.

The entire area of the island is paved with stone slabs.

2. Church and Island of St. George, Perast – protected by decision No. 1201 of 26 November 1957.

Background: The first archival mention of the Church of St. George dates from 1166, when the abbot of this church, Ivan, attended the solemn consecration of the Church of Saint Tryphon in Kotor. However, there are indications that the island, with a fortress, existed in the Illyrian and Roman times. The old chroniclers state that the Illyrian Queen Teuta entrusted the people of Perast with keeping the tower on the island of St. George, and Mavro Orbini recorded the same story regarding Emperor Diocletian. In support of this, Illyrian tombs have been found, and Roman inscriptions and Roman tegulae on the island.

The Church of St. George was probably founded as a Benedictine abbey. According to the style of ornamentation in the church, it is assumed that the Benedictines were there during the ninth century.

According to archival data it is known that the church was painted by Lovro Dobricevic, however traces of his paintings have not yet been found. The medieval monastery complex, together with the Church, was damaged several times: in 1571, 1624, and 1654, and especially during the great devastating 1667 earthquake.

During the Middle Ages patronage over the monastery of St. George fell to the town of Kotor. It

was the reason for many disputes and conflicts between Kotor and Perast. Conflicts were resolved only in 1634, when, by decision of the Senate in Venice, Abbot St. George was elected by the Grand Chamber of Perast.

In 1812, the French occupied the island and conducted the biggest renovations and additions to the walls of the northwest and southeast side of the island, closed the entrance from Verige, where they set up guns; and opened the entrance from Perast, which today is the entrance to the complex.

In 1814 the island was occupied by the Austrians. At one point there were neither guns nor mortars on the island, because the English captain Hoste took them away during the siege of Kotor. In 1848 the church was turned into barracks, and later was used as a warehouse. In 1876 the tower of the church was restored, while in 1882, cannons were once again brought to the island. In 1914 the Central Commission for the upkeep of Monuments, in Vienna, worked on the renovation of this building.

On the island of St. George there was a town cemetery where the people of Perast were buried until 1866, when the cemetery of St. Michael in Perast was built. The oldest tombstones date from the sixteenth century, while most are from the seventeenth century.

During World War II, the island of St. George served as a military quarantine.

Description the cultural property: The area of the island of St. George with its buildings and the cemetery represents a monastery complex that has continually existed from the Middle Ages until today.

The landscaped yard is a rectangular area between the church and residential buildings in which large pine trees and cypresses grow, as well as in the open space enclosed within the walls of the fort, to the east of the church. On the north side there is a pier for boats and masonry fortifications, built during the reconstruction of the church after the devastating 1667 earthquake, and masonry fortifications of the island built later by the French and Austrians (1812-1848). Perpendicular to the church is a residential building that consists of a ground and upper floor with a pent roof. Next to it on the north side is a cistern with a terrace and a ground-floor building built in recent times.

St. George is a single-nave church with a rectangular apse and bell tower on its southeast corner. On the eastern facade of the bell tower there is a repurposed stone fragment of a pre-romantic column in the altar railing.

The interior surfaces of the walls are plastered. The floor of the apse is raised a few steps from the floor of the church. The space of the presbytery is separated by a fence from the area for the congregation. The church interior is illuminated with two arched windows placed high on the lateral walls, and the windows in the apse on the west side. The ceiling of the church is wooden with visible beams. In the church there are no wall altars; the altar stands in the apse. The door from the altar area leads to the sacristy that is on the ground floor adjoining the south side of the apse. The bell tower, in the shape of a tower completed with a pyramidal roof, is set above the southeastern angle of the church.

3. Church of St. Lady (Church of Nativity of the Blessed Virgin),
Cadastral plot 271, Cadastral District PERAST, protected by Decision no.
378 of 23 April 1960

Background: On the basis of a document that is kept in the diocesan archives in Kotor, Orthodox residents of Perast sought in 1849 to obtain the use of some of the Catholic churches that were not in operation, or to obtain municipal land for the construction of a church. At a special audience with Djordje Djuranovic, the captain of Perast, who in 1849 addressed the Austrian emperor, the citizens of Perast received approval to build the Orthodox Church. For the construction of the church, Djordje Djuranovic ceded his property and house.

The church was built between January and July 1856, and was consecrated in 1857. According to a description from 1864, the church was “very spacious, simple, but hard-built; measuring a length of 25 yards and a width of 12 yards”. The construction cost 6000 florins, and it was funded by the citizens of Perast, with voluntary contributions from the Orthodox Church Communities in Trieste and Budva. The biggest amount of money was given by Djordje Djuranovic, and besides the money, his support also included building materials for the church.

In 1901 the church was restored at “expense of the state and with contributions from parishioners”. Before the construction of the church, in the summer of 1845, Petar II Petrovic Njegos visited the house of Djordje Djuranovic.

Description of the cultural property: The complex of the Church of St. Lady (Church of Nativity of the Blessed Virgin) is located in the eastern part of Perast, in the area of the Port, on a prominent elevated position. The complex consists of the church and parish house with a large port, and a small cemetery with a chapel. The complex is accessed from the Old Road and the coastal road, and by a staircase that starts from the chapel of St. Redeemer. From the flight of steps, an entrance gate leads to the walled port, while below the access street a staircase leads to a cemetery with a chapel. The cemetery has a square base, constructed in two levels, and on the north side there is a chapel with a large stone cross on the western wall. The churchyard is a straight, wide plateau, which is on the northern side delineated by stone retaining walls, while the southern side is supported by a retaining wall and surrounded by a low fence, allowing the a broad view of Perast and a large part of the Boka Kotorska Bay. To the back, the narrower part of the plateau is raised about 1 m above the other part. Along the entrance gate there is a long church house, and the church is in the western part of the churchyard, facing north-south. The church's main facade faces the sea. In front of the church and the church house there are palm trees and cypresses.

The church house has an elongated base, facing east-west, with a ground floor and two upper floors, and a hipped roof. It is built of stone, with a wooden floor. Based on the techniques of masonry it appears to have been built in two phases. The first one built was the eastern part of the present building, which was later extended to an additional building on the west side. The main facade, facing the sea, was simply made, having windows with simple stone frames and molded cornices. The ground floor has two entrances and shows signs of rebuilding. On the facade there are two plates. One was placed in memory of the church's benefactor Djordje Djuranovic, “Eternal memory of the benefactor of the church Djura Djuranovic e.g.p. 1874”. The

second plate is linked to Njegos's visit "In this house stayed Njegos as a guest of Djordje Djuranovic, in summer 1845".

The church is a single-nave building with a semicircular apse on the east, and a bell tower on the western side. At the west end is a centrally-set baroque entrance portal, with a cushiony frieze and horizontal cornice. Beside the portal are two oval windows with molded frames, and above the portal an eight-petal rosette. On the side walls there are two high-mounted round-arched windows with simple stone frames, as well as on the southern facade and the second entrance to the church. The apse is partially buried. The main facade is made of regular finely dressed stone blocks. Side facades and the apse are plastered. The roof is gabled, covered with tiles, and the apse is covered with tiles.

Inside, the church has a flat, wooden ceiling, and the walls are plastered. The floor is made of reddish and white stone tiles from the village of Djurici, diagonally arranged in the style of a chessboard, with a border of red stone tiles. On the west side, there is a large choir gallery, reached by a staircase placed along the southern wall. The altar area is raised two steps above the nave. In the altar area there are niches for proskomidia and diaconicon, as well as two smaller niches.

The altar area of the nave holds a divided altar screen (photo 26); a wooden structure painted with brown oil paint to which icons are applied, four of the throne, above which there are the 12 apostles in line, arranged symmetrically in five fields, on the left and right side of the Last Supper, which is presented in the middle of an oval wooden board. At the top is a planked icon of the Madonna and Christ between images of the Archangel Gabriel and an unknown saint. Given the style of the wooden moldings it is assumed that the partition wooden structure was made simultaneously with the choir gallery.

The icons from the iconostasis are not the work of a master, and the most important are the throne icons, Madonna with Christ, and Christ, to the left of the Madonna and Child there is a portrait of St. John the Baptist, and to the right of Christ, of St. Nicholas.

SECULAR BUILDINGS

- 1. House of Miroslav Montani (Birth House of Tripo Kokolja),** cadastral plot 105, Cadastral District PERAST, protected by Decision No. 103 of 26 February 1957.

Background: One of the most important masters of Baroque art not only in our country, but also on the entire east coast of the Adriatic, Tripo Kokolja (or Kokoljic, Venetian Cocoglia in some sources) was born in Perast in 1661, and his godparents at his baptism were Ivan Krsto Zmajevic (brother of Archbishop Andrija) and Agneza Bujovic (mother of Vicko Bujovic). In 1703, Kokolja was best man at the wedding of Vicko Bujovic and from historical sources it is known that there was an exchange of houses between them. It is assumed that he was educated in Venice or Rome. For most of his life, he lived in Boka, where he painted most of his works, and his most important work is found on the walls and ceiling of the Church of Our Lady of the Rocks in Perast. His works can be found in other churches in Perast (St. Anthony, St. Anne) and the

Zmajevic Palace, but also in Dobrota, Prcanj, and Kumbor. Towards the end of his life he went to Dalmatia, where he lived in Bol, Brac, and painted a series of paintings for the Dominican church. He died on the island of Brac in 1713, at the age of fifty two.

Description of the cultural property: The building is protected as the house of Professor Miroslav Montani and Tripo Kokolja, a painter who lived and worked in Perast. The house is located in the central part of Perast, as part of the protected cultural townscape of the bay. The house is reached by a staircase that leads from the coastal road. The position of the house in relation to the nearby dilapidated building of the Martinovic Palace indicates that this house used to be an integral part of this palace, a fact which gives it greater significance. The house offers a view of the inner part of the bay, the island of St. George and Our Lady of the Rocks.

The house is small, rectangular, has two floors, and was completed with a gabled roof. Since it was built on a slope, it is partly buried and there is a retaining wall to the north. The main facade is oriented to the southwest, facing the sea, and simply made. Behind the house is a garden with an annex. The ground floor has three windows and an entrance asymmetrically placed, while upstairs there are three windows. Entrance is through stone frames without moldings, while the windows have profiled facia. On the southwestern wall there are two windows on the ground floor and first floor, and a window on the gable wall, while on the side of the building facing the ground there is a window overlooking the garden and a door. The house is built of local stone and the roof is covered with tiles. The wall and the roof are connected by eaves. Inside the house on the ground floor, the mezzanine structure is made of the wood. The stone consoles are supported by edge beams which are supported in turn by crossbeams. Windows and doors are wooden, and the windows also have wooden shutters.

The ground floor now houses the kitchen, dining room and living room, and upstairs there are bedrooms, which can be reached by an indoor wooden staircase.

2. Martinovic Maritime School, Pencici, protected by Decision No. 52 of 3 November 1948

Background: One of the most important figures in the history of Perast, Marko Martinovic, was born on 15 July 1663 in Perast, and baptized by Archbishop Andrija Zmajevic. He was engaged in shipping, trade, and was also a teacher and a writer.

Like most Perast citizens, he gained his primary education, with maritime elements, in the Franciscan monastery in Perast, and later through apprenticeship and practice on board. He sailed extensively on board his sailing ship “Cavalier Vigilante” as an admirable marine merchant, and it is thanks to his maritime experience and skill that in 1697, the Venetian Senate decided that, with other educators, he would teach navigational skills to a group of Russian princes and aristocrats, who were sent to Venice by the Russian Tsar Peter the Great.

As a marine educator in Venice, he taught Russian cadets sailing, and, according to sources, specifically “about compass, the knowledge of winds and reading navigation charts”. In addition to theoretical lectures, Marko Marinovic took his cadets on three practical trips. During one of them, in 1698, they stopped in Perast, where they had additional lessons. A record of the teaching in Perast is preserved in a painting by an unknown artist, which is now kept in the town

museum. The small house of Marko Martinovic, in which part of the training was conducted, is called the the "Naval Academy". This encounter between Captain Marko Martinovic and Russian nobles and their stay in Perast in 1698 marks the beginning of local maritime pedagogical work, as well as the beginning of the connection of Boka and Montenegro with the Russia of Peter the Great.

From 1948 to 1957 there was a museum in the house which is now protected as the Martinovic School, where part of the collection of the Museum of Perast related to Captain Marko Martinovic was housed.

Description of the cultural property: The house is the first house on the north end of Perast, and is accessed by a stairway leading from the coastal road. The terrain on which the house is built overcomes height differences by several terraces with high retaining drywalls. Within the upper terrace there are tall trees of cypress, pine and walnut, and several fig trees. On the lower terraces vegetables are grown, while the front of the house has ornamental plants. The garden offers views of the inner part of the bay, the island of St. George and Our Lady of the Rocks.

The house is small, roughly square in plan, with two floors, and has a gabled roof. Since it was built on the sloping ground, the ground and upper floor are partially buried. The main facade is oriented to the southwest, facing the sea, and simply decorated. The ground floor entrance is asymmetrically placed, and the upper floor has three windows. The entrance door has stone frames without moldings, while there is a profiled wreath and consoles on the windows. On the southeast side wall there is a window at the first floor level and one window in the attic, while the northwest side wall has only a window in the attic. The house is built of local stone and the roof is covered with tiles. The wall and the roof are connected by eaves. Inside the house, floor structures are wooden. The stone consoles are supported by edge beams, and the edge beams are supported by crossbeams.

There are loopholes on the walls. On the southeastern gable wall, a walled window can be seen. The windows and doors are wooden, and the windows also have wooden shutters.

The ground floor is a single space at present with a kitchen, dining room and living room, and upstairs there are two bedrooms. At first floor level, on the back of the house, an annex with a bathroom has been added in recent years. The annex has a flat roof.

The front facade has a plaque with the inscription "1648 Marko Martinovic from Perast taught maritime skills to the cadets of Peter the Great in this building. Posted in November 1948".

MEMORIALS

1. The memorial plaque in Perast for two martyrs of the 2nd Dalmatian Brigade, killed in 1944 during the liberation of Perast; cadastral plot. 366, Cadastral District PERAST, protected by Decision no. 08-190/I of 26 February 1963

Background: The organization of Union of Soldiers of Perast, on 13 July 1952, set a memorial plaque for two martyrs of the 2nd Dalmatian Brigade, killed in 1944 during the liberation of Perast.

Description of the cultural property: The plaque is located on the right side of the coastal road. It is in a prominent area, defined by a retaining wall next to the coastal road, on the side of the hill, with sidewalks and small retaining walls on the north and south sides. More recently, the area has been surrounded by an iron fence with a single door on the western side. In the central part of the cultivated area there is a composite monument that consists of a three-stage pedestal, the monument body composed of three accented cubes, and a stone pyramid on top. At the very top, there is a metal five-pointed star painted in red. On the largest cube there is a memorial plaque made of white marble, measuring 50x37 cm. On the plaque there is a Latin inscription, accented in black letters:

HERE LIE THREE UNKNOWN SOLDIERS
OF THE 2ND DALMATIAN BRIGADE
PERISHED ON 8 NOVEMBER 1944
ORGANIZATION OF THE UNION OF SOLDIERS OF PERAST
13 JULY 1952

18.3 RISAN

In Risan, there are 14 cultural properties: 2 urban complexes, 3 archaeological sites, 4 sacred and 2 profane buildings, and 3 memorials with the status of cultural monuments.

URBAN UNITS

1. Gabela Street – protected by Decision no. 1213/4 of 25 December 1986 of the Municipal Institute for the Protection of Cultural Monuments. Along with the Gabela Street itself, 41 residential buildings, built along this street are protected.

The medieval Gabela Street represented the main route of transportation carrying goods between the coastal port and the continental hinterland. It was paved and cobbled for the transport of goods on horses from the port to the hinterland and vice versa.

Stylistic and chronological analysis of the houses built along the Gabela Street show that the oldest buildings date from the Baroque period, i.e. the seventeenth and eighteenth centuries. Historically, the street is a reflection of the time and the circumstances of this area.

As part of the old settlement, a church complex was developed with a cemetery, which is confirmed by a cadastral plan of the nineteenth century that shows the central part of the village, bordering the sea coast, the riverbed of the Spila, the church complex and part of the Gabela Street, which had previously been built.

2. 21st November Square – protected by Decision no. 1214/4 of 25 December 1986 of the Municipal Institute for the Protection of Cultural Monuments, in addition to 9 apartment buildings that are located there.

The square was established in the seventeenth century after the Venetians had taken Risan. It represents an architectural complex consisting of 11 buildings of residential architecture, originating from the period between the eighteenth and nineteenth centuries.

The square was probably at the intersection of roads that over time and with the construction of houses turned into the street. The shape of the market was irregular and the sides curved, indicating that it followed the construction of houses, which followed the natural lines of the terrain configuration and not pre-set directions.

Within the urban center of Risan, with the square on the side towards the sea and the Gabela Street, there are also some cultural properties, namely a church complex, which consists of the Church of St. Peter and Paul, the Chapel of the Archangel St. Michael, as well as a regulated cemetery and the Ivelic Palace, which is a representative example of Baroque residential architecture.

3. Ivelic Palace – protected by Decision no. 286 of 14 April 1950

Background: The Ivelic Palace was built in the eighteenth century and belonged to the Ivelic family. The Ivelic Family was among the oldest and most respected families in Risan for over three hundred years, and until the death of the last Ivelic – sea captain Vladimir in 1940, it had most-actively operated and marked the life of this town. They held the title of Count since the sixteenth century, and were listed as Russian courtiers by the Vladimir Governorate. One of the most important representatives of the family was Count Marko Ivelic (1740-1825). In 1770 he entered the service of the Russian admiral, Count Alexei F. Orlov.

The Russian government entrusted him with a mission to organize an uprising against the Turks during the Russo-Turkish War in the Boka Kotorska Bay, Montenegro and Herzegovina. He was promoted to the rank of lieutenant in the Russian army in 1800. He assisted the Squadron of Russian General D. M. Senjavina in taking the Boka Kotorska Bay on 21 February 1806. With the Russian Counselor Stefan Sankovska, he attended a meeting with Bishop Petar Petrovic Njegos at the Monastery Savina. In 1814 he was appointed a member of the State Council of Senators. In the late eighteenth and early nineteenth centuries, the Ivelic Palace served as a collection point for Trebjesani and other Montenegrins who were immigrating to Russia.

The palace was badly damaged in the earthquake of 1979, when the roof and the interior of the palace were destroyed, so that only the walls remained. In 1981, a conceptual design was prepared for the museum in Risan, which has not been implemented.

Today the palace is in ruins and has no purpose. However, in order to implement the Cooperation Agreement between the Government of Poland and the Government of Montenegro, in the field of culture, education and science, the Government of Montenegro, in 2013, brought forth a decision aimed at establishing an International Archaeological Research Center which would be located in the Ivelic Palace in Risan.

Description: The Ivelic Palace is located in the central area of Risan, on the east side of the main street, Gabela Street, as part of the cultural property, the urban center of Risan. The broader context of this cultural property represents a preserved old urban settlement with Risan's Gabela Street and the 21 November Square. The main facade is oriented towards the spacious

patio (Photo 2). The courtyard is square and surrounded by a 3 m high wall. The surrounding wall has two circular-base towers near gates to the street and towards the courtyard. Among them was a wooden walkway. The courtyard was paved with stone slabs. The palace has a ground floor with taverns, a representative “piano nobile” first floor, residential area on the second floor and a loft with two dormer windows, which served as a kitchen.

It is characterized by a richly-articulated facade with coupled entrances, repeating symmetrical openings and a double balcony with a beautiful stone balustrade. The main facade is made of finely-cut stone blocks, while others are made with less accurately shaped blocks and with fewer windows. It was built in two phases. In the first phase the central part was built, which is dominated by a baroque balcony with two doors on the first floor, vaulted semi circularly. The two side wings and outer stairs were built on later, at the same time that the defense system around the building was built. Although in extreme disrepair, the Ivelic Palace has architectural value and important stylistic characteristics, as well as a degree of preservation of the original design and façade, making it a unique example of Baroque architecture in Risan.

SACRAL BUILDINGS

1. Church of St. Peter and Paul, with the Chapel of the Archangel St. Michael – placed under protection by the Decision no. 1185 of 26 November 1957.

According to the inscription above the main portal, the church was built in 1601, during the Ottoman rule of Risan. It was renovated in 1722 and completed in 1796. Upon investigation, it was evident that there had been several phases of construction, so that the openings on the facades show features of Baroque art, while the bell tower, which was built in 1906, and motifs on the west side of the church show characteristics of Romanesque architecture. There are also secondary indications of the influences of Romanesque, Gothic, Renaissance, and eclectic styles inherent to the nineteenth century, and indications of different phases in the state of completion. The church was largely damaged in the 1979 earthquake. It was restored in 1987, when archaeological research was carried out and the remains of two older buildings were discovered. Next to the Church of St. Peter and Paul, the small Church of the Archangel St. Michael was built. Its raising is linked to the great plague. The level of the floor of the crypt is believed to hold remains of residents of Risan, who died in one of the epidemics. It is believed that it contained the icon-painting workshop of Dimitrijevic-Rafailovic.

2. Church of Saint John, the site of Mala, Risan, cadastral plot. 185, Cadastral District Risan I, protected by the Decision No. 786/4 of 31 August 1989.

Background: The Church of St. John in Risan is known as the Church of St. John the Baptist. Church books have recorded it as the Church of St. John the Prophet, while it was referred to as the Church of St. John the Baptist by S. Nakicenovic. The year of construction is unknown, but the year “1848” is written on the door of the churchyard, incorporated into the decoration in wrought iron. This year is related to the reconstruction of the church or churchyard. The church

is connected with Risan merchant families, from whose contributions it was built. The mere fact that on 7 January 1826, the wedding of Ivo Drobnjakovic and Marija, born Piper, who also lived in the Risan village of Mala, took place in the church indicates that the Church is much older. In addition, the bell of the Church reads that it was donated by Marko Ivelic in 1793 and was cast in Moscow. Also, the list of Orthodox churches and monasteries in Dalmatia and the Boka Kotorska Bay of 5 June 1758, ordered by General Governor Francesco Grimani, includes the church of "S. Zuane" In Risan. The name "Zuane" is a variant of the name John in some Venetian documents. Accordingly, this church was built no later than in 1758, and possibly earlier.

Description of the cultural property: The Church of St. John is located in the village of Mala above Risan, offering a magnificent view of Risan, Risan Bay, the rocks before Perast, Verige and a portion of the bay. It is accessed from the road to Grahovo and Niksic, as well as from the direction of the center of Risan, which road descends by the last houses of the Gabela Street, and joins the coastal road near the bridge /Hotel Teuta/. Access from the road to Grahovo ends near the church, where a natural rocky pedestrian path leads to the church. The broader context of this cultural property is a preserved natural environment of rural settlements in Mala with typical village houses, the remains of the Bjeladinovic Palace and a stream bed over which there are the remains of an old stone bridge. The cultural context includes a raised plateau with tall cypress trees which establish the boundaries of the churchyard of the Church of St. John in the central part of the cemetery, surrounded by a stone wall with entrance gate.

It is a single-nave building of harmonious proportions, with a semicircular apse and a bell tower with one bell, on the west side. The western facade was built with a Baroque portal, with a rosette and a cross above it. On the southern wall there is a door, and windows on the north and south walls. The roof is gabled, covered with tiles. Under the church there is a rectangular plate made of stone from the island, arranged in regular rows. In the southern wall there is a niche for the choir. The interior walls are plastered and painted white. The vault is a rounded barrel partly coated in modern times. The roof is gabled with tile roofing, same as the choir niche.

The church has an iconostasis with icons. The wooden structure uses simple forms of mechanical finishing, painted white, with applications of geometrical forms in gold. It has a plinth and two zones, in which there are 10 icons and a modest Crucifix. In the first zone there are the holy doors/gates and a side gate. On the holy doors are two icons. In the same area there is a three-throne icon. In the central part of the second zone, the tympanum holds an icon of the Last Supper and two icons on each side, to the left and right. Above the Last Supper is the Crucifix.

3. St. Luke's Church, site Smokovac, Risan, cadastral plot no. 78,
Cadastral District Risan I, protected by the Decision No. 1187, of 26
November 1957

Background: There is no precise historical data specifying when the construction of the Church of St. Luke started. It is believed to have been built in the fifteenth century as part of the building projects sponsored by members of the house of the Bosnian King Kosaca (Sandalj Hranic I Herzeg Stephan). The architect, academician Professor Alexander Deroko, PhD, based on his knowledge gained during a research (about 1931), said that "a stone plaque with an

inscription was transferred from the church to the Orthodox Church court in Kotor, which could uncover more information on the date of origin of the building". As the church was located on the land formerly owned by Herzeg (including Risan) with building features similar to the building style of Duke Stefan, as in his endowment, the church of St. George in Sopotnica near Gorazde, built in 1454. Numerous references indicate that the Church of St. Luke in Smokovac, due to its stylistic and structural features, dates from about the same period.

The "Cadastral Records of Risan" from 1704 read that "Chiesa di San Luca di Risano, Church owned land". In the eighteenth century a spacious porch was built.

The literature indicates that at the beginning of the eighteenth century the Russian Count, Senator and diplomat Sava Vladislavic, gave this Church a "silver-plated and gold-plated" Gospel. Data also indicate that some citizens gave or bequeathed gifts to this Church, a sign of what the Church meant to locals. Thus, "a trader and landlord Vuka, from Mala, who lived in Niksic for 28 years before he had passed away on 11 July 1909, bequeathed to the local Church of St. Luke 1000 K (crowns) for the purchase of bells and the repair of the churchyard. Pero Vidovic, also from Mala, when he had returned from the United States around 1931, erected a retaining wall and fence around the church".

The church was engulfed by a major fire in 1967, when the interior was significantly damaged, after which plaster was removed from the interior walls. The structural safety of the Church was threatened by an earthquake in 1979, which destroyed the walls and vault of the Church. Then, in 1998, the main design was prepared for the repair of the Church, and approved by the Regional Institute for the Protection of Cultural Monuments – Kotor. In the period 2000-2002, repair works were carried out on the church, and fragments of frescoes were discovered in the course of the works. Works inside the church left it very altered, the walls were plastered and painted, the floor was rearranged and set in plaster and the woodwork was replaced. A vivid new iconostasis was built, with no stylistic characteristics or artistic value. Part of the church was painted in the same style.

Description of the cultural property: In the hinterland of Risan, in the village of Smokovac, is the Church of St. Luke. The cultural property is set in a broader context of preserved natural environment of the rural settlement of Smokovac. The immediate surroundings include a raised plateau with trees and tall cypresses, where the spacious churchyard was created, surrounded by stone walls, iron railings and a main entrance gate, with the Church of St. Luke in the central part and the local cemetery. From a wide plateau, under the rocky slopes of Orjen, there is a beautiful view of Risan, Risan Bay and part of the Boka Kotorska Bay.

The church is a single-nave building with a semicircular apse, slightly narrower than the nave and a transversal transept, which formed space for a choir stand. The original Church was 8 m long, and in a later period, a 5 m long porch was built, so that in total the church is 13 m long, and 4.5 m wide. It was built of cut stone, set in lime mortar. It has a gabled roof, covered with tiles. A semicircular window is found in the apse and the choir niches. The facade of the added spacious antechamber (narthex) ends with a bell tower. The connection between the old church and added narthex extension, with another door on the southern wall, has clearly remained visible. This renovation altered the original harmony of the building. In the older part of the

church – the nave – there are two lateral choir niches and a high-pointed Gothic longitudinal arch, which relies directly on the side walls, but there are no shallow pilaster strips. It has a gabled roof with tile roofing, as the choir niches.

The more recent part of the church – the antechamber or narthex – has a semicircular longitudinal arch, which relies on the walls in the same way as the vault of the older part. Under the vault there are evident fragments of frescoes, discovered during repair works in 2000. Because of the pronounced layer of patina, they are not legible. The interior walls are plastered and painted, the floor is reset and covered with a plaster base coat and woodwork has been replaced. In the Church there is a new iconostasis, which is bright, with no stylistic characteristics or artistic value. Part of the church was painted in the same style.

4. Banja Monastery, Risan, cadastral plot 475, Cadastral District Risan II, protected by Decision no. 226 of 11 March 1957

Background: Popular tradition associates the name Banja with former Roman baths (spas), which collapsed during an earthquake into the sea, along with ancient Risan. The establishment of the monastery is traditionally attributed to the Nemanjic dynasty, who assigned it as an annex to the Church of the Archangel St. Michael on Prevlaka. There is no reliable data on the appearance and life of the monastery until the seventeenth century. In 1654, when the Turks tried to defeat Perast, they passed by Banja and set it on fire. Priest Kovacevic, from Grahovo, timely warned the people of Perast and the monks in Banja that the Turks were preparing an attack, and the monks hid the monastery's treasures in Kosijerevo. Valuables were later transferred to the monastery of TvrDOS in Herzegovina. However, at the end of the century TvrDOS also faced attacks from the Venetians and Turks, and the treasures of the Monastery of Banja, together with those from TvrDOS, were transferred to Savina.

Historical sources confirm that in the early eighteenth century, on the remains of a ruined medieval church, Petar Kordic from Risan built a small altar and dedicated it to St. George. Today's church and the lower dormitory wing were erected in 1720, by Archimandrite Athanasius of Hilandar, supported by contributions from Risan families. In the nineteenth century the monastery buildings were reconstructed, especially from the contributions of seafarers. During the time of Archimandrite Dionisije Mikovic, the famous historian and writer, born in Pastrovic, Banja was radically rebuilt.

A new iconostasis was made in 1902, by the Czech Franz Ziegler. During World War I, Austrians placed a garrison and hospital in Banja and took the monastery bells. After the war, the abbot Dionisije Mikovic renewed the monastery again, with financial support from Vaso Cukovic from America, originally from Risan.

Description of the cultural property: The Banja monastery complex is located above the Perast-Risan road at a distance of 1.5 km from Risan. Vehicular access is through Risan, and pedestrian access (stairs) is through Perast. The monastery is an enclosed complex and there are two new buildings and an old dormitory, which is at a lower elevation, as well as a garden, the Church of St. George and the cemetery. On the southeast side of the complex, the boundary wall surrounds the ground-floor stone building, as well as an additional space, accompanied by a

gate, which is a side entrance to the complex from the sea-facing side. The main entrance to the complex is through a dormitory building at the ground level where there are gates which lead to the garden. The complex is designed with stone retaining wall and stone steps as access between buildings.

The Church of St. George: The church is located on the cascade, elevated terrain, in relation to a garden and a tavern, and is surrounded by a high stone boundary wall. It can be reached from the garden, through broad, representative stone steps. The church has a central position in relation to the cemetery located next to it. The cemetery is active and well-maintained and planted with tall, ancient cypress trees. The church is a single-nave building with a semicircular apse on the east side and choir niches to the north and south, with one arched window. On the west side, the front door is three steps higher than the concrete access terrace. Double doors are of solid wood with stone and molded thresholds. Above them is a niche with the icon of St. George, and a round, decorative rosette. Above the rosette is a stone cross, built into the stone façade, and above it is the distaff bell tower with one bell. The facades of the church are of good quality, regularly-shaped stone with wider joints and engraved with a line down the middle of each joint. The roof is gabled, with tile roofing, as well as is the roof over the choir niche. The floor is made of pink and white stone from a quarry in Djurici, designed like a chessboard. The interior is plastered and painted in white, while the barrel vault directly relies on the longitudinal walls of the church.

The church has an iconostasis with icons, raised on two steps, the work of the Czech, Franz Ziegler, dating from 1902. The wooden structure is simple in form, mechanically finished, painted white, with applications in the form of modest floral ornaments in gold. There are three zones with 24 icons, and the Crucifixion with two icons on top. In the first zone there are holy doors and two side doors, there are two icons on the holy doors and two medallions above them, while in the tympani part of the same zone there are four throne icons. In the central part of the second zone there is an icon of the Last Supper and three icons on the left and right side. The third zone consists of five icons, with the Holy Trinity in the central part and two icons on the left and right side. The iconostasis ends with the Crucifixion and a single icon on each side, to the left and right.

Movable properties of the Banja Monastery include items of artistic church embroidery – epitachelion and bracelets of exceptional value. The embroidery is done with multicolored silk, gold and silver thread. The epitachelion shows the figures of the saints, below arcade arches. The figures are proportional, with pronounced individual traits. They wear luxurious robes and ornate halos are studded with tiny beads of pearls. At the bottom of the epitachelions, praying, are the characters of the founders. Embroidered inscriptions indicate that the stole was created in 1606, and it was donated to the Stijesci monastery by the Romanian nobleman Stroja and his wife Sima.

Banja has an extremely important collection of icons. The beauty of a representative icon of the Virgin with Christ, in the “passionate” style, stands out. This type of depiction of the Madonna and Child, in which angels bear the symbols of Christ’s later torture, was very popular among icon masters of the sixteenth and seventeenth century. Other icons include the work of the icon painter Petar from the Risan family of painters Dimitrijevic-Rafailovic. Particularly

representative is the monumental triptych, which represents a sort of home altar from 1776. The Holy Trinity is painted on the central panel, and at the sides are compositions of Deisis with the apostles and portraits of the apostles Peter and Paul. Below the main motive of the triptych there is a course of friezes with standing figures of the saints. The chosen saints are those whose cults were particularly widespread among the Orthodox people in Boka. Besides St. Sava and Nemanja, among them there are figures of St. Basil of Ostrog and St. Stephen of Piperi. In the holy sequence St. Christopher (dog-headed) is shown. The same saint was painted later by Peter's brother, painter Vasilije, in the monastery Gradiste (with a donkey's head). According to the Greek hagiography, St. Christopher had a dog's head (kinokefalos) while Russian sources represent him with a donkey's or horse's head. In 1764 the icon painter Petar painted another festival icon with nine fields and depicting the Descent of Christ, from 1764. Although lacking the freshness of those of father Rafail, the Banja icons by the painter Petar represent significant examples of this fresco painting school showing deep conservatism but also a sincere spirituality expressed in the very persistent repetition of already-developed art postulates. Banja Monastery has a rich library with a predominance of Russian printed books.

Residence building (Konak): Residence buildings were built as rectangular buildings along the regulation line of the terrain and also form part of the interior of the monastery. The buildings have two storeys and were built using standard, rectangular brick. The roofs are hipped with tile roofing. The residence buildings are used exclusively for the purposes of the monastery.

SECULAR BUILDINGS

1. Ljubatovic Endowment with the Church of St. Dimitri, Risan, cadastral plot no. 1066, Cadastral District Risan I, protected by the Decision No. 1186 of 26 November 1957

Background: The Ljubatovic Endowment was built in 1888, as an endowment from Dimitrije Ljubatovic, with the aim of providing shelter and medical treatment of the elderly, "male and female, of all religions in the town of Risan". In addition to the hospital there was the small Church of St. Dimitri.

The Ljubatovics are an old family from Risan. They immigrated to Risan in 1692 from Trebinje, where their surname had been Krasojevic. They settled on the land called Bekovina. In 1824, they started to sell their property in Risan and abandoned it entirely later on and eventually settled in Russia. Already in 1839, a trader named Jovan Ljubatovic was recorded in Risan, and in 1845, the death of Catherine, wife of the late Djuro Ljubatovic was recorded in the church record of the deceased.

The most famous member of this family was Dimitrije, born in Risan, who died in Moscow in 1871. In Russia he was a trader, gaining great wealth. A year before his death, on 15 November 1870, he left a part of his significant properties "to be used for the building of an Orthodox church, dedicated to St. Dimitri, in Risan in Dalmatia, and in addition to the church a hospital had to be built with almshouses for 20 elderly persons including 10 males and 10 females, of all religions in the town Risan". The principal endowment cost was 190,000 crowns, and "about 70,000 crowns more was spent for the construction". The home and church were built in 1888,

and the church was consecrated on 29 November 1907. The fund of Dimitrije Egorovic Ljubatovic was dissolved during World War I, after which the fund's board rented the facility to the Ministry of Social Affairs and Public Health, for the recovery of children (hence the name: Recovery Centre).

The building was large, with a ground floor and one upper floor, the dome of the church and a few nicely shaped chimneys on the roof were visible from all sides. It was decorated with a fence of stone and wrought iron. The terrain around it was gardened, with steps for approaching the coast and with stone benches, which were built by Djordje Djurkovic. It had entrances from the road and from the sea. In the yard was a large cistern for rainwater with a typical Mediterranean stone neck. Initially it was used for the purpose indicated by its benefactor, as a "home for the poor... in Rtac".

During World War I, the building was used as an Austro-Hungarian military hospital. After that, it fell under the jurisdiction of the Ministry of Social Affairs and Public Health, and the poor children who stayed in it were sent there by this Ministry. Therefore, "Children's Rehabilitation center, Ministry of Public Health" was written on the facade of the building. During summer holidays, poor students stayed in the boarding school, coming from several places in Zetska Banovina. During the Italian occupation, it housed a military hospital (Ospedale Militare). This whole time, Rtac had social or health facilities. Renovations began on the building in 1947 to accommodate the elderly, who had been previously located in Perast, and in 1949 its use as a home for the elderly was renewed. The appearance of the building was altered a few years after World War II, when the roof cupola (dome) and a few chimneys were removed, so this building lost the beauty of its original architecture. After that, it housed: first, the elderly, and then children suffering from trauma, and blind adults and children. In the early nineteen-sixties, the building was named Hospital "Vaso L. Cukovic" and put into operation as a dispensary for patients. Across from the "rehabilitation center", as a part of the complex, until 1941, there were two barracks of the Health Institute from Cetinje, which were used for rest by a small number of tourists. Now one can see only parts of the foundations of these buildings.

During the earthquake on 15 April 1979, this nice building collapsed, and only its walls remained.

As a reminder of the benefactor Dimitrije Djuro Ljubatovic, his humanity and love for his hometown, the people of Risan, in May 1940, erected a monument with his bust in the middle of the upper plateau of the local cemetery.

Description of the cultural property: Along the main road Kotor – Risan, on a wide plateau, is the Ljubatovic Endowment, with the Church of St. Dimitrije. The broader area of this cultural property is a preserved green belt of underbrush and pine trees, which follow the natural configuration of the terrain, which slopes to the sea shore. The cultural property includes the remains of walls, the former Ljubatovic Endowment, with a courtyard, which follows the natural configuration of the terrain in the west, descending to the seashore.

Around the building, there are evident remains of a fence made of stone wall that used to enclose it. To the west, towards the coast, there is a now-abandoned plateau, with steps to access the coast and the remains of the stone benches. In the courtyard are the remains of a large cistern,

which had a typical Mediterranean stone cistern throat, which is now filled with a variety of waste materials. Today's remains indicate that the building was larger, rectangular in plan, with a ground floor and one floor, and entrances from the road and from the sea.

From the remains of the walls it is evident that the building material was stone, with partly inserted brick, covered with a plaster layer. Above the western door is an architecturally beautifully shaped facade, and there is a rectangular marble slab with a carved inscription in Cyrillic:

“ENDOWMENT OF DIMITRIJE DJURO LJUBATOVIC

FROM RISAN

FOR THE POOR AND THE ILL 1890. “

Above the marble slab, at the floor level, there are two mullioned windows with two lights (bifora), round-arched. The windows are framed with shallow molded collars, made of white marble. Today, the Ljubatovic Endowment is abandoned and threatened to collapse.

ARCHAEOLOGICAL SITES

1. The area between Strp Cape and Murova Cape, Cadastral District STRP 2 and 5, Cadastral District RISAN 1, 2 and II 5, protected by Decision no. 08-831/1 of 25 August 1972

Background: Risan is first mentioned in historical sources in the fourth century BC when it was called Rhizon – Risan in one of the chapters of the Periplus of Pseudo-Scylax. The town is mentioned in connection with the Boka Kotorska – Rhizon River, as this bay was largely called by ancient writers, which is certainly a result of its unusual geomorphology, which corresponds to geologists' assumptions about the origin of the bay. Important information about this town has been provided by Polybius. He says that Teuta took refuge in Rhizon, a town very convenient for its invincibility, which was withdrawn from the sea and is situated on the Rhizon river. This data indicates the geographical location of the town, which is inaccessible and suitable for defense, and Rhizon is characterized as an Illyrian settlement.

In the middle of the third century BC, the settlement occupied an important part of the Illyrian state tribal alliance under the leadership of the tribe Ardiaei. After the death of King Agron, who founded that tribal alliance, his wife Teuta took control of the alliance (231 to 228 BC).

During the rule of Teuta, the Illyrian settlement of Risan experienced its biggest rise in economic and commercial development, which was favorably affected by its position along the most important crossroads of maritime trade routes of that time.

Risan has long been the starting point of many pirate expeditions, very frequently undertaken by the coastal Illyrians, who threatened Greco-Roman merchant ships during navigation in this part of the Adriatic. This was one of the reasons for the outbreak of the first Roman-Illyrian war (229-228) The Romans were determined to stop the spread of the Ardaean Kingdom. After suffering a defeat by the Romans, according to legend, Queen Teuta sought refuge in the fort above Risan.

It is assumed that most of the archaeological remains of Illyrian settlement are nowadays covered by the sea as a result of gradual sinking of the Adriatic coast in general.

The wealth of King Ballaios, who supposedly ruled during the Hellenistic period, indicates the importance of Risan. The right to mint money indicates authority and independence, while the characteristics of coins reveal a lot of information about the political and economic status of the forgers.

After a brief peace, Risan again experienced a recovery, at the beginning of a new era, as a Roman town, a colony or municipi, called Rhizinium. During the first and second century AD the settlement reached an apex as a harbor market that enabled trade with the Illyrians.

On the other side of the settlement, the richness of ancient Risan is indicated by archaeological findings of Roman villas in the area north of the center of present-day Risan.

Description: At the entrance to the bay of Risan is the Cape of Murtava, located under the House of the Blind, which is now in ruins. Cape Strp is located near the spring of Sopot, at a distance of about 3km from Risan. The distance between the two promontories is approximately 1300m, and this line, along the coast, forms the boundary of the cultural property.

English archaeologist Arthur John Evans in his travels from 'Illyricum', in 1883, mentioned traces of streets and town insula in front of the area called Carine (Customs) in Risan. This author's data were mentioned by archaeologist Jovan Martinovic in the mid-twentieth century, as part of his investigation of the underwater archeology of the Montenegrin coast. There, among other things, it is stated that in front of Risan, from a boat one can see objects on the bottom under the water. He also asserted at the time that most of ancient Risan was located under the sea, which was refuted in later studies (Martinovic), and even by the author of an article published 15 years later with a story cautioning those who too quickly dismissed the area, which was certainly the result of lack of adequate data to substantiate this opinion.

This site has been given a lot of attention in research to date. The collected information, however, has changed over time. From Arthur Evans, who claimed that it was possible to see the remains of architecture under water, to Jovan Martinovic, whose initial studies confirmed that claim, which was subsequently taken with extreme caution, and nowadays little can be seen in the waters of Risan. Visual screening and multibeam recording of this area have not yielded any major results. This change could be explained in several ways. Sedimentation in Boka is extremely pronounced, and significantly hinders visibility. Also, the devastating earthquake of 1979 has certainly left an impact on the present form of the site. On the other hand, Risan and its surroundings are an extremely popular location for diving, so the devastation by divers, regardless of legal protection, can certainly not be ignored (Zdravkovic, 2014).

2. Mosaic (Risan mosaics, remains of a Roman villa with mosaics),
Risan, cadastral plot 663/4, Cadastral District RISAN 1, protected by
Decision No. 310/1-49 of 1949

Background: Risan is one of the oldest and richest archaeological sites in the Boka Kotorska Bay. Various remains of Illyrian and Roman culture bear witness to the turbulent history of this town, which is mentioned in the writings of ancient writers from the first century. Of particular

importance is the Roman villa with mosaics, which was located near the present-day road Risan-Niksic and which was functional in the period from the 2nd to 4th century AD. Before the second century, the Romans did not have established colonies in the region, while the period of late antiquity, when such buildings were no longer built, started from the fourth century. According to historical data, the villa retained its original appearance and function until the 7th century, when the whole town of Risan was burned to the ground by Slovenian tribes.

Description: The Risan mosaics cover the floors of a noble Roman villa dating from the time of the Emperor Hadrian in the second century AD. The first excavations, which began in 1930, were conducted by Dusan Vuksan, and the mosaics themselves were first referred to by the French soldier Viala de Sommier in 1920.

Archaeological remains of mosaics in Risan represent a specific whole that differs in appearance from other provincial Roman creations, and therefore, is unique in Montenegro and on the Adriatic coast. The entire complex covers about 792 m² and consists of a rectangular central area from which further separate corridors continue to rectangular rooms. To the east, there are five rooms connected by a passage.

Decorations on the floors consist of mosaics of black, gray and white with central and side figures in the form of squares, rhombuses and semicircles. What gives these mosaics a special beauty and value is a medallion located in the central region, bordered by black stones with interwoven white stone teselae. On one medallion there is a figure of a man, who represents the god of sleep – Hypnos. Taking into account the high level of culture of the population of that time, it is clear that the Romans, although they did not leave their form of government, left a cultural mark as evidence of their culture, which gives them a cultural value.

The mosaics are divided into four rooms, crafted from cubes of natural stone in the technique “opus teselatum”. They are dominated by geometric motifs with stylized floral designs mixed in. White, gray and dark colors are dominant and the only figure is the Greek god of sleep, Hypnos. Conservation and restoration works were carried out on several occasions: in 1956 for the first time – prior to that the mosaics were covered with soil, then in 1961 and 1976. In 1989 retouching and fixing works were carried out, but there was no roof construction yet due to lack of funds. A subsequent cooperation with Warsaw University, in 2004, continued the study and discovered two more mosaics. Through an agreement with USAID in 2007, the last restoration of the roof structure was done. These mosaics, though in many ways unique, point to the closeness of the Salona and Aquileia workshops in the first centuries AD.

3. “Carine” (Customs), Carine, Risan, cadastral plot 456/3 Cadastral District RISAN 1, protected by Decision No. 508 of 27 June 1950

Background: The archaeological site of Carine confirms the existence of settlements from the period of Roman rule in the region in the period between the first and fourth century AD. There are the remains of various public buildings, as well as a multitude of archaeological material in the form of ceramic, metal and glass.

Description of the cultural property: The site is located close to the sea across from the hotel Teuta. The fenced site is accessed by a paved road to a certain point, and covered with sand after

that. In the vicinity of the site are residential buildings on one side of the road, and a primary school on the other. A small path next to the river Spila leads to a monastery not far from the main park in Risan. Excavation of this cultural property confirmed its great importance for the exploration and study of Roman culture, and also of the preceding Illyrian period. It can be said that the first excavations in the area of Risan began during the occupation, and with Viala de Sommer. Excavations continued with Arthur Evans, an archaeologist who, at the end of his life, made important discoveries on Carine that were related to the remains of the town under the sea. Risan, as the capital of Queen Teuta, has many architectural layers, dating from the Illyrian, Hellenistic, and late antique period to the Ottoman time. Significant findings from this site include remains of pottery, coins and fragments of jewelry. During the eighties, the Regional Institute for the Protection of Monuments, with Jovica Martinovic, Vilma Kovacevic and Antonio Pusic, continued to excavate and discover a multitude of artifacts that are today in the center for conservation. Since 13 June 2001, systematic archaeological excavations have begun in agreement with the Polish University and the Institute at the time. That research revealed parts of a Roman villa, and many ceramics (gnathio type) indicative of the strong trade links of Risan. Of great importance are also the Illyrian ruins predating the arrival of the Romans in the form of monetary artifacts (4680 coins of king Balajos were found in the room).

MEMORIALS

1. The memorial bust of Veljko Drobniakovic; at the entrance to the Veljko Drobniakovic Elementary School, Risan, protected by Decision no. 08-199 / I of 26 February 1963

2. Memorial busts of the national heroes Nikola Djurkovic and Sava Ilic, Risan, cadastral plot no. 587, Cadastral District Risan, protected by Decision no. 08-197/ I of 26 February 1963

Background: On 4 July 1954, the Veterans Alliance of Kotor erected a memorial to national heroes Nikola Djurkovic and Sava Ilic.

Description of cultural property: This cultural property is located in a park in Risan, in front of St. Peter and Paul Church. On the left (north) side, is the bust of Nikola Djurkovic, and on the right side is the bust of Sava Ilic. At the top of the pedestal, their names are inscribed in Cyrillic letters:

the first one reads

NATIONAL HERO

NIKOLA DJURKOVIC

and the second one reads:

NATIONAL HERO

SAVO ILIC

3. Memorial plaque to national hero Nikola Djurkovic, Risan, protected by Decision no. 08-191/I of 26 February 1963

Background: In 1959, the Veterans Alliance of Kotor, erected a memorial plaque dedicated to the national hero Nikola Djurkovic, who, as a communist, was elected President of the Municipality of Risan in 1936. After the devastating earthquake in Montenegro in 1979, the plaque was removed from the destroyed the Culture Centre and placed in the library and reading room.

Description of the cultural property: The plaque is packed in a wooden case and today is between the wall and a bookcase in the Library room on the right. It is made of white marble, measuring 75x100x5 cm, and bears a carved Cyrillic inscription, in golden letters:

AT THE ELECTION OF 22 NOVEMBER 1936
NATIONAL HERO NIKOLA DJURKOVIC
SECRETARY OF THE LOCAL COMMITTEE FOR BOKA OF THE COMMUNIST PARTY OF
YUGOSLAVIA
WAS ELECTED THE MAYOR OF RISAN MUNICIPALITY
1959

18.4 DOBROTA

In the area of Dobrota, there are 25 immovable cultural properties: 8 religious and 17 secular and 5 memorials with the status of cultural property.

SACRAL BUILDINGS

1. Church of St. Mihovil, Dobrota - cadastral plot 896, Cadastral District Dobrota, protected by Decision no. 1030/4 of 6 January 1986.

Background: The Church of St. Mihovil was built in the mid-eighteenth century as a family chapel of the brotherhood of sailors of the Radimir family from Dobrota. The chapel was built by ship-owner and Captain Niko Tomo Radimir (1691-1757). The complex of buildings (now in ruins), directly behind the Church of St. Michael, belonged to Niko Tomov and his descendants.

Description of the cultural property: The Church of St. Mihovil is located in Dobrota, at the site of "Radimiri", by the sea. In the literature and to the local population this area is known as "Tici kam". It is characterized by large natural rocks on land and in the sea. Behind the Radimiri complex, on the hill, there is a high rock that dominates this part of the village. This natural lookout, with underpinning, building towers and the stone stairs built to the top, has been formed into a unique fortification. The immediate surroundings have been preserved and partly

altered by the main road, beyond the environment of the urban settlements of Dobrota.

The church was built as a chapel by the Radimir family and is located within the complex of houses once owned by Niko Toma Radimir. It occupies a prominent position, in front of a row of buildings successively built during the seventeenth and eighteenth centuries, because until the construction and expansion of the coastal vehicular road in the early twentieth century, the main road had passed between the church and the house (Fig. 1 plan from 1846). After the construction of the coastal road in 1902, the church was separated from the pier/waterfront. The immediate surrounding is defined on the south side by the Radomiri Palace, with a front garden whose boundary wall is level with the facade of the church. To the north of the church is an open, undeveloped space through which one enters a complex of buildings with a common entrance portal. The complex ends at the building on the north side, the narrow side of which is facing the sea, which also has a front garden. The complex includes large piers and inner harbors for boats. The piers are separated from the rest of the complex by the coastal road.

The Church of St. Mihovil is a small, single-nave structure (5.70 x 3.70 m) made of stone. On the western facade, above a portal of simple molding, there is a rosette and bell tower. The side walls have two small and narrow rectangular windows. The exterior side walls have a profiled stone cornice that runs the entire length of each wall on the top. The interior is barrel-vaulted. The vault is supported by a molded cornice, and in the side walls there are two niches located on the east side, at the height of the window. To the right of the entrance there are small stone vessels for holy water. The floor is made of stone from the village of Djurici, in two colors set in the style of a chessboard, with a border along the walls. In the middle, there are three tombstones with no epitaphs. On the east wall, there is a wooden altar that was later painted to imitate a marble structure. The year 1752 is carved into the altar. The altarpiece of the Archangel Michael, assumed to be the work of a local painter Petar Kosovic, is from that time and is displayed according to the established western iconography. Two marble plaques were placed on the inside of the west wall of the building during restoration in 2008, one on either side of the door. One plaque is to commemorate the builder and the 250th anniversary of the church, and the other shows the names of people buried in the three existing graves, since the tombstones have no inscriptions.

2. Church of St. Ivan, cadastral plot 1097, Cadastral District Dobrota I, protected by Decision no. 1032/4 of 6 November 1986.

Background: The Church of St. Ivan has not been explored, and there are no historical data, but based on the characteristics of the architecture it is assumed that it was built in the sixteenth century. It is linked to the time when the maritime village of Dobrota was only beginning to participate significantly in shipping in the Boka Kotorska Bay, before it became an independent municipality and experienced the full bloom of its maritime affairs. This is the time at the end of the sixteenth and beginning of the seventeenth century. In the late eighteenth century, Dobrota planned to build a far more impressive religious building dedicated to the same Saint, along the coast. It has never been completed. Members of Dobrota fraternities were buried in the Church of St. Ivan: Kamenarovic, Tomic, Oparenovic, Petricevic, Dobrilovic and Milovic until 1844, when a new cemetery, above the Church of St. Matthew, was established in this part of Dobrota.

Description of the cultural property: The Church of St. Ivan is located in the central part of the village of Dobrota, at the foot of the hill above the site known as Kamenarovici. The location and its immediate environment is a preserved, unaltered environment of urban settlements in Dobrota. The Church can be approached from the northwest by a stairway leading to the gate of the yard, which is fenced by a low boundary wall. The yard on the east side is slightly elevated above the ground level of the church, while on the west, it is supported by a sustaining wall. The church is located in the middle of the yard and oriented in the east-west direction.

The Church of St. Ivan is a small, single-nave building, with a bell tower on the west side and a rectangular apse on the east side. On the west side of the entrance, there are two horizontally placed windows (now walled up). Above the lintel of the entrance portal, in a niche made of repurposed stones (Spolia), a stone cross is set, and above the entrance is a small rosette, probably made from part of the bifora mullioned window with two lights from an older Gothic building. Based on evidence of an older deck on the east wall of the church, it is assumed that the current appearance of the church is the result of upgrading an older, smaller chapel. Inside, the church is vaulted with a pointed arch. On the west side there is a choir gallery with a staircase situated along the southern wall. The fence of the gallery is divided into five fields using shallow twisted pilasters with Corinthian capitals that support a long frieze, and cornices with teeth. Between the pilasters are round-arched fields framed by a molded frame with a volute at the apex.

The space is well lit by a system of small side windows, set in two rows. In the nave there are three wooden trusses. After the 1979 earthquake, the church was statically reinforced by additional steel trusses and by the construction of a concrete slab above the arches. All the walls inside are plastered and painted in light yellow tone. The church is made of slabs of stone from a quarry in Djurici. There are three tombs. A few gravestones remain, and judging by depressions in the floor, it can be assumed that there were more. In the western part of the altar area is the tomb of Kamenarovic with the engraved year 1640 and a sailing ship of the "polaka" type.

On the eastern wall of the apse is the main altar, which has a wooden altarpiece depicting Beheading of St. Ivan. The artist is unknown. On the northern and southern sides of the eastern wall of the nave, there are two altars. The northern altar is wooden, and has an altarpiece of the Virgin with Saints, painted by the Baroque painter Tripo Kokolja. The southern altar is made of marble, dedicated to the Immaculate Conception, the gift of the famous ship owner, maritime merchant and patron Pavo Djurov Kamenarovic (1696-1787).

In front of the church there was a covered porch with a square base covered with a hipped roof. The four corner columns with stone consoles that carried the wooden structure have been preserved. Along the wall of the main facade and the side walls there are stone benches.

3. Church of St. Elias, toponym Ilijasevici, Plagenti site – cadastral plot 2017, Cadastral District Dobrota I, protected by Decision no. 1190 of 26 November 1957.

Background: There are no preserved data on the construction of the Church of St. Elias, but based on the architectural characteristics it was most likely built in the twelfth century. The first

archival reference to the church dates from 1430. The church, together with the Plagenti peninsula, belonged to the municipality of Kotor until the beginning of the nineteenth century. In 1808, during French rule, the Kotor municipality sold the entire peninsula to the family Radonicic, together with the church. When in the first half of the nineteenth century the Radonicic Palace was built, the church became a family chapel and part of the Radonicic complex. The descendants of the Radonicics, the Milosevic family, take good care today of this cultural property.

The church suffered minor damage from the earthquake of 1979, but today's appearance is the result of restoration work carried out in 1987.

Description of the cultural property: The Church of St. Elias is situated in the ridge of the Plagenti peninsula. It was built on a rock, on a prominent position above the sea. Near the church, and visible from its interior, on the rocks in the sea, there is a large stone cross.

It is a single nave church with Romanesque features, and a wide, shallow, semicircular apse on the eastern side and blind arch, resting on the console to the west. On the western facade, above the entrance portal and a small window, there is a bell mounting, and on the side walls there are small, horizontally mounted, windows. The church is built of semi-processed blocks of stone arranged in roughly straight lines with a roof of stone slabs. It is vaulted by an irregular barrel vault, and by transverse arches divided into three aisles. Under the church, there are irregular stone slabs. In the interior, on the vault and in the calotte of the apse, there are two fragments of fresco decorations, though their content cannot be identified. In the apse of the altar there is a stone table. A profiled cube, probably of ancient origin, is set as the base of the altar table. To the right of the front door there is a small holy water font.

4. The complex of the Church of St. Matthew, cadastral plots no. 1758, 1759, 1760, 1762, Cadastral District Dobrota I, protected by Decision No. 1189 of 26 November 1957.

Background: Today's single-nave church dedicated to St. Matthew the Apostle and Evangelist (also known as St. Matthias) was built in 1670 with donations from well-known Dobrota maritime families: Kamenarovic, Radimir, Radonicic, Tripkovic. The church was built three years after the great earthquake of 1667 that destroyed the old church. According to the inscription on the wall of the sacristy that was transferred to the church from the Kotor Lapidarium in 1955 it is assumed that an older church on the same site was erected by the priest Lampredius from Vergonda in the thirteenth century. The church was first mentioned in archives in 1298.

Captain Pavle Kamenarovic undertook the construction of the apsidal chapel on the east side of the church and the adjacent sacristy in 1770, and three years later he undertook the construction of the south chapel. The same patron built the bell tower at the north-west corner of the church in 1784. Captain Anton Radimir built the northern chapel dedicated to St. Anthony of Padua in 1815. At that time the treasury in the mid-space created between the north chapel and sacristy was expanded. In the first half of the nineteenth century the facades were replastered, and the western facade was transformed in the style of the later Baroque period.

In 1745, the construction of retaining walls contributed to the shaping of the complex, providing

a level plateau where there is a church. A flight of steps was built in 1752. These works were entrusted to Ivan Skarpa, who drew up the design. The church complex includes the cemetery and the Chapel of Our Lady of Carmel which was built in the nineteenth century.

After the earthquake in 1979, the church was rebuilt and officially opened in 1989.

Description of the cultural property: The complex comprises a church, a bell tower, a parish house, a garden and access stairs to the ramparts, and also the cemetery, which is separated by the road from the rest of the complex to which it naturally belongs. On the southern side of the complex there is a former elementary school. The architecture of the complex follows the configuration of the terrain. The church was built oriented east-west, the position of the parish house is adjusted to a slight bend of the terrain in the southeast, and the building of the elementary school is parallel to the contour lines south of the plateau of the church. The powerful retaining wall – a bastion of the escarpment and a round cornice – forms the plateau on which the church was built. On the inside of the walls there are two flights of steps (north and south), which connect the area in front of the church to a road. On the north side of the church complex there is a thick pine forest, and on the south is a cascading garden.

The church of St. Mathew is located in the center of a large paved plateau elevated above the sea. This single-nave church, with an apse, side chapels and a bell tower on the north side is a complex formed by the successive enlargements and transformations of the original, simply-designed, single-nave Baroque church from 1670.

The interior of the church is symmetrical. The barrel-vaulted main nave extends to the altar apse, which is arched with cross-vaults (with recessed diagonals of triangular cross-section tapering towards the central medallion) and is elevated three steps above the floor of the nave. On the north and south side of the nave, there are chapels which are basically square, with a dome and lantern above them. The chapels are snug against the main body of the Church, and the connection is realized by spacious arched openings. The sacristy and treasury are located along the northern chapel. In the southeast corner of the church there is a two-storey rectory.

Inside the church, the walls and vaults are plastered, the main nave floor is made of marble, constructed in 1901, and the floors in the altar apse, chapels and sacristy are original, made of stone slabs from village Djurici. The western facade of the church is divided by pillars that have deep molded cornices, with a gable in the shape of a pointed tympanum with baroque scrolls (voluta). This late Baroque style of the western facade of the Church of St. Matthew is the result of the transformation of an older, simpler, facade, with a portal with a pointed tympanum and rosette, from the early nineteenth century. The consolidation of the various stages of the construction of the church was accomplished on the outside by plastering all facades. The bell tower was built in the north-west corner of the church, and has a ground floor, two upper floors and a box of bells, with a high pyramidal stone roof. The entrance to the ground floor of the bell tower is on the west side, while the first floor is accessed from the church through the choir gallery.

The church interior is decorated with five Baroque altars. The main altar was donated by Pavo Djurov Kamenarovic, and was installed in 1772. Parts of the altar, angels, statues of the Virgin Mary and St. Joseph, are attributed to the famous Venetian sculptor Giuseppe Bernardi Torretta.

The side altars are modest in the methods of workmanship used and in their dimensions. The altar on the north side is dedicated to St. Francis of Paola from the end of the 18th century, with the altarpiece of the saint, and on the south side, the miniature statue of a saint (wood, 73 cm high) and the altarpieces from the second half of the 18th are dedicated to St. Roko. The Calvary with St. Rocco and the souls in purgatory (oil/canvas, 147 x 70cm) is attributed to Jacopo Marieschi.

In the side chapels, there are altars of Carrara marble made in the usual baroque style. On the altar of the south chapel, in the niche, there is a Baroque wooden figure of Our Lady of Conception, and in the northern niche, a statue of St. Anthony. On the wall of the south chapel, in 1928, a relief was built in the form of a statue showing the Annunciation signed by Giovanni Bonazza (originally intended for the unfinished church of St. Ivan)

5. The complex of the Church of St. Eustace, Sv. Stasije site, cadastral plot number 510, Cadastral District Dobrota I, protected by Decision no. 377 of 23 April 1960.

Background: At the end of the nineteenth century, there was an older single-nave church in the same space in the vicinity of the present-day Church of St. Eustace, mentioned in archival documents from the first half of the fourteenth century. In the second half of the eighteenth century, because of the increased number of believers and the economic power of prominent maritime and merchant families in Dobrota, it was possible to build a new church, constructed between 1762 and 1773. The pastor of the church, Don Ivan Nenadic, played an important role. All valuables from the old church were transferred into the new one.

The foundations of the bell tower were installed in 1795, and construction began in 1824, as evidenced by the Latin inscription above the entrance to the bell tower – “To God, good and great, the construction of this bell tower began owing to the affectionate grace of the benefactor, on 17 September, in the year of our Lord 1824”. The completion of the construction of the bell tower was enabled by Petar L. Tripkovic’s will from 1886 and the works were completed by architect Ciril Ivekovic in 1903.

Description of the cultural property: The complex is located in the northern part of Dobrota, and covers the area from the coast to the main road. South of the complex there are large free/undeveloped plots. On the southwest corner, on the coast surrounded by pine trees are the ruins of the buildings of the original Slavjanski reading room building and the old school.

The complex of the Church of St. Eustace includes a church, a bell tower, the chapel of the cemetery where the Dobrota captains’ families were buried, and the parish house (both the new operational part and the old ruins overgrown with ivy). The complex also has a decorated coastline “pier”/harbor and access via a monumental stone staircase, which leads from the sea coast to the spacious plateau at the entrance to the church. The Stone Cross, which stood as a marker of the position of an older church on the “jetties”, was moved and placed on the southeast plateau.

The Church of St. Eustace was built in the baroque style, as a single nave with a rectangular apse. The church was built by the Venetian military engineer Bartolo Riviera which is reflected in its

strict architectural appearance. The western facade was made with a triangular gable and streamlined, slim side volutes that overcame the difference in the width of the upper and lower zones of the church. The entrance portal is simple, with a molded frame, a heavy frieze and a molded cornice and there are two elongated rectangular windows above the portal. Above the windows on the gable there is a small rosette. The main facade is made of finely-worked stone from the island of Korcula, while the side, simple facade, is made of rougher masonry of local stone.

Compared to the rigid and modest exterior of the church, the interior is rich and designed closer to the Baroque style. The interior of the church is of harmonious and unique proportions, with massive pillars that form the side chapels. The chapels are vaulted and have accented shallow pilasters. The high-placed side windows, in the axes of the chapel, illuminate the interior of the church. The presbytery is raised in relation to the level of the nave and separated from it by a stone balustrade. The confessionals are skillfully located in the premises within four side pylons.

Inside the church, there are seven lavish Baroque marble altars, the central one and three more in the both side chapels, the work of Venetian art workshops in the eighteenth century.

The wall surfaces of the presbytery are covered by a mosaic in which the painter Edo Murtic (1989-1990) depicted the Triumph of the Cross. Other walls are plastered and painted in bright yellow tones.

The ceiling of the church was decorated in 1930 (after the reconstruction of the ruined original) with 12 paintings by Jozo Kljakovic, oil on canvas, depicting the life and martyrdom of St. Eustace. They are grouped around an image of the Transformation of St. Eustace, by local artist Petar Kosovic, from the eighteenth century. In the first half of the nineteenth century the original tombstones were moved from the church to the cemetery and the floor was paved with stone slabs from village Djurici, tan/beige and red, in the style of a chessboard.

The intermittent construction of a monumental belfry, next to the southwest corner of the church, began in 1824, and was completed in 1903 by the architect Milan Karlovac. The lower zone of the bell tower is on a pyramidal incline. The middle zone of the bell tower has no openings and the clock is set there, and the highest zone forms a loggia with double windows. The flow between the different parts of the bell tower is harmoniously created by the golden section. The bell tower has been finished with a stone pyramid, on top of which is a stone sculpture depicting the Archangel Michael. From a height of 37.5 m, it dominates the northern part of Dobrota and a large part of the Bay of Kotor.

Behind the church, including the eastern wall of the church and the wall of the sacristy/parish house, there is a cemetery and the Chapel of Our Lady of Carmel, surrounded by a high stone wall.

Along the northern wall of the apse of the church, there was a sacristy which was later altered and extended to link the church and the parish house. The parish house has a ground floor, one upper floor and an attic, with a gabled roof and roof covering of Mediterranean tile. Along the western wall of the house, at first floor level, a terrace was built in 2008.

In the apse there is the central baroque altar made of multicolored marble, the work of Venetian

master Michiel Girardi, as well as two statues, of St. Eustace and St. Jelena, by sculptor Giuseppe Bernardi. On the antependium, in relief, there are depictions of Christ's torture. On the southeastern side are altars: the closest to the sanctuary is the altar of St. Cross, with a fifteenth or sixteenth century Crucifixion (which was previously located in the Church of the Cross in Ljuta). The further altarpiece depicts the descent of the Holy Spirit, painted by the Kotor painter Josip Kandelari (in literature an unknown author) from 1836, over an earlier altarpiece, image of a saint). The third altar depicts the Adoration of the Magi, by Francesco Potenza from 1803. St. Andrew is also painted there, at the request of the patron, Andrija Tripkovic.

On the northwestern wall are other altars: the first is a Shrine to Our Lady of the Rosary from 1774, made of Carrara marble, with a statue of the Madonna and Child. The work is attributed to Gregorio Morlaiter. The bas-relief medallions are derived from the mysteries of the Holy Rosary and are attributed to Giuseppe Sabbadini. It was a communal gift from five fraternities (Dabinovic, Ivanovic, Kosovic, Radimir, Tripkovic). The second altar is dedicated to St. Joseph, a gift from the Dabinovic family. The third is the altar of the Baptistery, with the original layout, but instead of the altar mensa there is a marble baptismal font with a brass door.

6. Church of All Saints, settlement of Sveta Vraca, cadastral plot no. 1606, Cadastral District Dobrota I, protected by Decision no. 1033/4 of 6 November 1986.

Background: The earliest known mention of the Church of All Saints (popularly known as the Church of the Holy Physicians – *Sveti Vračji*), originally dedicated to Holy Physicians Cosmas and Damian, dates back to 1503, so it is assumed that it was built in the late fifteenth or at the beginning of the sixteenth century. The change in the name (All Saints) is associated with the establishment of 1 November as the holiday of All Saints. There are indications that it was built on the foundations of a much older church. Today's small church was once part of a larger church, which seems to have been similar to the Church of St. Ivan (upper). At the beginning of the nineteenth century, because of the danger of collapse due to loosening of the ground, the main nave was removed, and only the apse of the main altar remains.

The small church was active until 1840, when it was abandoned. It was restored in 1889 by donations from Captain Marko Andric, as evidenced by a preserved inscription on the facade of the ruins of a chapel of the church inscribed: "the Church of All Saints was built in July 1889 by the valiant native Marko Andric". The church was used as a cemetery by the Dobrota fraternities Andric, Dabcevic, Klavecic, Matovic and Milosevic, until 1844 when a new cemetery was created at St. Matthew's in Dobrota. Later the church was destroyed by lightning, and then an earthquake. Today it is abandoned.

Description of the cultural property: the Church of All Saints, better known as *Sveta Vraca*, is located in the settlement Sveta Vraca, about half a kilometer east of the Church of St. Matthew, toward the hill. The church is located on a hill, and on its eastern side residential high-rises were built in the nineties of the twentieth century. To the west side, there is an open space. The appearance of the church today is the result of many transformations, from the time of initial construction until now.

The single-nave church was built in the late fifteenth century, in the east-west direction, with the main western facade facing the sea, and a rectangular apse on the east side. Judging from the ruins of the church there was a vaulted pointed arch in the interior. On the side walls of the altar area there was one window. After the removal of the nave in the nineteenth century because of the risk of collapse, the church was abandoned, and in 1889 it was rebuilt so that the altar area was transformed into a church. The west wall of the altar area is walled, a supporting arch of bricks was built under the arch of stone, and the front door was set, as well as a small rosette. Above the door there is a stone plaque with an inscription that records the patrons and the restoration of the church. The church had a bell tower.

Today the church is abandoned and in ruins. Inside, on the east wall, traces of painted decoration can be seen, probably of the painted altar.

7. Church of Our Lady of Mercy, the site Tabacina, cadastral plot number 2499, Cadastral District Dobrota I, protected by Decision no. 1188 of 26 November 1957.

Background: The Church of Our Lady of Mercy is mentioned in archival sources for the first time in 1518, but it is assumed to be older. It is located near the Old Town of Kotor, in Tabacina where the Kotor noble families owned estates. Because of the steep slope of the terrain, the gardens here were arranged in a cascade, hence the origin of its local name: Our Lady of the Gardens.

Description of the cultural property: The Church of Our Lady of Mercy is located in Tabacina, an urban area in the immediate vicinity of the Old Town of Kotor. From the carriageway, which is parallel to the flow of the river Mala Skurda, an arched portal with a wrought iron gate gives access to the spacious garden surrounded by a high stone boundary wall. The courtyard is paved with stone slabs from the local quarry Djurici, arranged in an irregular style. Surrounded by a boundary wall, is an avenue of tall cypress trees and in the arla, formed towards the main street, decorative plants have been planted.

The church is located in the northeast corner of the courtyard. On the north side, in the space between the wall of the church and the surrounding wall of the yard, there is a cemetery, elevated relative to the level of access and the yard of the church. Along the southwestern and southeastern facades of the church there are stone benches, and along the southwestern facade there is a stone table. The church's nave, without an apse, is orientated in the northwest-southeast direction, with the main facade on the southeast side characterized by a bell tower with one bell. The church has a gabled roof with tile roofing. In the middle of the main facade, is the entrance portal, set beneath a flat stone architrave completed with a richly molded lintel. The side of the portal is formed by two oval windows in stone frames with simple molding. Above the portal is a small rosette. At the entrance portal, the windows and rosettes are made of repurposed architectural elements from residential architecture with Gothic style characteristics. On the western facade, there is a side entrance to the church and three small low-set horizontal windows. On the northwestern facade, in the northern part, there is a side chapel – the altar area with a small niche, which corresponds to the area of the cemetery.

Based on the techniques of construction it has been concluded that the current appearance of the church is the result of an extension to an older, smaller church, extended to the southeast. The original church had a roughly square base and it can be assumed that it lay northeast-southwest, based on the position of the altar area. The church has a pointed vault, which along the side walls, is supported by a simple stone cornice. At the site of the southeastern wall of the older church there are pilasters and ribs dividing the interior of the church into two parts. The vault is plastered and painted in a light blue color. The church floor is made of plates of limestone from the Djurici quarry arranged in regular rows. Differences in floor elevation confirm the assumption that this church was built later. Part of the floor covers a tomb with the inscription D.O.M PESTE 31 LUGLIO 1770, dating from the time when citizens who died during the plague epidemic were buried in the church, which raged in the region at the end of the eighteenth century.

On the southern wall only the stone girders of the once-existent wooden altar are now visible. At the side of the main altar, in the northeast wall, there is a vaulted side altar in the niche of which there is a large mural executed using the *al secco* technique. At present, the central figure is an image of the Madonna with the Baby Jesus. Two angels crown the Mother of God, and the heads of angels are arranged around it. Below this there are symmetrically-placed male and female figures (of donors) in Renaissance costumes and in prayer positions. At the bottom there is a recognizable image of the façade of the Baroque church with a dome and a high tower.

8. Crkvina, street registry no. 462, cadastral plot 1789, Cadastral District Dobrota I, protected by Decision No. 1026/4 of 6 November 1986.

Background: The expansion of the Dobrota settlement and the rise of maritime activity in the eighteenth century required the construction of two new sacral buildings, the Church of Ivan (lower) and the Church of All Saints, popularly called: CRKVINA. Crkvina was built in the last decades of the eighteenth century, as a single-nave building with a rectangular apse and a gable roof, which existed in the period between the wars. The interior was not finished, nor was the church ever dedicated. The reasons for the church not being finished result from the changes that occurred with the fall of Venice in 1797 and the turbulent historical circumstances during the nineteenth century, as well as the fact that Dobrota did not have the economic strength to complete the construction of any of these churches. In the Census of Houses from 1846 and in the Austrian Registry, it is entered as a “church under construction”, house number 462. After World War II, a makeshift roof was built and until 1950 it was used as a granary. At that time it still retained the original shape of the facade and the walls, but it lost its original appearance after 1950, when it was changed to residential use, which continues until today. Due to modifications of the living space, the apse was rebuilt, the rosette was removed from the façade, and two windows removed from the side walls.

Description of the cultural property: Crkvina is located in a partially preserved environment of rural settlements. In the hinterland of the building there are a few temporary structures. In addition, to the north of the building there is a garden paved with ceramic tiles. The building was erected as the new Church of All Saints to replace an old, badly damaged church in the

mountains, but due to historical circumstances, it never was put to religious use, and was converted into a residential building. Because of this the original facades did not survive. Basically, it is rectangular in shape and is east-west oriented. It was built as a single-nave church with a rectangular apse that has been reconstructed. The facade of the church is built of finely-shaped Korcula stone and adorned by a portal of baroque molding. Above the portal there are two later-added windows with stone lintels and beams. Above the portal can be seen the remains of a walled rosette. On the side walls are noticeable, walled, semicircular windows, two on each side. Along the square apse a single-flight staircase leading to the second floor to the building has been added. The roof is gabled with baroque moldings at the ends of gable walls. Since the church is now used as a two-storeyed residential building, the internal organization of the space has been adapted for that purpose.

SECULAR BUILDINGS

1. **Ivanovic Palace**, cadastral plot number 432, Cadastral District Dobrota, declared a cultural monument by Decision No. 373 of 10 May 1950, protected by Decision no. 262/94 of 25 May 1994 issued on the basis of Decision No. 1063/4 of 13 November 1986.

Background: The Ivanovic Palace was built in the second half of the eighteenth century, north of the Church of St. Eustace in Dobrota. According to an 1808 document listing houses in Dobrota at the time of the French Government over Boka, the Ivanovic family owned 11 houses, among them this palace, with Luka Ivanovic recorded as the owner. Ivanovic is an old Dobrota family, which is mentioned in Dobrota from the mid-sixteenth century. The early part of the family migrated to Venice, where they were referred to as prominent citizens and remained members of the Confraternity of local, Boka sailors and guardians of the Church of St. George and St. Tryphon. The Ivanovic family included prominent figures in the maritime, military, political, religious and cultural life of Dobrota. They are distinguished as the donors of the Church of St. Eustace. They owned 28 vessels, of which ten were tartanes, a type of sailing ship used for coastal trade in the Mediterranean. In Venice, the Ivanovic family was noted for heroic feats, especially during the war which Venice fought against the Turks (1714-1718). They were honored for their bravery by the Venetian Governor General Alvis Mocenigo. The most important figures are the brothers Marko and Josip Ivanovic, heroes in a naval battle with the pirates at Piraeus in 1756. For their service in the largest venture of the eighteenth century, the Ivanovic brothers were honored with the highest Venetian medal and were knighted Gentleman of St. Mark's Square.

Description of the cultural property: The palace is situated in the outskirts of the village of Dobrota. It was last remodeled during the period from 1992 to 1994. The palace experienced certain structural interventions that degraded and destroyed the value of objects in the interior, as well as structures on the roof which are built of reinforced concrete columns and slope beams imposing strong stresses on the facade stone walls, which have caused large cracks on the palace facade. The design and construction of the mezzanine is very bad and very unstable. The Palace is in poor condition. The complex of the palace is surrounded by a defensive stone wall on three sides, except to the east, where the assembly fence is set. The boundary wall, facing the sea, is adorned with a festive portal over which there is a molded stone pedestal with the crest of the Ivanovic family from the time the palace was built, in the second half of the eighteenth century. In an elliptical shield there is a branching tree, around which there is a wrapped snake from whose mouth emerges the naked figure of a child. On the coat of arms the initials "CL" (conte

Luka) "I" (Ivanovic) can be seen. The field with the coat of arms is inserted in a rich baroque frame, over which is a crown with five spikes, three of which were broken off. The symbolism of the branching tree as a heraldic symbol is growth and progress, and the snake – protection. On the wall there is a stone plaque with the inscription "In this house of the Ivanovic brothers, Njegos was a guest who sang to them the song 'a Serb thanks his fellow Serbs for their hospitality'".

The complex of the Ivanovic Palace includes the main building with an additional annex (auxiliary building) cistern and terraced garden, below which there is a tavern. The part of the garden oriented to the north, on the site of the former ancillary building is now under excavation.

The palace is raised in relation to the coast, which makes for an imposing palace, and used to have its own pier for boats with jetties and inner harbors. The western facade has a clearly presented ground floor of the palace emphasizing two arched portals, two floors and an attic. It was built as a typical example of the late Baroque Boka palace with a raised cupola, and a vertical window with two wings protruding through sloping roof. Above the two windows is a molded stone beam and pediment – a triangular framed gable with an oculus, supporting a gabled roof. The facade of the palace is covered with Korcula stone and embellished by discrete profiled beams above the windows and semicircular portals, framed by arched pilasters and cornerstones of Korcula stone. The first and second floor are symmetrical, there are two balconies on consoles with wrought iron. The side facades are built of regular cuboid blocks of local stone, and on the southeast side of the palace on the second floor, at the corner, is the tower – a basically circular turret.

In terms of architecture, the interior layout of the palace had the classic features of the Boka palace with a central salon and four side rooms. Of the original interior treatment, which once included floors of stone slabs arranged in a checkerboard pattern, a staircase of Korcula stone, and stucco work, only the Korcula stone portals and partly painted wall level (imitation door) within a false portal opening to the first and second floors, have been preserved.

2. Tripkovic Palace, cadastral plot number 666/2, Cadastral District Dobrota, protected by Decision No. 1202/1-57 of 26 November 1957.

Background: The palace was erected in the late eighteenth century by Captain Andrija Jozov Tripkovic (1763-1843), who was the Mayor of Dobrota and a participant in the historical events of the Unification of Montenegro with the Boka Kotorska Bay in 1813, as one of nine Boka citizens in the Central Committee. According to the Census of Houses in Dobrota, in 1808, the palace was estimated as the most expensive residence in Dobrota (7,000 forints).

Description of the cultural property: The Tripkovic Palace is located near the Ivanovic Palace in a preserved environment of rural settlements. In the hinterland of the complex there are natural stone ramparts in the form of Dobrota slopes. The complex of the palace is withdrawn in relation to the coast and the existing coastal road and surrounded with a defensive wall of stone blocks of local stone with a long Baroque balustrade, where there is a garden. The stone wall is adorned with a richly molded baroque arcade portal with the coat of arms of the family Tripkovic. The stone coat-of-arms shows a shield decorated with a tower, above which a tree is, above which is a dragon. On the right and left sides of the shield there are decorative volutes. The top there is a wing shaped volute ascending from a base of floral shapes, on top of which is a bust with a mask. The coat-of-arms is from the time of the construction of the palace in the eighteenth century. In front of the castle is a mooring area – jetty with a spacious enclosed inner harbor, which once belonged to the palace. On the northwest side of the property there is a

rectangular outbuilding with a rectangular roof, built of cuboid blocks of local stone. It is connected with the property by a bridge, which connects the defensive wall with the east wall of the house. At the back of the palace, there is an annex which was once used as a kitchen that contains antique furnishings.

The palace is built on a pedestal mound which contributes to its impressive appearance. It was built of finely cut stone from the island, with rich Baroque details. The palace has a ground floor, two upper floors and a dormer window with a gabled roof with late Baroque lines and a tower-shaped obelisk and finials at the top. All the windows and portals are richly profiled in the Baroque style and are well-proportioned. The dominant element on the facade oriented towards the sea is a balcony on the second floor, whose supporting consoles are decorated with ornaments in the form of acanthus leaves. The three windows on the fourth floor are decorated with a baroque fence.

The internal organization is typical of the baroque palaces around the Boka Kotorska Bay. On the first floor there is a central lounge from which decorative portals access the side rooms and the stairs. The same arrangement can be found on the second floor. The palace was renovated, and the interior was once adorned with floors of bi-colored terracotta, walls with baroque plaster decoration, a staircase with balustrade and stylish furniture. The ceilings were made of wooden beams. The palace was furnished with many works of art.

3. Slavyansk Reading Room, cadastral plot no. 1757, Cadastral District Dobrota, protected by Decision no. 1080/4 of 18 November 1986.

Background: The Slavyansk Reading Room in Dobrota was established on 4 May 1862 as a cultural and educational society which brought together advocates of the revival of pan-Slavic ideas and preservation of the national language. This cultural and political association was also economic, because its members, mostly captains and boat owners, were struggling with contemporary issues of shipping and trade. The Statute of 1862 provided the objectives of the organization in the following order: maritime, trade and fostering national language.

The presidents of the Slavjansk reading rooms were among the notables of Dobrota: Vido Kamenarovic, Pavo Kamenarovic, don Anton Milosevic, and honorary members included Strossmayer and Prince Nikola.

In the first decade of its existence the Slavyansk Reading Room operated in a building, near the church of St. Eustace (destroyed by an earthquake in 1979). In 1870, the Slavyansk Reading Room moved to a larger space, on the grounds of the Dobrota municipality building, which is located near the Church of St. Mattheus. The rich and meaningful activities of this association demanded an adequate space of its own, and enterprising and traditional donations led Dobrota to realize the construction of a building intended to accommodate the Slavyansk Reading Room in 1902. The necessary land, building materials and construction were donated by people from Dobrota. The space was dedicated and designed for the library – a reading room, theatre hall and other facilities, which were centers for cultural, social and political gatherings until 1941. After World War II the buildings of the Slavyansk Reading Room were transformed into a House of Culture so that the building would be kept for public, cultural, and social purposes under new

historical circumstances.

Description of the cultural property: The Slavyansk Reading Room is preserved in the built-up environment of the settlement of Dobrota which is largely intact in the urbanized immediate environment. It is located in the southern part of Dobrota, above the coastal road, near the Church of St. Matthew. In front of the reading room, along the coastal road, there is an avenue of palm trees and a park of landscaped area with *Pittosporum* trees, with benches. Towards the back there is a driveway.

The building has a rectangular, elongated base, oriented approximately north-south. It has a pedestal, a ground floor and a hipped roof. The building is basically symmetrical with a centrally-mounted facade and side wings. In front of the main entrance is a small terrace, reached by a leading flight of stairs. The terrace is paved with reddish and white stone slabs from Djurici quarry laid out like a checkerboard and surrounded by a wrought iron fence. The main facade, which is oriented westward towards the sea, is built in a pseudo-classicist style, with a high pedestal, a ground floor and a prominent pediment. The facade has a tripartite division, with protruding central and side projections of articulated shallow pilasters. In the central projection there is an entrance and two windows, and on the side there are four windows. The frames of the windows cover only in the upper part of the window and are simply molded. The upper facade ends with cornices with a simple architrave and frieze. The main facade is made of finely carved stone from Korcula, and a pedestal is constructed of rustic, carefully stacked irregularly shaped blocks of with narrow joints.

The rear and side facades were built using architectural elements typical of the architecture of the Boka Kotorska Bay. The division of the rear facade is tripartite (as is the main facade). The facades are plastered and the corners of the central and lateral projections are accentuated by pilasters. The southern part of the building is accessed through a round-arched baroque entrance portal, made with alternating narrow and broad blocks of stone. The central and northern portions are accessed through portals which are also semicircular, but with a molded frame. The windows on the side and rear facades have simple stone frames.

The formal reception room is located in the central part of the building. The main entrance on the western facade leads directly into the hall, while the entrance through the rear facade leads into the hall through a small vestibule first. The room has a raised stage and gallery space on the east side. The stage covering and the gallery are made of wood, and the floor in the hall is parquet. The lobby is paved with diagonally placed stone slabs from the Djurici quarry, arranged like a chessboard.

The northern wing of the building housed the premises of the local community organization, and in the south wing there is a cafe. At the western side of the main entrance, there are two commemorative plaques. The plaque mounted on the north side, set in 1962, commemorates the centenary of the establishment of the Slavyansk Reading Room, and to the south there is a memorial plaque set in 1954, commemorating soldiers killed in the national liberation struggle in World War II, set in 1954.

4. Tripkovic-Dabinovic-Avramov Palace, cadastral plot no. 698,

Cadastral District Dobrota, protected by Decision of the Municipal Institute for Protection of Cultural Monuments, No. 868/4 of 18 September 1986.

Background: The period of construction of the palace has not been reliably determined, but it is believed to have been built in the eighteenth century. We definitely believe it was at the beginning of the first half of the eighteenth century. There is reliable information that it belonged to the Tripkovic family, but data about the first owner of the palace have not been recorded. The palace was later owned by the Dabinovic family. Since 1978 it has been the property of Ljubomir Avramov.

Description: The palace is located in a preserved area of the coastal town. Its position differs from the usual architectural practice. The main facade is on a narrow wall facing the coast. The architectural practice more common for a baroque palace at the seaside is to emphasize its wider side as the main facade.

The palace is essentially rectangular, built of hewn stone. It has a ground floor and two upper floors. To the main portal on the first floor level leads an exterior stairway. Under the stairs there is a portal with smooth stone jambs and a lintel. The stairs, having two arms connected by a platform, are enclosed by a baroque style balustrade, supported by arches on the wall. The stairs end in a shallow terrace of paved narrow panels, with an entrance on the first floor. On the second floor there is a balcony with a Baroque balustrade, supported by four stone consoles. The roof is hipped.

The interior of the palace has been altered. The palace was once graced with profiled beams.

5. Radonicic Palace - Institute of Marine Biology, Location Plagenti, cadastral plot no. 2018, Cadastral District Dobrota, protected by Decision no. 1082 of 5 November 1986.

Background: The Plagenti site is an area of Dobrota where the land juts into the sea, ending in a cape on which in the 13th century the Romanesque Chapel of St. Elias was built. In 1808, this attractive area with a chapel came into the possession of the Radonicic family who owned, according to a census from 1882, 25 houses in Dobrota. Among them is this representative palace built in the early nineteenth century by Captain Krsto Josipov Radonicic (1774-1849), near the church of St. Ilija. The palace heirs sold it in 1937 to the Adriatic guard branch in Novi Sad (the Adriatic Guard, founded in 1922, based in Split, is an organization that was used in the Kingdom of Yugoslavia to promote marine sciences, with branches in cities on the coast and in the interior, which operated until 1941). The Adriatic Guard redesigned the palace, and built a long balcony on pillars. After World War II, the Radonicic palace was nationalized, and was the location of the Naval High School. In 1961, the Palace housed the newly formed Institute of Marine Biology, and since 1997 it has housed the Marine Institute, which became part of the University of Montenegro in 2004.

Description of the cultural property: The Radonicic Palace is located at the beginning of the settlement of Dobrota, separated from other residential areas by the coastal road. The Palace has a spacious garden with wells and facilities, which are surrounded by a stone parapet with

wrought-iron fillings and a gate for vehicular traffic. To the west of the main building is a port, and the lofty cape Church of St. Elias. The Palace was built of finely hewn stone, has a ground floor with a distinctive terrace and a colonnade consisting of monolithic pillars, two upper floors and a dormer window with a three-axis window. On the northwest wall of the ground floor there is an inscribed plaque. At the imposing northwestern facade, each floor has windows with modestly decorated beams above the windows in seven axes, and on the second floor there is a baroque shaped balcony which can be reached through the baroque style portal. Above the arcade portal is a coat of arms. The roof is hipped; the roof over the dormer window is also hipped, and covered with modern tiles.

The internal organization of the space has been altered since the time when the palace was built and is the result of many renovations and remodeling to suit the resident's needs in the interior as well as on the exterior.

6. Palace of Vido Lusin (“Building of Central Commission”), cadastral plot number 1386, Cadastral District Dobrota, protected by Decision no. 304 of 23 April 1960.

Background: There is no information on when the palace was built, but the architectural design of the palace stylistically belongs to the last era of the Dobrota palaces, near the end of the eighteenth and early nineteenth century. The palace belonged to the Ivanovic family, and then became the property of the Tripkovic family because according to the List of Houses in Dobrota, in 1808 the palace was owned by Captain Vicko of late Luka Ivanovic. According to the census of 1839, the owner was Vido Lukin Tripkovic, and is therefore known as the palace of Vido Lusin.

The Ivanovic Tripkovic Palace is better known as the building of the Central Commission, because the Assembly for the Unification of Montenegro and Boka was held there on 29 October 1813 which formed a provisional government called the Central Commission. The palace was often visited during 1813, and until 16 January 1814, by Petar Petrovic Njegos, chairman of the provisional government of Montenegro and Boka, where he met with Montenegrin leaders and champions of the Boka municipalities. After the withdrawal of the French General Gautier from Kotor, the Central Commission held sessions in Kotor, and the establishment of the second Austrian rule over Boka took place on 11 June 1814.

The palace was abandoned, without a roof and in a state of ruin until 1988, when it was restored by the donations of ship-owner Bozo Dabinovic (Dobrota, 1924 - Monaco, 1999) then living in Monaco, in memory of his father, the academic Dr. Anton Dabinovic (Trieste, 1882-1964).

As requested by the donor, the Library of the Faculty of Maritime Studies is now situated in the palace. For this restoration, there is an inscription on the wall of the palace “This building was restored by Bozo A. Dabinovic. In memory of his father, the late Prof. Anton Stjepov Dabinovic, PhD. For Maritime Library. Dobrota 1988”.

Description of the cultural property: The Palace of Vido Lusin is located within the natural and cultural historical area of Kotor, in Dobrota. The palace is situated in the southern part of Dobrota, at the position of Vrbice, north of the Church of St. Matthew. It lies between the coastal road and the main road and is surrounded by a high stone boundary wall. In front of the

surrounding wall there are decorative plants and there is an area paved with slabs of stone from the Djurici quarry that serves as a parking lot. In front of the paved surface and the coastal road is a pier. On the east side, behind the palace, on the terraced grounds, there is a garden. The garden extends to the upper, main road.

Within the perimeter wall of the palace, facing the sea, there is a round-arched entrance portal with a stone frame. The entrance portal leads to the landscaped courtyard, paved with slabs of stone from the Djurici quarry, with palm trees and bushes and decorative flowers. On the western side of the courtyard, along the boundary wall, next to the entrance portal is a two-storey ancillary building, on the east side of the palace. From the entrance portal to the paved surface of the yard and the entrance to the palace, there is a staircase. The palace was a two-storey building, with the main facade facing the sea. The main facade is simply designed, with smaller windows and the front door on the ground floor, and larger windows, set in 4-axis, on the floors. The windows on the upper floors and the front door have molded cornices above the lintel. The palace has a hipped roof covered with tiles. The palace was completely rebuilt. During the reconstruction the exterior load-bearing walls were preserved, and new structural floors, stairs and walls, and a roof structure were built. The library is located in the palace and the interior is designed to meet the needs of the library. The extra-storey building has an entrance on the side, elongated narrow horizontal windows and a gabled roof. The ancillary building, like the palace, has been rebuilt. The roof was built on hangers visible in the interior. Within the ancillary buildings there is a decorated memorial room.

The palace and ancillary buildings are connected by a narrow ground level midfield building built along the northern boundary wall of the yard during the latest reconstruction of the palace. The midfield building was constructed with elements of the traditional architecture of the Boka Kotorska Bay (stone walls, tiled roof, wooden shutters, stone window frames). The interior of the connecting building is simply designed with a visible roof structure.

7. Radonicic-Milosevic Palace, cadastral plot numbers 2011 and 2010,
Cadastral District Dobrota, protected by Decision no. 869/5 of 18
September 1986

Background: The palace was built in the late eighteenth century and is affiliated with the secular buildings that are on the Ilijasevic site (from Plagenti to the Church of St. Matthias) built by members of the famous maritime Radonicic family from Dobrota. According to the first Census of Houses in Dobrota, in 1808, during the French rule over Boka, there were twelve (12) houses owned by the famous maritime Radonicic brothers. It is assumed that the Radonicic-Milosevic palace was built by the sea Captain Bozo Ilijin Radonicic (1758-1822).

In the female line, the palace belonged to the aristocratic Milosevic family, who are now the owners of the southeastern part of the palace.

Description of the cultural property: The palace is situated in Plagenti, in an area of preserved coastal zone settlement close to two other cultural properties – the Radonicic Palace (Marine Institute) and the Radonicic-Dabinovic Palace.

The palace is substantially withdrawn in relation to the stone boundary wall, so that there is a

large garden in front of it, and a stone wall dividing it into two parts (north and south). The palace and property are also divided into two wings that can be visually observed. The boundary wall encloses the garden on the west and south, with differently styles openings on the west side and a southern gate. The Palace was built of stone, with essentially a rectangular base, with a ground floor, two upper floors, a gable and three identical dormer windows with baroque apexes. The main facade is adorned with windows in 6 axes in simple architectural design, and after the final restoration it is divided into two zones with respect to the axis of symmetry. The right, built of stone and the left, subsequently covered with mortar. It has a ground floor, two upper floors, a gable and three identical dormer windows. The roof is hipped.

The palace was repeatedly reconstructed, however, and has lost its original appearance. In the southern wing of the palace, on the ground floor, the authentic tavern with the original beams, floor finishing and antique doors, and also the painted salon on the first floor, have been preserved. In the lounge there are many valuable pieces, period furniture, and a library.

8. House of Captain Luka Milosevic (Natale Palace and Vido Milosevic (Grand Palace)), cadastral plot numbers 1751/1 and 1751/2, Cadastral District Dobrota, protected by Decision no. 283 of 10 May 1949.

Background: The Milosevic Palace, popularly known as the big palace, was the last to be built, and is also the largest in the series of Dobrota palaces. According to the list of houses in Dobrota from 1839 to 1846, the Milosevic family owned a palace with two stories and two storey houses. The palace was built in 1828 by the brothers Bozan and Vido Milosevic, whose ancestors were sea captains and shippers. The emergence of the palace coincided with the disappearance of the Boka sailing ships, which brought prosperity to Dobrota. It symbolizes the last great architectural enterprise of the maritime palaces of Dobrota, and is one of the last significant examples of old Boka secular architecture. The Milosevic family in Dobrota was mentioned in the seventeenth century, and a century later they became some of the most famous sailors, captains, ship owners and traders. In the nineteenth century the Milosevic family had ten sailing ships (of which the vessel Nemirna (Restless) that sank in 1902 was the last Boka sailing ship). Its owner was Djuro Vidov Milosevic (1831-1888.)

Description of the cultural property: The palace is located in the preserved coastal zone of the settlement of Dobrota. It used to be associated with a pier, but the connection has been lost due to the building of the coastal road (photo 1). The palace was built on a hill, with a yard which has a cascade garden, which is surrounded on all sides by a stone wall decorated on the western side with two front arcade portals with monograms of the builders NM (Natale Milosevic) and VM (V. Milosevic).

The palace was built as a semi-detached house. It has a ground floor, two upper floors and a wide cupola on the third floor. The cupola is the dominant element of the palace, with two windows on each side of its central axis, a triangular gable (tympanum) and an elliptical opening. The palace has two representative facades (western and eastern) with openings set in 8 axes. The western facade is decorated with two balconies of wrought iron in the late Baroque style, accessed from the arcade through baroque portals from the second floor. This somewhat breaks the simplicity and austerity of the main facade, which is in a more classical style and is

based on a system of strict symmetry between the north and south wings. The eastern facade has windows in three sets with simply-finished stone beams and loopholes on the third floor. In the corner, there are loopholes in the form of spherical sections on stone consoles. The roof is hipped and tiled with modern tiles, and above the cupola the roof is gabled. On the side of the north side there are two dormer windows.

The interior of the palace has been adapted to the needs of modern living, but unlike the south wing, which has been fully renovated using modern materials, the north wing is known for its preserved authentic interior layout.

9. Kamenarovic Palace (House of Bozidar Kamenarovic, House of Pavle Kamenarovic) Kamenarovici, cadastral plot numbers 1013, 1014 and 1015, Cadastral District Dobrota, protected by Decision no. 284 of 19 May 1949.

Background: The Kamenarovic family appears in early reports from Dobrota, specifically around 1500. According to tradition they settled in Herzegovina and had the surname Krasoevic. Having been stone-masons, they got the nickname Kamenari, and in mid-sixteenth century accepted the name Kamenarovic. During the seventeenth century in the central part of Dobrota a number of houses were built by and in the region of the brotherhood. On Coronelli's map of the Boka Kotorska Bay there is a toponym, which today is part of the settlement called Kamenarovici. Maritime affairs and trade became the main source of wealth for the Kamenarovic family that started the construction of the new Church of St. Matthew and provided precious donations. From the group house in Kamenarovic beside the palace there are two smaller buildings, "small palaces", one of which has been repaired, while the other will be soon. From the 1950s to 1979 the palace was a resort for workers from Zrenjanin.

Description of the cultural property: The house of Bozidar Kamenarovic is located on the Kamenarovic site, a preserved cultural and historical area that includes a group of residential buildings that belonged to the Kamenarovic family: the semi-detached Kamenarovic house, and the Kamenarovic Palace.

South of the house of Bozidar Kamenarovic, where Pavo B. Kamenarovic was born, there is a multi-storey building with a cupola surrounded by a boundary wall on which, above the entrance portal as part of the surrounding wall, there is the coat of arms of the Kamenarovic family. The shield is a tree that looks like a cypress. A snake is wrapped around the tree. On each side is a six-pointed star, and left under the tree were three carved stones, as a symbol of their surname. Around the main field there is a whole carved repertoire of decorative forms: floral, coiled, facing a road. Below the boundary wall to the north there is an annex consisting of the ground floor and an upper floor. There is a narrow stone staircase to the main building, a former Zrenjanjin resort, surrounded by the stone walls of the basement floor (Photo 8). The main facade oriented towards the sea is plastered, with open balconies, in the Baroque style.

The Kamenarovic Palace was built as a typical semi-detached house with two separate courtyards each surrounded by a stone fence. The house is on the street and is surrounded by stone retaining walls with columns and wrought iron railings on the final axis. It was built of cut

stone. On the ground floor at the end axes are volts, vaulted with cross vaults bearing the emblem of the Kamenarovic family. A family coat of arms with the same characteristics as those on the surrounding wall south of the house is decorated with scrolls and sculptures of two angels who adhere to the arch. A stone external staircase passes through the volts and leads to the entrance on the first floor of the house and to the garden cascade. The authentic organization and arrangement of the garden is preserved to this day in house 207 (registered in the cadastral records as house 213) where Pavo Kamenarovic was born, and there is an inscription that refers to that event on the main facade. On the first floor of the facade oriented towards the sea there are balconies with renaissance stone balusters supported on decorated stone consoles. They are the only richly decorated processed architectural elements on the main facade. The windows are grouped into six axes and have a simple architectural treatment. The lintels are profiled. The roof is gabled, with the later addition of the dormer window set on the axis of the balcony on house number 208 (registered in the cadastral records as house 214). The northern part of the palace (house 208) was completely renovated and upgraded, while the southern part of the palace (house 207) maintained its authentic organization internally and externally. On the ground floor there is a tavern, vaulted and paved with the original stone. On the first floor there is a lounge that leads to the side of the room and a narrow staircase leading to the second floor. Behind the house there is a single-storey annex connected to the body of the house, which contains an authentic old-fashioned kitchen. On the second floor there is a wide corridor that leads into four side rooms – grouped by two on each side and three bedrooms, each of which has a loophole hidden behind the antique wooden door, and a fourth room that has been converted into a bathroom. The interior of the south part of the palace has been completely preserved, including the original floors on the wooden mezzanine, wall level, the wooden portals in the salon, furniture, library, valuables acquired during voyages, numerous works of art and a collection of family weapons.

The tavern's floor was originally tiled with cuboid blocks of red stone, while on the first floor, all the floors are lined with stone in two colors, rosso-bianco, arranged in a pattern of diagonal chessboards.

10. House of Bozo Dabinovic (Palata Radomiri-Dabinovic, Krivi Palac),
cadastral plot numbers 889; 888/2, 890, 907 and 908, Cadastral District
Dobrota I, protected by Decision No. 372 of 10 May 1950.

Background: The site on which the palace is situated was recorded in 1688 as Radomir, one of four sites in Dobrota, on the map the Boka Kotorska Bay, recorded by the famous Venetian cartographer G.M. Coronelli. This implies that, already at that time, a branch of the largest family in Dobrota, Radimir, inhabited the palace; and it supports the proposition that today's palace, known as the Krivi Palac, was known from a previous era. The captain and ship owner Anton Bozov Radimir (1760-1833), who was known as one of the richest Boka citizens of his time, gave the palace the appearance it has today at the turn of the eighteenth to the nineteenth century, according to family tradition preserved to this day, by adding a left wing that is exactly the same as the south wing. In this way, the facade presents an "aslant" appearance. In the 1808 list of Houses of Dobrota, the owner is listed as Luka Markov Radimir. In the second half of the

nineteenth century the palace passed through the female line to the Dabinovic family. The ship-owner Bozo Dabinovic (1924-1999) from Monaco was born in this palace and his successors are now in possession of the property.

The palace was once connected to a pier, but the connection has been lost by the construction of a coastal road. In 1999 (Photo 28) the ancillary building was expanded on the north side to include a basement with an upper floor in accordance with the approved design.

Description of the cultural property: The house of Bozo Dabinovic is located in area known as Radimiri in a coastal zone of the village, close to the Radimiri Palace. The complex consists of the palace, ancillary buildings on the north side of the plot, two storeys, the basement and an upper floor, a yard with a garden, and a new dock.

The complex is surrounded by a stone retaining wall with wrought iron railings and separated from the dock by the local road. Behind the palace there is a large courtyard surrounded by a high stone wall, behind which there were terraced gardens.

The palace has a recognizable form in the shape of the letter “V”. It consists of a ground floor with two similar portals. There are two upper floors and dormer windows. On the second floor there are two balconies with wrought iron railings resting on stone ornamented brackets. The facade is built of stone blocks with countersunk grout. The roof is hipped.

On the ground floor of the palace there is a tavern with two entrances. In the back there is a kitchen and utility rooms. The lounge is on the first floor. During the renovations, side rooms were added in the style typical for a baroque Boka palace.

Inside, the ceiling has molded beams. The ceiling was covered with stucco, which was removed during the 1980 restoration of the palace. There are bi-colored wooden floors and richly profiled portals in the lounges on the first and second floors.

11. House no. 93 Dobrota, cadastral plots number 1813, 1814 and 1815, Cadastral District Dobrota, protected by Decision no. 804/1-54

Background: The Matovics is a small family in Dobrota mentioned in archival sources for the first time in the seventeenth century. From the eighteenth to the twentieth century, it included 16 sailors, of which 10 were captains. In the eighteenth century they owned four ships, but in the nineteenth century they owned 12 ships. The source of their prosperity was not only in shipping but also the income from properties of olive groves, vineyards and orchards, which they owned in the area of Tivat. According to the 1808 list of houses in Dobrota, the Matovics owned two, and in the Austrian census of 1839, four, houses. One old map of Dobrota shows a field belonging to the Matovics, high above the location of the cultural property that is marked as “old house”. They owned two houses in the old town of Kotor, and in their possession were many farms in Boka, which they bought from Kotor noble families such as Jakonja, Vracen, Grgurina. The basis of their wealth was seafaring and trade, which have been intensively studied in the eighteenth and nineteenth century. For their own commercial purposes, in 1808, the Matovics built a pier, which had a paved passage associated with the house. The last heir of this cultural property was Raul Matovic, who sold the Matovic house a few years ago.

Description of the cultural property: The house is located in a part of Dobrota whose old name was Ilijasevic. The following families lived there: Radonicic, Klacevic, Radimiri and Matovic. The House of Matovic is somewhat away from the road, i.e. the coast, in the hinterland of the preserved material of the village. The house can be accessed through the profiled arcade portal, at the beginning of the passage, fenced with two high walls. This is the longest gate in Dobrota and is called the "Matovic passage". The Matovic house is enclosed in the building complex, and was built up by successive construction. In the northeast is the oldest part of the building, now storied, and the four storey building was occasionally used as a tower of defense.

The house has the architectural typology of an atrium house consisting of a ground floor and two upper floors, essentially in the form of a trapezoid. The atrium is surrounded on three sides by the body of the building, and on the fourth by the boundary wall, which separates the private space from public space, i.e. the passage that leads from the coastal road to the highway. Part of the passage is roofed and arched, i.e. vaulted, so that below the southwest wing of the house there is a vault and below the terrace, oriented to the northwest, a gangway of approximately 12 m.

On the ground floor there are premises for economic purposes and for household needs – there is a tavern, which also was used for the storage of goods, since the Matovic family engaged intensively in trade. The tavern, oriented to the south, is the only part that has a direct entrance from the doorways, and the rest are accessed through the atrium space within which there is vertical communication and a yard with a cistern. On the first floor there were two lounges, one of which has painted walls. According to photographs (from the documents of Zoran Radimir) it is evident that the salon had a painted ceiling: in imitation of coffered profiled fields of different geometric shapes. The fields were filled with painted designs and floral motifs (acanthus leaves, flowers), of intense colors. This salon is a rare example of painted monochromatic ornamentation over the entire surface of the wooden floor. On the second floor there is another large lounge, redone between the two World Wars. The roof is gabled, covered with tiles, and was rebuilt after the earthquake.

12. Palace Dabinovic (Kokotova kula), cadastral plots number 806, 807, 808 and 680, Cadastral District Dobrota, protected by Decision no. 302 of 17 May 1949

Background: Dabinovic Palace, known as "Kokotova kula" ("Rooster tower") was built in the late seventeenth or early eighteenth century. It is assumed that Djuro Dabinovic (1661-1731) built the palace, as he and his sons Marko and Bozo, in archival documents, were referred to as the merchants of "Kokotova kula". The Dabinovics in Dobrota, at the site where the palace is located, appeared in the seventeenth century. They immigrated from nearby Ljuta to the site called Galliniza (Galinica-Kokoti (Rooster)), hence the present branch of the Dabinovic family nickname Kokot (Rooster). In the beginning of the eighteenth century, the Dabinovics, then Tripkovics and then Ivanovics, were the richest families in Dobrota. Their economic power can be attested to by their ability to lend money to Montenegro. The Dabinovics, Tripkovics and Ivanovics, helped pay the ransom for the release of Prince Danilo from the Turks in 1785, after Mahmoud Pasha attacked Cetinje, and they provided a large loan to repair the burnt

monasteries, which later remained as a gift to Cetinje monastery. During the Russian rule in 1806, the Dabinovic family lent money to the commander of the Russian Fleet, Admiral Demetrius Senjavin. The Montenegrin hero Nikac Tomanovic once visited the Kokot tower in 1750, while recovering from wounds sustained during a clash with the Turks. The “Kokot Tower” Palace is one of the most beautiful Baroque palaces in Boka, and it is very likely that it was built according to the design of an unknown Italian architect, a theory which is supported today by a once-lost wooden scale model of the palace, which was guarded by owners of the Kokot Tower until the end of the nineteenth century. The palace was extended with an annex to the southeast in the nineteenth and twentieth centuries. The palace was heavily damaged in the earthquake and has not yet been restored.

Description of the cultural property: The palace was built on the coast, from which it is now separated by the coastal road built in the early twentieth century. There is a zone of modern facilities built behind it. The surrounding stone courtyard wall was built at the same time as the palace. At the back of the courtyard there is a cistern to collect rainwater from the roof and one annex with a roof terrace. In front of the palace are an inner harbor and a pier. The Palace was built of regular-cut stone as a multi-storey building with a magnificent western facade of Korcula stone. The ground floor has three entrances, two sides with rectangular profiled portals and the middle with a semicircular one, with a decorated keystone at the top. At the sides there are elliptical oculi with grills of wrought iron. On the first floor is a balcony with a balustrade, set on four decorated stone consoles. Above the profiled frontal cornice is a broad dormer window with a baroque aborted apex, and the side towers are decorated with an elliptical opening. The side facades are much more modest, built of stone blocks.

The interior of the ground floor forms a tavern with a stone two-tone floor and ceiling with beams, and is cross-vaulted on the north side. On the first floor, towards the sea, there was a representative parlor connected to four rooms (quattro stanze e un salon) and three exits to the spacious balcony, in addition to eight outputs from five decorative stone portals. The interior of the palace was richly decorated in the Baroque. Preserved fragments make it possible to discern the entire interior finishing of walls and ornamental decorations. Yellow, purple, red, green blue and other pigments were used for painting the wall surfaces. The painted designs are molded and painted vines and leaves. The floral designs are painted by hand.

13. Ivanovic Palace (Don Gracija Ivanovic), cadastral plots number 412/1 and 414, Cadastral District Dobrota, protected by Decision no. 373 of 10 May 1950.

Background: The Ivanovic family settled in the northern part of Dobrota around the Church of St. Eustace, where there are two of their palaces. The Ivanovics were known as ship owners and merchants, sailors, Dobrota municipality mayors and church dignitaries, and donors. According to tradition, the palace was built, by the sea captain Ivan Ivanovic, in the late eighteenth or early nineteenth century. The palace is known as Don Gracija Ivanovic (1903-1983), the last resident until the 1979 earthquake when it was abandoned. Gracija Ivanovic was the pastor of the Church of St. Eustace, and thirty years ago was the governor of Kotor Diocese (1950-1980). He was engaged in literature and translations from Italian.

Description of the cultural property: The palace is now a ruin covered in greenery, which is located on the outskirts of the village of Dobrota, near the Church of St. Stasi and the monumental Ivanovic Palace. The palace was built as a two-storey building of hewn stone, with a rectangular base. It has a hipped roof. The main facade facing the sea is flat, the ground floor has an entrance with a flat portal, with a barrel lintel decorated with stylized acanthus. On the ground floor there are three small windows. The window cornices of the first and second floors were decorated in the same style as the portal. The southern facade, towards the Church of St. Stasi, had no openings on the ground floor or the first floor. In the northeast, there was a terrace above the room where the cistern for collecting rainwater is located.

The interior layout was ternary, with a staircase in the middle and an entrance of the tavern. The functional layout and form are typical of the Boka palaces. The rooms for household were located on the ground floor, the representative rooms were on the first floor and the residential portion was on the last floor. From the staircase of the first floor there was an exit to the terrace and garden, and the layout of the first and the second floor was the same, with lounges oriented towards the sea.

The interior was decorated and the rooms filled with antique furniture, works of art of high value, rich family archives, and a library.

14. Ivanovic-Cetkovic Palace, cadastral plots number 686, 687, 688, 689, 690, 691, 676, 677 and 678 as a whole, and part of cadastral plot number 694, Cadastral District Dobrota I, protected by Decision no. 1065/4 of 13 November 1986.

Background: Ivanovic-Moro, a branch of the Ivanovic family from Dobrota, is a smaller family that had 39 sailors during the seventeenth, eighteenth and nineteenth century, of which 29 were captains. The Ivanovic Moro family, according to an 1808 list of houses, owned three large houses near the Church of St. Eustace in Dobrota. One of these houses was a palace, the property of Mato Ivanovic and his brothers, was estimated at 6,400 forints. The palace was built in the eighteenth century.

The palace was bought in 1909 by Josip Stadler, Sarajevo Bishop, as a resort for children from the Sarajevo orphanage. During World War II, the palace was damaged, but in 1954, after the war, Gracija Ivanovic, the bishop of Kotor, gave the palace to nuns from the monastery of St. Anthony in Perast. Restoration of the palace took place in 1955, and in 1957 the nuns moved into the palace. The earthquake in 1979 damaged the palace, but after renovation it was re-occupied in 1989 and now nuns live in the part of the palace under their ownership (2/3 of the palace).

Description of cultural property: The Ivanovic Palace was built on higher ground to the south of the Church of St. Eustace, in a zone of preserved coastal settlement of Dobrota. The palace has its own dock, which is separated from the complex by a school. The complex of the palace is surrounded on all sides by a boundary wall of stone cuboid blocks adorned with a baroque portal entrance, built above two steps. On a molded stone pedestal on the masonry above the portal is the Baroque-style crest of the Ivanovic family. In the central box (shield) is their

heraldic symbol: a slender tree with a crown, a snake wrapped around the tree, and, not visible due to damage, a human figure emerging from the mouth of the snake. The shield is defined on the right and left sides by decorative elements have a spiral shape in the upper portion, and floral decoration in the form of acanthus leaves beneath. At the top of the coat of arms there is a crown with seven points. The central point is duplicated, and the remaining six end in small balls. The semicircular portal is filled with decorations made of wrought iron.

The complex consists of the main palace building with a ground floor, two upper floors and a dormer window, a three-storey annex on the south side, outbuildings, a cistern and the cascading garden that surrounds them.

The palace is situated on a hill and can be reached by climbing the original stone staircase that leads to the gardens. The staircase leads to a spacious stone-paved terrace. The terraces are paved with bi-colored stone tile squares in a checkerboard pattern.

The first floor boasts two side-mounted balconies and a centrally positioned French balcony with a wrought iron fence. On the second floor there is a large central balcony that rests on five consoles decorated with wrought iron and with three profiled doors. The cupola (belvedere), with three windows, retains its original baroque roofline and above the stone beams, in the gable, there is a window in the shape of an ellipse.

The layout of the first floor is in the baroque style, with a central lounge with French balconies that give access to the two side rooms.

15. Radimiri Palace (101), no. 101, Dobrota, cadastral plots number 1803 and 1804, Cadastral District Dobrota I, protected by Decision no. 1083/4 of 18 November 1986.

Background: The original building was erected as a single-family palace for the Andric family. (On the site formerly called Andrici, part of the Ilijasevic settlement) in Dobrota. It was built in the second half of the eighteenth century by the sea captain Mato Bozov Andric (1706-1786.) It came into the possession of the Radimir family, through the marriage of Marija (Mara) Andric to Jakov Radimir in 1796. The Radimiri family rebuilt the second floor in 1852 and 1853. During the latest renovation two dormer windows were added to the eastern slope of the roof and dormer windows to the west side of the roof.

Description of the cultural property: The palace is built in the coastal zone of the village. In front of the palace, there is a pier (Photo 1). The palace was surrounded by a stone wall with an entrance portal over which is the family coat-of-arms of the original owners, the Andrics. It was built as a typical captain's house with a front yard with old stone benches and seats and with a garden located in the rear of the home. In the front yard there is an annex. The palace has rectangular base, and has a ground floor and two upper floors. The main facade is constructed of finely dressed stone with window openings in 5 axes. Lintels and stone lintel beams are simply sculpted. A center hole in the first floor gives access to a small semi-circular balcony Pergula, with an underlying basket of wrought iron, which is based on a semi-circular console. The balcony was reconstructed during repairs in 1994, when some but not all of the consoles under the window, were replaced. On the northwest side of the Palace there may have been a boat

ramp before the construction of the coastal road. There is an ancillary building that now serves as a garage.

In terms of the internal organization, the ground floor space of the palace is authentic with the original checkerboard design on the floor. Upgrading of the staircase connecting the first and second floors in the interior destroyed the original organization and layout of the second floor, which had been typical of most baroque palaces in Boka (a lounge and four bedrooms).

The walls of the first floor have arrow loops, small openings which are rectangular inside and round outside, for gun barrels. There were eight of them, arranged facing the garden and the sea, for defense. The rest of the palace was renovated and adapted to meet the needs of modern users.

16. Radimiri Palace, Dobrota, cadastral plot numbers 894/1; 895/4; 894/2; 895/4; 905 in its entirety and part of 904, Cadastral District Dobrota I, protected by Decision no. 1064/4 of 13 November 1986

Background: In the period between the sixteenth and the nineteenth century, the Radimiri family built a series of representative buildings on the site which was later named after them, which, in their functional and spatial organization, were typical examples of captain's palaces with baroque features. The complex of houses possessed a unique defensive system: a common defensive wall by the sea with wide Baroque style decorated portal and a simple circular guard tower which was located on a rocky hill above. In the middle of the eighteenth century the Radimiri family built a number of houses on the north side, in the middle of and built a family Church dedicated to St. Michael.

According to family tradition, Radimiri Palace was built in the middle of the eighteenth century by Marko Tomov Radimir (1708-1787). After the Second World War the palace was turned into a resort and the original appearance of the interior was destroyed. The palace was designed as a typical Baroque building with a storage area on the ground floor, a spacious lounge on the first floor and a living unit on the second floor, with the kitchen and ancillary facilities located in the garden behind the building. Based on the project of a 2005 reconstruction an ancillary annex was reconstructed as a rectangular building with residential units, the palace was renovated and a new roof added with a dormer window oriented to the east. The interior of palace was renovated and turned into a hotel.

Description of the cultural property: The Radimiri Palace is located within a series of baroque buildings that make up the properties of the Radimiri brotherhood north of the Church of St. Michael. Behind the Church are the ruins of another Radimiri palace (an example of secular architecture in which the sea-facing narrower part of the building is the main facade, with a long balcony), further north is a complex of houses, the Radimiri Palace that was renovated into a hotel – today registered as house number 220 and Radimiri house and Krivi Palac which was also built by the Radimiri family. Around the entire complex lies a former defense system consisting of a wall with a series of arrow loops and a broad portal. Therefore the Radimiri Palace can be considered an integral part of the Radimiri complex of houses.

The ruins of Radimiri houses: to the north along the boundary wall of the palace are the ruins of

the Radimiri family houses which constitute a whole with the outside defensive wall. The defensive wall was built of finely cut blocks of local stone with original rectangular arrow loops and an arcade portal with floral decoration above the gun port. The portal is covered by a cross-vault. The portal leads into the interior with centrally situated staircase and laterally placed building consisting of a ground floor and two upper floors. The second building south of the central area is an example of a style of secular architecture in which the sea-facing narrower part of the building is the main facade, with a long baroque style balcony. The windows have molded lintels, and the second floor of the southern facade is adorned with a balcony resting on four consoles with unique decorated balusters in the same axis.

The Radimiri Palace (220) is surrounded by a coastal road and a low stone fence. In front of the palace there is a pier with two docks and a boat house. The Palace complex consists of a main building with a fenced yard in front of a walkway that leads to exterior stairs and a cascade of paved plateaus (former gardens) around which are clustered supporting facilities on a hill, which have been adapted like the palace itself for tourist-catering purposes. The palace has a ground floor and two upper floors. On the far left axis on the ground floor is a groin-vaulted gangway, where the current owner displays the Radimiris emblem, a replica of the coat of arms painted on silk in the nineteenth century. The main façade is adorned on the first floor balcony with consoles in the form of a human figure –atlantis and windows in 5-axes with consoles, and mezolama profiled beams above the windows. Also decorated windows adorn the facade of the palace and other walls. The roof is gabled with an attached low dormer window, and is covered with modern tiles.

The palace has been completely renovated. The internal organization of the space has been modified to serve the purpose of the facility. On the first floor there were representative premises – a centrally positioned salon that gave access to the side, and on the second floor is a sleeping area.

17. Radonicic Palace, Dobrota, cadastral plots number 1997, 1998, 1999, 2000, 2001, Cadastral District Dobrota I, protected by Decision no. 1082/4 of 18 November 1986.

Background: At the edge of the old Ilijasevic site (Plagenti), near the Chapel of St. Elias, the Radonicic family erected three palaces of historical value. One is a large three-part palace. It was built by three of the Radonicic brothers presumably in the late seventeenth or early eighteenth century. This is the oldest of the three palaces built by the Radonicic family.

Part of the palace (the center with a cupola –dormer window) was purchased in 1860 by the Dabinovic family, at the same time, the south wing of the palace was purchased by Mato Krstov Radimir, the Mayor of Kotor municipality. The north wing of the palace remained the property of the Radonicic family until 1985, when it was sold, and since then has had several owners. In the 1970s, before the earthquake, the Radimiri family sold their part to an industrial bearings company from Kotor, and it has been turned into three apartments for workers. The middle part remains the property of the Dabinovic family to date, and the palace is known under their names. The Dabinovic are a well known family from Dobrota that had 108 sailors from the eighteenth to the twentieth century, of which 66 were captains.

To the north and south sides of the palace there were two watch towers. The northern one was demolished and the southern was turned into a residential building. Two chimneys were erected behind the facade in the nineteenth century.

Description of the cultural property: The Radonicic Palace is located in the coastal zone of Dobrota settlement at the edge, in the immediate vicinity of the Institute of Marine Biology (to the west) and the Palace of Milosevic-Radonicic (to the north).

Along the coast and to the north, the palace is surrounded by a boundary wall, on the west side of which are three rectangular side portals, with stone sills and architrave profiled beams, the middle one decorated with arches. The entrance portal is adorned with the family crest.

Palace garden, oriented to the west, is divided into three separate entities, each enclosed by stone walls, as well as the palace itself, which today consists of three separate functional units: two side wings and the main center with a cupola belvedere. In the southern part of the plot as part of the surrounding wall, are the preserved ruins of fortress towers circular in shape, which are accessible through a narrow gate with a smooth stone door and a lintel. In the courtyard, west of the tower, there is old water well.

The palace is basically rectangular, built of cut stone with modest baroque decoration. It has a ground floor, two upper floors and a dormer window with two wings. The ground floor has a central entrance portal set with simple molding, a typical entrance with double doors. Openings in the facade have simple Baroque molding, arranged in 6 axes. The roof is gabled except above that it is hipped above the dormer window.

The internal organization of space has been changed according to the needs of the owners and divided by floors into residential units. On the ground floor of the central corpus is a storeroom with a preserved original floor of stone slabs and antique wooden doors with original fittings.

MEMORIALS

- 1. The memorial bust of national hero Maso Brguljan**, originally in the Slavija Park, then the Sloboda ("Freedom") Park, cadastral plot no. 4, Cadastral District KOTOR, protected by Decision no. 08-198/I of 26 February 1963

Background: The Veterans Alliance of Kotor, in 1960, erected a memorial bust of the national hero Maso Brguljan in the "Slavija" Park. After the devastating earthquake, the memorial bust was transferred to the "Sloboda" park.

Description: The memorial bust is set on the central plateau of the "Sloboda" Park. At the roundabout of the paved plateau, to the north, there are three memorials to national heroes forming an arched curve. The front of the memorial bust bears the following Latin inscription, in bold black letters:

NATIONAL HERO

MASO BRGULJAN

1911 - 1942

2. Monument to fallen soldiers and victims of war in Kotor, "Sloboda"
Park, cadastral plot no. 2, Cadastral District KOTOR, protected by Decision no.
08-170/I of 26 February 1963

Background: The Veterans Alliance of Kotor, in 1954, erected a monument at the Sloboda Park in Kotor dedicated to fallen soldiers and victims of war of Kotor Municipality. The monument was made by Luka Tomanovic, a sculptor.

Description: The monument was erected at the Sloboda Park, almost on the coast. On a plateau paved with square-cut stone slabs, there is a three-part low pedestal. On top of this pedestal a large obelisk in the shape of a sundial clock hand is installed, composed of a solid and partly notched stand, measuring 436 x 526 x 292 cm. The pedestal of the obelisk is oriented towards the west. The whole monument is covered with finely dressed pink stone. To the north, west and south of the pedestal, at a height of 50 cm above the ground, in bas-relief, is sculpture depicting the martyrs and victims of war. On the top of the pedestal there is a sculptured cornice with three engraved Latin inscriptions:

On the northern side: TO THE SONS OF THIS REGION

On the western side: FOR THOSE WHO FELL FOR FREEDOM 1941 – 1945

And on the southern side: PEOPLE OF THE MUNICIPALITY OF KOTOR

L. TOMANOVIC 1954

3. Memorial crypt, Dobrota, cadastral plot no. 821, Cadastral District,
protected by Decision no. 08-200/I of 26 February 1963

Background: The people of Dobrota built a memorial crypt, in 1956, for the fallen soldiers of the II Dalmatian Brigade, who were killed during the battle which was fought against the Germans for the liberation of the region in November 1944.

Description: This cultural property is located on the left side of the coastal road from Kotor to Dobrota. The area is surrounded by a low iron fence, and has an abandoned entrance to the street. On the grave marked by a stone pedestal is a plaque, flanked on the sides with two pillars. The panel consists of a vertical plate set on a low pedestal. The sides are embellished with stone pillars, with distinctive columns and flat capitals on each of which stands a stylized vase of flowers.

At the bottom of the vertical plate of the monument, in relief, is a shaped and protruding memorial plaque, with arched corners. Above the plate is embossed a five-pointed star. The plaque bears the following engraved Cyrillic inscription, in letters accented with black paint:

TO THE COMMANDER

STEVO VLAHOVIC

AND FIVE UNKNOWN

SOLDIERS OF THE 2ND DALMATIAN

BRIGADE FALLEN ON 7-8 NOVEMBER 1944 IN DOBROTA.

PEOPLE OF DOBROTA

P. 1956

4. Memorial plaque to the students fallen in the National Liberation

War, Kotor, protected by Decision no. 08-172/I of 26 February 1963

A memorial plaque to the students who perished in the National Liberation War, is set on the building of the Maritime High School in Kotor.

5. Memorial plaque at the Cultural Center in Dobrota dedicated to the fallen soldiers of the region, cadastral plot no. 1757, Cadastral District DOBROTA, protected by Decision no. 08-179/I of 26 February 1963

Background: The Alliance of Soldiers of the National Liberation War in Dobrota, in 1954, set up a memorial plaque on the Cultural Center in Dobrota, dedicated to the fallen soldiers of the region.

Description: This memorial plaque is located on the building of the Cultural Centre in Dobrota. On the front facade, to the right of the front door, is a memorial plaque, measuring 114 x 60 cm. The plaque is made of white marble. At the top of the plaque, in the center, is a five-pointed star carved in low-relief and highlighted in red, below which is a Cyrillic inscription, in letters accented with black paint:

MEMORIAL PLAQUE

TO THE FALLEN SOLDIERS OF THE NATIONAL LIBERATION WAR

ALEKSIC DJ. VLADO MILOSEVIC L. DJURO ALEKSIC DJ. MILICA POPOVIC B. DJURO

DUBRETA N. VINKO STANOJEVIC N. JOKO DJUROVIC R. VOJO FRANOVIC R. MIRKO

JANOVIC B. LUKA CENERIC T. BOZO MATKOVIC I. DJURO DANCULOVIC V. STEVO

ALLIANCE OF THE NATIONAL LIBERATION WAR SOLDIERS

1954 DOBROTA

18.5 LJUTA

In the area of the village Ljuta there is one immovable cultural property, a sacral building.

Churches

1. Church of St. Peter, cadastral plot no. 55, Cadastral District Dobrota I, protected by Decision no. 1195 of 25 November 1957

Background: In a petition addressed to the Bishop, on 3 May 1776, residents of Dobrota requested funds to build a new church in the village of Ljuta. The petition read that ever since the ancient times the village of Ljuta had a church near the Turkish border, or near the river Ljuta, and a new Church was necessary given that the population had increased considerably,

and the parish Church of St. Eustace was far away. Because of this, the residents of Ljuta asked to be allowed to demolish the Church of the Holy Cross, and use the material to build a new church, and asked for the new church not to be located in a remote place, but in a public place where it would not be exposed to attacks or theft. This petition was signed by two representatives of the Tripkovic, Kosovic, Ivanovic, Radimir and Dabinovic families. The petition was approved and the new church, dedicated to St. Peter the Apostle, was built in 1780, as evidenced by the brief inscription above the portal. The construction of the church was facilitated by the contributions of locals and efforts of priest Adam Dabinovic.

Description of the cultural property: Church of St. Peter is located in the cultural, historical and natural area of Kotor, in Ljuta. The protected environment of the cultural property is the entire village of Ljuta, since the church is the main and only church in the village of typical compact urban structure. The cultural property, which covers an area between the coastal road and the main road, includes a Church, a bell tower, a residential house, the front patio and rear garden.

The Church was built on elevated terrain and with the neighboring houses forms part of a series of houses, extending from the coast, with front yards fenced by stone walls. A staircase leads from the coastal road to the spacious courtyard in front of the Church. The courtyard is paved with slabs of stone from the Djurici quarry and fenced by a low boundary wall which, at the outside, turns into a retaining wall. Along the western facade of the Church and the surrounding wall there are stone benches. In the courtyard there are cypress trees and oleanders. On the south side, a paved path leads to the house, rear garden and supporting access, from the main road. Along the side walls there are surface channels for collecting storm water. The outer garden is terraced, with dry wall borders. Behind the Church, looking from the sea, one can see the steep slopes of Dobrota.

The single-nave church of St. Peter is east-west oriented, with the presbytery on the east and the main facade on the west side. High above the entrance porch with stone frame baroque moldings, there are two round-arched windows, and a richly decorated rosette. On the gable roof are three sculptures – a central sculpture of the patron saint, St. Peter, flanked by lateral angels. The main facade is made of regularly cut Korcula stone, and the side facades are made of local stone. The Church roof was covered with tiles.

On the southern side of the Church, next to the presbytery, there is a bell tower. The bell tower is square in plan, has a ground floor and three upper floors. The ground floor and first floor are in the form of a semicircular pedestal with a string course rim. The second floor was built of shapely finished stone, with a single long, narrow top-rounded window on each side. The third floor is somewhat narrower and has a lodge for a bell with two arched openings on each side. The bell tower ends with a pyramidal stone roof on an octagonal base.

Behind the Church, near the east wall of the presbytery, there is a two-storey residential house. Part of the ground floor of the house includes the sacristy. The entrance is opposite the bell tower. The house has a gabled roof covered with tiles.

Inside the Church, the presbytery is separated from the nave by a triumphal arch and a marble balustrade. From the presbytery, the bell tower is entered from the south, and the sacristy from

the east. There is a wooden choir gallery on the west. The Church is made of stone from the Djurici quarry, arranged in a diagonal checkerboard pattern with a border. The walls are plastered and finished in yellow and blue. The nave has a flat ceiling. The presbytery is covered with a cross vault supported by corner pilasters and with a rim around the crown. The room is illuminated by high-set oval and round-topped windows.

In the Church there are three baroque marble altars. The central altarpiece depicts St. Peter, patron of the Church, with angels. The southern altar, donated by Captain Luka Markov Radimir at the end of the eighteenth century, is devoted to St. Luke, shown with a group of saints. Both paintings are by the same artist from the circle of the Venetian painter Fontebasso. The north altar is dedicated to Our Lady of Health (the presentation of Mary) and has a silver-covered iconographic image by an unknown artist depicting the Virgin and Child in the Hodegetria style. The altar was donated in 1803 by sailors of the Dabinovic family, and is the work of little-known Venetian master Michelle Girardi.

18.6 ORAHOVAC

In the village of Orahovac there is one immovable cultural property – a sacral building, and one memorial with the status of cultural property.

SACRAL BUILDINGS

1. Church of St. George, Donji Orahovac, cadastral plots numbers 209, 210 and 211, Cadastral District Orahovac I, protected by Decision no. 1196 of 25 November 1957.

Background: The period of construction of the Church of St. George has not been established with certainty. Archival sources mention it for the first time only in 1446. The Church was probably painted in the sixteenth century. During the 1881-1882 uprising, the Church suffered damage and was rebuilt in 1884, when, on the west side of the original, medieval building, a spacious narthex was added to the main nave. In this way, the old part of the Church was converted into a new altar space. Also, on this occasion, or a little later, the Church was enclosed and a new bell tower was built. The iconostasis was made in 1900 by local artist Spiro Djuranovic.

The Church was damaged in the 1979 earthquake. A static repair was performed by the Institute for Protection of Monuments in 1983. The SR Slovenia Conservation Center performed preservative restoration on the murals in 1984.

Description of the cultural property: On a high rock above Donji Orahovac, surrounded by cypress trees, there is a Church dedicated to St. George. The Church can be accessed by way of a ramp that leads to the lower courtyard – through a cemetery set in terraces on several levels that follow the configuration of the terrain. From this lower courtyard, a long and narrow staircase with a stone fence leads to a high plateau above the courtyard – to terraces on the rock. The plateau overlooks the high hills to the north, south and east, while the west opens up broad

vistas of Donji Orahovac and the area. The area above is surrounded by a stone wall with stone benches on the inside, at the eastern gateway. The gate includes highbell gable for three bells. In the western part of the yard there is a single-nave Church with an elongated altar area. It was built of local stone with lime mortar, and the roof is gabled and covered with tiles.

The older Church, which today is the altar area, was built in the center of the plateau, on the rock. It had a bell tower on the west and a semicircular apse on the east side.

Based on the building style, it is assumed to have been built on the ruins of an earlier Church. Inside, the Church has a pointed arch, illuminated by two small windows and painted. The painting was probably carried out in the sixteenth century.

At the end of the nineteenth century, a spacious narthex was built in front of the old Church, which took over the function of the nave. Then the older Church became the altar area and its western facade, with the former bell tower, was dismantled. The east wall of the narthex covered the entire width of the older Church, and to the south and north sides are entrance portals that allow movement through the yard around the altar area. The western facade of the narthex, with small oculus, was built on the edge of the rocks. Above the south entrance, there was a bell, and at a later stage a new frame was built on the south side of the surrounding wall, at the entrance to the courtyard.

Inside, the narthex was covered with a false vault, plastered and painted white. It was illuminated by two side, round-arched, windows and an oculus at the west end. The altar area is raised three steps higher than the level of the narthex and separated by a wooden iconostasis. The iconostasis is the work of local artist Spiro Djuranovic. The Church was constructed of slabs of beige stone from the Djurici quarry, set in rows. Along the western wall of the narthex there are wooden tables, and an episcopal throne along the southern wall.

The Church of St. George was probably painted in the sixteenth century. The frescoes were damaged by Austrian troops during the popular uprising in 1881-1882, when the Church was used as a watchtower. When the Church was rebuilt in 1884, the frescoes were painted over, but in 1898 they were rediscovered by the then Orahovac priest, reverend Petar Rafajlovic.

Despite significant damage, the theme of the mural painted in the altar area can be determined.

At the apex of the arch depicts four aspects of Christ in medallions (from east to west: the Christ of the Ascension, Pantocrator, Christ enthroned with angels and Emanuelle Christ).

The fresco painting in the altar area has several elements that make it special and distinctive. The drawing and other features show a primitive and naive style. The anonymous artist expressed his individuality primarily through skin tones. Faces are asymmetrical and distorted, and thin white lines are drawn to illuminate sections, strands of hair, mustaches and beards. The painted figures are disproportionate, with especially long fingers.

At the end of the nineteenth century, the iconostasis of the Church was in very poor condition. Through the efforts of priest Rafailovic, the icons that had been attached to an improvised iconostasis were replaced with new ones, consecrated on 28 May 1900. The new Icons were created by local artist Spiro Djuranovic.

The iconostasis is made of wood. It is decorated with simple profiles and geometric shapes. It was recently lacquered in a white, glossy tone with gold-colored frames around the icons. On the iconostasis are three icon zones with a cross and liturgical fans at the top. The lower zone has four icons depicting Serbian rulers and saints. In the second zone are icons with images of Christ, the Virgin Mary with Jesus and two saints (4 icons), as well as main and side doors with icons. In the third zone, there is a larger central icon of the Holy Trinity, and to the left and right there are 12 depictions of the apostles. At the top, in the middle, is the cross, also painted, with 2 liturgical fans. The icons are the work of the same artist, except the icon of the Virgin and Child which is of a different style and technique, made in 1893 and metal-plated.

MEMORIALS

1. Memorial plaque dedicated to the death of Miroje Jovanovic, Veljko Catovic and Jovan Radulovic, Donji Orahovac, cadastral plot number 267, Cadastral District ORAHOVAC, protected by Decision no. 08-184/I of 26 February 1963

Background: The District Board of the Veterans Alliance of Kotor, in Donji Orahovac, installed a plaque in Donji Orahovac dedicated to the death of Miro Jovanovic, Veljko Catovica and Jovan Radulovic.

Description the cultural property: The plaque is located on an old stone house that stands on a small, stone paved plateau off the local road. The memorial plaque is placed above the central window on the ground floor. The plaque is made of white marble, measuring 114x60 cm. On the plaque there is a Cyrillic inscription, with letters accented in a reddish-brown color:

ON 14 APRIL 1944, IN GORNJI ORAHOVAC
BESIEGED BY CHETNIK DEGENERATES, HEROICALLY DIED
MIRO JOVANOVIĆ SECRETARY OF MUNICIPAL COMMITTEE OF THE COMMUNIST YOUTH
ASSOCIATION
VELJKO CATOVIĆ MEMBER OF THE MUNICIPAL COMMITTEE OF THE COMMUNIST PARTY OF
YUGOSLAVIA
VOJO IVANOVIĆ, MAJOR, NATIONAL LIBERATION WAR
JOVO RADULOVIĆ, SECRETARY OF THE MUNICIPAL COMMUNIST YOUTH ASSOCIATION
THE VETERANS ALLIANCE OF KOTOR

18.7 DRAZIN VRT

In the village of Drazin vrt there are two immovable cultural-secular properties.

PROFANE BUILDINGS

1. Bajo Pivljanin's tower, Drazin vrt, cadastral plots number 1231 and 1232, Cadastral District Orahovac II, protected by Decision no. 730 of 12 July 1950

Background: The Bajo Pivljanin's tower was built in the second half of the eighteenth century, in which the famous chieftain Bajo Nikolic-Pivljanin lived, who probably built it.

Bajo Pivljanin was mentioned in the Venetian archives in association with historical events related to the Candian (1645-1669) and Morean War (1684-1699). Sharing the fate of other brigands, Bajo Pivljanin briganded over a wide area, from Istria, Ravni Kotar and Dubrovnik hinterland, to the Boka Kotorska Bay and Pastrovici, and at one time lived with his company of brigands, and probably his family, in the tower at Drazin Vrt. As the Church of St. Rocco, before the liberation of Risan and other parts of Orahovac from the Turks in 1684, from time to time belonged to the Venetian Republic, it was a strategically favorable location for a group of brigands, from which they operated in the Turkish territory that was still not liberated.

There are different interpretations of how Bajo Pivljanin started living in the tower. According to one interpretation, he was given the tower as a gift by residents of Perast and Boka because he fought the Turks, while according to priest Niko Lukovic, the tower was built by Bajo Pivljanin. As he was away from the Boka Kotorska Bay from 1671 to 1684, he could have built the tower before 1671 or during 1684.

Bajo Pivljanin was killed in the Battle of Vrtijeljka around 7 May 1685, trying in vain to prevent the Turks from coming to Cetinje. Many songs have been sung about Bajo Pivljanin, and he is also mentioned by Peter Petrovic Njegos in the "Mountain Wreath", "*Falcon Bajo with his thirty dragons shall not die while the world lasts*".

The tower was restored in 1936, as evidenced by the inscription on the east facade: "This home of Bajo Pivljanin, in memory of his glorious death at Vrtijeljka in 1685, was rebuilt by the grateful Zeta regional unit reined by ban Mujo Socica in 1936".

Description the cultural property: Bajo Pivljanin's tower is located directly in front of Drazin Vrt, near the coast. In front of the tower there is a long, pebbly cove which is presently separated from the forest by the main road passing immediately behind the rear facade of the tower. A wall along the coast, built parallel to the southern facade of the tower, is made of stone that is regular in shape, behind which is part of the remains of two rooms that had been vaulted by groin vaults. Those are probably the remains of ancillary structures that were functionally related to the tower. On the hill, seats were carved into the rock, to be used for surveillance.

The tower is roughly square in plan and has a ground floor, two upper floors and an attic. The space is vertically organized. Entrance door and utility rooms are on the ground floor, which is partly built into the slope of the hill and buried, there is, with living quarters on the upper floors, and, a kitchen on the top floor.

The facades of the tower are simple in style. There is a ground level front door and several small two-axis window openings in the upper floors on the main facade, oriented to the south, and a few windows on the other. On the first and second floor and in the attic there are regularly arranged arrow loops, which demonstrate the important defensive character of the building.

Below the main facade of the tower, at ground level on the south-western and south-eastern corner, can be seen traces of the surrounding wall that was to be built (or was built and later dismantled). Near the entrance to the tower are the remains of the former cistern.

The tower was built of local gray stone, has a wooden mezzanine ceiling and a gabled roof covered with tiles. The staircase is made of wood, and the floors of boards. The windows of the tower were made with characteristic parapet benches, and between the windows are arrow loops. In the attic, the kitchen had a masonry fireplace and “cabinet” by the window.

1. House of Milos Vukovic, Drazin Vrt, cadastral plots number 1113 and 1114, Cadastral District Orahovac II, protected by Decision no. 132 of 1953

Background: Milos Vukasovic, a prominent naval captain, well-educated and richly experienced, was born and spent his youth in Drazin Vrt in a house that is protected as the home of Milos Vukasovic. In 1870 he went to Buenos Aires, where he founded the steamship company “La Platense”, which was the strongest in South America for many years. Milos Vukasovic was a very successful and respected designer of ships and in many ways was responsible for the development and organization of the Merchant Marine of Argentina. Also, he always helped the sailors coming from this region, and all Slavic sailors in Argentina, which is why the governments of Russia and Montenegro, in 1906 and in 1907, appointed him Honorary Consul General. When he died in 1908, the speech read by the Secretary of Commerce of Argentine at his funeral emphasized that Vukasovic was the only European of the early twentieth century to whom Argentina was so heavily indebted.

Description of the cultural property: The home of Milos Vukasovic is located in Drazin vrt, above the main road between Kotor and Risan. The house is located on a dominant position in the central part of town, within a complex consisting of two houses in a row. In front of the residential complex, towards the sea, there are two high supporting dry walls, with the upper one supporting a wide terrace. The terrace is paved with stone, with lattice of vines. The terrace offers a view of the lower parts of the village, of the roofs of houses along the coast, and of the sea and the Boka Kotorska Bay.

Each house has a ground floor and an upper floor, and is oriented towards the sea, with a centrally placed dormer windows. The house on the west side, part of which is the house of Milos Vukasovic, has a wider dormer room, with two windows, and the house on the eastern side has a narrow single dormer window. Part of the terrace in front of the house of Milos Vukasovic has a fenced parapet wall and a metal fence. On the facade is a plaque with the inscription: “In this house captain Milos Vukasovic was born, a naval architect and organizer of maritime affairs in Argentina 1842-1908 P 1952”.

The house was built in the traditional way, with stone walls and wooden floor and roof structure. The walls are made of local stone and the window frames and doors are made of Korcula stone. The roof is gabled and covered with tiles.

18.8 LIPCI

In Lipci there is an immovable cultural property – an archaeological site, and a memorial with the status of a cultural property.

ARCHAEOLOGICAL SITES

1. Lipci Cave, Lipci, Cadastral District STRP 2 and 5, protected by Decision no. 01-1580/1 of 24 October 1961

This site dates from the period of 1200-800 B.C. The Lipci site is about 500 m from the coast. The road to the site is covered with lush vegetation and the cave is hard to find. An approximately 250 m long trail to the site is almost completely destroyed.

During a field survey in 1955, prof. Vaso Tomanovic in 1955 noted the existence of a cave-like fortification – rock shelters with drawings on the walls and fragments of pottery near Risan. The drawings are on a cliff about 40 meters high, at a height of about 5-6 m. They show a group of 5 deer, and a little lower to the left (about 2 meters) there are drawings of swastikas and gratings. The drawings are made of white lime painted directly onto the shelter rocks.

Underneath these drawings is a 4-5 m deep pit covered with vegetation, surrounded at the top by stone walls. Below the cliffs there is a hole – depression, in which, according to tradition, lies the hidden treasure of Queen Teuta, and locals used to go there often to search for it over a period of many years.

MEMORIALS

1. Memorial - plaque, cadastral plot number 384, Cadastral District LIPCI, protected by Decision no. 08-196/I of 26 February 1963

Background: The Veterans Alliance of Kotor, in 1959, in Lipci, erected a plaque in memory of the heroic death of nine soldiers of the detachments of Orijen and Lovcen, executed by the occupant on 9 March 1943.

Description: This cultural property is located in the village of Lipci, on the right side of the Kotor-Risan-Herceg Novi road. An obelisk on which a memorial plaque is placed was erected above a regulated spring of fresh water. The cultural property includes the obelisk and the memorial plaque. The obelisk was erected on a rock just above the spring and is built of regular ashlar blocks of pink stone from the Djurici quarry. At a height of 35 cm above the stone base is a memorial slab made of white marble, measuring 75x100 cm. In the upper central part there is a five-pointed star carved in a circle. Under the five-pointed star is a Cyrillic inscription, with letters accented in black paint:

THE NAMES OF SOLDIERS IN THE NATIONAL LIBERATION MOVEMENT WILL SHINE
ETERNALLY FOR THE FUTURE GENERATIONS

BECIR VUK BECIR SAVA DABOVIC OBRAD DABOVIC PASKO POPIVODA MARKO
SAMARDZIC DUSAN SAMARDZIC LAZAR SIJERKOVIC SIMA SABANOVIC NIKOLA

EXECUTED BY ITALIAN

FASCIST OCCUPIORS

11 February 1943

P 1959

On both sides of the monument are metal flagpoles.

18.9 MORINJ

In Morinj there are 4 cultural sites, of which one is sacral and 3 are secular.

SACRAL BUILDINGS

1. Church of St. Petka, Bunovici, cadastral plots number 259 and 260, Cadastral District Morinj, protected by Decision No. 1171 of 25 November 1957.

Background: There are no preserved archival data about the construction and history of the Church of St. Petka in Banovici, and it is believed to be built in the seventeenth century. The Church is mentioned by priest Sava Nakicenovic in his book "Boka" reading that it was built during the seventeenth century, and "was repaired some time ago". Considering that this was written by Sava Nakicenovic in 1913, the Church could have been rebuilt at the end of the nineteenth or the beginning of the twentieth century.

The Church is dedicated to St. Petka (Paraskeva Venerable Roman).

Description of the cultural property: The Church of St. Petka is located within the natural and culturo-historical area of Kotor, in Bunovici, located about 8 km from Morinj. The Church is hard to reach by the access road that passes, in the vicinity of the church, through a village with several groups of houses. The Church is located on an elevated plateau, a spacious patio built on two levels, and its position dominates the surroundings.

From the access road, an entrance gate leads to the lower level where the sloping terrain is built into an amphitheater. The amphitheater is constructed in dry stone wall, with several rows of seats on the south, east and north. A staircase leads from the lower level to a spacious flat upper plateau, in the churchyard. In the center of the church yard, the axis of which deviates slightly from the east-west orientation, is the Church (photo 8). South of the Church are a local cemetery and another entrance to the courtyard, and in the north, behind the Church is a residence – a reconstructed old Church house. The church yard is fenced with a dry boundary wall. On the inside, the wall is about 50 cm high, while on the outside, serving as a retaining wall, it overcomes the difference in altitude between the plateau and the access road.

The Church of St. Petka is a single-nave building with an elongated base, with a semicircular apse

on the east and a bell tower with three openings on the west side. The main entrance to the Church is on the west side and there is a side entrance on the south side above which is a small niche. Between the main entrance portal and the bell tower is a rosette, and on the side walls and the apse there are tall, arched windows. The facades of the Church were built of finely hewn stone. Smaller blocks were used on the upper parts of the side walls and the Church was reinforced with 3 anchors, probably installed during the rebuilding of the Church mentioned by Savo Nakicenovic. The roof is gabled and covered with "Mediterranean" tile. Along the façade of the Church there is a built-in stone bench.

Inside, the Church has a barrel vault which is along the side walls supported by a simple stone cornice. The walls and vault are plastered and painted, in yellow up to the cornice, in white above it. The floor is tiled with diagonally placed tiles of red and white stone from the Djurici quarry, with a border and a central rosette. On the western side there is a choir gallery with access stairs along the southern wall. The altar area is raised three steps above the floor of the nave and separated from the nave by a wooden iconostasis. On the icons side of the altar railing, there are significant hand-painted icons, significant for Boka, the work of the Lazovic family of painters, originally from the area of today's Municipality of Herceg Novi. In the upper part of the iconostasis are depictions of the 12 apostles, and in the middle, there is an icon of the Holy Trinity. The icons, from south to north, depict St. John the Baptist with the image of Christ in his arms, the Virgin and Child, Jesus Christ and the Venerable Paraschiva (St. Petka). The royal doors are decorated with depictions of the Annunciation and the four evangelists.

SECULAR BUILDINGS

1. The first school in the national language, Svrcač, Morinj, cadastral plot number 1892, Cadastral District Morinj, protected by Decision No. 392 of 7 June 1954.

Background: The first school in the national language in the area of the Boka Kotorska Bay began its work in December 1803 in Morinj. It is believed that its original location was in Svrcač, in the home of Pavle Tripov Matkovic and his wife Andrijana. According to many sources, Svrcač, with the Church of St. John the Divine and the school, was the center of Morinj. The school was associated with the Church, and the first teachers were priests and monks. Given that Austrian authorities forbade the opening of national schools, the people of Morinj opened the school on their own initiative and responsibility, and ran it with their own resources. The first school teacher was a priest, Nikola Milinovic.

Sometime later, the school moved to a nearby building, which is now protected as the first school in the national language, in the house of Krilo Matov Milinovic, which, in 1864, he bequeathed in a will to the school. Until it moved here, the school had occupied a single room in a private home. The school remained in this building until 1871, when it moved to a Church house on the coast in Donji Morinj.

In January 1942, on the Day of the First Battle, this house was burned by the Italians first, and remained in ruins until 1960, when Djuro Vasov Milinovic sold it to Luka Pavlovic, who restored it and lived there until the 1979 earthquake.

Description of the cultural property: With groups of residential houses, arable terraced farms and streams, as well as the Church of St. John the Divine, Svrcak is an isolated rural community between the Lower and Upper Morinj. The house where the school was located is in the center of Svrcak, near the Church of St. John the Divine, beneath a road that leads from the Lower to the Upper Morinj. The house is approached from the road via a staircase.

The house is the first in a series of several houses, and in front of the house is a courtyard paved with stone slabs and surrounded by a low stone wall. By the entrance to the courtyard there are hiking trails from the lower part of the village. In front of the yard, the path branches into one leg that leads to the west, and another that leads to the dirt road. It runs down a flight of steps, by a flowing stream to the east, and down into the surrounding arable land. Between the stream and the road are terraced gardens. To the south, the school overlooks the terraced farms and the slopes of Orjen in the distance.

The house is rectangular in plan, has a ground floor and two upper floors, and a hipped roof. The main facade is oriented to the south and is simply designed, with three windows within stone frames on the first and second floor, while the ground floor has the entrance door and two windows. The last door on the northern facade leads to the first floor of the house from the sloping terrain on which the house was built. The house was built of local hewn stone. On the back of the west facade, in the zone under the roof, there is a series of roughly hewn consoles. The walls end at the eaves, the roof structure is wooden and the roof is covered with Mediterranean roof tiles.

Inside, in front of the house, parallel to the main facade, is a wooden staircase. The ceiling joists of the first and second floors are wooden, and the floors are made of boards. The walls are plastered and whitewashed, with plaster moldings in floral and geometric patterns. The ceilings are plastered over the lining of reed. In the back of the house, there is a stone slab floor on the first floor.

The house underwent modifications in the second half of the twentieth century. An entrance door that leads to the second floor of the house was made in the northern facade, and a concrete access staircase and concrete terrace were built as well. Other improvements included concrete walls and a floor made of terrazzo slabs on the ground floor, as well as a concrete floor structure above the first floor.

2. House of Duke Tomo Milinovic, Donji Morinj, protected by Decision No. 393 of 7 July 1954.

Background: The building, which is now protected as the home of Tomo Milinovic was built in 1848 by Krile Matov Milinovic, as evidenced by the original inscription on the construction of the building on the northern facade: "Surrounded by fire, water and wolf teeth, I erected these pillars to Orthodox descendants, in 1848, Krile M." Krile Matov Milinovic was born in 1814 in Morinj. He graduated from the Maritime Trade School in Trieste, and was also known as a benefactor and a humanist. He distinguished himself when he used to send, hidden in flour bags from his mill, ammunition and food for the Krivosije uprising. Therefore, the Austrian authorities in 1869 tried to arrest him, but he had already taken poison, not wanting to fall into

enemy hands.

Tomo Djurov Milinovic was born in Morinj around 1770. As a seafarer he traveled around Europe, parts of Africa and Asia. Part of his life he spent in Trieste, and then in Serbia where he was enlisted for Karadjordje's artillery. Although he had never formally learned the craft of gunsmithing he struck, for the needs of the Serbian army, two cannons that were later seized by the Turks as war trophies. One was sent to Constantinople and the other is in the Belgrade fortress. After the failure of the uprising, he lived in exile in Ackerman in Bessarabia. Little is known about this period of his life, except that in 1817 he went from Russia to Montenegro and delivered some messages to Peter I, related to the war between the Russians and Turks. After this he returned to Akerman, where he lived for the rest of his life.

The school moved into this house in 1928, where it remains today. The classroom is located on the first floor of the house, in the attic there is an apartment for the teacher, and the ground floor, now used as a community building, was the gymnasium of the Falcon Society.

Description of the cultural property: The home of Tomo Milinovic is located in Morinj, below the main road, on the coast. The house is located near the deepest part of the bay of Morinj, bordering to the north on a steep rocky slope of the hill, and to the south on a sandy shore. There is a large pier in front of the house, and to the north, along the pier is a creek that flows into the sea.

The house is rectangular in plan, has a ground floor, two upper floors and an attic. The main facade faces the sea and is symmetrical in appearance. On the ground floor is a centrally mounted front door with windows on each side, and three windows are on the first floor. In the central part of the attic is a dormer window with a single window. The main facade to the east and side facade to the north are made of precisely cut stones and the south and west facades are made of more roughly cut stone. The southern facade was probably plastered. A stone bench extends along the northern facade, with a stone table. On the back side, a tract and a circular tower were later annexed on the northwest corner. The tower and annexed part of the house are made of roughly hewn stone. Judging by the construction technique, a single storey building with a pitched roof was annexed first to the rear facade, on the top of which a two-storey tower was subsequently added. The former exterior staircase leading to the first floor of the house became an indoor staircase, and the large stone consoles and arrow loops in the back wall of the house lost their defensive function. Above the entrance to the annex there are openings through which one could protect the entrance. There was originally a gable roof with unequal sides, and was upgraded by extending the slope above the rear part of the house.

Inside, on the ground floor, is the local community center of Morinj. The first floor is reached by a staircase located between the house and the tower. The door at the entrance to the first floor, which used to be external, has all the necessary elements of security, and leads to a small hallway that leads to the classroom, a small room (the office of the Local Community Center Morinj), a toilet and a staircase that leads to the second floor. On the second floor is the teacher's apartment. Above it is a small loft. The tower and the annexed building have a ground floor and an upper floor. The tower and staircase space have arched vaults made of stone. Above the arches is a flat terrace. The tower is presently used by a nearby restaurant – a kitchen and

bathroom are on the ground floor is, and a store room for beverages is on the upper floor.

3. Enclosed porch of St. Peter, Morinj, protected by Decision no. 1173
of 25 November 1957

This cultural property is identified in the report of the Commission for determining the condition of immovable cultural property of Montenegro, the enclosed porch of St. Peter, Morinj. In July 2004, this cultural property was identified as a tower which was part of the house of Duke Tomo Milinovic, located on the coast. As the Decision on entering the building into the Registry of 1961 read that the cultural property was in ruins, the team concluded that the cultural property was possibly incorrectly identified in the report of 2004.

The expert team believes that it necessary to study the documents further, and possibly conduct a field research, in order to reliably determine whether the building should be protected as the enclosed porch of St. Peter. Should it be part of the house of Duke Tomo Milinovic, the expert team believes that the tower cannot be treated in isolation in relation to the rest of Duke Tomo Milinovic's house, and that it should therefore be part of the cultural property of the home of Duke Tomo Milinovic (the house is also proposed to be renamed as the home of Krile Milinovic). The tower is addressed in the study of the home of Duke Tomo Milinovic as well.

If it is determined that the tower forming part of the home of Duke Tomo Milinovic is not the enclosed porch of St. Peter, it is proposed to establish whether it still exists, and if it does exist, to determine its current condition and develop a study of the tower.

The team attached a description and photo of the tower which is believed by the Administration for Protection of Cultural Property – archaeologists – to be the enclosed porch of St. Peter.

The tower is located in an area on the southern slope of the hill that descends to the village on a presumed ancient road, away from the coast and the village.

It is evident from the masonry facade that the tower had three phases of construction. Originally, this was an ancient (Roman) tower, which was in use in ancient times. At that time, according to ancient historical sources there was a road that ran from Epidaurus (Cavtat), through Konavle, Sutorina, Herceg Novi, and then, from Boka, descended in Morinj, a little further towards Risan and Grahovo to the hinterland. To the ancient tower, probably during the Turkish rule, larger blocks were added, and formed an enclosed porch in the Turkish style. In a third phase, the facility was improved to include a gabled roof. The last renovation took place probably during the Venetian rule and the tower was then named the Tower of St. Peter.

The name of the tower is connected to Saint Peter of Cetinje.

18.10 SKALJARI

In Skaljari, there are 7 immovable cultural properties, of which 5 are sacred, 1 is secular and 1 is an archaeological site; and there are also 3 memorials with the status of cultural property.

SACRAL BUILDINGS

1. The old Church of Our Lady of the Snows, Skaljari, cadastral plot number 777, Cadastral District Skaljari I

Background: Church documents first mention the existence of the Church of Our Lady of the Snows in 1519, although there are indications that the original building existed already in the medieval period. This assumption is supported by the building techniques used in the lower part of the wall of the southern facade, as well as repurposed stones built into the facade above the main portal, of both Roman and pre-Roman origin. Based on the characteristics of the architecture it can be concluded that its present appearance dates from the seventeenth and eighteenth century.

The Church is popularly known as St. Luke, to whom a side altar is dedicated, but there is no data that it originally bore the name of the saint, or when the patron changed.

Description of the cultural property: The old Church of Our Lady of the Snows is in the former center of the village of Skaljari near Kotor. Near the Church, on the southern side, a road was built, separated from the Church by the supporting wall. On the northern and northwestern side, the churchyard is bordered by streams that, north of the Church, merge into a single stream. Downstream, near the Church, there is the old Skaljari Cemetery. The courtyard of the Church is entered through a side access road and an entrance gate, on the top of which are repurposed Romanesque capitals with zoomorphic motifs. The yard is developed in two levels, paved and fenced by a boundary wall. The Church is located in the eastern part of the yard, east-west oriented. The facade of the Church and the boundary wall have built-in masonry stone benches. In the courtyard there are tombs and in the southwestern corner of the niche there is a tombstone from the nineteenth century.

The Church is a single-nave building with rectangular base, with a slightly-elongated semicircular apse on the east and a bell tower with three bells on the western side. Along the southern side of the apse, an annex was built to serve as a sacristy. On the west, the main façade has a simple portal with a sculpted cornice, flanked by two oval windows of the Renaissance – Baroque style. Above the entrance portal is a semicircular lunette, in whose interior is a pre-Romanesque relief with two crosses under arcades and a bird in the crown. The arch of the lunette is decorated with a three-strand braid. Above it is a somewhat more recent (probably Roman period) small marble plaque articulated in two simply sculpted arches. Above the tympanum of the west facade is a rosette. The bell tower is high, designed in two levels divided by simply sculpted broken string courses. Between the archivolts of the bell-tower arches there is a repurposed relief depicting a baptism. At the top of the bell tower is a profiled pole on which a metal cross is anchored, and on the northern side of the bell tower there is a console with a circular opening (oculus). The Church was built of local stone, covered by a tile roof. On the roof, on the southern side, following its slope, are gradually set up steps of stone from the Djurici quarry, which are used for climbing up to the bell tower. On the northern facade there are two narrow round-arched windows. In the lower western corner of the north facade there is a repurposed medieval stone with a cross in relief. On the southern facade is a different masonry technique (larger block, rougher cut blocks, wider joints) can be seen in the lower part, indicating the remains of an earlier Church, probably from the Middle Ages. Inside, the Church is barrel-vaulted. A simple profile stone cornice is installed at the joint between the walls of the

vault and dome. The room is lit by elongated windows on the northern side, a rosette to the west and a window in the apse.

The floor under the nave has a checkerboard pattern, ocher and brick-red, with a border. At the center of the Church is a diagonally placed square on the floor with a stone plaque whose inscription evokes the memory of the covenant upon the occurrence of plague in 1772. D: O: M:

PESTE XXX

LVGLIO

1772

The apse, with steps and the altar platform, is paved with stone. The walls and vaults are plastered with lime plaster and painted in ocher yellow color. The calotte of the apse is painted blue. In the entrance area there is a wooden gallery (porch) accessed by steep wooden stairs. To the left of the entrance is a carved freestanding baroque style oyster-shell-shaped stoup. The Church has two simple brick altars, of which one is set centrally along the southern wall of the nave and the other is in the altar apse.

2. Church of Our Lady of the Snows, Skaljari, cadastral plot number 849, Cadastral District Skaljari I, protected by Decision no. 357/4 of 12 April 1989.

Background: In 1883, it was decided that a new Church had to be built in Skaljari and its location was identified. The terrain for the building, which was owned by the then existing Church of St. Andrew in Kotor, was purchased in 1887 with funds collected from the locals (6000 Florins) and the Church (1000 Florins).

After that, the designs were drawn up. By 1895, four designs were prepared and the last one, developed by Milan Karlovac, reduced the cost from the planned 23,790 florins to 20,000 florins. Finally, in 1897 the design was approved, but the old church was not to be demolished, as planned, but had to be maintained at the expense of the Church.

The foundation stone was set in 1898. By 1902 the clergy and residents of Skaljari, in addition to volunteer work on the Church, had contributed with 14,000 florins. The contractor was Anton Ilic. The Church was consecrated on 29 June 1903 by Kotor Bishop Frano Uccellini – Tice. The parish priests, Ivan kan. Matkovic and Marko kan. Vuckovic, were most deserving for the construction of a new Church in Skaljari.

Description of the cultural property: The Church of Our Lady of the Snows is located in the central part of Skaljari, at a dominant position, by the old road to Njegusi. It was built in the center of a rectangular courtyard enclosed by a fence of wrought iron, with gates to the north and east. The Church is north-south oriented and surrounded by tall trees, cypresses and pines.

The Church of Our Lady of the Snows is a single-nave structure with an elongated pentagonal presbytery and a sacristy to the south, and the main entrance and a bell tower on the northern side. The bell tower is part of the structure, in the axis of the Church, above the entrance. The Church has a gabled roof covered with Mediterranean tiles. The main facade is made of stone, while the other facades are made of a combination of stone and plastered areas. The main

entrance portal is accentuated by a tympanum, and the windows are semicircular, with sculpted stone lintel arches. The bell tower has three floors. The first two floors were built with pilasters, a slightly projecting frieze and small, rectangular windows on the main facade, while on the third floor there is a loggia of bells with two openings on each side. The loggia is surrounded by a fence with balusters. The bell tower is topped by a high octagonal pyramidal roof. Inside, the Church has a main nave, a presbytery and a pentagonal sacristy. The presbytery is raised two steps above the nave of the Church and separated by a sculpted stone arch and fence with balusters. The fence is made of Carrara marble. The sacristy is accessed through two doors on the southern wall of the presbytery.

On the northern side there is a gallery and three separate rooms. There is a central entrance, a western entrance with a stone spiral staircase leading to the gallery, and eastern baptistry with a font carved from Carrara marble. The bell tower is accessed from the gallery, and there is a steep and narrow wooden staircase leading to the loggia of the bell by. The ceilings of the nave and the presbytery are wooden and coffered, with square relief caissons decorated with gold (9 x 18 fields). In the main nave, cross beams support a coffered ceiling supported by sculpted wooden corbels.

The floor of the Church is made of stone from the Djurici quarry, set in a checkerboard pattern with a border. Along the base of the wall is a plinth, also of Djurici stone. The main altar, of Sinj marble, with statues of St. Luke and St. Rocco, was made in the workshop of Pavle Bilinic in Split. The altar and ceiling were designed by Antonio Rossi.

3. Church of St. Vincent, Skaljari, cadastral plot number 273, Cadastral District Skaljari I, protected by Decision no. 349 of 31 May 1957.

Background: The Church of St. Vincent, as recorded on the inscription next to the entrance portal, was built by Trifon Zifra in 1828, on his estate, west of the family villa. The estate of the Kotor family Zifra was located in the northern part of the village of Skaljari, in the lower reaches of the Zvirnjak River, and included a house, a Church and a garden. The Church was built using architectural elements from older buildings. A baroque altar was transferred from the Church of Our Lady of the Angels in Kotor, which had stopped being used as a Church in 1813. In the mid-twentieth century, when a large part of Skaljari became an industrial zone of Kotor, a foundry was built on part of the estate. In the earthquake of 1979 the Church of St. Vincent suffered significant structural damage. After the earthquake removal of materials from the villa began, and only some of its parts have been preserved nowadays. The altar which was located on the eastern wall of the Church was transferred in 1989 to the Church of St. Nicholas, in Perast.

Description of the cultural property: in the central zone of Skaljari, near the abandoned old foundry, in the lower reaches of the Zvirnjak (Zvirnjak) river, there are the remains of a residential complex of the Zifra family including a villa, garden and a Church dedicated to St. Vincent.

The cultural property consists of the ruins of the Church of St. Vincent and the remains of the villa of the Zifra family, near the Church. The environment of the cultural property consists of abandoned buildings and disordered areas of the former industrial area of Kotor to the north,

and of a group of residential buildings to the south. The complex is approached from the Njegos Street through a gate, passing through the parking lot and the ruins of the old foundry. To the west of the complex is a stream, to the south, a group of apartment buildings.

The remains of the family villa, which had a ground floor and an upper floor, include only the ruins of walls on the ground floor and an arcade passage with walls decorated with molded plaster decorations. Of the landscaped garden only the remains of masonry columns which supported the poles of pergolas, and four palm trees, remained. The Church of St. Vincent is a rectangular, single-nave building, measuring 15.9m x 8.6 m, oriented approximately in the north-south direction, with the main facade to the north, and an altar area to the south. The main façade was built using architectural elements from older buildings. The monumental portal with Renaissance style characteristics, and two symmetrically-placed gothic style bifora mullioned windows with two lights most likely come from an older Church. Above the window is a small rosette. The facade is finished with a sculpted cornice. The Church is built of stone. Special attention was paid to the treatment of the main facade built of large blocks of Korcula limestone. The roof is gabled and covered with tiles.

The Church interior is divided by two-stage pilasters with transverse arches on three aisles. Between the transverse arches there are cup-shaped vaults made of brick. Iron ties, mounted in the supporting arches, reinforce the structure. The Church is illuminated by high semicircular windows set on the lateral walls, as well as with an elongated Gothic window on the north wall. The Church floor is made of stone slabs, and the walls are plastered. The southern aisle - the altar area - is raised two steps above the nave, and at the pilasters there are visible traces of a fence. Along the southern wall was a large Baroque altar from the eighteenth century. The Church had a choir gallery. The walled door on the eastern wall and alternately arranged blocks at the eastern corner of the main facade may indicate a plan to connect the Church with the villa, through the choir gallery

4. Church of St. Michael with the Roman Catholic town cemetery, Skaljari, cadastral plot number 472/2, Cadastral District Skaljari I, protected by Decision no. 356/4 of 12 April 1989.

Background: Around 1840, the Austrian authorities banned burials in and around churches in the town, so the town of Kotor established a new (current) cemetery on two terraces of undeveloped land next to the Zvjerovnjak River in Skaljari. It was decided that the cemetery would be common to the three religions, with the upper terrace assigned to Catholics, the bottom one to the Orthodox, and on the border of the two cemeteries surrounded by a wall was a small area for the burial of members of the small Jewish community in Kotor.

In the Catholic part of the cemetery the church of St. Michael the Archangel was built in 1865, designed by architect Marco Benzoni, who was also the Mayor of Kotor at the time. Many famous Kotor's families were buried at the Roman Catholic cemetery around the church, and in the floor of the church porch there are tombstones of prominent personalities of the second half of the nineteenth century such as Hieronymus Forti, canon of the Cathedral of Saint Tryphon and others.

Above the fenced complex of the Town Cemetery, during World War I, a military cemetery was built, where in 1918 leaders of the rebellion on the Austro-Hungarian fleet were buried, Franc Ras, Mate Brnicevic, Jerko Sizgoric and Anton Grabar, whose remains were transferred to the terrace of the Naval cemetery under the wall of the Town cemetery in 1968, while the military cemetery was partially destroyed by the passage of a new road to Trojica.

Description of the cultural property: Kotor town cemetery is located in the central part of Skaljari, along the main road. The cemetery is rectangular in shape, surrounded by stone walls, with entrance gates on the east and north. The cemetery consists of three units, the Roman Catholic cemetery in the southern part, the Orthodox cemetery in the north and in the eastern part, on the border between the Orthodox and Catholic cemetery, there is a small Jewish cemetery. Three longitudinal alleys with rows of cypress trees, as well as several transverse ones, divide the cemetery into sections. The Roman Catholic, Orthodox and Jewish cemetery, with churches, chapels and tombs, tree-lined alleys and free palm trees, and a stone fence, form a unique complex sacral and memorial unit.

The Roman Catholic cemetery is entered from the east, through the gate in the surrounding wall. From the entrance gate there is a path leading to the church of St. Michael. Extending vertically in relation to the access path, there is a main alley with trees and sculptures. Alleys have stone curbs and grit paving. In the north-eastern part, bordering on the Orthodox cemetery, there is a Jewish cemetery surrounded by a stone wall. In the northern part of the cemetery is the burial chapel, Marovic mausoleum, built in the neoclassical style, with a porch supported by caryatids. Tombstones from the late nineteenth and early twentieth century were built with reliefs, most often with garlands of roses.

The church of St. Michael is in the central part of the cemetery. The church has an octagonal base with a pyramidal roof, high octagonal lantern, and a porch on the east side. There is a central flight of steps to the porch and entrance to the church. The porch is formed by four Tuscan pillars (without base) that support an entablature and shallow pediment. The porch is vaulted with three shallow spherical vaults and has a gabled roof. High entrance portal has a molded stone frame. Sideways of the portal there are stone slabs with inscriptions ANTE-MORTEM BENEFAC AMICO and ET MORTUO NON PROHIBEAS GRATIAM. The church was built in regular rows, with precisely cut stone blocks. The walls end in architrave, frieze and a molded cornice. The roof is made of regular cut stone slabs.

Inside, the church has a circular base, a double ax-symmetric and divided by pairs of Tuscan-style rows of pilasters, into the entrance area, side areas and the altar area. In the space between the pilasters there are small, arched, highly placed niches. Pilasters are supported by a ring architrave, frieze and cornice. The church has a vaulted dome. The interior is lit by three round-arched windows to the south, north and west, and by a lantern. The floor is made of red and white stone from the Djurici quarry, installed in the form of chess fields, with a hawk. The walls are plastered and painted in two tones. On the east side there is a stone altar dedicated to St. Michael, with two access steps.

5. Orthodox cemetery with a chapel of the Protection of the Holy Virgin, Skaljari, cadastral plot 472/1, Cadastral District Skaljari I,

protected by Decision no. 03-844/2 of 11 November 1958.

Background: Around 1840, the Austrian authorities banned burials in and around churches in the town, and the town of Kotor formed a new (current) cemetery on two undeveloped terraces by the creek of Zvjerovnjak in Skaljari. It was decided for the cemetery to be shared by the three religions, with the upper terrace assigned to Catholics, and the lower one to the Orthodox and on the border of the two cemeteries, surrounded by a wall, there was one plot for the burial of members of the small Jewish community in Kotor.

For the purposes of the Orthodox cemetery in Skaljari, in 1846, the church of the Protection of the Holy Virgin was erected, modeled on the medieval Kotor Church of St. Luke. Many famous people, significant to the history, culture and education of the local population, and beyond, were buried at the cemetery in Skaljari. These tombs belong to the soldiers that fought against the Venetian, French and Austrian occupation, members of the then orthodox parish and founders of Serbian Singing Society "Unity", founded in 1839, who were members of the Serbian secret agencies with the aim of uniting the Boka Bay and Montenegro, including: Kotor priest Jakov Popovic (1808-1865) – later as a monk named Irenaeus, whose tomb is in the church, Luka Berber, Marko Bjeladinovic, Ivo Cirkovic, Niko Radicevic, Marko Stefanovic and many others. In front of the church there is a tombstone of Djordje Petrovic with the national coat-of-arms of Montenegro. Also, the collaborators of Vuk Karadzic, Vuk Vrcevic and Vuk Popovic, were buried at that cemetery, in addition to writer John Sundacic, poet Novica Nikolic, professor of history at Belgrade University Vasilj Popovic, who died in prison of Kotor during the Italian occupation in 1941.

Above the fenced complex of the Town Cemetery, during World War I, a military cemetery was built, where leaders of the rebellion of sailors of the Austro-Hungarian fleet were buried in 1918, Franc Ras, Mate Brnicevic, Jerko Sizgoric and Anton Grabar, whose remains were transferred, in 1968, to the terrace of the Naval cemetery under the wall of the Town cemetery, while the military cemetery was partially destroyed by the passage of a new road to Trojica.

Description of the cultural property: Kotor town cemetery is located in Skaljari, along the Adriatic main road. The cemetery is rectangular in shape, surrounded by stone walls and consists of two parts: the Roman Catholic cemetery on the south side, and the Orthodox one to the north. On the border between the Orthodox and Catholic cemetery there is fenced site of the Jewish cemetery. The Orthodox, Roman Catholic and Jewish cemetery make up a unique, complex, memorial and sacral complex.

The Orthodox cemetery is entered from the north, through the entrance gate in the surrounding wall. The cemetery is divided into smaller units by tree-lined alleys. The main alley leads to the chapel of the Protection of the Mother of God, which is located in the eastern part of the cemetery. At the cemetery, there are family chapels and family tombs. Chapels and tombs were built in different styles, and some bear rich relief decoration.

The Church of the Virgin Mary was built on the model of the church of St. Luka in Kotor. The church has a single nave with a dome, lying east-west, with a semicircular apse on the east and the entrance with a bell tower on the west side. The main facade has a monumental round-topped portal with rusticated walls, with relief sculptures on the arch supports and the

keystone. Above the portal there is a simple rosette – oculus. West facade is highlighted by lateral pilasters, with a pediment topped by a molded roof cornice. The bell tower has two levels, for the three bells, and is made of the baroque stylistic elements – the side scrolls and decorative floral motifs in relief. On the side facade walls there are two round-arched windows with stone frames. The facades of the church are made of precisely carved Korcula stone, and the roof is covered by tiles.

Inside, the church is barrel-vaulted. The church is divided into three aisles by two-stage pilasters and transverse arches, and above the central aisle there is a dome on pendentives. East aisle is a few steps above the floor of the nave. The apse is vaulted with a cross vault. On the west side there is a choir gallery with wooden flights of steps. The floor is made of stone from the Djurici quarry in two colors, installed as a chess field. The walls are plastered and painted white.

The iconostasis separates the nave from the apse. The iconostasis is a dark brown color with golden borders. The icons are the work of different artists. The cross is at the top, below which there is a line of 7 icons separated with golden columns. The central icon representing the Holy Trinity is set between the four apostles and St. Peter and Paul (the sequence on the left side is: St. Luke, St. John, St. Paul, and on the right side: Saint Mark, Saint Matthias, St. Peter). The throne icons include the Beheading of St. John the Baptist, the Virgin and Child, Jesus Christ and icon of the Protection of the Virgin Mary. Annunciation, which is the oldest painting item on the iconostasis, is shown on the royal doors.

SECULAR BUILDINGS

1. The Historical Archives, Njegoseva Street 208, Skaljari, cadastral plot no. 287, Cadastral District Skaljari I, placed under protection by Decision no. 08-538/2 of 30 June 1976.

Background: The present building of the Historical Archives in Skaljari was originally built as a residential house of family Celanovic from Kotor, which lost that role due to nationalization after World War II. During World War II, the current building of the Historical Archives served as the German headquarters with archive materials of military units. After the war and the liberation of Kotor on 21 November 1944, pressed by partisan forces, the German command was forced to leave Kotor. However, as the command was not able to withdraw the archival material from the building, the building was blown up. Soon the building was repaired to accommodate the municipal committee of the Communist Alliance. In April 1970, when the national budget-financed construction of modern depots, linked as an annex to the building, was completed, the building was handed over to the Historical Archives of Kotor. It was severely damaged by the 1979 earthquake.

Description of the cultural property: Description of the cultural property: The Historical Archives building is located in Njegoseva Street, in Skaljari. Njegoseva Street runs parallel to the shore, from Kotor to Muo, Prcanj and Stoliv. Along Njegoseva Street, on the south side, there are houses built in the period between the two world wars, as well as in the first decades after World War II. Those are single or two-storey houses, built on the regulation line, with their facades forming the street front, mutually connected by stone masonry fences. Between the

houses there are gardens with different kinds of trees and decorative plants. On the north side of the street, along the sidewalk, there is a stone masonry fence and behind the fence is a wide green park area.

The building of the Historical Archives is located in the middle of a row of houses and consists of old and new works (annex). The old building has a ground floor and a hipped roof. The main facade is symmetrical with a centrally placed entrance on the ground floor and three windows on the first floor. The side facades are designed similarly, but with two windows. The facades are designed in the spirit of eclecticism, with rustically finished ground floor, the upper floor and a pronounced cornice. The facade on the ground floor is made to imitate pico stone blocks. The front door is accentuated by a tympanum. The windows on the first floor are framed by fields with a semicircular tympanum with carriages in the lunettes. The ground floor and first floor are separated by a molded dividing cornice. The corners of the building are emphasized by pilasters – beyond simple flat pilasters of the ground floor, upstairs are somewhat narrower Ionic pilasters. At the top of the building, there is an entablature made of a molded architrave, flat frieze and prominent cornice with teeth. As part of the frieze there are small attic windows. The facades are plastered and painted, and plastic decorative elements are highlighted by using two tones in the final finishing of the facade. The spatial distribution of the old building was partially preserved during the conversion into the archives, and offices are located inside.

The old and new buildings are connected through a narrow, joining tract with a staircase. The new building has a modern design, and its size and height follow the main building. The facades are designed with vertical recessed and protruding strips along the entire height of the building. Tall and narrow three-part windows with sun-breakers are installed inside of the recessed strips. The archives are located in the new building.

ARCHAEOLOGICAL SITES

1. Cemetery at Gurdic (Monastery of St. Francis complex with medieval cemetery), placed under the protection by Decision no. 634/1-54 in 1954.

Background: The monastery with the church of St. Francis was founded in 1288 by Queen Helen of Anjou. According to literature, Queen Jelena also erected such monasteries in Bar, Ulcinj and Shkodra, but only this one was identified. The monastery complex was demolished in 1656 by order of Venetian authorities to prevent the Turks from using it as a bastion for guns in the attack on Kotor.

Description: The complex of the Monastery of St. Francis is made up of the Church of St. Francis (preserved in the foundations), the remains of the chapel of St. Catherine, monastery buildings, foundations of the fence wall with towers and a cemetery with 137 graves.

This complex is not in the Old Town of Kotor, but it is very close. Nearby, in the ninth century, there was a Benedictine monastery (mentioned in the Notary Book I of Kotor 1326-1337). Under the foundations of this building, an ancient building and several ancient tombs were discovered.

The Church of St. Francis is a single-nave building with a rectangular apse. Along the north wall

the chapel of St. Stephen was added, and south of the church, in the fourteenth century, the chapel of St. Catherine was built. Between these buildings, there was a cloister with columns. The floors of the church, chapel and cloister were covered by tombstones with crests or names of Kotor families.

MEMORIALS

1. Memorial plaque at the Cultural Center in Skaljari dedicated to fallen soldiers from the area, Skaljari cadastral plot no. 705, Cadastral District Skaljari, placed under protection by Decision no. 08-177/I of 26 February 1963.

Background: The Municipal Committee of the Veterans Alliance of Kotor, in 1961, erected a plaque at the Cultural Center in Skaljari dedicated to fallen soldiers from the area.

Description of the cultural property: The plaque was placed on the Cultural Center in Skaljari. At the entrance, which is located at the junction of two wings of the building, a memorial plaque is installed in a covered entrance porch. It is made of white marble, measuring 100x150 cm. In the upper left corner there is a carved five-pointed star with a hammer and sickle, painted in red, with the engraved Latin inscription below, accented in red letters:

THIS HOUSE SHALL KEEP ETERNAL MEMORIES
OF THE COMRADES RAISED BY THE CPY ORGANIZATION
IN SKALJARI, DEMONSTRATING HOW ONE HAS TO LIVE, FIGHT AND
DIE FOR FREEDOM AND SOCIALISM
BRGULJAN M. MASO
NATIONAL HERO
1911-1942

Below, in two rows, there are carved names of 32 soldiers with the date of birth and death. The inscription below is at the bottom:

INSTALLED ON THE TWENTIETH ANNIVERSARY OF
THE PEOPLE'S REVOLUTION
1961

2. Memorial plaque at Trojica dedicated to the executed patriots from Krtole, Skaljari, cadastral plot no. 264, Cadastral District Skaljari 2, placed under protection by Decision no.08-185/I of 26 February 1963.

Background: The Municipal Committee of the Veterans Alliance of Kotor, in 1961, installed a memorial plaque at Trojica, dedicated to the shot patriots of Krtole.

Description of the cultural property: The memorial plaque is located at Trojica, on the

southeast side of the road, and it is separated from the surrounding area with a massive and high wrought iron fence that encloses a rectangular space. On the base pedestal there is a cube. At the corners of the shallow cube, stone pillars of the fence are installed, which are connected by horizontally mounted pipes. In front of the obelisk, a round concrete flower pot on a massive base was subsequently placed. There is an extended shallow profiled slab on the cube. It has a 55 cm tall arched and molded cube. At the top there is a massive pyramid plate. On the vertical slab of the monument, a memorial plaque is installed, made of white marble. The plaque bears the Cyrillic inscription below, accented in black letters:

HERE REST THE BONES OF FALLEN PATRIOTS:

DRAGO DJ. MILOVIC MILO I. ERCEGOVIC BOZO J. LJESAR MHAILO K. KALEZIC

BRANKO DJ. BRINIC

TRAITOROUSLY SHOT ON 13 DECEMBER 1943 AT TROJICA

BY THE GERMANS AND THE CHETNIKS

3. Memorial plaque, Skaljari, cadastral plot no. 449, Cadastral District Skaljari, protected by Decision no. 08-201/I of 26 February 1963

Background: The Municipal Committee of the Veterans Alliance of Kotor, in 1952, installed a memorial plaque in Skaljari in memory of the rebellion of sailors of the Austro-Hungarian fleet stationed in the waters of the Boka Kotorska Bay.

Description of the cultural property: The memorial plaque is located on the north side of the town cemetery. On the pavement made of rough stone slabs, a monument was erected in the form of a medieval tombstone known as "stecak" on the retracted and shallow concrete pedestal, lined with black marble. On the northern longitudinal side of the monument, on the east side, there is a carved large five-pointed star and the rest of the surface bears the Latin inscription, with letters accented in dark color:

FALLEN DURING THE SAILORS' REBELLION

FEBRUARY 1918

The opposite, southern side, on the western surface area, bears the Latin inscription, with letters accented in dark color:

RAS FRANTISEK

BRNICEVIC MATE

GRABOR ANTON

SIZGORIC JERKO

While a carved image of a warship covers the rest of the surface.

18.11 MUO

In the area of Muo there are 3 immovable cultural properties – sacral buildings, and 1 memorial.

SACRAL BUILDINGS

1. Church of Supporters of Christianity, cadastral plot no. 167, Cadastral District Muo I, placed under protection by Decision no. 749/4 of 6 October 1987

Background: The church was built in 1864, in Byzantine style on a hill above the sea. The architect Andrija Perisic came from Split. It was built from the legacy of priest Simon Lukovic from Muo, and contributions of local people who had set aside a tenth of their income from the sale of fish for many years. In the same year, in 1864, the relics of a local saint and protector of sailors Blessed Gracia were transferred to the church. The marble altar of the Blessed Gracia was transferred from the former church of Our Lady of the Angels from Kotor in 1876. Other marble altar of the Supporter of Christians was purchased in Dubrovnik and installed in 1883. It bears an image of the Virgin, given as a gift by Kotor Bishop Marko Kalodjera to the locals during the consecration of the church. In 1892, two sacristies were added to the church, and then a bell tower with three bells. In front of the church, a waterfront with a pier, nowadays the waterfront promenade of Muo, was built. The famous Italian organ builder Dominik Moscatelli, in 1784, built an organ for the church in Zadar. Painter Friedman Hebrinu, in 1931, painted the interior walls. The villagers vowed to the church liturgical vestments and vessels, silver votive tiles, a large number of lamps, silver ornaments, candlesticks and relics that have survived to this day.

Description of the cultural property: The Church of the Supporter of Christians is located in the urban area of the coastal village, on an elevated enclosed plateau, paved with stone tile squares in diagonal order. The area around the church is surrounded by stone retaining walls. East of the church is a bell tower. The church was built of rough-hewn stone, other than the main facade, which was made of Korcula stone. The facade of the church is decorated with rosettes.

The church foundation is in the form of a cross with equal arms (Byzantine architecture) with an octagonal dome. Two sacristies were added to a semicircular apse. Inside there are three altars, two of which are marble, a wooden choir gallery with a valuable organ of the sixteenth century, and other church inventory. The church floor is made of marble, and the area around the altar is paved by the stone slabs in two colors, arranged diagonally.

2. Church of St. Cosmas and Damian, cadastral plot no. 11, Cadastral District Muo II, placed under protection by Decision no. 884/1-55 of 1955.

Background: According to available sources, the church was built in 1778, next to the remains of a much older church from the thirteenth century. After its construction, the older church was turned into a sacristy. There are a few graves in the floor of the church. The sarcophagus with the relics of the Blessed Grazie was kept in the church from 1810 to 1864.

Description of the cultural property: The Church of St. Cosmas and Damian with the remains

of the church house and the local cemetery are situated on the slopes of Mount Vrmac in pristine natural surroundings. By the church, there are the ruins of an old house overgrown with vegetation and uncultivated fenced churchyard with a gate made of wrought iron. It was built of stone with a facade decorated by a bell tower. On the eastern facade there is an extra entrance, connected to the access plateau by stone staircase. Above the entrance door with a molded lintel there is a rosette with wrought-iron grilles and a baroque window on each side.

The church is rectangular in plan with the longer axis extending in the north-south direction, slightly rounded with a gabled roof. Inside is a wooden marbled altar with no altarpiece and with a few wooden benches. The floor is made of large rough stone slabs. There are several very old graves in the floor of the church.

From the original wall finishing, there are visible remains of mural painting on part of the south wall of the sacristy.

3. Chapel of the Blessed Gracia, cadastral plot no. 135, Cadastral District Muo I, placed under protection by Decision no. 751/4 of 6 October 1987.

Background: The church was built by locals in 1888, according to the testimony, on the site of the birthplace of Blessed Gracia.

Description of the cultural property: The church is located in a natural setting near a built and devastated zone. The church is modest in size, with plastered exterior, with a bell tower and a single opening for the bell. The church roof is gabled, covered with tiles. The facade is decorated with a circular rosette with no architectural sculpture. Under the rosette there is a signboard of the year of construction and location.

The church is modest in size, single-nave, rectangular in plan with a semicircular apse, vaulted. The church floor is made of cement with a diagonal field spacing of 30x30 cm. The church interior is plastered and painted white. Wall surfaces are separated from the arch by a broad profiled cornice made of mortar. In the central part of the apse there is a simple wooden altar repainted in brown oil paint. On the altar a wooden sculpture was found, representing Blessed Gracia. The church furniture includes a few wooden benches.

MEMORIALS

1. Memorial plaque at Muo dedicated to ten fallen soldiers from the area, Muo, cadastral plot no. 167, Cadastral District Kotor

Decree on the Protection no. 08-175/I of 26 February 1963; Decision on entry in the Register no. 08-175/I of 26 February 1963, Dossier No. 608/D-NR; Book 4; pages 13-14

Cultural - historical building

Memorial building

Background: The decision on the registration of immovable cultural monuments reads that the

Alliance of the National Liberation War Veterans of Muo, in 1958, erected a memorial plaque dedicated to the ten fallen soldiers from the area. The plaque reads that it is dedicated to the fallen soldiers and victims of fascist terror from 1941 to 1945.

Description of the cultural property: This cultural property is located on the wall of the staircase in front of the hotel "Sind" in Muo, 2.5 km away from Kotor, on the left side of the coastal road. More specifically, it is installed on the stone wall at the first landing on the staircase that branches into two branches and leads to the hotel. The memorial plaque is made of white marble. In the upper central part of the plaque there is a carved five-pointed star within a circle, with the following Latin inscription below, with bold black letters, reading:

TO FALLEN SOLDIERS AND VICTIMS OF FASCIST
TERROR IN NATIONAL LIBERATION
WAR 1941 - 1945
VUKOVIC M. VOJISLAV
JANKOVIC P. DINKO
BATINIC M. BORISLAV
GVOZDENOVIC N. MATO
RADULOVIC M. BOGDAN
MASLOVAR T. IVO
PASKOVIC P. KRSTO
DONCIC N. DUSAN
PETOVIC A. GRACIJA
ALLIANCE OF NATIONAL LIBERATION WAR VETERANS
MUO 1958

18.12 PRCANJ

There are 14 immovable cultural properties in Prcanj, of which 1 urban core, 7 sacral and 6 secular buildings, and three memorials with the status of cultural property.

URBAN CORE

1. Lukovica Street, cadastral plot 994, cadastral plot 996, cadastral plot 997, cadastral plot 1002, cadastral plot 1003, cadastral plot 1005, cadastral plot 1010, cadastral plot 1011, cadastral plot 1012/1, cadastral plot 1012/3, Cadastral District PRCANJ I, placed under protection by Decision no. 1042/4 of 9 December 1987

Background: Lukovic Street is an ensemble of buildings dating from the period between the seventeenth and eighteenth centuries. This unit, with the church of Our Lady of Carmen, erected

in 1639, is the best preserved original structure of the settlement, which has not changed throughout the centuries.

Balconies are an important motif of the area, placed either in the middle of the facade of the house or according to the needs and requirements of families who lived in those houses, not taking account the strict symmetry of the buildings and facade elements (windows, doors, loopholes, etc.). In the back yard, all houses had large warehouses for goods (taverns), positioned close to the coast for commercial purposes. Little has been preserved of the interior layout, interior design and furniture of old houses in Prcanj. A reception room (lounge) was usually on the first floor of the house, and around it, and on the upper floor, there were other rooms for family members and servants. In the back yards of the houses, over time, ancillary buildings were erected. Today the rooms inside the houses are mostly rearranged according to the needs of the owner, with no interior design, the stucco on the walls and old furniture preserved (valuable Venetian mirrors, furniture in the Empire and Baroque style, fireplaces, paintings, etc.)

Description of the cultural property: Lukovic Street is formed by a series of ten houses of the Lukovic fraternity, each having a ground floor and two upper floors, with distinctive facades of cut stone and richly decorated baroque balconies with stone balustrades. The facades of houses are adorned by decorated pierced consoles on the top of the window and in the lower zone, family coats-of-arms (on the facade of the Church of Our Lady of Carmen) and loopholes. The interior space organization is mainly in the style of traditional Boka homes. On the ground floor there is a spacious tavern, and a spacious room/hall is on the first floor, with smaller rooms with an entrance from the hall. Behind the house there is a courtyard with ancillary buildings, wells and gardens. The roofs are gabled, covered with tiles, sloping to the street and yard.

The street frontage end is completed by the Church of Our Lady of Carmen. The church was built also of hewn stone, with a bell tower with a single opening for the bell, and a gable roof covered with traditional tiles. The facade is decorated with the coat-of-arms of the family Lukovic, placed above the original wooden doors and stone rosettes. The Church of Our Lady of Carmen holds the oldest emblem of a Prcanj family, carved on the tomb of priest Petar Sbutega. The church is rectangular in plan with a square apse arched with a cross vault. Inside the church there are preserved parts of the original interior design; painted plaster on the walls, which are identified below subsequent lime coatings, stone floors, wooden altar with altarpiece done in oil on canvas representing the Lady of Carmen and the choir loft. In the stone floor of the church, the oldest preserved tombs of the Prcanj families are found.

SACRAL BUILDINGS

1. Church of the Nativity of the Blessed Virgin Mary, cadastral plot 578, Cadastral District Prcanj I, placed under protection by Decision no. 520/1-52 of 1952.

Background: Construction of the church began in 1789, designed by Venetian architect Bernardino Maccaruzzi, with the contributions of all residents, using the stone brought from the island of Vrnik near Korcula. The foundation stone was set on 22 April 1790. Work progressed

smoothly until 1806. After 1807, the construction works slowed down, and then stopped, to be resumed 60 years later. The lantern at the top of the dome was completed around 1885, by builder Anton Meneghello. The church was completed between 1905 and 1909, and officially opened in 1909. The monumental access staircase is the work of architect Milan Karlovac and was completed in 1913; in 1921 the lobby was paved, while in 1923 a stone balustrade was installed in front of the church.

Description of the cultural property: Church of the Visitation of the Blessed Virgin Mary is located in a densely built coastal village in relatively preserved environment and is the most dominant building in the area. The church complex is accessed by a symmetrically segmented monumental Baroque staircase built of stone from the island. Church of the Nativity of the Blessed Virgin Mary is a monumental Baroque structure and is one of the largest sacral buildings on the eastern side of the Adriatic. The church has three naves with a semicircular apse, in the form of a Latin cross in plan, with a dome at the intersection of the central nave and transept. The drum-like dome ends with a large lantern on top. The church was built of finely dressed stone from the island of Korcula, under the influence of the Roman Baroque. The facade of the church is very impressive: pilasters and Corinthian columns in the lower part and the Doric ones at the top, with a final triangular gable. Portal of the church is supported by two semi-pilasters with skillfully made Corinthian capitals. On the wall level, between the pilasters and columns, there are two niches with statues.

The church interior consists of large piles of profiled socle and Corinthian capitals. The central nave resting on side arches has groin vaults and ends with a semicircular apse where there is a large marble altar, made in the workshop of the Venetian Baroque sculptor Giovanni Maria Morletera, with the icon of the Virgin of Prcanj dating from the second half of the fifteenth or early sixteenth century. The dome is supported by four broad supports.

The floor is made of diagonally arranged stone slabs. In addition to the main altar, in the church, on the walls of the side aisles, there are six altars, including two wooden altars in the eastern bay that were brought from the old parish church (altar of St. Joseph, and the altar of the Holy Family) and four marble ones, the most important of which are the altar of Our Lady of the Rosary (beginning of the eighteenth century, transferred from the old church), on top of which there are three angels, by the Venetian Baroque sculptor Giovanni Maria Morletera, and altar of St. Cross in the eastern bay on the south wall, which was made in the workshop of Karlo Bilinic in Split, in 1925, and where there is a wooden Crucifix, by the Venetian sculptor Andrea Brustolon. The walls of the baptistery in the southern nave of the church were painted by artist Milo Milunovic. The same author painted the two murals in the same church, on the altars to the left and right of the main altar, representing the Blessed Osanna and the Holy Family. The church has a rich movable property, and wooden furniture (benches, choir loft, etc.) is completely preserved.

2. Church of St. Anne, cadastral plot 1160, cadastral plot 1161 and cadastral plot 1163, Cadastral District Prcanj I, placed under protection by Decision no. 1038/4 of 9 December 1987.

Background: The church belonged to the Sbutega family. No one knows the exact time of its

construction, but it can be concluded based on architectural details that the church was built in the Middle Ages. In the documents of Episcopal archives in Kotor, it is also mentioned as “ecclesia S. Mariae” and “S. Venerandae” with the prefix “Xaome”. An old cemetery, with currently no visible traces, used to be in front of the church. The altarpiece painted with the image of the Virgin Mary and St. Anne was clumsily restored in the late eighteenth century. According to the inscription that appears below the painting, it was painted in 1725, and restored in 1772.

Description of the cultural property: The church is located in a natural setting, surrounded by oak trees and olive groves. The church is accessed by a narrow trail, covered in non-cultivated vegetation. The trail next to the church is partly paved, of irregular shape, and overgrown with grass. Next to the church there was an ancient cemetery where locals used to be buried. The church is rectangular in plan with a semicircular apse.

It was built of regular squares arranged in horizontal rows with distinct gothic turning point arc and profiled openings on the west side. The roof is gabled, covered with tiles, except for the part above the apse, where the roof is made of smaller stone blocks. The southern wall and apse of the church are plastered with lime-sand mortar with the addition of ground brick or red soil. Above the facade of the church there is a tall bell tower with a single window, which emphasizes the vertical line of the church. The facade of the church is decorated with an extremely narrow window with a semicircular finishing. Benches made of stone blocks are added to the facade, laterally from the wooden church door with a background stone linden and doorjambs. On the eastern wall of the church there are preserved stone consoles, properly arranged at the same height that could have supported the roof beams of an ancillary building.

The church interior is subdivided into two bays with an apse. A reinforcing arch is supported by a pair of pilasters. Two niches on the north and south side of the apse are recognizable elements in the function of the Orthodox architecture (diaconicon and proskomidia). The church may be classified among the buildings of the transitional Romanesque-Gothic period on the basis of pointed arches and Romanesque windows on the facade.

3. Church of St. Anthony of Padua, cadastral plot no. 173, Cadastral District Prcanj I, placed under protection by Decision no. 103/4 of 9 December 1987.

Background: According to available sources, the church was built in the late eighteenth century. It was built by Captain Bruno Lazzari. In the nineteenth century its lobby was covered. It was located on the property of the family Lazzari which according to the cadastral map from 1838 stretched to the sea and included a jetty for access by boat and an inner harbour, where south of the church there was a building assumed to be the house of the Lazzari family. The church was furnished by the family Lazzari with rich liturgical objects and silver altar ornaments, but was robbed twice.

Description of the cultural property: The church is in a row of traditional houses in the coastal zone. The church is modest in size and has a simple architectural sculpture with a covered hall in the form of old-fashioned porch, which is surrounded by a gate. The facade is typical of smaller

churches of that period, with a bell tower on the top, having a single opening for the bell, rosette, and a window on each side of the door. The church is rectangular in plan, vaulted with a square cross-vaulted apse.

In the apse there is a wooden altar with an altarpiece. In the altar area and on the vault of the nave original mortars are preserved, i.e. information on the original appearance of the interior. The church floor is genuine. It is made of large pink stone slabs.

The roof over the nave is gabled, and it is single pitched, lined with modern tiles over the cross-vault.

4. Church of St. John the Baptist, cadastral plot no. 506, Cadastral District Prcanj I, placed under protection by Decision no. 898/4 of 5 November 1987

Background: On the basis of available sources it can be assumed that the Church of St John the Baptist existed on the same site in the thirteenth century. The court archives in Kotor, the Church of St. John the Baptists was mentioned in 1397. Around 1500, the land where the church was belonged to Kotor's noble family Drago. Around 1590, the church with land belonged to the Prcanj family Grgurovic-Verona. It was restored in the early seventeenth century, since when it was under the patronage of the family Gjurovic. Through the efforts of the Gjurovic family members, the church was expanded at the beginning of the nineteenth century.

Description of the cultural property: The church is located in the coastal zone, at the end of a series of traditional coastal houses. In the immediate hinterland there is a densely built area of residential buildings with no aesthetic value. In front of the church there is a port surrounded by stone jamb walls. The church has characteristics of baroque buildings of modest size, built of large stone blocks of local stone. It has a typical facade, characteristic of small churches with a bell tower, with a stone canopy over the entrance and two rectangular windows (pronounced horizontal direction) laterally from the wooden door. The roof is gabled, and roofing is made of tiles.

The church is rectangular in plan, arched with an added room next to the altar area from the northern side. Inside the church there are preserved parts of the interior; floor made of large slabs (20 x 20cm) diagonally arranged, there is plaster on the walls with traces of paint layer, a wooden altar of simple design, wooden choir loft, and wooden benches. There is tomb with no inscription in front of the altar.

5. Church of St. Thomas, cadastral plot no. 173, Cadastral District Prcanj I, placed under protection by Decision no. 08-977/5 of 16 September 1963

Background: In documents, the church was first mentioned in 1326, and based on the architectural characteristics the church belongs to the pre-Romanesque period between the ninth and eleventh century. Based studied ornamentation (flagstone with tripartite intertwined ornaments), it is assumed that the period of construction is closer to the ninth century. Only remnants of the former church have been preserved. In 1964, archaeological research was

carried out when the remains of the building were preserved.

Description of the cultural property: Remains of the church of St. Thomas are found in a densely built coastal settlement and covered with uncultivated vegetation. Of the remains of the church, there are visible segments of 2 meters tall walls, the east wall with an apse, a column with a capital and stone plaque with tripartite intertwined ornaments. The main entrance to the church was on the west side, and the church once had a side entrance on the northern side. The church was oriented towards the east.

The church in the form of a cross with three apses (semicircular inside, outside square). In the central part there was a large dome supported by four columns with capitals and base, fragments of which have been preserved.

6. Franciscan monastery with the church of St. Nicholas, cadastral plot no. 705, Cadastral District Prcanj I, placed under protection by Decision no. 519/1-52.

Background: Based on historical sources it is known that the Church of St. Nicholas existed at the beginning of the eighteenth century. Construction of the new church began in 1730. On the basis of data on the building, which unfortunately have not been adequately investigated, it seems that the stable parts of the older building were preserved and incorporated into the new building. The builder of the church is unknown, as well as the author of sculptural ornaments and two magnificent sculptures that dominate the top of the facade.

Work on the church was completed in 1739, and the monastery was fully completed in 1769. The church and monastery were officially opened in 1739 and handed over to the reformed monks of Saint Francis of Assisi of the Venetian Province of St. Anthony of Padua. The Franciscans had an obligation to open a primary school in Prcanj, and in the monastery there was a school for sailors and pharmacies, where in a large monastery garden enclosed by a high wall various crops were grown for own consumption.

Description of the cultural property: The monastery complex with the church is located in the coastal zone of an urbanized settlement. The building is separated from a new hiking trail by a dirt road and monastery plateau surrounded by stone jamb walls. The monastery complex consists of the Church of St. Nicholas and three monastery wings enclosing a cloister paved with pink and white stone slabs with a garden, which is surrounded by a wall. Solid arcades have no architectural decorations. Mortar fell off the cloister arches. In the middle of the cloister there is a well with a decorative stone ring. The monastery complex includes a memorial workroom and library of priest Niko Lukovic, which was closed and abandoned due to the work on the building.

The church is built of finely hewn stone from Korcula with a bell tower with three bells. The facade of the church dates from the Renaissance period, with a stone canopy over the entrance and two statues at the ends of the roof. Portal of the church is richly decorated.

The church is rectangular in plan, and a single-nave. The church interior is simple, with two-colored stone slabs on the floor. The interior of the church consists of three separate marbled wood altars, of which the large main one is on the east wall with two life-sized wooden statues of St. Peter and Paul (1.90 m), a wooden pulpit and wooden fence on the choir gallery. The main

altar was made in Venice in 1766, and marbled in 1767. On the altar there is an altarpiece done in oil on canvas, originating from the workshops of the Venetian school of painting, in the early eighteenth century. The ceiling was made using modern techniques and materials. Authentic stucco is not preserved.

7. The old parish church, cadastral plot no. 17, Cadastral District PRCANJ II, placed under protection by Decision no. 897/4 of 5 November 1987

Background: Based on available data and relevant documents, it cannot be reliably determined when the original church was built, but it is referred to 1399 as Santa Maria de Parzán. It was rebuilt and expanded in 1672, when the inscription was placed above the main entrance by priest Petar Sbutega from Prcanj reading “Templum istud tu Virgo custodi precesque orantium exaudi” (Virgin guard this temple and answer the prayers of the faithful). The reconstruction preserved the former church, which is nowadays a connection between the nave and chapels. Around 1740, an octagonal chapel with a cupola was added. The church houses the tombs of famous Prcanj families (Mihnic, Florio, Lukovic), which were renovated in 1744, and the church is surrounded by a cemetery where many dignitaries, priests and captains from Prcanj were buried, among who the most prominent was Ivo Vizin.

There were four bells on the bell tower of the church until the First World War (a bell that weighed 620kg was a tribute from Captain Jozo Verona, and a bell of 330 kg was donated by Petar Ivov Lukovic).

Description of the cultural property: The old parish church with a cemetery is located in an isolated natural setting on the slopes of Mount Vrmac, on the site of the former Old Prcanj, offering vistas of the entire Boka Bay, the hills and the town of Kotor. The church is reached by a narrow path covered in uncultivated vegetation. In the immediate surroundings of the church there are the ruins of the old church house covered in uncultivated vegetation, and the whole complex of the church with an old cemetery surrounded with walls with loopholes and vegetation. The cemetery is simple, and the tombstone that stands out is on the tomb with bas-relief of hero Jeronim Muzace from the beginning of the eighteenth century with the inscription “Gerolamo Musachia, aetatis suae annorum XXXII”.

The church consists of several related stylistically different units: the chapels with an octagonal dome, the nave, and preserved original vaulted church, which is also a link between these two units. Next to the church is a bell tower with a clock that complements the architectural unit. The church was built of regular blocks of local stone and simple architectural sculpture. The facade is decorated with rosettes and portal with a decorated lintel and molded arch beam, while the outer wall of the chapel as well as the interior is decorated with baroque oval windows in the lower zone. Above the nave there are visible elements of the wooden roof structure; the roof over this part of the church is gabled, covered with tiles like other roofs. The interior of the church consists of a wooden Baroque altar with no altarpiece, positioned in the center of the octagonal chapel, a few wooden benches and remains (stand) of the former two wooden altars that were transferred to the new church.

In front of the main altar there are three graves with tombstones made of red marble. The church is made of pink and white stone slabs measuring 20x20 cm, other than around the altar where there is concrete floor as a replica of the stone slabs with narrow joints. On the walls of the church with a dome there are visible traces of wall decoration.

SECULAR BUILDINGS

1. Palace Verona (Registry no. 147), cadastral plot no. 521, Cadastral District Prcanj I, placed under protection by Decision no. 1044/4 of 9 December 1987

Background: Palace Verona was built around 1790, as the Palace of Captain Anton Verona. On the first and second floor of the palace there were richly decorated lounges with 4 rooms on each side along the lines of Venetian palaces. The lounge and rooms on the first floor were decorated with stucco. The furniture in the lounge on the first floor was in the style of "Empire", and on the second floor in the style of "Directory". On the second floor there was a Renaissance wooden altar dedicated to the Annunciation of the Virgin Mary. It was founded by the Breviary of Pius the sixth dating from 1798, with an artistic altarpiece on canvas, Venetian school, from the end of the eighteenth century. In the palace there was a painting, oil on canvas, signed by the Venetian painter Anton Florian.

Description of the cultural property: Palace Verona is located in a densely built coastal village in the contact zone of another cultural property (house 146).

The palace has a spacious terrace with a concrete fence modeled after the original stone balusters from the balcony. This cultural property is a monumental Baroque building made of finely dressed stone from Strp (cubes are almost of the same size). It has two floors and a belvedere and centrally positioned balcony with decorative stone balustrade on the second floor. The palace was renovated, windows are made of anodized sheet metal, and the division of the window pane and wooden shutters has remained unchanged. The interior of the palace has been completely changed, on each floor there are residential units. Each floor used to be schematically organized according to the Boka customs (centrally positioned lounge, with two rooms on each side).

2. House no. 146, cadastral plot no. 523, Cadastral District Prcanj I, placed under protection by Decision no. 1043/4 of 9 December 1987

Background: The unique complex, fraternity house of Niko Verona with an inner courtyard, dates from the seventeenth and eighteenth century. Through the arch, under the house of Aleksandar Verona, where an elementary school used to be located, one entered into the street surrounded by buildings with decorated balconies, and then through the narrow arch of one of the Verona fraternity houses, the courtyard with well decorated and decorative balusters was entered. Here used to be the second Russian Home of Disabled Persons. To date, the yard has preserved the character of the small town corners typical of Venice (campiello).

Description of the cultural property: House no. 146 is located among the Verona fraternity

houses surrounded by an interesting inner courtyard. The complex is in the developed coastal zone settlements; view towards the sea is blocked by Verona palace, which is located directly in front of the building, and in the hinterland there are several modern and several temporary facilities. Houses in the complex from the inner side of courtyard are plastered, while the street facade is made of hewn stone blocks of equal form with baroque architectural details on portals and balconies. House no. 146 is a two-storey building. The courtyard is reached through a Baroque portal and a narrow arched gate. In the center of the courtyard there is old water well. The courtyard is paved with stone slabs in two colors - pink and white; it is leveled, and adorned by staircase decorated by a fence with stone balusters.

3. The House of “Three Sisters” (house no. 171 where Ivo Vizin was born and lived), cadastral plot no. 1131, Cadastral District Prčanj I, placed under protection by Decision no. 840/a-54 and Decision no. 895/4 of 5 November 1987

Background: Palace is a castle of Kotor’s noble family Buca. According to legend, it was built by the three sisters disappointed in love, who lived separately in the towers of the castle. In the fifteenth century, this Gothic building, this is among the oldest houses in Prčanj, consisted of two end vertical cubes connected by a terrace, with a long flower pot. Over time, it has undergone numerous modifications, but the original characteristics of the unit have been preserved. Along the northern facade of the palace the family chapel of St. Jerome was added, as evidenced by the record of 1972, of the Kotor bishop Ivana Zborovac. The building was reconstructed in the nineties, in cooperation with the Regional Office of Kotor. At the end of the nineties, a Gothic single-light window that had been walled up was opened without previously issued conservation requirements and approvals from the relevant institutions.

Description of the cultural property: The palace is a Gothic structure of unusual architectural form. It is located in the urban area of the coastal village. Nearby, there are newly built residential buildings. On the southern side of the plot there is an abandoned yard of modest dimensions; the building can be reached by a narrow path paved with stone slabs. The house was built of local hewn stone installed in the blocks. The facade facing the sea is decorated with Gothic elements – two windows with pointed arches decorated with stylish decoration made of Korcula stone and with overhang cantilevered arcades, above which there is a walled window.

On the northern facade, a chapel in the Gothic style was added, with the turning point vault and the Romanesque-Gothic window above the door. The chapel floor is authentic, made of large stone slabs. On the southern side, the house is unfinished.

The palace consists of three corps (houses) with a pronounced vertical and of the same floor height, with a gabled roof.

Vertically, in each of the corps there is a rectangular barrel-vaulted room. The central room, both on the ground and first floor, is larger than those on the side. Both side rooms upstairs are divided by a wooden gallery. Of the original interior finishing, the stone floor in the west wing of the palace has been preserved, in a room which is located on the first floor.

4. Beskuca Palace, cadastral plot no. 561, Cadastral District Prcanj I, placed under protection by Decision no. 1040, of 9 December 1987

Background: The Beskuca family moved here in 1660, and as the homeless, while in the late eighteenth century, they gained peerage and built palaces in Boka, Verona and Istanbul.

The Beskuca Palace was built in the late eighteenth century, as a summer home of the Venetian Conte. In the second half of the nineteenth century, the Beskuca brothers organized in the palace a ceremony which was attended by many prominent Venetian and Austro-Hungarian guests, captains and commanders. In 1884, the Palace was taken by Bishop Petar II Petrovic Njegos, as his summer house.

Description of the cultural property: The Beskuca Palace is located in the urban area of the coastal village with enabled access from the sea. The palace is not fenced and it has a stone-paved pier, inner harbour and side yard that is now used for stationary traffic.

The Beskuca Palace is a baroque palace with harmonious proportions made of hewn stone from Korcula. The palace has a ground floor, two floors and a belvedere. The facade of the palace is adorned, in addition to Belvedere and stylized opening, cornices and roof, by a balcony with a Baroque balustrade, which is on the first floor. Beneath one of the windows there are two stone coats-of-arms. Facade to the street was once decorated by a dormer window. The interior of the palace has not been preserved, but the character of the internal organization of space characteristic of the Baroque palaces of Boka has been preserved.

5. Palace Florio-Lukovic, cadastral plot no. 498, Cadastral District Prcanj I, protected by Decision no. 1045/4 of 9 December 1987

Background: The Palace Florio-Lukovic was built in the eighteenth century as a modest building of Prcanj Florio family. The palace is entered through a molded portal and through the garden with landscaping, with an external staircase to the first floor. On the first floor, there is a centrally positioned noble lounge designed in the empire style. For the lounge, the Venetian painter Frano Poteca painted two oil paintings on the spot, with scenes of the Old Testament: Covenant and Sacrifice of the Israelite judge Jephthah. The paintings were done in the recognizable manner of Potenza with wide-developed areas, lots of characters and magical views. The ceiling was decorated with gilded stucco work, while the floors were tiled Venetian ceramics. In addition to the antique furniture in the Empire style, the palace had a rich collection of weapons from different eras, ethnological objects from Boka, coin collection, Venetian mirrors and more specific paintings, including the Virgin and Christ, the only work of Paolo Veronese that is found in Montenegro. After the disappearance of the Florio family, the palace was taken over to be owned by Count Lukovic. In addition to the palace, in the late eighteenth century, the family chapel dedicated to the Virgin was built.

Today the building is shared by two owners, of which the right-wing was renovated, and the left one is preserved in its original appearance.

Description of the cultural property: Cultural property Palace Florio-Lukovic is located in the urban coastal zone settlement of Prcanj, as a free-standing building within the row of traditional houses. The house has a spacious garden and family chapel dedicated to the Virgin, reached by a

few stone steps. There is a diagonally paved plateau, with stone slabs in two colors. The garden is surrounded by stone walls, and the palace and the garden are reached through a decorated portal. In the garden there is an old well. The palace exterior is simple, with modest architectural moldings, two floors and a central balcony with baroque balusters oriented towards the sea. The roof is gabled, covered with traditional tiles. Inside the palace there is a staircase leading to the first floor and the lounge, made of Korcula stone. On the walls are remnants of the original plaster and a wooden door leading to the noble and artistically decorated lounge on the first floor is locked. Based on data from the literature, the interior of the palace was once adorned with stylish furniture in the empire style and numerous works of art. The floor is paved with Venetian tiles, and the ceiling of the lounge is adorned with gilded stucco.

6. Building of Andrija and Filip Lukovic, cadastral plot no. 830, Cadastral District Prcanj I, placed under protection by Decision no. 1041/4 of 9 December 1987

Background: The House of Andrija and Filip Lukovic was built in the late fourteenth and early seventeenth century and is the oldest house in Prcanj built by the sea. Outside is a spacious garden with a high wall, which once surrounded the entire house. It was originally formed as a residential and fortification complex. Four small towers that were used as a watchtower for defense used to be added to the house, at its corners, and two of them have been destroyed over time. The house has undergone changes in terms of spatial organization when two high buildings were erected in the immediate vicinity (Sbutega and Marassi), one of which is in ruins. To date it has suffered changes also in terms of interior design. The house is vertically divided into two separate segments owned by different owners. Once a tavern was on the ground floor, and the floor could be reached by a stone staircase with a platform resting on decorated consoles that are used as a balcony nowadays.

Description of the cultural property: The House of Filip and Andrija Lukovic is located in a densely populated coastal zone, surrounded by a high stone building in the east and the remains of a gable wall and another building in the northwest. Before the house there is a spacious patio with a high wall, with a representative Renaissance portal with the coat of arms of the noble family at the top of the arch (vertically mounted lion, whose paws are holding a bow and arrow, facing a lizard that falls from the vine). The house is well proportioned, and has two floors. The second floor is decorated with oval windows with stone frames, and on the corner of the building there are the remains of a guard tower. The roof is hipped, covered with antique tiles. The internal organization of rooms has been modified in relation to the original, and two residential units were formed vertically.

MEMORIALS

1. Monument in Prcanj, dedicated to fallen soldiers from the area, cadastral plot no. 702, Cadastral District PRCANJ, placed under protection by Decision no. 08-171/I of 26 February 1963

Background: The Alliance of the National Liberation War Veterans of Prcanj, 1958, erected a

monument dedicated to the fallen soldiers from the area. This monument was restored in 2002.

Description of the cultural property: The monument is located on a plateau in front of the building of the Cultural Center in Prcanj, in the southern part of the landscaped yard of the “House of Freedom” in Prcanj. In the central part of the left aisle there is a 107 cm wide passage, which is closed by a single-wing iron door. At the central part of the plateau a monument was erected, consisting of a two-stage pedestal and solid monument set on two separate beams. On the front side of the block there is a carved Latin inscription, with letters accented in black:

WE HAVE FALLEN FOR WHAT YOU HAVE ACQUIRED FOREVER
LOCALS DIED FOR FREEDOM AND INDEPENDENCE OF THE FATHERLAND
GRANDIS P. SRECKO NIKCEVIC S. NIKOLA
KATELAN M. JAKOV RADONICIC DJ. TRIPO
KATELAN J. JOSIP RIBICA A. TRIPO
MARASOVIC M MILENKO RIZONIKO J. ANTON
MARKOVIC J. ANTON RIZONIKO M. STANE
MARKOVIC P. ĐURO SBUTEGA A. MILAN
USANOVIC J ANTON ALLIANCE OF THE NATIONAL LIBERATION WAR VETERANS PRCANJ
RESTORED IN 2002

2. The memorial plaque on the building of the Cultural Center “Sloboda” (“Freedom”) dedicated to three veterans from the area, Prcanj, cadastral plot no. 702, Cadastral District PRCANJ, placed under protection by Decision no. 08-173/I of 26 February 1963

Background: The Local National Front of Prcanj, in 1948, erected on the Cultural Center “Sloboda” a memorial plaque dedicated to the three veterans from the area.

Description of the cultural property: The memorial plaque is installed to the right of the front door. The board is made of gray marble, measuring 96x54 cm. The plaque bears the Latin inscription, accented in red letters:

"HOUSE OF FREEDOM"
ERECTED TO COMMEMORATE THE FALLEN VETERANS
OF THE NATIONAL LIBERATION WAR
GRANDIS SRECKO KATELAN JAKOB AUSANOVIC ANTON COMMUNAL NATIONAL FRONT OF
PRCANJ
1948

3. The memorial plaque erected in Prcanj to memorize the establishment of the underground National Liberation Committee, cadastral plot no. 549, Cadastral District PRCANJ, placed under

protection by Decision no. 08-174/I of 26 February 1963

Background: The Alliance of the National Liberation War Veterans of Prcanj, in 1958, erected a plaque on the house where the illegal National Liberation Committee was established.

Description of the cultural property: The house is located directly along the coastal road. On the facade facing the street, a memorial plaque measuring 65x40 cm was installed, made of white marble, on which, in the top center, a five-pointed star is carved in a circle, and below there is the Latin inscription, with bold black letters:

THE FIRST NATIONAL LIBERATION COMMITTEE
WAS ESTABLISHED IN THIS HOUSE
22 JANUARY 1942
ALLIANCE OF THE NATIONAL LIBERATION WAR VETERANS PRCAJ
1958

18.13 STOLIV

In Stoliv, there are 4 immovable cultural properties – 3 sacral buildings and 1 memorial.

SACRAL BUILDINGS

1. Church Named after Mary, Donji Stoliv, cadastral plot no. 260, Cadastral District Stoliv I, placed under protection by Decision no. 771/4 of 12 October 1987

Background: The Church named after Mary was built in 1774, as evidenced by the inscription on the church facade. The church is related to the family Milatovic. Their family tomb is in the church floor, in the nave. Objects and works of art are kept in the church, which after the abolition of the Dominican monastery of St. Paul in the old town of Kotor, at the beginning of the nineteenth century, were brought by the third-order sister Jacinta Milatovic, among which the most important was a wooden crucifix from the beginning of the sixteenth century.

Description of the cultural property: The Church named after Mary is in the preserved coastal zone of Donji Stoliv. By the church, on the east side of the plot, there is an old church cemetery, and on the west side there is residential building with a matching number of floors.

The church was built of hewn stone, as the bell tower added to the church on the east side. The facade of the church is decorated with two horizontal baroque windows, laterally from the door, and two rosettes, one of which is richly ornamented. The decorated Baroque portal is reached by branching stairs. The roof is gabled. The church is rectangular in plan with a rectangular apse, which is barrel-vaulted. The church floor is made of marble slabs, and in the sacristy is a mosaic with geometric designs. Inside is a marbled wooden choir gallery, side marbled wooden altar with a wooden statue of the Virgin Mary. The apse area is adorned with sculpturally finished altar screen with two statues placed laterally, and on the background wall is oil on canvas. There are several family graves in the floor of the church.

2. Church of St. Anne, Gornji Stoliv, cadastral plot no. 115, Cadastral District Stoliv II, placed under protection by Decision no. 775/4 of 12 October 1987

Background: The Church of St. Anne is the oldest church in Stoliv. No one knows the exact time of its origin, but based on researched and available documentation it can be assumed that it was built between the twelfth and thirteenth century.

Description of the cultural property: The church is located within a preserved natural environment, one of the few rural settlements, which has the urban structure like a town. The natural plateau in front of the church surrounded with a stone bench there is an amazing views of the Boka Kotorska Bay, and in the background is the church of St. Elias.

The church is modest in size, rectangular in plan, with the south side carved into the rock. It was built of crushed local stone in lime mortar. The church has a simple architecture without architectural decoration and moldings with traces of plaster on the walls, with a bell tower with a single opening for the bell, and a gable roof.

3. Church of St. Basil, Donji Stoliv, cadastral plot 479, KO Stoliv I, placed under protection by Decision no. 623/51-57, and 01-1549-61.

Background: The Church of St. Basil was built and painted in the mid-fifteenth century. From the founder's inscription in the interior (above the southern entrance to the church), printed in fresco technique, in a bilingual Italian and Old Slavic language, one learns (from the Italian part of the inscription) that the temple was dedicated to St. Lady, and it was built thanks to Stefan Kalodjurdjevic, who was Slovenian Chancellor and interpreter in Kotor. The church was completed in November 1451, celebrating the Assumption of the Virgin Mary on the 15th of August, and the church was painted (from the Slovenian part of the inscription) by Mihailo from Kotor, student of Jovo the painter from Debra, that same year, 1451.

Description of the cultural property: The Church of St. Basil is located on a hill in the natural environment, between Prcanj and Stoliv, a hundred meters above the sea, on one of the many terraces that descend from the hill Vrmac, on the site named Mrzep since ancient times. The church is a Gothic-Renaissance single-nave building with a semicircular apse and semicircular, in the crown slightly pointed arches, measuring 6,5x4m. It is presently dedicated to St. Basil. It was built of rough-hewn blocks of local limestone, which are set at the front of the complex more regularly than on the side walls. The entrance to the church is on the west side. Above the entrance is a semicircular lunette, and over it a simple window with a pointed arch. To the south, closer to the front, is another small door. The roof is gabled, covered with tiles. Burials took place next to the church for a while. Built graves with the remains of bones were found along both the southern and western wall. The tomb by the west wall, to the left of the main entrance to the church, has been preserved.

The church interior is decorated with wall paintings in the fresco technique, depicting saints and saint ladies of eastern and western provenances with Greek, Latin and Old Slavonic inscriptions. On the southern wall are shown St. Nicholas, St. Francis, St. Paraskeva, St. Sunday, and on the northern one is St. Tryphon with the model town of Kotor in his hands, St. George, St. Demetrius,

St. Theodore and St. Catherine; on the west wall are the Archangel Michael (north) and St. Sebastian (south). At the altar, in the top of the east wall, the Ascension of Christ is shown; the Annunciation is below, with Archdeacons Stephan and Roman under it. On the altar in the southern wall of the church holy physicians Cosmas and Damian are shown, and the Service of bishops and Diesis in the apse. The apex of the arch shows different images of Christ and below them, on the southern wall there is a frieze of angels, and on the north wall are the prophets. The Cycle of Great Festivities lies in the zone above the cornice. The founder's inscription above the southern entrance to the church is written in Italian and Slovenian language, in Gothic letters. The church is made of authentic stone slabs arranged in regular rows.

4. Church of St. Elias, Gornji Stoliv, cadastral plot no. 121, Cadastral District Stoliv II, placed under protection by Decision no. 774/4 of 12 October 1987

Background: The exact date of construction of the church is not known, but it is concluded after the inscription over the entrance that it was expanded in 1556, while the bell tower dates back to 1883, which can be determined from the available data. The church, at the time when the village of Gornji Stoliv was inhabited, had rich church furniture and many works of art, including the three altarpieces of Josip Tominc.

Description of the cultural property: The church is part of the complex of a unique ancient rural village. It is situated within the church complex, which consists of a small church building, the ruins of the former school and church building, which is located in the vicinity, outside the fenced yard of the church. The church building is fenced by a wrought iron gate with a stone wall within which there are tombstones of prominent individuals and a stone bench, which gives view of the Boka Kotorska Bay. In addition to the church is a bell tower with doorways. The church was built of cut stone blocks with modest plaster decoration. Other than the rosettes at the front and molded portal, it has no own stylistic features. The roof is gabled, covered with tiles.

The Church of St. Elias is a single-nave vaulted building, rectangular in plan, with a square raised apse also vaulted. Inside there are three altars (the main one in the apse area and two on the side walls to the east) and one altar in each the north and south wall. Above the entrance to the church there is a wooden choir gallery. The church has old wooden furniture. Walls are authentic with the remains of plaster decoration. The church is made of stone slabs in two colors lined up in the orthogonal order.

MEMORIALS

1. Memorial plaque in Stoliv on the Cultural Center building dedicated to eight fallen soldiers of the region, Stoliv, cadastral plot no. 293, Cadastral District STOLIV, placed under protection by Decision no. 08-176/I of 26 February 1963.

Background: The Municipal Committee of the Alliance of Veterans of Kotor, in 1957, erected a memorial plaque at the Cultural Center of Stoliv dedicated to the eight fallen soldiers of the

region.

Description of the cultural property: The memorial plate is placed on the north facade, made of white stone, measuring 70 x 52 cm. The plaque, in the top center, has a carved five-pointed star with the Latin inscription below:

THIS MEMORIAL PLAQUE IS TO ETERNALLY REMEMBER
THE COMRADES FALLEN IN THE NATIONAL LIBERATION WAR AND VICTIMS OF FASCISM
BERGAN TONCO LALOSEVIC LJUBO
BILAFER NIKO MARKOVIC KRILO
DJUROVIC JOVANKO MARKOVIC MATO
KOROSEC FRANCO VUJOVIC JOSIP
1957
RESIDENTS OF STOLIV

18.14 GRBALJ

In Grbalj, there are 44 immovable cultural properties – sacral buildings and three memorials with the status of cultural property.

SACRAL BUILDINGS

1. Church of the Virgin Mary, Krimovica, Donji Grbalj, cadastral plot no. 922, Cadastral Plot KRIMOVICE, placed under protection by Decision no. 65/4 of 26 January 1989

Background: The Church of the Virgin was built in the eighteenth century. It was reconstructed in 1987 after the damage suffered in the devastating earthquake in 1979.

Description of the cultural property: The Church of the Virgin is a cemetery church, built at the highest elevation, above the inhabited part of the village. The fenced cemetery complex is accessed by the road through the village, which ends there. In the immediate vicinity of the church modern housing and apartment buildings were built, some of which were erected by the churchyard fence. The cemetery is surrounded by a stone fence with parts made of cast iron in the upper zone, and the main gate is accented with two columns. On the opposite side, there is another gate. Access to the church is not paved but extends over a grassy area. The church is a single-nave building.

An outdoor porch with a bell tower above the main entrance was added in front of the church; the tower has an opening for the bell. The church is built of local stone; blocks are properly trimmed or unequal size; horizontal joints are straight. According to the finishing of stone blocks, their size and stone style, it is evident that the upper parts of the walls are more recent compared to the lower ones. It is possible that the church was upgraded, or the upper parts of the wall were rebuilt after the earthquake in 1979. The joints are tight and pointed lime or lime

mortar, depending on the age of the wall. The narthex was built with dressed stone blocks set in lime mortar. The front door to the narthex on the outside ends in a straight beam, and on the inside in a gentle curve. On the west facade of the narthex there is a bell tower, with a single opening for the bell. On the side walls and at the top of the apse there are openings in the form of a loophole, whose round-arched ending in the upper part is decorated with carved ornaments. The entrance opening to the church is defined by large stone blocks. Above the hole there is a niche, and a little higher is a small circular hole in a stone block-oculus. A cross is carved in the stone lintel. The door is simple, made of wood. The roof is gabled, covered with tiles.

The church interior is vaulted by a semicircular vault that comes out of the cordon string course. The vault was built during repairs in 1987, instead of a gabled roof on the wooden structure, which had previously been there. The vault is of the visible stone, travertine, with joints made of lime mortar. The joints on the stone arch in the church are exaggerated. The interior is plastered and whitewashed to above the level of the cornice. The floor inside the church is concrete, but under the narthex it is covered with irregular slabs of stone installed on a clay surface.

The iconostasis is from the eighteenth century and the work of Daskal Rafailovic. The first lower zone is high, with no icons and accounts for almost half of the iconostasis. It is painted white and decorated with floral elements. On the central gate there are two figures of saints, and the standing figures of saints are shown on the left and right one. The arches above the doors are also featuring saints, made in one piece of board. Left and right of the main door is a bigger icon, also of a saint. The second and third zones of the iconostasis consist of rows, first of saints and then biblical scenes above. Both zones are made in one piece of board. A large cross and two liturgical fans in oval form are installed on the top of the iconostasis.

2. Church of St. Bartholomew, Krimovica, Donji Grbalj cadastral plot no. 481, Cadastral District KRIMOVICA, placed under protection by Decision no. 66/4 of 26 January 1989

Background: The church was probably built in the sixteenth century, and upgraded in the seventeenth century. In the 1979 earthquake, the church was damaged. It was rebuilt in two stages, in 1982 and 1995, when the stone fence surrounding the churchyard was also built around the frontal part of the church surrounded by a cemetery; the boundary wall was built on the foundations of the formed ruined dry wall.

Description of the cultural property: The Church of St. Bartholomew is located in a preserved natural setting, sparsely populated and covered with indigenous vegetation; natural context itself has a significant ambient landscape value. Church is approached by asphalt road and up the access trail from the upper, eastern side.

The churchyard is surrounded by a stone wall with a gate on the west side. The church is partly surrounded by a rural cemetery, the tombs date back to different periods. The other area which is not part of the cemetery is gently sloped, supported by stone walls, covered with natural grass. Behind the church, in a natural bay, there is a cistern for stormwater. The church is small in size, a cemetery chapel. The building has an elongated base, a single nave, with a semicircular apse. The church is based on a natural rock ("the bedrock") which is visible on the outside,

especially in the apse. It is built of stone of local origin. Besides the western, southern and northern wall is a stone bench, some parts are made of concrete. On the facade, two ways of finishing and building are clearly observed; there are two rows of stone that illustrate different times of their origin. The lower, older parts of the walls were built of cut stone with uneven joints pointed with mortar. The upper, more recent parts of the walls (5 rows) are made of very properly dressed stone with the proper connecting points and prominent joints. Above the entrance, on the main – west facade is a bell tower, with a single opening. The entire bell tower is made of very properly cut blocks of stone with compressed joints. Above the entrance, under the bell tower, there is a rectangular niche. On the southern facade and in the crown of the apse there are tiny openings in the form of loopholes. It has a gabled roof, with roof tiles. The roof cornices are made of stone with the profile of a quarter circle.

On the floor of the church there are irregular and uneven paving stones which probably date back to the construction of the original church. The interior walls and the barrel vault are plastered with a thin layer of mortar below which forms of stone blocks, painted white, can be seen. Directly in front of the iconostasis, on the northern and southern wall, there are embossed crosses made in plaster and painted white. The interior of the church consists of a round arch that comes out of the cordon string course.

The iconostasis, which is now in the church, according to the historical Shematism of 1891, was painted by Josif Katuric, a monk of the monastery Banja, in the same year. The iconostasis contains a total of 20 icons. Icons are displayed in the three zones. The first two zones are the figures of saints, half-length figures and standing figures (10 icons). In the third and central zone on the top of the iconostasis Biblical scenes (6 icons) are shown. At the top of the iconostasis there are four liturgical fans in the oval, two to the left and right of the central icon, and two at its top edge, on the side of the cross. The icons are made on an iron plate. At the top central icon there is a smaller wooden cross.

3. Church of Nativity of the Virgin, Kovaci, Donji Grbalj, placed under protection by Decision no. 71/4 of 26 January 1989

Background: The church was built in the seventeenth century, and the bell tower was added in the nineteenth century. It was restored in 1876. Structural repairs and restoration was carried out after the 1979 earthquake.

Description of the cultural property: The Church of the Nativity of the Virgin in Kovaci is located on a slope covered with natural vegetation; there are no other buildings in the area, so the church is the only building on the green surface. The church is accessed first by a local asphalt road, and then there is a narrow concrete path that climbs up the slope. The church was built on an elongated plateau, with retaining walls above and below the church. The entire building is built of concrete pavement and concrete benches along the walls of the church. Retaining walls are also made of concrete and stairs on the west side, which is the entrance to the church, lead to the upper level of the surrounding terrain. In front of the church there is large plateau with a concrete pavement.

The Church of the Nativity of the Virgin in Kovaci is a small single-nave building with a

semicircular apse. Above the entrance, on the west facade, there is a bell tower, with a single opening for the bell. It was built of local stone, the blocks are cut and of unequal size, with approximately flat horizontal rows. The joints are pointed with cement mortar. The stone, which the bell tower is made of, is precisely dressed and the joints are tight, with invisible binder. The facades were plastered, but the plaster was removed during the last restoration. The cornice under the roof where the walls end is of semi-circular profile made of stone, roughly dressed. The roof is gabled and covered with tiles. Under the roof cladding along the roof of the church and the apse, there is a visible thicker layer of cement mortar in which the tiles are set. In the northern roof surface there are narrow steps cut in stone that follow the slope of the roof and are used to access the bell.

The front metal door is narrow and low. Above the entrance is a lintel carved from a single block of stone, with a central cross carved in bas-relief, to the left and right of which there are circular symbols and year 1876 when it was first restored. At the axis of the door, under the bell tower, there is a circular oculus. The apex of the apse and in the southern façade there is a narrow opening in the form of loopholes.

The church floor is paved with stone slabs of regular rectangular shape, unequal size, made of the local stone. In front of the iconostasis, in the floor, there is a circular cut stone, which is lined with built-in circular stone slabs. Wall surfaces and the vault are plastered and painted in white, separated by a cordon string that has a rectangular cross-section with sharp edges. Cordon string is also covered by mortar and the material from which it is made is not visible. There are two arches in the vault for graded transition from the wall to the vault, one on each side.

Icons from the original iconostasis have been located at the Administration for the Protection of Cultural Property in Kotor, since the 1979 earthquake. The wooden structures have not been preserved. The icons have been conserved. No new structure has been erected. The icons are the work of Dimitrijevic-Rafailovic school.

4. Church of St. Archangel Michael, Kovaci, Donji Grbalj, cadastral plot no. 712, Cadastral District KOVACI, placed under protection by Decision no. 72/4 of 26 January 1989

Background: The church was built in the nineteenth century on the foundations of an old church from the fifteenth or sixteenth century. It used to have loopholes that were subsequently walled up, which indicates that it had a defensive role. It was significantly damaged in the 1979 earthquake, and was repaired in 1991.

Description of the cultural property: The Church of St. Archangel Michael was erected on the eastern elevated plateau of Grbalj hillside, in a preserved, natural setting. The church is accessed by asphalt road from a local road. In front and south of the church is the village cemetery with the graves dating from different ages. The entrance to the cemetery is accessed by the stairs in stone masonry.

The proposed protected area includes the access road that branches off from the local road and the area surrounding the church from all four sides. This site gives view of some other churches in the lower field of Grbalj.

Retaining walls around the church are made of stone, with prominent white joints. The gate is made of stone, accentuated with an arch. To the church is paved with crushed stone. The church is a single-nave building with a semicircular apse. On the west side there is a bell tower with three openings. It has a drum-shaped dome of a circular base, which is covered with a conical roof. The roof is gabled, covered with tiles. The walls were built of regular cut blocks of stone with straight joints and flat lines. The church has two entrances, the main one on the west side and the other one on the north side. The southern facade has two arched windows, and one is on the northern facade. Above the main entrance there is a small two-arched lunette with a rosette carved in stone above it.

The floor in the church is made of stone slabs of regular shape with joints of flexible mortar. It has a semi-circular vault that comes out of the cordon cornice and is divided into three bays with two pairs of two-tier pilasters. Above the central bay rises the dome with four openings. Pilasters are in the middle aisle, connected by rebated arches. Above these arches there are two other leaning arch vaults gradually shaping the ceiling to form a dome. The interior walls and vaults are finished with plaster and painted white.

The iconostasis with icons is wooden, painted white. Date of the iconostasis and icons, as well as the names of the masters is not known. The iconostasis contains 16 icons with saints, arranged in two levels, with a central icon at the top and two icons mounted on the wall on the sides. The icons are on canvas, the front of which is protected by glass, and with no protection on the back, on an armored frame.

5. Church of Saint Sava (Savina Glavica), Kovaci, Donji Grbalj, cadastral plots no. 169, 171, 172, Cadastral District KOVACI, placed under protection by Decision no. 70/4 of 26 January 1989

Background: The Church of Saint Sava (Savina Glavica) was probably built in the Nemanjic period and then rebuilt over time. Today's appearance dates from the last restoration which took place at the end of the twentieth century.

The church originally had a long narthex where a rural school worked until 1874; the narthex was demolished that year when the construction of a much larger church started, whose exterior walls closed around the old church. The new church has never been completed, and its walls were completed in terms of circumference but not to the full height, and today they surround the old church.

Description of the cultural property: The church was built on a hill (hill top), which dominates the surrounding area, and it is accessed by the local asphalt road. The dominant site value was disturbed when two buildings were erected, a residential buildings and the building of local community, in the vicinity of the church and unregulated access to the church. The church itself is a small building, a single nave with a semicircular apse. It is built of stone; rough-cut stone blocks are of varying sizes in almost straight horizontal lines. Above the entrance there is a bell tower with the opening for two bells, added later. The bell tower is made of concrete, plastered and finished with white paint, of atypical appearance for this area, clearly added much later. There is a noticeable similarity with sacral buildings typical of the Greek coast. The roof is

gabled, the slope of the roof level is higher than usual for this area; it is covered by roof tiles.

The old restored church is surrounded by the walls of a new larger church which has never been completed. The space between the walls of the old and new church is a kind of inner courtyard, paved with stone. On the inner side, along the walls of the new church, stone benches were built.

The walls of the new church are built as a duplex; the outer surface are made of precisely cut blocks of stone, and the interior is made of cut stone, the filling in-between is of stone chippings, binded with lime mortar. The main entrance is arched, with a transparent iron gate. The side walls have window and door openings lined with precisely dressed blocks of stone, as well as loopholes. These openings are walled with stone.

Inside the church, the apse, the space behind and in front of the iconostasis is colorful, with paintings dating from recent times. Other wall and arched surfaces are plastered and painted in white. On the floor there are polished stone slabs of onyx. The church doors are wooden.

The church was painted in the altar area and a third of the altar railing toward the center, with the altar screen instead of the entire iconostasis. Frescoes and icons were made around 2010, but it is not known exactly when and who made both paintings. Frescoes are made with images of the saints, prophets and biblical scenes, with Christ Pantocrator in the middle of the vault, placed in a circle. On the altar rail there are 4 large icons with saints.

6. Church of the Nativity of the Holy Virgin (Holy Lady), Kubasi, Donji Grbalj, cadastral plot no. 1496, Cadastral District KUBASI, placed under protection by Decision no. 77/4 of 26 January 1989

Background: The church was built in the first half of the twentieth century on the remains of a much older church. It has not been restored from the effects of the devastating earthquake in 1979.

Description of the cultural property: The Church of the Nativity of the Holy Virgin is a cemetery church and is located on the flat plateau which offers a nice view of the field of Grbalj and the coast. The church can be reached by paved road from the local road, at the beginning of which there is a fountain connected to a local stormwater tank which is located northwest of the church at a higher elevation. At the entrance to the cemetery, there is a gate and access to the church is paved with stone. The church has no bell tower and is directly in front of the cemetery complex, where on the right side of the entrance gate a steel frame which carries the bell is installed.

The proposed protected area includes the access road that branches off from the local road and an area covered by low vegetation that surrounds the church on four sides.

The church is a single-nave, vaulted building, with a semicircular apse and a drum-shaped dome at a central aisle. It is built of gray carved stone from a local quarry, in regular rows with very narrow joints. West facade has been “unfinished” (since the time of construction), which is noticeable in the recessed rows of stone in the upper zone where the bell tower was supposed to be. On the lateral walls there are two arched windows in the west and central aisle, as well as in the axis of the apse. To the west and south, along the facade, there is a low stone bench.

The roof is gabled, covered with tiles. The dome is closed with a capped roof. Facades end at a molded roof cornice (except to the west). There are no eaves.

The windows taper towards the interior, with bars of iron. Front doors are profiled, wooden. The only ornamentation is visible on the stone door on both sides of the entrance. The arched section above the door is closed by profiled grid of wrought iron. The floor is made of regular stone slabs of local origin. The altar area is two steps higher than the floor surface. The interior is topped by a round arch that comes out of the cornice string; divided by pilasters and reinforcing arches into three aisles. Central aisle is lined with two pairs of pilasters and two pairs of dead-end (leaning) bows at the lateral walls. Above the central aisle there is a drum-shaped dome with a circular base with four small openings and pendants between the arches. The walls, arches and dome are plastered and painted white, and gray to the bottom edge of the window.

The iconostasis with icons dates from the time of construction of the church, the beginning of the twentieth century. There is no knowledge as to who made the supporting structure or the icons. It contains 20 icons of saints, the Virgin Mary and Christ, in two compositions. They are painted on canvas, glazed on the front and protected by wooden panels on the back. They are grouped into four levels, so that the top of the iconostasis is pyramidal, with a central icon and two icons mounted on wood in the oval, on the sides. The left door is missing.

7. The Holy Trinity Church, Kubasi, Donji Grbalj, cadastral plot no. 2329, cadastral District KUBASI, placed under protection by Decision no. 78/4 of 26 January 1989

Background: It is not known in which year the church was built, it was “built on an abandoned tavern”. The church was heavily damaged in the 1979 earthquake. Church renovation is in progress.

Description of the cultural property: The Holy Trinity Church is located below the local asphalt road and is reached by concrete staircase. The same staircase leads up to the remains of the village threshing floor, located near the church.

The proposed protected area includes part of the local road and the area surrounding the church from all four sides.

In front of the church is the nave – a stone wall with “recesses” and a bench, partly in the rock. Stone benches are coated with crushed stone as well as the plateau in front. The church is a single-nave building with a semicircular apse and a bell tower, and very modest in size. It was built on a rock (“the bedrock”), and the northern wall is completely leaning against the rock. The northern “wall rock” continues in front of the entrance. Passing behind the apse and down the steps it is possible to approach the northern part of the building.

The church was built of semi-cut stone of smaller size with wide joints (about 3 cm), which are pointed with cement mortar. It is evident that the stone used to build the bell tower is dressed finer with much thinner joints and the color is different from the stone of the rest of the building. On the south wall and the apse there is a small hole, framed by stone blocks with no moldings or ornaments.

The roof is covered with tiles. Stone slabs bearing the tiles are made of granite or marble with modern finishing, sharp and regular edges. On a small area of the roof of the apse, tiles are set with large overlaps, protruding much on the outside, connected with the wall with cement mortar. The front door is simple, wooden, with no molding, decentralized, set along the vertical axis of the western front. The interior of the church is vaulted, plastered and painted white, and the floor is made of marble slabs, of modern finishing.

Icons from the old iconostasis are located at the Center for Conservation and Archaeology of Montenegro – Regional Unit Kotor. Dated and name of the author who created the icons are not known.

8. Church of St. George, Glavati, Donji Grbalj, cadastral plot no. 493,
Cadastral District GLAVATI, placed under protection by Decision no.
75/4 of 26 January 1989

Background: The Church of St. George was built no later than at the beginning of the eighteenth century, and was renovated in 1765, when a narthex was added. The iconostasis of Danilo Dimitrijevic was brought there in 1731. At the beginning of the twentieth century it was restored again thanks to the metropolitan of Montenegro Mitrofan Ban, who was born in Glavati, when the triple bell tower was built instead of the previous single-one. The 1979 earthquake destroyed the vaulted roof with a bell tower and iconostasis was seriously damaged; the church has been in such a state for more than two decades. Restoration was completed in 2003.

Description of the cultural property: The Church of St. George is a cemetery chapel, which is located on a flat plateau, on the eastern side of Grbalj fields. The fenced cemetery complex is accessed by the local asphalt road. The cemetery is surrounded by a stone retaining wall from the west, and in the north and south there is a stone fence with two oppositely placed gates. In front of the main gate there is an opening and fountain. The plateau in front of the church gives view of the churches from the neighboring villages: St. Sava, St. Theodore Tiron and St. Elias (Sutilija).

The proposed protected area includes the access road that branches off from the local road and the area surrounding the church from all four sides.

The church of St. George has a single nave; it is a vaulted church with a small semicircular apse, elongated rectangular base, with a gabled roof, covered with tiles. It has a bell tower with three openings. It is made of light-gray stone in regular rows. On the lateral walls there are two, curved aperture of different sizes, with iron bars. By the construction technique (colored mortar and joints), it can be concluded that the original church (lime plaster) was extended westward to double its length, probably with a narthex, which was later connected to the area of the church (mortar “red earth”).

The entrance to the church is by semi-circular stairs and along the wall there is a stone bench. The framework of the entrance portal is made of stone blocks of unequal size, and on a lintel the year 1879 is carved. Above there is an eight-leaf rosette and framed label with information about the completion of the reconstruction of 1904. At the top of the wall there is a richly articulated bell tower with three bells, with shallow ornamentation (pilasters) in the lower part.

At the top of the bell tower there is an original cross dating from the time of the bell tower (1900-1904). The entrance door is wooden, with relief in the lower zone. Under the altar area there is an older floor made of stone slabs of unequal size, and in the nave there are large slabs of reddish stone from the Djurici quarry, in regular rows. The altar area was built in two steps. The walls and vault are painted white. There has been a dividing wreath at the foot of the arch.

The iconostasis, which is now in the church of St. George, was repaired in 2003. The wooden structure was completely restored and reconstructed on the basis of the elements of the original iconostasis (carving and wood carving), remaining after suffering an earthquake in 1979. The works were carried out at the Institute for Protection of Cultural Monuments in Cetinje. The structure is painted white, which emphasizes beautiful floral carvings, covered with gold leaf. The royal doors, both to the left and right, are made of deep carving, as lace that frames the icon. It is also gilded. On the royal doors there are two small icons in the oval, while on each side there is a large icon, standing figures of saints. To the left and right of the royal doors there are throne icons of the Virgin Mary with the infant Christ and Christ. In the upper zone, in a row, there are figures of saints and biblical scenes. All icons are new, from 2003, and have been painted on the model of the original from 1898.

The original gilded iconostasis was the work of Vaso Djinovski (brothers Djinovski, painters and carvers) from Macedonia (from Debar) who worked in Montenegro at the end of the nineteenth and early twentieth century.

9. Church of St. Nicholas, Glavati, Donji Grbalj, cadastral plot no. 62,
Cadastral District GLAVATI, placed under protection by Decision no.
76/4 of 26 January 1989

Background: The present church of St. Nicholas was built on the foundations of the old church from 1757. The Church was heavily damaged in a catastrophic earthquake in 1979. Restoration of the church lasted for 10 years, from 2001 to 2011, when it was again consecrated.

Description of the cultural property: The church was built on the plateau on the northern slope of the village Glavati. It is located along a local road that connects the villages of Donji Grbalj. The access road to the cemetery gate is narrow, paved.

The church is surrounded by a rural cemetery that is fenced by a stone wall, and the entrance to the cemetery is accentuated by an arched gate. The access path from the gate to the church entrance and the sidewalk around the church are paved with stone. By the slope to the right of the gate, there is a small water cistern. The church is a single-nave building with a simple rectangular base and a semicircular apse on the east side. It is built of local stone gray in lime mortar; stone is carved in regular masonry blocks in very straight lines. Facade front made of stone blocks is carved especially straight on the main, western facade, while on the other three sides the finishing is slightly less precise. The facade walls end in a molded cornice under the roof.

There are two entrances to the church, the main on the west side and another in the south. The southern entrance end in a flat architrave beam carved from a single block of stone. The entrance at the west end is arched. Left and right of the southern door is a window, and there is

a window opening at the top of the apse. All the windows end in a semi-circular form, and are outlined in precise blocks of stone. The west facade has a bell tower with three openings for the bells; the bell tower is decorated with a frieze with dead-end arcades made in bas-relief. The same motif of dead-end arcades is repeated on the anchorage blocks of an arch over the entrance portal. Below the bell tower is an eight-leaf rosette carved in stone, and under the rosette is a niche with a mosaic icon. Below the icon, the stone slab with an inscription about the donors is attached to the facade. The roof is gabled and a round drum-like dome rises from it, with four holes on the dome. The dome is covered with a hexagonal roof, and the apse with a three-sided one. All the roofs are covered with tiles.

Inside the church is divided into three bays by two-tier pilasters: the western, central and the apse. Over the central aisle there is a dome rising from a circular base, which comes out from a square base of the apse over pendentives. Pilasters along the walls are connected by the slanted arches, and vaults are reinforced with arches, which also rely on the pilasters. Vault structure is additionally reinforced with steel ties. On the floor of the church there are stone slabs of a straight rectangular form. The floor in front of the altar railing is leveled with three steps that stretch along the entire width of the church, and in the middle, in front of the Royal Doors, those are expanded in a semi-circle. Interior wall and arched surfaces are covered with plaster and painted in white. Doors and windows are made of wood.

The iconostasis is of the type of high altar barriers. The original iconostasis was a gift of Metropolitan Mitrofan Ban dating from 1898; its structure was destroyed in the 1979 earthquake, and a number of icons were saved and later preserved. The new iconostasis was made during the last renovation of the church. The wooden structure is by creation divided into two levels, horizontal and multiple vertical zones. The first part is a little more than half of the iconostasis, divided by expressed molded piers into five sections vertically. They consist of the royal doors, left and right doors, and four icons of large dimensions on the sides between the doors. On them, there are the throne icons of the Virgin Mary and Christ Child, and icons of two saints, standing figures. The icons on the royal doors are small, three on each wing, with saints. The side doors have two icons of saints. The upper zone consists also of moulded columns divided vertically, composition of alternate icons of saints as standing figures and half-figures, in and in the middle there is a larger icon of the Secret Supper, below which is a composition of 12 small icons and a central one, with scenes from the life of Christ and the Virgin, as well as the Resurrection of Christ. The structure of the iconostasis ends slightly arched at the top, with a wooden cross in the middle and icons mounted on the wall in the oval. Horizontally, between the upper and lower zones, there is an inscription in wood from the old iconostasis. The inscription has been preserved, reading about the iconostasis that was given as a gift, and today it is found on the new iconostasis made during the last renovation of the church. The icons on the iconostasis make an artistic unity, although of various artists – Vasilije Djinovski, Renaissance painters (icons from the abandoned Russian churches in Carlsbad-Karlovy Vary, in the style of Western painting, which were brought to Glavati by Mitrofan Ban) and Zecevic brothers – Ivan and Novica.

10. Church of Saint John, Pobrđe, Donji Grbalj, cadastral plot no. 1398,

Cadastral District POBRDJE, placed under protection by Decision no. 80/4 of 26 January 1989

Background: The church was built in 1868 in addition to a small older church whose remains are still visible near the northern side of the present church. In the catastrophic earthquake in 1979, the building suffered damage with cracks on the walls and vault. It was restored in the period 2001-2007, and the current appearance, both external and the interior, dates from that restoration.

Description of the cultural property: The church was built on top of a hill which dominates the surrounding area along a local road leading to the village Pobrđe. The slopes of the hill are quite undeveloped and covered with local natural vegetation. In front of the church is a village cemetery, whose oldest tombs date back to the distant past.

Architectural form of the church is unusual and different from all other churches not only in Donji Grbalj. Its base, the central part of the building, is single-nave with a semicircular apse. What differs it from other churches are two additional side chapels with a semicircular apse, on the left and on the right side of the central apse. Central and lateral semicircular apses stand out on the east facade.

The church was built of stone carved in regular blocks of unequal size, but with flat horizontal joints. The joints are very pronounced, covered with lime mortar and emphasized in relation to the facade plane and are therefore very pronounced. Central roof and side chapel's roofs are gabled, and roofs of the apse are three-sided; roofs are covered with tiles. On the west façade there is a bell tower with three openings for the bells. Below the bell tower is a rosette carved in white stone, and a small rosette is centrally incorporated also on the western fronts of side chapels. There are two windows on the southern and northern side of the central building, and one at the top of each of the apse and in the aisles in front of the chapel and apse – north and south facade of the chapel. The windows are arched and framed with properly cut blocks of stone.

The front door on the west facade ends in a stone beam, and the sides are lined with vertically positioned properly cut blocks, as is usual on the stone (residential) buildings. It seems that the stone framework at the churchyard entrance has been brought from another structure, because it does not correspond to the height of the courtyard entrance. Above the entrance there are two tablets of stone, with the year of construction of the church carved on one, and the year of restoration on the other.

Inside, the central part the nave, with two pairs of pilasters, is divided into three bays. Pilasters are two-tier, connected by rebated arches. The vault is reinforced by semicircular arches and ties. The iconostasis is common to all three chapels and was built of brick, once plastered; since the last renovation the bricks have remained visible with carefully finished joints. Passes that connect the central space with the space in front of the side chapels are also arched. The floor is covered with regular stone slabs, straight but not of smooth finishing; by visual screening it can be concluded that the floor is old.

The interior surfaces, walls and vaults were plastered. The iconostasis is made of brick that is visible and the joints are pointed. The church has three altars, the central one is dedicated to St.

John, and the two side ones are dedicated to St. Peter and St. George. On masonry iconostasis there icons are made in fresco technique, the frescoes are new. Pictures on the gate are also more recent.

The iconostasis dates from the time of its construction in 1867. Due to its design, the church has three apses, and inside the iconostasis there are three altar railings that make up the whole. The iconostasis is made of brick. In 1969 the entire altar screen was plastered, and during the repair works in 2007 the plaster was taken off, so that the iconostasis gained back its original appearance. On the iconostasis there are the icons only on the royal doors. Other painted images are done in fresco technique. Images of saints are given in two levels. The first level consists of the whole figure or $\frac{3}{4}$ of the saint's figure, while in the second, upper zone, the figures of saints and smaller in size, in the oval. The side altar railings are slightly rounded on top of, with a small stone cross in the middle. Central part is arched with three parts and also with a small stone cross in the center.

11. Church of St. Elias (old), Zagora, Donji Grbalj, cadastral plots no. 791, 787, Cadastral District ZAGORA, placed under protection by Decision no. 68/4 of 26 January 1989

Background: The church of St. Elias (old) probably originates from the late seventeenth and early eighteenth century. It is located in the area of the village Zagora, called Sutilija, just named after this church. Next to the old church, in 1865, a higher domed church dedicated to the same saint was built. Back in those years, next to them, a small stone building with an upper floor was built, intended for habitation of monks. The entire sacred complex at Sutilija suffered severe damage in the 1979 earthquake, when the larger church and "cell" for the monks were demolished, and the old church of St. Elias was damaged to a great extent. The old church of St. Elias was partially restored on the outside, but not the inside, while the larger church of St. Elias has been fully reconstructed.

Description of the cultural property: The church of St. Elias (old) has a very prominent position, on the western side of the village, at the highest point along the coast. The church is accessed by asphalt road, across a leveled plateau. On the same plateau there is a new church of St. Elias, from 1865, which was reconstructed in 2010. The plateau on which the churches are located offers a view of the open sea, the coast and a large part of the field of Grbalj.

The proposed protected area includes the access road and the space that surrounds both churches and that makes a whole with the proposed protected environment of the church of St. Theodore Tyron which is at the foot of the hill on the northern side.

The church of St. Elias (old) is a small, single-nave, vaulted church with a small semicircular apse and a gable roof, and covered with tiles. Along the northern facade there is a cistern, a slab raised a few steps from the ground. Against the wall of the entrance facade there is a stone bench. On the south wall two holes-loopholes are seen, as well as one in the central axis of the apse.

It is built of semi-cut stone of local origin with wide irregular joints. The facades have been restored, and lime mortar has been replaced by fixed mortar. The church has a simple bell tower

with one hole, built of cut stone of darker color than the rest of the church.

The front door is a simple, single and wooden. The floor inside the church is made of stone slabs and there is a stone masonry arch. The interior was once plastered. Along the southern wall there is the tomb of monks Hrisantije Kostovic, who died in 1881/1882, and who was responsible for the construction of the larger church and a nearby "cell" for monks. Most of the modest interior space is occupied by the tomb, due to its size. The altar table is made up of monolithic pillars and large rectangular plates rounded at the sides.

The church has no iconostasis, which was not there before the 1979 earthquake either.

12. Church of St. John the Divine, Zagora, Donji Grbalj, cadastral plot no. 170, Cadastral District ZAGORA, placed under protection by Decision no. 533/4 of 7 November 1990

Background: It is not known exactly when the church of John the Divine was built. It was renovated in 1873. It was repaired after the 1979 earthquake, but without consultation with the Regional Institute for Protection of Cultural Monuments in Kotor.

Description of the cultural property: The church of St. John the Divine is located on the eastern, upper side of the local road, at the entrance to the village of Zagora. It is in a lonely place, not visible from the road, because it is surrounded by vegetation. The church is accessed by a stone staircase and a concrete trail.

The proposed protected area covers the area surrounding the church from all four corners of the world, including the local road and part of the plot on the lower side of the road.

The church of St. John the Divine is a small village church, a single-nave vaulted church with a small semi-circular apse, a gable roof, covered with tiles and a bell tower with a single hole. In front of the church there are stone benches, on the remains of the former narthex. Along the south wall there is an old tomb. There is a concrete path around the apse. Next to the entrance area, the former narthex is of stone slabs of local origin, as well as stone benches, plastered on the upper side.

Drainage pipe is on the southern side, towards the slope. The church was built of rough, local stone and different sets of stone are noticeable, particularly in the part of the bell tower where the stone is more regular. In most of the walls, except the bell tower, there are noticeable joints of lime mortar. Shallow stone cornice is the final line of longitudinal stone walls. The church has no opening, except on the apse, for ventilation.

The bell tower with a single opening, with a shallow molding in the lower part, is in the form of pilaster strips. The entrance portal is bordered with megalithic stone blocks. The front door is metal, of temporary character. Above the front door there is a stone lintel in which the year 1873 is engraved (year of restoration), and above there it is an arched opening with a figure of John the Divine carved in stone. At the same facade there is a six-leaf rosette with modest ornaments.

The floor inside the church is made of square stone slabs of recent date, properly set. Part of the floor at the iconostasis is higher by about ten centimeters. The church interior is roughly plastered and painted in white. The vault starts from a poorly defined cordon string course. At

the central part of the vault there is a circular icon of Jesus Christ Pantocrator of a more recent date.

The original iconostasis that has been preserved was painted by Georgije Daskalovic from Risan, in 1803. It was restored at the Regional Institute for the Protection of Cultural Monuments in Kotor, in the years after the 1979 earthquake.

The iconostasis is small in size, with simple support structure and minimal moldings, with no decorative carvings. It is protected by the intense mahogany color, which differs from the colors of icons. There are only the royal doors on it, with the image of the Annunciation in the lower part, and an image of two saints in the upper part. To the left and right there are throne icons of the Virgin Mary with the infant Christ and Christ, and a single icon to the right of Christ, with two saints. The upper part of the iconostasis has a series of images of the saints, separated by arcades. At the top of the iconostasis is a wooden cross, which makes a whole with a wooden stand on which two fish with connected heads, holding a crucifix was painted. Left and right of the cross there are two smaller icons with one saint. The arms of the cross are decorated with circular wooden small details, connected with wire.

On the walls of the church there is another gate and three icons of the same style, so that it is possible to assume that the whole iconostasis had belonged to another church before it was placed in this one, because on the current iconostasis there is no place for them, only for the door. This is supported by the year of painting – in 1803, and the church of St. John the Divine was built in 1873.

Icons are of recognizable style of Boka School of painting, the work of Djordje Daskal from 1803, son of the founder of this school, Dimitrije Daskal, iconographer and painter from Risan.

13. Church of St. Theodore Tyron, Zagora, Donji Grbalj, cadastral plot no. 1059, Cadastral District ZAGORA, placed under protection by Decision no. 67/4 of 26 January 1989

Background: The church of St. Theodore Tyron was restored in 1851, but it is certainly much older, as evidenced by many ancient tombs around it. According to tradition, much earlier the church was part of the monastery complex of the prophet Amos.

In the 1979 earthquake it was quite damaged when the vault crashed. It was restored in 1996, in cooperation with the Institute for the Protection of Cultural Monuments of Kotor.

Description of the cultural property: The church of St. Theodore Tyron is a cemetery church of the village Zagora, located near the Church of St. Elias (Sutilija), at a slightly lower angle. The church is accessed by asphalt road that continues to the church of St. Elias.

The proposed protected area includes the access road and the entire space between the church of St. Tyron and St. Elias, which is at the top of the hill. This site gives view to some of the other churches in the lower field of Grbalj.

The cemetery is surrounded by a stone wall which is cascading down the gentle slope, covered with tiles. Entrance to the complex is through a stone arched gate. Next to the cemetery, on the east side, there are two threshing floors and a cistern. The church surroundings are particularly

interesting in terms of ambience and make an integral part of the fenced area of the cemetery.

The church of St. Theodore Tyron has unusual proportions and architecture, extremely elongated nave, vaulted church with a small semicircular apse, narrow in width, with a gabled roof covered with tiles and a bell tower with a single hole. The entrance is on the northern side. Next to the entrance, in the cascade, there is a grave.

Along the northern wall, where the entrance is as well, there is a stone bench. On the north and south walls there are two narrow openings, and one on the apse and below the bell tower. Opening on the lateral walls are formed by stone massifs. The church was built of hewn local stone and different sets of stone on the facades are noticeable, which clearly shows that the church was extended from the eastern to the western side. Bell tower is built of cut stone of darker color. The joints on all the walls are rather wide, made of cement mortar.

The front door is a simple, single, and wooden. The building is adjusted to a gentle slope of the terrain, and there are two steps at the entrance to get into the interior. The floor inside is preserved, made of stone of local origin and variable height as the building is cascading to adjust to the slope of the terrain.

The church interior is plastered and painted white. A change in the width of the vault and the walls is visible in the place where the church was rebuilt, probably during the restoration in 1851. In the older part, towards the apse, the vault is narrower towards the string courses, forming a longitudinal beam, and then widens to the top. Part of the iconostasis has a noticeable lateral arched beam in the roof, as well as on the wall with a bell tower, probably added as structural reinforcement when repairing the building. The wooden structure of the iconostasis is new, made in 1996, painted in bright blue, but the icons on it are from a much earlier period, although there is no information on when it was exactly.

The icons are painted on hardboard. The iconostasis is of simple construction, small in size. The lower part is divided vertically into three parts by pillars with grooves and cascade capitals. It includes the royal doors with throne icon of the Annunciation, while on the left and right gate there are full-size painted figures of the Madonna with the infant Christ and Christ. The upper zone is a sequence of five icons, the central icon is a composition of three angels, while to the left and right there are two icons with long figures of the saints. All five icons are embedded in the carved frames of the supporting structure. At the top of the iconostasis, in the center, a beautifully carved cross with a crucifix is set up, which is supported by stylized S-shaped forms. There is no information about the artist.

14. Church of St. Basil the Great, Zagora, Donji Grbalj, cadastral plots no. 543 and 544, Cadastral District ZAGORA, placed under protection by Decision no. 69/4 of 26 January 1989

Background: The church probably dates from the seventeenth century. There are not many written documents about it. According to one document, it was a private chapel like those built in representative residential houses. According to another document, it was built with strong fortification elements which show of its defensive purpose. There is information that it was burned in 1880, so there was no service any longer (Crnogorcevic, 1901). Repair works were

carried out in 1984.

Description of the cultural property: The church is located in the middle of the village, and was built as part of a compact set of rural housing and economic facilities, adjacent to the neighboring residential houses with which it had common walls. On the east side, the church is adjacent to the stormwater tank of an adjacent residential house. The church has no sacral features on the outside, and looks like residential houses that surround it. It is a two-storey building, with the liturgical space on the ground floor in front of which there was a porch once; and on the upper floor there was probably an apartment for monks. The liturgical space was entered from the narthex. In front of the church there is an area paved with stone slabs resting on a dirt surface.

The church was built along the slope of the terrain, so it was accessed from an elevated terrain descending by the steps set in the slope to the narthex, and the upper floor was entered directly from ground level floor.

The walls are built of roughly cut blocks of stone from local sources. The joints are covered with lime mortar. The entrance gate opening is narrow and low; laterally above the door it is framed with the single block of large stone. Above the entrance, there is a central rectangular opening of small dimensions, and in the upper parts of the west facade there are visible loopholes. The apex of the west facade includes is a cross made of iron which is the only sacred feature of the exterior of the church. The roof of the building is gabled, and the ridge extends in the east-west direction. The roof is covered with tiles.

The interior liturgical space makes a small rectangular room arched around a semi-circular vault. The vault extends out of the cordon string course with a quarter circle cross-section. On the floor there are old stone slabs of regular rectangular shape, and at the altar piece the floor is elevated by about 5 cm. Wall surfaces and the vault are finished by mortar and whitewashed.

Behind the iconostasis, leaning against the wall, there is an old altar table made of two stone blocks, one standing upright and supporting the other horizontal one.

All elements of the iconostasis of the church are new. It is extremely small, given that the very church is small. The wooden structure is made of carved wood, with exaggerated profiles, given the dimensions. There are royal doors and one lateral door to the left. The iconostasis has six icons, and on top of it, made of flat long cut wood, there is a beautifully designed cross, and two icons mounted on wood in the oval. To the left of the iconostasis there is a niche in the wall, prosthesis.

15. Church of St. Nicholas, Bigovo, Donji Grbalj, cadastral plot no. 339,
Cadastral District BIGOVA, placed under protection by Decision no.
536/4 of 7 November 1990

Background: The church of St. Nicholas was built in the seventeenth century, at the site of the old monastery of St. Nicholas, and is believed to date from the ninth century. The monastery was destroyed by the Turks in the fourteenth century, when the town of Grispoli where it was destroyed as well. Last renovation of the church was after the 1979 earthquake; the church was again consecrated in 1995.

Description of the cultural property: The Church of St. Nicholas is located at the edge of the former farming fields near the coast in the bay of Bigovo, by an asphalt road. It is surrounded by a cemetery that is still in use today; the oldest tombs indicate its age. At the cemetery, around the church a group of cypress trees was planted. The cemetery is surrounded by a wall of rough-hewn stone blocks. The terrain around the church is gently sloping, being higher on the south side. The area in front of the church is paved with slabs of irregular shape made of stone of local origin.

The church has a single-nave, an arched undivided church with a semicircular apse on the east side. On the west side a narthex was added, longer and higher than the church itself. The narthex once had a floor that was entered by outdoor stairs on the south side; there was a flat for the priest on the floor. Along the southern wall of the church, in the field, there are the remains of a building that was once probably part of the church.

The building was made of the local gray stone, with carved blocks in uneven rows. The entrance to the narthex is lined with better finished larger blocks of stone, ending in a flat stone lintel. The difference in color between the stone and joints can be seen at the point of connection between the church and narthex.

On the western side of the narthex there is a bell tower with one bell. Above the entrance is a window of the former apartment on the floor of the narthex. On the south and north facades of the narthex there are several windows. The apex of the apse has a window, and on the northern side of the church there is a loophole. On the southern side there are stone masonry stairs that provided access to the upper floor of the narthex.

The roof is covered with old tiles. Stone eaves have been preserved. On the floor of the narthex there are stone plates, and along the walls of the narthex there are stone benches. The interior walls of the narthex are with visible stones whose joints are finished with lime mortar. Narthex once had a wooden roof and wooden ceiling above the ground floor. The ceiling was removed so there are no more floors, but there are visible stone cantilever beams on which the wooden beams along the southern and northern wall were installed, illustrating its former existence. The wooden roof structure was replaced by reinforced concrete roof panels, which are roughly plastered.

On the floor of the church there are old stone slabs with regular rectangular form, but unequal size. In the central part of the floor there is an ambo. The church interior is rough-plastered and painted in white, and a semicircular arch comes out of the cordon string course.

The church has an iconostasis with icons that are the work of icon painters from Boka family Dimitrijevic-Rafailovic, the work of Djordje Rafailovic from the beginning of the eighteenth century. The iconostasis is smaller, a new wooden structure, with old icons. There is no information about the builder who built the structure, or when it was built. Up to half the height, the wooden structure is a closed surface, with molded columns and without any icons. The royal doors have been made more recently, with the scene of the Annunciation. The style and art drastically differ from the original icon. To the left and right there are throne icons of the Virgin Mary with the infant Christ and Christ. The composition of the iconostasis is not symmetric, so that on the right from the icon of Christ is an icon of St. Nicholas and on the left from the Mother

of God there is an opening to the side door, which is not there. The space above both doors is painted with small icons of biblical scenes. In the zone above, a series of figures of saints is painted, in one piece of board without any visual or physical separation of the characters. The iconostasis is topped with a stylish arched molding, with a rectangular base, bearing a wooden cross with crucifixion. The rectangular base is painted to show two fish, whose fused heads carry the cross.

16. Church of Saint Petka, Glavaticici, Donji Grbalj, cadastral plot no. 1480, Cadastral District GLAVATICICI, placed under protection by Decision no. 79/4 of 26 January 1989

Background: The present church was built in the period 1859-1862 at the site of an old ruined church. In the 1979 earthquake the church was badly damaged, the dome and the vault were destroyed. The renovation lasted from 1991 to 2003.

Description of the cultural property: The church of St. Petka is located in a flat valley between gentle slopes of the hamlets of Glavaticici. South of the church, outside the fence of the cemetery is a canon, church house where a priest once lived and taught the catechism. Around the church is the village cemetery and the oldest tombs probably originated from the time of the original church. The cemetery is surrounded by a wall of carved stone. The main entrance to the cemetery with a gate on the west side of the boundary wall is more recent, and the older gate in the wall surrounding the cemetery is on the north side. Gates are accentuated by arches also walled in stone. In the northern part of the cemetery is a group of cypresses.

The church is a single-nave building with a semicircular apse, gabled roof and a dome. The walls are made of properly cut rectangular blocks of stone from the local quarry in regular horizontal lines, with tight joints. Judging by the look of the west facade, the church was designed with a bell tower but it was not built. The apex of the west facade is built using only the base of the bell tower. Below is an eight-leaf stone rosette. The main door is on the west facade, and there is another one on the northern one. The door frame is made of properly cut blocks of stone and the same type of lintel. Above the lintel is another stone beam of profiled cross-section. The year of consecration of the church, 1862, is carved above the entrance. On each the south and north facade there are three windows, arched, as well as at the top of the apse. The facade walls under the roof end in molded stone cornice. The roof is gabled, covered with tiles. Directly from the roof rises a circular wall of the dome, built of stone; the circular wall of the dome has four windows. The dome wall is slightly sloping inwards. The dome has a hexagonal roof covered with tiles.

In front of the church are the remains of the old church narthex, or its western walls above which a disproportionately large bell tower with three bells was subsequently erected, and this is now the bell tower of the church. Below the lower opening for the bells is a frieze of dead-end arcades, while at the top of the arches above the bell there are crosses engraved.

The interior of the church with two pairs of pilasters is divided into three bays. Pilasters along the walls are connected by rebated arches, and the vault is also reinforced by arches that rest on pilasters. In addition, the vault is reinforced with three steel anchors whose keys are visible on

the facades. The vault comes out of the cordon string course. Over the central bays the dome rises, whose foundation is elliptical and which rises from the rectangular form of the middle bay over pendentives. On the dome there are four windows that are semicircular on the facades. Windows are in the axis of each bay on the south and north side, and in the middle aisle, on the north side, there is a side door. The church's interior is covered with plaster and painted in white. The pilasters have shallow ornamentation. On the floor there are stone slabs of regular form. The altar area is elevated by three steps.

The iconostasis of the church of St. Petka is among high altar barriers. The supporting structure is massively built, with large-areas framed by carved columns with simple molding. Wood has kept natural look, impregnated by colorless protection. In the lower part there are two smaller icons with images of saints, to the left and right of the royal doors. The royal doors are small compared to the overall size of the iconostasis, with an image of the Annunciation on two narrow icons. To the left and right there are large throne icons of Madonna with the infant Christ and Christ, arched openings without doors and at the end are the icons of St. Petka and John the Baptist, of the same dimensions. The upper zone is a sequence of six icons with saints in pairs, except for St. George on horseback, and the composition in the middle. At the top of the iconostasis there are carved surfaces, which in the form of a cone extend towards the center and frame the central icon. Two larger liturgical fans in the oval with saints are at the ends of the iconostasis, and two smaller ones, with carved ornaments, are next to the icon. At the top is a small wooden cross.

The original iconostasis was the work of Josif Katuric, a monk from the monastery of Banja near Risan, in 1877. In the second half of the nineteenth century, he painted several iconostases in churches of Kotor. From that iconostasis, on today's iconostasis there are the Madonna with the infant Christ, St. Petka and John the Baptist. Other icons on the iconostasis were made in the years of the church restoration, which ended in 2007.

17. Church of St. Srdja, Visnjeva, Donji Grbalj, cadastral plot no. 532, Cadastral District VISNJEVA, placed under protection by Decision no. 74/4 of 26 January 1989

Background: The church of St. Srdja was built in the early twentieth century, in the village of Visnjeva called Gnjiliste ("at Gnjilista"). The First World War interrupted its construction as it was not plastered inside. It was almost completely destroyed in the 1979 earthquake, when the vault and the bell tower collapsed, and since no work has been done on this structure.

Directly in front of current ruins of the church, there was the original church whose remains are still visible, but there is no data from which period.

Description of the cultural property: The church of St. Srdja is located right next to the local road from Krimovica to the village of Visnjeva, and is seen from the road. Access to the church is a narrow natural path, hampered by vegetation. From the position of the building the seashore can be seen. Near the entrance of the church there are the remains of an older sacral building.

The proposed protected area includes a number of plots along a local road, an access trail used to reach the structure from the road, as well as the area surrounding the church from all four

corners of the world and that includes the remains of an older sacral building.

This is a modest single-vaulted church with an apse and a bell tower with a single opening. In the north and the south wall more narrow openings can be seen – loopholes, and an arched opening on each one of them, as well as in the axis of the apse. Openings on the walls have steel bars. The vault of the apse is largely preserved. There had been no iconostasis there before the 1979 earthquake.

18. Church of the Holy Virgin, Visnjeva, Donji Grbalj, cadastral plot no. 54, Cadastral District VISNJEVA, placed under protection by Decision no. 73/4 of 26 January 1989

Background: The Church of the Holy Virgin was built in the eighteenth century and is one of the most beautiful churches of the Grbalj region. Its construction began during Prince Voin Bojkovic of Grbalj in 1771; it was completed in 1790 and consecrated by Metropolitan Petar I Petrovic Njegos in 1791. It was damaged in the 1979 earthquake and has not been significantly restored or conserved ever since.

Description of the cultural property: The Church of the Holy Virgin is located in the village of Visnjeva, on a hill formed by stone retaining walls on the eastern side of the field of Grbalj, along the local asphalt road.

The proposed protected area includes part of the local road and a number of plots which extend on both sides of the road. From this site, from the space in front of the church, the churches of the neighboring villages are seen, such as St. Sava, St. Theodore Tiron and St. Elias (Sutulija).

The church can be reached by stairs from the west, over the raised stone plateau with a cistern. The plateau of the church is entered through a pronounced stone gate. Around the church is a spacious stone paved plateau with stone benches. Along the northern wall of the church, facing the hill, there is an upper floor with additional rooms, which can be reached by outdoor stone steps. The added floor area (“large cell”) is on the ground floor separated from the northern wall of the church by a vault along its entire length, so that the formed gate can be used to go around the church. On the terrace of the upper floor there is another gate for entry/exit to the complex on the west side that is now not operational.

The Church of the Dormition of the Virgin is one of the largest and most solidly built church buildings in the territory of Grbalj. It has coherent dimensions, and was built of finely dressed stone blocks of local origin. It is a single-nave church with three bays, a circular dome, a bell tower with three windows and a large semicircular apse. In addition to the main entrance on the west side, it has a port on the south wall. At the end of the north wall, which forms a slight arch, there are two arched openings with a modest cornice on the pilasters. On the same wall, on the storey floor, there is a simple window. The apse was independently completed in relation to the wall.

On the south wall and the apse there are elongated arched windows, two on the wall and one in the central part of the apse. Extremely fine stone finishing is noticeable in these openings – stone monoliths are finely chiseled inward and the external stone frame is formed. The openings have steel lattice in the trellis work. The bell tower with three opening is richly decorated.

Staircase along the west wall of the complex forms the terrace on the first floor with wrought iron fence used as the entrance to the elongated room. By the front door is a small rectangular opening. At the end of the elongated room, there are two openings on the south and east side. In this part of the room there are stone benches and a fireplace, marked in the floor, and in the wall facing the hill there are recesses. The room is closed transversely by wooden beams and pent roof sloping towards the hill. The church is entered through two stone steps and a stone pedestal which extends around the entire building. Above the main entrance is a flat arch with bas-relief and an eight-leaf rosette, doors are wooden. Doorpost stone monoliths are finished with cannelloni bas-relief relief. Above the south entrance there are two lunettes.

The floor is made of the original finely dressed stone slabs with a rosette in the center of the entrance bay. Inside the church there are visible broken arches in the walls and a high-placed cordon string, where the vault begins. In the first bay on the lateral walls there are noticeable stone consoles. The dome with four opening is above the central bay. Walls are plastered and painted in white.

The altar area is elevated by two steps. The original iconostasis is the work of Daskal Tito from Corfu with the assistance of Tripo Dabovic from Skaljari, from 1791.

19. Church of Saint Petka, Vranovici, Donji Grbalj, cadastral plot no. 1178, Cadastral District VRANOVICI, placed under protection by Decision no. 350/4 of 12 April 1989

Background: The church was built in the nineteenth century (1855), on the site of the original older church.

Description of the cultural property: The Church is community church of nearby villages. It is located on a plot in the valley; the church space is surrounded by old stone wall of hewn stone with lime mortar as binder. In the area there is a group of olive trees. The entrance to the church space is accentuated by a gate in arches (Photo 2, 3) and the space in front of the church is paved with stone. Near the church there are old, traditional, and new family houses.

The church is basically a single-nave building with two choirs forming a transept, i.e. the main nave with the choir makes a cruciform base. On the eastern side is a semicircular apse, while the choirs are rectangular (Photos 6, 7, 8). The roof is gabled, covered with tiles. The dome is shifted to the west side and is placed on a square pedestal that comes out of the gabled roof. On the western side of the church there is bell tower with three bells, decorated with dead-end arcades. Above the front door is a small oculus with a stone cross. In the south and north there are three windows – one on the wall of the choir and in the axis of each bay, as well as one in the axis of the apse. Along the northern, southern and western facades there are stone benches.

The exterior walls are plastered and painted in white, like the base of the dome and its circular wall, while all the windows and doors are framed in properly dressed stone. The bell tower is not plastered; it was built very precisely using cut rectangular gray blocks of stone. In places where the plaster has fallen from the facade, it is evident that the walls are made of properly cut rectangular blocks of local stone.

The interior of the church with two pairs of pilasters is divided into three bays. The dome rests

on two strengthening arches and the leaning arches that connect the pilasters; it has four openings. The vault comes out of the cordon string course. The church interior is also plastered. The floor is made of properly cut stone blocks, probably authentic. In front of the iconostasis there is a stone slab built in the floor with a carved motif of blind rosettes.

The church has a wooden iconostasis, which was created in 1890, and there is no knowledge of who made the supporting structure and icons. The wooden structure is simple in form, dark brown color painted, with discreetly carved moldings and gilded edges, a few decorative elements and framework icons. Royal doors bear the scene of the Annunciation, and in small rectangular icons there are the figures of the Virgin and the Archangel Gabriel. To the left and right of the doors there are throne icons of the Virgin Mary with the infant Christ and Christ, standing figures. On the sides there is no gate, but halfway wooden movable partitions with a small icon of the saint, and arched openings. In the upper zone there are five large icons. There is a central representation of the Christ and a white-haired man, while to the left and right there are two icons with a group of saints, probably apostles, three on each icon. The iconostasis ends with a wooden cross in the middle, and two icons mounted on wood in the oval on each side, a large and a small one.

20. Church of St. Vara (Barbara), Vranovici, Donji Grbalj, cadastral plot no. 528, Cadastral District VRANOVICI, placed under protection by Decision no. 354/4 of 12 April 1989

Background: The time of construction of the Church of St. Vara (Barbara) in Vranovici is not known exactly. The records of Crnogorcevic (1902) read that it had a narthex, and probably since it was located at the top of the hill, it used to be struck by lightning often, so the bell tower was largely destroyed. It was repaired after the 1979 earthquake.

Description of the cultural property: The church of St. Vara is a small rural cemetery chapel, which is located on a hill near the village of Vranovici. The church is accessed by asphalt road and wide concrete steps. In front of the church there is a semicircular concrete plateau.

The proposed protected area includes part of the access road that branches off the local road and leads to the top of the hill on which the structure is located, as well as parts of plots on the slopes that surround the church from all four corners of the world. The church is a simple, single-nave, vaulted church with a small semi-circular apse, a gable roof covered with tiles and a bell tower with a single opening.

Along the west wall there are stone benches on both sides of the door. It is built of rough, local stone with broad, pronounced joints in lime mortar. In the north and south wall there is an arched opening, as well as in the axis of the apse. The windows are arched with regular stone blocks, dressed in stucco stone. Different sets of stone are evident particularly in the part of the bell tower, where the stone is more regular. The bell tower is simple, with one opening and a series of dead-end arcades in the lower part. Below it is a six-leaf stone rosette. On the west facade there is an accentuated plastered cornice.

The inlet port is formed of regular stone blocks, doors are new, wooden. The floor inside the church is made of gray rectangular stone slabs of recent date, properly set. Part of the floor at

the iconostasis is elevated by about ten centimeters.

The interior of the church is vaulted, painted in white. A cordon string stands out, made of stone, decoloured by stocking. The window has a window arch, finished in the same way. On the windows there are window sills made of contemporary stone, the windows are wooden, arched in the upper zone. The cornice continues in the apse, where the stone altar is found.

The iconostasis was completely newly built in 2011. The structure consists of carved base in the form of a plate, and twisted-carved pillars, which are separated by a vertical space for icons in the first zone. The Royal Doors have a single wing, with the icon of the Archangel Gabriel, while the wing with the icon of the Virgin was taken off and placed in the altar area. The throne icons of the Virgin Mary and Christ are on the sides of the Royal Doors. On each arched lateral gate there is an icon of a saint, standing figures. The upper zone of icons consists of a central icon in the lunette - The Last Supper, and three icons to the left and to the right with the images of saints, in the arched spaces, separated by carved columns. At the top of the iconostasis there is a carved wooden cross, and to the left and right there are two standing figures made in wood, not painted.

21. Church of St. George, Ljesevici, Donji Grbalj, cadastral plot no. 821, Cadastral District BIGOVA, placed under protection by Decision no. 1197 of 26 November 1957

Background: The time of construction of the Church of St. George is not known. According to some historical data related to the original iconostasis which was made by Daskal Rafail Dimitrijevic, it can be concluded that it was built before 1752, or most likely in the first half of the eighteenth century.

According to the legend, monks who escaped from the ruined monastery of St. Michael on Prevlaka in the mid-fifteenth century were buried in the church and around the church. It is possible that at the site of the present church there was a monastery built by these monks, but there is no physical evidence that would provide confirmation of this assumption, although the tombs are visible even today.

The church was severely damaged in World War I, when there was the Austro-Hungarian military stronghold nearby and it was hit by a shell from Lovcen which made the vault collapse, in addition to part of the calotte of the apse and the cornice, and the old iconostasis, which was the work of the Rafailovics from the eighteenth century. It was successfully restored only in 2008-2009, when the walls of the related churchyard were reconstructed as well.

Description of the cultural property: An extremely small church of St. George is located on a rocky hill near the road Radanovici – Bigova, with a view of Grbaljsko field area, Gornji Grbalj, salt pans and Prevlaka Peninsula. From the paved road, the church can be approached by a newly built macadam road. Large yard around the church is surrounded by a low stone dry wall, which in an irregular line follows the configuration of the terrain, in some places of semicircular shape. In addition to the courtyard wall, on the south side, at the lower level, there is a threshing floor and a stone table.

Originally, the main access to the church was a trail that led from the village to the entrance on

the west side of the perimeter wall, where there is still a gate. Today, the main entrance to the churchyard is on the east side, where, over the stairs along the northern wall of the church, one reaches the level of the church entrance.

The proposed protected area includes the access road that branches off from the local road and the area surrounding the church from all four corners of the world, including all approaches to the cultural property.

In the courtyard of the church there are few large rocks, which in some places merge with a stone wall. In addition to the courtyard there are several tombs erected with no apparent order, covered by a simple stone slabs, without epitaph, whose remains are still visible. Two relief decorations are noticed on two stone tablets. One is in the form of a carved cross and the other is round and rope-twisted.

In front of the entrance to the church there is a small plateau paved with stone and two graves. The church of St. George is a proportionally small, vaulted building, rectangular in plan, with a semicircular apse on the east and the entrance on the west facade. The roof is gabled, covered with tiles. The church has no bell tower. It is built of local gray limestone, massive, irregular pieces of stone with wide joints of lime mortar. Due to the sloping terrain, part of the foundation is visible on the eastern and northern side. On the north and south walls, and on the apse, there are narrow openings - loopholes. The longitudinal facade walls at the base of the roof have a simply molded stone cornice. The doors are small, wooden. Above the door is a lunette. The floor inside the church is at a lower elevation than the entrance plateau. On the floor of the church there are old stone slabs of irregular shape. Near the front door is a transversely mounted grave, covered with a simple stone slab without decorations and inscriptions. The altar area is elevated by a single step. The church interior is rough plastered and painted in white.

The church has a new iconostasis painted white, which is made on the model of similar examples, such as the iconostasis in the church of St. Nicholas in Bigova.

22. Church of St. Hariton, Ljesevici, Donji Grbalj, cadastral plot no. 1338, Cadastral District LJESEVICI, placed under protection by Decision no. 531/4 of 12 April 1989

Background: There is no exact historical data on the time of construction of the church of St. Hariton. The decree of the Doge of Venice Foscari of 22 May 1422 mentions that Ljesevici had a church of St. Alexander (popular name St. Lesandar or St. Hariton) and their priest. The report Kotor Rector Pavle Donat from 1553 refers to the village of Ljesevici and states that it had 46 homes with 210 inhabitants. Ljesevici, until 1865, were part of Krtole municipality. These data indicate that the church was probably built on the site of an old place of worship, in the late eighteenth or early nineteenth century. It was rebuilt and consecrated in 2003.

Description of the cultural property: The church of St. Hariton is a cemetery chapel, which is located in a prominent place at the top of the hill that dominates the surroundings and gives stunning views of the salt pans and the entire Bay of Tivat. On the same hill two churches were built, near the Church of St. Hariton, on the northern side of the plateau, slightly below, is the church of St. Petka. Both churches make up a single complex surrounded by a cemetery and

surrounded by a stone wall. The top where the complex is located is accessed by a narrow paved country road that ends in a paved plateau. The entrance to the cemetery is accessed by a concrete trail. On the wall at the entrance gate year 1939 is engraved, which perhaps speaks of rebuilding the wall. In front of the church there is a formed plateau paved with uneven stone slabs in cement mortar, in the same way are paved the sidewalks around the church as well.

The church is a small single-nave vaulted building, with a semicircular apse and a bell tower with one bell. The walls are built of properly cut blocks of stone from local quarries; stone is laid in nearly straight lines; joints are pointed. On the west side of the entrance, above the entrance is a stone lintel from a single block of stone. Between the entrance and the bell tower is a tiny, narrow, arched entrance and a cross of white stone, of recent date, is embedded in the opening. To the left and right of the front door is a stone bench. On the southern and northern facade and in the apse, at the top, there are small windows, arched and with steel bars. Below the window is an opening for draining water from inside the window. Roof is cover with tiles. Inside the church, the walls and vault are plastered and painted in white. The vault and the walls are separated by a cordon string that is roughly finished. On the floor of the church there are stone slabs of irregular shape and unequal size, of local stone.

The church has a new iconostasis, the support structure and icons were made in 2002. The wooden structure is a massive construction; wood is richly carved with spiral and floral elements and coated with protective brown color. Horizontally, the iconostasis is divided into three zones. In the first lower zone, that is elevated, the surfaces are carved, with no icons. The first zone has the throne icons, four of them, sideways from the Royal Doors and side doors. Images include Madonna with Christ and Christ and two saints. The Royal Doors are made in wood, with an image of the Annunciation. The arches of the gates are made in wood, like lace. The upper zone consists of seven icons, the central composition of Christ with two Saints, and to the left and right there are three half-length figures of the saints. In the central arched part of the top of the iconostasis a wooden cross is carved, and two liturgical fans in the oval.

23. Saint Nicholas Church, Ljesevici, Donji Grbalj, cadastral plot no. 409, Cadastral District LJSEVICI, placed under protection by Decision no. 535/4 of 7 November 1990

Background: Not a lot of written historical documents about the church have been found. Comparing it with other sacral buildings of this area, it can be concluded that it originates from the late eighteenth or early nineteenth century. In support of this argument is the year recorded on the old iconostasis – 1802, which has not been preserved, and it is assumed that it was the work of Georgije Daskalovic from Risan.

The church has been rebuilt recently, and consecrated on 16 June 2013.

Description of the cultural property: Sv. Nicholas is a village church of Lijesevic. It is situated on a hill surrounded by fertile, formerly cultivated fields. Local village road passes close to the church, but the church is accessed on foot, across the field from which the trail climbs to the entrance to the churchyard. This approach has been formed recently. To the south, the slope is supported by a retaining wall made of regular blocks of cut stone. On the other three sides,

instead of the fence, there is a stone wall-fence. Next to the border of the churchyard, at the base of the slope is a large plant for stone processing. The area around the church is paved with crushed stone.

The building is a small building consisting of church and covered porch along its western side. The church is a single-nave vaulted building with a semicircular apse, and there is no bell tower. It was built of properly cut rectangular blocks of local stone with narrow joints, in regular horizontal rows. In the lower parts of the facade there are visible remains of the old walls with stone of poorer, rougher finishing. Along the southern side of the church a stone bench was built. The joints at the west end which is closed by the narthex are prominent outside wall face. Beneath the roof, facade walls end in a cornice of regular-cut stone blocks, which is shaped in the form of a quarter-circle. The southern and northern facade have a rectangular window each, and in the apex of the apse there is a small arched openings framed in cut stone. On the western facade of the church, above the ridge of the narthex, there is a round oculus. The gabled roof and the narthex are covered with tiles. The church is entered from the narthex. The front door opening is framed by large blocks of stone and beam as a lintel. A cross is carved in the stone transom. Above the entrance is a niche for the icon. The walls of the narthex differ from the church walls in the workmanship.

The narthex is made of unevenly dressed stone blocks in uneven rows and wide joints pointed in light mortar. The walls under the roof have no eaves and roof covering extends over the facade level. The entrance to the narthex is on the northern side; on the west facade there is a window set centrally.

The church's interior is covered with plaster and painted in white. Semicircular arch comes out of a simple cordon string course. On the floor there are old stone slabs, irregularly shaped, flat or with rough surface. In front of the iconostasis the floor is leveled, and the apse part is slightly higher. The interior walls of the narthex are made of stone, finished like on the facades. The roof structure is wooden, visible, painted in light blue, and the roof covering is supported by rafters and strips. The narthex floor is paved by stone slabs of a regular rectangular shape installed in straight rows with white joints. The door of the narthex is simple, wooden church door with poor molding.

The church has a new iconostasis; there is no precise data on the masters who built it. The wooden support structure and icons were made in 2013. It is small in size. The wooden structure is modestly designed, colored in blue, while the edges of fields are painted white, as well as a horizontal line between the two zones. Gilding is less present, on the floral decorations, grooves of carved pillars and the framework parts of the upper zone. Given the dimensions of the iconostasis, royal and side doors were built, with images of the Annunciation, the Virgin and Christ and Christ. The upper zone consists of five icons, The Last Supper, and two icons of the saints, on each side, half-length figures. At the top, in the middle, there is a wooden cross, decorated with carved floral motifs.

24. Church of St. Petka, Ljesevici, Donji Grbalj, cadastral plot no. 1338, Cadastral District LJSEVICI, placed under protection by Decision no. 532/4 of 12 April 1989 of the Municipal Institute for the Protection of

Cultural Monuments in Kotor

Background: It is not known exactly when the church was built, and it is assumed that the building dates back from the end of the eighteenth or the beginning of the nineteenth century. The church was rebuilt in 2008.

Description of the cultural property: The Church of Saint Petka was built on top of the hill, in preserved natural surroundings at the site which offers extraordinary views of the nearby and distant surroundings, salt pans and the entire Tivat bay. On the church plateau, the church of St. Hariton was built as well; the two churches make up a complex surrounded by cemeteries. Space of the two churches is uneven and dry-walled; both churches are surrounded by a cemetery, which is still in use today. The cemetery is surrounded by a stone wall fence on the wall, and at the gate the year 1939 is carved. The hill is accessed from the village by a narrow asphalt road, to the asphalt plateau. The entrance to the cemetery is on the south side and narrow path leads to it.

The space in front of the church and sidewalks around it are paved with wide joints of cement mortar.

The church is a small single-nave building with a semicircular apse, without a belfry. It is built of rough blocks of stone of unequal size and arranged in approximately straight lines. The joints are covered with mortar of bright colors. The church is north-south oriented, the entrance is on the north end and the apse faces the south. On the eastern side and at the top of the apse there is a small window, and on the northern side is the front door. The front door is a simple wooden opening framed by large blocks of stone and a stone beam. To the left and right of the entrance there is a stone bench. At the ends of the walls to the north and the south, under the roof, there is a line of thin stones, this stone is different in kind than the stone from which the church was built and is mechanically cut. Below this top row, there are two rows of older stone of about the same thickness but manually dressed, and of the same type as the original stone on the building. The roof is covered with very old handmade tiles; the tiles have imprinted decorative ornaments that mutually differ; at that time, every craftsman used to engrave own ornaments. The roof extends over the side facades, and there is no roof cornice or eaves. The interior of the church is vaulted; the wall and the ceiling are separated by a cordon string in the shape of a quarter of a circle, arranged of stone blocks. The walls and vault are plastered and painted in white. On the floor there are old stone slabs manually finished. The apse area is elevated by approximately 5 cm in relation to the rest of the floor.

The iconostasis is new, made in 2008. The wooden structure is massive, although not large. The iconostasis is vertically divided by molded columns, which is expressed in the central part of the iconostasis. The lowermost zone consists of fields with mild molding. The Royal Doors are low, like the side ones, with images of the Annunciation. The side door has one wing, so that a large throne icon of the saint is shown on that surface. To the left and right of the Royal Doors are icons of the Madonna with the infant Christ and Christ. The upper zone of icons consists of three compositions, the central one of Christ with two Saints, and to the left and right there is composition with three saints. At the elevated frame of the central icon there is a small wooden cross, and to the left and right there is an icon mounted on wood, in the oval. All icons and

Crucifixion are richly decorated with gold leaf.

25. Church of the Assumption of the Virgin Mary, Ljesevici, Donji Grbalj, cadastral plot no. 940, Cadastral District LJSEVICI, placed under protection by Decision no. 353/4 of 12 April 1989

Background: It is not known when the Church of the Assumption in Ljesevici was built. Based on information that the iconostasis was made by Josif Katuric for priest Dimitrije Zec, in 1875, it can be concluded that it was likely built before that year, and after oral information obtained on the spot, even in the eighteenth century. It suffered a minor damage in the earthquake of 1979, and was restored in 1991.

Description of the cultural property: The Church of the Assumption is the main village church and is located in the center of the village Ljesevici. It can be reached by asphalt road that leads directly into the center of the village. In the immediate vicinity, the church is surrounded by a low wall and there are private homes and their land.

The proposed protected area includes the access road that branches off from the local road and the area surrounding the church from all four corners of the world.

It is surrounded by a low wall from all sides. On the southeast side of the stone fence the wall is higher and the entrance gate is formed. Along the wall that defines the area of the church there is a stone bench, as well as along the longitudinal walls of the church. On the stone benches in the area near the entrance to the church embedded stone with moldings can be noticed, probably stone from the walls of this or another church.

The church is a single-nave vaulted building, with the apse on the east side and a triple bell tower. The gabled roof is covered with tiles. It is built of regular-cut pieces of the local light gray stone. On the north and south longitudinal wall there are two windows and one on the apse. The openings are formed by stone megaliths and protected with steel bars. The cornice at the lateral walls has simple molding. On one side of the roof there are built-in concrete stairs to the bell tower. On the bell tower there is a noticeable shallow molding with dead-end arcades and additional decoration, common for bell towers of this type.

The front door is a simple, wooden. Above the door there is a lunette with the icon of the Virgin and a circular opening above the lunette. The floor inside is paved with stone slabs alternately in two colors: light (beige) and dark (brown-red). The church interior is plastered and painted white. The vault extends from the cordon string course. The altar area is elevated by a single step.

There is an original iconostasis with icons from 1875, a work of Josif Katuric. The wooden structure is of simple construction, painted white, with moldings and gilt divided into zones and fields of icons. Icons are divided into three zones. The first two zones occupy almost the entire height of the iconostasis. On the royal doors there are three icons on the wings, the Annunciation in the middle with an icon of a saint above and below y. All are small and made on a board. To the left and right of the royal doors there are the four icons, standing figures, painted on canvas. They are places beside the side doors. Throne icons include the Virgin and Child, Christ and six other saints. On the lateral gate there are no wings. The upper zone of icon consists of a series of

12 icons of the apostles and the central icon of the Last Supper. These icons are, like those at the gate, made on board. At the top of the iconostasis, there is a stand with a text made in wood, supporting a wooden crucifix, and to the left and right there is an icon mounted on wood, of rectangular form.

26. Church of Saint John, Dub, Gornji Grbalj, cadastral plot no. 413, Cadastral District DUB, placed under protection by Decision no. 454/4 of 17 June 1987

Background: The church in Dub is dedicated to the Conception of St. John. There is an opinion that it originates from the sixteenth century. Recent studies, indirectly, concluded that the church certainly existed in the second decade of the eighteenth century, and probably already in the seventeenth century. Over time, the church was extended, as evidenced today by traces of remodeling. In the church there was the original iconostasis, the work of local painter Maksim Tujkovic from the beginning of the eighteenth century of which only three icons have remained (Madonna and Christ, Christ and Beheading of St. John). In 1901, A. Kalicenko, a Russian artist, painted a new iconostasis, whose icons were stolen in the seventies of the twentieth century, and only two remained (St. Nicholas and Holy Trinity), and the central cross. Today's iconostasis is more recent and was made along the lines of the former one.

Description of the cultural property: The first in a series of churches on the north side of the Upper Cemetery is the church of St. John in the village of Dub. The church is located on an elevated plateau at the bottom of the slope and in the upper zones there are groups of old houses belonging to the village. The churchyard is above the local road that connects Gornji Grbalj and Budva on the one side and with Kotor on the other side. The terrain on which the church was built is partly rocky, which, in addition to being a convenient position for laying the foundations, was utilized as a symbolic feature since there was part of rock embedded in the north wall of the church. To the south, north and west side, the terrain is secured by retaining walls. The fenced courtyard is accessed from the south-eastern side.

The church of St. John is a single-nave building with an elongated rectangular base, of east-west orientation, vaulted with a semi-circular vault ending in a decorative wreath, a semicircular apse on the east and the entrance on the west and south. The bell tower with one bell is above the western wall. The roof is gabled covered with tiles. The church is built of light gray stone. The interior is illuminated with two windows on the lateral sides of the church and a narrow aperture placed in the axis of the apse. On the lateral walls there are three small openings, and two on the west wall in the form of a loophole. In the apse behind the iconostasis there are niches on the left and right side. The church floor is made of stone slabs arranged in regular rows. Paving on the west side is of a later date, while the apse and the eastern part of the nave is paved with the original slabs. The floor in the apse is elevated by a single step and separated from the remaining part of the church by the iconostasis. In the older part of the church, the interior is plastered and painted and the rest is just painted.

27. Church of St. Varvara, Sutvara, Gornji Grbalj, cadastral plots no. 118 and 119, Cadastral District SUTVARA, placed under protection by

Decision no. 448/4 of 15 June 1987

Background: On the foundations of the old church of the same name, in 1847, in its present form, the church of St. Barbara was built with great help and support of Djuro Vuksic. It is not known exactly from which time the previous smaller church dates, which had been demolished, because it was obsolete and small, a year before the construction of the existing one. Traditionally, it is believed that it existed already in the sixteenth century. This presumption is supported by two documents that testify to its existence in the seventeenth century: one from 1637 and in particular the other from 1605. The wooden iconostasis with icons was painted by Nikola Aspioti from Corfu. Two bells in the bell tower (the largest and the smallest) have an inscription dating from the 1884, and are the work of Pietro Kolbachini of late John from Bashan, while the medium-size bell, also with the inscription, was made in Split in 1925, in the bell foundry of Jovan Cukrov.

Description of the cultural property: The church of St. Barbara is in Sutvara, right next to the local road, and is visible from the road. The church (the view extends to the sea and Grbaljsko field) gives view to the seashore, while in the background there are the slopes of Mount Lovcen. The church is located on an elevated plateau surrounded by a boundary wall, made of stone. On the inner side, the wall has a height of about 50 cm, while on the outside, as a retaining wall, it overcomes the difference in altitude between the plateau and the access road. East of the entrance to the churchyard is a building of the former school, which had previously been used for the purposes of the church. The churchyard is entered through a walled arched gate on the west side, and there are two side entrances on the north and east.

The sacral complex near the church of St. Barbara is made up of the church of St. George, the village cemetery and chapel. The single-nave cemetery church has an elongated base, and consists of three bays where above the one in the middle there is slanted drum resting on pendentives with four narrow arched openings. The altar apse is semicircular, while on the west side there is a bell tower with three bells. Along the west wall there is a stone bench. Between the main entrance portal and the bell tower there is a rosette. Below it there is a stone slab with an engraved inscription that bears witness to the year when the church was rebuilt. On the lintel of the main portal there is a carved crescent sign (probably a symbol of the moon), a cross and a circle (the symbol of the sun). On the side walls there are three round-arched windows, and in the apse there is one. The windows have iron bars in the form of protection. The facades of the church were built of finely hewn stone. The roof is gabled, covered with tiles.

The interior of the church is barrel-vaulted, and along the sidewalls the vault is supported by a simple visible stone cornice. The church is plastered inside by tinted plaster, while the structural elements (transverse arches pilasters and horizontal crown) are visible and built of stone. The drum of the church was painted in 2013. On the west side there is a choir gallery with recent flights of steps along the southern wall. The church floor is made of rearranged stone slabs that are perpendicular to the direction of the church, while the altar area, in relation to the nave of the church, is elevated by a single step and separated from the rest of the church by the iconostasis. The wooden structure of the altar piece is painted in white with golden borders. At the top there is a cross with four liturgical fans, below which there are four rows of icons. In the first (top row) a central position is occupied by the Last Supper between two icons whose upper

side follows the concave line of the iconostasis (the Nativity to the left, the Assumption to the right). The Holy Trinity (Central) and 12 apostles on the side icons (three on each of the four icons) are found in the second row. The icons of the Virgin and Child, Christ and the Holy Barbara. At the end of the image of various saints, on the royal doors, there is a canonical presentation of the Annunciation.

28. Church of St. George, Sutvara, Gornji Grbalj, cadastral plots no. 118 and 119, Cadastral District SUTVARA, placed under protection by Decision no. 449/4 of 15 June 1987

Background: The year of construction of the church of St. George is unknown. For now, the only historical data that exists about this structure is an inscription on one of the icons of the iconostasis, which tells us that on 12 March 1825 the iconostasis was made by Daskal Hristofor Rafailovic, who also painted the iconostasis in the church of St. Demetrius in Naljezici and Saint Sunday in Pelinovo.

Description of the cultural property: The church of St. George is located in the village of Sutvara immediately by the local road, as part of the sacred complex which includes the Church of St. Barbara. The church is accessed from the north via the stairs, gates and a raised plateau fenced by a boundary wall made of stone and mortar. The wall is cascading on that side, and the inside of the wall has a height of about 50 cm, while on the outside, in the form of a retaining wall, it overcomes the difference in altitude between the plateau and the access road, and the flight of steps. The church in the courtyard is bordered by a small wall made of stone and mortar, which is 50cm high, which extends along the entire edge of the sidewalk around the church.

The single-nave small cemetery church has an elongated base with a semicircular apse. Above the lintel there is round-arched niche surmounted by a narrow arched opening. On each side, to the north and south, there is a narrow arched window. On the window of the altar apse a relief-carved cross in a stone frame is seen. The facades of the church are built of finely hewn stone. The roof is gabled, covered with tiles. The interior of the church is barrel-vaulted, and the vault is supported by a simple visible stone cornice. The church floor is made of native stone slabs placed vertically on the direction of the church. The altar area is elevated by a single step above the church nave and separated from the rest of the church by a wooden iconostasis. In the altar apse, in addition to the altar table, there are niches with a plate for diaconicon and proskomidia. The church was plastered by toned mortar.

Modestly carved wooden iconostasis is the work of Hristofor Rafailovic. At the top, there is a cross with a crucifix, whose base is formed by the so-called "Dragon footer", that is, two stylized fish, made in relief. Below, along the entire width of the iconostasis there is a painted plate on which, beneath the painted arcades, 12 Apostles and the Holy Trinity are set. The icons of the Virgin and Child, the prophets and the Holy Trinity; Jesus Christ with the saints and Holy George. Particularly interesting is the iconographic representation of the Holy Trinity, on the throne icon with the Virgin and Child, where three faces on one head are shown, as a symbolic notion of unity in Trinity. The royal doors are framed by geometric tracery carved in wood and painted with images of the Annunciation, with four hierarchs below and two above. The tympanum was made in carved wood with stylized floral pattern. Icon of St. Basil and St. George, which is now in

the wall of the church, was once (data from the eighties of the twentieth century) on the iconostasis, below the remaining throne icons, and was also the work of Hristofor.

29. Church of St. Basil, Naljezici, Gornji Grbalj, cadastral plot no. 462, Cadastral District NALJEZICI, placed under protection by Decision no. 471/4 of 24 June 1987

Background: Construction of the church of St. Basil started in 1911. After World War II, the church was used as a Cultural Center. In 1971, the building was returned to the church, and the family Magud renewed the church in 2004.

Description of the cultural property: The sacral complex in Naljezici consists of the church of St. Demetrius, St. Basil and a cemetery. The complex is located west of the village Naljezici, surrounded by terraced farms and organized at several levels in order to adapt to the sloping terrain. The complex is approached by a local road from Naljezici.

The church of St. Basil was built in the center of the courtyard, on a spacious plateau, enclosed on the west side by a stone wall. North of the church is a small church of St. Demetrius, and in the eastern, upper part of the yard is a graveyard. The plateau offers a view of the surrounding countryside, the village of Donji Grbalj and Tivat, Bijela and Prevlaka. The space in front of the church of St. Basil is paved with slabs of cut stone, and between the paved area and the surrounding wall with stone benches, there are linden trees and cypresses.

Around the church, along the side walls and apses, is a sidewalk, also paved with crushed stone. The church is a single-nave building, large in size, oriented east-west, with a semicircular apse on the east, and the entrance and a bell tower on the west side. It was built in regular rows of finely cut stone of gray and reddish color. The socle is rustic, finished in gray local stone. On the western facade there is a representative, round-arched and rusticated entrance portal. In the lunette of the portal there is a mosaic of St. Basil. Above the entrance there is a circular window – oculus – with a molded stone frame. A bell tower has two levels, for three bells and is made of concrete (as the original one, made of stone, was destroyed in the 1979 earthquake). On the side walls there are three round-arched windows. The roof is gabled and covered with tiles.

Inside, the church is barrel-vaulted. The side walls are divided by thin two-tier pilasters. Between the pilasters there are thin arcs. In the axes of pilasters, at the level of the arch support, metal anchors are installed, and the keys of anchors are visible on the facades (in the axles of the windows, in the upper zones of side walls, and at the ends of facade walls). The floor is made of stone slabs and walls and vault are plastered and whitewashed. The altar area is three steps higher than the nave. The wooden altar screen separates the altar area from the nave. Older iconostasis has been replaced with a new one, whose icons were painted by Milica Milosavljevic, graduate wall painter.

30. Church of St. Demetrius, Naljezici, Gornji Grbalj, cadastral plot no. 462, Cadastral District NALJEZICI, placed under protection by Decision no. 470/4 of 24 June 1987

Background: The Church of St. Demetrius was built probably in the sixteenth century. The

iconostasis and icons were made and signed by Hrisofor Rafailovic in 1842. By the early twentieth century, the church had a narthex.

The church was damaged in the 1979 earthquake, but was rebuilt in 2003.

Description of the cultural property: The sacral complex in Naljezici consists of the church of St. Demetrius, church of St. Basil, and a cemetery, within a single yard surrounded by a stone wall. The yard is arranged in several levels which overcome the sloping terrain. The complex is located west of the village Naljezici, surrounded by terraced arable farms. The church of St. Demetrius is located in the northern part of the complex, along the road leading from the village Naljezici to the church. The church is approached by the staircase on the west side, over two plateaus within which there is a cemetery. The plateau in front of the church overlooks the terraced farms of Naljezici, the villages of Donji Grbalj and Boka Kotorska Bay.

The church of St. Demetrius is small in size, rectangular in plan, with a semicircular apse on the east and a high bell tower above the entrance on the west side. The entrance to the church is very simple, made of three blocks of stone on the sides and a long block that acts as a lintel. Above the entrance is a small oculus. Stone benches extend along the western facade. On the side walls, and on the apse, there is one small narrow window. The facades of the church are made of cut stone, and a bell tower of more regular cut stone. The roof is gabled, and covered with tiles.

Inside, the church has a single nave; it is barrel-vaulted, with choirs' niches in the south and the north wall, and sanctuary on the east side. The church was built on the rock, and the rock is visible in the part of the floor built of stone slabs. The walls and vault are plastered and whitewashed. The altar area is a single step higher than the nave, and is separated from the nave by an iconostasis. Modestly carved wooden iconostasis is the work of Hristofor Rafailovic. At the top, there is a cross with a crucifix, whose base is formed by the so-called "Dragon footer", that is, two stylized fish, made in relief. Below, along the entire width of the iconostasis, there is a desist plate on which, under the arches resting on small columns, 12 apostles on the throne and the Holy Trinity are displayed. The throne icons are the Virgin and Christ, Jesus Christ and St. Demetrius. Below Preston icons, there are icons of St. Nicholas and St. George on horseback slaying a dragon, and next to him there is a frontally mounted saint, possibly St. Sava. The royal doors are framed by multi-member geometrical intertwining in woodwork within which there are six painted fields. The two central ones bear an image of the Annunciation, below four hierarchs, and above are the prophets David and Solomon. The tympanum of the Imperial and side doors is made in relief with stylized floral pattern. To the left, depictions of saints are preserved in fragments.

31. Church of St. Elias, Naljezici, Gornji Grbalj, cadastral plot no. 740,
Cadastral District NALJEZICI, placed under protection by Decision no.
784/4 of 31 August 1989

Background: The date or origin of the church of St. Elias is not known, but according to tradition, the church was founded before the Battle of Kosovo and is one of the oldest churches in Grbalj. In the churchyard there is a common ossuary of the brotherhood Mrsulja from 1505 to 1947.

Description of the cultural property: The church of St. Elias is located on a hill above the village Naljezici, in Gornji Grbalj, in the center of the courtyard enclosed by a wall.

The yard was built on a sloping ground, and the entrance is from the lower, southern side, through a gate accessed by a dirt road. Around the church there is a cemetery. On the west side of the yard, next to the boundary wall, there are a few pine trees. In front of the church there is a paved plateau, and from the east, west and north, the area around the church is paved and surrounded by a low parapet retaining wall. The courtyard overlooks the villages of Gornji Grbalj and Donji Grbalj, Tivat Bay and the slopes of Mount Lovcen.

The church is a single-nave building, facing east-west, with a semicircular apse on the east side and a long narthex with an entrance and a bell tower on the west side. Based on the techniques of building and joints on the side walls of the church, it is concluded that the porch was a later addition by the west wall of the small, older church. A large stone with unusual designs, which is popularly called "Byzantine emblem", was built into the southwest corner of the old church. On the side walls of the church, and on the apse, there is a small, round-arched window, and in the narthex there are narrow, rectangular windows. The roof is gabled, covered with Mediterranean tile roof. Stone benches extend along the west facade.

The interior space of the nave and the narthex, after the restoration of the church in 2003, was uniquely arranged and barrel-vaulted. The altar area is a single step higher and separated from the nave by iconostasis. The wooden altar partition of pastel pink color with gold borders, according to the inscription on the icon of St. Elias, was endowed by Stevo Dj. Tujkovic in 1936 for the repose of his soul. On each icon is the signature V.P. At the top of the iconostasis there is a cross with a crucifix, beneath which is Dysis plate with five icons where the central place is occupied by the Last Supper, and four apostles are on the sides. The throne icons are the Virgin and Child, Jesus Christ and the Holy Prophet Elias. The Royal Doors bear an image of the Annunciation, and the side ones of St. Ignatius of Antioch.

32. Church of the Holy Lady, Naljezici, Gornji Grbalj, cadastral plot no. 331, Cadastral District NALJEZICI, placed under protection by Decision no. 564/4 of 30 July 1987

Background: The emergence of the Church of the Holy Lady on the basis of its architecture is dated in the sixteenth and seventeenth century. The iconostasis is the work of Boka painting school Dimitrijevic-Rafailovic of the nineteenth century.

Description of the cultural property: The church of the Holy Lady in Naljezici, with a cemetery that surrounds it, is located on a high rock above the village, on the site of Gradac. To church is reached by a steep staircase leading from the local road, and more recently hiking trails. The trail begins from a masonry staircase and continues down a narrow trail which is in some places supported by low retaining dry walls, and in some steeper parts, it is in the form of stairs in the natural terrain. The trail starts from a group of tall cypress trees.

The church of the Holy Lady was built on a plateau at the top of the rock. Around the church there is a courtyard surrounded by a low dry wall, which on the south side has the role of a retaining wall. In front of the church there is a small plateau which offers a wide view of the

villages of Gornji Grbalj and Donji Grbalj and Tivat bay. In the courtyard, on the south, east and north, there is a cemetery (photo 9, 12). On the east side the slopes Branjevina rise.

The church is east-west oriented, and has a very elongated base with a semicircular apse on the east side and a bell tower over the entrance on the west side. Above the entrance there is a simple small oculus. On the side walls there are two small narrow windows, and on the apse there is one. The walls end in a simple cornice.

The church was built of dressed stone in regular rows. The gabled roof is covered with tiles.

33. Church of the Holy Trinity, Pelinovo, Gornji Grbalj, cadastral plot no. 148, Cadastral District PELINOVO, placed under protection by Decision no. 350/4 of 5 June 1987

Background: The present church of the Holy Trinity was built on the basis of an older, smaller church without a bell tower. Because of the believers' need for a larger church, it was ordered to demolish the old one in 1853, and already in 1859 a new church was built and consecrated by Bishop Stefan Knezevic. The founder of the church was Duro Vuksic, but it was repaired by joint efforts of other locals in Grbalj. Icons on the wooden altar piece were painted by Nikola Aspioti, a Greek. The church had a large Chandelier made of crystal, which is now replaced by a new metal one, and as a minster it also had its seal.

Description of the cultural property: The church of St. Trinity is located in the village of Pelinovo, on the eastern side of the Grbalj field, on a hill formed by stone retaining walls along the local asphalt road. With its exceptional location and size, the temple dominates this part of Grbalj, but at the same time it gives a beautiful view of the villages of Grbalj, Prevlaka, Tivat and Bijela. In the immediate vicinity there is a quarry which, due to its size and the exploitation of stone, disrupts the natural framework of the sacral complex that is a gathering place for the five nearby villages. The church of St. Trinity is located within a large stone walled sacred complex with the church of St. Nicholas from the seventeenth century, which is situated at a distance of about 1.5 m in relation to the St. Trinity. The church can be reached by a staircase path that branched of the western side of the local road. The entrance to the sacred complex is over an emphasized stone gate with a slight bevel, which is elevated from the retaining wall. To the right from the entrance gate there is a sarcophagus (tomb) of priest Mitar Zec and his wife Andja.

Around the church there is a spacious plateau decorated with stone benches installed in the perimeter walls on the west, a cistern next to the church of St. Trinity from the south and paved paths around the church of St. Nicholas and the Church of St. Trinity. The yard is surrounded by a wall made of stone. On the inner western side the wall is about 50 cm high westwards, while on the outside, as a retaining wall, it overcomes the difference in altitude between the plateau and the main road.

This is the largest minster church in Grbalj and Boka in general. The church of St. Trinity is a single-nave minster with an elongated base and a semicircular apse. On the west side there is a bell tower with three bells. Along the west wall there is a stone bench. Between the main entrance portal and a bell tower, there is a rosette and a wall opening – niche. The main entrance to the church is on the west side three steps higher than the entrance area of the yard, and it is

entered from the north and south sides. Each side wall has four round-arched windows, and in the apse there are two windows with a niche in the axis of the apse at the level of the window. The windows have iron bars for protection. The facades of the church were built of finely hewn stone. The roof is gabled, covered with tiles. The interior of the church is barrel-vaulted, and along sidewalls the vault relies on four rebated arches that divide the nave into four bays, a simple stone cornice and pilasters. There are five visible transverse arches with steel anchors at the vault base. The church is plastered and painted inside. The church floor is made of stone slabs placed perpendicular to the direction of the church, while the altar area is three steps higher than the nave of the church and separated from the rest of the church by a wooden iconostasis. In the southern and northern part of the apse there are niches for – “diaconicon” and “proskomidia”.

The wooden structure of the altar piece is painted in white with golden borders. At the top there is a cross with crucifixion, around which on both sides there are carved floral motifs painted gold. Below the cross is the icon of the Nativity of Jesus. In the next line the central place is occupied by an icon depicting the Lamentation over the dead body of Christ, placed among the 12 apostles. The icons show the Beheading of Saint John the Baptist, the Virgin and Child, Christ and the Holy Trinity. The royal doors display the Annunciation, the work of another artist, while two lateral doors have no painted decorations. The last line shows the holy prophets.

34. Church of St. Nicholas, Pelinovo, Gornji Grbalj, cadastral plot no. 148, Cadastral District PELINOVO, placed under protection by Decision no. 1204 of 26 November 1957

Background: It is assumed that the church of St. Nicholas in Pelinovo was built in the fourteenth century, but so far no research to confirm it has been done. The church was built in several stages; in the seventeenth century there was a small church whose altar table was set by Vojin Djukin on 10 May 1624, and this year can be considered the year of the formation of the church. One century later, around 1715, the faithful of the then seven villages (Sisici, Pelinovo, Tujkovic, Naljezic, Patel, Sutvara and Dub) decided to renew and increase the existing church, to make a new iconostasis and have it painted. The paintings in the church were done by Dimitrije Daskal, and, as he wrote in one of the inscriptions on the outer west wall, he had worked for 800 days, and was paid 70 ducats, and Bishop Danilo gave him a gift in gold. The work was completed on 20 October 1718. Also, this painter made the iconostasis in the church of St. Nicholas, which no longer exists.

Description of the cultural property: The church of St. Nicholas is in the village of Pelinovo, on the eastern side of the field of Grbalj, on a hill formed by stone retaining walls along the local road, and the Church gives view of the sea and Grbalj field, while in the background are the slopes of Mount Lovcen. In the immediate vicinity there is a quarry whose size and the exploitation of stone disrupt the natural frame of the sacred complex, which is a gathering place for the five surrounding villages. The church of St. Nicholas is located within a large stone walled sacred complex with greater church of St. Trinity, which is situated at a distance of about 1.5 m in relation to the church of St. Nikola. The church can be reached by staircase path that branches off the western side of the local road. The entrance to the sacred complex is over emphasized

stone gate with a slight bevel, which is elevated from the retaining wall. Right from the entrance gate there is the sarcophagus (tomb) of priest Mitar Zec and his wife Andja. The church is spacious, decorated with stone benches and a plateau within the perimeter walls on the west and south side, a cistern and paved paths around the church of St. Nicholas and the church of St. Trinity. The yard is surrounded by a wall made of stone. On the inner west side, the wall has a height of about 50 cm westwards, while on the outside, as a retaining wall, it overcomes the difference in altitude between the plateau and the main road.

The church of St. Nicholas is a single-nave church from the seventeenth century with annexed narthex in the eighteenth century, which was originally covered by a gabled roof and later transformed into a vaulted room to which today's narthex, was added. The church is with a semicircular apse. The bell tower is on the west side with three bells, there is a narrow window in the sanctuary and on the south wall. The western wall of the church was painted, while the arch in front of the church was a porch at an earlier stage that protected the entrance with frescoes. Along the west wall of the narthex is a stone bench. The facades of the church were built of finely hewn stone. The roof is gabled, covered with tiles with horizontal and vertical gutters.

The narthex, which is more recent, has a wooden gabled roof that is lower in relation to the roof of the eastern nave, and is covered with Mediterranean tile roof. Around the perimeter of the rooms there are brick benches. The pavement is original with rectangular plates placed perpendicular to the direction of the wall.

The interior of the church is barrel-vaulted, and along the sidewalls the vault relies on a simple visible stone cornice. The church floor is made of rectangular stone slabs perpendicular to the direction of the church, and the altar area is one step higher than the nave of the church with the visual elements of the former structure of the iconostasis. In the altar apse, next to the altar table, there is a niche with a plate for diaconicon and proskomidia. The entire interior and west facade of an older church are painted. The frescoes in the church traditionally present the following scenes: in the apse, then in the first (bottom) row of the nave (standing figures of saints) and on the west wall, and the apex of the arch (five medallions, 3 with images of the figure of Christ and two more with rare figures for this place – Madonna and Christ and Hetimasija). In addition, it also shows the cycle of miracles of St. Nicholas (18 scenes from the saints' lives, primarily over the stone cornice), Menologium (the next two rows in the nave and three in the altar area, above which follows the scenes from the life of Christ, and the prophets). Selection of saints who are depicted in the first zone and their arrangement are very unusual. It is obvious that the founders requested the painter to make all saints to which the temples in their villages were dedicated prominent there in the first zone. One should also mention the three inscriptions that left by Dimitrije. One is in the altar, on the sacrificial altar, which should serve as a reminder to the priest for references during the service. The other two are on the west wall, and the names of contributors and details of the frescoes are mentioned.

35. Church of St. George, Pelinovo, Gornji Grbalj, cadastral plot no. 600, Cadastral District PELINOVO, placed under protection by Decision no. 444/4 of 15 June 1987

Background: The church dedicated to Saint George was built in the late seventeenth and early eighteenth century (the first sure information that exists about the church is the mention of the priest Vuk Ljepavic in 1722, as a priest of the church). The present church is the result of upgrading an older one, which was half the size. Before paving, its floor was covered by simply made boards and two graves of Priest Stefan Djukic and his wife, now located outside the church. The altarpiece was made by Anastas Bocaric in 1895.

Description of the cultural property: The church of St. George is in the village Pelinovo, on the eastern side of Grbalj field. The church can be reached by local road, which connects Pelinovo with Radanovici. The church is located on an elevated plateau that is surrounded by a wall. The enclosed courtyard is accessed from the south-eastern side of the stairs and through the entrance gate. In the courtyard of the church there is the cemetery of the village Pelinovo. The terrain on which the church was built partly slopes on the north side. To the south, the east and west side, the ground is secured by retaining walls. On the south side of the church there are two tombs of priest Stefan Djukic and his wife.

The church of St. George is a single-nave building of elongated rectangular base (originally half the size), east-west oriented, with a round vault, lower in the older part of the church, and ending in a decorative cornice. The semicircular apse is located on the east and the entrance on the west side. The longitudinal walls are structurally secured with four steel anchors. Above the western wall is a bell tower with one bell. A stone bench extends along the western and northern walls. The roof is gabled and covered with tiles. The church was built of light gray stone, along the lateral walls with visible elements that indicated the construction period. The interior is illuminated with two windows on the lateral sides of the church and an opening set in the axis of the apse. On the west wall above the entrance door on the left and right side there is one circular hole. The interior of the church is plastered and painted. The church is made of stone slabs placed vertically in relation to the direction of the church. The floor in the apse is elevated by a single step and separated from the remains of the church by an iconostasis.

The upper part of the iconostasis is made up of a cross with the Crucifixion and two liturgical fans. In the front row of icons, the center is occupied by an image of the holy Trinity, and 3 icons are laterally set, with two apostles painted on each of them. The throne icons are St. George (on the side gate), Virgin, Christ and St. John the Baptist. The royal doors are decorated depicting the Annunciation, below which are two church deacons. The last line includes the icons of other authors that are more recent.

36. Church of the Holy Lady, Sisici, Gornji Grbalj, cadastral plot no. 1511, Cadastral District SISICI, placed under protection by Decision no. 447/4 of 15 June 1987

Background: The Church of the Holy Lady (dedicated to the Nativity of the Virgin Mary), was built by the brotherhood Latkovic, as their family church, most probably during the eighteenth century.

Description of the cultural property: The church of the Holy Lady is in the village Simic, in the complex of Latkovic houses, close to the local road. The church is accessed from the road by a

narrow stone path with stone steps. The church is reached from the west, across a small rectangular courtyard enclosed by a stone wall, stone-paved and a small gate on the southern side. Next to the church on the north side of the complex there are collapsed residential houses of the Latkovics, the church of St. George is to the west, and a stone fenced "threshing floor", which was previously used for threshing wheat, is to the south.

The church of the Holy Lady is a small single-nave church with a semicircular apse on the east and the bell tower with one bell on the west side. Until recently, the northern wall of the church was not free standing, as it was shared with a residential house whose contours are still visible. The church was built of cut limestone stone laid in horizontal rows. The church has a gabled roof covered with tiles. The entrance on the west side leads to the nave, which is barrel-vaulted, broken in the crown, with the vault resting on a stone oval crown and walls. The church is lit with one small window in the axis of the apse, an extended window on the south side and one opening which is found on the west wall between the towers and gates. In the apse beside the altar table there is a niche for "diaconicon" and niche for "proskomidia". The floor church is paved with rectangular bricks placed as a "herringbone". The altar area is one step higher than the nave, paved with stone and separated from the rest of the church by a wooden iconostasis. The interior of the church is plastered and painted.

37. Church of St. George, Sisici, Gornji Grbalj, cadastral plot no. 1354,
Cadastral District SISICI, placed under protection by Decision no. 1205
of 26 November 1957

Background: The Church of St. George was made at the end of the eighteenth century, as the chapel of brotherhood Sovran. The funds for the construction of the church had been collected for a long time, and many contributors (whose names are listed in the memorial book on the east wall of the prothesis) include Cetinje Bishop Visarion and Herzegovinian Bishop Gerasim. The church was painted by Dimitrije Daskal in 1699, as written in a medallion of Christ Pantocrator at the top of the nave. It is very likely that Dimitrije, immediately after the completion of the frescoes, made the engraving and icons on the iconostasis.

Description of the cultural property: The church of St. George is in the village Sisici, on Sovran hill, in the center of fraternity Sovran, close to the local road. Unlike the location of most churches in Grbalj located on the hills outside the village, the church of St. George was built as part of rural housing units. The church is accessed from the east side, across the courtyard enclosed by a stone wall and gate on the south side. Next to the church is a complex of residential houses that collapsed in the earthquake, to the east is the church of Mother of God. The Church of St. George is a small single-nave sacral building with a semicircular apse on the east, narthex to the west and a small bell tower with one bell to the south. The church was built of cut limestone stone laid in horizontal rows with a simply molded cornice. The church was built by local craftsmen, and it bears noticeable features of residential architecture (this refers to the disproportionately thick walls between 75 and 78 cm, the asymmetrically spaced holes that taper outwards so that they assume the appearance of loopholes, by the narthex, which was covered by a simple wooden ceiling, as well as the stone bench). The foundation zone has a concrete ring flanking and strengthening the outer church walls. The church has a gabled roof

covered with tiles. The narthex of irregular shape which is without a roof is accessed via a vaulted entrance on the south wall. In the narthex, a narrow opening is noticed in the form of a window on the north side of a stone console in the upper zone of the north wall. The narthex is paved with stone slabs of irregular shape with wide joints.

Through the entrance on the west side the church nave is entered, which is barrel-vaulted, with a vault resting on stone oval crown and walls. The church is illuminated with a single narrow window on the south and west wall above the entrance door, two narrow windows on the north wall and a window in the axis of the apse. In the apse beside the altar table there is a plate on the north side of "proskomidia". The church floor is paved with stone slabs that are set perpendicular to the direction of the church. The entire space inside the church is painted.

In the lower zone, to a molded cornice decorated with geometric zigzag lines, the standing figures of saints are presented. Vaulted side surfaces of the walls and a triumphal arch are decorated with 14 scenes from the life of St. George above which there are 12 half-figure images of prophets. The composition of the Assumption is represented on the west wall, and Madonna Platitera and liturgical cycle with the Lamb are represented in the apse. The painter painted three medallions with busts of Christ on the top of the church, and on the wall of proskomidion he left an inscription in three columns.

38. Church of St. Mina, Prijeradi, Gornji Grbalj, cadastral plot no. 290,
Cadastral District PRIJERADI, placed under protection by Decision no.
446/4 of 15 June 1985

Background: According to tradition, the original small church of Saint Mina was built of wattle. Later, probably in the ninth or tenth century, instead of this church, another one was built of stone, the remains of which can still be found under the floor of the present church. In size, that church was significantly smaller than the existing one, it was painted and the production of frescoes is attributed to Dimitrije Daskal. Later, a narthex was added to the medieval church. According to the inscription, found on a lintel, the church of Saint Mina was built by the families Djuranovic, Sladovic and Radonici "a thousand years ago" – what can be more interpreted as a myth than as a historical fact. This church eventually became inadequate, given the increased number of inhabitants of the village, and Sisici decided to build a new larger church. The old church was demolished in 1868, and new construction was completed in 1878.

The temple is dedicated to the holy martyrs of Mina, Viktor and Vicentije, which over time was shortened only to the first saint martyr Mina.

Description of the cultural property: The church of St. Mina is located on the border between the village Sisici and Prijeradi, on the eastern side of Grbalj field, on a flat hill by a local asphalt road. With its exceptional location and size, the temple dominates this part of Grbalj, but at the same time this temple gives a beautiful view of the villages in Grbalj, Prevlaka, Tivat and Bijela. Cemetery church of St. Mina is accessed from the east side of the local road where near the yard there is a newly constructed chapel. The entrance to the sacred complex is on the eastern and south-eastern side over emphasized gate that is located within the boundary wall.

Around the church there is an organized plateau with paved paths, with old and new tombs to

the east and south, bordered by a stone wall. To the north and west, the plateau ends in an embankment. In the courtyard along the south wall there is a room – cell that had previously been used for making candles. This is one of the major temples in Grbalj and Boka in general. The church of St. Mina is a single-nave church with an elongated base and a semicircular apse. On the west side there is a bell tower with three bells. Along the west wall there is a stone bench. Between the main entrance portal and the bell tower there is a rosette. The main entrance to the church is on the west side. On the side walls of the central aisle there are two round-arched windows, and in the east is one positioned in the axis of the apse. The windows have iron bars for protection. The facades of the church were built of finely dressed stone with protruding ledges and the visible elements of the steel ties. On the north side of the west wall of the church there are prefabricated metal stairs leading to the roof of the church. The roof is gabled, covered with tiles. The church is barrel-vaulted and by transverse arches and pilasters divided into four bays that are the same in size. There are five visible transverse arches with steel ties in the arch base. The church is plastered inside and painted. The church floor is made of stone slabs (old and rearranged ones in the altar, and in the rest of the churches there are new uniform slabs mechanically finished) set vertically in relation to the direction of the church, while the altar area is three steps above the nave and separated from the rest of the church by iconostasis.

The iconostasis in the church of Saint Mina was made by Nikola Aspioti, a painter from Corfu, who by the beginning of the twentieth century made 2 iconostasis more in Gornji Grbalj – the church of St. Barbara and the Holy Trinity. The original wooden structure was replaced by the existing one in 2006. The original icons were retained and set into place. The cross (new work) is at the top with four liturgical fans, and with four rows of icons below. A central position in the first (top row) is occupied by the Last Supper between two icons whose upper side follows the concave line of the iconostasis (left birth of Christ, right Ascension). Images of the Holy Trinity (Central) and 12 apostles on the side icons (three icons on both sides) are in the second row. The throne icons are St. Mina, Madonna and Child, Christ and St. John the Baptist. In the last row Beheading of St. John, Osculation of Jelisaveta, Christ and the Samaritan woman, and the Prophet (probably Ilija) are presented. On the royal doors, there is a canonical presentation of the Annunciation, and on the sides are St. Basil, and St. John Chrysostom.

39. Church of St. George, Prijeradi, Gornji Grbalj, cadastral plot no. 308,
Cadastral District PRIJERADI, placed under protection by Decision no.
450/4 of 17 June 1987

Background: It is not known when the church of St. George was built. In the narthex of the church, until 1881, was a primary school, and in the period of 1846-1849 Vuk Vrcevic was teaching there.

Description of the cultural property: Church of St. George in Prijeradi (Gornji Grbalj) is located within the fenced complex which in addition to the church includes a paved courtyard in front of it, the ruins of the former school where Vuk Vrcevic worked as a teacher, and the surrounding cemetery. The complex is accessed by a trail on the south side where a representative brick gate was built within a stone boundary wall. The arched part of the gate is not in place; it was dismantled and built into the wall next to the gate. It bears an engraved cross

and year of construction (1899). The church, which is located on the ground which is elevated in relation to the entrance gate, is reached by a stone stair-case.

The church of St. George is a vaulted single-nave building with a semicircular apse on the east and the entrance on the west side. It has a gabled roof with roofing tiles. The facades of the church were built of blocks of local light gray limestone, set in regular rows. The facades end in a simply molded roof cornice over which tiles are extended. In the middle of the longitudinal axis of the facade and the apse base there is an arched window over illuminating the interior of the church.

The church floor is made of stone. The altar area, which is elevated by one step in relation to the floor in the nave, the floor is made of irregular stone slabs and in the nave it is installed in regular rows. The axis includes a row of stone in the direction of east-west, and other areas are paved in rows perpendicular to the direction of the church.

Elevated floor and the iconostasis divide the church interior into the nave and the altar area. In the altar area beside the altar table there are two niches. The niche on the north wall, with a stone slab at the base, is used for storing liturgical objects (prothesis), and the niche on the south wall is diaconicon. Holy Altar Table is in the form of a table with stone slabs supported by a pillar of square section. In the space of the church, on the east and west side of the arch, there is a seismic anchor.

In front of the church there is a square paved space which is the floor of a ruined storey building which was connected by archway with the building of the school on the western and with the church of St. George on the eastern side.

The cemetery lies on the southern, eastern and south-western side.

40. Church of Holy Sunday, Prijeradi, Gornji Grbalj, cadastral plot no. 79, Cadastral District PRIJERADI, placed under protection by Decision no. 349/4 of 5 June 1987

Background: The Church of Holy Sunday probably dates from the seventeenth century, and its founder is considered to be one of the Ljepavic family members. The original church, which was much smaller, was extended by a third over time.

The Church of Holy Sunday had an iconostasis, which was made for this church by icon painters of Boka Kotorska painting school, and the icon of the Virgin was signed in 1844 by Hristofor Rafailovic. Today's iconostasis originates from the late nineteenth or early twentieth century.

Description of the cultural property: The church of Holy Sunday is in the village Prijerada, on the east side of Grbalj field. The church is reached by local road, which connects Prijeradi with Radanovici. The church is located on a slightly elevated plateau surrounded by a wall. Access to the fenced yard is on the northern side, through a gate framed by brick columns. The terrain on which the church was built is flat.

The church of Holy Sunday is a single-nave building of elongated rectangular base built in two stages (originally there was a church, and the western wall of the church was subsequently demolished and the porch with an extension of the nave were built), oriented east-west. It is

vaulted by a round arch, lower in the older part of the church and strengthened with two lateral arches. Along the inner side of the side walls in the older part of the church there are three deep arches resting on pilasters. The semicircular apse is located on the east and the entrance is on the west side. The longitudinal walls are structurally secured with four steel anchors. Above the western wall is a bell tower with one bell. The roof of the church is gabled covered with tiles. The church was built of light gray stone laid in horizontal rows. Along the lateral walls there is a visible vertical joint that indicates the two phases of construction. The interior is illuminated with three windows on the lateral sides of the church and one large window set in the axis of the apse. On the west wall above the entrance door, and below the bell tower, there is one circular hole (oculus). The interior of the church is plastered and painted. The church is made of stone slabs of reddish color brought from the church of St. Mina in Sisici. Stone slabs are arranged in rows perpendicular to the direction of the church. The floor in the apse is elevated by a single step and separated from the rest of the church by iconostasis.

The wooden altar screen is painted white, and the manner of wood processing and profiling suggests that it was made in the late nineteenth or early twentieth century. The icons on the iconostasis were painted by a painter who worked under the influence of Western culture. At the top there is a cross with the Crucifixion and two liturgical fans. In the top row of icons the center place is occupied by the Last Supper, and on the sides there are two icons with two apostles. Probably there were two icons of the Apostles, which were removed during a restoration of the church. The throne icons are the Virgin and Child, Christ and St. John the Baptist, on the royal doors is the Annunciation, and on the side doors is the Baptism of Jesus.

41. Church of St. Nicholas, Bratesici, Gornji Grbalj, cadastral plot no. 1404, Cadastral District PRIJERADI, placed under protection by Decision no. 451/4 of 17 June 1987

Background: The Church of St. Nicholas was rebuilt in 1868, on the site of an earlier small church.

Description of the cultural property: The church of St. Nicholas is located in the village Bratesici, on the eastern side of Grbalj field. The church can be reached by local road. The church is located on the plateau below the road. Access to enclosed courtyard is from the west via the staircase and entrance gate. In the courtyard of the church there is a cemetery for five nearby villages. The terrain on which the church was built is partly sloped on the north side. The courtyard of the church is surrounded by stone walls with stone benches, as part of the western and southern parts of the north wall.

The church of St. Nicholas is a single-nave building having an elongated rectangular base lying east-west, with round vault ending in an oval decorative wreath. The semicircular apse is on the east and the entrance on the west side, two steps higher than the pavement of the church. Along the western and northern wall there is a stone bench. Above the stone lintel door on which the year of reconstruction is engraved, there is a niche with two arches, and in the area between the door and a bell tower there are two semicircular openings, "oculus", on the left and right side of the west wall. The roof is gabled and covered with tiles. The church was built of light gray stone laid in horizontal rows, smaller in the lower and larger in the upper parts of the wall, with visible

elements of construction phases of the church. There were three stages of construction; the bell tower is the second phase. The interior is illuminated with two windows on the lateral sides of the church and an opening set in the axis of the apse. The interior of the church is plastered and painted. The church is made of stone slabs placed vertically in relation to the direction of the church. The apse floor is raised by a single step and separated from the rest of the church by iconostasis. The church altar is painted with frescoes of a later date.

The wooden altar screen and most of the icons on it are also of a later date, except for a few that are used from an older iconostasis.

42. Church of St. John, Gorovici, Gornji Grbalj, cadastral plot no. 53,
Cadastral District GOROVICI, placed under protection by Decision no.
452/4 of 17 June 1987

Background: The Church of St. John was built by the brotherhood Menzalin. On the iconostasis, which is the work of the Boka school of painting, is an inscription from 1830.

Description of the cultural property: The church of St. John is located in the village of Gorovici, close to the road connecting the villages of Gornji Grbalj with Lastva. Next to the church on the south side there are housing units of the fraternity Menzalin with the house and the threshing floor as a meeting point which together represents a rounded residential complex of one of the prominent families of the village Gorovici.

The church of St. John is a vaulted single-nave building rectangular in plan, with an entrance and a bell tower on the west and a semicircular apse on the east side. The roof is gabled and covered with tiles. Roof cornice is of stone slabs (the so-called "kotali"). In front of the church is a rectangular courtyard surrounded by stone walls. The entrance to the courtyard with a door closed by an iron gate is on the west side. The church was built in three phases which can be clearly observed by the technique of building on the west facade. The original church was lower by about 70 cm; it was built in rustic carved stone in regular rows. In a later phase (second phase) the bell tower with a bell was built. In the third phase of construction the church was raised and received the vault. The entrance portal and the window above it are from the first phase of construction. Portal is characterized by the use of large composed blocks of stone for doorposts and a simple lintel. The oculus at the west wall has slightly tapered edges to the interior wall. Courtyard walls with stone bench around existed in the first phase of construction.

The church interior is characteristic for a number of churches in the area Grbalj and the Bay of Kotor in general. The walls and vault are plastered and painted. Walls are painted white to the cornice at the foot of the vault and the roof and the spherical section of the apse are painted in blue. The border between the white and blue is highlighted by a line of dark brick red color, which borders the window frames as well. At the foot of the walls, to the plinth, the border is dark gray. The floor is made of stone slabs arranged in regular rows extending perpendicular to the direction of the church. The iconostasis divides the interior of the single-nave vaulted building into the nave and the altar area. Two narrow openings on the eastern side of the nave together with a narrow window and larger oculus on the west side illuminate the interior of the church. The window in the apse was walled in a later stage, like windows in the nave.

The altar area includes the altar table in the form of a table with a square stone slab resting on a pillar. On the north side, in the corner between the north and the east wall, is a niche for proskomidia and on the south wall of the altar area is a square niche (diaconicon).

On a wooden altar rail there are throne icons of Jesus Christ, the Virgin with Child and St. John. On the royal doors the Annunciation is presented, and above them there are the prophets Solomon and David. Other preserved parts of the iconostasis, a wooden cross with a crucifix painted, diesis plate and tympani of the royal and side doors are in the church leaning on the walls.

43. Church of the Holy Lady, Gorovici, Gornji Grbalj, cadastral plot no. 247, Cadastral District GOROVICI, placed under protection by Decision no. 453/3 of 17 June 1987

Background: The Church of the Holy Lady was built in 1853, on the remains of an older small church whose date of origin is not known. In the church there was a wooden iconostasis, whose icons were painted on metal and are still kept in the church.

Description of the cultural property: On one of the highest points of the eastern slopes of Gornji Grbalj stands the Church of the Holy Lady in the village Gorovici, on a hill formed by stone retaining walls along the local asphalt road. With its exceptional position and size, the temple dominates this part of Grbalj, but at the same time the temple gives a beautiful view of the villages of Grbalj, Tivat and Bijela on one side, and Jaz on the other side. Access to the yard is at the back. The entrance gate is built of stone with framed stone blocks and engraved year of construction, 1899. The church yard is divided into two independent plateaus linked by a staircase in the central part. On the plateau, closer to the entrance and the road, there are graves, and on the plateau below there is the church placed in the middle of the plateau.

This is one of the larger minsters in Grbalj. The church of the Holy Lady is a single-nave minster having an elongated base with a semicircular apse. On the west side there is a bell tower with three bells. Along the eastern wall there is a mural stone cistern. Between the main entrance portal and the bell tower there is a rosette and a niche above the lintel. On the lintel of the main portal there are two carved crosses and three features of a small church. The main entrance to the church is on the west side, five steps higher than the entrance area of the yard. The side walls are two round-arched windows, and there is a smaller one on the apse. The windows have iron bars for protection. The facades of the church were built of finely hewn stone. The roof is gabled, covered with tiles. The interior of the church has a barrel vault resting on pillars and walls. Visible are the four pilasters on the side walls which form a vault at the top. The church is plastered inside and painted. The church floor is made of square marble slabs, while the altar area is higher than the nave of the church by two steps and separated from the rest of the church by iconostasis. The vault of the apse has been painted recently.

SECULAR BUILDINGS

1. Rural complex with a tower, Vranovici, Donji Grbalj, cadastral plots no. 1362, 1365, 1360 and 1366, Cadastral District VRANOVICI, placed under protection by Decision no. 355/4 of 12 April 1989

Background: It is not known exactly when the rural complex with a tower in the village Vranovici was built. After the 1979 earthquake the houses were completely abandoned, the whole is out of operation, today inaccessible, overgrown with shrubs and weeds.

Description of the cultural property: Rural complex with a tower is located in the village of Vranovici, withdrawn into the interior of the main village road for about fifty meters. It is surrounded mostly by recent private village houses in the area towards the road.

On the eastern side, the complex is approached by dead-end dirt road. Modern residential buildings are located on the other side of the access road. On the western side there is also a dead-end paved road that leads to the neighboring houses and through them to the complex, because the interior of the complex is inaccessible. In addition, the residential buildings that are located in front of the complex to the main road, although recent, are abandoned and partially overgrown with vegetation. Adjacent land parcels with buildings are the proposed protected area of cultural property.

Although the complex is not conceivable and accessible, contours of stone walls can be observed, based on which one can conclude that it is a series of residential buildings which, in part to the dirt road, ended in one rather large, two-storey structure, defensive in nature – “tower”. According to the original description under the Decision on registration of immovable cultural monuments, part of the complex was made of cobbled courtyards and a cistern.

“It seems that the six houses in a row were originally combined two-and-two, by a common roof and covered porch.” – from the Decision on registration of immovable cultural monuments)

None of this can be seen today. In the immediate vicinity of the complex there were, according to the same description, two threshing floor, and also not conceivable today.

“Tower” is located on the eastern side of the complex. It is possible to see the remains of the perimeter wall of the complex as well as the “tower”, which was used for defense against enemies. The wall on the north side is almost completely overgrown with weeds. On the western side one can notice the beginning of a series of residential houses in the complex. The range partly relied on a house that is out of the complex and to which a new house was added which is in use. It is possible to see only partly the entrance terrace with stairs and gate, other houses in a row, on the west side. The entire complex is made of stone blocks, of local origin and the traditional ways of building. In the “tower narrow openings – loopholes can be observed. A wooden door on the west side of the complex has also been preserved.

According to earlier descriptions, a series of residential buildings had a common hallway on the ground floor – communication – used by the residents to reach the “tower” in order to hide from enemies. In addition to a loophole in the surrounding wall and tower, there were also openings for pouring hot water from the “tower” at the attacker.

MEMORIALS

1. Memorial plaque dedicated to the establishment of the first underground National Liberation Committee for Grbalj, Gorovici, Grbalj, cadastral plot no. 251, Cadastral District GOROVICI, placed under protection by Decision no. 08-188/I of 26 February 1963

Background: The Municipal Committee of the Veterans Alliance of Kotor, in 1960, erected a memorial plaque at the Cultural Center in Gorovici, dedicated to the formation of the first illegal National Liberation Committee for Zeta.

Description: This cultural property is located on the right side of the road Radanovici – Sisici – Bratesici – Gorovici in Gornji Grbalj. Today the plaque is on an abandoned and dilapidated structure set to the right of the main door. It is made of gray stone, measuring 100x64cm. The plaque bears the Cyrillic inscription, reading:

IN MEMORY
OF THE FIRST PARTISAN UNIT AND FIRST GRBALJ
NATIONAL LIBERATION COMMITTEE
IN BRATISICI IN FEBRUARY 1942
P
25 MARCH 1960

2. Memorial plaque, Tresnjica, Grbalj, cadastral plot no. 959, Cadastral District KUBASI, placed under protection by Decision no. 08-189/I of 26 February 1963

Background: The Municipal Committee of Veterans Alliance of Kotor, in 1960, erected a memorial plaque in the village Tresnjica – Grbalj, on the house of late Becir Spasoje, dedicated to fallen soldiers and victims of war from the area. After the earthquake in Montenegro in 1979, considering that the house was in poor condition, Municipal Committee of the Veterans Alliance transferred the memorial plaque to the obelisk erected in the immediate vicinity.

Description of the cultural property: After the earthquake, at the crossroads in the village, at about 50 meters northeast of the building, an obelisk was erected on which the removed memorial plaque was installed. Obelisk consists of binomial pedestal and a vertical obelisk board, made of two parts. Back side of the two-stage pedestal is pressed against the natural rock. On the west side of the rectangular plinth from which rises a vertical plate obelisk. The memorial plate is attached to the vertical part of the obelisk. The plaque is made of white stone, and bears engraved Cyrillic inscription, with letters accented in black, reading:

HERE ARE FORMED: THE SECOND PARTISAN UNIT, THE FIRST ORGANISATION OF THE
COMMUNIST YOUTH ALLIANCE OF YUGOSLAVIA,
FIRST PARTISAN BATTALION OF GRBALJ
IN OCTOBER 1943, DISTRICT CONFERENCE OF THE COMMUNIST YOUTH ALLIANCE OF
YUGOSLAVIA FOR BOKA WAS HELD HERE

IN THE STRUGGLE FOR FREEDOM GAVE THEIR LIVES

BECIR SAVO BECIR VUKO BECIR MARKO BECIR LJUBO DOBRISA NIKO BECIR SPASOJE
BECIR PERO DOBRISA GOJKO BECIR MILICA DOBRISA MARE

COMMITTEE OF VETERANS ALLIANCE OF NATIONAL LIBERATION WAR

TRESNJICA

P. 1959

3. Memorial plaque dedicated to the battle against the Italians on 25 March 1942, Bratisici, Grbalj, cadastral plot no. 1386, Cadastral District PRIJERADI, placed under protection by Decision no. 08-187/I of 26 February 1963

Background: The Veterans Alliance of Boka District, in 1952, installed a plaque in Bratisici – Grbalj dedicated to the battle against Italians on 25 March 1942.

Description: This cultural heritage is located in the village of Gorovici, on the right side of Gornji Grbalj road Radanovici - Sisici - Bratesici - Gorovici, and consists of an obelisk, whose narrower protection zone is defined by concrete skirting, where there is an iron fence. On the eastern side, to the country road, an iron gate was left, on which, at the top, a red five-pointed star in a circle is installed. On the obelisk there is a memorial plaque made of white stone. The slab bears the Cyrillic inscription, with letters accented in black, reading:

IN MEMORY OF 25 MART 1942 WHEN

PARTISANS OF GRBALJ TROOP, FOR HONOR AND FREEDOM OF THEIR COUNTRY,

INFLECTED HEAVY LOSSES TO ITALIAN INVADERS

DISTRICT ALLIANCE OF VETERANS

OF THE BOKA KOTORSKA BAY

P

1952

18.15 MIRAC

Mirac has one immovable cultural property-sacred structure – 1 memorial, with the status of cultural property.

SACRAL BUILDINGS

1. Church of St. George, Mirac, placed under protection by Decision no. 03-517/1 of 16 July 1959

Background: Time of construction of the church of St. George is not exactly recorded in sources,

but based on the characteristics of its architecture, it can be concluded that it was built in the late eighteenth century. It is believed that the church was built on the foundations of an older building whose remains were found during the digging of graves in the churchyard. The narthex with a bell tower was added in 1870. In the churchyard met and negotiated Bishop Petar Petrovic Njegos and French General Gautier, commander of Napoleon's armies in Kotor during the French occupation of Boka in 1807-1813.

Description of the cultural property: The church of St. George in Mirac, with the village cemetery and a water spring in close proximity, is located in a prominent position under a high rock, on a saddle, on one of the hills on the slopes of Mount Lovcen. The church is approached by the local road that leads to the village Mirac.

The church is located in the center of the courtyard enclosed by a stone boundary wall with entrance gate on the northwest side. Around the church is a cemetery, and in front of the church is a paved plateau with stone benches along the perimeter wall. The plateau overlooks the slopes of Mount Lovcen, the village of Gornji Grbalj and Donji Grbalj, with forests and terraced farms, as well as the Bay of Tivat with Prevlaka on one side, and the bays of Jaz and Trsteno, on the other hand.

The church is a single-nave, with a semicircular apse on the east, and the narthex with a bell tower over the entrance on the west side.

The church is built of properly cut large stones. On the side walls and the apse is a round-arched window, and the walls are completing a simple cornice. The narthex with a bell tower for three bells was added later, around 1870. The narthex is lower and narrower than the church. On the side walls of the narthex there is one small, narrow window. The roof is gabled, covered with tiles.

Inside, above the narthex is a wooden roof structure. On the rear wall of the narthex, in addition to the window, there is a small niche. Small, round-arched niche is located above the entrance to the nave. The nave is barrel-vaulted and divided by longitudinal arches that form shallow lateral niches. The floor is made of stone slabs, and along the walls of the nave and narthex is a stone bench.

The altar area is two steps higher from the nave and separated by iconostasis. The wooden altar screen is white with golden borders and floral designs. At the top of the iconostasis there is a cross with the Crucifixion and two liturgical fans whose base is formed by the so-called "Dragon Foothill", that is, two stylized fish, made in relief. On the iconostasis there are two rows of icons, Royal door and two lateral doors.

MEMORIALS

- 1. Memorial Plaque dedicated to the soldiers of the First Boka Brigade who died for the liberation of Boka** in November 1944, Mirac – Pipoljevac, cadastral plot no. 215, cadastral District DUB, placed under protection by Decision no. 08-186/I of 26 February 1963

Background: Municipal Committee of the Veterans Alliance of Kotor, erected a memorial plaque

at Mirac dedicated to soldiers of I Boka Brigade who died for the liberation of Boka on 15 September 1943.

Description: Cultural property is located at the entrance to the village Mirac. On the site called Pipoljevac, on the right side of the road, on a natural vertical rock, a large monument was erected on which a memorial plaque was installed. On the concrete base pedestal, a large monument was erected, consisting of three separate parts. At the top, a stone block is installed with slant side edges on which a five-pointed star is set, made in metal and painted in red.

On the front of the vertical part of the monument there is a memorial plaque, made of black marble. On the plaque, in the upper central part, a five-pointed star is carved with a Cyrillic inscription underneath, with letters accented in white paint, reading:

ON THIS SITE

ON 15 SEPTEMBER 1943 FELL IN THE STRUGGLE FOR FREEDOM OF HIS COUNTRY

BAJKOVIC IVO DAMJANOVIC MILO DAMJANOVIC STEVO MILOJKO STANKO

MASLOVAR MARKO POCANIC ILIJA STRAHINJA PERO PEJOVIC LAZO

MUNICIPAL COMMITTEE OF THE VETERANS ALLIANCE

KOTOR

18.16 KAVAC

There is one cultural property in Kavac, a memorial.

1. Memorial Plaque in Kavac dedicated to the fallen soldiers of Kavac, Kavac, cadastral plot no. 358, Cadastral District KAVAC, placed under protection by Decision no. 08-178/I of 26 February 1963.

Background: The Municipal Committee of the Veterans Alliance Kotor, 1960, erected a memorial plaque in Kavac dedicated to fallen soldiers from the area.

Description of the cultural property: This cultural heritage is located in Kavac, 5 km from Kotor. It consists of a separate memorial complex where the memorial plaque is installed. On part of the western and southern sides there is a massive iron fence with a single door. At the center of the paved plateau a massive obelisk was erected with a scythe-cut pyramidal tip. At the front of the pyramidal upper part there is a five-pointed star carved in a circle and painted red. On the vertical part of the obelisk is a memorial plaque, made of white marble. The plaque bears an engraved Latin inscription, in letters accented with black paint, reading:

TO THE FALLEN SOLDIERS AND VICTIMS OF FASCISM

POCANIC ANTO 21 March 1942

POCANIC P. ILIJA 28 January 1944

CELANOVIC R. STEVO 9 July 1944

DJURICKOVIC D. JOKO 19 July 1944

DJURICKOVIC D. VASILIJE 11 July 1044

PETROVIC I. NIKO 12 July 1944

VETERANS ALLIANCE

KAVAC

P. 1960

18.17 ZALAZI

There is one cultural property in Zalazi, a memorial plaque.

1. Memorial Plaque in Zalazi on the he building of the District Committee of the Communist Party of Yugoslavia for Boka, Zalazi, cadastral plots no. 165 and 166, Cadastral District ZALAZI, protected by Decision no. 08-183/I of 26 February 1963

Background: The Alliance of National Liberation War Veterans of Boka, 1953, in the village of Zalazi, erected a memorial plaque on the building where the District Committee of the CPY for Boka was located.

Description of the cultural property: The memorial plaque is on the house in the village of Mali Zalazi, 4km north of Dobrota, by a steep footpath. On the long side of the house, facing the fertile valleys, there is a preserved stone door frame found on the right side, and the frame of windows with iron bars, which occupies the central space of the facade. To the left of the window, inserted in the wall mass, there is a memorial plaque. The plaque is made of white marble, measuring 70x50 cm, and there is an engraved inscription in Cyrillic, reading:

IN THE GREAT DAYS
OF THE PEOPLE'S REVOLUTION
IN THIS HOUSE WAS THE
DISTRICT COMMITTEE OF THE CPY FOR BOKA BAY
P
VETERANS ALLIANCE
NATIONAL LIBERATION WAR – BOKA
1953

18.18 KRIVOSIJE AND LEDENICE

There are 4 memorials with the status of cultural property in Krivosije and Ledenic.

MEMORIALS

1. Memorial Plaque at the place of victory in 1941, Cerovik, Donje

Krivosije, cadastral plot no. 657, Cadastral District DONJE KRIVOSIJE, placed under protection by Decision no. 08-193/I of 26 February 1963

2. Memorial Plaque in Dragalj erected to honor the fallen soldiers and victims of war from this region, Dragalj, Gornje Krivosije, cadastral plot no. 1189, Cadastral District DRAGALJ, placed under protection by Decision no. 08-195/I of 26 February 1963

Background: Veterans Alliance of Gornje Krivosije – Dragalj erected a memorial plaque to the fallen soldiers and victims of war from this region.

Description of the cultural property: The monument consists of a fence, the base pedestal and the body of the monument where there is a memorial plaque. The plaque bears the Cyrillic inscription, with letters accented in black paint, reading:

TO THE FALLEN SOLDIERS AND VICTIMS OF
FASCIST TERROR
IN GORNJE KRIVOSIJE DURING THE NATIONAL LIBERATION WAR
1941 – 1945
VETERANS ALLIANCE

3. Memorial plaque dedicated to members of the Party organization of Dragalj who were captured and executed there in May 1942, Dragalj, placed under protection by Decision no. 08-194/I of 26 February 1963

4. Memorial plaque, Grkavac, cadastral plot no. 1291/1, Cadastral District GRKAVAC, placed under protection by Decision no. 08-192/I of 26 February 1963

Background: District Committee of the Veterans Alliance of the National Liberation War of Herceg Novi, on 10 July 1951, in the building of Grkavac Elementary School, installed a memorial plaque as a lasting memory of the fighting against the Germans for the liberation of this region.

Description of the cultural property: The memorial plaque is installed on the building of the old elementary school in Grkavac, on the old road to Risan, on a sharp road curve to Ledenice, precisely 300 meters from the main road Risan - Grahovo - Niksic. The building is an old abandoned two-storeyed structure of which only the walls have been preserved. Cultural property is installed on the west facade of the school, right of the main entrance. The plaque is made of white marble, measuring 90x67 cm. It bears a Cyrillic inscription, with letters accented in black paint, reading:

SOLDIERS OF THE FIRST BOKA BRIGADE AT THIS PLACE ON 18 DECEMBER 1944
BROKE THE ENEMY'S STRONGHOLD AND FINALLY EXPELLED
THE OCCUPIER FROM THIS REGION

DISTRICT COMMITTEE OF VETERANS ALLIANCE
OF THE NATIONAL LIBERATION WAR HERCEGNOVI

18 JULY 1951

18.19 POTENTIAL CULTURAL PROPERTIES

SACRAL BUILDINGS

- Church of St. Nicholas with the unfinished church and bell tower, Perast
- Church of St. Anne above Perast with the access road and chapels
- Church of Our Lady of Health (the hill above Perast)
- Church of St. Mark, Perast
- Church of Our Lady of Carmen, Perast
- Church of St. John the Baptist, Perast
- Complex of St. Anthony with a church and monastery, Perast
- Church of St. Ivan (old), Dobrota
- Church of St. Dujam, Skaljari
- Ruins of the church of Sv. Paul, Muo
- Chapel of St. Trinity (initiative), Stoliv
- Church of St. John the Divine, Svrcač, Morinj
- Church of St. Sava, Morinj
- Church of St. Tryphon, Sutvara bay, Morinj
- Church of St. Thomas, Gornji Morinj, Morinj
- Church of St. Peter, Pelinovo, Gornji Grbalj
- Church of St. Andrew, Krimovica
- Church of St. John, Dragosevo selo, Donje Krivosije
- Church of St. Petka, Gornje Ledenice
- Church of the Virgin Mary, Dragalj
- Group of tumuli, Dragalj
- Church of St. Nicholas, Donje Ledenice
- Church and its graveyard, Malev do, Donje Krivosije
- Church of St. Petka, Poljice, Donje Krivosije

SECULAR BUILDINGS

- Zmajević Palace/diocese/ with the Church of Our Lady of the Rosary and a bell tower, Perast
- Bujović Palace, Perast

- Smekja Palace, Perast
- Viskovic Palace, Perast
- Balovic Palace, Perast
- Mazarovic Palace, Perast
- Stukanovic Palace, Perast
- Sestokrilovic Palace, Perast
- Bronze Palace, Perast
- Corko Palace, Perast
- Rasko's hill with a house of the Bilafer family to the main road, Dobrota
- Complex of houses of the families Mijatovic and Pjerovic, Dobrota
- Villa Andjelija, Dobrota
- Vizin House, Prcanj
- A number of houses along the Glavati bay, Prcanj
- A complex of houses alongside the chapel of St. Anthony, Prcanj
- Coastal row of houses from the palace Three Sisters to the monastery of St. Nicholas with the Chapel of Our Lady of Carmen, Prcanj
- The area of Maale including complexes with old farms and houses, a paved stream and stone bridge, Risan
- Complex of the family Djurkovic, Risan
- Building Jovovic, Old brine (initiative), Risan
- "Piazza" and the street with residential architecture ending with complex Berberovic and Berbers threshing floor, Morinj
- House Lipovac, Skaljari
- Vojvodic complex with two mills, Morinj

Archeological sites

- Fortified town, Risan
- Fortified town Mirac
- Fortified town Kubasi
- Daletina cave, above Dobrota:
- Spila and Tamnica caves over Perast
- Tumuli, in the municipal jurisdiction
- Bigova site

Fortifications, defensive architecture

- Fort of the Holy Cross (Perast)
- Fortification at Trojica
- Architectural heritage of the Austro-Hungarian period as a whole: Fortress Boka

(roads, pedestrian paths to Vrmac, fortifications, cistern, road to Orjen saddle)

Old roads and bridges

Hiking trails:

- Road Donji Stoliv – Gornji Stoliv
- Road Kotor– Njegusi (hiking trail)
- Hiking trails to Mali Zalazi,
- Hiking trails to Veliki Zalazi, and
- Hiking trails to Valista summer pastures

Vehicular roads:

- Road Kotor – Njegusi (serpentine road)
- Coastal road Stoliv – Kotor with jetties and piers; umbrella-like Pittosporum along the old road that are an integral part of authentic coastal construction

The remains of old industries

- Rivijera factory complex
- Mills in Morinj (Svrcač and in the field)

The settlements, rural units

- Ljuta
- Spiljari
- Gornji Stoliv
- Gornji Prcaj
- Coastal settlement, Muo
- Svrcač, Morinj
- Maala, Risan
- Mali Zalazi
- Veliki zalazi
- Gornji Orahovac
- Rural unit of Sisici, Gornji Grbalj
- Rural unit in Sutvara, Gornji Grbalj

Architecture of the twentieth century

- Architecture of representative villas in the Njegos Street built between the two world wars, and the building of Jugooceanija shipping company, the Post Office, the old hospital building, elementary school building, etc.)
- Njegos street, Kotor – integrally: transversal sections, street front buildings on both

- sides (except for the hotel Fiord), green park areas
- Villas originating from the second half of the twentieth century on the left side of the street with large park areas
 - Building of Jugooceanija
 - Modern houses in the Njegos Street
 - Petricevic House in Dobrota

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