

ST. STOŠIJA CHURCH, PUNTAMIKA ZADAR - CROATIA

Management handbook

03/2020



Management plan for church of St. Stošija, Puntamika (Zadar) was compiled by ZADRA NOVA and City of Zadar as part of the activities of the RUINS project, implemented under Interreg Central Europe Programme 2014 – 2020.



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Content

PART 1 – DIAGNOSIS

1. FORMAL DESCRIPTION OF THE PROPERTY 7
1.1. Historical analysis of the property 7
1.1.1. Historical context of the property – Puntamika area	.... 7
1.1.2. History of the church St. Stošija on Puntamika	.... 11
1.2. Formal description of the property	.... 15
1.2.1. Location	.... 15
1.2.2. Short description of the church's premises	.... 17
1.2.3. Boundaries	.... 19
1.2.4. The purpose of the property and the ownership	.... 21
1.3. Conclusions and recommendations	.... 22
2. ANALYSIS OF THE VALUE OF THE PROPERTY	.... 23
2.1. Analysis of the features crucial for establishing a comparative group	.... 23
2.1.1. Location and the surrounding area	.... 23
2.1.2. Composition layout of the church's premises and internal historical form of the structure	.... 26
2.1.3. Materials, substances and the structure	.... 28
2.1.4. Decoration inside the church and the church inventory; original elements being preserved and additional museum exhibits	.... 31
2.1.5. Function and property	.... 31
2.2. Defining the type of the property and selecting comparative group	.... 32
2.3. Valuing criteria and value assessment of the property, based on the reference group	.... 34
2.4. Analysing the values of the church – defining value attributes as well as assessing their authenticity and integrity	.... 38
2.5. Conclusions and recommendations for handling the property	.... 40

3. DESCRIPTION OF THE PREMISES	.... 43
3.1. Preservation of element of historical significance	.... 43
3.2. Technical conditions	.... 44
3.3. Conclusions and recommendations for conservation and heritage preservation actions to be taken – based on the property value analysis	.... 45

PART 2 – DESCRIPTION OF THE PROTECTION AND PROPERTY MANAGEMENT SYSTEM

4. DESCRIPTION OF THE PROTECTION AND PROPERTY MANAGEMENT SYSTEM	.... 47
4.1. Description of elements falling within the scope of the state protection and property management system	.... 53
4.1.1. Regulatory conditions and the state of property	.... 53
4.1.2. Conclusions and recommendations	.... 62
4.2. Description of the local protection and management system (levels: local, district and regional government)	.... 65
4.2.1. Conclusions and recommendations	.... 68
5. THREATS AND MONITORING	.... 73
5.1. Natural risk factors	.... 73
5.2. Anthropogenic (human) risk factor	.... 81
5.3. Description of threats to be identified and monitored	.... 87
5.4. Description of the property monitoring system	.... 99
5.5. Conclusions and recommendations	... 105

PART 3 – DESCRIPTION OF THE USE OF THE PREMISES

6.	DESCRIPTION OF STAKEHOLDERS	... 107
6.1.	Description of the primary groups of stakeholders influencing the premises and the way they are operated	... 107
6.2.	Stakeholders: defining the main areas of cooperation	... 110
6.3.	Conclusions and recommendations	... 112
7.	PRESENTATION, ACCESSIBILITY, TOURISM	... 115
7.1.	Description of actions to be taken, needs and possibilities with regard to the display of the property and making it accessible to as many visitors as possible	... 115
7.2.	Presentation of the archaeological site „The remains of the St. Stošija Church”	... 118
7.2.1.	Conservation and preservation of the current state	... 119
7.2.2.	Reconstruction based on the archaeological and art-historical research	... 122
7.3.	Contemporary use/re-use of the archaeological site „The remains of the St. Stošija Church”	... 129
7.4.	The most important needs and opportunities related to tourism development as well as presentation of the site and making it accessible to as many visitors as possible	... 134
7.5.	Conclusions and recommendations	... 137
8.	THE CONCEPT OF SYSTEM OF ACTION PLANS	... 139
	<i>Bibliography</i>	... 143

PART 1 - DIAGNOSIS



1. FORMAL DESCRIPTION OF THE PROPERTY

1.1. Historical analysis of the property

1.1.1. Historical context of the property – Puntamika area

Puntamika area is about two kilometres away from Zadar, closing the bay and port of the city from the north. It is a cape, the tip of the mainland that extends from Diklo, Cerodol and Bokanjac towards the seafront.



Figure 1. Puntamika area

The oldest traces of material culture in the present-day area of Zadar can be found in fact outside the city centre, and in Puntamika they continued in historical was prolonged in the Copper, Bronze and Iron Ages, and both even during the time of Liburne and the time of Roman rule. The cape of the Puntamika peninsula was mentioned in the archival records as early as the end of the 9th century, and during the history it was usually called Punta, Mikula, Oštri rat, Punta Mika, but also Puntamichabono, Puntamica, Vversenovaz, Ostrirat

and Promontorium Michuli.¹ In modern times, the Puntamika form prevailed, which is an Italianized form of the older name. The peninsula was inhabited since the ancient times. There are few names mentioned in archival documents stating the ones who lived there. Those were for instance at the end of the 13th century one of the members of the court in Zadar, Ivan de Lemesso and his brother Martin who was the prior, then some Nikola called Dancarolus, also brothers Urban and Bratoslav Kerudna, mentioned in 1289, then Radoslav Šepurić in 1405 and Ivan Tvrtković in 1438.²

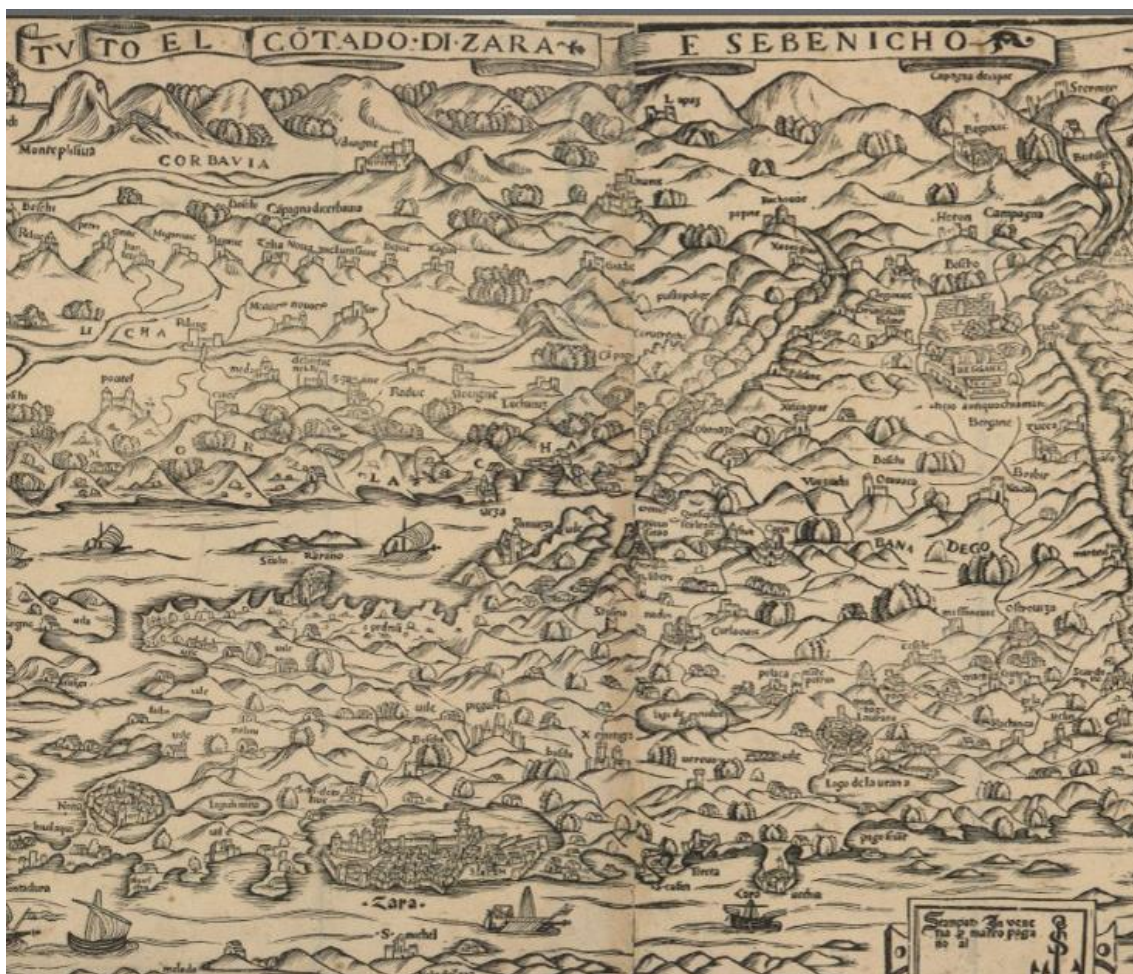


Figure 2. *Tuto el Cotado di Zara e Sebenicho* (around 1530.), Mateo Pagano - Puntamika peninsula is clearly shown on north west of Zadar, and as it can be seen on the detail, there is a church drawn in the middle of the cape

¹ C. F. Bianchi, *Zara christiana*, Zadar, 1877; M. Suić, I. Petricioli, *Starohrvatska crkva sv. Stošije kod Zadra*, *Starohrvatska prosvjeta* 4, 1955, p. 7-22.; T. M. Bilosnić, *Kroz Ravne kotare i Bukovicu: Puntamika*, vol. 8., Zadar, 2008, p. 21-23; p. 89-94.

² T. M. Bilosnić, *Kroz Ravne kotare i Bukovicu: Puntamika*, vol. 8., Zadar, 2008, p. 36-38.

In the Middle Ages there were few suburban parishes north of Zadar. First one was Puntamika, then there was Diklo which was donated to the Benedictines of the monastery of St. Krševan by King Krešimir in 1067, together with all the associated land, and then more to the west Kožino, Petrčane and Zaton.³



Figure 3. *Zarae et Sebenici descriptio* (around 1575), probably from the Abraham Ortelius atlas – Puntamika peninsula is clearly shown on north west of Zadar, even it is not marked or named

The settlement on the peninsula was not as important one, but still it was shown on some of the historical maps from the time. Sometimes just the geographical position, size and shape are marked, and sometimes houses or the church were drawn, together with peninsula's name.

During centuries this was the place where many battles, as between church authorities and commune, and those of the Venetian government and administration. In the area of

³ C. F. Bianchi, *Kršćanski Zadar*, vol. 2, 2011, p. 160.

Puntamika there was a *lazaretto* or *bazzana*, a quarantine for goods coming from the Ottoman Empire, intended for Zadar and other cities on the Adriatic. It was abandoned and demolished in 1666. Also, it is known that on the Puntamika peninsula there was a windmill, built in 1725 by one of the Giusti family members, who inherited part of the estate there.⁴



Figure 4. Contado di Zara, parte de la Dalmatia (1688), descritto dal P. maestro Coronelli: Puntamika peninsula is clearly shown and named Punta Mica

⁴ T. M. Bilosnić, Kroz Ravne kotare i Bukovicu: Puntamika, vol. 8., Zadar, 2008, p. 24-26.

1.1.2. History of the church St. Stošija on Puntamika

The church of St. Stošija, that is today in fact the ruin, or an archaeological object, was registered both in archival sources and in older literature. But, it did not arouse the interest of archaeologists either before or after the First World War, although it is located near Zadar. The remains of the church were all well visible in the middle of the fields, gardens and yards of the houses around, only its interior was cluttered and almost inaccessible.

The legend says that Donatus, the bishop of Zadar, carried the relics of St. Anastasia, or in Croatian St. Stošija, from Constantinople when a sudden storm begun and he had to stop on the Puntamika peninsula. Then the bishop placed the relics of the saint inside small church which was until then dedicated to St. Clemente, but from that time the church changed the patron saint and it was called St. Stošija. Later the relics were carried to Zadar where the cathedral is also dedicated to St. Stošija.



Figure 5, 6. Ruins of St. Stošija (1952)

The church was thoroughly researched in the mid-20th century by M. Suić and I. Petricoli, and they brought to light its history and the development and change of the construction

parts.⁵ It is a translated ancient object, which was rebuilt and converted into a church in the early Middle Ages. Above that church was a second one, from which remained only parts of the perimeter walls of the cella and the apse.

In the time the church was researched in 1952, the surrounding land was slightly elevated and it was concluded that the foundations of the outer walls are quite shallowly buried. In some places the stone nerve was only 20 cm below the surface. Following the outer perimeter of the church, several graves have been found. They were archaeologically researched, photographed and documented. At the same time, the interior was cleared from stones, dirt and ground, and the recent walls erected for the purpose of everyday use for economic purposes were removed. Thus, the original floor of the building was found, which was then cleaned. Luckily, it was shown that it had been preserved in almost its entire surface. It was more difficult to clear and identify the remains of the walls of the ancient antique layer. Finally, works undertaken during the research showed the results of several different phases, all of which were documented and later interpreted.

The most preserved object of the ancient phase is the ancient cistern. It is a building with rectangular floor plan and with a slightly longer northeast wall. It was buried in the ground, had double walls, and was vaulted. All the walls were covered with the mortar appropriate for keeping water. The whole inner construction was in fact divided into three elements, differing in materials and building techniques. The entrance was on the northwest side, where one can notice them even today. The stairs used to be there, connecting the outer and inner space of the cistern, but they were damaged during time. Probably the cistern had some kind of roof above the vault.

The cistern was not an isolated building, but belonged to a larger architectural complex from which the walls on the south-east side are partially preserved. It was for this complex that the tank was intended. Although it has not been determined exactly how the water was supplied and where the water went and how the tank was being cleaned, there are some

⁵ M. Suić, I. Petricioli, *Starohrvatska crkva sv. Stošije kod Zadra, Starohrvatska prosvjeta 4, 1955, p. 7-22.*

elements that guide us to conclusion roofs of the adjacent architecture collected the rainwater that was lately directed to the tank.

Another ancient structure related to the church of St. Stošija is the second, far smaller water reservoir, which could have been in fact *lacus balnearium*, part of the roman baths.

On the southwest and northeast of the cistern there was a building. Only low structures of the walls remained, somewhere till the foundations. The owners of the neighbouring gardens sometimes used to find mosaic pieces, belonging to floors of this building. From all the data collected, the researchers concluded that the whole complex was most likely a larger *villa rustica*, built by the owner of the surrounding fields. Although it was difficult to determine the dating of this ancient architecture, it was associated with the later period of the Roman Empire since. Even its preserved structural elements did not show parts of any specific structure the dating in the period between the end of the 2nd and beginning of the 3rd century, was done respecting the masonry technique.

The builder of the medieval church took advantage of the fact that the orientation of the cistern coincided with the usual orientation of Catholic churches in Dalmatia and he formed a chancel space in the southeast part of ancient building. It seems that the vault of the

cistern on that part was deliberately partly demolished in order to ensure the illumination of the altar. The early medieval chancel had an altar and a rectangular apse with side walls with niches. Since the it was adapting to the existing form, the floor plan of the apse is trapezoidal and the walls are not perpendicular everywhere. The space of the apse was surmounted by a half-dome with thromps. It can be concluded that in these actions the function and practical needs of the cult were primarily important, and it resulted with the fact that the builder did not engage in addressing the external appearance of the church. There was a window opened in the apse wall, with a panel-shaped *transenna* pierced with simple, no profile diamond-shaped holes. Also, there was a place, *loculus*, for the relics, within a part of the ancient column which served as a base for the altar *mensa*, and there was an altar septum with the carved stone *pluteum*.

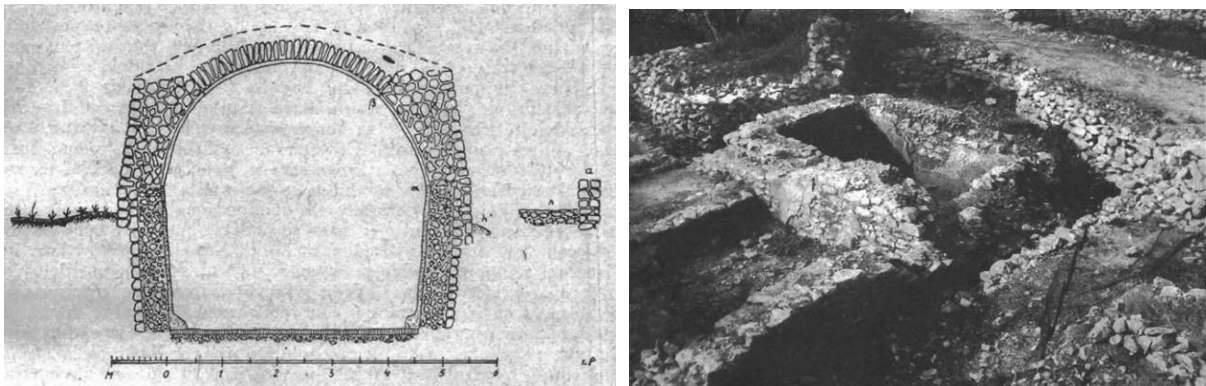


Figure 7, 8. Cross-section of the ancient cistern and remains of the roman villa rustica (1952)

Above this church there was a second one built, using the same material and technique. They used smaller pieces of stones with much plaster. In the upper church there was a chancel as well, and altar septum. The walls were articulated with pilasters in the zone of the triumphal arch and they were completely plastered. Very few pieces of church furniture have been found, but the architectural elements were sufficient for approximate dating in the period between the 9th and 11th century what coincides with the fact from the legend of St. Stošija's relics that the church was renewed in 931.⁶ It is considered that both floors were built at the same time, or close enough, because the prismatic apse of the lower church served as the base of the cylindrical apse.

There are few historical notes about the church from later centuries. On 24th December 1349 venetian count Michiele Falier, together with his counsellors Pietro Caranuelli and Nicolò Alberti, had chosen a priest Agostino Malipiero as the chaplain of St. Stošija. They asked the bishop to confirm their choice so it would be relevant.

After that, the church of St. Stošija in Puntamika was visited by the apostolic visitor Priuli in 1603, and in 1675 the church was drawn as a ruin on one of the old maps. In 1766 the church was considered in archival documents as a ruin and most probably was not in liturgical function any more.⁷

⁶ M. Suić, I. Petricioli, Starohrvatska crkva sv. Stošije kod Zadra, Starohrvatska prosvjeta 4, 1955, p. 19; C. F. Bianchi, Zara christiana, Zadar, 1877, p. 170.

⁷ M. Suić, I. Petricioli, Starohrvatska crkva sv. Stošije kod Zadra, Starohrvatska prosvjeta 4, 1955, p. 19.

1.2. Formal description of the property

1.2.1. Location

The church of St. Stošija is located at Puntamika area, near Zadar which is an old city on the Adriatic shore, the centre of the County, as well as the centre of the wider regional territory of northern Dalmatia. The wider Zadar area has been inhabited since ancient times. The findings of this earlier culture date back to the Early Stone Age, while archaeological excavations identified many human settlements from the time of the Neolithic. Such settlements were located for instance on the outskirts of Zadar, in the area of Arbanas and Puntamika.

Zadar's history was very turbulent and for centuries the city and its surroundings were place of constant change. Thus, the Puntamika peninsula was being built and today the marina and tourist complex Borik are arranged next to it. Even though the peninsula was inhabited long before, many residents from Zadar, and also some islanders from the vicinity, mainly from Ugljan, but all together majority of them domicile population, used to come by boats and cultivate fields, vineyards and olive groves.

With years they stayed there and organized the settlement which, as it was already mentioned, belongs to the narrow outskirts of Zadar and throughout history has been closely connected with it. Already in Roman times it was included in the Zadar *ager centuriatus*, and archaeological finds from the church of St. Stošija belong in part to this period as well. In the Middle Ages there were salt pans and fertile fields all over the peninsula area. This estate was owned in the 16th century by the monastery of St. Paul near Preko, several landowners and the church of St. Stošija in Zadar. By the time that trade links were established with the hinterland, on the peninsula was built a *lazaretto* in order to accept goods from the Turkish provinces, but it was demolished quite soon afterwards, in the mid-17th century. Some windmill was also mentioned in the 18th century.⁸

⁸ M. Suić, I. Petricioli, *Starohrvatska crkva sv. Stošije kod Zadra*, *Starohrvatska prosvjeta* 4, 1955, p. 8-9.

Today there is a school, church and some other modern services and public facilities. Mostly, the area has residential function as well as the touristic one with the marina for sailing boats and yachts and the nearby hotel complex. However, on the northwest part of the peninsula there is still the "green area" with gardens and agricultural land.

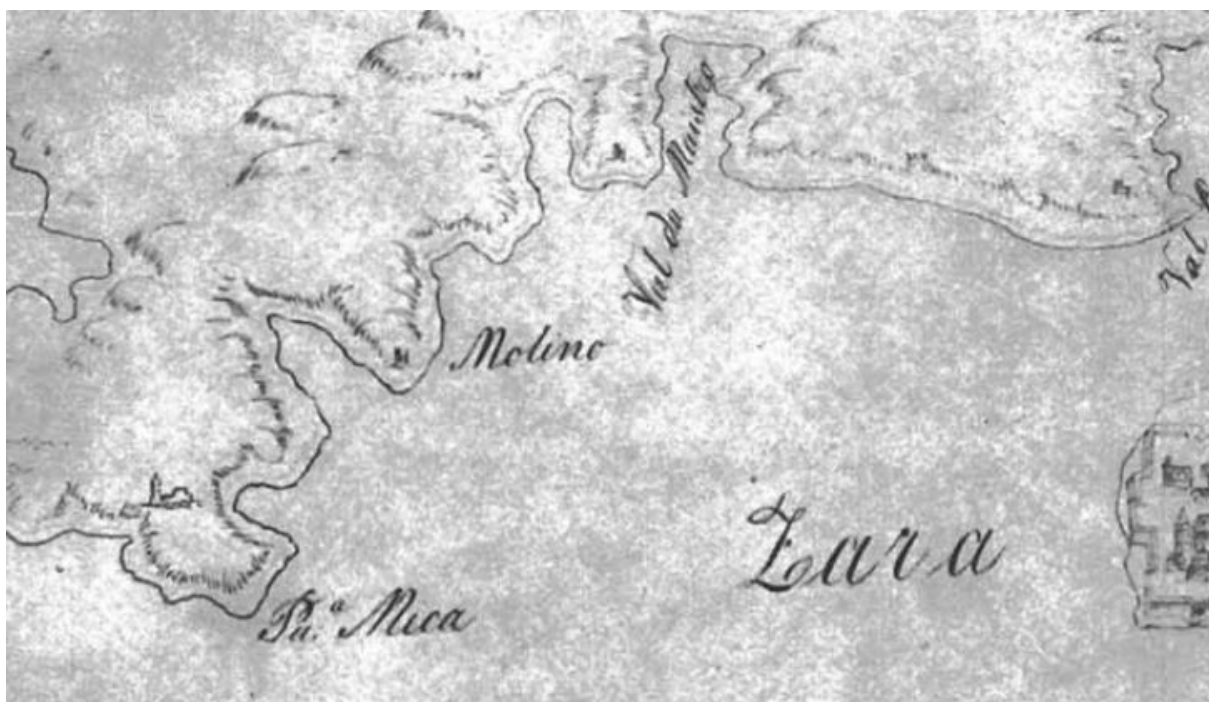


Figure 9. Detail from the copie of an old map (1675): the ruins of St. Stošija are shown on the Puntamika peninsula (Punta Mica)⁹

The church of St. Stošija was built in the central part of the small peninsula in the period when not many buildings existed nearby. On the contrary, today it is incorporated between densely built private houses with gardens. There is a green area around the church and a public street is placed on the north and east side.

⁹ M. Suić, I. Petricoli, Starohrvatska crkva sv. Stošije kod Zadra, Starohrvatska prosvjeta 4, 1955.

1.2.2. Short description of the church's premises

The church of St. Stošija on Puntamika was built within the larger Roman economic-residential complex whose remains were discovered during the research of the church in 1952. It is a very interesting example of a complex type of church, or more precisely two churches.

Although it is difficult to make definite conclusions, it was accepted that the church was built on ancient structures and was remodelled until the end of the pre-Romanesque period. A detailed examination and analysis of the preserved structures, as well as the movable artefacts and findings, made interpretation of the history and the former appearance of the building possible.



Figure 10-14. Present state of St. Stošija church



Figure 15. Present state of St. Stošija church, view from the air

The lower one was created by the adaptation of a Roman cistern, while the upper one was built on the cistern itself. The Roman cistern, that was buried about 1.50 m in the ground, was rectangular in shape, 16.10 m long and 6.50 m wide. Its floor was tiled with bricks in the technique of fish bone (*opus spicatum*). It had a barrel vault. The total height of the tank from the floor to the vault was 4.90 m. As a solid and spacious object, the tank did not require major construction work during its transformation into the church.

Therefore, during early Christian times, it received an apse, but it was trapezoidal in form. The space between the cistern walls and the new apse walls was filled with ground and redundant building material. The only opening on the church besides the spacious entrance was a small window, *transenna*, placed in the middle of the apse, the remains of which were found during the research in 1952.

The church remained in this form until pre-Romanesque times when, probably for practical reasons, the upper church with a semi-circular apse was added. The lower church continued its function as a crypt. Both churches were in use by the late Middle Ages.¹⁰

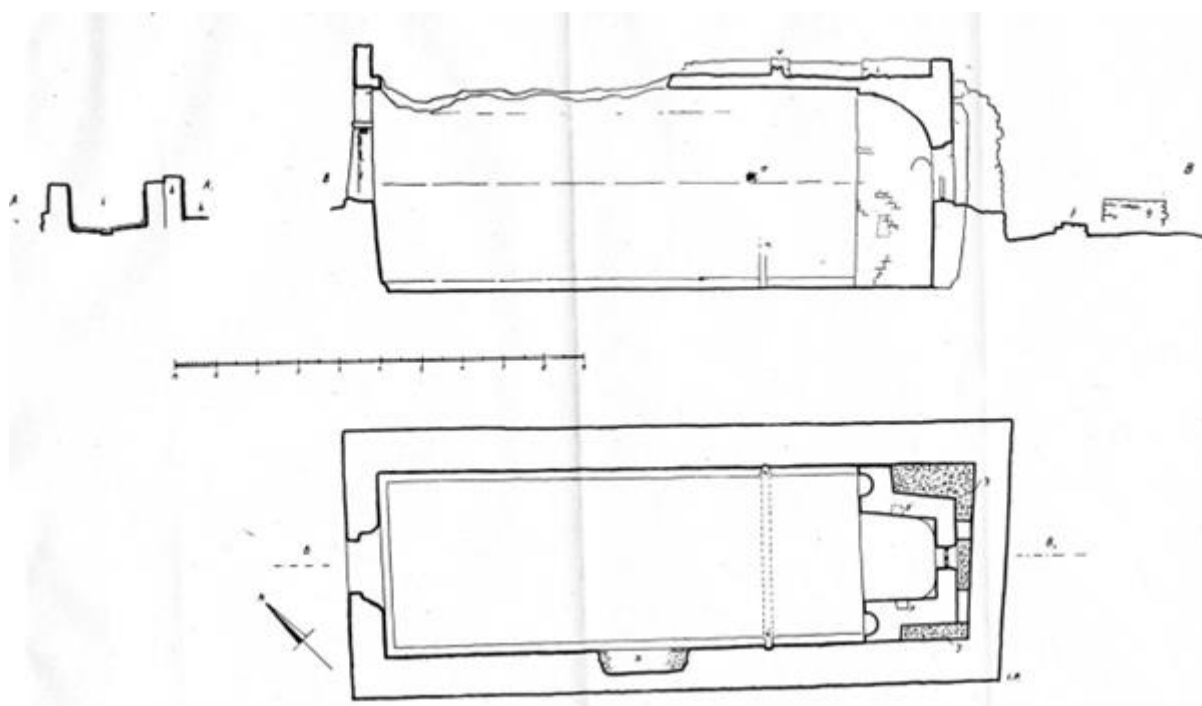


Figure 16. Plan and cross-section of St. Stošija church

1.2.3. Boundaries

The church of St. Stošija is placed on the not so wide plateau, covered by grass. The parcel that belongs to the church is big enough to ensure the distance needed for observation, as well as for the maintenance. Also, there is enough free space to access and enter the church.

¹⁰ A. Uglešić, *Ranokršćanska arhitektura na području današnje zadarske nadbiskupije*, Zadar, 2002, p. 30-31.

The whole area is surrounded by private houses, and the boundaries with the parcel belonging to the church are defined by the fences of the gardens on the west and the south side, and on other two sides the border of the lot is defined with the public street.

Approach to this part of the Puntamika area is quite inconvenient as there are no clear and visible guidance from the main street or the related marina which is mostly visited part of Puntamika. The streets in the middle of the inhabited area are generally narrow, meandering and in a pretty bad shape. Also, during summer, the whole peninsula is very crowded and there is one of the largest and most popular city beaches, so the traffic is even more difficult and dense.

IZVOD IZ KATASTARSKOG PLANA

Približno mjerilo ispisa 1:1000
 Izvorno mjerilo plana 1:1000



Figure 17. Cadastral plan (parcel where is the church of St. Stošija church is marked 1568)

1.2.4. The purpose of the property and the ownership

The church was used for the catholic liturgy, but today it is used by the local community and the city of Zadar mostly for occasional cultural activities. On the other hand, the inhabitants of Puntamika continue to respect the cult of the saint to whom the church is dedicated, and they feel it is their duty to maintain the church. It is also available for any local occasion or the festivity. Legally, the land where the church stands belongs to the city of Zadar, as it is stated in the title deed and cadastral extract.

As the church of St. Stošija was preserved after the conservation research, sometimes, but rarely, there is also a liturgical celebration. The church is used for the wedding ceremonies, but mostly for concerts of classical music organized by the Music school Dešpalj. Most activities are run and coordinated by the civil association, the Society of Puntamika friends.

1.3. Conclusions and recommendations

After reviewing the basic inputs on St. Stošija, it is necessary to define what has already been done on the part of its conservation and use, and what needs to be done. Conclusions and recommendations are set in order to ensure quality evaluation and successful management of this church as a cultural heritage.

- review of the current physical state of the church and its inventory
- defining the buffer zone around the church in order to provide its usage and ensure possibilities for maintenance
- questioning the local population and civic associations about the needs for future use, and agreeing with the owners and matching their needs and opportunities in order to ensure the sustainable use and management of the church, and also to reach better serving for the local community as well as the wider community, both from the region and tourists and interested individuals
- finding the most appropriate usage, permanent and occasional activities which would take into account the value of the preserved historical ruin
- reaching a common understanding on possible ways of financing the necessary construction and conservation work on the church
- inclusion of restoration and conservation of the church in the list of priorities for the protection works of the Ministry of Culture in the Zadar County
- look for possible projects with other partners interested in working together and sharing experiences with similar examples of cultural heritage restoration and conservation

2. ANALYSIS OF THE VALUE OF THE PROPERTY

2.1. Analysis of the features crucial for establishing a comparative group

2.1.1. Location and the surrounding area

Puntamika is situated very close to Zadar. It is the peninsula placed northwest of the city, and belongs to the broader area that was connected by many ways during the history. Therefore it shares some of the mutual characteristics and also influences the exchange of skills, experience and knowledge.



Figure 18. The Zadar County – position on the map of Croatia and geographical map, detail

Position and basic spatial characteristics of Zadar County

This city has been a centre of the region, today of the County, for centuries. The County of Zadar covers an area of 7,276.23 km² and is located in the central part of the Croatian Adriatic coast. Determined by its natural position, characterized by many islands, canals, sea passages, deep recessed sea surface into the land, indented coast, fertile zone of Ravni kotari and hilly and mountainous karst area, this county also is a significant transport link.

Geographically, it is surrounded by many island groups, from Cres and Lošinj till Murter. On the mainland, it is surrounded by the Dinaric mountain range, that is, the Velebit massif, the Lika highlands, Plješivica and the northern Dalmatian plateau. Administratively, it borders with three other counties, and has a border with Bosnia and Herzegovina on the east as well as the international maritime border with Italy on the west side.

The County of Zadar covers a total area of 7,276.23 km², and is territorially organized into 34 units of local government and self-government. There are 6 cities (Zadar, Benkovac, Biograd, Obrovac, Pag and Nin) and 28 municipalities (Bibinje, Galovac, Gračac, Jasenice, Kali, Kolan, Kukljica, Lišane Ostrovička, Novigrad, Pakoštane, Pašman, Polača, Poličnik, Posedarje, Poveljana, Preko, Privlaka, Ražanac, Sali, Stankovci, Starigrad, Sukošan, Sveti Filip i Jakov, Škabrnja, Tkon, Vir, Vrsi and Zemunik Donji).¹¹

Cultural and historical heritage

The cultural heritage of Zadar and the region, from the earliest times to the recent past, is rich and very valuable. In Zadar, one can find remains from ancient antiquity, early Christian times, then from early Middle Ages, Middle Ages, Renaissance, Baroque, until modern times. The historic centre is located on an elongated peninsula. The settlement of Liburns in the 1st century BC became the Roman colony of Iader. The ancient raster of the city has been preserved even until today. The main longitudinal and main cross streets used to close the area of the city square - the forum. In the early Christian era, an episcopal complex was built with a cathedral, baptistery, and episcopium. Church of St. Donat is the most valuable example of pre-Romanesque construction in our country, and there are some really important examples of Romanesque style, for instance St. Krševan and St. Stošija. Gothic style is represented in the churches of St. Frane, St. Dominik and St. Michael. The city walls are from the Renaissance period, as well as some preserved public buildings, and there was a number of later monuments, some of them still existing today, even though 60% of the historic nucleus was demolished in the 2nd World War.

¹¹ <https://www.zadarska-zupanija.hr/> (11.11.2019.)

Many Zadar islands have a very valuable historical heritage. There are also some old fortresses, such as Kaštelina on Vir and St. Mihovil on Ugljan, the old tower Toreta on Silba, and one of the most beautiful Croatian lighthouses in Veli Rat on Dugi otok.

Zadar's most valuable cultural heritage refers to the largest island of Pag; an island of salt, cheese and lace. The town centre of Pag, from the 15th century, is known for its regular planned streets, and in the centre is the Church of the Assumption of the Blessed Virgin Mary. Pag is a unique monument of medieval urbanism in Croatia. Unfortunately, much of the defensive walls that formed the frame of the urban space was demolished in the early 19th century, but the street and squares are completely preserved, most houses still have original appearance and even parts of architectural articulation. Of the former six city churches, three are still in liturgy, one has been restored and converted into an exhibition space and one has been preserved as a ruin. The public buildings (Rector's Palace, Bishop's Palace) have also been partially preserved. There is also the old Pag, town nearby, and it is considered to be one of the most important archaeological sites in Croatia, a kind of medieval counterpart to the ancient Salona. On the western part of Pag is Caska bay. There are only a few houses visible, but under the sea there is a sunken city. According to historians, it was a Roman city with the luxurious mansion of a well-known and wealthy senatorial family Calpurnia from Rome that sank in the 4th century.

On the island of Pašman there are two valuable monasteries - Franciscan from the 14th till 18th century and Benedictine from the 12th till 15th century. The second one is important as the only still active male Benedictine monastery in Croatia, and stands out for its valuable collection of ancient paintings and attractive location. Another monastery is on the isle of Galevac, near Ugljan. It is the 15th-century Franciscan monastery.

North of Zadar is Nin, one of the oldest cities in the Mediterranean and is 3000 years old, like Zadar. Many civilizations have left their traces, what can best be seen in the Old Town, on a small island in the middle of a shallow lagoon. In prehistoric times it was a significant trading port followed by a Roman municipality. In the Middle Ages, Nin was the first capital of the Croats, and the bishop's seat was from the 9th to the 19th century. The city was circled with walls and had the gates and stone bridges. In the small area of the islet there were 12

churches and 3 monasteries, of which remaining ones are today restored and preserved: the church of St. Ambrose, St. Anselma, the church of the St. Cross and the church of St. Nicholas. There are stone remains of the largest Roman temple in the Adriatic from the 1st century, the site with the mosaic from the 2nd century, and some remains of Roman buildings in the surroundings of the church of St. Nicholas, as well as valuable artefacts from the Medieval time.

On the opposite side, south of Zadar, lies Biograd. Its urban structure dates back to the early Middle Ages, although the peninsula itself was inhabited much earlier. The belt of defensive walls with round towers was demolished at the end of the 19th century. Inside the urban nucleus there are monuments from the Middle Ages and the New Age (the church of St. Anastasia, the remains of the churches of St. John and St. Thomas, Matković castle).

The Zadar hinterland is also full of valuable cultural and historical monuments in the area of Ravni kotari and Bukovica. One of them is the city of Vrana, where the famous Vrana priories, until the city's fall into Turkish hands in the 16th century, played a key role in the rule of Croatian medieval state. In Benkovac there is the 15th-century Kaštel Benković fortress and the old church of Sv. Ante from the same period. Benkovac was an important historical centre, as evidenced by the nearby remains of ancient Asseria, dating back to the Iron Age. Nearby is the old fortress Kličevica from the 15th century, Franciscan monastery in Karin from the 15th to 18th century, and in the valley of the Krupa River, the 17th-century Orthodox monastery Krupa, whose church is known for its frescoes.¹²

2.1.2. Composition layout of the church's premises and internal historical form of the structure

The church of St. Stošija is a ruin. It consists of few parts, dating from different time periods. It was built within the larger Roman economic-residential complex and it is an interesting example of a complex type of church, or more precisely two churches built one above the

¹² <https://www.zadarska-zupanija.hr/> (11.11.2019.)

other. The lower church was created by the adaptation of a Roman cistern, while the upper one was built on the cistern itself.

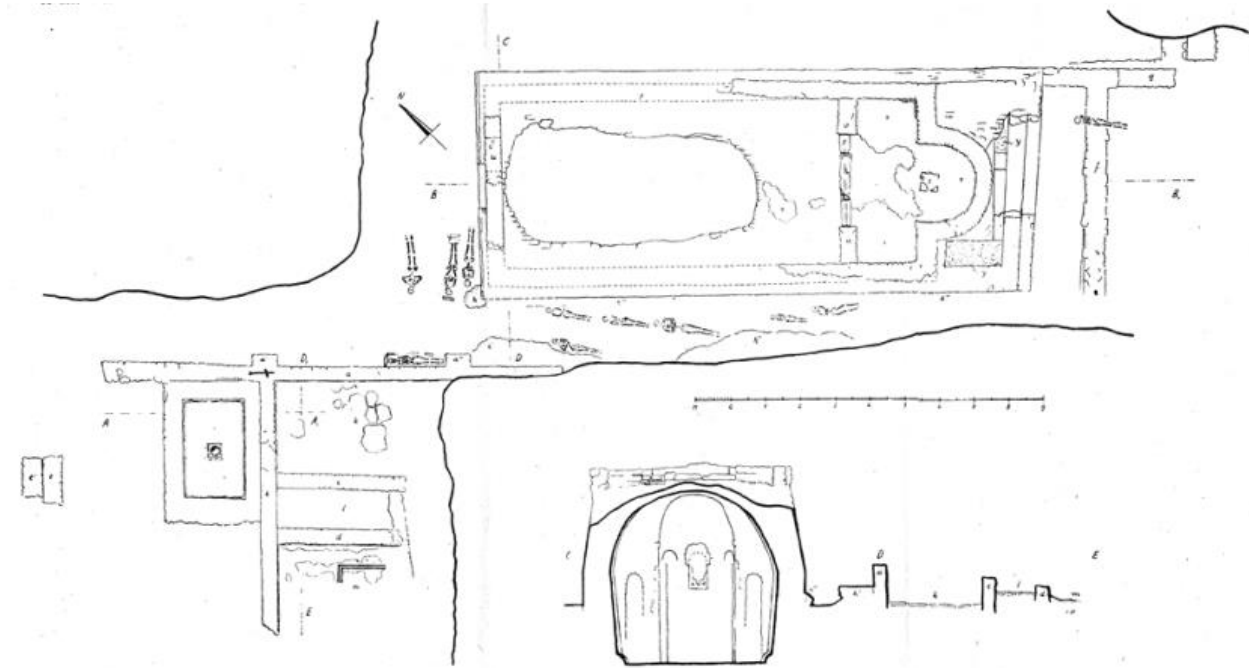


Figure 19. Plan and cross-section of St. Stošija – showing results of the research in 1952

The ancient cistern has a rectangular floor plan and was part of a larger architectural complex. It was high, and partly buried in the ground in order to keep the water in the tank cold.

The medieval church, on both floors, has a rectangular floor plan and an apse. The lower apse is almost squared, determined by the shape of the earlier structure, and the apse of the upper church is semi-circular. The walls are flat, and there are pilasters only new to the chancel area. The church was enclosed by a wooden beam over which was a roof.

In the case of Puntamika, the church of St. Stošija seems to be interesting also for detecting the possible ways and periods of building process. Some researches consider it as a unique process of construction and transformation of the existing ancient structure into a church

divided into two floors,¹³ while there is also another approach that the ancient cistern was remodelled first, and that the church was built later.¹⁴ In this case a trapezoidal apse was

added to the cistern already during the time of early Christianity, and the space between the apse and the walls was then filled with ground.

In addition, a window with a *transenna* was opened in the apse wall. In this form the church functioned until the 9th century when, probably for practical reasons, the upper church with a semi-circular apse was added.

The lower church at that time continued to be in function, but probably as a crypt. On the contrary, the elements which support the first thesis, according to which both churches were created at the same time, are the same technique of masonry of both apses as well as of remains of the side walls.

2.1.3 Materials, substances and the structure

During the research in 1952 some original building materials, as well as the types of construction and technical solutions of the church St. Stošija had been detected.¹⁵

Those elements have historical significance and they testify activities of construction and remodelling of the church.

Ancient findings

The best-preserved part of the church of St. Stošija are the remains of an ancient cistern. It has a square base with a slightly longer northeast wall, which is why the southeast wall crosses obliquely intersecting longitudinal angles. In the north-western side, however, the walls meet almost at right angles. The median outer length is 16.10 meters, and the width is

¹³ M. Suić, I. Petricioli, *Starohrvatska crkva sv. Stošije kod Zadra*, *Starohrvatska prosvjeta* 4, 1955.

¹⁴ A. Uglešić, *Ranokršćanska arhitektura na području današnje zadarske nadbiskupije*, Zadar, 2002.

¹⁵ M. Suić, I. Petricioli, *Starohrvatska crkva sv. Stošije kod Zadra*, *Starohrvatska prosvjeta* 4, 1955, p. 10-12, 14-15.

6.5 meters. The cistern was buried in the ground, as was usual in ancient times. Its floor is lower than the surrounding land by about 1.5 meters. The inside height, from the top of the vault to the floor, is 4.90 m.

The perimeter walls of the cistern consist of two walls, adjacent to each other but unrelated, and of different construction. The exterior is made of pressed stone blocks of medium size, layered and plastered together. The foundations of the walls do not go to the same depth on the outer and inner faces.

The reason for this is the fact that a stone nerve had to be broken during the building of the church, and also because the exterior walls in fact act as a support.

The entire internal structure is made up of three elements of different composition and technique. The first is the lower part of the inner wall, which goes from the tank floor to the beginning of the vault. This part is made of smaller stones mixed in shape with plaster in which the melted brick was mixed. Above is the second part, which slightly bends into the vault, and is built of larger stone pieces with plaster. The third part, the vault, is made of thin stone slabs. All the inner surfaces of the walls are covered with plaster, and the lower part of the walls is coated with a layer of melted brick and mortar and finally smoothed with a finer layer. This ensured that the water tank was sealed.

The floor of the cistern was made up of stone bricks (11x7.7x2 cm) laid on in the shape of the fish-bone (*opus spicatum*). At the corners between the floor and the walls, a thick layer of impermeable plaster was laid.

The cistern had one entrance - the door was on the northwest side and had the stairs to get down to the floor. The entire building above the vault probably had a roof as well.

According to the masonry technique, the cistern could be dated in the later period of the Roman Empire, from to the end of the 2nd till early 3rd century.

Early Medieval findings

The chancel of the lower church of St. Stošija was built on the ruins of an ancient cistern. In the Middle Ages, a rectangular apse with niches was formed in this area. The apse was partially submerged under the rest of the cistern vault, while on the southwest side it

remained free and visible from the outside. The demolished parts of the earlier structure were not decorated and the space between the structures was filled up.

The apse has trapezoidal floor plan and is lined with a hemisphere. The transition from the quadrilateral base to the semicircle was made using shallow tromps that remained well preserved. As no traces of the newer floor were found, it is likely that the floor of the cistern also served for the church. The same was the case with access.

A lot of different material was detected during the research. The slates, Roman tegulas and parts of tuff stone were found, as well as the remains of the floor of the upper church, which was made of a thick layer of plaster. It was also concluded that the technique of building both the upper and lower church is the same. Smaller broken stone and a lot of plaster were used. Larger pieces of stone were used only for the corners, and some of them were in fact carved Roman spolia.

The interior of both churches was plastered and the exterior only grouted. No delimitation or retrofitting zone is visible on the exterior facades.

Later findings

With the later centuries of the church of St. Stošija, it is possible to connect 11 graves with 13 skeletons, which were found during the clearing of the church. They had no accessories, no remains of any jewellery and only one pair of trouser buckles were found, characteristic for the clothing of the inhabitants in the Zadar villages.

The two graves were lined with stone slabs, and their orientation was adapted to the perimeter walls of the church

2.1.4. Decorations inside the church and the church inventory – original elements being preserved and additional museum exhibits

During the conservational research and archaeological excavations of the church of St. Stošija some fragments and movable artefacts from the both Roman and Early Medieval period have been found. Those are the fragment of a Roman column, the base of a Roman column, a fragment of an ornamented stone slab (possibly part of the Roman sarcophagus), several fragments of ceramics and some *tavella*, and several glass bowls and mosaic tiles and stones. Also, dating to the Medieval period they found fragments of a stone perforated plate used to cover the window - *transenna*, a fragment of a column with a capital of pre-Romanesque origin, one part belonging to pluteus, a fragment of a base of a column and some fragments of ceramics of old-Slavic origin.

All the movable artefacts found on this site were brought to the Archaeological Museum in Zadar in order to be protected and available for the researchers and other interested individuals.

2.1.5.. Function and property

As it was noticed in the previous chapter, the church was originally used for the catholic liturgy, but today it is used by the local community and the city of Zadar mostly for occasional cultural activities. On the other hand, the inhabitants of Puntamika continue to respect the cult of the saint to whom the church is dedicated, and they feel it is their duty to maintain the church. It is also available for any local occasion or the festivity. Legally, the land where the church stands belongs to the city of Zadar, as it is stated in the title deed and cadastral extract.

Originally, the ancient structure had the function of keeping the water, and it was connected to larger architectural complex of suburban Roman villa.

The function of the churches, the lower one in fact, is considered to be also the crypt in certain period.

2.2. Defining the type of the property and selecting comparative group

In order to define a reference group for the church of St. Stošija in Puntamika which could provide a comparative context (essential for assessing the value in comparison to other sites of similar type and purpose), it is of great importance to place the subject premises in a certain typology group. According to the typology being applied to world heritage assets, where as the "cultural heritage" could be considered:

- monuments: architectural works, works of monumental sculpture and painting, elements or structures of an archaeological nature, inscriptions, cave dwellings and combinations of features, which are of outstanding universal value from the point of view of history, art or science;
- groups of buildings: groups of separate or connected buildings which, because of their architecture, their homogeneity or their place in the landscape, are of outstanding universal value from the point of view of history, art or science;
- sites: works of man or the combined works of nature and man, and areas including archaeological sites which are of outstanding universal value from the historical, aesthetic, ethnological or anthropological point of view,

The church of St. Stošija in Puntamika belongs to a group of “separate or connected buildings which, because of their architecture, their homogeneity or their place in the landscape, are of outstanding universal value from the point of view of history, art or science”. The features typical of this typology group include not only attributes characteristic of works of architecture but also elements determining mutual relations between particular elements of which the building consists.

What can also serve as reference points are the typology groups defined within the Ministry of Culture of the Republic of Croatia. In legal documents related to the protection of cultural heritage individual immovable cultural property is considered to be a building or complex of buildings that has a distinct historical, artistic, scientific, social or technical significance.

When speaking more precisely those are:

- Public buildings and complexes: residential buildings, public buildings, craft and industrial, engineering, municipal buildings and communal systems, commercial and agricultural buildings.
- Defence buildings and complexes: fortification complexes, forts, batteries, strongholds, military settlements, weapons store, guards, command posts.
- Sacred buildings and complexes: buildings for religious purposes (churches, temples, synagogues), religious complexes (monasteries and monasteries), gifts, pilings.
- Memorial buildings and complexes: buildings related to historical or cultural-historical events and personalities, grave and funeral buildings, memorial plaques.
- Urban equipment: architectural and sculptural buildings, public plastics.

Comparative group for defining the type of property and its values must cover specific geographical area that was connected and influenced during the history, and where the links and connections have already been identified. It is the area right next to and around Zadar but also the broader one, territory of the region of Dalmatia.

There are two group of buildings to be considered for the period of their occurrence. First one is belonging to the late Roman centuries, and second one to the Early Medieval time. However, also the function of the buildings is notable, so the comparative group should mention utilitarian buildings and sacral ones.

2.3. Valuing criteria and value assessment of the property, based on the reference group

The church of St Stošija was one of demonstrative examples in the mid-20th century of an approach to the exploration and treatment of a monument that is a ruin. Its Roman cistern was for a long time the only explored ancient object in the Zadar ager. There were certainly more such buildings in the immediate vicinity of Zadar and the results of their research will contribute to a better knowledge of this architectural type and will complement the findings collected so far. It should be pointed out that in the area of the northern Dalmatia, certain parts of ancient architecture that had a specific utilitarian purpose, such as water reservoirs, are much better preserved than others. This testifies that they retained their original function much later after the end of the Roman period.

Exactly like that, the ancient cistern in Puntamika was so well preserved even in the 9th century, that without major extensions it could be remodelled for the purposes of a new function. In order to meet the needs of the cult of the baptized population, it was adapted into a sacral building in an original way.

It is very common for Early Medieval churches to be erected on Roman ruins.¹⁶ In such places the architects had at their disposal the building material from which they improvised their buildings.

¹⁶ For more information on the ancient suburban villas of Dalmatia, see for instance: V. Begović, I. Schrank: Rimske vile Istre i Dalmacije, I. dio: pregled lokaliteta, Prilozi Instituta za arheologiju u Zagrebu, Vol.19 No.1, Zagreb, 2002, p. 113-130; M. Zeman, Transformacije rimskih 'vila' na prostoru srednje Dalmacije (4.-11. st.). Rezultati novih istraživanja, Zbornik radova Pontes Adriatici.



Figure 20-22. St. Mihovil, Pridraga; St. Donat, Zadar, St. Marta, Bijači

One of the most interesting examples is the church of St. Donat in Zadar. In the countryside, that was also a common case. There, churches were built on the ruins of ancient villas. For example, it was the church of the Holy Trinity near Split, the church of St. Marta in Bijači, St. Mihovil in Pridraga and others. At the Diocletian's Palace in Split we have the example of the appearance of direct adaptations of ancient architecture to new needs.

However, in Croatia it is rare for the water collection tanks to be remodelled and converted into a church. Such an example is found in Syracuse, where an ancient cistern in the

Byzantine era was transformed into a church. More often churches were built over ancient piscina.¹⁷

Looking at other early Christian and pre-Romanesque churches in the vicinity of Zadar, besides the church of St. Stošija in Puntamika there are two other churches with common elements of transforming the ancient building into the new one. The first one is the church of St. Ivan, in today's Zadar's district Relja. This basilica was discovered only in modest remains, however, they do indicate that it was divided into three vessels, as witnessed by massive pillars before the apse. It was built in a Roman cemetery, probably in the 5th c. The second one is one of the best preserved late antique and early Christian complexes in our area. It has been found in Mulin on the island Ugljan, on the Stivan position, and it is an example of the construction of several early medieval sacral buildings, using the preserved older structures.¹⁸

Furthermore, a two-storey building with two churches, one above the other, remains a unique case not only for pre-Romanesque, but also for the medieval architecture of Dalmatia. Hence it has such an importance in the complex problematic of the buildings from that time.¹⁹

In the architecture of later centuries, on the other hand, we do have a similar appearance of a two-story church.²⁰ It is for example the church of St. Dujam in Škaljari near Kotor, built on a slightly more spacious ground floor building. The ground floor has two rooms that did not have to be used for religious purposes. It cannot therefore be compared to the church at Puntamika where both the lower and upper floors were exclusively built for the churches. Another later example is for instance the church of St. Julijan in Šibenik. There a medieval catholic church was used for centuries and for the need of the new, Greek orthodox liturgy,

¹⁷ M. Suić, I. Petricioli, *Starohrvatska crkva sv. Stošije kod Zadra*, *Starohrvatska prosvjeta* 4, 1955.

¹⁸ A. Uglešić: *Ranokršćanska arhitektura na području današnje zadarske nadbiskupije*, Zadar, 2002.

¹⁹ For more information on the Early Medieval architecture of Dalmatia, see for instance: V. Gvozdanić: *Starohrvatska arhitektura*, Zagreb, 1969; T. Marasović: *Regionalizam u ranosrednjovjekovnoj arhitekturi Dalmacije*, *Starohrvatska prosvjeta* 14, 1984, p. 135-158; A. Uglešić: *Ranokršćanska arhitektura na području današnje zadarske nadbiskupije*, Zadar, 2002; P. Vežić, *Zadar na pragu kršćanstva – arhitektura ranog kršćanstva na zadarskom području*, Zadar, 2005; V. P. Goss: *Predromanička arhitektura u Hrvatskoj*, Zagreb, 2006.

²⁰ M. Suić, I. Petricioli, *Starohrvatska crkva sv. Stošije kod Zadra*, *Starohrvatska prosvjeta* 4, 1955.

firstly, it got the second altar, and finally the upper floor was built and the two cults were separated by storeys.

When considering the architectural type of the upper church of St. Stošija in Puntamika, we can find many analogies between other pre-Romanesque churches, as the plan of the church is a common one. However, its altar partition is unique in its original form.

The lower church, to the present knowledge, on the contrary does not exactly have an identical pair. There are comparative examples for particular sections, but not for the whole church. For example, the use of trompe in reduction is often reported in our pre-Romanesque architecture. The quadrangular apse with the tromps is thus found in Zadar in the church of St. Peter the Old, or St. Luke's on Lastovo.

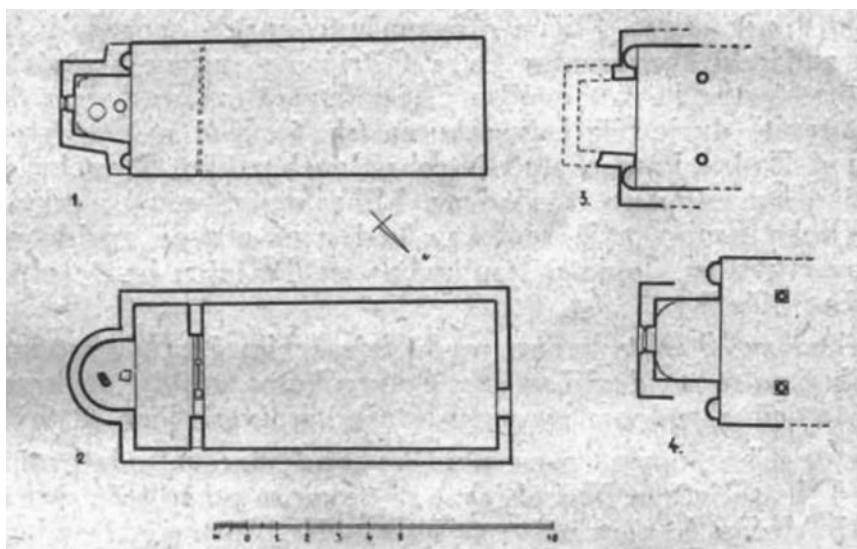


Figure 23. Plans - St. Stošija, lower church; St. Stošija, upper church, St. Lovro, Zadar – the altar space, St. Barbara, Trogir – the altar space

The composition of the altar space with a rectangular apse and lateral niches occurs as well in St. Barbara in Trogir, where the space of the church has three naves, but the one-nave church is St. Mihovil in Ston and St. Thomas u Kutima, but there the difference is with the apse, which is semi-circular.²¹

²¹ A. Uglešić: Ranokršćanska arhitektura na području današnje zadarske nadbiskupije, Zadar, 2002.

2.4. Analysing the values of the church – defining value attributes as well as assessing their authenticity and integrity

It is considered that the Romanesque and Early Romanesque churches in Dalmatia, make one of the largest regional concentrations of preserved early medieval architecture in Europe.²² The catalogue of early medieval architecture, contains several hundred churches that have been preserved in larger or smaller remains in the area from Kvarner to Boka Kotorska and from the Adriatic islands and the coast to the deep Dalmatian hinterland. Most of the churches among these buildings were built between 7th and 11th century, but a considerable number also refers to the changes of earlier, ancient buildings, adapted to the liturgical needs of the early medieval age, that is, to the stylistic patterns of pre-Romanesque and proto-Romanesque period.

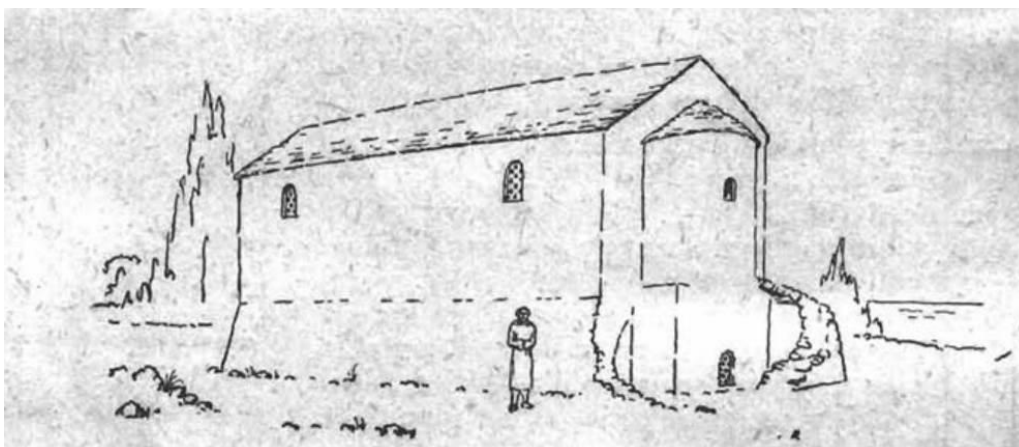


Figure 24. The church of St. Stošija, Puntamika – possible reconstruction of the Early Medieval phase

The use of ancient suburban and countryside buildings and other utilitarian spaces in the Early Middle Ages depended on the expedient conformity of the original and the new purposes. The longitudinal space of an ancient cistern at Puntamika in Zadar was appropriate in shape and dimensions for a single nave church, with a relatively small

²² T. Marasović: Ranosrednjovjekovne preinake antičkih građevina u Dalmaciji, Prilozi povijesti umjetnosti u Dalmaciji 39, 2005, p. 61-90.

extension of the apse. The apse was shaped on the east side, and by upgrading the upper floor, a two-storey single-nave longitudinal church was created.

Some other Early Medieval churches, like St. John the Baptist in Bol on the island of Brač and St. Nikola on Sušac, were erected closely to ancient cisterns. This confirms the importance of water for the Christian early cult and liturgy.

In cases when ancient architectural complexes were used for the Christian churches in the early Middle Ages, the most appropriate parts were used. Namely the exedras were mostly those elements which could be converted into a Christian church with very small construction work. That was the way how a countryside Roman villa in Seget, in the wider area of the Trogir ager, had been transformed into a central pre-Romanesque church. The frame of the exedra was closed with a straight wall, and the whole space was covered with a dome. Entrance on the south, and the sanctuary on the east side, proves in this case that the advantages of using earlier construction outweighed the disadvantages. Another example is the church of St. Petar in Muć, where recent research showed that the church was not the original pre-Romanesque building of the four-story floor plan, as previously supposed, but it was an ancient outbuilding as well, which was probably used firstly as an early Christian church and only in the second conversion it received a pre-Romanesque altar fence.

Such remodelling has created church spaces that basically fit to the morphological typology of newly built church architecture in the Early Middle Ages. Therefore, for the premises detected, the church of St. Stošija is a valuable example of applying the principles of retaining existing older structures and adapting and remodelling them to meet the needs of the new function.

In addition to its architectural values, this church of St. Stošija in Puntamika is important especially for devoted and traditional honouring the patron saint, whose remains had been in this church for some time, when transported to Zadar. Thus, the values of the church extend to those historical and sacral ones, and with the awareness of the local community and its effort and care, to cultural and indirectly tourist values as well.

2.5. Conclusions and recommendations for handling the property

After reviewing the starting points, and analysing characteristic elements of the church of St. Stošija as a monument, stating its values, it would be advisable to recommend certain activities in order to ensure the quality and successful handling and management of that part of our heritage.

- Conducting preliminary research on source materials and analysing it with the aim of examining all issues and establishing facts critical in value assessment
- Conducting architectural and archaeological analysis of the church with interdisciplinary in order to assure approach to the assessment of elements of historical significance more objective
- Continuing comparative studies according to which the church of St. Stošija in Puntamika is analysed as belonging to a group of similar properties designed in early Christian and pre-Romanesque style
- Conducting further studies and comparative analyses in the broader territorial and periodical context, including value assessment criteria indicated in this study
- Conducting landscape analysis which would allow for establishing historic preservation zone (buffer zone) for the premises in question and developing guidelines for preserving the existing landscape links and relations.

Superior value which should determine actions to be undertaken in the paper mill premises should be decided upon the analysis and review of all the parts that contribute to the total value of the monument. Also, when defining the predominant value it should be considered that the church premises are not only a material being relevant by its use or its occurrence, but also as a continuity of the building on the site the site being used for both residential and sacral purposes far back to the ancient time. The different functions are clearly reflected by the external and internal architectural forms, decor, and rare pieces of equipment being

preserved. Another issue is the value of continuity which is the 'living' evidence of the traditional honouring of the saint, as well as the continuity of the Catholic faith in this area.

Attributes which should be preserved (it is possible to reconstruct them) are all attributes, regardless of their importance and the role they play in value assessment, including their original, authentic elements affecting integrity of the entire premises and each part of the building individually (the ancient cistern, the lower and the upper pre-Romanesque church). Describing attributes and their elements as well as testing their authenticity and integrity allows for indicating features and elements which exert major influence on the value of the church premises.

Serious attempts should be made to preserve all authentic elements intact, i.e. not transformed and they involve with regard to the attribute:

- Spatial layout – preserving the layout of the building parts and connections between them intact.
- External form – making no changes to the body of the building, divisions, wall articulation, the entire architectural detailing, portals, and window frames; it should be prohibited to conduct any extension or redevelopment works affecting the architectural structure of the subject premises;
- Internal form and decoration – it should be recommended not to change its current form; it should be prohibited to conduct any extension or re-development works in the interiors; original and authentic elements should be displayed.
- Material and structure – it should be recommended to preserve and conserve all original elements of this attribute, which are dated at the time of the building and which provide evidence of the richness of accumulated historical heritage.
- Function - it is greatly important to continue the sacral function, even partially but also to define possible new functions, asset by contemporary needs of the local community
- Surrounding area – the area surrounding the church differs from its original form. This follows from contemporary alterations, arrangements, and change of the layout

of the properties and functional areas. Nevertheless, this area plays significant role in enhancing and emphasising the positive aspects of the church premises. For this reason, any actions or changes to the surrounding area should be aimed at showing and noticing the church as a part of the cultural heritage.

It is strongly recommended to involve preventive conservation in any restoration and conservation work carried out in the church of St. Stošija premises. Before undertaking any actions affecting the architectural structure of the building and their decorative elements, the property should be thoroughly analysed and identified. The work should be arranged aiming at preserving and protecting the authentic elements of historical significance in particular.

Moreover, studies fitting the scope of planned alterations should be conducted prior to conservation and restoration works which should be carried out by experienced and reliable conservation companies. Any earthworks should be supervised by an archaeologist.

Furthermore, the contemporary use and possible works aimed at adapting the area for specific activities and function should clearly reflect the original functions they used to serve. New investment projects to be carried out in the closest proximity to the church premises must result in the size, architectural form, and functions of the premises of historical significance being preserved.

3. DESCRIPTION OF THE PREMISES

3.1. Preservation of element of historical significance

Historical significance of the church of St. Stošija imposes a need for preservation of its architecture as well as its tradition. It is today in fact the ruin, or an archaeological object, nevertheless it was partially persevered sixty years ago.

As the legend, which says that Donatus, the bishop of Zadar, carried the relics of St. Anastasia from Constantinople when a sudden storm begun and he had to stop on the Puntamika peninsula, and there he placed the relics of the saint inside small church, is important not only for the local community but for the whole region and Christian community in total, it would be wise to preserve this historical tradition.

Also, the church of St. Stošija in Puntamika is a visible and clear evidence of the remodelling of the ancient buildings, used for creation of church spaces that basically fit to the morphological typology of newly built church architecture in the Early Middle Ages. It is an example of building two-storey pre-Romanesque church on the remains of the ancient cistern. However, many elements and attributes of the church have already been lost during the centuries, and it is not possible to reconstruct them.

These include the changes and transformation of the location and surrounding area, the identity of Roman *villa rustica*, the upper part of the medieval church, and also most of the movable medieval pieces of church inventory, sculpture and plaster, probably even with some wall-paintings. However, that emphasize the need for preservation of other, still remaining elements of the church, parts of the ancient Roman cistern, original layout of the church and the remaining walls of the Roman and early Medieval masonry.

3.2. Technical conditions

The condition of structural elements of St. Stošija, i.e. foundations, ceilings and the roof framework were improved in 1950s, after the first conservation and archaeological research was conducted. But today the construction is weak, water is being accumulated in space of the lower church, and the remains of the walls and chancel are suffering from decay due to atmospheric negative influences. Also, the vegetation and microorganisms that are living on different parts of the church walls, floor and next to the foundation, slowly but constantly destroy the mortar and the stone pieces and slabs, and there is visible widening of the existing wall-cracks as well as the new ones occur constantly.

When speaking of the close surrounding, the area around the church is partly neglected, even though the locals occasionally clean and slope the grass, but the area itself is without a specific function.



Figure 25. The church of St. Stošija, Puntamika

3.3. Conclusions and recommendations for conservation and heritage preservation actions to be taken – based on the property value analysis

Recommendations for conservation and preservation of the church of St. Stošija in Puntamika should be resulting from the findings of the building condition assessment, as well as based on its value analysis. They include the following suggestions:

- Conducting preventive conservation recommended which would protect aesthetic values, and preserve all the still standing elements
- Making the conservation study that should be accepted by the local institutions and authorities; the study should be implemented in the plans of local importance
- Developing and creating project documentation for conservation of the church
- Conducting comprehensive conservation and preservation works
- Renovation of the plastered surface of walls, floors and carved stone elements
- Redefining the surrounding space of the church

*PART 2 – DESCRIPTION OF THE PROTECTION AND
MANAGEMENT SYSTEM*



4. DESCRIPTION OF THE PROTECTION AND MANAGEMENT SYSTEM

Cultural heritage in Croatia is defined as a legacy of physical artefacts and intangible attributes, a common wealth of mankind in its diversity and peculiarity, and its protection is one of the important factors for the identification, definition and affirmation of cultural identity. Cultural heritage is a movable and immovable cultural asset of artistic, historical, archaeological, anthropological, scientific and educational significance - archaeological sites and archaeological zones, landscapes and their parts testify to human presence in space; immaterial forms of cultural heritage testify the appearance of human spiritual creativity in the past; movable and immovable heritage testify the legacy of common history, as well as spaces where cultural goods and documentation are permanently preserved or exhibited.

There is a whole array of laws and legislative acts that regulate the field of culture and cultural heritage in Croatia but there are not many policy documents that summarize and clearly expose policy goals, objectives, interests, planning projections and development directions. To mention some of them, laws, ordinances, conventions and strategies, relative to the protection, preservation and revitalization of the archaeological site “The Remains of the St. Stošija Church”, and important for the following text, i.e. Management Plan:

- *Law on the Protection and Preservation of Cultural Property* (Official Gazette 69/99, 151/03, 157/03, amendments 87/09, 88/10, 61/11, 25/12, 136/12, 157/13, 152/14, 98/15, 44/17, 90/18);
- *Law on financing public needs in culture* (Official Gazette 47/90, 27/93, 38/09);
- *Law on culture councils* (Official Gazette 48/04, 44/09, 68/13);
- *Law on managing public institutions in culture* (Official Gazette 96/01);
- *Ordinance on archaeological research* (Official Gazette 102/10);
- *Ordinance on form, content and management of Register of Cultural Heritage of Republic of Croatia* (Official Gazette 89/11, 130/13);

- *Ordinance on the determination of cultural objects considered as national treasures of EU Member States* (Official Gazette 38/04);
- *Ordinance on the criteria for establishing the value of movable goods of cultural, artistic or historical value* (Official Gazette 77/04);
- *Ordinance on terms for physical and legal subjects for obtaining licence for working on CH* (Official Gazette NN 98/18);
- *Ordinance on documentation needed for issuing consent for works on Cultural Heritage* (Official Gazette 134/15);
- *Convention of Council of Europe on protection of architectural heritage of Europe* (Official Gazette, International contracts, 6/94);
- *Law on ratification of European Convention on protection of archaeological heritage* (Official Gazette, International contracts, 4/04, 9/04);
- *Convention on protection of world's cultural and natural heritage* (Official Gazette, International contracts, 12/93);
- *UNESCO Convention on the Prohibition and Suppression of the Illicit Import, Export and Transfer of Ownership of Cultural Property* (Official Gazette, International contracts, 12/93);

In order to improve management of cultural heritage policy, the Ministry of Culture adopted the *Strategy for the Protection, Preservation and Sustainable Economic Use of Cultural Heritage in the Republic of Croatia, 2011.-2015*. This document provides guidelines and recommendations for future integrated approach to heritage policy and management. Likewise, completion and revision of existing registries of Cultural Heritage (immaterial, movable and immovable CH including archaeology) is one of the most important prerequisites for the effective and efficient implementation of the main goals of the above mentioned *Strategy*.

Ministry of Culture and Ministry of Construction has also adopted a document *Apolitika 2013.-20. (The Architectural Policy of Republic of Croatia 2013.-20.)*, made by the Association of Croatian architects and Class of Architects of Croatian Committee of architects and engineers.

It should be stated that museums and galleries, restoration institutions, archives and libraries are also performing activities on CH, accordingly to Croatian legislative. The most important laws for their activities are: *Law on museums* (Official Gazette 61/18, 98/19), *Law on archive material and archives* (Official Gazette 61/18, 98/19), *Law on libraries* (Official Gazette 43/01, 17/19, 98/19), with many other related laws, ordinances and conventions, that need not be mentioned here. Specialised private subjects can also perform professional activities on CH, according to their vocation and title and according to their license for working on CH, which can be obtained from the Ministry of culture, accordingly with the *Ordinance on terms for physical and legal subjects for obtaining licence for working on CH* (Official Gazette NN 98/18).

In order to provide more details on certain types of documents, it is necessary to refer to selected legal definitions:

1. *Law on the Protection and Preservation of Cultural Property* (Official Gazette 69/99, 151/03, 157/03, amendments 87/09, 88/10, 61/11, 25/12, 136/12, 157/13, 152/14, 98/15, 44/17, 90/18)

The *Croatian Law for protection and preservation of CH* deals with most endeavours on CH. That Law prescribes legal frame for protection and preservation of CH, for managing CH, for conducting research on CH, for making documentation about CH, for financing CH, for offices/staff performing conservation activities, for legal punishment in case of devastation of CH and many other things. That Law is mostly carried out by the Office for Cultural Heritage and Conservation Departments by the Croatian Ministry of Culture. Protection of monuments and sites involves public administration bodies/Conservation Departments by the Ministry of Culture, taking actions aimed to:

- provide legal, organizational and financial conditions for preservation, management and maintenance of Cultural Heritage, as well as for all works of research and documentation-making for CH;

- prevent dangers which may result in devastation of Cultural Heritage;
- ensure that CH is presented and used in an appropriate manner;
- define zoning plans for protection of surrounding environment;
- ensure constant monitoring of CH, making reports on the state of the CH every 5 years;
- archive all the documentation for conservation and preservation of CH (that documentation can be borrowed for official, scientific or publicist purposes);
- provide legal and organizational conditions for allowing professional work for private subjects on CH (license for working on CH issued by the Ministry of Culture);
- provide legal frame for financing preservation and conservation of CH;
- provide legal frame for defining the fees for tourism and media-based exploitation of Cultural Heritage;
- provide administrative, professional activities and inspection activities on CH (performed by the Inspection Office of Ministry of Culture and its Conservation departments);
- provide legal frames for sanctioning all sorts of devastation on CH.

2. *Strategy for the Protection, Preservation and Sustainable Economic Use of Cultural Heritage in the Republic of Croatia, 2011.-2015.*

Strategy of protection, preservation and sustainable economic development of CH for period 2011.-15., issued by Ministry of Culture, deals with culture based tourism and entrepreneurship based on CH. It also defines all the current problems of conservation and restoration activities in the management and implementation of policies of sustainable use of CH, as well as guidelines for better implementation of principles of sustainable use of CH. *Strategy* also emphasizes the need for improvement of the information system of CH, naming its current problems and guidelines for better use; it enumerates the problems and guidelines for active participation of civil societies and other non-government institutions in sustainable use of CH; it enumerates the problems and guidelines for financing and investment in sustainable use of CH.

3. *APOLITIKA 2013.-20. (The Architectural Policy of Republic of Croatia 2013.-20.)*

This strategy concerns the quality of architecture and its surrounding environment, for it strongly influences the quality of life itself. The strategy is based on the assumption that poor architectural and urban-planning solutions have a negative influence on the life of an individual and society as well. The strategy is focused on realization of three main goals: high standards of construction methods and principles (as precondition for the quality of built spaces), quality of surrounding environment (as basis for a good life of an individual) and high standards of architecture, as basis for further development and growth. In that way, architectural policies are formatted in a way to become the catalyst of the sustainable development process, of the concern for public interest and space, of the improvement of the forms which are imbedded in the constructional specificity, and tradition and of the protection of health and climate.

Apolitika is a strategy aimed at realization of quality-based architecture, intertwined with its surrounding environment, for the purpose of sustained development, of accentuation of local building specificity, of achieving quality living inside the spaces which correspond to traditions of human habitation. The document also proposes the methods and importance of incorporation of CH into modern standards of working and living, as CH becomes the source for future architectural ideas, as well as legacy of architectural and artistic identity.

Apolitika 2013.-2020. (National guidelines for excellence and quality of building) is a strategy that, among other things, enhances the value of CH to which contemporary architecture should add additional value, to „become the inheritance for the future”. That strategy also prescribes guidelines and principles for sustainable use of CH, for the promotion of CH for socio-economic needs and for cultural tourism, for improvement of value criteria for protection, preservation and restoration of CH and for improvement of organisation and quality of all the service of conservation of CH.

4. *Regulations on terms for physical and legal subjects for obtaining licence for working on CH, issued by the Ministry of Culture*

Those regulations prescribe the terms (vocation, profession, level of experience, passed professional exam etc.,) under which one can obtain a license for work on CH. That license has to be obtained by subjects/professions involved in identification, analysis, evaluation, conservation, preservation and restoration of CH: restorers, architects, museum workers/curators, designers, construction designers etc.

Conclusion

Heritage protection actions are closely related to elements of historical significance of a property being protected as well as values identified in the value diagnosis. Value attributes are used for emphasizing and materializing of the property/properties of outstanding historical and artistic value. Value attributes and legislation for heritage protection provide legal framework for devising protection plans aimed at preserving historical, artistic and other relevant values of the CH.

4.1. Description of elements falling within the scope of the state protection and property management system

4.1.1. Regulatory conditions and the status of property

Register of Cultural Heritage of Republic of Croatia

By the above mentioned *Law on the Protection and Preservation of Cultural Heritage* and *Ordinance on form, content and management of Register of Cultural Heritage of Republic of Croatia*, the Ministry of Culture in Croatia has founded a Register in which all the protected movable and immovable CH is enlisted, as well as archaeological sites, immaterial heritage and protected urban, rural or industrial zones. By the procedure of registering in the *Register of Cultural Heritage of Republic of Croatia*, each monument or site is also enlisted on one of the three lists: *List of protected CH*, *List of protected CH of national significance* and *List of preventively protected CH*. By registering CH on the *Register of Cultural Heritage of Republic of Croatia*, that CH is enlisted in one of those three lists, thus receiving its label, which consists of a letter and a number. *Register of Cultural Heritage of Republic of Croatia* is made public and is available for viewing and search on the web-site of the Ministry of Culture.

Church of St. Stošija on the Puntamika peninsula is protected as terrestrial archaeological site, by its full name “The remains of the church of St. Stošija on the Puntamika”. The church is registered in the *Register of Cultural Heritage of Republic of Croatia*, and enlisted on the *List of protected CH* with the label Z – 750. The archaeological site of St. Stošija on Puntamika was initially protected back in the year 1972., in the former state of Yugoslavia, when it was registered by the label RST-0635-1972. The registration/protection act was revised in the year 2003. when it received a label Z-750.

Upon entering an on-line *Register of Cultural Heritage of Republic of Croatia*, one can find, apart from the monument’s label, also basic information about the protected monument, site or heritage. In case of the site “The remains of the church of St. Stošija on

the Puntamika”, the following can be read on the on-line search-engine of the *Register of Cultural Heritage of Republic of Croatia*: „The church was a two-storeyed building, which originated from a reshaping of a Roman water-cistern on the complex of a Roman villa. In the back part of the church a trapezoidal apse with semi-calotte was installed. On the ceiling of the cistern, an upper church was built, with a rectangular ground floor and a semi-circular apse, well featured in space. The technique of masonry is typically pre-Romanesque. This building is one of the most interesting examples of transformation of a Roman building into a Christian church, at least in these areas.” The archaeological site is dated in the period from fourth until ninth century. Apart from that description, one can find the parcel number which is protected as an archaeological site: parcel number 1568, in the cadastral county of Zadar.

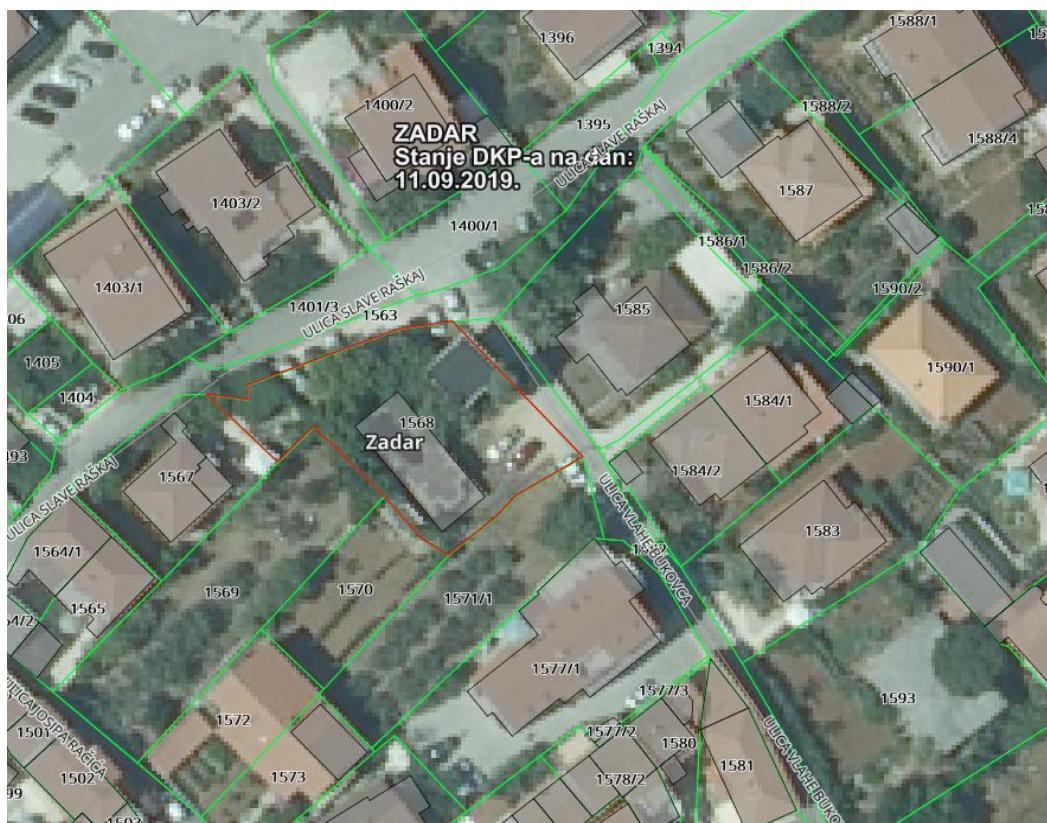


Figure 26. the cadastral view on the terrestrial archaeological site “The remains of the church of St. Stošija on the Puntamika”. The protected parcel number 1568, registered in the Register of Cultural Heritage of Republic of Croatia, and enlisted on the List of protected CH with the label Z – 750, is outlined with red colour. (source: www.geoportal.hr)

Legal protection following from the inscribing the archaeological site „The remains of the St. Stošija church” in the Register of Cultural Heritage of Republic of Croatia

By inscribing the archeological site „The remains of the St. Stošija church” in the *Register of Cultural Heritage of Republic of Croatia* and enlisting the site on the *List of protected CH*, the archaeological site „The remains of the St. Stošija church” acquired the very high level of legal protection of CH in Croatia.

That means that all the above mentioned legislation presents a legal frame to be followed in all the processes of preservation, renovation, maintenance and, also, management of that monument. The *Law on the Protection and Preservation of Cultural Heritage* prescribes the measures to be taken in cases of violation of that law, when dealing with CH. For instance, that Law prescribes the following measures in various cases of devastation of CH, which can be summed up to few points:

- owners of CH are responsible for protection and preservation of CH;
- owners of CH are obliged to report to the competent authority about all the changes on the CH, appearance of damages or ruining of CH, about the disappearance or theft of CH; owner is obliged to make a report the second day of the accident at the latest;
- if the owner of endangered CH does not carry out the prescribed measures for protection of CH, competent authority can, after issuing a warning, carry out that measurement at the owner's expense;
- Republic of Croatia can prescribe restriction of ownership rights for better protection and preservation of CH; also Republic of Croatia can, in cases of deliberate neglect or devastation of CH, prescribe the measurement of expropriation of CH or pledge right. Expropriation of CH is carried out in cases of major risks of devastation or ruining of CH, if there are no other ways for conducting archaeological research or implementation of conservation measures, if there is no other way to make that CH open to public. Expropriation can be done completely or partially.
Pledge right is a way of securing funds that have been invested in the CH by the government, city Council or local community councils.

- in case of deliberate devastation of CH, the owner of CH must compensate for the damage on CH;
- in case of higher danger of devastation or ruining of CH, the duty of the city council (or local community council) is to name custodians for endangered CH;
- government and local community institutions are responsible for implementation of this Law;
- function and methods of active use of CH are prescribed by the competent authority;
- the competent authority establishes all the protection measures for CH and gives/issues a consent for restoration of CH - that consent is the precondition for building permit, for performing economic activities in CH, for exporting CH, for studies and urban-planning projects and all other works on CH;
- the competent authority delivers studies for urban planning;
- the task of inspection on CH is also being performed by the Ministry of Culture;
- fines for devastation of CH or for disobeying this Law is from 1.000,00 to 500.000,00 kn.

It should be stated that, as has been said in the earlier text, *Law on Protection and Preservation of Cultural Heritage* prescribes, also, legal frame for conducting research on CH, for making documentation about CH, for financing CH, for offices/staff performing conservation activities, for legal punishment in case of for devastation of CH and many other things. That *Law* is mostly carried out by the Office for Cultural Heritage and Conservation Departments by the Croatian Ministry of Culture.

By inscribing the archaeological site „The remains of the St. Stošija church” in the *Register of Cultural Heritage of Republic of Croatia* and enlisting the site on the *List of protected CH*, the archaeological site „The remains of the St. Stošija church” acquired other benefits, such as financing its preservation or renovation and similar form the local and national funds or foundations, as well as the possibility of competing for various EU Funds. For the last two years, the Ministry of Culture of Croatia finances preparation of documentation for the

maintenance of construction and masonry of the St. Stošija church. Also, it should be said that the first, and last, archaeological research of the site and the St. Stošija church, carried out in 1950-ies, was also financed from the national funds of the former Yugoslavia, specifically from the funds of the Archaeological Museum of Zadar.

The *Register of Cultural Heritage of Republic of Croatia* contains a very limited set of information about each monument inscribed – namely, it contains info about the time of origin of the monument (determined or assumed), a short description of the monument and its position in space (parcel number). That information can sometimes be not completely correct, as many entries in the Register can be pretty old and some entries are still not revised. The process of revision of protected CH is a process that goes on constantly, as up-to-date info is constantly being collected due to recent field or archive research. However, even upon revising the old information about the monument, only the most relevant information is inscribed on the Register.

All the new information about the monument, gathered through research or restoration/reconstruction works, are not inscribed in the Register, but the Register provides the info about the label of the monument (Z – 750, in case of the archaeological site „The remains of St. Stošija church on Puntamika), by which one knows where to look for more specific information. Namely, every Conservation Department stores all the documentation about the monuments under his authority. Also, to each protected monument, registered on the *Register of Cultural Heritage of Republic of Croatia*, an individual file is attached; that individual file of protected monument holds all the information about all the works of preservation, restoration, maintenance of CH and all the actions, in general, in regard to CH (change of function, all the correspondence about CH, future plans, if existing etc.). In those files, one can find information about the monument from the year of registering the monument in the *Register of Cultural Heritage of Republic of Croatia*, up till today. Therefore, the *Register of Cultural Heritage of Republic of Croatia* cannot be taken as a source of up-to-date information about the CH, but as a proof of legal protection of CH and as a guide to the Conservation Department in charge.

Also, *Register of Cultural Heritage of Republic of Croatia* does not contain any management plans for the CH, nor does it imply on the existence/or not of any management plans at all. That kind of information can be found in the above mentioned individual files of each protected monument in the Conservation Department in charge.

Legal protection of the movable heritage found during the archaeological research in the year 1952.

During the archaeological excavations of the site „The remains of the St. Stošija church“, fragments of movable CH of Roman and medieval origin were found.²³ The following movable artefacts of Roman origin were found: the fragment of a Roman column, the base of a Roman column, a fragment of an ornamented stone slab (possibly, a fragment of a Roman sarcophagus), several fragment of ceramics and tavellas, several glass bowls and mosaic tiles and stones. Several artefacts of medieval origins were found: fragments of a stone perforated window (*transenna*), fragment of a column with a capital of pre-Romanesque origin, a fragment of a pluteus, a fragment of a base of a column, fragments of a ceramics of old-Slavic origin.

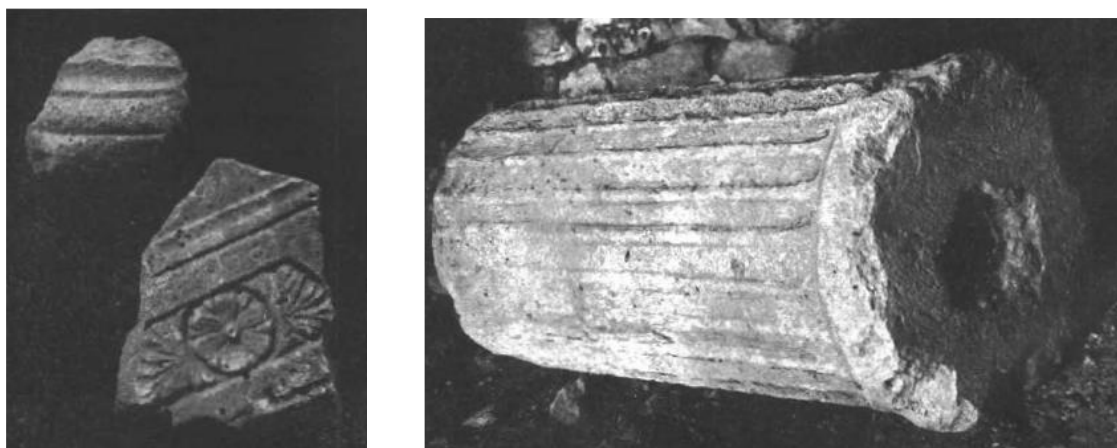


Figure 27, 28. Fragments of the medieval and Roman church inventory

²³ The archeological research were condicetd in the year 1952. Results from that research were published in an article: Mate Suić, Ivo Petriccioli, „Starohrvatska crkva sv. Stošije kod Zadra (primjer predromaničke adaptacije antičke arhitekture)“, *Starohrvatska prosvjeta*, Vol. III, No 4 (1955.): 7-22.

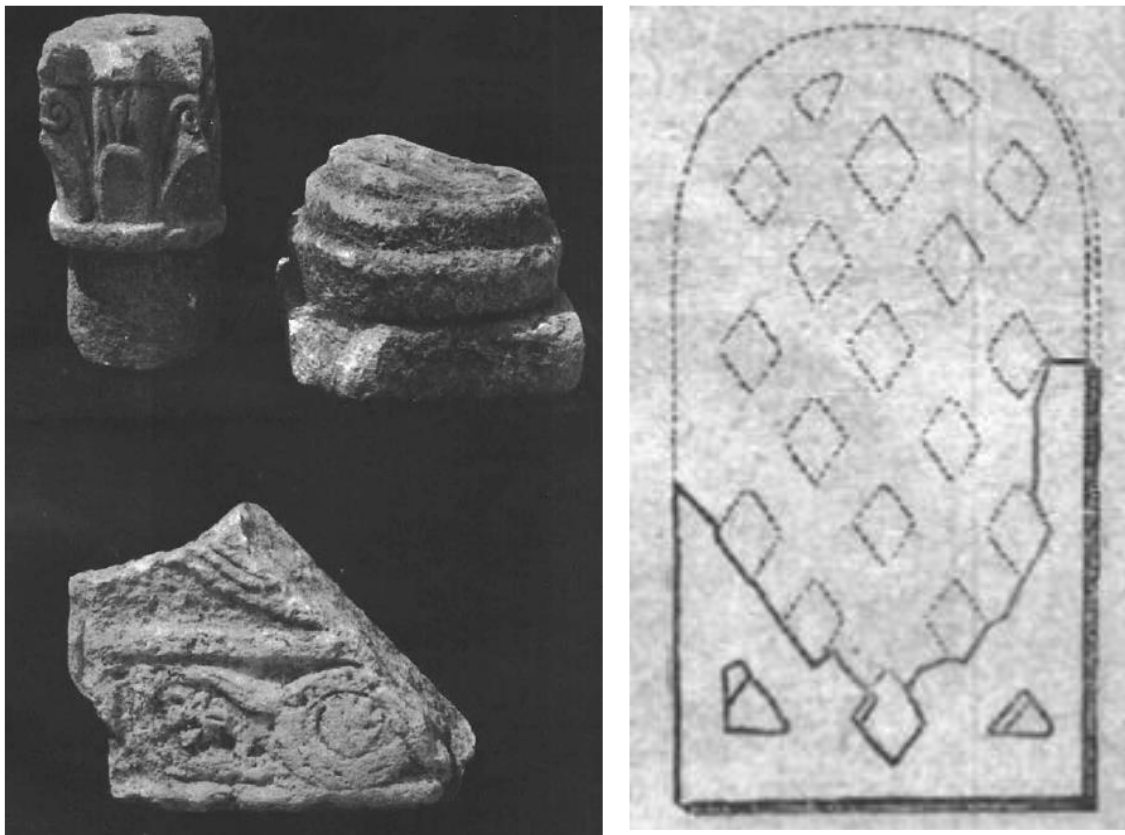


Figure 29, 30. Fragments of the medieval church inventory and a reconstruction of a medieval window

All the movable artefacts were deposited in the Archaeological Museum in Zadar and its department - The Museum of the Nin's antiquities in Nin. That way, the artefacts were protected from pillage, but also from decay due to passing of time or neglect. By entering a museum's collection, the movable heritage originally from the archaeological site „The remains of the St. Stošija church” was protected as a part of the museum's collection. Apart from *Law on the Protection and Preservation of Cultural Heritage*, the movable artefacts from the St. Stošija church are conserved, preserved and presented by the Croatian *Law on museums* (Official Gazette 16/18) and relevant ordinances.

Historical preservation supervision

In the Croatian legal system, protective and restorative measures are taken by the owners of historic monuments and sites, as well as institutions and offices responsible for protection, preservation and restoration of cultural heritage, in which case an authorization must be

given from the owner of the heritage to the institution/office taking the protective or restorative measures. By the *Law on the Protection and Preservation of Cultural Heritage*, owners of CH are responsible for protection and preservation of CH. Also, owners of CH are obliged to report to the competent authority about all the changes on the CH, appearance of damages or ruining of CH, about the disappearance or theft of CH. Ministry of Culture and Conservation Departments provide professional supervision, take necessary protection measures and can provide funding for protection.

By the *Law on the Protection and Preservation of Cultural Heritage*, conducting any sort of works on the property or site listed in the *Register of Cultural Heritage of Republic of Croatia* (conservation, preservation, renovation or construction works), or making of a documentation (conservation, preservation, architectural, archaeological studies/projects), or changing the function/purpose/use of CH, requires permit issued by the regional Conservation Department. The archaeological site „The remains of the St. Stošija church” on Puntamika is directly supervised by the Conservation Department in Zadar.

Financing

Financing all sorts of works on CH is also one element of the national heritage protection system. By the *Law on the Protection and Preservation of Cultural Heritage*, owner/user is obliged to finance preservation and conservation of CH, while the benefits (primarily tax benefits but others also) for owner/user of CH are considered as a government share in the funds. Also, government, city councils and local communities participate in the preservation and conservation of CH.

Public financing of culture in Croatia is organized at national, regional and local level. Therefore, sources for public expenditures include the local level, provinces/regions, towns/cities and municipalities. At national level, on a yearly basis, an invitation for the Proposal of Programmes for the Public Needs of Culture in the Republic of Croatia is published. Pursuant to the applications received, a Programme for the Protection and Preservation of Cultural Goods is drawn up, for the implementation of which funds are assured from the State Budget which represents the main source of finance for protection, conservation, restoration, presentation and maintenance projects concerned with cultural

heritage. Local administration, civil society organizations as well as Regional development agencies also fund and invest in cultural heritage.

European Union funds are also available for the sustainable restoration of cultural heritage through the Grant Allocation Programme for Sustainable Restoration of Cultural Heritage which is operated by the Ministry of Regional Development and European Union Funds. The Programme is operated within the framework of the OP Competitiveness and Cohesion 2014-2020, PA 6 Environment Protection and Sustainability of Resources, specific objective 6c1. Enhancing protection and management of cultural heritage for development of tourism and other economic activities.

A specific way in which funds for cultural heritage are assured in Croatia is through the monument annuity. The provisions in *the Law on the Protection and Preservation of Cultural Heritage*, regulating the distribution of funds collected through the monument annuity fund, ensure that a certain percentage of funds is distributed by the local government in the city/municipality where the annuity has been collected. Physical and legal persons that carry out commercial activities in immovable cultural goods, or in designated protected urban zones, i.e. cultural and historical urban entity, pay an annuity which amounts to 2% of revenues.

The monument annuity is also paid in case a cultural asset is used in a printed work, for promotion, or when an income or profit is, as said, made from an economic activity performed in an immovable cultural asset. (Namely, the fee for usage of CH in a photograph, sticker, souvenir, publication, printed clothing or any other printed material is 10% of selling price of that product; the fee for usage of CH in movie, music videos, photography or other media products is 1.000,00 kn.) Of this amount, 60% goes to the town or municipal budget, and 40% to the state budget, at the disposal of the Ministry of Culture which uses the funds to promote the preservation of cultural heritage in less developed environments. Budget revenues from the monument annuity are disbursed exclusively for the protection and preservation of cultural goods. In general, it is used for cultural goods in public ownership,

but can also be used for works on privately owned property – for example to improve the condition of facades for the purpose of improving the image of a city/place.

4.1.2. Conclusions and recommendations

The legal protection of the archaeological site „The remains of the St. Stošija church” is bound to only one relatively small parcel, parcel number 1568, in the cadastral county of Zadar. Large portion of that one parcel is occupied by the St. Stošija church, while only a small amount of the parcel can be interpreted as the surroundings of the church. The church itself is located in the midst of a densely populated urban space, in the Puntamika district of the City of Zadar. That urban space consists of mainly family houses up to 3 or 4 storeys high. Narrow streets of such family houses surround the St. Stošija church from all sides. That density of built space has, surely, determined the quite narrow legal protection of the archaeological site, which relates to only one parcel. It was believed that new construction around the archaeological site (family houses) has destroyed all the archaeological layers, and even if the layers were not destroyed during the construction, it will not be possible to conduct thorough archaeological research, as the space is already almost completely built.



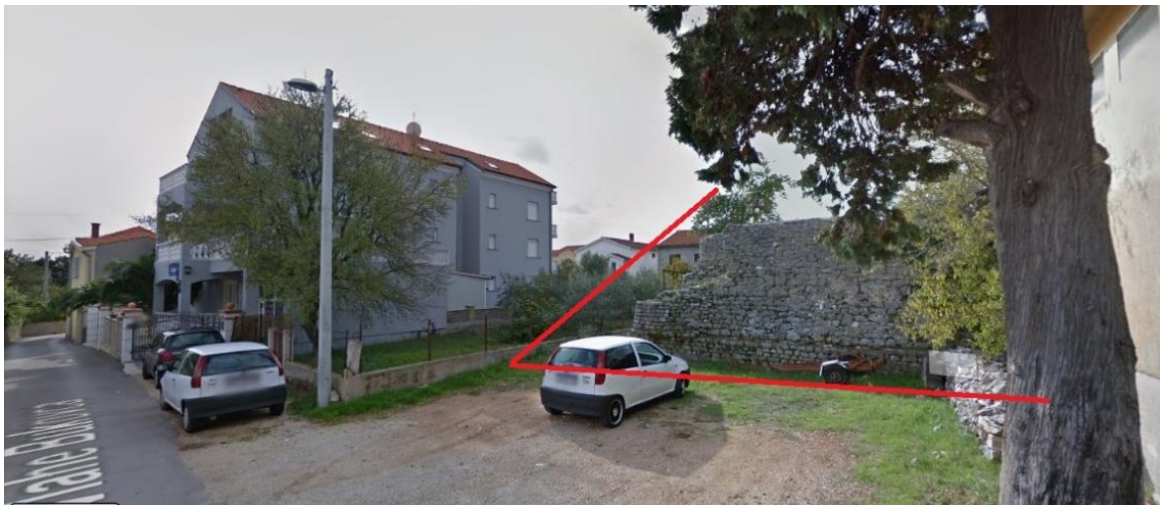


Figure 31-33. Views on the St. Stošija church and its surrounding area – the church is outlined with red line.

However, that kind of protection has caused that the archaeological site „The remains of the St. Stošija church” is like an island of alien character and structure in the midst of residential suburbs of Zadar. The archeologically site „The remains of the St. Stošija church” is left without its fundamental protection – the tampon zone/buffer zone, or the zone of environmental protection. Today, the parts of the protected parcel are used as a place for depositing of boats, which belong to the residents of that neighbourhood and 'wild' parking. In conclusion, the archaeological site „The remains of the St. Stošija church” does not form a unison ensemble with its surrounding, but it is rather cut off from its surrounding by being the neglected and out-of-use ruin in the heart of the residential neighbourhood.

However, the archeological research by professors Petricioli and Suić has proved that the small Puntamika peninsula was, in the Roman area, a place where *villa rustica* existed, and the water-cistern, now a lower layer of the St. Stošija church, was just a part of the much larger *villa rustica*. A

Iso, during the Medieval Ages, the church was the centre of the medieval settlement which existed from the 9 th century – the relics of St. Stošija, now deposited in the Zadar cathedral church, also dedicated to St. Stošija, were at first kept in the Puntamika church. So, it is without a doubt that the Puntamika peninsula has a continuity of living for over two millenniums, for which we are certain that during the Roman and Medieval Ages the remains of a nowadays church presented a centre of the settlement.

Therefore, it is suggested that the protection of the archaeological site „The remains of the St. Stošija church” should be extended to the surrounding parcels. It is quite clear that, having in mind the density of construction, no thorough and systematic archaeological research can take place in the surroundings of the church, but all the excavation, for instance for foundations and similar, can be led under the supervision of the Conservation Department in charge.

In that way, even fortuitous findings, whether movable or immovable, can be used for expanding our knowledge about the history of that space, inhabited for over two millenniums. Also, expanding the legal protection on the neighbouring parcels would enable the cultivation of the church's surrounding environment, all for the cause of creating a quality architectural and urbanistic solution that would enable forming of a unison ensemble, that would consist of a mutual interconnection between the medieval ruin and its surrounding, modern neighbourhood.

4.2. Description of the local protective and management system (levels: local, district and regional government)

The City of Zadar is the only owner of the archaeological site „The remains of the St. Stošija church”. However, it was not always that way – the City of Zadar became the owner of the site only in the year 2019. Since 2019., the City of Zadar became the site manager.

Local land use plan

The archaeological site „The remains of the St. Stošija church” is included in the current urban-planning plan, the *Spatial Planning Plan of the City of Zadar, supplement form 2016* (Official Gazette 13/2016). The area around the archaeological site „The remains of the St. Stošija church” is marked as „the constructed part of the construction area” and therefore, no further urban-planning guidelines are added, meaning that by this plan a *status quo* is being preserved. The same plan contains a list of all the protected monuments and sites on the area of the plan, including the archaeological site „The remains of the St. Stošija church”. It is stated that all the works on the cultural heritage is under the jurisdiction of the regional Conservation Department in Zadar.





Figure 34. Excerpts from the Spatial Planning Plan of the City of Zadar, supplement form 2016 (Official Gazette 13/2016): graphical presentation of the Puntamika area, with the parcel of the archeological site „The remains of the St. Stošija church” bolded red. The yellow colour of the whole area signifies the following (according to the legend of the Plan): constructed part of the constructed area.

With authorization of the owner of the site, the City of Zadar, the regional Conservation Department in Zadar can also make plans for the preservation of the archeological site „The remains of the St. Stošija church”. For the last two years, the Conservation Department in Zadar, in collaboration with the City of Zadar, is active in preservation and structural rehabilitation of the church St. Stošija on the Puntamika.

It should be stated here that all the land-use plans, urban-planning plans and strategies, concerning the archaeological site „The remains of the St. Stošija church” must be made in cooperation with the Conservation Department in Zadar. Also, upon finishing, these documents and plans must obtain prior consent or permit of the Conservation Department.

The Conservation Department in Zadar, like all the Conservation Departments in Croatia, manages its own archive, in which are stored all the documents about the protected heritage under its jurisdiction, therefore about the archaeological site „The remains of the St. Stošija church” also. Each protected monument, registered in the *Register of Cultural Heritage of Republic of Croatia*, gains a personal/individual file in the archive of the Conservation Department in charge. In that personal file all the documentation concerning that specific monument is placed: documentation about the process of protection and registration, documentation about the plans for renovation or the works of restoration, documentation about the conducted research or research being planned, field reports, entry forms for various competitions, photo-documentation, cadastral plans etc. That personal file of the archaeological site „The remains of the St. Stošija church” can serve as the basis for future revitalisation or management plan of the site.

So far, there is no detailed urban plan for the area around the archaeological site „The remains of the St. Stošija church”, and there is no strategic plan for revitalization or management of the archaeological site „The remains of the St. Stošija church”.

Financing

The City of Zadar was the program holder of two programs for constructional repair of the church at the archaeological site „The remains of the St. Stošija church” in 2018. and 2019. Both of those programs were financed by the Ministry of Culture, which on a yearly basis, and at national level, publishes an invitation for the Proposal of Programmes for the Public Needs of Culture. Pursuant to the applications received, a Programme for the Protection and Preservation of Cultural Goods is drawn up, for the implementation of which funds are assured from the State Budget.

In the year 2018., the program for the constructional repair of the church at the archaeological site „The remains of the St. Stošija church” was granted with 40.000.00 kn. In the following year, 2019., the same program was granted with 100.000,00 kn.

4.2.1. *Conclusions and recommendations*

According to current and valid documentation, made by the national or regional/local institutions and authorities, and which consists mainly of the *Spatial Planning Plan of the City of Zadar, supplement form 2016* (Official Gazette 13/2016), it is clear that there is no detailed plan made for the protected archaeological site „The remains of the St. Stošija church”: As has been stated before, plan for the future development / revitalization / renovation of the archaeological site „The remains of the St. Stošija church“ can and should be made on different levels. Firstly, a conservation study should be made and accepted by the local institutions and authorities. Then, afterwards, that conservation study should be implemented in the plans of local importance – urban-planning plans and development strategies.

Conservation study

Conservation study should include all the information about the archaeological site „The remains of the St. Stošija church”: historical analysis of the property, formal description of the property, analysis of all the features of the property, value assessment of the property, value assessment of the church, technical conditions of the property and the church. The conservation study should also include: description of applicable and effective preservation of elements of historical significance, as well as conclusions and recommendations for conservation and heritage preservation actions to be taken.

The first three chapters of this document, i.e. *Management Plan and Value Assessment for the archaeological site „The remains of the St. Stošija church“*, are dedicated to precisely such topics so, upon the authorization of this document by the relative institutions and authorities, this document can also serve as a conservation study. This document will also include, in the chapter 6, the analysis of methods and ways of future presentation of the archaeological site „The remains of the St. Stošija church“, including the St. Stošija church, as well as the analysis of the question of accessibility of the site to as many visitors as possible.

Strategy for future revitalisation of the archaeological site „The remains of the St. Stošija church”

Strategy for future revitalisation of the archaeological site „The remains of the St. Stošija church” should be interpreted as the management strategy for the monument and site.

The making of the Strategy should be initiated by the owner of the site, meaning the City of Zadar. Upon deliverance of the Strategy, the City of Zadar should accept the Strategy as the valid document by which all the following actions, regarding the revitalisation of the archaeological site „The remains of the St. Stošija church”, will be conducted.

That strategy should include the following:

- defining all the interested stakeholders (City of Zadar, University of Zadar, Zadar Tourist Office, civil society „Friends of Puntamika“, citizens of Zadar etc.)
- defining the future function of the archaeological site „The remains of the St. Stošija church“;
- choosing the right method of the restoration of the monument, which greatly depends on the future function of the archaeological site „The remains of the St. Stošija church“;
- defining the method of remodelling of the surrounding environment, which includes establishing a tampon zone/buffer zone, or a cultural park zone, with the aim of conveniently connecting archaeological site „The remains of the St. Stošija church” with its surrounding neighbourhood. That tampon zone/buffer zone should be designed in an architecturally and urbanistic acceptable way;

- choosing the right method of future presentation of the site and monument, which greatly depends on the future function of the monument, as well as on the methods of restoration;
- defining the activities, opportunities and needs to the development of tourism based on visits to the property;
- defining the possible ways of access for future visitors; entry and exit routes during the tour of the church;
- defining the methods of maintenance of the monument in the years to come.

This document, i.e. *Management Plan and Value Assessment for the archaeological site „The remains of the St. Stošija church”*, will greatly facilitate the making of such a Strategy as all this issues will be analysed and dealt with in other chapters of this document.

Urban-planning documentation

Upon devising a Strategy for future revitalisation of the archaeological site „The remains of the St. Stošija church”, or a management plan, it is recommended that the manager/owner of the protected site implements the Strategy in the city's urbanistic plan. In that plan issues dealing with traffic, accessibility and, possibly, increased number of visitors should be dealt with.

Namely, the St. Stošija church is situated in the midst of densely built city district and is literally surrounded by family houses about three storeys high.

The church is surrounded by the Vlaho Bukovac Street on the east, the Slava Raškaj Street on the north, while the west and the south side of the church is defined by the yards of the surrounding private houses. Therefore, the only accesses to the church is through Vlaho Bukovac Street or Slava Raškaj Street, which are both very narrow and not suitable for increased traffic of people or visitors.



Figure 35. Approach to the archaeological site „The remains of the St. Stošija church” through the Slava Raškaj Street.

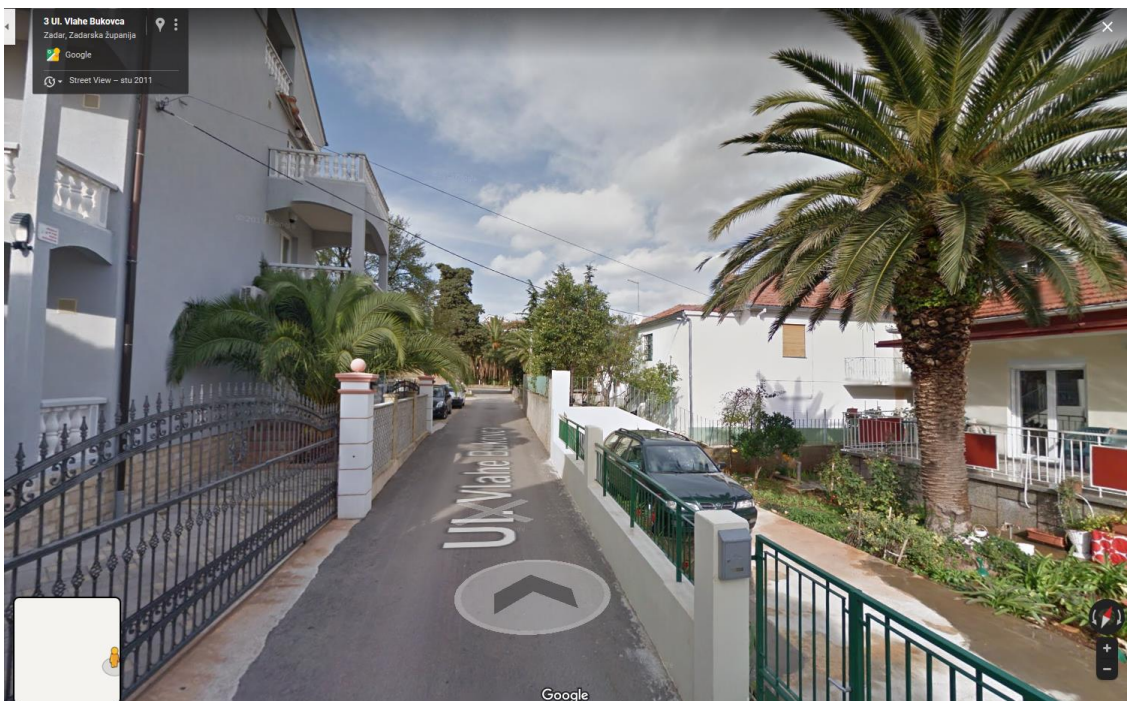


Figure 36. Approach to the archaeological site „The remains of the St. Stošija church” through the Vlaho Bukovac Street.

Another problem in traffic and accessibility organisation may pose the fact that in the closest vicinity to the archaeological site „The remains of the St. Stošija church”, lays one of the largest and most popular city beaches – the beach of Puntamika, which occupies the whole coast of the Puntamika peninsula. During the summer, in the peak of the tourist season, the beach is full of swimmers, tourists or locals, while the archaeological site „The remains of the St. Stošija church” is 'hidden' in the heartland of the peninsula. So far, the traffic through the Puntamika peninsula has been organised in order to facilitate the accessibility to the beach, leaving the heartland of the peninsula untouched, meaning that the streets in the heartland of the peninsula are narrow, meandering and in a pretty bad shape.

Therefore, it is recommended to revise the current *Spatial Planning Plan of the City of Zadar, supplement form 2016* (Official Gazette 13/2016), and to make corrections or new regulation concerning the accessibility to the whole Puntamika peninsula. The plan should very well maintain the current traffic regulation, facilitating access to the beach, but should also provide a new regulation that would enable appropriate access to the archaeological site „The remains of the St. Stošija church”. Appropriate access to the archaeological site is greatly determined by the expected number of visitors, or a number of visitors that does not pose a threat to the existence or maintenance of the monument/site.

Another task of the revised defining *Spatial Planning Plan of the City of Zadar, supplement form 2016* (Official Gazette 13/2016) would be implementation of the remodelling of the surrounding environment, which includes establishing a tampon zone/buffer zone, or a cultural park zone, with the aim of conveniently connecting archaeological site „The remains of the St. Stošija church” with its surrounding neighbourhood. That tampon zone/buffer zone should be designed in an architecturally and urbanistic acceptable way.

It would also be recommended if the University of Zadar, Department for History, together with Department for Archaeology and Department for History of Art, could organize a field work with students, analysing monuments of similar origin, which means all the churches in the area, that have been made out of recycled Antique/Roman buildings or materials.

5. THREATS AND MONITORING

The issue of factors which may have damaging impact on historic monuments and sites and, more broadly, heritage, is partially dealt with in the Croatian legislation, as will be described in text ahead. Each property, regardless of its type, is exposed to different factors which may have damaging impact on its condition. These factors fall into two main categories: anthropogenic and natural. In order to effectively protect and manage a property, it is necessary not only to define which factors – both the present and the possible ones – may negatively affect the condition of an asset but also to monitor these factors in order to take measures aimed at preventing or, at least, diminishing their damaging impact on the property and its value. Identification of factors which may negatively affect a property or a site, assessment of their possible occurrence and taking appropriate measures aimed at preventing their harmful effects, allows for avoiding the real risk, preventing destruction and protecting the values of the property or site.

5.1. Natural risk conditions

List of the main natural risk factors that are usually perceived as most persistent at regional or local scale, and also worsened by climate change, is as follows:

- Earthquake
- Flood
- Fire
- Air Pollution

The risk of Assessment – Legal body in Croatia

In Croatia there is one new system that was put in place concerning the management of the natural crises situations. The activation of upgraded system was triggered by the National

Protection and Rescue Directorate on behalf of the Croatian Crisis Management Association (CCMA1.) The goal of the association is to encourage, promote, facilitate and develop:

- the system of crisis management,
- activities of protection and rescue,
- principles of leadership and command,
- the assistance in disasters and any other areas of protection and rescue that require urgent and immediate intervention.

CCMA brings together experts from the field of crisis management, improves and researches the system of civil protection, develops methodology of assessment and risk regulation and their accompanying tools, encourages the publication of research papers, cooperates with other associations and organizations in Croatia and abroad, along with other numerous activities. CCMA has, recently, doubled its efforts by initiating the development of occupational classifications of crisis management in accordance with good practice in EU member states more clearly defining sets of tasks and duties. In the above context all products and data that are generated in the context of the activation will contribute in enhancing risks assessment, in establishing the frame of crisis management priorities as well as in suggesting areas requiring

Croatia is administratively divided into 20 counties and the City of Zagreb, which has the status of a county. For the purposes of the current studies, the Areas Of Interest (AOIs) have been divided into five groups - Istarska, Primorsko-Goranska, Zadarska, Splitsko-Dalmatinska and Dubrovačko-Neretvanska. Every County has to provide with its own report on the main risk factors that can occur.

RISK ASSESSMENT - The Fire Risk

The Fire Risk assessment is based on the combination of Hazard, Exposure and Vulnerability information. Thus, possible inaccuracies in the aforementioned products, due to limitations of the available input data, also affect the final risk product.

Forest fires risk assessment was based on the combination of forest fire hazard and vulnerability of the exposed elements. Forest fire risk estimation depends on the type of

biomass fuel and the proximity of population and assets to the most hazardous areas in terms of forest fire activity.

EMSN-041: Forest fire risks assessment in Croatia

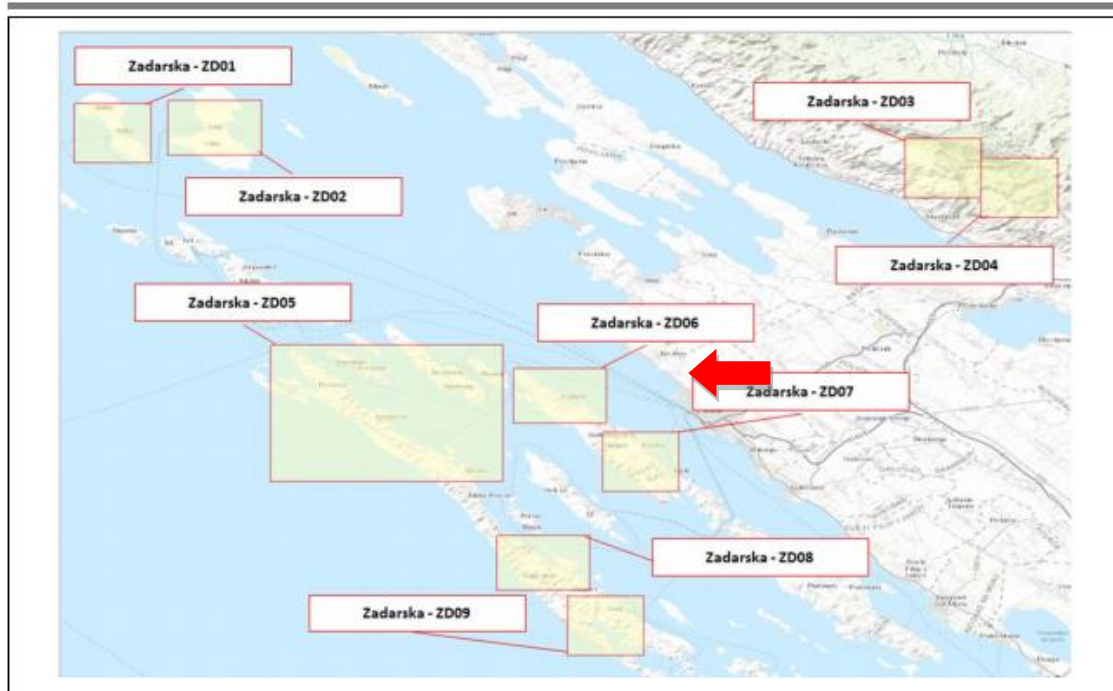


Figure 37. Source CCMA- Fire risk assessment for the County of Zadar.

As defined in the *Figure 1* the risk of forest fire is highly present in the County of Zadar, though the particular area near the Ruin of St. Stošija (the red arrow) is not in the high forest fire risk area.

As shown in *Figure 37*, the coastal and the eastern parts of Croatia suffer the most from wildfire events with the most intense fires occurring along the Dalmatian coastline and islands during summer months. These fires along the Adriatic coast are most common in summer triggered by drought, hot and windy weather. They can have severe impacts on Croatia's tourist industry as they cut off main roads, power supplies and threat citizen's properties and lives. The number and intensity of the fires seems to follow the natural variability. Summer months (June-August) show the highest FRP values while the increased number of low FRP fires during spring months is probably related to agricultural activities.

The assessment of forest fires hazard is based on geomorphologic characteristics (elevation, orientation and slope inclination), climatologically properties, vegetation cover susceptibility to fire, as well as spatial distribution of historical fire events. Therefore, we might conclude that even though the Zadar County has its place in the map of risk areas for the forest fire and has to apply the priority measures of prevention, the area near the archaeological site “The remains of St. Stošija church” is exempt of high risk of fire and has no history record of damages due to the fire.

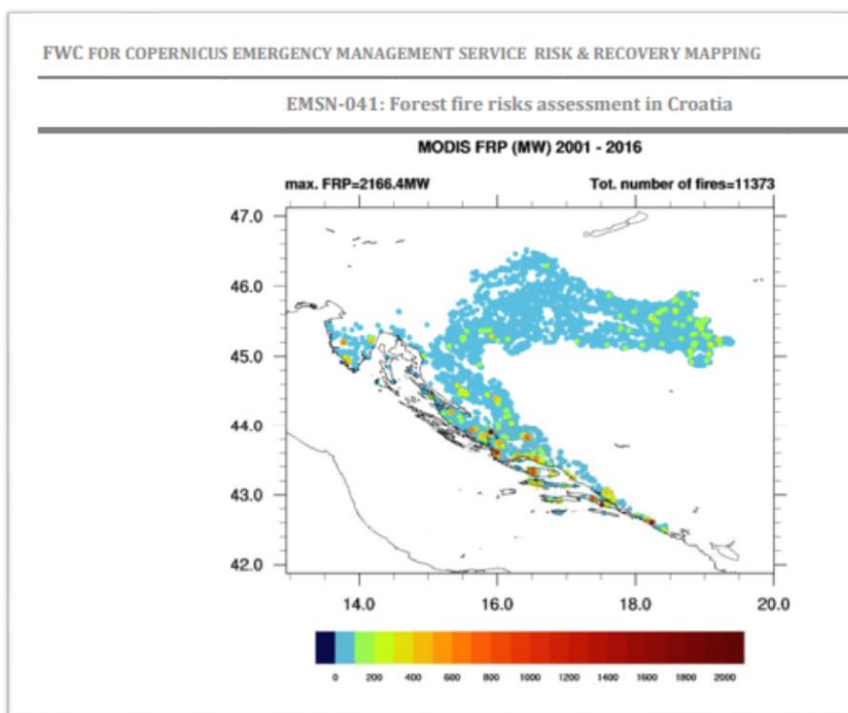


Figure 38. Source CCMA – Wild fire risks assessment

RISK ASSESSEMENT – Earthquake

With the support of the Croatian Institute of Standards and the Geophysical Department of the Natural Science and Mathematics University of Zagreb (PMF), the maps of Earthquake areas in Croatia were made by prof. dr. sc. Marijan Herak with associates, based on data analysis of more than 50,000 earthquakes in Croatia and neighbouring areas during the long period of time, collected by generations of Croatian geoscientists and seismologists over the past 135 years. Maps indicate that the danger of earthquake is the greatest in southern

Dalmatia, especially in the area of Ston and Metkovic, then in Zagreb and in the wider Rijeka area, especially around Novi Vinodolski and Senj. The area near Zadar county (red arrow), next to the Ruin of St. Stošija is in low danger zone for the potential Earthquakes for the next 400 years.

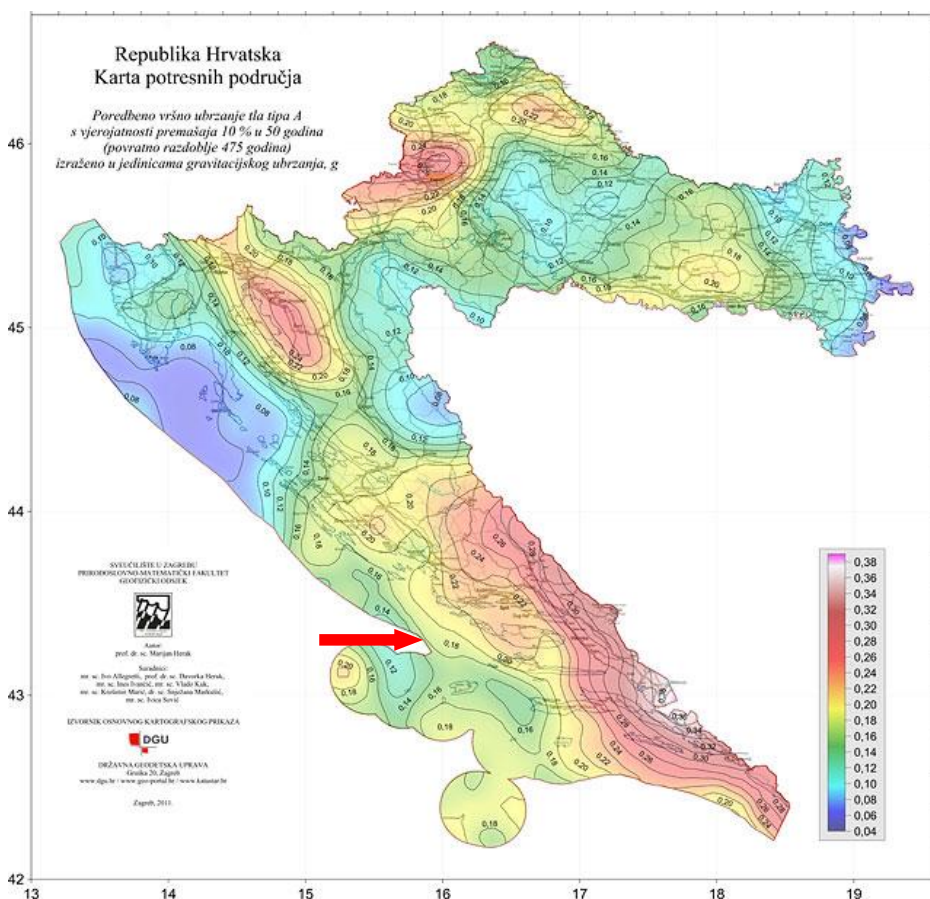


Figure 39. Source The NSM University of Zagreb- The map of Earthquakes areas in Croatia

Maps of earthquake areas of Croatia are maps of seismic hazards or shaky dangers assessed on the observed seismic activity for a long period of time. For Croatia, the basic database is contained in the Croatian Catalogue of Earthquakes (Herak et al., 1996) held by the Geophysical Department of Natural Science and Mathematics University of Zagreb. It currently contains basic data on more than 40,000 earthquakes that occurred at the territory of the Republic of Croatia and its neighbouring areas, and it is regularly updated with data on new earthquakes. Today's seismograph network in Croatia allows that on average yearly more than 3500 earthquakes are included in the catalogue data. It results with the epicentre

map of the earthquake shown in Figure 40. On the geographical emplacement of the archaeological site “The remains of the St. Stošija church” in Zadar county there is no history of an epicentre or earthquake of any kind.

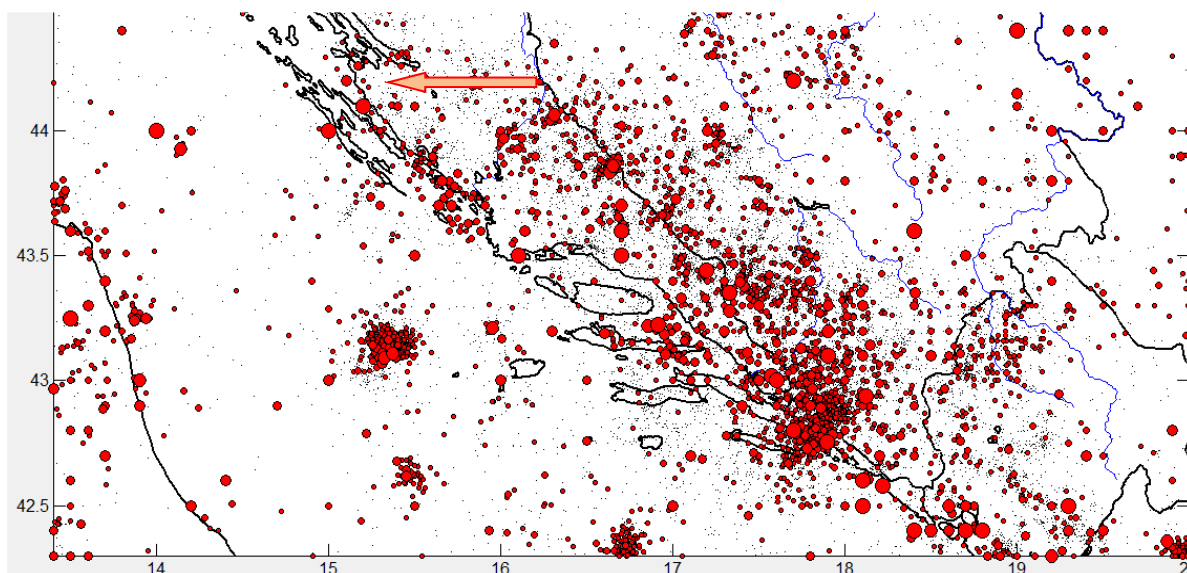


Figure 40. Source -Croatian Institute of Standards and the Geophysical Department

RISK ASSESSEMENT – Floods

In Croatia, floods are considered as natural phenomena that rarely occur but whose occurrences cannot be avoided. Never the less, by taking various preventive constructional and other measures the risk of flooding can be reduced to an acceptable level. Due to the vast mountainous areas with high rainfall intensities, wide valleys of lowland watercourses, large cities and valuable goods, potentially vulnerable areas, and insufficiently built protection systems, Croatia is quite exposed to floods. It is estimated that the floods potentially endanger about 15% of the state's land territory, most of which today is protected with different levels of security.

Natural floods that occur in Croatia can be classified into 7 basic groups:

- river flood due to abundant rain and / or melting snow,
- flooding of smaller watercourses due to short-term rainfall of high intensity,

- flooding in karsts fields due to abundant rain,
- floods of inland waters on flat surfaces,
- ice floods,
- floods of the sea, and
- artificial (accidental) floods due to eventual damaging of dams and embankments, the activation of landslides, inappropriate construction and other.

In the County of Zadar there was recently a flood (September 2017) caused by the large amount of precipitations in short period of time. The state of natural disaster was proclaimed and many damages occurred in the urban areas of the town. The area of St. Stošija in Puntamika where the archaeological site „The remains of the St. Stošija church“ is situated didn't sustain any important damages as it is situated on the naturally elevated platform. Never the less a completely new security protocol is in to be established shortly. As shown in the Figure 5 Zadar County is enlisted in the area of the important flood risk by the Croatian Water Agency.

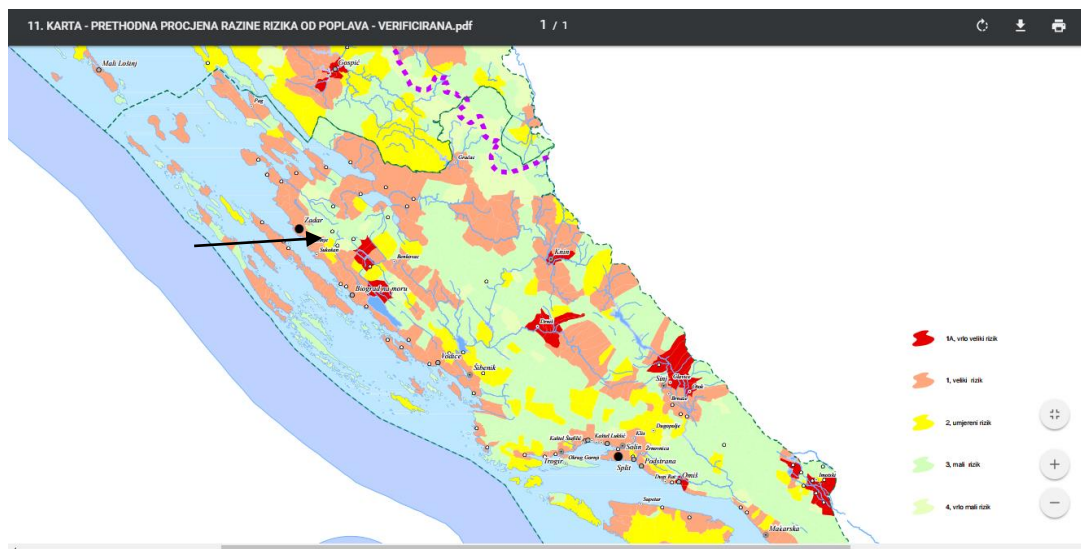


Figure 41. Source – Croatian Water Agency – Risk areas

RISK ASSESSEMENT – The Air Pollution

The Agency for Air Quality says that there is almost no high pollution industry in Croatia, and the biggest pollution comes from traffic, especially in urban areas. In the winter time, also,

increased pollution is caused by the combustion of biomass for heating. The important capacities of industrial complexes are not present the coastal area of Dalmatia, near Zadar.

We can assume the principal air pollution sources in costal Croatia:

1. Intensive road traffic in urban centres which contributes most to air pollution by leaking particles and nitrogen dioxide. The traffic intensifies in the summer time due to the increasing of the population up to 35%.
2. Small fireplaces for the heating of residential and commercial premises.
3. Transboundary pollution of ground-level ozone in the summer period throughout Croatia.

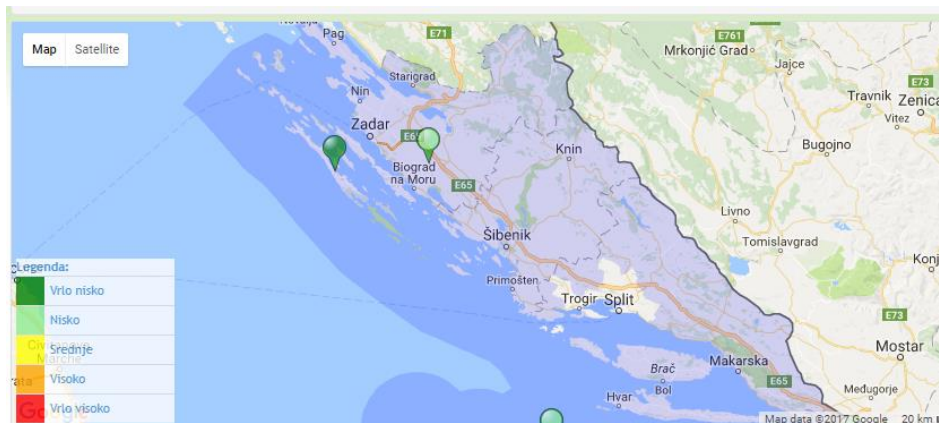


Figure 42. Source - Environmental Protection Agency, Air quality in Croatia

Never the less, due to the particular geographical position the Zadar region enjoys rather good air quality throughout the year. The mountains on the north are blocking the air pollution particles to vehicle forward; the sea line is producing strong winds throughout the year witch amplifies the purity of the air. As shown in the Figure 42, Zadar area is localized in the low air pollution zone (light green colour). At the moment there are no stations that could measure and test the air quality in Zadar area, which is one of the fundamental developmental problems related to air quality. Last air quality measurement was done in 2008. ant it stated that the air quality in the city of Zadar is in the category of acceptable values. There are no studies that were done

5.2. Anthropogenic (human) risk factor

It is impossible to segregate cultural heritage from humans, since CH is the product of the humans' endeavours and humans create the present and the future of the CH. Humans are the ones making the CH, and, apart from natural disasters, have the biggest influence on its preservation and its continuation in the future times. Bluntly put, there is no Cultural Heritage without humans. Nowadays, human involvement in CH is not based on the expertise of one individual, but is based on numerous charters that are designed to spread pretty uniform standards of preservation of CH, or to diminish those practices which have been identified as some sort of devastation. But, there is always a possibility that today's practice in preservation or restoration of CH might in the future also be interpreted as devastation. Finally, it can be said that every human action towards CH holds a certain amount of risk. Or, anthropogenic/human risk for CH can easily be defined as every endeavour that humans do, that has any relation to CH. Since there is no CH without humans, one must be aware of the duality of the human influence on CH, and, therefore, try to discern ascertained from potential risk on CH, as seen from today's perspective and practice.

Today's perspective and practice of protection and preservation of monuments has also undergone a significant evolution in adapting to the socio-cultural and political aspects of certain periods. Since WW II world crown institutions for CH (ICOMOS, UNICEF, ICCROM), in analysing risk factors for CH, gave emphasis to natural disasters (natural risk factors) and armed conflict, although an increase in attention for the human/anthropogenic risk and impact of climate change has occurred in recent years.

Human or anthropogenic risk is considered as a variety of risks that have an accumulative or progressive impact, such as urban development pressures, abandonment or mass tourism (that list of risks can be fairly broadened), rather than a sudden impact, as is the case with

natural disasters. In addition to analysis of catastrophic events and cultural heritage, vulnerability to pervasive and subtle long-term impacts is garnering greater attention.²⁴

a) ascertained human risk for CH

There are several risk factors which may be identified as ascertained anthropogenic risk factors:

- war
- neglect - one of the biggest human risks for CH is certainly its neglect by the owners or users of CH. Up to this date, church of St. Stošija on Puntamika was also, in part, neglected by the local community. There are many reasons for neglecting CH: one of them is certainly that CH is not being recognised as an asset of common value and is, therefore, being perceived as an obstacle for future development or as an object of negative value to the community (place for homeless, lost animals, risk of structural ruptures of walls etc.). Another reason is low level of knowledge about the history of CH and its significance for the community, but also low level of knowledge about laws and methods for protection of CH in Croatia. Another reason is also ideology based valorisation of the cultural heritage. Lack of funds is certainly one of the reasons for neglecting CH. One may enumerate many other factors: organised crime, social housing, bad infrastructure.
- changing of socio-cultural, political and economy circumstances - for example modern rebuilding as an aftermath of war, urban pressure and industrialization; hazard of development pressures, which is largely related to urban pressures and, albeit less frequently, hazards linked to agricultural expansion; lack of management plans; hazards associated with site management, such as problems with buffer zones, improper interventions and a lack of maintenance; the impact of pollution.
- unauthorised/illegal restoration works – every construction/restoration work on CH in Croatia must be authorised by the Conservation department in charge. Unfortunately,

²⁴ López, „Integrated Risk Assessment for Cultural Heritage Sites“, 2018., 30.

there are still numerous examples of unauthorised construction/restoration works on CH that result in devastation of the monument.

- disadvantages in conservation policies: lack of management plan and a lack of policies and regulations, lack of adequate staff, lack of continuous education and similar. Disadvantages in conservation policies in Croatia are elaborated in strategies on CH issued by Ministry of Culture and Ministry of Construction and Physical Planning (*Strategy of protection, preservation and sustainable economic development of CH for period 2011.-15., Apolitika 2013.-2020. (National guidelines for excellence and quality of building)*).

Results from ascertained risks are: serious deterioration of materials, serious deterioration of structure and/or ornamental features, serious deterioration of architectural or town-planning coherence, serious deterioration of urban or rural space, or the natural environment, significant loss of historical authenticity, important loss of cultural significance. (UNESCO's Operational Guidelines, paragraph 179, 2015.)

b) potential human risk on cultural heritage

Potential human risk on CH can be interpreted as risk of devastation out of inadequate or unprofessional use of CH. Big investments don't necessarily mean quality restoration; acknowledgement of the value of CH by the local communities can lead to overuse of CH for possible economic growth (poor management plans, especially in tourism); involvement of the local communities in the process of revitalisation of CH through finding new functions for CH (mainly in the fields of culture, tourism and management) can also lead to misinterpretation and devastation (improper interventions, improper function); a lack of preparation or education among the administrative personnel dealing with historic monuments can lead to devastating restoration; bad management policies and pressure for urban development can lead to bringing the CH in the museums.

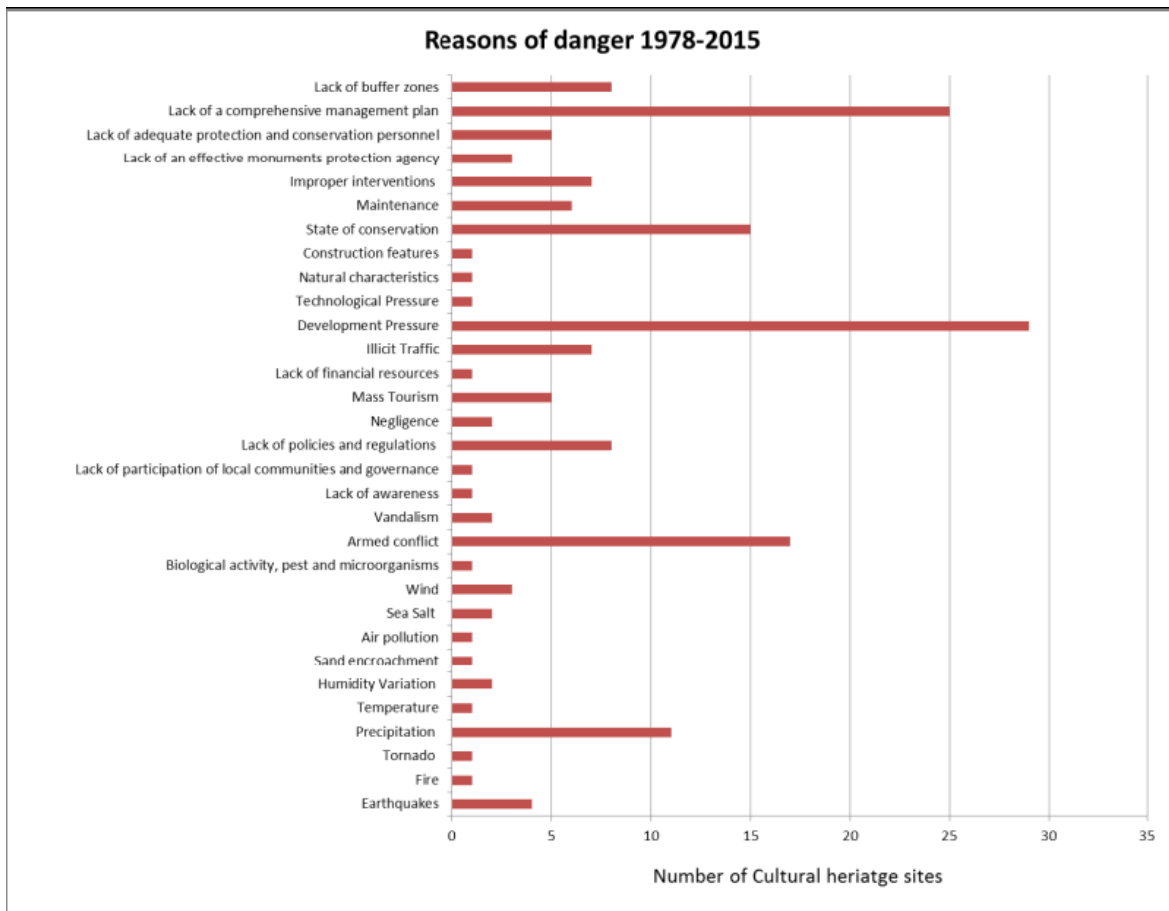


Figure 43. Hazards threaten cultural world heritage properties since 1978 to 2015 per number of cultural sites affected.

Graphics above list all the risk for CH and the amount of that risk in recent 43 years: it is obvious that most of the listed threats can be considered as a human/anthropogenic risk for CH. Also, many of the threats that correspond to human risk threat can be described as potential human risk: maintenance, state of conservation, construction features, natural characteristics, technological pressure, development pressure, mass tourism.

The list reveals the diversity of human risk, which is mainly connected with the socio-economic context of the modern society. That diversity requires also a sum of various countermeasures, i.e. broad and various conservation and management knowledge,

techniques and methodology, meaning holistic approach to conservation, preservation and management of CH.

* * *

Bringing back the already said sentence about the duality of human influence/risks on CH, one must discern that certain ascertained risks were sometimes actually benevolent for CH and vice versa. For example, some of the medieval fortresses – Bedemgrad, Voćin - have throughout history actually been saved by human neglect: located in forests or on top of the hills, distanced from the cities, they remained pretty much untouched by the humans who would otherwise ruin them for secondary use of building material, as has been done on the site of medieval Benedictine abbey at Rudine.

Bearing in mind that in practice there is always a potential risks on CH, it is fair to say that every human action towards CH presents a risk, if it is not guided by a team of cautious experts who are capable of solving all the requirements that are enabling the future preservation of CH. CH is a very complex mixture of art, architecture, tradition, history, economy, collective memories, symbolic values, aesthetic values and many other things, so one must be very cautious when approaching CH, not to ruin that balance of values, for which CH is so significant to humans.

So, human risk for CH can be defined as any human action towards CH, which does not include great consideration for all the values that CH holds, as well as great respects for its history, present and future. Therefore, although ascertained risk has been fairly recognized and met with in the principles and methodology of active protection of CH in Croatia, there is a need for realising the potential human risk on CH, which is linked to processes of prediction, measurement, control and decision-making.

Heritage sites are now engaged in an increasing understanding and awareness of conservation issues, while focusing on improving decision-making practices with the inclusion of local communities. Generally speaking, the last fifteen years have seen a transition from specific risks, such as catastrophes, towards an extensive and complex net of factors and circumstances affecting the conservation of cultural heritage, most of which pertain to its management.²⁵

Today, the biggest threat for the church of St. Stosija on Puntamika is human risk, as other above mentioned risks are pretty small.

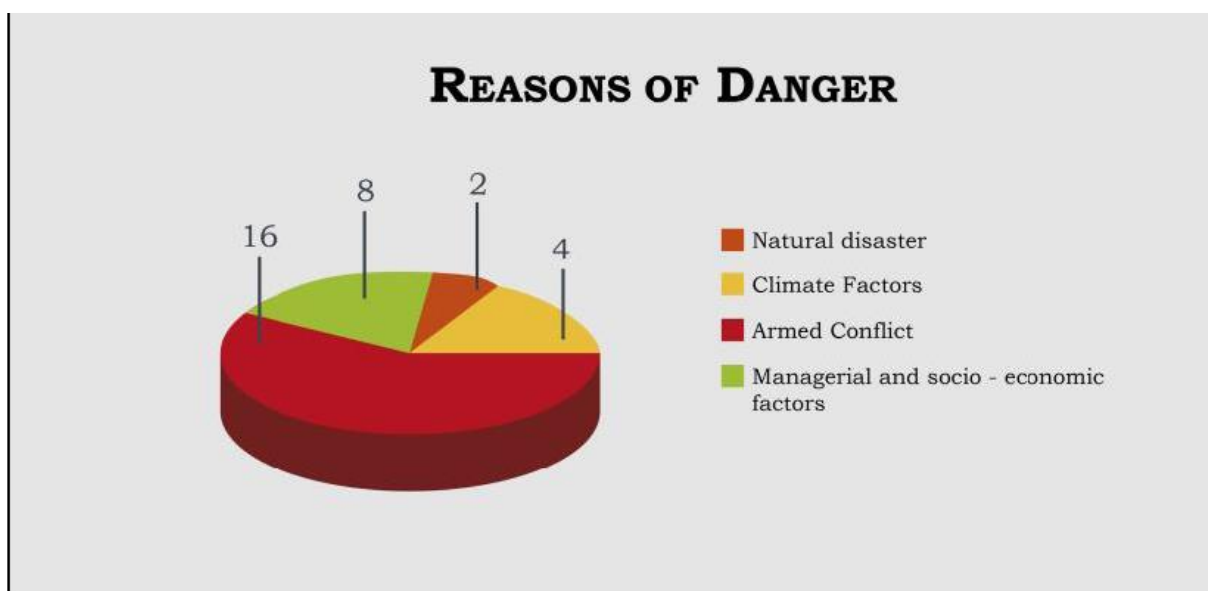


Figure 44. Number of hazards of cultural world heritage properties listed on the list of danger from 1978-2015.

²⁵ López, „Integrated Risk Assessment for Cultural Heritage Sites“, 2018., 31

5.3. Description of threats to be identified and monitored

A property or site and its different values can be severely affected by a number of factors – both natural and anthropogenic/human. The following description of current and possible threats fall into three categories. The description covers threats affecting:

- directly the property / attributes
- protection and management system
- the surrounding area and the environment where a property or a site is located.

Direct threats to a property/attributes

The essence of protecting a property or site is to preserve not only its values, represented by the attributes, but also the features being the evidence of its authenticity and integrity. In order to optimize protection and management actions, it is recommended to define specific threats to each attribute and assess these in terms of authenticity and integrity of the property and site.

In case of the archaeological site „The remains of the St. Stošija church”, many attributes have already been lost and cannot be taken back: for instance, location and surrounding area, identity of Roman *villa rustica*, upper part of the medieval church, large part of movable medieval pieces of church inventory, sculpture and wall-painting, and much more. However, other monument's attributes have been preserved in a smaller or larger scale: for instance, Roman water-cistern, Roman masonry, medieval masonry, original layout of the church and similar.

The first step to recognizing the current and possible threats lays in determining all the attributes of the archaeological site „The remains of the St. Stošija church”, and the state of preservation of these attributes, in correlation to the authenticity and integrity of the monument. After that, it is possible to define current and possible risk, as well as means of annulling the risk.

1. Spatial scale

As has been noted several times before, the archaeological site „The remains of the St. Stošija church” has a very rich history. From the Roman villa rustica to early medieval and medieval settlement, which existed as the agricultural settlement outside of the medieval Zadar, till the modern city district of Zadar, still bearing the name Puntamika, as the mostly residential part of the town. However, there are almost no traces of Roman or medieval settlement or spatial planning in the surrounding area, meaning that all the old or antique roads, quarters, disposition of *ager centuriatus*, together with the remains of Roman or medieval buildings or utensils, have been lost. The only thing that reminds us of the rich history of that place are the remains of the St. Stošija church.

So, it is not easy to identify attribute elements of the spatial scale of the archaeological site „The remains of the St. Stošija church”, as the location has been completely altered, together with the streets layout, architectural composition layout, accesses to the building, original functional and technological connections, as well as the surrounding area. It can be said that the spatial layout attributes of the archaeological site „The remains of the St. Stošija church” today have negative value, as it is not possible to preserve something that has been completely lost. For example, it is not possible to preserve the original connections between the church and the rest of the medieval settlement, it is not possible to preserve the original (Roman or medieval) street layout, it is not possible to preserve the original (Roman or medieval) functional connections. However, there are still threats on the spatial scale that should be monitored and dealt with.

Primarily, south-east of the St. Stošija church, foundations of other structures of the Roman *villa rustica* were found during the archaeological research in 1952.²⁶ There is a threat that those foundations structures will not be presented or that they will be irretrievably destroyed during the possible future renovation of the site. However, presentation of those

²⁶ Suić, Petriccioli, „Starohrvatska crkva sv. Stošije kod Zadra”, 11-14.

foundations can help contextualize the future presentation of the whole archaeological site „The remains of the St. Stošija church”.

Furthermore, although the surrounding area is almost completely built, there is still a threat of larger urban pressure, or investment operation including overbuilding, extension and redevelopment works. That could result in multi-storeyed buildings, hotel-resorts and similar, which could, possibly, affect the construction condition of the St. Stošija church. It could also affect the visual condition of the church/site, as it may be even more „smothered” by the surrounding building or complexes.

Another threats to the spatial layout attributes of the archaeological site „The remains of the St. Stošija church” lays in the future cultivation of its surrounding area. Today, the area surrounding the St. Stošija church is neglected, without a specific function, but that same area could in the future be cultivated or designed in a manner that could be detrimental to other values of the site, for instance, if a parking place for the residents, or sports-terrains would be arranged.

There are several ways of dealing with that threats. The first way would be to expand the legal protection of the site „The remains of the St. Stošija church” to the surrounding parcels, which would automatically place the future of the surrounding area under the authority of the Conservation Department in Zadar. Detailed protection guidelines can be implemented in the document for the legal protection of the archaeological site „The remains of the St. Stošija church” and its surrounding parcels, by which it will be redefined on what conservation terms the future construction will be possible.

Another way of dealing with the threat of urban and investment pressure is to devise a Strategy in which it will be defined in what direction will that city area be developed: will it retain the present composition, street layout, building-height and much more, or will there be a breakthrough toward more meaningful presentation of the archaeological site „The remains of the St. Stošija church”.

Lastly, very simple preservation guidelines can be implemented in the current *Spatial Planning Plan of the City of Zadar, supplement form 2016* (Official Gazette 13/2016), with the task of maintaining the present state/condition of the surrounding area, at

least until a complete strategy for the future development of the archaeological site „The remains of the St. Stošija church“ is devised.

2. Scale – The external form of the St. Stošija church

The external form of the St. Stošija church is only partially preserved. As has been described in previous chapters, St. Stošija church was originally a Roman water-cistern, which was in the Middle Ages adapted for a Christian church. That was a church with two floors. It is assumed that the Roman cistern, built partially under the ground level, was in the Middle Ages used as a crypt, while the upper church was built above the water cistern/crypt and was used as a regular church. There are also other assumptions that the water cistern was adapted for a church, and that it was only later that the upper church was added and the lower church thus became the crypt.

In any case, only the lower church/crypt/water cistern is still preserved today. There are fragment of the walls of the upper church that are still preserved, but only on a small rate. However, there are still existing attributes of historic and monumental value so it is necessary to determine them, as well as present all possible threats.

Attribute 1 - The body of the building

Imperative preservation of the whole remaining part of the building.

Threats - investment operation including overbuilding, extension and redevelopment works; environmental threats, natural disasters (fire in particular); no alarm system available; vandalism; neglect; poor maintenance.

Attribute 2 – Wall faces

Imperative preservation of the original and remained wall articulation and divisions; imperative preservation of the original elements of architecture (portal, windows); imperative preservation of the masonry. Possible reconstruction of the upper church. Possible facsimile copy of the original medieval church furniture.

Threats - environmental threats, natural disasters (fire in particular); no alarm system available; vandalism; neglect; poor maintenance - no actions taken at all/or conservation and restoration work conducted in an inappropriate manner.

Attribute 3 – Architectural detailing

Imperative preservation of the remaining architectural detailing, evaluation of the technical conditions of the decorations.

Threats – environmental threats (air pollution, harmful effects of weather (rain, salt, wind, sun); no alarm system available; vandalism; neglect; poor maintenance - no actions taken at all/or conservation and restoration work conducted in an inappropriate manner.

3. Scale – Internal form of the St. Stošija church

The internal form of the St. Stošija church is only partially preserved. As has been said, only the lower church/crypt/water cistern is still preserved today. There is fragment of the walls of the upper church that are still preserved, but only on a small rate. However, there are still existing attributes of historic and monumental value so it is necessary to determine them, as well as present all possible threats.

Attribute 1 – Spatial arrangement

Imperative preservation of the spatial layout, with entrance to the church on the north-west and the apse on the south-east side.

Attribute 2 – Functional layout of the church

Possible reconstruction of the original functional form.

Threats for attributes 1 and 2 – management related threats; changes to the spatial layout resulting from new concepts of use; transformations through change of function; inappropriate use/function .

4. Scale – Internal architectural form of the St. Stošija church

Attribute 1 – Material and structure

Imperative preservation of the original building materials, types of construction, technical solutions, historically accumulated layers of the elements of historical significance (materials and construction). Imperative preservation of the remained original elements of the church (materials and construction).

Possible reconstruction of the missing elements in a faithful, yet distinctive manner. Decision making on type and method of presenting the elements being replaced (using the same or distinctive materials and techniques). Determining the technical conditions of materials and construction.

Threats - environmental threats (air pollution, harmful effects of weather (rain, salt, wind, sun); no alarm system available; vandalism; neglect; poor maintenance - no actions taken at all/or conservation and restoration work conducted in an inappropriate manner; using inappropriate materials; threats from increased number of visitors; threats of inappropriate use/function; threats of inappropriate reconstruction of the missing element.

5. The scale of movable properties

Movable properties found during the archaeological excavations in the 1950-ies have all been placed and are being saved at several departments of the Archaeological Museum of Zadar.

Threats – environmental threats (changing levels of humidity, temperature fluctuations, air pollution); natural disasters (fire, flood); no alarm available; vandalism; thefts; preservation and renovation works being conducted in an inappropriate manner.

6. Function scale

Today, the St. Stošija church, as well as the archaeological site „The remains of the St. Stošija church“, has no function. Therefore, we can not detect the „function attribute“ of the building, as we could if there existed a function. For example, if the St. Stošija church was still a place used for liturgical purposes, we could speak of the liturgical attributes and threats for that specific attribute of the monument. However, there are threats from not having any use or function also, which usually results in rapid decay of the building, as is the case with St. Stošija church. For instance, after the archeologically excavations in the 1950-ies, a larger portion of the walls of the 'upper' church was existing.

Choosing a new future function for the archaeological site „The remains of the St. Stošija church“, should be understood as a process which holds many threats and is greatly dependent upon the level of future restoration works. Today, the church is abandoned, without a roof, without windows or doors (an open iron grid door is placed) and without any modern installation. If kept that way, the only possible production type would be of socio-cultural character, and that only during warm weather. So, it can be possible to organise short socio-cultural events (concerts, presentations, educational workshops, thematic markets with traditional products, scientific excursions, presentation of archaeological monument *in situ* and similar) with the theme of enhancing historic and scientific value of the building itself.

On the other hand, if the church is restored and modern living standards can be met with (roof, doors and windows, modern installation and similar), then the list of compatible productions also increases, but still maintaining the primarily socio-cultural and educational character. For instance, the church can be organized as an *in situ* museum of Roman, Early Medieval and Medieval art and architecture, with sculpted pieces of original church inventory and ornamental sculpture, found *in situ* during the excavations of the church in the year 1952., and now stored in Archaeological Museum in Zadar. It can also be used as an *in situ* exhibit of the specific type of church architecture in Dalmatia, formed on the ruins of

the remaining Roman architecture. It is important to mention that long-term events and happenings in the church can be arranged only if the church is restored.

However, if restored and equipped with modern technology, one can be tempted to assume that other services can be placed within the church of St. Stošija on the Puntamika, such as commerce or administrative services, but that would reduce its monumental value as new production wouldn't in any way reflect the original function of the Cultural Heritage, and the 'dignity' of the church as a "Medieval Holy Space" would be diminished.

It is obvious that in the case of St. Stošija on the Puntamika, only the tertiary type of production can be compatible with the monumental value of that Cultural Heritage, and only that sort of tertiary type of production, which follows or symbolizes the character of the original function of the building, meaning socio-cultural, educational, scientific and artistic character.

Threats: environmental threats (air pollution, harmful effects of weather (rain, salt, wind, sun); no alarm system available; vandalism; neglect; poor maintenance - no actions taken at all/or conservation and restoration work conducted in an inappropriate manner; choosing a wrong production type for the future function of the site; choosing an inappropriate method of restoration of the site; using inappropriate materials; threats from increased number of visitors; threats from inappropriate use/function; threats from inappropriate reconstruction of the missing element.

7. Intangible scale

Attribute 1 – Historical tradition

The archaeological site „The remains of the St. Stošija church“ dates from the Roman times and since the Roman times it is a place for agriculture (*ager centuriatus*), which remained through the medieval times and up until late into 20th century. Since the medieval times it is also a place for gathering for the Holy Mass and everything else related to the normal life of

the Christians – baptism, weddings and similar. It can be concluded that the archaeological site „The remains of the St. Stošija church“ is a place of old and rich historical tradition.

However, that tradition has been partly neglected and forgotten, kept safe only in the memories of the old residents. It is very important to revive that historic tradition through many ways and methods of revitalization of tradition: lecture, visualizations, exhibitions etc.

Threats: giving up on revitalization of the historic tradition.

Attribute 2 – Individuals related to the place

The Puntamika peninsula was inhabited since the Roman times. From the old, medieval population a few names are mentioned in the historic documents: brothers Urban and Bratoslav Kerudna from the year 1289., Radoslav Šepurić from the year 1405., and Ivan Tvrtković from the year 1438.²⁷ There is also a legend, connected with the St. Stošija church. By that legend, the bishop of Zadar, bishop Donatus, a contemporary of Charle Magne, was carrying the relic of Saint Anastasia from the Constantinople to Zadar, when a sudden storm hit them near Zadar and they had to stop on the Puntamika peninsula. Bishop Donatus then placed the relic inside the church of St. Clement, which existed in the peninsula, and it was since then that the church is dedicated to St. Stošija (a Slavic name for Anastasia). The relics have later been moved to current Zadar cathedral, also dedicated to St. Stošija (Anastasia). The St. Stošija church in the Puntamika was visited by the apostolic visitor Priuli in the year 1603., in the year 1675. a few ruins are mentioned near the church, but in the year 1766. the church is already marked as a ruin.²⁸

Regarding this few historical mentions and legends, it would be wise to preserve the tradition of the St. Stošija church as the first keeping-place of the relic of St. Anastasia.

Threats: no information or erroneous information policy being available.

²⁷ Suić, Petriccioli, „Starohrvatska crkva sv. Stošije kod Zadra“, 9.

²⁸ Ibid, 8-9.

Attribute 3 – Emotional attachment to the place and richness of accumulated historical heritage

The archaeological site „The remains of the St. Stošija church“ was fairly unknown in the Zadar community, except for older population at Puntamika and the public association/civil society „The friends of Puntamika“. All the activities conducted so far through the project RUINS have greatly increased the public consciousness about the archaeological site „The remains of the St. Stošija church“, as all the events organized within the RUINS project have been accompanied by the local media.

Apart from Heritage Department, which poses a legal frame for decision making, there are many other interested parties which are, in one way or the other, attached with the current state of the St. Stošija church and its future revitalization. To name some of them: Faculty of Letters by the Zadar University, especially the Department for History, Department for Archaeology and Department for History of Art, whose main interest lies in the scientific potential of the monument, a unique example of Roman, Early Medieval and Medieval architecture. The Department for Tourism and Communication Science by the University of Zadar is also interested in the church of St. Stošija on the Puntamika – their interest lies in the ways of touristic presentation and exploitation of the church. The City of Zadar is the legal owner of the church and their interest lies in the means of restauration and maintenance of the church, as well as presentation of one of the oldest city’s churches. Civil Society of Friends of Puntamika are also very interested in the future of the church, for the church is the part of their communal identity and heritage.

Considering the poor state of the archaeological site „The remains of the St. Stošija church“, and also the rather low level of preservation of its original elements, it can be said that the main value of the church and site lies in the richness of accumulated historical heritage.

Threats: transformation, upgrades, construction work, application of contemporary materials and element, all done in an inappropriate way. Also, giving up the tradition of Roman and medieval history and implementing new inappropriate character/function to the church/site, which would obviate its tradition.

Factors which may have deleterious effect on the protection and management system

The property protection and management system, national and local, are described in Chapter 4. There are also several threats in the regional protection and management system to be identified.

1. Site manager

Threats – employee turnover on decision-making positions;
individuals demonstrating poor skills or no skills at all;
poor management on human resources;
failing to understand the meaning of the property value.

2. Regional government authority

Threats - the archaeological site „The remains of the St. Stošija church“ being provided with insufficient funds or no funds at all;
underestimating the importance of the archaeological site „The remains of the St. Stošija church“ in the context of the entire cultural heritage of the region;
no integrated tourism information and region promotion systems being available.

3. Act of local law and strategic documents

Threats – insufficient or no information on property protection being provided in strategic documents and the local land use plan;
no strategic documents concerning the heritage protection and management on the local, district and regional levels being developed and adopted;
no joint actions – complementing and being in line with the aims pursued by the Conservation department and all the other stakeholders – carried out by the local government bodies with the purpose of protecting, promoting and developing the archaeological site „The remains of the St. Stošija church“.

4. Financing

Threats – reducing the amount of the specified-user subsidy; failing to turn to external sources of finance.

Factors exerting adverse impact on the environment and areas surrounding the property or site

There is a considerable amount of factors which may have deleterious effect on the environment and areas surrounding the archaeological site „The remains of the St. Stošija church“. These include, for instance, economic, social, political and demographic factors. Site manager has no opportunity to influence these changing factors. However, decisions made by the City of Zadar can have major influence on cultivation of the areas surrounding the archaeological site „The remains of the St. Stošija church“. This pertains to the local government's policy on shaping and protection the cultural sphere of the whole city, planning its development, carrying out educational policy and tourism development policy as well on issues concerning regional economy and business.

There are several threats which pertain to the areas surrounding the property or site:

1. no local land use plan/spatial plan covering areas adjacent to the archaeological site „The remains of the St. Stošija church“, as well as failing to include views and view corridors at the archaeological site „The remains of the St. Stošija church“. This already resulted in the St. Stošija church being 'swamped' in the development-related activities, with surrounding properties not matching the design of the St. Stošija church, badly affecting panoramic harmony and visual identity of the whole site.
2. potential threat of further investment pressure;
3. failing to perform actions recommended in this Management Plan (expanding the protection area, reshaping the nearest area of the church/site and similar guidelines);
4. stimulating tourism with disregard to cultural heritage.

5.4. Description of the property monitoring system

In general, monitoring is understood as qualitative and quantitative measurement or observation of a phenomenon performed regularly for a definite time. Since the act of legal protection, the archaeological site „The remains of the St. Stošija church“ has seldom been monitored, mainly by the Conservation Department in Zadar and by the civil society „Friends of Puntamika“. It is through their efforts that the iron gate was installed on the place of the previous church doors, and the surrounding greenery has been regularly mowed.

As the parcel was not in the ownership of the City of Zadar, the archaeological site „The remains of the St. Stošija church“ had no site manager who would be in charge of organizing all the activities for the best preservation of the site, including monitoring. It is recommended that the City of Zadar appoints a site manager, who would supervise the subject site and mitigate or counter deleterious effects produced by various factors, and who would be responsible for security of the site and protection of its values on a daily basis.

The premises are also monitored by the staff of government administration offices and bodies responsible for protection of historic monuments and sites, i.e. Conservation Department in Zadar, Office for protection and preservation of Cultural Heritage by the Ministry of Culture. Conservation Department monitors preservation and renovation work, but also the condition in which a property/site is preserved and protection measures implemented in it. Additionally, they are obliged to take appropriate actions if they obtain information of any threat to a property/site of historical significance and under legal protection. Conservation Department in Zadar also records all work conducted in a historic property/site – renovation, conservation and restoration works, alterations made in the area surrounding the asset – as well as assessing threats and the condition of properties and sites. These activities can be systematic or system-based, but they can also be isolated operations performed more or less frequently.

Number of other threats – threats of natural disaster in particular – are being monitored by the local government or by the institutions appointed for this purpose. Actions aimed at minimizing effects of threats or repairing damage these factors caused, fall within the scope

of emergency event management procedure. (Countering the risk of natural disasters is described at the beginning of this chapter.)

So far, devising a monitoring-plan is not a usual practice in Croatia. It is common to monitor some structural cracks and construction failures, as well to monitor whether the repair of construction is final or the constructional cracks are, maybe, still active. Regular monitoring is performed by the owner of the property/site, as well as by the Conservation Department in charge. However, it is not common to devise a monitoring plan, in which all the attributes are listed, as well as the means for their monitoring, and the recommended frequency of monitoring. Monitoring of attributes offers real chances for noticing and recording changes occurring in a property or a site and, hence, provides opportunities for counteracting and mitigating harmful effects that different factors exert on a property/site. In the following text, attributes to be monitored will be defined, described and explained, as well as the methods of their monitoring and the monitoring frequency.

1. Spatial scale

Attributes – location, spatial layout and surrounding area

The issues of location, spatial layout and the surrounding area of the archaeological site „The remains of the St. Stošija church“ has been described in several previous chapters. It has been stated that the issue of location, spatial layout and surrounding area poses a great problem to be dealt with, because there is no natural or cultural border between the site and the surrounding housing district, while the greenery around the St. Stošija church serves as a 'wild' or unregulated parking place. Among other things, it was recommended to expand the area under the legal protection and to cultivate the area surrounding the church by making an artificial/cultural boarder - buffer zone - between the site and the surrounding private houses.

Measurement/analysis method:

- drone photographs;
- background maps;
- analysis of municipal investment operations;

- possible changes and transformations following from the recent monitoring examination;

Frequency: every year.

Responsible body: Municipal Government Administration, Site manager; Conservation Department.

2. Scale – The external form of the St. Stošija church

Attributes – the body of the building, wall faces, architectural detailing

Imperative preservation of the remaining part of the building.

Imperative preservation of the original and remained wall articulation and divisions;

imperative preservation of the original elements of architecture (portal, windows);

imperative preservation of the masonry. Possible reconstruction of the upper church.

Possible facsimile copy of the original medieval church furniture.

Imperative preservation of the remaining architectural detailing, evaluation of the technical conditions of the decorations.

Measurement/analysis method:

- photographs;
- descriptions of possible transformations and works to be conducted;
- analysis of how well the elements of historic significance are preserved and technical condition analysis;
- list of historic preservation permits for conducting renovation, conservation and restoration works;

Frequency: every year.

Responsible body: Municipal Government Administration, Site manager in cooperation with the Conservation Department in Zadar and the Ministry of Culture.

3. Scale – Internal form of the St. Stošija church

Attribute 1 – Spatial arrangement

Imperative preservation of the spatial layout, with entrance to the church on the north-west and the apse on the south-east side.

Measurement/analysis method:

- photographs;
- floor plan of each storey;
- description and elaboration of possible changes;

Frequency: every 2 years.

Responsible body: Municipal Government Administration, Site manager in cooperation with the Conservation Department in Zadar and the Ministry of Culture.

Attribute 2 – Functional layout of the church

Possible reconstruction of the original functional form.

Measurement/analysis method:

- description and elaboration of preservation or changes aimed at restoring original functions or devising a new function, maintaining original forms.

Frequency: every 2 years.

Responsible body: Municipal Government Administration, Site manager in cooperation with the Conservation Department in Zadar and the Ministry of Culture.

4. Scale – Internal architectural form of the St. Stošija church

Attribute 1 – Material and structure

Imperative preservation of the original building materials, types of construction, technical solutions, historically accumulated layers of the elements of historical significance (materials and construction). Preservation of the remained original elements of the church (materials and construction). Possible reconstruction of the missing elements in a faithful, yet distinctive manner. Decision making on type and method of processing the elements being replaced (using the same or distinctive materials and techniques). Determining the technical conditions of materials and construction.

Measurement/analysis method:

- photographs;
- description of the technical condition;
- description and elaboration with list of materials/element being replaces;
- list of renovation, conservation and restoration works being conducted;

Frequency: annually and every time renovation works are being conducted.

Responsible body: Municipal Government Administration, Site manager in cooperation with the Conservation Department in Zadar and the Ministry of Culture.

5. The scale of movable properties

Movable properties found during the archaeological excavations in the 1950-ies have all been stored at several departments of the Archaeological Museum of Zadar.

Measurement/analysis method:

- photographs;
- museum inventory;
- list of conservation and preservation works;

Frequency: annually

Responsible body: Municipal Government Administration, Site manager, Archeological Museum Zadar, in cooperation with the Conservation Department in Zadar and the Ministry of Culture

6. Function scale

Attribute – Function

Measurement/analysis method:

- description of assigning possible new functions;

Frequency: annually.

Responsible body: Municipal Government Administration, Site manager, in cooperation with the Conservation Department in Zadar and the Ministry of Culture.

7. Intangible scale

Attributes – Historical tradition, Individuals related to the place, Emotional attachment to the place and richness of accumulated historical heritage

Measurement/analysis method:

- description of possible change;
- list of initiatives, publications etc.;
- tourist surveys;

Frequency: annually.

Responsible body: Municipal Government Administration, Site manager, in cooperation with the Conservation Department in Zadar and the Ministry of Culture

5.5. Conclusions and recommendations

- It is recommended to adopt a Monitoring plan which would include all the above listed attributes.
- It is recommended to discuss and adopt a strategy for redesigning or cultivation of the areas surrounding the archaeological site „The remains of the St. Stošija church“.
- The municipal government authority should adopt a local land use plan/urban planning plan/ under which the archaeological site „The remains of the St. Stošija church“ will be protected against deleterious effects of possible investment pressure.
- It is recommended to expand legal protection to areas closest to the archaeological site „The remains of the St. Stošija church“, and to establish and redesign a tampon-zone between the site and the surrounding houses.
- It is necessary for the site manager and staff of Conservation Department to ensure that the conservation, restoration and renovation works are conducted diligently and that all attributes having been described, as well as authenticity and integrity of the archaeological site „The remains of the St. Stošija church“, are respected.
- It is recommended to discuss future function of the St. Stošija church, as well as its future presentation.
- The site manager is advised to exercise ongoing supervision of the technical condition of the material, structure and architectural details of the St. Stošija church.
- The site manager should cooperate with all local government administration bodies on each level.

PART 3 – DESCRIPTION OF THE USE OF PREMISES



6. DESCRIPTION OF STAKEHOLDERS

6.1. Description of the primary groups of stakeholders influencing the premises and the way they are operated

In the policy of protection and management of cultural heritage, it is widely accepted and believed that good protection and management of cultural heritage requires participation of large group of stakeholders, participants practicing participatory management. That practice is not so common in Croatia. Although, significant progress has been made in the previous years.

With the growing consciousness of the CH as an asset for evolving identity for the community, for economy growth and as an asset of cultural pride, government, city councils and local communities began making heritage policies, in cooperation with the Office for cultural Heritage and its Conservation Departments, in order to redeem decayed buildings and use them as cultural and economic stimulator of growth. Many historic buildings were used as the seats for various institutions in all fields of economy or public and cultural life. Therefore, many government and municipal institutions are cooperating in the process of protection, restoration and management of cultural heritage. Especially on the coastline, heritage value is considered as an additional value in the touristic offer. To name some of those strategies, all based on CH: *Sustainable development of Istria*, by mr.sc. Lidija Nikočević, *Sustainable tourism in ten steps – Planning of sustainable tourism based on heritage and natural resources*, by Institute for Tourism Zagreb, *Strategy for Cultural Development of the City of Osijek*, by T&MC Group and City of Osijek.

However, there are still many cases in which preservation of cultural heritage is considered as the obligation of the owner only, and therefore it lacks any management plan. In that cases, the only preservation activity is to annul the further decay of the cultural heritage, or, if possible, restore it to its original form. There is no management plan for further 'exploitation' of that heritage, which results form, among other things, rather small number of relevant stakeholders.

Stakeholders are individuals (also groups, institutions, organizations) with the most direct and obvious interest in decisions concerning a certain issue. Also, term 'stakeholders' encompasses not only active individuals currently interested in the subject matter, but also passive persons currently indifferent to the subject matter, yet having moral right to be interested and actively involved in it.²⁹ When identifying stakeholders, on one hand it is recommended to select them in a way providing for real cooperation. The list of stakeholders should be constantly updated in the management process, depending on the current activities and current circumstances.

In case of the archeological site „The remains of the St. Stošija church“, situation has changed in a couple of years and the site, previously barely known in the public, is gaining more and more attention through the public panels organized within the project RUIN.³⁰ Naturally, a number of stakeholders has also increased. Apart from conservators and urban planners, other stakeholders, owners, investors, scientists, public associations also participate in the decision making on the future activities in the archeological site „The remains of the St. Stošija church“, by stating and communicating their visions and desires. Cooperation is necessary for better understanding of the specific conditions that need to be met (conservator's, investor's, stakeholder's etc.). It is generally accepted that CH, even in private ownership, holds a communal value from which the community can benefit and therefore it is important that all the interested parties participate in some aspects of decision making.

As for the archeological site „The remains of the St. Stošija church“ on Puntamika, apart from Heritage Department which poses a legal frame for decision making, there are many other interested parties which participate in the process of determining the future production activities, which are supposed to be held in the church. To name some of them: Faculty of Letters by the Zadar University, especially the Department for History, Department for Archaeology and Department for History of Art, whose main interest lies in the scientific potential of the monument, a unique example of Roman, Early Medieval and Medieval architecture. The Department for Tourism and Communication

²⁹ B. Szmygin, A. Fortuna-Marek, A. Siwek, *Paper mill in Duszniki-Zdrój – Value assessment and management plan*, Lublin University of Technology, Lublin - Duszniki-Zdrój, 2018., 119.; K. Pawlowska, „Stakeholders in Processes Applied in Managing Properties Inscribed on the UNESCO World Heritage List“, in: B. Szmygin (ed.), *Management of UNESCO World Heritage Properties and Sites on Polish territory – Selected issues*, Warsaw, 2015., 10.

³⁰ So far, three panel discussions were organized in the period 2018.-19., and one more is to be held in the year 2020. Descriptions of each panel discussion is are given in the annex of this Management Plan.

Science by the University of Zadar is also interested in the church of St. Stošija on Puntamika – their interest lies in the ways of touristic presentation and exploitation of the church. The City of Zadar is the legal owner of the church and their interest lies in the means of restauration and maintenance of the church, as well as presentation of one of the oldest city's churches. Civil society/association

“Friends of Puntamika” are also very interested in the future of the church, for the church is the part of their communal identity and heritage. Their visions on the future of the church were communicated on the panel discussions, organized in the year 2018. and 2019. The academic community highlighted the need for further scientific research on the church and proposed the idea of making a catalogue of all the similar churches in the Zadar area; the “Friends of Puntamika” association stated their wish for preservation of the ruin; the conservators stated the need for making of documentation for small-scale construction repair.

It is expected that the current list of stakeholders will be enlarged and expanded by different subjects, whose interests or profession will be linked to the future revitalization of the archeological site „The remains of the St. Stošija church“. It is to be expected that the „Society of Architects of Zadar“ will be interested in the methodology of possible restoration of the St. Stošija church, as well as other national or international architects. Construction engineers may also show interest in devising a constructional type for restauration of the church. Archeologists may find interest in further exploration of the site using non-invasive methods (ground penetrating radar and similar). The list will be updated depending on the future works and actions to be conducted. It is recommended to include all the possible stakeholders beforehand, to give them the time needed for getting-to-know the subject matter and all the issues concerning such a delicate matter, as is restoring a medieval ruin.

Consensus about the future activities, including restoration works, of the church of St. Stošija in Puntamika hasn't been achieved yet. Further discussions with all the stakeholders, which are to be held in the near future, will help define methods of restoration, presentation and also the future function, which is to be implemented in the church of St. Stošija on Puntamika.

6.2. Stakeholders: defining main areas of cooperation

In the text below stakeholder identification and cooperation areas will be presented. The categories will be established depending on the current role that the stakeholders serve, or their future roles. The list of stakeholders herein does not contain all potential individuals, institutions and organizations. However, it is a selection of the most important persons and institutions whose participation in the management process is essential.

1. The role of stakeholders/cooperation areas – Learning about and analyzing the property

Owner of the site, experts in different fields of Humanities (art historians, historians, historians of architecture, archeologists, classical philologists) and Engineering (architects, structural engineers, construction engineers, ground penetrating radar specialists...), Conservation Department in Zadar, Ministry of Culture, Office for protection and preservation of cultural heritage, Council for cultural heritage at the Ministry of Culture, Faculty of Humanities at Zadar, Rijeka and Zagreb Universities, Office for tourism at the municipal government of Zadar, Regional development agencies, Archeology Museum in Zadar – especially curators specialized in Roman and medieval archeology, Society of Architects of Zadar, civil society/association „Friends of Puntamika“, regional and local enthusiasts, researchers, explorers, historians, managers of real estates located in close proximity to the archeological site „The remains of the St. Stošija church“, including tenants' associations.

2. The role of stakeholders/cooperation areas – Preservation of the site and its surrounding areas

Owner of the site, Conservation Department in Zadar, Ministry of Culture, Office for protection and preservation of cultural heritage, Council for cultural heritage at the Ministry of Culture, Faculty of Architecture in Zagreb, Society of Architects of Zadar, experts in field of Engineering (architects, structural engineers, construction engineers, ground penetrating radar specialists...), experts in different fields responsible for providing information on the technical condition of the site and the elements of historical significance, designers working at investment projects planned in close proximity to the archeological site „The remains of the St. Stošija church“, contractors for works of renovation, conservation and restoration,

including the Croatian Institute for Restoration, experts in the field of landscape architecture, managers of real estates located in close proximity to the archeological site „The remains of the St. Stošija church“, including tenants' associations.

3. The role of stakeholders/cooperation areas – State and local protection and management system (including sources of finance)

Owner of the site, Conservation Department in Zadar, Ministry of Culture, Office for protection and preservation of cultural heritage, Council for cultural heritage at the Ministry of Culture, the government of Zadar County, Office for tourism at the municipal government of Zadar, Regional development agencies, managers of real estates located in close proximity to the archeological site „The remains of the St. Stošija church“, including tenants' associations.

4. The role of stakeholders/cooperation areas – Threats and monitoring

Owner of the site, Conservation Department in Zadar, Ministry of Culture, Office for protection and preservation of cultural heritage, Council for cultural heritage at the Ministry of Culture, experts in different fields of Humanities (art historians, historians, historians of architecture, archeologists, classical philologists) and Engineering (architects, structural engineers, construction engineers, ground penetrating radar specialists...), Archeology Museum in Zadar – especially curators specialized in Roman and medieval archeology, Society of Architects of Zadar, civil society/association „Friends of Puntamika“, regional and local enthusiasts, researchers, explorers, historians, community caretakers of historic monuments and sites, companies producing and maintaining security systems, managers of real estates located in close proximity to the archeological site „The remains of the St. Stošija church“, including tenants' associations.

5. The role of stakeholders/cooperation areas – Presentation, Accessibility, Education, Tourism

Owner of the site, regional, district and local government authorities and their organizational units, Conservation Department in Zadar, Ministry of Culture, Office for protection and preservation of cultural heritage, Council for cultural heritage at the Ministry of Culture, Office for tourism at the municipal government of Zadar, Regional development agencies, experts in different fields of Humanities (art historians, historians, historians of architecture,

archeologists, classical philologists) and Engineering (architects, structural engineers, construction engineers, ground penetrating radar specialists...), urban-planners, urban-planning institutions, Archeology Museum in Zadar – especially curators specialized in Roman and medieval archeology, Society of Architects of Zadar, contractors for works of renovation, conservation and restoration, experts in the field of landscape architecture, civil society/association „Friends of Puntamika“, regional and local enthusiasts, researchers, explorers, historians, primary and secondary schools, high-schools, university students, managers of real estates located in close proximity to the archeological site „The remains of the St. Stošija church“, including tenants' associations.

6. The role of stakeholders/cooperation areas – Use and development

Owner of the site, regional, district and local government authorities and their organizational units, Conservation Department in Zadar, Ministry of Culture, Office for protection and preservation of cultural heritage, Council for cultural heritage at the Ministry of Culture, Archeology Museum in Zadar – especially curators specialized in Roman and medieval archeology, experts in different fields of Humanities (art historians, historians, historians of architecture, archeologists, classical philologists) and Engineering (architects, structural engineers, construction engineers, ground penetrating radar specialists...), experts in the field of landscape architecture, civil society/association „Friends of Puntamika“, Office for tourism at the municipal government of Zadar, Regional development agencies, urban-planners, urban-planning institutions, managers of real estates located in close proximity to the archeological site „The remains of the St. Stošija church“, including tenants' associations.

6.3. Conclusions and recommendations

The City of Zadar and The Agency for Development of Zadar County Zadra NOVA, are cooperating with stakeholders, as has been described before, in many of the aforementioned aspects. Participatory management should be beneficial in all of the said cooperation areas, which are of considerable importance for achieving objectives provided in this plan. Here are further recommendations on specific matters examined in this Plan:

- Acquiring knowledge about the site – it is recommended to enlarge the group of stakeholders in this field. Much has been done, as it has been previously explained, through three last panel discussions, in raising the knowledge about the archeological site „The remains of the St. Stošija church“. However, expanding the knowledge and interest to even wider group of stakeholders would result, possibly, in even greater acquiring of the knowledge about the site, as new researchers and institutions would generate new interpretations and ideas, as well as new methods of further exploration. This would not include only experts in the field of Humanities and conservation and preservation of cultural heritage, but also engineers, whose knowledge could also be beneficial for even more detailed interpretations and presentation of the church.
- The condition in which the subject premises and the areas surrounding them are preserved - given the outstanding historical, artistic and scientific value of the archeological site „The remains of the St. Stošija church“ - it is of utmost importance to provide them with the best protection possible and the highest quality of conservation, renovation and restoration possible. All works on the site should be preceded by analyzing whether no negative impact will be exerted on the aforementioned attributes of the site. It is therefore advised to consult all actions/works to be held with a large group of stakeholders, including the ones with legal power (government institutions) and the ones without it (various societies, experts, the public etc.) likewise. It is recommended to appoint independent external experts – not only in disputes, but also in the event of making controversial decisions and decisions of utmost importance to the future of the site.
- State and local protection management system – it is of great importance for the government and municipal/local authorities/institutions to cooperate in accepting and implementing the legal measures of protection and preservation of the archeological site „The remains of the St. Stošija church“, as part of the local land use/urban-planning plan. There is also a recommendation for them to cooperate on the issue of expanding the legal protection on the area closely surrounding the site, as well as cultivating the surrounding area in a form of cultural park.
- Threats and monitoring – the role of monitoring is to counteract the existing and potential threats, both in terms of technical condition of the premises and preservation of all the elements of historical and monumental significance, concerning all the listed attributes of the archeological site „The remains of the St. Stošija church“. In order to annul or minimize those threats, it is important to stimulate cooperation of the stakeholders indicated in the text

above, by the article 4. *The role of stakeholders/cooperation areas – Threats and monitoring.* Site monitoring should be conducted regularly by site manager, in cooperation with the Conservation Department in Zadar and, possibly, Croatian Institute for Restoration.

- Presentation, Accessibility, Education, Tourism – it is important for all the listed stakeholders in the article 5. *The role of stakeholders/cooperation areas – Presentation, Accessibility, Education, Tourism,* to cooperate in order to establish the methods of restoration, presentation and re-use of the archeological site „The remains of the St. Stošija church. Suggestions for the future function and presentation of the archeological site „The remains of the St. Stošija church“ will be given in the Chapter 7. It is also important for the listed stakeholders to determine the possible future role of the site „The remains of the St. Stošija church“ in the future cultural touristic offer of the City of Zadar, as well as means of its popularization and actualization. Issues of Presentation, Accessibility, Education and Tourism are of utmost importance for the future existence of the archeological site „The remains of the St. Stošija church“, and those issues will be analyzed in detail in the next chapter.
- Use and development – the issue of re-use and development of the archeological site „The remains of the St. Stošija church“, will greatly depend on resolving the previous issues, i.e. Presentation, Accessibility, Education and Tourism. It is therefore necessary for all the stakeholders to continuously participate in the decision-making on all topics concerning the future presentation, use and development of the site.

Main issues concerning the future of the archeological site „The remains of the St. Stošija church“ are still unresolved, i.e. Presentation, Accessibility, Education and Tourism, Use and Development. Resolving those issues will be the primary task of all the stakeholders in the future. It is of utmost importance that all these issues are resolved in cooperation between all the stakeholders, preferably in public discussions, public panels, expert lectures, public referendums, variant and versatile solutions, diverse presentations and in similar ways, because only open and transparent discussions can lead to a final solution, in which all the stakeholders can express their needs and requests, their legal obligations and creative possibilities. Any other way of resolving those issues may have a negative impact on the future of the archeological site „The remains of the St. Stošija church“, in terms of resentment or malcontent of a few stakeholders, which is not preferable way to resolve the main issues of the site.

7. PRESENTATION, CONTEMPORARY USE/RE-USE, ACCESSIBILITY, TOURISM

7.1. Description of actions to be taken, needs and possibilities with regard to the display of the property and making it accessible to as many visitors as possible

Display, presentation, promotion, educational actions, making the property accessible to as many visitors as possible and development of tourism are closely interrelated issues. Therefore, the activities and methods presented below usually combine all these aspects. Activities in these areas allow for learning not only the history of the premises in question but also their various qualities and thus, can be an interesting educational offer possibly resulting in increased number of visitors. Activities taken by the property manager and a broad range of stakeholders in this area should be in line with the principles behind interpretation of heritage.

In the process of making heritage presentable, attractive and accessible, it is worth using assumptions about interpretation of heritage and rules governing this process. Interpretation does not aim exclusively at education. Its purpose is making changes in attitudes and behavior, being an inspiration and motivation as well as coining a piece of information into a message that makes sense and, at the same time, is exciting.

An appropriate interpretation is based on six principles:

- Interpretation should be provocative,
- Interpretation should be exploratory,
- Interpretation should refer to experience,
- Interpretation should be creative,
- Interpretation should be reliable,
- Interpretation should be tailored to the recipient.

Issues related to tourism development, display of the property as well as making it accessible to as many visitors as possible, are of great significance. It is obvious that these issues should play an important role in the future presentation of the archeological site in Puntamika because making a historic property accessible to visitors, experts and tourists likewise, can be seen as a precondition for the future maintenance of the site.

It should be the role of every cultural heritage to inform about its values and content, disseminate fundamental values of the Croatian and global history, science and culture, and shape cognitive and aesthetic sensitivity. Those goals are achieved by popularizing information, showcasing historical and architectural uniqueness, carrying out educational activities.

These tasks, laid down by the legislator, include, for instance: organization of exhibitions, publications, carrying out educational activities, promoting and carrying out artistic and culture-promoting activities, making the cultural heritage understandable and accessible for educational and scientific purposes, providing appropriate conditions for visiting and using the cultural heritage. All the above-mentioned tasks and objectives directly involve issues of presentation and accessibility. At the same time, these tasks should be carried out by many stakeholders involved in property management.

THE MOST IMPORTANT ACTIVITIES UNDERTAKEN BY THE VARIOUS STAKEHOLDERS, WHICH PERTAIN TO THE DISPLAY OF THE ARCHEOLOGICAL SITE „THE REMAINS OF THE ST. STOŠIJA CHURCH” AND MAKING IT ACCESSIBLE TO AS MANY VISITORS AS POSSIBLE, INCLUDE:

- conducting through archeological excavations on the archeological site „The remains of the St. Stošija church” in the year 1952.
- conducting historical and art-historical research in order to define the context of all the historical, constructional and artistic phases of the archeological site, following the archeological excavations in 1952.
- publishing an article about all the above mentioned research: M. Suić, I. Petriccioli, „Starohrvatska crkva sv. Stošije kod Zadra“, *Starohrvatska prosvjeta* vol. III, No 4 (1955.): 7-22.

- providing legal protection of the archeological site - by inscribing the archeological site „The remains of the St. Stošija church“ in the *Register of Cultural Heritage of Republic of Croatia* and

enlisting the site on the *List of protected CH*, the archeological site „The remains of the St. Stošija church“ acquired the highest level of legal protection of CH in Croatia

- regular basic maintaining of the St. Stošija church by the civil association „Friends of Puntamika“: lawn mowing, regular cleaning of the surrounding environment and similar maintenance works on the archeological site „The remains of the St. Stošija church“.

- organizing and financing the documentation and the construction works for the renovation of construction of the St. Stošija church, organized by the Conservation Department in Zadar, Ministry of Culture and City of Zadar

- applying the archeological site „The remains of the St. Stošija church“ to the INTERREG CENTRAL EUROPE project *RUINS - Sustainable re-use, preservation and modern management of historical ruins in Central Europe - elaboration of integrated model and guidelines based on the synthesis of the best European experiences*, by the Zadar Development Agency ZadraNova and the City of Zadar.

- organizing panel discussions on the subject of protection, presentation, management and re-use of the archeological site „The remains of the St. Stošija church“, within the above mentioned project *RUINS*.

In the following text, an issue of future presentation of archeological site „The remains of the St. Stošija church“ will be elaborated in detail.

7.2. Presentation of the archaeological site “The remains of St. Stošija church”

Current state of the archeological site „The remains of the St. Stošija church“ is devastating, in all the main preconditions vital for its future existence: it has no function, its surrounding area is deprived of the original identity, construction is weak, water is being accumulated in the St. Stošija church, St. Stošija church is suffering from decay due to atmospheric negative influences. It can be stated that, without a doubt, the existing conditions do not ensure the existence of the St. Stošija church in the future: the vegetation and the water collected will ultimately grind the mortar and the stone slabs, the precipitation water will wash the mortar away and possible freezing of the remaining water in the winter months will cause the widening of the existing wall-cracks and the occurrence of the new ones. Therefore, it is vital to carry out the works of conservation and restoration – the only question that remains is: how to present a ruins in a way that it becomes an attraction?

As in every presentation of the cultural heritage, especially architecture, one is always facing different methodological approaches to restoration. Also, the character of the accepted level of restoration has also been changing in the past. For example, the widely known restoration of medieval village of Carcasson, led by French architect Viollet-le-Duc, who rebuild almost the entire village with its fortifications according to his own vision of medieval architecture in France, in 1853., was, at that time, considered as an excellent example of restoration of historic architecture. Also, as famous medievalist Xavier Barral i Altet clearly showed in his book „Contro l'Arte Romanica“, 2009., all the medieval building as we see them today, are on a large scale actually the product of their continuous restoration from 18th century till nowadays. Example of Carcasson shows the changing of the accepted models of restoration: although praised in the 19th century as a good practice in restoration of medieval ruins, today it is fairly criticized for lack of authenticity or indulging in the over-idealized presentation of medieval structures, without honoring its original forms. In the end, although it is hard to distinguish original forms from their unfortunate copies, Viollet-le-Duc's restoration is being accepted as an additional value in the context of heritage. Restoration and reconstruction of architecture has existed even before the creation of the term cultural heritage. Old city of Dubrovnik, as we know it today, is actually a result of major rebuilding, after the great earthquake in 1667. destroyed much of medieval city of Dubrovnik – during that rebuilding campaign

Stradun was made, and little of city's medieval structure remains. It has always seemed natural to build something new on the ruins of something old.

Nowadays, restoration of cultural heritage is not based on the expertise of one individual, but is based on numerous charters that are designed to spread pretty uniform standards of preservation of CH, or to diminish those practices which have been identified as some sort of devastation. For instance, it is not acceptable today to make an idealized reconstruction of the church, without strongly accentuating the line between the 'old' and the 'new'.

Following the up-to-date standards of restoration and presentation of cultural heritage, there are two main approaches to restoration of the St. Stošija church: conservation and preservation of the current state or the reconstruction based on the archeological and art-historical research.

7.2.1. Conservation and preservation of the current state

Preservation of the current state is the least invasive method of restoration. It includes the necessary consolidation of the construction, of the masonry and the mortar as well as all the visible and tangible elements and attributes of the historical original architecture. Lastly, it includes the protection of all the visible, tangible and restored elements and attributes of the historical original architecture from the harmful or negative influence of the atmospheric nature – rain, frost, salt, vegetation and similar.

Although that is one of the most 'honest' presentation of the monument, for only the original structure is presented, without any or minimal additions of the modern age, there are many controversies regarding that method of presentation. One of the downsides of that presentation is the quite short durability of protection, for the procedure of protection must be repeated every several years. If not, the precipitation water will cause the deterioration of the material, the seeds will start germinating again in the mortar and the ruin will begin to diminish again. Without regular protection of the material, the St. Stošija church will slowly lose more and more of its structure. After the archeological research in the year 1952., the walls of the upper church were preserved in a larger amount than is the case today.

Another downside of this presentation is illegibility of the monument, if kept exclusively as a ruin. Without additional explanation, there is no way for the not-experts to understand that the today ruin is the relic of the former two-stores church or the former Roman water cistern. It is hard to

understand the significance of the St. Stošija church, just by reading its form, as it is preserved today. There are several ways how to make the church 'readable', by placing info panels with all the relevant information on the church, as well as graphical displays and representations, such as ideal reconstructions of every historical and architectural layer of the church. Another way of noninvasive presentation is by looking through a drawing on the glass, which helps imagining and seeing all the missing parts of the building (similar has been done in archeological Roman site in Salona near Split). Yet another downside of this method of presentation of the archeological site „The remains of the St. Stošija church“ is the impossibility of placing any kind of function inside the ruin. Without a roof, with a hole inside a dome, without any infrastructure or any interior design, it is not suited for any function whatsoever.

However, this kind of presentation - current state presentation - enables the presentation of the ruin as a 'sculpture in space' or architectural sculpture, with its primary function being the aesthetic cultivation of the area where the archeological site „The remains of the St. Stošija church“ is located. In that way, the St. Stošija church could be used as a basis for the architectural sculpture, which would present and accentuate the historical and artistic significance of the St. Stošija church. St. Stošija church would, thus, become an artistic dominant in the surrounding area, and as such, an attraction, without the prerogative to perform any function. As the herald of architectural sculpture, the Louvre Pyramid always comes to mind.



Figures 45-47. Architectural sculptures by Ken Kelleher and Per Kirkeby.



Figure 48-49. Italian artist Edoardo Tresoldi used wire to recreate an early Christian church on an archaeological site in Siponto, a port town in southern Italy.

7.2.2. Reconstruction based on the archeological and art-historical research

There are many advantages and disadvantages to this method, as well as to previous one.

Advantages to reconstruction the medieval church lie in its protection against the environmental negative influence (precipitation water, accumulating of water, seeds germination, salt and similar) and in the possibility of placing a function inside the St. Stošija church. It is without a doubt that appropriate function is of utmost importance in preservation of the monument, as appropriate function means appropriate maintenance.

However, reconstruction of the past, non-existing elements of architecture still presents one of the biggest architectural challenges. How to discern old from new and how to connect them? Should one use traditional or modern material? Should one enhance the modern or make it almost transparent? Should one blindly follow the historical truth or use it just as a guide? Those are only some questions regarding the shape of the reconstruction. Other questions follow: how to make an infrastructure? Should it be visible, as a sign of architectural and historical consistency, or should one hide it and how? For those reasons, a larger commission, composed of experts in all the relevant fields, should always generate decisions, based on a mutual consent, for the wellbeing of the monument.

Reconstruction is always a risky endeavor. There are many examples of reconstruction causing great devastation to the cultural heritage, but there are also examples of a reconstruction adding the value to the already valuable cultural heritage.

There are two main ways or approaches to reconstruction: facsimile reconstruction and non-facsimile reconstruction, which include all the other methods of designing – the main two being the method of adjustment and method of contrast.

Facsimile reconstruction can only be made if there is enough information about the lost architecture or part of architecture. Information can be gathered through old photographs of the lost architecture, or architectural drawings or detailed descriptions which also provide measures of the lost part of architecture. Even if all the materials, from which it is possible to draw a facsimile reconstruction are existing, i.e. photographs, old architectural drawings and similar, there is still no guarantee that the facsimile reconstruction will be identical to the original, now lost form. For example, there is always a possibility that during the construction some changes had to be made, which are not done according to the architectural drawing. Also, a photograph means just one

clipping in the long history of the monument, and there is no guarantee that that specific photograph does not present some altered state of the original form as well.

In many cases, where there is not enough material from which it is possible to make a facsimile reconstruction, one can make an ideal reconstruction, based on studying similar or comparative material. However, there is no historical or architectural certainty in reconstruction based on similar or comparative examples – such reconstruction can only serve as a model, or a frame for architectural design, but architectural details, such as dimensions of the windows and portals, slope of the roof, vaulting, interior wall decoration and similar, would still be completely unknown.

Reconstruction based on the method of adjustment uses the model gained through research on similar or comparative architecture - architecture with similar function, time of origin and characteristics of architectural style - and applies that model in designing the lost part of the architecture, with the aim of reducing the difference between the old and the new to a minimum. That can be achieved by using traditional materials or materials found on the site, and by designing such architecture, which is in dimensions, materials and forms approximately very close to the surviving examples of similar or comparative architecture. In case of such reconstruction of the upper church at St. Stošija, a catalogue of comparative material (medieval small parish churches of the Zadar county) should be made, and that catalogue would then serve as the basis for design based on the method of adjustment.

Reconstruction based on the method of contrast should also use the model gained through research on similar or comparative architecture - architecture with similar function, time of origin and characteristics of architectural style - but with the aim of enhancing the difference between the old and the new. In such cases, model gained through research on similar or comparative architecture does not have to be copied or blindly followed, but can be interpreted in a modern way, by changing the architectural details and using contemporary materials. Such practice is pretty common in present-day approaches to protection and preservation of cultural heritage, because it is based on „architectural truth” of discerning the historic, the original from the modern and new, in a way that allows every cultural period to express its own aesthetic, without one being subjected to the other. Results gained from such an approach to protection and preservation of cultural heritage allows for simultaneous observing of the 'old' and the 'new', in a ways of technical achievements, development of architectural material, principles of interior design, the use of light, the notion of holiness and

many other things. In one word, it can serve as a short but very lucid presentation of the passing of time and the changing character of human history and culture.

Deconsecrated religious buildings are often subject to interesting reinterpretations by architects. Some of those reinterpretations will be shown in the following text.

1. *Medieval church form 13 th century, dedicated to St. Mary, in Spanish city Villanova de la Barca was partially ruined in the bombardment, in the year 1936., during the Spanish Civil War. Only the sanctuary/apse, part of the northern wall and the western facade was preserved. The church was reconstructed in 2016.*

(Architects: aleaolea architecture & landscape (laia renalias, carles serrano, leticia soriano, roger such); **Client:** Vilanova de la Barca; **Construction:** UTE construccions jaen-vallés – urcotex inmobiliaria; **Technical architect:** Baldomer Ric; **Structural engineers:** Campanyà vinyeta sl; **Completion date:** april 2016).



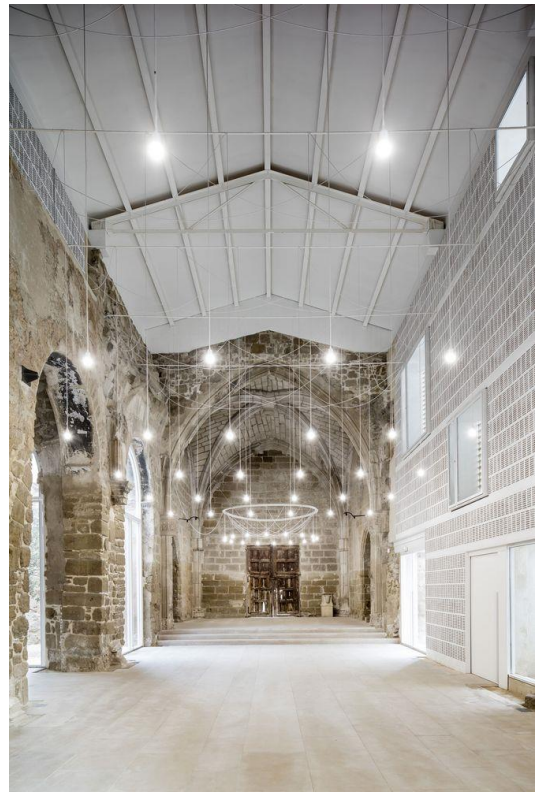


Figure 50-53. Reconstruction of St. Mary church, Villanova de la Barca

2. The convent complex of Sant Francesc in the Spanish town Santpedor was built in the eighteenth century by Franciscan priests. The convent, which includes the renovated Church, was built between 1721 and 1729. The complex was used as a convent until 1835. In 2000 the convent, by then in ruins, was demolished by the state. Only the church and part of the perimeter wall of the convent remained standing, although in very poor condition. The renovation of the church occurred in 2003.

(Project: Auditorium in the church of Sant Francesc convent; Location: Santpedor (Catalonia), Spain; Area: 950 m²; Client: Santpedor City Council; Author: David Closes (architect), Collaborators: Dídac Dalmau (construction engineer), BOMA (structures consultants), Toni Vila (industrial engineer); Date of project: 2005 (1st phase), 2010 (2nd phase) Execution: 2006-2008 (1st phase), 2010-2011 (2nd phase) Builder: Construccions F. Vidal / GrupSoler; Cost: 1.601.553 euros (vat included)





Figure 54-56. Auditorium in the church of Sant Francesc convent

3. *Medieval Mile Museum in Kilkenny, Ireland, was made from the reconstruction of the 13th century structure and former church. Medieval Mile Museum celebrates the heritage of what was once the medieval capital of Ireland. Architect: McCullough Mulvin Architects, Dublin.*



Figure 57- 58. Medieval Mile Museum in Kilkenny, Ireland

7.3. Contemporary use/re-use of the archaeological site “The remains of St. Stošija church”

The archeological site „The remains of the St. Stošija church“ has no function today. The St. Stošija church lost its liturgical function in 18th century. However, the Puntamika peninsula and the St. Stošija church has a rich history, which dates back to Roman times and since the Roman times it is a place for agriculture (*ager centuriatus*), which characteristic of that space lasted through the medieval times and up until late into 20th century. During the Roman times, on the site of St. Stošija church there was a water cistern of the *villa rustica*; during the archeological research in the year 1952., foundation walls of other Roman structures, belonging also to *villa rustica*, were found to the southeast of the St. Stošija church.³¹ Roman cistern was, during the Middle Ages, adapted to a church. Since the medieval times it is a place for gathering for the Holy Mass and everything else related to the normal life of the Christians – baptism, weddings and similar. Form the old, medieval population a few names are mentioned in the historic documents: brothers Urban and Bratoslav Kerudna from the year 1289., Radoslav Šepurić from the year 1405., and Ivan Tvrtković from the year 1438. There is also a legend, connected with the St. Stošija church. By that legend, the bishop of Zadar, bishop Donatus, a contemporary of Charle Magne, was carrying the relic of Saint Anastasia from the Constantinople to Zadar, when a sudden storm hit them near Zadar and they had to stop on the Puntamika peninsula. Bishop Donatus then placed the relic inside the church of St. Clement, which existed in the peninsula, and it was since then that the church is dedicated to St. Stošija (a Slavic name for Anastasia). The relics have later been moved to current Zadar cathedral, also dedicated to St. Stošija (Anastasia). The St. Stošija church in Puntamika was visited by the apostolic visitor Priuli in the year 1603., in the year 1675. a few ruins are mentioned near the church, but in the year 1766. the church is already marked as a ruin. In the medieval times, the Puntamika peninsula was also a place where the salt works were placed, along the fertile fields. During the XVI. century, salt works and fields for agriculture were owned by the monastery of St. Paul Hermit on the little island of Galevac (Školjić), close to island Ugljan, by the Zadar noblemen and, finally, by the St. Stošija church. Upon establishing trade-routes of Zadar with the Ottoman hinterlands, on the Puntamika peninsula a *lazaret* was built, a place for receiving the goods from the Ottoman Empire. The lazaret

³¹ Suić, Petriccioli, „Starohrvatska crkva sv. Stošije kod Zadra“, 11-14.

was destroyed in the XVII. century. In the XVIII. century windmills are mentioned on the Puntamika peninsula.

As this brief walk through the history of Puntamika peninsula showed, the archeological site „The remains of the St. Stošija church“ has a rich tradition from which it can derive its future function.

Defining the future function of the archeological site „The remains of the St. Stošija church“ will greatly influence its method of presentation and restoration. However, choosing the right function must be done by taking into account all the aspects of conservation, preservation and management of cultural heritage.

Cultural heritage can be used or re-used for all three types of production typology (A. G. B. Fisher, *Primary, Secondary and Tertiary Production*, 1933.), as long as requirements of production cannot cause the devastation of the monumental value of the building. In some cases, the continuation of primary or secondary type of production actually benefits the longevity of the CH. However, for most of cultural heritage whose original function has been lost, the appropriate type of production is tertiary type, as this type involves service activities: tourism, commerce, catering, financing services and similar, and as the basic characteristic of the outputs of tertiary activities are intangibility and immateriality. Bluntly put, tertiary activity includes private and public service activities: commerce, repair services, hotels and restaurants, financing, real-estate, public administration, social protection, education and all sorts of community services (arts, culture, health...).

In managing cultural heritage, it is imperative to choose the right kind of productive activity, which will not in any way harm any of the monumental values of the site. By the *Law for protection and preservation of CH*, every action on CH must be approved by the competent authority (Conservation Departments by the Ministry of Culture). Even the change of function, without performing any construction/restoration works, must be approved by the same Departments by the Ministry of Culture. It is known that certain production can cause detriment to the CH, as well as other production can benefit the future existence for CH. Therefore, the above mentioned Law prescribes that the function of the CH is discussed not only with stakeholders, but also with Conservation Department in charge.

In the context of deciding which type of production is compatible with cultural heritage, one must also bear in mind the perseverance of the 'dignity' of the building, meaning that not every site is easily adaptable to house any type of production. It is essential to discuss the modern production type through the filter of the original function of the monument. It is therefore recommended that modern production type follows the original one, if not literally, then at least symbolically. For instance, if an abandoned chapel houses an art gallery, that new production type follows the original function in a way that the character of the new production still manifests the original spiritual and socio-cultural character.

Analysis of compatibility between the activity or activities that has/have been chosen and the conservation of the historical remains that have to host it or them is mainly performed by the competent authority, i.e. the Heritage Departments by the Ministry of Culture, in cooperation with interested stakeholders, owners of the CH and investors in the CH. Choosing the production type or sort of production activity must depend on the historic research as well as on the evaluation of the CH. Before making any definite decision, a comprehensive conservative elaborate/study must be made. That comprehensive conservative elaborate/study should include research on the history of the CH and archive research, research on the constructional and historic layers of the building, research on the material and building techniques. That accumulation of various knowledge about the history of the building offers guidelines not only on the methods of restoration, but also on the future character of the production typology of the building or its future function. (It is worth mentioning here that the first part of this Management Plan can be used as a conservative elaborate/study.) It is always a prerogative for the Conservation Department to preserve and present the original state of the cultural heritage, on the inside as well as on the outside. That means that conservators will choose that production type which activities can easily be implemented into the CH, without altering its original form, ways of communications, room arrangement and similar.

Defining the types of production for CH depends also on urban planners, who in urban planning plans prescribe which production types can be implemented into which types of settlement or parts of the cities. Mostly, cultural heritage is situated in parts of cities intended for dwelling or tertiary type production activities, so it is not seldom that various types of urban-planning documentation already define production type for CH.

Apart from conservators and urban planners, stakeholders, owners and investors also participate in the decision-making on the future production activities in CH, by stating and communicating their visions and desires. Cooperation is necessary for better understanding of the specific conditions that need to be met (conservator's, investor's, stakeholder's etc.). It is generally accepted that CH, even in private ownership, holds a communal value from which the community can benefit and therefore it is important that all the interested parties participate in some aspects of decision-making.

In case of church of St. Stošija on the Puntamika, apart from Heritage Department which pose a legal frame for decision-making, there are many other interested parties which participate in the process of determining the future production activities, which are supposed to be held in the church. To name some of them: Faculty of Letters by the Zadar University, especially the Department for History, Department for Archaeology and Department for History of Art, Department for Tourism and Communication Science, City of Zadar, civil association "Friends of Puntamika" and others (residents, citizens of Zadar, historians enthusiasts, art enthusiasts and similar). Their visions on the future of the church were communicated on the panel discussions, organized in the year 2018. The academic community highlighted the need for further scientific research on the church and proposed the idea of making a catalogue of all the similar churches in the Zadar area; the civil society "Friends of Puntamika" stated their wish for preservation of the ruin; the conservators stated the need for the making of documentation for small-scale infrastructure.

Choosing a compatible production type for the medieval church of St. Stošija is, actually, greatly intertwined with choosing the method of presentation of the site.

Today, the church is abandoned, without a roof, without windows or doors (an open iron grid door is placed) and without any modern installation. If kept that way, the only possible 'production type' would be of socio-cultural character, and that only during warm and dry weather. So, it could be possible to organize short socio-cultural events (concerts, presentations, educational workshops, thematic markets with traditional products, scientific excursions, presentation of archaeological monument *in situ* and similar) with the theme of enhancing historical and scientific value of the building itself. Similar are the conditions of re-use if the St. Stošija church is presented as architectural sculpture.

On the other hand, if the church is restored and modern living standards can be met with (roof, doors and windows, modern installation and similar), then the list of compatible productions also increases, but it is imperative to maintain the primarily socio-cultural and educational character of the site. For instance, the church can be organized as an *in situ* museum of Roman, Early Medieval and Medieval art and architecture, with sculpted pieces of original church inventory and ornamental sculpture, found *in situ* during the excavations of the church in the year 1952. and now stored in Archaeological Museum in Zadar. It can also be used as an *in situ* exhibit of the specific type of church architecture in Dalmatia, formed on the ruins of the remaining Roman architecture. It is important to mention that long-term events and happenings in the church can be arranged only if the church is restored.

However, if restored and equipped with modern technology, one can be tempted to assume that other services can be placed within the church of St. Stošija on Puntamika, such as commerce or administrative services, but that would reduce its monumental value as new production wouldn't in any way reflect the original function of the Cultural Heritage, and the 'dignity' of the church as a "Medieval Holy Space" would be diminished.

In the case of St. Stošija on the Puntamika, only the tertiary type of production can be compatible with the monumental value of that Cultural Heritage, and only that sort of tertiary type of production, which follows or symbolizes the character of the original function of the building, meaning socio-cultural, educational, scientific and artistic character. There are good examples of appropriate re-use of medieval churches, for instance adaptation of the St. Peter and Andrew church into an art gallery.

7.4. The most important needs and opportunities related to tourism development as well as presentation of the site and making it accessible to as many visitors as possible

Development of tourism, perceived as a source of social and economic development of the city, also falls within the scope of interest and aspirations of the local government. In the Zadar County and the City of Zadar, tourism is recognized as one of the most important areas shaping the city's economy.

Tourism supply in the city is aimed primarily at development of tourism based on the city's coastline at the Adriatic sea, related to summer vacations. In the context of tourism development, it is desirable to promote the city more with regard to the resources of outstanding historical value – properties and groups of buildings of great historical significance, to which group belongs and the archeological site „The remains of the St. Stošija church“, with particular emphasis on the role and importance of medieval church Art and Architecture, which in Zadar County is abundant.

This would significantly expand not only tourism supply in the city, but also make it possible to reach another category of recipients, which may increase tourist traffic. With regard to development of tourism as well as matters concerning the display and marketing of the archeological site „The remains of the St. Stošija church“ and making it accessible to as many visitors as possible, collaboration between the property manager and the local government is extremely important. The archeological site „The remains of the St. Stošija church“ was accorded the status of protection by the Croatian Register of cultural heritage, and its significance lies in presenting the medieval way of building churches out of abandoned Roman ruins. Therefore, it should be connected to the other cultural institution in the city and well-known tourist destinations in Zadar. It should also play an important educational role in tutoring children and youth from the city, region and – more broadly – Croatia. Both the city of Zadar and its residents will benefit when the archeological site „The remains of the St. Stošija church“ functions properly and the historic site and its surrounding areas are maintained appropriately.

Nevertheless, initiatives which local government representatives undertake in the vicinity of the archeological site „The remains of the St. Stošija church“ may have either positive or negative impact on development of the site and preservation of the values of the archeological site.

What is of great importance in the context of management of archeological site „The remains of the St. Stošija church“, are the issues concerning the use and development of the areas adjacent to the subject premises – that is beyond the confines of the area covered by the Croatian Law for conservation and preservation of CH (the area owned by various entities) – with particular emphasis on the role of the local government in creation of future functions and the final development and arrangement of the city’s cultural space in the vicinity of the archeological site „The remains of the St. Stošija church“. Therefore, the need for future vision of the use of the property, which assumes close collaboration of local authorities and the Conservation Department, as well as other stakeholders, should not rise any doubts. All parties/stakeholders should cooperate in evaluations, analyses and measures to be provided. Investment operations and activities of the city authorities taken in the area designated for revival will be important for improving the image of the areas adjacent to the archeological site „The remains of the St. Stošija church“. This concerns, first of all, revival and regeneration and cultivation of the surrounding areas.

During the archeological research of the site „The remains of the St. Stošija church“, foundations of other Roman structures, also being part of the Roman villa rustica, were found to the southeast of the St. Stošija church. It is recommended that those foundations are also presented as the part of the final cultivation of the area surrounding St. Stošija church. Namely, those foundations will help determine and understand the context of formation of the St. Stošija church, but will also serve as a visual introduction to the overview and understanding of the St. Stošija church. Those foundations can serve as a basis to design a buffer zone around the church, in a way that the formation of the buffer zone as an archeological site will slowly introduce the viewer to the possibility of understanding St. Stošija church.

The archeological site „The remains of the St. Stošija church“ has no function and it is currently not presented in an appropriate way, meaning that the monumental value of the site is not presented or accentuated in any way. The area around the ruin of St. Stošija church is used for private needs of the neighborhood (parking places and similar). The archeological site „The remains of the St. Stošija church“ is not included in the tourist offer of the City of Zadar and not many visitors come to see the

ruin. In fact, the archeological site „The remains of the St. Stošija church“ is fairly unknown to tourist offices of the City. That is understandable, considering that the site has no function and no presentation. Issues of re-use and presentation should be solved before addressing the problem of tourism development, based on the site.

However, archeological site „The remains of the St. Stošija church“ can be included in various educational projects and a number of initiatives aimed to create a rich cultural offer, not only for tourists but also for the local community. The need to display and share the property, therefore, in a way, falls within the scope of the activities of all the stakeholders. Knowing and understanding the history of Zadar through understanding the history of the archeological site „The remains of the St. Stošija church“ is something that can develop continually, even without solving the issues of the future of the site, ie. its re-use and presentation.

It is not, at this moment, possible to devise a plan for tourism development, based on the site „The remains of the St. Stošija church“, because its function and presentation is still unknown. After solving the issue of re-use and presentation, it will be necessary to define the activities, opportunities and needs for the development of tourism based on visits to the property. Likewise, it is not possible to devise a plan of making the site accessible to as many visitors as possible, because it is not yet possible to predict the number of visitors, as future function of the site is still unknown. But, the existing roads leading to the archeological site „The remains of the St. Stošija church“ are quite meandering and narrow and therefore, not suited for a larger number of visitors. After solving the issue of re-use and presentation, it will be necessary to define the possible ways of access for future visitors, as well as entry and exit routes during the tour of the church.

For that purpose also, it is advised to create a tampon zone or buffer zone, which will detach the archeological site „The remains of the St. Stošija church“ from its surrounding environment, but can also serve as a place for visitors and, in that way, it can improve and enhance the aesthetic values of the whole site, especially regarding the views from both streets.

7.5. Conclusions and recommendations

- Two main issues that need to be solved for the future preservation of the archeological site „The remains of the St. Stošija church“ are the issues of its presentation and its function. Those two issues should not be analyzed separately, for one directly influences the other. The issue of re-use of the site is directly intertwined with the issue of its presentation. For example, if presentation is limited to only thorough preservation of the ruin, that limits the choice of future function for the re-use of the church. Likewise, if there exists a tendency for placing some function other than short-lived exhibitions, then future presentation must solve a great number of tasks for meeting modern housing/living standards.

- Presentation and re-use, as mutually interdependent issues, should be solved by the commission founded particularly for this purpose. That commission should include experts from all the relative fields and disciplines: History, Archeology, Art History, Architecture, Heritage Preservation and Conservation, Construction Engineering, Infrastructure Engineering and similar. That commission, together with the representatives of the owner of the site and the Conservation Department in Zadar, should arrive at the right decision about future re-use and presentation of the archeological site „The remains of the St. Stošija church“.

- All the existing elements of church architecture (architectural attributes defined in Chapter 5) should be preserved, restored and presented. Movable heritage, found during the archeological excavation in 1952., now stored at the Archeological Museum of Zadar, should be presented at the place of their founding, or at the place they originally were placed. Considering that the movable heritage is owned by Archeological Museum of Zadar, replicas can be placed and presented at the archeological site „The remains of the St. Stošija church“.

- Defining the remodeling of the surrounding environment, which includes establishing a tampon zone/buffer zone, or a cultural park zone, should be a part of the future re-use and presentation of the site, with the aim of conveniently connecting archeological site „The remains of the St. Stošija church“ with its surrounding neighborhood. That tampon zone/buffer zone should be designed in an architecturally and urbanistic acceptable way, with visible references to the foundations of the other Roman structures, found southeast of the St. Stošija church.

- Upon deciding about the future presentation and re-use of the archeological site „The remains of the St. Stošija church“, a Public Hearing should be organized, where the commission would display to the public their view on the future presentation and re-use of the site.

- Upon arriving at the consensus about the future presentation and re-use of the site, a call for tenders should be made. In the text of the competition, all terms for architectural planning and design should be listed in a clear and precise way. Variant solutions are preferred.

- All the received variant architectural solution should be exhibited and discussed publicly.

- After finishing the process of decision-making about the future presentation and re-use of the archeological site „The remains of the St. Stošija church“, a plan for tourism development, based on the site „The remains of the St. Stošija church“, should be devised and accepted by the owner of the site, The City of Zadar. That means: defining the activities, opportunities and needs for the development of tourism based on visits to the property.

- Defining the possible ways of access for future visitors, entry and exit routes during the tour of the church, as well as defining the methods of maintenance of the monument in the years to come should be a part of the future re-use and presentation of the site „The remains of the St. Stošija church“.

- Upon devising a Strategy for future revitalization of the archeological site „The remains of the St. Stošija church“, it is recommended that the manager/owner of the protected site implements the Strategy in the city's urbanistic plan. In that plan issues dealing with traffic, accessibility and, possibly, increased number of visitors should be dealt with.

8. THE CONCEPT OF A SYSTEM OF ACTION PLANS

In protection and management of the archeological site „The remains of the St. Stošija church“, the Management Plan should be given highest priority as a document comprehensively covering all the key issues relating to the property – describing and understanding its value as well as the broad issue of protecting, maintaining, using, and displaying the space. What is formulated in the Management Plan is the conduct policy and the attempt to organize and guide management actions, whose primary objective is to ensure that the unique value of the property and its quality, evidenced by integrity and authenticity, are maintained or enriched over time.

The Management Plan is also a long-term document and, by definition, it is a form of a generalized study. *In terms of practice, it therefore needs to be complemented by action plans, which are short-term and which provide detailed provisions on implementation plans relating to the sectors of activity outlined in the management plan.*

The following assumptions are made in relation to development and implementation of action plans for the archeological site „The remains of the St. Stošija church“:

- Dependence and subordination of the action plans to the Management Plan.
- Correlation of action plans with recommendations of the Management Plan. The action plans should respond – in a practical manner – to the Conclusions and Recommendations provided in each part of the Management Plan (implement them).
- The action plans can be developed and implemented by various entities – responsible for or interested in a given problem, but the role of the property manager is to coordinate these actions and to ensure that each action plan is consistent with Conclusions and Recommendations provided in the Management Plan.
- With regard to the Management Plan, individual action plans would be, by definition, of fragmentary nature (even though the scope of each plan may be different) – they would relate to (a) specific problem(s), topic(s), but not the entirety of the issues listed in the Management Plan. The sum of all action plans should, however, correspond to the whole spectrum of issues identified in the

Management Plan. The responsibility for fulfilling all the areas (tasks) included in the Management Plan with action plans should be entrusted to property managers.

- Action plans may have different implementation periods and timetables, depending on the type and nature of actions which they concern.

- Action plans – as implementation documents – should not have extensive, descriptive structures. Being rather fragmentary studies and serving the performance of specific tasks, they should focus on a few essential elements. Action plans, besides indicating (referring to) the Conclusions and Recommendations of the Management Plan, should define task(s), which are the subject matter of a specific action plan and should formulate its implementation, period (schedule), specify the responsible entity, provide a source of funding and specify indicators that will be used for evaluation of the plan.

- It should be assumed that Action Plans would be not only different kinds of tasks, works, activities, which are carried out within the framework of the existing system, structures and activities, but also new activities arising from the Conclusions and Recommendations of the Management Plan.

In conclusion, bad CH management can strongly impact the preservation of cultural heritage. Bad CH management, in case of archaeological site „The remains of the St. Stošija church“, can be performed or administered by two different managing structures. The first managing structure is Ministry of Culture and its Office for Conservation and Preservation of Cultural Heritage. Their bad managing can be defined as follows: rising need for improvements of heritage legislation, regulations and strategies; inexistence of long-term plans or priority restoration lists, sustainable use priorities lists, strategies et cetera; inexistence of stimulating measures for investing in CH; insufficiently developed information system for CH; insufficient professional capacity (lack of staff) for performing all the tasks on CH; insufficiently elaborated methodology and know-how for the making of technical and conservation documentation.

Other managing structures consist of the owners or/and users of CH: private owners, religious, academic and other institutions, cities, local communities, industries et cetera, as well as various institutions, private or public, who are also involved in management of CH (restoration institutions, building and construction institutions, urban-planning institutions, museums, tourism based institutions et cetera). The responsibility for good or bad management of CH lies in both managing

structures and collaboration between those two structures is necessary for realisation of a good management of CH.

To summarize the description of a bad management impact on CH, it could be said that bad management of CH leads to effectuation of risk: for example, deterioration of materials, forms, structures, monumental values and, eventually, monuments; modification of juridical status of the property, diminishing the degree of its protection; lack of conservation policy; threatening effects of regional planning projects; threatening effects of town planning; losing cultural identity. On the opposite, cooperation between all the managing structures can result in good management of CH, with the aim of its preservation, presentation and, finally, continuation as the herald of the common past in the common future.

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