ქალაქების რეაბილიტაციის ზოგიერთი ასპექტი (ქ. მცხეთის მაგალითზე)

ჭურაძე ნანა
GN პროექტი

არქიტექტურულ-მოცულობითი და ქალაქგეგმარებითი პრობლემები, არქიტექტურული ძეგლებისა და ანსამბლების შენარჩუნება და დაცვა, წარმოადგენს თანამედროვე საზოგადოების განვითარების ერთერთ უმთავრეს ამოცანას.

ძველი ფონდის რეგენერაცია-რეაბლიტაციის აქტუალობის, ერთი მოტივი და მრავალი საშუალება არსებობს. მათ შორის არქიტექტორების მიერ არჩეულ იქნა კულტურული მემკვიდრეობის ზოგად ფასეულობათა დაცვა, რაც აქტუალურია საქართველოს მცირე ქალაქებისათვის.

ნაშრომში განხილულია ზოგიერთი ასპექტი ქალაქ-მუზეუმ მცხეთის მაგალითზე, ისტორიულ ქალაქებში ტურიზმის განვითარების ქალაქგეგმარებითი და ტიპოლოგიური პრობლემები, რომლებიც მჭიდროდ არიან დაკავშირებული ამ მცირე ქალაქების კულტურულ და სოციალურ-ეკონომიკურ საკითხებთან.

საქართველოს გააჩნია უნიკალური კულტურული, ისტორიული, ბუნებრივი და სხვა ყოველმხრივ განსაკუთრებული ხელსაყრელი პირობები მრავალსახიანი ტურიზმისათვის.

ძველი ქალაქების ისტორიული უბნების გადარჩენისათვის განზოგადოებული რეკომენდაციები და წინადადებები, რომლებიც შეიმუშავეს პრაქტიკოსმა არქიტექტორებმა, შეიცავს მცირე ქალაქების განაშენიანებისა და ცალკეულ შენობათა სივრცობრივ-კომპოზიციურ ასპექტებს.

გამოვლენილია აგრეთვე, ხელობასთან დაკავშირებული ძველი ხალხური ტრადიციის განვითარება.

Some Aspects of Rehabilitation of Historical Town (Town Mtskheta)

Churadze Nana
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Architecture is the synthesis of arts, technology and social life, designed for definite time and specific place. Architectural heritage expresses cultural-technological, social-economic and socio-political state of the country. This is true about Georgia and any other country and is well reflected in our environment and architectural heritage.

Today, when construction-rehabilitation works are underway in the historical zones of a number of towns of Georgia, the main principle of the strategy is to preserve historical-architectural outlook of old towns, particularly-of Mtskheta. Besides, it is necessary to provide the population with proper modern dwelling, to improve their material welfare and finally to harmonize all these aspects.

Mtskheta, located at the convergence of the rivers Mtkvari and Aragvi, has been settled since III millennium BC and its history and legend are well known to each Georgian. No doubt the authenticity of historical monuments, moss-covered old stones, frescos and writings there point to the Georgian culture being unique.

The idea about preserving an old historical part of the town and transforming it into a town-museum arose some time ago, but it turned out to be unrealistic. While, according to the second idea arisen- the old part of the town should be granted with a new function -of a new, modern, active mode of life, combining the modern with the old, preserving its specific characteristics, at the same time-using an individual approach to each specific case.

Mtskheta was formed as the zone of mixed constructions, where apart from the religious centre there are administrative, trade and service centers, small enterprises and dwelling buildings. In spite of being located near Tbilisi attention to Mtskheta started to be paid only from the last decades of the previous century.

The hierarchal terrace, urban structure near Svetitskhoveli, situated between the Royal field hill and Mtkvari-Aragvi banks is clearly outlined in the city. From the balconies and terraces of the houses, built on the mountain, one can see the magnificent view of Mtskheta with its streets and buildings. One can as well see Svetitskhoveli, Jvari, Samtavro, Bebristsikhe, Baguneti, mount Zedazeni, where the most beautiful dynamic rhythm of churches, their towers and domes is formed, embedding special unimaginable feeling and attitude of visitors.

Even today, with minor exceptions, the old dwelling district of the town has almost preserved its ancient look with the urban design characterizing that period.

Small two-storey houses dominate here. There are simple buildings with modest facades. The illegal extensions built in later periods worsen the interior of historically formed cosy streets. These constructions have no architectural value and with the exception of a small number of buildings, there is none having the status of a monument. It is remarkable, that according to their physical or moral state, they do not correspond not only to modern, but to elementary conditions and do not satisfy the requirements of urban designing. Besides, the basic parts of the buildings are worn out and are coming out of their technical state. Therefore, it is essential to have Mtskheta reconstructed.

Some compromise should be made to protect the existing monuments and the buildings valuable for our cultural heritage from the disguised vandalism from the side of the population and private owners. These compromises should be dealt with professionalism for each specific case.

Before starting the works:

< We, the group of architects of "GN project" searched for all the materials and documents in the archives to avoid the use of eclectic popular details and motivations without proper consideration during construction.

< Partial adaptation was applied, which would not cause abruption of existing artistic architectural outlook. Current landscape and the entire scale of the building site were formed as the result of adaptation.

< It was decided to introduce artistic side without exaggerating old architectural themes.

< "Tbilisian" style or the so called "Oda houses" was used.

< Identity of the old and new construction materials was preserved to the possible extent.

During construction:

< Great attention was paid to the peculiarity of the relief, which had been taken into consideration even prior.

< Uniformity of facades as one of the ways of regulating the architectural outlook of the building was considered. In this case the most important role is given to choosing such artistic-architectural outlook which organically fits into the existing space structure of the building site.

< The details with no scales were changed as recommended by professional architects and designers.

< Selection of less active neutral colors for polychromic facade was considered to be essential.

< One and the same or identical ornaments were used for decorating the banisters and the column arches.

< Several decorative elements, ornament, cornices were restored.

< Great attention was paid to the height, inclination, size and color not to infringe the integrity of the settlement and to fit the roofs into the entire style.

< Mansards were installed in the attics.

< Roof material was completely replaced by tiles.

< Special attention was paid to the wooden ornamented banister of the yard facade as well as to the glass gallery.

< Yards were fenced with simple wooden stone stands.

< Telic gates and fences of the later periods were changed.

< Important attention was paid to the quality of carrying out construction works.

Together with the architectural rehabilitation works the question of preserving the vitality of the small towns and justifying their existence from the economic point of view arouse. The optimal variant for all these is the development of cultural tourism in our country.

This is conditioned by some factors, namely:

a) There are a lot of monuments on the territory of Georgia that cannot be ignored. 12 thousand monuments are registered in the country, out of which 5 thousand are under the state's protection.

b) Georgia has unique cultural, historic, natural and other favorable conditions for tourism.

< This point is to be studied from the following perspectives:
< Tourism demand for a particular site;
< Cognitive value of the site;
< Natural-climatic conditions;
< Material-technical basis;
< Infrastructure of the part of the town;
< Communications;
< Local traditions;
< Ethnographical resources;
< Non materialistic cultural resources;
< Unique industrial resources.

Mtskheta and its surroundings are rich with cultural heritage, promoting the development of tourism of this genre, which will popularize its history, culture, material and spiritual heritage of the area. Although there is great historical-cultural inheritance in Mtskheta, the question may arise how valuable it is to promote tourism there as most of them cannot be considered as touristic sites. They should be restored in such a way as to preserve original outlook, but it is another point of discussion.

As Mtskheta is located near Tbilisi there is no need to have a large number of hotels and restaurants there. It is more important to have an information centre, small original cafés and specific trade centers with workshops.

To maintain our traditions it is advisable to create small workshops, where it will be possible to carry out creative process for tourists. Besides, shops should be opened where tourists will be offered different products. In this way guests will get to know the unique Georgian culture and thus local inhabitants will get involved in modern social life.

The reasonable and purposeful usage of the existing resources and potentials will promote the development of tourism and accordingly - of our economy, which will finally lead to employing people being a big problem in Georgia.

As a conclusion it can be said that the present building site of Mtskheta is the result of historical-social and artistic-agricultural factors formed during centuries, developed and formed in the specific geographical relief.

The most part of dwelling houses are adapted buildings and not historically formed original building sites. That is why we applied to adaptation, considering the structure and nature, as adaptation was implemented by designing the whole part of the town.

Proceeding from the mentioned, in case of taking a decision of further construction of some part of the town, it will be advisable to consider the recommendations of historical-architectural research and construct the buildings which will fit in the existing historical picture of the town. Due attention should be paid to preserving the general values characterizing Mtskheta or its specific part.

Georgia does not have great experience in the field of preserving the cultural inheritance and the latest methods of regeneration. That is why old towns and their parts are in danger of losing their unique characteristics. There are many reasons for the mentioned, one of them being low quality, irresponsible restoring works. Local and international support is needed to preserve old towns to future generations, so that the historical monuments never happen to be on the list of endangered monuments of the UNESCO.

Apart from Mtskheta, unique architectural monument, discussed here, there are many unique settlements which must be preserved as well.

Fig. 1
Gamsakhurdia Street N-35

Fig. 2

Mamulashvili Street N-4 **Mamulashvili Street N-4**

Fig. 3
Sanapiro Street N-3

Fig. 4
Mtskheta Street, Mrevlishvili House (Sightseeing)

Fig. 5
Mamulashvili Street N-24

Fig. 6
Mamulashvili Street N-20

Picture 7
Mamulashvili Street N-20[1]