



European initiatives
for the common good

The 7 Most Endangered 2014

Programme run by **Europa Nostra**, the Voice of Cultural Heritage in Europe,
in partnership with **Council of Europe Development Bank** (associated partner) and
European Investment Bank Institute (founding partner)

RESTORATION AND REHABILITATION OF KASTORIA'S DOLCHO AND APOZARI NEIGHBOURHOODS

KASTORIA, GREECE



**Feasibility Study funded by a grant from Council of Europe Development Bank
through its Spanish Social Cohesion Account**

Pedro Ponce de León. APRIL 2015

Disclaimer: The views expressed by this report are exclusively the responsibility of the author and do not necessarily reflect the views of the CEB.

TABLE OF CONTENTS

1.	INTRODUCTION; PURPOSE AND LOCATION.	3
2.	CONTEXT. ENVIRONMENT. TANGIBLE AND INTANGIBLE ASSETS. DESCRIPTION OF BOTH NEIGHBORHOODS.	5
3.	S.W.O.T. ANALYSIS.	11
4.	ADMINISTRATIVE PROCEDURES TO GET PERMISSIONS FOR LISTED BUILDINGS	17
5.	PROPOSALS.	22
5.1.	DESCRIPTION OF THE STAKEHOLDERS	
5.2.	LEGAL AND REGULATORY TASKS. GOVERNMENT TRANSVERSALITY	
5.3.	INCENTIVE PROGRAMMES	
	○ PRIVATE SECTOR	
	○ PUBLIC SECTOR	
	○ PUBLIC & PRIVATE PARTNERSHIPS	
	○ CHURCH	
5.4.	URBAN PLANNING AND ENVIRONMENT	
5.5.	ENERGY EFFICIENCY IMPROVEMENT IN LISTED BUILDINGS	
6.	PILOT PROGRAMME.	28
6.1.	DOLCHO	
	○ DESCRIPTION	
	○ QUANTIFICATION	
6.2.	APOZARI	
	○ DESCRIPTION	
	○ QUANTIFICATION	
7.	ESTIMATED INVESTMENT COSTS AND PLANNING.	33
8.	FINANCING POSSIBILITIES.	38
8.1.	OPERATING & MAINTENANCE COSTS O&M	
8.2.	PUBLIC FUNDING SOURCES	
8.3.	PRIVATE FUNDING SOURCES	
8.4.	DATABASE	
9.	CONCLUSIONS.	50
	DRAWINGS AND 3D IMAGES ¹ . (List)	61
	APPENDIX 1. REFERENCES AND DOCUMENTS USED.	62
	APPENDIX 2. MISSION DETAILS. AGENDA.	63

¹ This section consists of 16 general plans and 3 specific drawings, which are inseparable part of this Final Report, but due to its size and format are in separate files



1. INTRODUCTION ; PURPOSE AND LOCATION

The objective of these Consultancy Services are to provide technical assistance (TA) in drafting an Outline Feasibility Report for the restoration/rehabilitation of historic buildings and their ensembles, including their surrounding townscapes or landscapes, in the neighborhoods of Dolcho and Apozari, Kastoria, Greece. All of it will be in accordance with the Nomination Form and subsequent approval by EUROPA NOSTRA for its "Heritage in Danger" program This Report could be used for further comprehensive problem definition and formulation of proposals for addressing the issues, as well as a basis for coordination between public and private stakeholders and an efficient fund raising.

The scope of this Report is twofold:

First, technical, with the proposal of a realistic program for the interventions, and includes:

- Overall analysis of the conditions in the historic urban settlements: its buildings, street network, facilities, environment conditions and opportunities, technical infrastructure etc., as well as of the residing population; identifying the issues and formulating a general diagnosis.
- Proposal and definition for qualified interventions concerning preservation, repairs *and/or* restoration/rehabilitation of the buildings *and/or* their ensembles, and of the related surroundings, according to their current and potential future uses. The proposal includes solutions for buildings which current owners *and/or* users have limited resources.
- Full study for improvement of two selected specific areas (one in each neighborhood) that will serve as a model for interventions in the two neighborhoods.
- A strategy and an action plan, including phasing, for upgrading and revitalization of the neighborhoods and enhancement of economic activities there.

Second, financial, with the proposal of a financing plan based on prioritizations of activities. Current owners'/residents' economic resources and impacts of the interventions on the neighborhoods are taken into account. Search of appropriate solutions for vulnerable populations *and/or* with limited resources, currently owning *and/or* living in the concerned buildings, are included. And finally, the potential sources of funding, whether public, institutional or private are defined.



European initiatives
for the common good

Location:

Kastoria (in Greek: Καστορία) is one of the fifty-one prefectures (nomes) of Greece. Its capital city is Kastoria, and its population was estimated at 51,934 inhabitants in the most recent census. The prefecture of Kastoria is located in the northwestern side of the Western Macedonia region of Greece. It is one of the most mountainous prefectures where there exist noteworthy prehistoric (Neolithic, see Dispilio), and byzantine monuments.

There are eleven municipalities in the Kastoria Prefecture: Agia Triada, Agioi Anargyroi, Akrites, Arrenes, Gramos, Ion, Dragoumis, Kastoria, Kastraki, Kleisoura, Korestia, Makednos, Mesopotamia, Nestorio, Orestida and Vitsi.

The city of Kastoria, built in a peninsula surrounded by the lake Orestiada, is 520 kilometers away from Athens and 200 kilometers away from Thessaloniki (E90). Kastoria and the surrounding area are internationally known as centers of the manufacturing and trading of furs.

Fur manufacturing dates back more than a thousand years and the economic activity of the prefecture centers around furs. Rich elements of Byzantine culture (Byzantine Justinian walls and medieval churches) as well as traditional mansions of the 17th and 18th centuries, unique for their architectural design are located in the city of Kastoria.

Other places of interest are the different Museums, (see graphic documentation), the Byzantine and post-Byzantine churches (about 72-74). The imposing mountains of Vitsi and Grammos, the Orestiada lake and the rich cultural heritage (Dispilio, Mavriotissa, Omorfoklissia...), are some distinctive characteristics that make the city of Kastoria and the surrounding areas a tourist attraction for all seasons of the year. Nowadays, the population of the town is decreasing (it was in 1981, 20.661 inhab., 1991, 14.775 inhab., 2001, 14.813 inhab., in 2011 13.387 inhabitants. (16.958 in the municipal unit).

According to information provided² by the city of Kastoria, there are 351 of the remaining buildings are of private ownerships. The fact is that 25 of them are fully destroyed, 120 of them are in a bad state, 146 are in a moderate state and only 60 of them are preserved.

Latitude: 40.52°N. 21.27°E. Elevation: +705m. (see also G01 map).

² See "diorthoseis dh mou Kastorias", ME2014_EL01_additionalinfo



European initiatives
for the common good

2 . CONTEXT. ENVIRONMENT. TANGIBLE AND INTANGIBLE ASSETS.

Apart from its high architectural and urban value, the Prefecture of Kastoria and the town of Kastoria are part of a region with a huge diversity, with strong historical, geographical and archaeological value. Lake Orestiada virtually surrounds the city and remains in this part of Macedonia as a hospitable habitat for many endangered avifauna and fauna species. And, besides of that, the possibility of water sports and other outdoor related and contact with nature increases its appeal. On the west of the Prefecture, in Gramos (1300m.), the springs of the biggest river in Greece, Aliakmonas; along the river banks, unique forests and hydrotopes are formed, differentiated according to the altitude.

The customs and the tradition deserve the citizens attention and support, preserve the vernacular culture and the values and the identity of the Prefecture. The folklore, (Fires of Christmas, the Carnivals of Argos Orestiko (with groups of disguised people called "Bouloukia"), are still being celebrated in both neighborhoods. Other parties, festivities and local fairs (in Dispilio, Prophet Elias and St. Paraskevi days) held in Kastoria and its environment.

Description of both neighborhoods:

Dolcho and Apozari neighborhoods are located at the east end of the city of Kastoria, which occupies an isthmus surrounded on three sides by the waters of Lake Kastoria or Orestiada.

The narrowest side of the isthmus conserves remains of the Justinian Walls (VIth C.) Human settlements in the area are much older, in the southern shore of the lake remains the Neolithic village of Dispilio, one of the most important in Europe.

According to reports, two neighborhoods were historically occupied by a population of Byzantine Christian religion, as evidenced by the large number of small churches that are conserved in both districts (31-32 in total), so that the buildings are organized around these buildings forming small urban complexes, with a parish structure.

These churches are built with brick walls and masonry covered by vaults, and curved tiles. Some churches remain wall paintings of extraordinary value inside.



Aerial view of Kastoria and Lake Orestiada.

This interconnected nexus of churches and private houses constitutes a rare example of a Byzantine and post-Byzantine township, and remains inhabited to this day. Some buildings linked to the fur industry (the name of Kastoria appears to come from the European beaver, now disappeared) remain in both neighborhoods are endangered due to their progressive deterioration and neglect.

This type of building is unique and comes from a construction technique from the 17th and 19th centuries; during these times, the processing and exporting of animal furs to Europe created wealth, and city mansions, of particular architectural and decorative value, were built.

Being at the crossroads to the western Balkans and beyond, the merchants of the city were able to become wealthy enough to afford building mansions of outstanding architectural and artistic value.

Examining the architecture of the oldest preserved mansions, like the Tsiatsiapas Mansion (1754), the brothers' Emmanouil, the Natzis, the Bassaras, and other mansions, we can see that the building was of a tower-like basic form, with rooms lined up at the second (or third) floor levels. A high wall cutting it off from the street surrounds the inner yard. The gate usually consists of two robust wooden leaves secured with bolts. On the façade, in front of the first floor "Doxato," there usually exists an oblong loggia called "Iliakos" (= sunny), which is very typical of the Kastorian vernacular architecture.



The morphology of these Mansions is due to their building elements and their ground plan. According to the latter, we can divide them into three categories:

1. Those, which have an oblong ground plan looking over an inner yard. Of such design are the mansions of Emmanouil Brothers, Sapountzis, and Tsiatsiapas.
2. Those, which are of a 'Balkan' ground plan shape, inscribed in a rectangular tending to become a square. Examples are Skoutaris and Nerantzis-Aivatzi Mansions.
3. The ones belonging to the last stage of mansion elaborate plan evolution, namely a cross inscribed in a square. Examples in this category are Papaterpos and Vergoulka Mansions.

Functionally (with variations depending on size and configuration), the ground floors are devoted to warehouses and manufacturing workspaces and the upper housing, stays separate summer and winter. The plan shape of most of these buildings is essentially rectangular, so that the long sides have north and south orientation.

The outer walls of these residential buildings are built with masonry in the lower parts with a wooden framework interlocking pieces in both (longitudinal and transverse) directions, which provides great stability. Instead, the walls of the upper floors (dedicated to housing), are much lighter, and consist of an inner wooden frame, lined on both sides by a sheathing nailed pieces and very thin, plastered on both sides with lime mortar, which improves its fire resistance.



Example of the construction features; Siomkos Mansion, Apozari Neighborhood.



European initiatives
for the common good

These upper floors façades are provided with windows and galleries decorated, with wooden shutters or blinds and overhanging balconies. Most of the buildings have three storeys, although four in some due to uneven ground (especially in Dolcho) can reach all four.

The roofs are, like churches, built out of ceramic curved tiles supported by a wooden structure. Chimneys are very numerous and picturesque, with cylindrical and very slender prismatic shapes; roofs and upper floors of the buildings make up the "skyline" of both neighborhoods. They are the flues of interior fireplaces because the weather is very extreme in Kastoria, with periods of very low winter temperatures that cause the lake freezes.

Apart from these buildings, other smaller and similar features from the same era and even earlier are preserved. In the nineteenth and early twentieth centuries and a series of "villas" neoclassical and eclectic style, which gives both a great typological variety are built. Unfortunately, from the second half of the twentieth century and especially in the higher areas of both districts a number of taller buildings were built without any constructive or environmental interest, representing an aggressive alteration of an exceptional environment.

The condition of these buildings is very different. The churches are preserved generally in good condition, but much of the rest of the listed buildings, especially those closest to both shores of the lake (in part due to less resistant nature of the subsoil, coupled with neglect and disuse), are in very poor condition, so some only stay the remains of the walls, and there are several that are in critical condition for stability.

The historical-constructive, landscape and spatial environmental interest of these two neighborhoods, despite its progressive deterioration and abandonment, justifiably deserves its inclusion in the category of one of the 7 most endangered sites in Europe 2014.



Example of deterioration; Ventou Mansion, Dolcho neighborhood (nowadays totally collapsed).

These "Consultancy Services " cover and analyze both neighborhoods. But due to its configuration, size and general characteristics described, it is consistent analyze the feasibility of preserving a part of each of them, which is selected based on a criteria of authenticity, condition and environmental preservation, reflected in the accompanying graphic documentation.

It is clear that the recovery process and value both as Apozari and Dolcho must be accomplished by developing a stage plan that includes different phases and deadlines for action so that on the following findings and criteria are applied to have been demonstrating their validity and effect in stages or earlier interventions.

It is necessary to recover the attractive of these neighborhoods through its revitalization, which necessarily involves the rehabilitation, renovation and enhancement of buildings, urban spaces

The selected areas are included in a "pilot programme", because in them there is a match with elements from other neighborhoods (churches, mansions and urban elements) that could be applied in future interventions. By assimilating the successes and mistakes and possible solutions is possible to develop a "dynamic" for the recovery of both neighborhoods.



The need to develop the intervention in different phases is evident, so that the pilot areas studied have the character of a "first step" of a process for the enhancement and revitalization of both neighborhoods. This requires getting attractive living spaces for citizens, improving the quality of life and qualities of buildings and urban spaces. This requires an analysis and diagnosis of current reality.



Deteriorated heritage. Gougoulitsas Mansion



Revitalized historic building in Dolcho: Pouliopoulos Mansion



European initiatives
for the common good

3. S.W.O.T. ANALYSIS.

A. STRENGTHS

- Historical value of the city, with remains from prehistory to Roman or Byzantine empires.
- Religious value, linked with the urban pattern, identifying more than thirty churches shape the town planning.
- General feeling of respect and appreciation from the public regarding its buildings, especially in the case of the older population about their homes, but also for their parishes and churches.
- Demand for spaces and buildings to live and work in Dolcho by an active sector of the population (liberal professionals and craftsmen with activities related to heritage, etc.), which today are not offering.
- High environmental and landscape values of both neighbourhoods.
- Unique construction architectural techniques.
- Availability of architects, engineers and technicians trained for the restoration of buildings.
- Existence of construction companies and craftsmen specialized in restoration and conservation of listed buildings.
- Abundance of providers associated with traditional building techniques and conservation materials.
- Landmarks of high interest located close (Dispilio, see next image), and inside the city;(see General and Specific Plans). Cultural, artistic, religious and environmental.



- Dispilio. General view of eco-museum. (4 kms.. far from Dolcho, 75.000 visitors/year)

B. WEAKNESSES

- The current economic situation, with stagnation in Europe and deep economic crisis in Greece, with rates of GDP decreasing since 20083.
- Absence of bank credit, poor private and public initiative.
- Unemployment rates in 26,4%, highest in Euro Zone
- Complex and difficult processing documents and bureaucratic slowness; major management issues are centralized in Athens and other administrative centres.
- Administrative complexity and difficulty in processing and obtaining the necessary permits. That means that the average time for getting permission for the restoration of listed building may take from 4 -7months to a year approximately.
- Recent introduction of a new tax on real property, (although it is common in other European countries), coupled with the rising costs of fuel for heating.

3 Greece GDP Yearly evolution: : 2009: -3,1%, 2010: -5,4%, 2011:-8,9%. 2012: -6,6%, 2013: -3,3%.

<http://data.worldbank.org/indicator/NY.GDP.MKTP.KD.ZG>

- Absence of measures to encourage rehabilitation and consistent and respectful reuse of buildings by local, regional or central authorities.



Example of lack of attention; House near Agioi Anargyroi church. Apozari neighborhood.

- Lack of attention to historic buildings by the locals because of the difficulty of handling, high costs and adaptation to standards of quality and comfort of the rehabilitation.
- Urban lightning outdated and expensive. High energy and maintenance costs.
- Old and harmful interior lightning of the churches. High levels of IR and UV radiation.

C. OPORTUNITIES

- Ability to create an action plan and a strategy that includes the renewal of both districts, with the development and strengthening of economic activity. This strategy should include:
- Recovery of historic districts, with the enhancement of a unique urban pattern of high value.
- Reactivation of local economy.
- Existence in both quarters empty buildings and public property in partial or total disuse (see image below), but with a high architectural value. This makes it possible that public initiative can serve as an example and reference to subsequent interventions private owners.



Mansions with the façades and roofs restored with European funds, near the Folklore Museum; nowadays partially unoccupied buildings.

- Use these buildings, once restored, as "generators of activity", intensifying their use and providing them with a "living" and dynamic content.



European initiatives
for the common good

- Foster cooperation with the private owners of low economic level, based on different forms of management: sale or assignment of use, total or partial lease medium or long term of its buildings, for residential crafts and commercial uses.
- Enhancing the opportunity to use the buildings recovered as cultural spaces "live" and accommodation for students and pupils of schools of the city (middle and upper level schools, universities)
- Creation of employment associated with cultural heritage, tourism, restoration of listed buildings or arts and crafts, by promoting the use of new technologies in both neighbourhoods (See General and Specific Plans).
- Linking spaces recovered in both neighborhoods with social and cultural activities that can generate an economic return thanks to the tourism development of the attractive surroundings. (the lake, environmental, archaeological and religious heritage ...)
- Tourism development, taking advantage of its cultural and natural uniqueness.

D. THREATS

- Ruined buildings (see next image) and decrepit infrastructure
- Loss of building types from disuse and neglect, leading to its collapse and disappearance.
- Gradual abandonment of traditional buildings by owners, aggravated by the aging population and the lack of resources to maintain their services and to prevent deterioration.
- Precarious security for pedestrians, buildings about to collapse.
- Vandalism
- Insecurity



Example of ruined building; Hristopoulos Mansion, Dolcho neighborhood.

4. ADMINISTRATIVE PROCEDURES TO GET PERMISSIONS FOR LISTED BUILDINGS.

RESTORATION WORK APPROVAL PROCESS FOR LISTED BUILDINGS IN THE OLD TOWN OF KASTORIA (INCLUDING DOLCHO AND APOZARI NEIGHBORHOODS).

(This section from the report contains the text of speeches delivered in English by the Kastoria Town Planning Service).

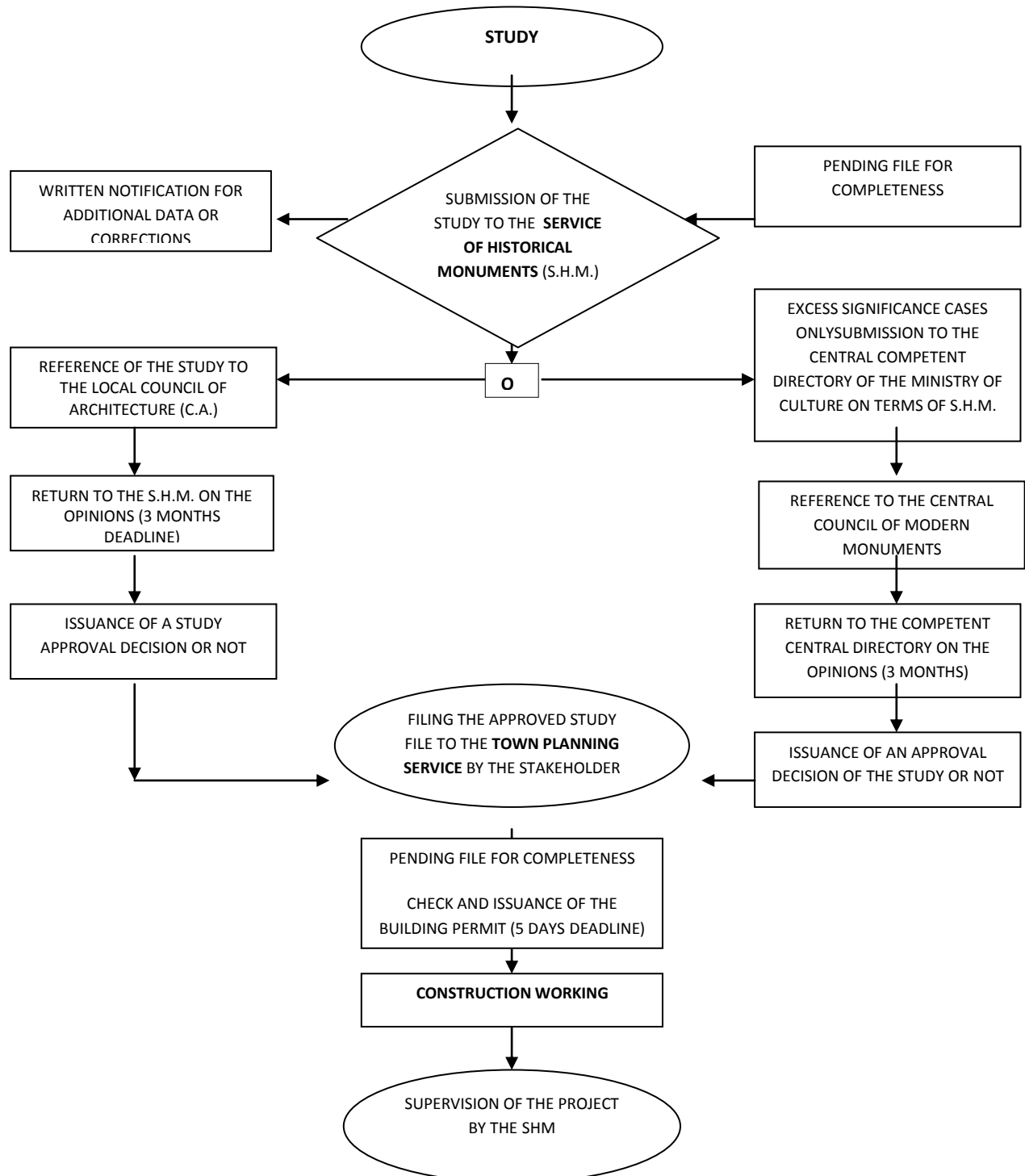
The first classification of listed buildings in Kastoria occurred in 1965 by the Ministry of Culture, while the old town was classified as an area in need of special state protection in 1975 by the same Ministry.

In 1983, the Ministry of Land Settlement and the Environment featured the same (as above) part of the town (Dolcho and Apozari neighborhoods) as traditional and the buildings of the area with different classifications, according either to:

1. their architectural value :
 - 1.1. great architectural value
 - 1.2. folkloric-traditional
 - 1.3. escort building
2. or their maintenance :
 - 2.1. excess maintenance
 - 2.2. large maintenance
 - 2.3. low maintenance

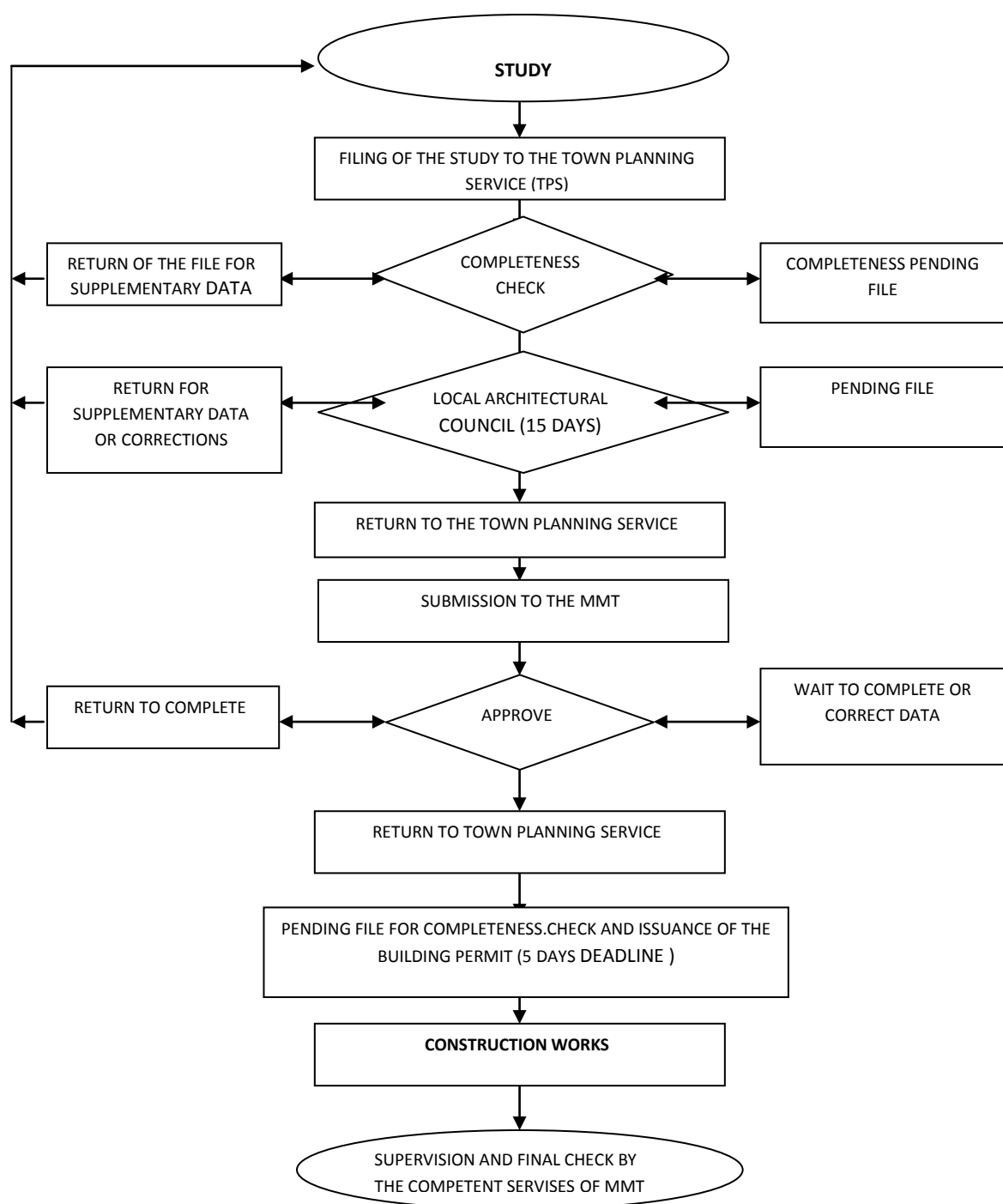
Therefore, in the traditional quarters of Kastoria city there are many double-labeled buildings. According to the Ministry of the classification, the approval process goes as follows:

Flow chart of administrative procedures for submission and approval of restoration studies from Ministry of Culture





Flow chart of administrative procedure for submission and approval of restoration studies from Ministry of Macedonia and Thrace (MMT)



In both cases, Ministry of Culture or Ministry of Macedonian-Thrace, the deadline to the final approval and issuance of the building permit range between 110 and 215 days, depending on the reloading deadline.

Approval of the study by the competent services of Macedonian-Thrace is not required in the following cases:

1. Change of the use of the building, allowed by the Master Plan and the Land-Use Special Orders ruling the concerned region, unless the new use requires building works which are not included in the following cases:
 - 1.1. Building works of small scale (see below)
 - 1.2. Works of frames replacement, according to A.C. opinion, concerning same standard and color as the initial frames.
 - 1.3. Installation of air conditioning units in the buildings, according to A.C. opinion.

For the double-labeled buildings:

Approval of the study by the competent services of the MMT is not required when the two classifications are equivalent as it concerns the different elements of the building (form, volume, parts of the building, use etc.). In this case the approval of the Ministry of Culture prevails.

Approval of the MMT is required when:

1. The building classification by the two Ministries is different. The study shall be subjected to the MMT after having obtained the approval of the Service of Historical Monuments of the Epirus and Western Macedonia Devolved Administration.
2. Part or the whole building is crumbled, due to events caused by force majeure (e.g. earthquake, fire or flood).
3. Part or the whole building is judged as dangerously crumbling by a ramshackle protocol (the dangerously crumbling reports should be submitted, too).
4. It concerns the construction study for a part or the whole building, according to the provisions of the General Building Regulations.

Construction Works of Small Scale include the following works:

1. Internal color works.
2. Internal repairs or revisions, which do not affect the bearing structure of the building or its appearance.
3. Floor repairing works.
4. Repair, alternation or completion of the installations and pipes of the building.
5. Small repairs of doors and windows, without altering their initial form.
6. Small and individual repairs for reason of use, hygiene and protection of the building (concerns only internal works).
7. Internal coating repairs or local railing replacement, without using scaffolding, in the same form and material as it was at the time of its classification, according to A.C. opinion.
8. Small scale internal building fittings without affecting the bearing structure of the building (concrete elements, masonry etc.) and provided that there would be no use of reinforced concrete.
9. Construction of hobs, ovens, fireplaces in internal places.
10. Installation of air conditioning units in existing buildings (main sides of the buildings are excluded), according to A.C. opinion, based on building's photos.
11. Roof repairing in the same form, using the same materials as the original ones.

Construction of new buildings or extensions in existing ones in plots neighboring to Listed Buildings

Submission of the construction study to the Town Planning Service after having obtained the A.C.'s opinion (2 months deadline).

5. PROPOSALS.

5.1 DESCRIPTION OF THE STAKEHOLDERS:

- **PUBLIC STAKEHOLDERS:**

- Greek Government
- Ministry of Culture
- Ministry of Macedonia and Thracian
- Macedonian Regional Government
- Municipality of Kastoria
- Kastoria Restoration Office (to be created)
- University, Professional Schools, Public Centers of Education.

- **PRIVATE STAKEHOLDERS:**

- Private Businesses
- House Owners
- Orthodox Church
- Chamber of Commerce
- Local Retail Associations
- Fur Association
- Private funding sources

These public and private organizations should be involved in a process consisting of six phases, as detailed in the summary table on the next page. These six phases (A, B, C, D, E and F), are:

- A. Previous legal and regulatory tasks
- B. Incentive programme for private sector
- C. Incentive programme for the public sector
- D. Incentive for public & private sectors partnerships (PPP)
- E. Incentive programme for the Church
- F. Urban Planning and Environment



STAKEHOLDERS / OWNERS / ACTORS	TASKS / ACTIVITIES																					
	A. Previous legal and regulatory tasks						B. Incentive programme for private sector					C. Incentive programme for the public sector					D. Incentive for public&private sectors partnerships (PPP)		E. Incentive programme for the Church		F. Urban Planning and Environment	
	A1	A2	A3	A4	A5	A6	B1	B2	B3	B4	B5	C1	C2	C3	C4	C5	D1	D2	E1	E2	F1	F2
PUBLIC STAKEHOLDERS																						
Greek Government																						
Ministry of Culture																						
Macedonian Regional Government																						
Municipality of Kastoria																						
Kastoria Restoration Office																						
University																						
PRIVATE STAKEHOLDERS																						
Private Businesses or House Owners																						
Church																						
Local Retail Associations. Fur Association																						
Private funding sources																						

- | | | | |
|----|---|----|--|
| A1 | Creation of the Kastoria Restoration Office | C1 | Social Public Housing for Rent Programme |
| A2 | Updating building inventory | C2 | Creation of the Centre of Studies in Macedonian Cultural Heritage |
| A3 | Defining Emergency Works for Architectural Safeguard | C3 | Moving administration offices to listed public buildings |
| A4 | Urban Planning. Design of a Special Protected Area | C4 | Hiring cultural heritage trained staff for tours |
| A5 | Design of Cultural Tourism Strategy. | C5 | Creation of a Regional Tourism Office |
| A6 | Cultural Heritage Integrated Management Plan (CHIMP) | | |
| B1 | Reduction on permission costs for home and business owners | D1 | Defining new uses or long term rentals for listed public buildings managed by privates |
| B2 | Subsidies for energetic rehabilitation | D2 | Promotion of local business, Restoration of the Madrasa as an Arts and Crafts Centre |
| B3 | Low taxes on arts & crafts and heritage related businesses | E1 | Substitution of outer and inner lightning for more efficient |
| B4 | Promotion of local bussiness. Restoration of the Madrasa as an Arts and Crafts Centre | E2 | Improvement on outer spaces and access maintenance |
| B5 | Training programmes for youngsters (arts and crafts) (i.e. providing free/subsidized labor) | F1 | Replacing / Improving pavements, sewerage and lightning |
| | | F2 | Sustainable lightning, signage and urban furniture |

5.2 LEGAL AND REGULATORY TASKS. GOVERNMENT TRANSVERSALITY

The involvement of all administrations is essential for integrated development and rehabilitation of both neighborhoods and the city, necessary condition to get funding.

- **Decentralization. Creation of a restoration office in Kastoria**

It is necessary to reduce the bureaucratic process to get permissions for the restoration of listed buildings. Creation of a local technical office composed by professionals that represent the different governments (National, Regional and Local), provided with legal authority, aware of regulations and capable of handling rehabilitation files no longer than three months. Streamlining the current processing. (See "Administrative Procedure")

This office could provide also information to owners, entrepreneurs or promoters about both conservation and energetic rehabilitation. A multi-disciplinary team of independent technical experts competent in the subject matter must conduct it, without ignoring the obligatory supervised consultation with and participation by its inhabitants.

- **Special Protected Area. Urban Planning.**

A urban document that regulates the restoration and rehabilitation of existing buildings, as well as new construction on empty plots, streets or landscape. The Kastoria Restoration Office will establish a *key process* to facilitate the channels for institutional co-operation and administrative and technical co-ordination, as well as the performance of all actions necessary to carry out the aims with a scientific approach, diligence and efficacy.

5.3 INCENTIVE PROGRAMMES

PRIVATE SECTOR

- Reduced permission costs for rehabilitation of listed buildings
- Reduction of 75% of the permission costs in rehabilitation of listed buildings.
- Subsidies for listed buildings energetic rehabilitation (VAT reduced)
- Subsidy for the replacement of glazing and / or improvement of insulation in façades and roof. The goal is to match the level of comfort between new and refurbished buildings
- Promotion of local businesses related to heritage, arts, crafts or trades
- Subsidies on taxes for the first years after works



European initiatives
for the common good

PUBLIC SECTOR

- **Social housing for rent programme**
 - A programme of public housing for rent (or temporary cession/assignment) for young people, students, families or artisans in public property buildings. Its viability will procure:
 - The development and sustainable use of the old town.
 - To guarantee its preservation and the quality of life of its inhabitants
 - To contribute to the neighbourhoods (and of course Kastoria), economic success, to its ecology and its social and cultural vitality.
- **Creation of a Centre of studies in Macedonian conservation and restoration of cultural heritage.**
 - Use of a public listed building as a heritage hub that will attract international scientific community gathering in seminars and conferences, studying regional culture.
 - At the same time, this centre could train students in heritage conservation and take care of maintenance of the neighborhoods, churches or archaeological sites.
- **Creation of a local tourism office**
 - Choosing a public listed building that could be a pole of attraction to tourists, providing information about cultural and environmental tourism.
- **Development of art and cultural activities for the dissemination and promotion of both neighborhoods.**
 - Promotion of an interpretation centre about Dispilio archaeological site, provided with audiovisuals, exhibitions and replicas of the Byzantine churches and wall paintings.
 - Restoration of the Madrasa (Mendrese) as an arts and crafts centre, furriery and with educational activities for children.
 - Strengthening the value of the Justinian Wall (VIth C.), consolidating its remains and providing it with explanatory panels.
 - Restoration of the Koursoumli Mosque as a chamber music hall and cultural centre organizing painting or photography competitions, in close collaboration with the Fine Arts Faculty, Private or Public Cultural Foundations, etc

PUBLIC & PRIVATE PARTNERSHIPS

With the beginning of the process the appeal of both districts will increase so that private investment will appear as below and result of public action. Therefore the actions in publicly owned buildings should be effective. Energy efficiency, the comfort, and especially the implementation of a use to revitalize the building and energize the environment are key factors.

It's essential to be participatory, reached by consensus, inter-disciplinary and co-ordinated among all the political, technical and social players involved (public administrations, corporate institutions and citizen groups) in order to ensure the continuity and sustainable development of the process.

To understand both neighbourhoods (but also the city in a second step), as a whole in order to establish the role of the old town in the rest of the city and to define the short-, medium- and long-term goals.

To update and improve strategies and the necessary resources for the preservation, safekeeping and enjoyment of protected heritage values.

The intervention of private is also critical to preserve the neighbourhood's authenticity, not only in terms of tangible but also intangible aspects; particularly with regard to lifestyles (carnivals, festivities, traditions, ...), dealing not only with testimonial aspects but also ethical and social considerations.

CHURCHES

The preservation of Byzantine churches as key elements of urban form requires collaboration with the ecclesiastical authorities. The maintenance of worship and liturgy is compatible with cultural sightseeing tours and contemplation of the frescoes inside. Furthermore, the diffusion, social appreciation and collection of income are achieved. Therefore, it is essential to get an agreement for the joint management of the temples of historical and artistic value of the city.

5.4 URBAN PLANNING AND ENVIRONMENT

In collaboration with the Kastoria Restoration Office, local and regional administration should draft a CHIMP (Cultural Heritage Management Plan), capable to provide growth models or specific interventions that can prevent disruptions in scale, destruction of the urban fabric, plot distribution, volumes, structures and construction systems, building types, colour, textures, etc.



European initiatives
for the common good

The preservation of the heritage nature of the urban landscape in Kastoria: its perspectives, urban façades, roofline, skylines and visual horizons (from the city, the lake Orestiada and also looking towards the city and the lake), urban scenarios (lakeshores, streets, squares, parks, ...) means conserving the collective memory, the spirit of the place and that of the different times during which the city has been created.

5.5 ENERGY EFFICIENCY IMPROVEMENT IN LISTED BUILDINGS

in the rehabilitation of buildings, to ensure the defence and preservation of heritage values prevail over the regulations applicable to new building works. To strive for the reform and adaptation of existing rules if these do not take into account the protection and conservation of protected heritage values. However, these principles are not against improvement and energy efficiency of buildings and Apozari Dolcho, if the appropriate methodology is applied

(See Plan S03,)

6. PILOT PROGRAMME. GENERAL REMARKS.

Creation of a pilot programme of restoration of two units, one in the Dolcho neighborhood and another in Apozari, to develop the following:

Intervention in religious architecture (churches)

- Designing a cultural tourism tour around the most important churches in the neighbourhoods
- Hiring management staff to facilitate the visit
- Intervention on outer spaces and access maintenance
- Specific improving accessibility for disabled and handicapped (ramps, signage)
- Substitution of exterior current lightning for more efficient and dim
- Substitution of interior current lightning for a dimmer one, less visible and without infrared or U.V. radiation

Intervention in civil architecture (housing and mansions). (See General and specific Plans)

- Restoration of the mansions with conservation criteria, taking into account their uniqueness
- Identification of different kind of works: Emergency Works **(E)**, for urgent structural consolidation of ruined buildings (Scaffolding, shoring, temporary roofs; Consolidation and Restoration works **(C)**, for repair interior structure, repairing interior walls, floors and partitions; Rehabilitation, Renovation and Enhancement **(R)**: roofs, facades, frames, floors, wrought; new Installations: Implementation or renewal (electricity, water supply, sanitation, heating, TV, cable, inner redistribution; and Foundation reinforcement **(F)** Strengthening the foundation, only in cases where the subfloor is in poor condition
- Using and promoting of traditional techniques by qualified professionals
- Energy rehabilitation and enhancement of buildings using insulation in façades and roofs and double glazing in windows, without losing its authenticity.
- Changing the use of both public and private buildings, proposing their return to residential use and the possibility of using them as hotels, craftsmen workshops or any other related to heritage.
- Recovery of the original mansion typology of craftsmen and traders, locating shop or warehouse on ground floor and housing on upper floors.
- Segregation of large residential buildings for conversion into smaller homes, converting single family homes of 500 m² into multifamily flats approximately 100 m², and apartments for youth and students up to 50 square meters, in line with identified current needs.

- Social housing programme for families and young people promoted by administrations using or refurbishing unused and abandoned homes.
- Training programmes for youngsters (arts and crafts) promoted by the public administrations that facilitate maintenance work or rehabilitation both public buildings and spaces.
- Exploitation of unused public buildings as:
 - Northern Greece reference centre in conservation of built heritage, promoting training, seminars and congresses all year long.
 - Touristic information centre, a place to get information of the city and surroundings. Cultural tours through archaeological sites, churches, monasteries and the lake.
 - Moving public offices to mansions, so the citizen could visit and identify the listed buildings as a public property.
- Promote and strengthening relations with other close Greek and Balkan historical cities (Ioannina, Thessaloniki, Kavala) Bitola, and with the listed World Heritage Balkan cities, (Ohrid, Grottoes, Kerkira, etc), for the exchange and improvement of similar experiences, strategies and operating procedures.
- Improve and enhancement the visibility of the city of Kastoria at local regional and national level

Intervention in urban planning and the environment. (See General Plans)

- Substitution of modern pavements with original pavements, made out of local Stone (cobble Stone)
- Review/Improvement of sewerage and draining
- Design of a sustainable and adequate public urban lighting
- Suppression of Architectural barriers. Ramps for the disabled, placing railings and handrails on stairs, etc.
- Burying of aerial installations or attached to façades (TV, cable, electric supply and communications network), for the removal of antennas and improved environmental conditions
- Prohibition of storage debris inside ruined buildings
- Improvement of façades of buildings already built but not consistent materials, renewing its look with traditional materials.
- Urban furniture aesthetically consistent and removal of the obsolete.
- Planning and design of correct signage. Explanatory panels of the most significant buildings, signalling pathways and guide plans.
- Creation of pedestrian areas. Ban access to non residents



6.1 DOLCHO

DESCRIPTION. (See Plans and drawings).

QUANTIFICATION.

- Total Area of the neighborhood.: 161.000m²
- Pilot Area: 15.600m² (10%).
- Pilot Area details:
- Total Listed buildings : 10 (Public & Private ownership).
- Ruined Listed buildings :03
- Non Listed buildings :02
- Ruined non Listed buildings:02
- Churches : 01
- Urban Spaces Area : 2.554m².



Dolcho. Museum of the Macedonian Struggle.



6.2 APOZARI

DESCRIPTION. (See Plans and drawings).

QUANTIFICATION.

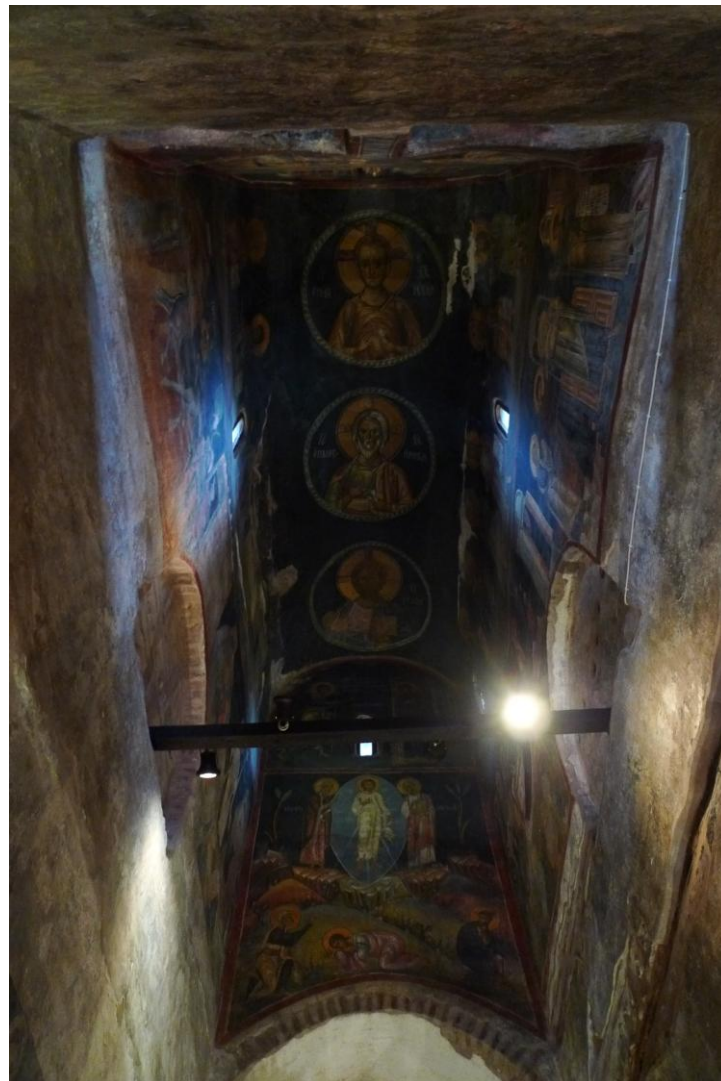
- Total Area of the neighborhood.: 121.000m²
- Pilot Area: 10.769m² (10%).
- Pilot Area details:
- Total Listed buildings :9
- Ruined Listed buildings :1
- Non Listed buildings :8
- Ruined non Listed buildings:2
- Churches : 2
- Urban Spaces Area:3.455m².



Apozari neighborhood. Western façade of Agio Anargyroi church



Apozari neighborhood. Agio Anargyroi church; frescoes detail (Xth.c.)



Apozari. View of the Agios Stefanos painted vault. (IXth. c.).



7. ESTIMATED INVESTMENT COSTS AND PLANNING.

A. DOLCHO PILOT AREA

BUILDING INTERVENTION QUANTIFICATION

LISTED BUILD. NUMBER	NAME AND PROPERTY MC=Municipality MU=Ministry of Culture	GROUND FLOOR AREA (m2)	NUMBER OF LEVELS	BUILT AREA (m2)	E 250 (€/m2)	C 250 (€/m2)	R 600 (€/m2)	F 150 (€/m2)	TOTAL WORKS €	T (10%) €	VAT (Taxes) (23%)€	TOTAL INVESTMENT REQUIRED €
• 5	Skoutari. MC	210.51	II +	526.28					447.334	44.733	113.175	605.243 €
• 24	Vergoula. MU	200.91	II / V	703.19					597.707	59.771	151.220	808.698 €
• 366	Niplogogelo. MU	87.20	II	174.40					191.840	19.184	48.536	259.560 €
• CH	Agiol Gervgloy. MC	224.56	-	291.93					72.982	7.298	18.464	98.745 €
4	PUBLIC	723.18		1.695.79					1.309.863	130.986	331.395	1.772.245 €
• 27		223.55	II +	558.88					698.594	69.859	176.744	945.197 €
• 31		100.63	II	201.26					221.386	22.139	56.011	299.535 €
• 33		72.33	III	216.99					271.238	27.124	68.623	366.984 €
• 95		217.51	II	435.02					369.767	36.977	93.551	500.295 €
• 96		163.62	III	490.86					417.231	41.723	105.559	564.514 €
• 97		70.82	III	212.46					180.591	18.059	45.690	244.340 €
• 98		63.49	II	126.98					126.980	12.698	32.126	171.804 €
•	Olympou St no n.	81.14	II	162.28					178.508	17.851	45.163	241.521 €
•	St George Square	55.40	II	110.80					121.880	12.188	30.836	164.904 €
9	PRIVATE	1.048		2.515.53					2.586.174	258.617	654.302	3.499.094 €
13	TOTAL INTERVENTION	1.772		4.211.31					3.896.037	389.604	985.697	5.271.338 €

E Emergency Works
C Consolidation Works
R Restoration Works
F Foundation Reinforcement

B. APOZARI PILOT AREA

BUILDING INTERVENTION QUANTIFICATION

LISTED BUILD. NUMBER	NAME AND PROPERTY MC=Municipality MU=Ministry of Culture	GROUND FLOOR AREA (m2)	NUMBER OF LEVELS	BUILT AREA (m2)	E 250 (€/m2)	C 250 (€/m2)	R 600 (€/m2)	F 150 (€/m2)	TOTAL WORKS €	T (10%) €	VAT (Taxes) (23%) €	TOTAL
PUBLIC												
• 3	Tsatsapa MU	201.87	III	605.61					363.366	36.337	91.932	491.634 €
• 22	Christopoulou MC	145.81	III	437.43					481.173	48.117	121.737	651.027 €
CHURCHES												
• CH1	Agioi Anargiroi	132.31	-	172.00								
• CH2	Agioi Pantheleum	203.87	-	265.03								
4	Total	683.86		1.480.07					844.539	84.454	213.668	1.142.661 €
PRIVATE												
• 11		63.76	II+	159.40					199.250	19.925	50.410	269.585 €
• 20		173.82	III	521.46					573.606	57.361	145.122	776.089 €
• 21		160.74	II+	401.85					442.035	44.204	111.835	598.073 €
• 213		85.84	II	171.68					188.848	18.885	47.779	255.511 €
• 214		73.70	II	147.40					162.140	16.214	41.021	219.375 €
• 215		68.24	II	136.48					150.128	15.013	37.982	203.123 €
• 216		88.94	II	177.88					195.668	19.567	49.504	264.739 €
• 217		115.31	II	230.62					253.682	25.368	64.182	343.232 €
• 238		147.16	II+	367.90					404.690	40.469	102.387	547.546 €
• 259		82.34	II+	205.85					226.435	22.644	57.288	306.367 €
10	Total	1059.85		2.520.52					2.796.482	279.648	707.510	3.783.640 €
14	TOTAL	1743.71		4.000.59					3.641.021	364.102	921.178	4.926.301 €

E Emergency Works
C Consolidation Works
R Restoration Works
F Foundation Reinforcement

C.URBAN INTERVENTION

DOLCHO & APOZARI PILOT AREAS

DOLCHO	Area m ²	Length m	Pavement renovation 200 €/m ²	Urban Infrastructures 220 €/m	Lighting 30 €/m ²	Total	Taxes 10%	Subtotal	VAT 23%	Total
Pedestrian Streets	1024,00	126,00	204.800,00 €	27.720,00 €	30.720,00 €	263.240,00 €	26.324,00 €	289.564,00 €	66.599,72 €	356.163,72 €
Open traffic Streets	1530,00	240,00	306.000,00 €	52.800,00 €	45.900,00 €	404.700,00 €	40.470,00 €	445.170,00 €	102.389,10 €	547.559,10 €
Total	2554,00	366,00	510.800,00 €	80.520,00 €	76.620,00 €	667.940,00 €	66.794,00 €	734.734,00 €	168.988,82 €	903.722,82 €

APOZARI	Area m ²	Length m	Pavement renovation 200 €/m ²	Urban Infrastructures 220 €/m	Lighting 30 €/m ²	Total	Taxes 10%	Subtotal	VAT 23%	Total
Pedestrian Streets	2277,00	95,00	455.400,00 €	20.900,00 €	68.310,00 €	544.610,00 €	54.461,00 €	599.071,00 €	137.786,33 €	736.857,33 €
Open traffic Streets	1178,00	326,00	235.600,00 €	71.720,00 €	35.340,00 €	342.660,00 €	34.266,00 €	376.926,00 €	86.692,98 €	463.618,98 €
Total	3455,00	421,00	691.000,00 €	92.620,00 €	103.650,00 €	887.270,00 €	88.727,00 €	975.997,00 €	224.479,31 €	1.200.476,31 €



E. INTERVENTION IN CHURCHES

DOLCHO AND APOZARI PILOT AREAS

DOLCHO	Interior Lighting	Exterior Lighting	Accessibility improvement	Subtotal 1	Taxes 10%	Subtotal 2	VAT 23%	Total
Agioi Gevgioy	32.000,00 €	4.000,00 €	24.000,00 €	60.000,00 €	6.000,00 €	66.000,00 €	15.180,00 €	81.180,00 €

APOZARI	Interior Lighting	Exterior Lighting	Accessibility improvement	Subtotal 1	Taxes 10%	Subtotal 2	VAT 23%	Total
Agioi Anargiroi	32.000,00 €	4.000,00 €	24.000,00 €	60.000,00 €	6.000,00 €	66.000,00 €	15.180,00 €	81.180,00 €
Agioi Pantheleum	32.000,00 €	4.000,00 €	18.000,00 €	54.000,00 €	5.400,00 €	59.400,00 €	13.662,00 €	73.062,00 €
								154.242,00 €

F. QUANTIFICATION

DOLCHO AND APOZARI PILOT AREAS

	COST	TAXES 10%	SUBTOTAL	VAT 23%	TOTAL
BUILDING INTERVENTION PILOT AREA DOLCHO	3.896.037 €	389.604 €	4.285.641 €	985.697 €	5.271.338 €
URBAN INTERVENTION PILOT AREA DOLCHO	667.940 €	66.794 €	734.734 €	168.989 €	903.723 €
CHURCHES IMPROVEMENT DOLCHO	60.000 €	6.000 €	66.000 €	15.180 €	81.180 €
TOTAL P.P. DOLCHO	4.623.977 €	462.398 €	5.086.375 €	1.169.866 €	6.256.241 €
BUILDING INTERVENTION PILOT AREA APOZARI	3.641.021 €	364.102 €	4.005.123 €	921.178 €	4.926.301 €
URBAN INTERVENTION PILOT AREA APOZARI	887.270 €	88.727 €	975.997 €	224.479 €	1.200.476 €
CHURCHES IMPROVEMENT APOZARI	114.000 €	11.400 €	125.400 €	28.842 €	154.242 €
TOTAL P.P. APOZARI	4.642.291 €	464.229 €	5.106.520 €	1.174.500 €	6.281.020 €
TOTAL PILOT PROGRAMME ESTIMATION	9.266.268 €	926.627 €	10.192.895 €	2.344.366 €	12.537.261 €

8. FINANCING POSSIBILITIES.

The nature of this project together with the situation in the Greek country is such that a grant or soft loan is preferable as the possibilities to generate adequate funds⁴ above the operating and maintenance requirements are relatively low. However, the wider benefits from the project and social impact on the city could justify loans supported by the Administration.

8.1 OPERATING AND MAINTENANCE COSTS (O&M)

While the immediate attention will focus on the investment cost, it is important to also consider from the outset the operating and maintenance costs, which will be important over the medium to long term. Both the dimensioning of the original investment and the kind of use to be made of the premises will impact on the O&M costs. Include an essential improvement of acoustic and thermal insulation works on listed buildings (see drawings S3), not only increases its attractiveness and sustainability, but also dramatically decrease the energy consumption costs and conservation expenses and maintenance

8.2 PUBLIC FUNDING FROM NATIONAL/REGIONAL/LOCAL SOURCES

Most funding for heritage preservation stems from national or regional/local sources. The break down between these levels will vary according to the national organization of the Greek country.

8.3 PRIVATE FUNDING SOURCES

In many countries heritage preservation is seen as primarily or exclusively a public task (apart from efforts by the possibly private owners of the monuments and sites). But this attitude may conceal the possibility for wider private funding which could complement and in some cases replace public funding. While Anglo-Saxon countries have developed a stronger tradition of also mobilizing private funding, impressive cases of patronage can also be found in other countries⁵.

⁴ Concerning this paragraph, we are grateful to Mr Guy Clause, Dean of the European Investment Bank Institute, for his note on “Funding Sources for preserving Cultural Heritage Monuments and Sites”, November 2013, which can be found on the Europa Nostra Website: <http://www.europanostra.org/UPLOADS/FILS/7ME-2013-EIBI-HeritageFundingOverview.pdf>

⁵ An interesting overview with a lot of practical examples is provided for the specific case of Israel in the report “Cultural Heritage as an Economic Resource in Israel” published in 2011 by the Milken Institute

In principle, five types of mainly private funding sources can be distinguished (though they will in practice overlap to some degree). Defining what could be the “optimal mix” between them and with public sources will depend a lot on the specificities of the site, monument or listed building.

a) Funding by private owner's resources: If the listed building is owned privately then its preservation costs should also be (largely) borne by the owner.

b) Funding by third-party private sources: In a number of countries private or semi-private institutions or foundations exist which support heritage-related expenditure.

c) Private funding sources for O&M costs: Ideally, all O&M costs should be paid by the users of the listed building or monuments, like the owners and visitors. However, this is not always feasible if the number of visitors is insufficient over the year, or if cost-covering entrance fees would become prohibitive for less well-to-do visitors.

d) Use of heritage sites and monuments for new private use: in appropriate cases, the investment and/or the O&M costs of a heritage site can be largely or fully covered by new owners or users of the site, if it can be dedicated to a new use. Indeed, not all heritage buildings need to serve as museums or quasi-museums. In appropriate cases they can be transformed e.g. into hotels, office buildings or apartments. In our case, we propose refurbishing public or private listed buildings as cultural or residential uses.

EUROPEAN GRANT FUNDING SOURCES WITHIN THE EU

Introduction

Most European Funding Sources are available for beneficiaries within the EU Member States, these are the sources:

The European Structural Funds (ERDF, ESF and Cohesion Fund)

The situation for 2014-2020:

The negotiations between the EU Commission and the Member States on the Multi-Annual Financial Framework for the period 2014-2020 are ongoing. The basic allocation structure will remain relatively stable.



European initiatives
for the common good

The European Agricultural Fund for Rural Development (EAFRD), including the LEADER programme.

The situation for 2014-2020:

LEADER+ will continue along basically similar lines in the future. Moreover, its importance for rural development is bound to increase since the support under the EAFRD will henceforth be programmed together with the EU Structural Funds and within the same Partnership Agreement. Special emphasis will be laid on "Community-led Local Development" initiatives, which reinforces the LEADER+ approach, including in such areas as village renewal, rural tourism, etc., and could thus also cater to the needs of certain heritage-related projects.

Support by DG Culture:

Such support is typically of a promotional more than of a financial type, as DG Education and Culture has a budget limited to 400 million EUR for projects over 2007-

THE EEA AND NORWAY GRANTS AS WELL AS THE SWISS FINANCIAL MECHANISM

These specific funds were set up in the context of the European Economic Area Agreement, respectively of the relations between the EU and Switzerland. To some extent, they emulate the model of the EU Structural Funds and they represent an act of solidarity of the donor countries (Norway, Iceland and Liechtenstein for the EEA, plus Switzerland) towards the less developed beneficiary countries in the EU.

The main mechanism is the EEA Grants. Its history goes back to 1994 ("EEA Financial Mechanism"); originally EIB was involved in the mechanism's administration and heritage projects.

The current programming period 2009-2014 (hence one year longer than in the case of the EU Structural Funds) provides for grants worth 988.5 million EUR in favor of the 12 "new Member States", plus Portugal and Greece. The grants shall not exceed 85% of the respective programme cost and while the priority sectors relate to environmental protection, climate change and renewable energy, the specific area of "protecting cultural heritage" is to benefit from at least 10% of total grants; another 10% is reserved for "civil society", i.e. mainly support to NGOs. The Beneficiary States shall submit programme proposals, and there is a Memorandum of Understanding between the EEA Grants and each partner country.



European initiatives
for the common good

More concretely, the cultural heritage objective is broken down into two sub-programmes: a) “Conservation and Revitalization of Cultural and Natural Heritage”, which specifically includes restoration and documentation of cultural heritage, as well as making it accessible to the public and b) “Promotion of Diversity in Culture and Arts within European Cultural Heritage”. Depending upon the country, the available funding until end 2014 for heritage has already been all approved. While the EEA grants work a bit along similar line than the EU Structural Funds, it should be kept in mind that the same project cannot cumulate both ERDF and EEA grants; however, a complex heritage project could, within reasonable limits, be divided up such that one part benefits from ERDF and the other one from EEA support.

The Norway grants work in parallel to the EEA grants. They amount to another 800 million for 2009-2014, but they exclude Greece and Portugal, as well as heritage from their priority sectors list. It thus appears that heritage or NGO-related activities could qualify for support from the Norway grants only marginally (e.g. under the Bilateral Research Cooperation program).

More information on both schemes, which are essentially handled by the same office in Brussels (fmo@efta.int), can be found under <http://eeagrants.org/>

Lists of supported projects can be found on the website <http://www.swiss-contribution.admin.ch>.

There is also a Swiss Financial Mechanism which is managed separately by the Swiss Agency for Development and Cooperation. Switzerland has pledged grants worth 1.257 million CHF in favor of the 12 new Member States, including civil society and the protection of the environment among its priorities. Supported projects are implemented in cooperation with National Coordination Units in the partner countries.

In sum, for heritage conservation projects the EEA Grants represent another interesting funding source; estimates put their total value at 220 million EUR for 2009-2014. Moreover, both the EEA Grants and the Swiss Financial Mechanism can support NGOs, including those active in the heritage field. It is to be supposed that all the three funds will be renewed beyond the year 2014, though the details need still to be negotiated between the donor and the beneficiary countries. Therefore it has to be seen if the allocation modalities will remain the same.



European initiatives
for the common good

LOANS BY CEB OR OTHER IFIS/BFIS

• THE COUNCIL OF EUROPE DEVELOPMENT BANK

The Council of Europe Development Bank is a multilateral development bank with a social vocation.

The CEB contributes to the implementation of socially oriented investment projects through four sectorial lines of action:

- Strengthening social integration
- Managing the environment
- Supporting public infrastructure with social vocation
- Supporting micro, small and medium sized enterprises

• THE EUROPEAN INVESTMENT BANK

The EIB is the European Union's bank, owned by and representing the interests of the European Union Member States. The bank's investment priorities are:

- Small and medium sized enterprises
- Regional development (addressing economic and social imbalances between regions)
- Environmental sustainability
- Innovation
- Trans European Networks
- Energy

• THE WORLD BANK (IBRD)

The World Bank Group, through the International Bank for reconstruction and Development lends to governments of middle income and credit worthy low-income countries.

• THE BLACK SEA TRADE AND DEVELOPMENT BANK

The BSTDB is an international financial institution with headquarters in Thessaloniki, Greece. The bank supports economic development and regional cooperation in the Black Sea region through trade and project finance lending.

Moreover, many countries have their own national or regional public development banks, which will often have heritage related investment among their funding spectrum. The ongoing financial crisis may have curtailed the lending capacity of some of them,



European initiatives
for the common good

but it will be important for heritage associations to keep an eye on those banks and their respective funding priorities. In some specific cases banks may also command about some “soft loans”, i.e. loans with a lower since subsidized interest rate.

Last but not least, it should again be emphasized that the alternative is not grants or loans. More often, a financing plan for a given project will need to consist of various components, drawing on national and international funds and on grants, where available, and on loans, where still needed. Hence co-financing is the most likely solution.

8.4 DATABASE: INTERNATIONAL ORGANIZATIONS, BANKS, DONORS AND FOUNDATIONS

A. INTERNATIONAL ORGANIZATIONS

EUROPEAN COMMISSION. EUROPE AID

http://ec.europa.eu/europeaid/what/index_en.htm

EUROPEAID-info@ec.europa.eu

(+32) 02 299 11 11

European Commission

Development and Cooperation – Europe Aid

B - 1049 Brussels

UNITED NATIONS DEVELOPMENT PROGRAM

www.undp.org

UNDP Bratislava Regional Centre

Grosslingova 35

81109 Bratislava. Slovak Republic

Phone: +421-2-59337-111

Fax: +421-2-59337450

E-mail: registry.sk@undp.org



European initiatives
for the common good

UNITED STATES AID

American Embassy/Tirana. USAID

Rr. e Elbasanit, Nr. 103. Tirana, Albania

Phone: +355-4-224-7285

Fax: +355-4-223-3520

www.usaid.gov E-M: tajones@usaid.gov

SWEDISH INTERNATIONAL DEVELOPMENT COOPERATION AGENCY. (SIDA).

www.sida.se

EEE GRANTS & NORWAY GRANTS. COOPERATION PROJECTS AND CULTURAL EXCHANGE

www.noruega.es/call

http://www.noruega.es/News_and_events/Mecanismos-de-financiacion-EEE/

B. INTERNATIONAL BANKS

COUNCIL OF EUROPE DEVELOPMENT BANK

www.coebank.org

55, avenue Kléber

F-75116 Paris, France

Tel.: +33 (0)1 47 55 55 00

Fax: +33 (0)1 47 55 37 52

info@coebank.org



European initiatives
for the common good

EUROPEAN BANK FOR RECONSTRUCTION AND DEVELOPMENT

www.ebrd.com

Tel: +442073387168

Fax: +442073387380

Email: newbusiness@ebrd.com

One Exchange Square

London EC2A 2JN, United Kingdom

EUROPEAN INVESTMENT BANK

www.eib.org

98-100, Boulevard Konrad Adenauer

L-2950 Luxembourg

[\(+352\) 43 79 1](tel:+35243791)

[\(+352\) 43 77 04](tel:+352437704)

WORLD BANK

www.worldbank.org

Ana Gjokutaj

Deshmoret e 4 Shkurtit 34, Tirana, Albania

Tel: (355-4) 2280-650/1 AGjokutaj@worldbank.org

1818 H Street, NW Washington, DC 20433 USA

(202) 473-1000



European initiatives
for the common good

C. PRIVATE CULTURAL FOUNDATIONS

WORLD MONUMENT FUND

www.wmf.org

To speak with someone in our development department about giving opportunities, please call 646-424-9594 or write development@wmf.org

350 Fifth Avenue

Suite 2412

New York, NY 10118-2494

GLOBAL HERITAGE FUND

www.globalheritagefund.org

ghn@globalheritagefund.org

T: +1.650.325.7520 F: +1.650.325.7511

625 Emerson Street, Suite 200

Palo Alto, CA 94301 USA

GETTY CONSERVATION INSTITUTE

The Getty Conservation Institute

1200 Getty Center Drive, Suite 700

Los Angeles, CA 90049-1684

Tel.: (310) 440-7325

Fax: (310) 440-7702

E-mail: gciweb@getty.edu



European initiatives
for the common good

PACKARD HUMANITIES INSTITUTE

Los Altos, California

D. INTERNATIONAL DONORS

AMERICAN EXPRESS PHILANTROPIC PROGRAMME

American Express Philanthropy

Funding Priority Historic Preservation

3 World Financial Center

Mail code 01-48-04

NEW YORK, USA

E. POSSIBLE GREEK DONORS

ALPHA BANK GREECE

105, Athinon Avenue, 104 47 Athens (1st floor).

www.alpha.gr

Tel.: +801 11 326 0000

PIREAEUS BANK

www.piraeusbank.gr

Tel. 0030 210 3288000

F. ADVISORY ORGANIZATIONS

EUROPA NOSTRA. The Voice of Cultural Heritage in Europa

www.europanostra.org

INTERNATIONAL SECRETARIAT

Lange Voorhout 35

NL - 2514 EC The Hague

T +31 (0) 70 302 40 50 F +31 (0) 70 361 78 65

info@europanostra.org



European initiatives
for the common good

INSTITUTE FOR THE CONSERVATION AND PRESERVATION OF CULTURAL HERITAGE. ICCROM

www.iccrom.org

Via di San Michele 13, I-00153 Rome, Italy

tel: (+39) 06.585-531; fax: (+39) 06.585-53349 iccrom@iccrom.org

INTERNATIONAL COUNCIL OF MONUMENTS AND SITES. ICOMOS

www.icomos.org

49-51, rue de la Fédération Paris 75015 France

T: +33 (0)1 45 67 67 70 f:+33 (0)1 45 66 06 22

G. OTHERS

HERITAGE WITHOUT BORDERS (CHwB)

www.heritagewithoutborders.org

UCL Institute of Archaeology 31-34 Gordon Square London WC1H 0PY –

Email: info@heritagewithoutborders.org.uk

REGIONAL SURVEY MOSAIC CONSERVATION AND TRAINING OF CONSERVATORS IN SOUTHEAST EUROPE.

www.seemosaiics.org/

INTERNATIONAL COUNCIL OF MUSEUMS.

www.icom-see.org/

REGIONAL ALLIANCE FOR SOUTH EAST EUROPE-ICOM SEE

EUROPEAN COMMUNITY FUNDING GUIDE

www.guiafc.com/



European initiatives
for the common good

Other European choices; organizations possibly concerned.

-The Project European Values in Heritage. EVAH: Four historic cities in the western Balkans: Ioannina (GREECE); Gjirokastra (ALBANIA); Prizren (KOSOVO), Ohrid (FYROM);

(<http://www.euheritagevalues.org/> , <http://www.euheritagevalues.org/portal/>)

-The EGNATIA EPIRUS Foundation

The EGNATIA EPIRUS Foundation is an NGO based in the city of Ioannina, N.W. Greece, and promotes activities involving advanced information technologies and telecommunication networks, inter-border collaboration, the promotion and recording of the cultural heritage, alternative eco-agro tourism initiatives and the support of the crafts sector.



Website: (<http://www.egnatiaepirusfoundation.gr>)

TEL: +30 26510 72315; FAX: +30 26510 36695; E-mail: eef@forthnet.gr

-The European Alliance for Responsible Tourism and Hospitality. (<http://www.earth-net.eu>) The Foundation for European Sustainable Tourism (FEST): in charge of maintaining and disseminating the methodology worldwide. (<http://www.festfoundation.eu/>)

-The Network for European regions for a sustainable and Competitive Tourism (NECSTourR).

Increase **KNOWLEDGE**: Collection, exchange and evaluation of good practices of sustainable and competitive tourism policies;

1. Increase **JOINT ACTIVITIES**: Development of projects, facilitate partner search, dissemination of project ideas and progresses;
2. Increase **EXPERTISE**: Cooperation with European and International organizations;
3. Increase **VISIBILITY**: Promote the strategies and activities of the members within the network, towards stakeholders and the Institutions
4. Ensure the **LINK**: Monitor, contribute and influence the European Tourism Policy developments. (<http://www.necstour.eu/>)

9. CONCLUSIONS.

9.1 GENERAL CONCLUSIONS

1. The Historical, heritage and environmental value of the city of Kastoria, and in particular the Dolcho and Apozari neighborhoods, is exceptional and requires a series of actions to be implemented urgently.

2. The problems and current situation has been described and studied in a SWOT analysis (see page 11). Both neighborhoods have a huge development potential based upon its urban, environmental, natural and cultural wealth. Byzantine churches and chapels are an essential part of this process; therefore a plan to improve its accessibility and infrastructure is proposed, facilitating cultural-religious visit, and preserving its character and heritage.

3. A large local demand for housing and business spaces in both neighborhoods has been identified, so an urban regeneration plan is considered possible. The implementation of a program of social housing, and incentives for rehabilitation and reuse of the buildings would be a successful initiative; and the improved thermal and acoustic insulation in buildings rehabilitated increases its appeal; so, it will be much more attractive and cheaper to live in buildings repaired and rehabilitated compared to other outside Dolcho and Apozari. Additionally, it has been identified in Kastoria technical and well prepared companies and professionals, capable to manage historical heritage; there are also responsible civil servants, and officers in the different levels of the administrations, local, regional or state, and in the private practice: private consultants, architects, engineers, construction companies, suppliers or artisans.

4. It has also been detected a certain uneasiness and distrust from private owners regarding the possible intervention process, assumed its complexity and the uncertainty of the final outcome, time and costs. Consequently, private listed building owners should be helped via fiscal aid, subsidies or taxes reductions, and encouraged to add value and improve their properties. To reach that challenge it is necessary to establish a plan in which residential, lodging, arts and crafts and small businesses are fundamental (and undoubtedly coherent, desirable and compatible within areas of historical value).

5. The creation and implementation in Kastoria of a "Technical Office" able to guide the process is essential, both technically and administratively. (Pilot Area Program, P.A.P). This office, formed⁷ mostly by local technicians with external advisors will assume the management, development and monitoring of projects and actions, with the necessary facilitation and dialogue with the administrations (local, regional and national). At the same time, and also managed by the Technical Office, it is necessary to draft a Cultural

⁷ Should be composed of at least one specialist heritage architect, an archaeologist, a civil engineer and infrastructure, a planning expert, a lawyer, an art historian and a surveyor.

Heritage Management Plan Integrated (CHIMP); meeting the management needs of a city like Kastoria, with a rich and varied heritage.

This CHIMP must be conceived from a multidisciplinary approach (urban, architectural, tourist areas, mobility etc.), and participated by the civil sectors and inhabitants, with a method of analysis of feedback and continuous improvement

6. The Historic and listed buildings should be repaired with historical and reversibility criteria, including energy optimization and improving habitability, comfort and sustainability, making them competitive with the current standards of housing (so the youth migration trend to suburbs could be reversed). Furthermore, the restoration process can be used to train and qualify young people in arts and crafts or ancient techniques so it can be a way to fight against unemployment. Urban spaces must be preserved, but endowed not only with traditional materials, but also with updated infrastructure and signage, in order to make it more attractive, including exterior and interior lighting, signage and improved access to the churches

7. The Government must drive the actions by his own example, facilitating the use of their own buildings or moving municipal offices currently leased to the mansions in Dolcho and Apozari of his property. The involvement of the governmental bodies will foster their awareness about both cultural heritage demands and development potentials in their respective fields and targets. Similarly, the administration should be the catalyst of other stakeholders, both public and private, (see diagram of tasks) implementing measures to promote investment. These areas can become areas of high cultural and commercial interest (hotels, professional offices, arts and crafts, etc.) For all this, it is necessary to achieve fluency in the management and administrative procedures. Besides, it might be useful to exchange knowledge and methodologies regarding similar experiences with organizations alike and other historical cities in the Balkans.

8. To address the situation, it has been defined two Pilot Areas in each district as an initial proposal, involving all stakeholders. Each Pilot Area includes an area equivalent to 10% of the district to which it belongs, and both are linked with the lakeshore. Its development and management should ensure that a proper strategy based on the continuous feedback. This "integrated" approach will support the protection of cultural heritage assets and the sustainable development of Dolcho and Apozari urban areas whilst respecting the social and economic interests of its stakeholders. The total estimate cost for both pilot areas in both neighborhoods is about 10,2 MM €, 5,1M€ per area, VAT excluded (see quantifications in pages 35, 36,37).

The development of pilot programs in the future will extend the experience of rehabilitation to the rest of the city in a program of long-term investments. To succeed, the Dolcho and Apozari neighborhoods restoration process should be undertaken in



European initiatives
for the common good

phases, given its size and complexity. These phases or stages should extend over several years, with a plan of gradual investments.

9. The recent European Commissioner of Education, Culture, Youth & Sport, Mr. Tibor Navracsics, a Hungarian lawyer and political scientist, recently declared that 2015 should be the year for Culture, and ensured that the most important task is to "*prepare the European integration of the countries of the Western Balkans*". This commissioner has also the competences of the - Unit EAC E3 (Creative Europe Programme - MEDIA) moves from DG EAC to DG Communications Networks, Content and Technology (CNECT).

10. Finally, an increasingly trend in cultural tourism has settled in Europe (37% of tourists were cultural, a 15% annual growth, see <http://www.iet.tourspain.es/es-ES/Paginas/default.aspx>). In this context, the intervention in Kastoria, because of its nature and purpose, could take advantage of these favorable circumstances and become a model project for research and development of management of historic cities in the Balkans.



European initiatives
for the common good

9.2 FUNDING CONCLUSIONS

The basic funding conclusions can be summarized as follows:

- a. While the need to preserve cultural heritage is widely recognized, the availability of the financial resources to do so is often deficient. This is particularly the case in the poorer regions in Europe; moreover, the economic crisis has often reduced the budgetary allocations for culture in general and heritage conservation in particular. It has also made it more difficult to mobilize private funding sources.
- b. The desirable funding of most of the selected monuments should NOT be simply based on (repayable) loans, but rather on a combination with grants, guarantees, donations, revenues and other non-repayable funding streams.
- c. The funding of the investment cost represents only one part of the overall funding need for preserving cultural heritage. The larger part over time are the regular operating and maintenance (O&M) costs; unfortunately these tend to be too often forgotten at the outset, perhaps also because the funding sources and the donors may be different for the investment and the O&M costs.
- d. EU grants which could inter alia support heritage projects are a priori available in the EU's poorer "convergence regions"; the richer regions in the EU have less access to such grants, but may be more able to come up with some funding from own resources, given their higher income level. The candidate countries, which are often even less developed than the convergence regions, have clearly less access to EU grants, or indeed, to other substantial international grants, though some bilateral sources may exist. At the same time, they will on average have a lower capacity to generate own resources for heritage conservation.



European initiatives
for the common good

FUNDING POSSIBILITIES

1. EUROPEAN UNION. CREATIVE EUROPE

Creative Europe is the European Union's framework programme for support to the culture and audiovisual sectors.

Following on from the previous Culture Programme and Media Programme, Creative Europe, with a budget of €1.46 billion (9% higher than its predecessors), will support:

- [Culture sector initiatives](#), such as those promoting cross-border cooperation, platforms, networking, and literary translation;
- [Audiovisual sector initiatives](#), such as those promoting the development, distribution, or access to audiovisual works;
- [A cross-sectoral strand](#), including a Guarantee Facility and transnational policy cooperation.
- The programme consists of two sub-programmes; the [Culture sub-programme](#) to promote the culture sector, and the [MEDIA sub-programme](#) to support the audiovisual sector.

Creative Europe's stated aims are to:

- Help the cultural and creative sectors seize the opportunities of the digital age and globalisation;
- Enable the sectors to reach their economic potential, contributing to sustainable growth, jobs, and social cohesion;
- Give Europe's culture and media sectors access to new international opportunities, markets, and audiences.

A financial guarantee facility of up to €750 million for small businesses active in the sector will also be established in 2016.

Virtually all of the projects receiving support will have a cross-border dimension. Most of the budget will be used to provide grants to individual projects. However, the programme will also support initiatives pursuing similar objectives such as European Capitals of Culture, the European Heritage Label, the European Heritage Days and five European Union prizes (EU Prize for Cultural Heritage/Europa Nostra Awards, EU Prize for Contemporary Architecture, EU Prize for Literature, European Border Breakers Awards, and EU Prix MEDIA).




European initiatives
for the common good

CREATIVE EUROPE DESK IN GREECE

Culture Sub-programme

Project Manager: Eirini Komninou

Contact person: Christina Karanasou

17 Ermou Street 105 63 Athens – Greece. Tel: (+30) 210 32 30 894, 210 32 30 323. Fax (+30) 210 33 10 796. E-mail: ced.greece@culture.gr 

2.HERITAGE-SUSTAINABILITY-TOURISM.

The energy improvement of listed buildings and the enhancement of urban spaces, is essential for reuse, improvement and adaptation to new uses. The end result will be the creation of an attractive space in the historic areas to visit, live and work.

The JESSICA program promotes sustainable urban by supporting projects in different areas, but two of them could be specifically related to Kastoria and Dolcho and Apozari:

-Urban infrastructure - including transport, water/waste water, energy

-Heritage or cultural sites - for tourism or other sustainable uses.

Contributions from the European Regional Development Fund (ERDF) are allocated to **Urban Development Funds** (UDFs) which invest them in public-private partnerships or other projects included in an integrated plan for sustainable urban development. These investments can take the form of equity, loans and/or guarantees.

Alternatively, managing authorities can decide to channel funds to UDFs using **Holding Funds** (HFs) which are set up to invest in several UDFs.

And another benefit: This is not compulsory, but does offer the advantage of enabling managing authorities to delegate some of the tasks required to implement JESSICA to expert professionals.

Owing to the revolving nature of the instruments, returns from investments are reinvested in new urban development projects, thereby recycling public funds and promoting the sustainability and impact of EU and national public money.



European initiatives
for the common good

The advantages of using JESSICA are:

Sustainability - Financial engineering instruments such as JESSICA are based on the provision of repayable assistance from the structural funds to investments which should generate returns and in this way pay back investors. This offers a more sustainable alternative to the assistance traditionally provided through grants.

Leverage - by combining structural funds with other sources of funding that may already exist, JESSICA will boost resources making it easier to provide support to a larger number of projects.

Flexibility - JESSICA offers flexibility, both in terms of structure, and in the use of funds by way of either equity, debt or guarantee investment, which can be tailored to the specific needs of particular countries and regions.

Expertise - JESSICA enables structural fund managing authorities, cities and towns to engage with the private and banking sectors. This helps to leverage further investment, as well as technical and financial capacity in project implementation and management.

Partnerships - JESSICA is the result of the partnership established between the Commission, EIB and CEB, It can also act as a powerful catalyst for the establishment of partnerships between countries, regions, cities, EIB, CEB, other banks, investors, etc. to address the problems faced by urban areas.

Adress: European Commission. DG Regional and Urban Policy. Communication Unit BU-1 00/14. B-1049 Brussels

Contact: http://ec.europa.eu/regional_policy/index.cfm/en/contact/

Web site : http://ec.europa.eu/regional_policy/index.cfm/en/funding/special-support-instruments/jessica/



European initiatives
for the common good

3. EDUCATION-EMPLOYMENT.

The EACEA (Education, Audivision and Culture Executive Agency)

http://eacea.ec.europa.eu/education/eurydice/thematic_reports_en.php

The Eurydice network supports and facilitates European cooperation in the field of lifelong learning by providing information on education systems and policies in 36 countries and by producing studies on issues common to European education systems. Since 1980, the Eurydice network has been one of the strategic mechanisms established by the [European Commission](#) and Member States to support European cooperation in the field of education. Since 2014, Eurydice has been included in [Erasmus +](#)), the EU programme for education, training, youth and sport. Greece and other European countries as Belgium, Spain, Cyprus, Malta and Iceland are characterised by a relatively high proportion of the adult population that has not completed lower secondary education (between 10 % and 20 %).⁸

Adults can also improve their basic skills in Lifelong Learning Centres (Kentra Dia Viou Mathisis – KDVM). These are established by municipalities or private providers. They provide a range of programmes and services, including general and vocational non-formal courses, and vocational guidance and counselling. Learners are generally expected to pay fees, but some programmes delivered by the Lifelong Learning Centres are publicly subsidised, and in this case European funding is commonly involved. The centres as such are co-funded by national, EU and/or private resources. By 2013, 271 municipalities had established a Lifelong Learning Centre⁹. Other types of provision also contribute to the development of basic skills in the adult population. These include, in particular, a range of programmes/courses provided within the framework of active country labour market policies (ALMP) (e.g. ICT courses for the unemployed), VET-oriented initiatives (e.g. a system of vocational training examinations coordinated by the National Organisation for the Certification of Qualifications and Vocational Guidance (EOPPEP)) and project-based initiatives using European funding (different from those outlined above). The implantation of training courses for seniors in traditional crafts related to decorative arts and rehabilitation in Dolcho or Apozari would revitalize activity in both districts, with the ability to create small businesses and to intervene directly in the restoration and enhancement of buildings.

⁸ See: European Commission/EACEA/Eurydice, 2015. Adult Education and Training in Europe: Programmes to Raise Achievement in Basic Skills. Eurydice Report. Luxembourg: Publications Office of the European Union.

⁹ Source: GSLL, 2013



European initiatives
for the common good

Address: Hellenic Eurydice Unit. Directorate for European Union Affairs
Ministry of Education and Religious Affairs
Office 2172
A. Papandreou 37,
15180 Maroussi, Attiki
Greece

Tel: +30 210 344 2487; Tel: +30 210 344 3175; Fax: +30 210 344 2473;

E-Mail: eurydice@minedu.gov.gr

Website: http://www.minedu.gov.gr/index.php?option=com_content&view=article&id=3149&lang=el

4. EMPLOYMENT. EUROPEAN SOCIAL FUND (ESF)

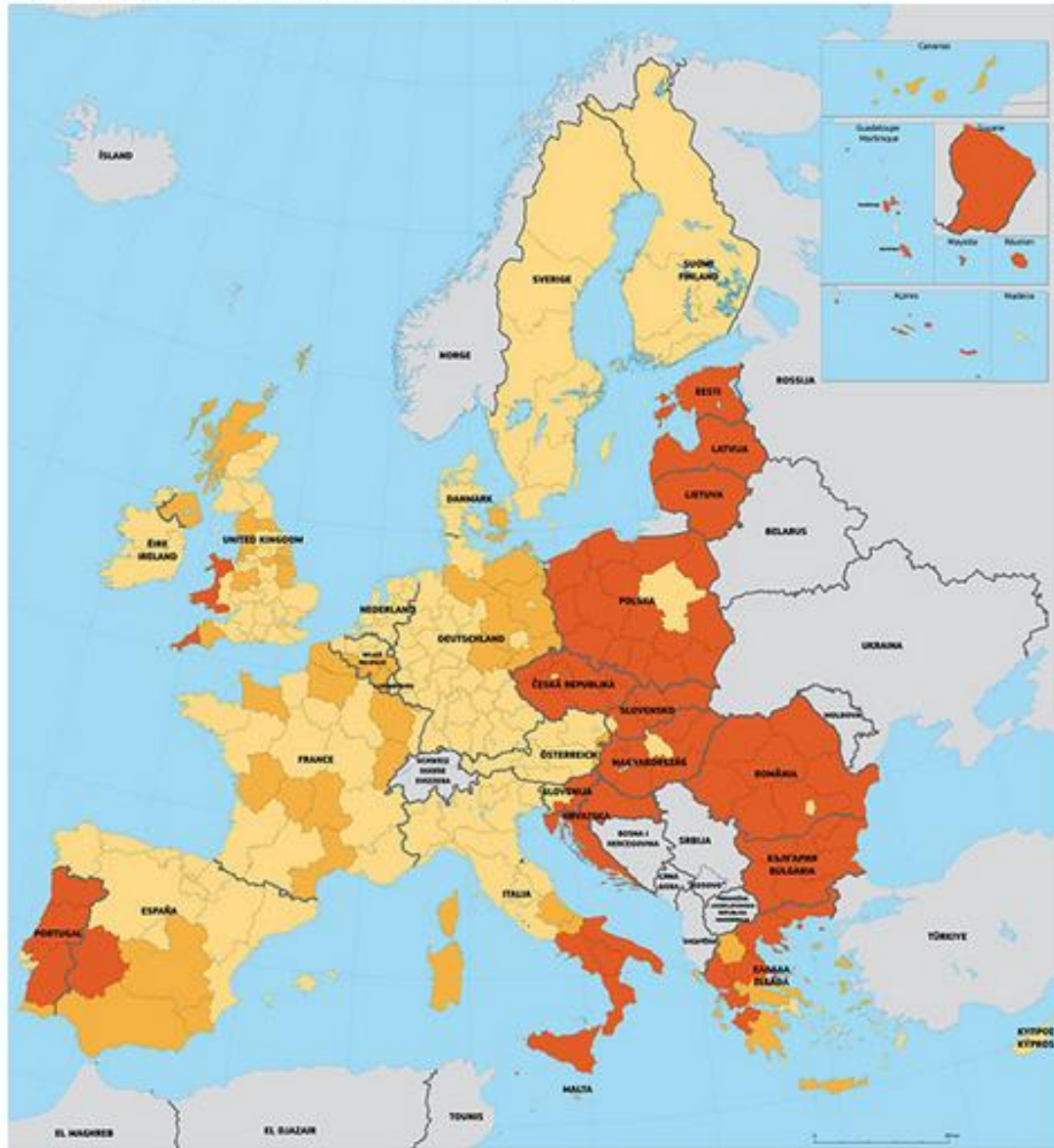
The ESF is Europe's main instrument for supporting jobs, helping people get better jobs and ensuring fairer job opportunities for all EU citizens. It works by investing in Europe's human capital – its workers, its young people and all those seeking a job. ESF financing of EUR 10 billion a year is improving job prospects for millions of Europeans, in particular those who find it difficult to get work.

The European Union is committed to creating more and better jobs and a socially inclusive society. These goals are at the core of the [Europe 2020](#) strategy for generating smart, sustainable and inclusive growth in the EU. The current economic crisis is making this an even more demanding challenge. The ESF is playing an important role in meeting Europe's goals, and in mitigating the consequences of the economic crisis – especially the rise in unemployment and poverty levels.

The ESF funds a rich variety of projects that improve people's employment prospects and the jobs they do. The level of ESF funding and the types of projects that are funded differ from one region to another depending on relative wealth. EU regions are divided into three funding categories (see next map), based on their regional GDP per head compared to the EU average (EU with 27 Member States).



Structural Funds (ERDF and ESF) eligibility 2014-2020



- Less developed regions (GDP/head < 75% of EU-27 average)
- Transition regions (GDP/head between 75% and 90% of EU-27 average)
- More developed regions (GDP/head >= 90% of EU-27 average)



European initiatives
for the common good

ESF funding is available through the Member States and regions. The ESF does not fund projects directly from Brussels.

- Organisations interested in ESF funding for a project should contact the ESF Managing Authority in their country or region. To find the relevant ESF contact address, visit the '[Support in your country](#)' section.
- Individuals interested in participating in ESF projects can find the relevant ESF contact address in their country in the '[Support in your country](#)' section. National and regional ESF websites, as well as local employment services are also a good source of information on opportunities proposed by the ESF.

Contact in Greece:

ESF Actions Co-ordination and Monitoring Authority (EYSEKT)

4 Korai St., EL- 105 64, Athens

Tel: +30 210 52 71 400. Fax: +30 210 52 71 420. E-mail: eysekt@mou.gr; www.esfhellas.gr

10. DRAWINGS. General Plans and 3D images. (Bound apart).

G01. GENERAL LOCATION. Kastoria on the Balkan Peninsula, borders and other heritage cities. Transport network: Access roads, airports, etc.

G02. OVERALL SITE. Cultural facilities and tourism.

G03. Listed buildings (Public ownership), and churches. Cadaster references. (To be updated)

G04. Listed buildings (to be updated). Private property (2007). Cadaster references. (To be updated)

G05. Cultural highlights in the area.

G06. Neighborhoods and PILOT AREAS. Boundaries.

G07. Pilot Area Program Dolcho; Urban Spaces.

G08. Pilot Area Program Dolcho: Roofs level.

G09. Pilot Area Program Dolcho: Upper levels.

G10. Pilot Area Program Dolcho: Ground floor level.

G11. Pilot Area Program Dolcho: Key Map; Images.

G12. Pilot Area Program Apozari; Urban Spaces.

G13. Pilot Area Program Apozari: Roofs level.

G14. Pilot Area Program Apozari: Upper levels.

G15. Pilot Area Program Apozari: Ground floor level.

G16. Pilot Area Program Apozari: Key Map; Images.

Specific Plans:

S-1 Church of Agios Stefanos (St. Stephen, IXth.c.) : Schematic Guidelines Proposal for Improvement and enhancement.

S-2 Church of Agio Anargiroi (Xth.c.) : Schematic Guidelines Proposal for Improvement and enhancement. Civil Building Images.

S-3 Enhancing sustainability; Schematic proposal on existing buildings for thermal and acoustic insulation; Improved energy.



European initiatives
for the common good

APPENDIX 1. REFERENCES AND DOCUMENTS USED.

DOUKAS SAHINIS, A.: The mansion of Nerantis Aivazis (Kastorian Museum of Folklore). Musical and literary society of Kastoria "Harmony". 1985.

MOUTSOPOULOS, N.: Kastoria, "Greek Traditional Architecture", edition of "Melissa" - Athens 1990-1991, vol. 7, pag. 94 - 158.

Project "Conservation of the temple of Saint Stefanos". Hellenic Ministry of Culture. Veroia. 2008. ISBN: 978-960-214-813-6

KIRIAKOUDIS, E.: Monumental paintings in Kastoria in the last decades of the Thirteen century and the frescoes at Arilje, Beograd, 1966.

MAKROGIANNOPOULOS, G.: "The Wall Paintings of Agios Athanasios of Mouzaki in Kastoria (1383/84) and Their Place in the Painting of the Period.", MA 2001

SISIOU, IOANNIS: The Painting Throughout The 13th Century
In Saint Stefanos Of Kastoria. (<http://www.ni.rs/byzantium/doc/zbornik5/PDF-V/Janis%20Sisju.pdf>)
Unpublished Academic Literature from the Department of Theology of the Faculty of Theology of the Aristotle University of Thessaloniki

TSIGARIDAS, E. : La peinture a Kastoria et en Macedoine grecque occidentale vers l' année 1200, Studenica et l' art Byzantin autour de l' année 1200, Beograd 1988. pp 309- 313.

« Kastoria throuh past and present times ». ThessPrint S.A. 2012. Municipality of Kastoria. ISBN 978-960-99675-1-8.

"Integrated Management of Historic Towns". Guidebook for South East Europe". European Values in Heritage. November 2012. Production with the assistance of the European Union.

"Monasteries of Kastoria". Prefecture of Kastoria. November 2008. TO DONTI editions.
www.todonti.gr

ICOMOS: "General guidance to be taken into account in the management plans for historic cities".



European initiatives
for the common good

APPENDIX 2. MISSION DETAILS. AGENDA

Description of the Missions: accomplished field works developed in Kastoria.

-People and organisations met during the first mission (03 – 05. 10.2014)

day 1: (03/) evening

Visit to Dolcho & Apozari neighborhoods .
Residential buildings and churches.

day 2: (04) Municipality of Kastoriá

Mr Anestis Angelis, Mayor
Mr Leonidas Papadimitriou, Deputy Mayor
Mr Giorgos Papadopoulos, President of the Town Council

day 3 (05)Municipality of Kastoriá

Mr Leonidas Papadimitriou, Deputy Mayor

Region of Western Macedonia

Mr Sotirios Adamopoulos, Regional Vice Governor

Mr Pantelis Argyriadis, Adviser to Governor

Community of Kastoriá

Colleagues – engineers participants in the preparations of the dossier-project

Members of the mission to Kastoriá (1st visit)

Local organizer of the mission:

Mr Costa Carras, EN Vice President

Representatives of Europa Nostra and CEB :

Ms Ioanna Steriotou, EN Scientific Council Vice-President

Mr Stefan Bălici, EN Council member

Mr Urbano Murillo, CEB, Spanish Trust Fund Manager (SCA)

Mr Pedro Ponce de Leon, Consultant CEB and Vice-President of the EN Scientific Council.

Representatives of Elliniki Etairia:

Mr Pavlos Kremezis, President of ELLET's Council for the Architectural Heritage

Mr Konstantinos Koutsadelis, Secretary of ELLET's Council for the Architectural Heritage

Mr Vassilis Tsemanis, Member of ELLET, Citizen of Kastoriá

-People and organisations met during the second mission (04 – 08. 11.2014)

day 1: (05)

Visit to Dolcho & Apozari neighborhoods with Ioanna Steriodou.
Civil buildings and churches.

day 2: (06)

Visit to Dolcho and Apozari neighborhoods.

MORNING:

Meetings with:

Mm. Andromachi Sgreka. H. SC. Archaeologist. Director of the Ephorate for byzantine and post byzantine monuments of Kastoria.

AFTERNOON:

Meetings with:

Emmanuel Doukakaros , Architect.

Mr Nikos Mitaras, economist.

Mrs. Elisabeth Katsaveli. Civil engineer, (Eurocode&timber frame specialist

day 3: (07)

MORNING

Meetings with:

Mr. Sochtopoulos Tasos (structures & seismic calculations specialist)

Town-planning municipal office:

Chryssi Frantzi. Mac. Topographer Engineer.

Chatzakos Ioannis. Civil engineer.

Vergos Alexios Civil Engineer

Regional government office: (Region of Western Macedonia).

Location: 1, Diokitiriou & M. Axexandrou str. 52100 Kastoria, Greece.

Mr. Sotirios S.Adamopoulos. Regional Vice Governor.

Mr. Zepitselis, Asessor of Vice Governor.

Mrs. Amalia Kouskoura, Regional Vice-Governor for Development – Business and Commerce.

Mrs. Christopolou Paraskevi, PhD in transport engineer. (representative of the Chamber).

Mr.Panaghiotis Kottas, authorized Counsellor for Tourism and Culture.

Mr. Paschalis Vassos, Regional Counsellor, member of the Financial Committee.

Mr. Apostolis Doukis, collaborator of the Regional Vice Governor of Kastoria.

Mr. Zinon Pitselis, General Director of the Development Plan – in the Region of Western Macedonia, in Kozani.

Mr. Costa Carras, Europa Nostra Board member, Mrs. Ioanna Steriotou, Europa Nostra SC.

AFTERNOON:Meeting with Mrs. Carla Blasco and Mr. Chipos, Heritage Restorers and curators of Dispilio.Visit to the Monastery of Panagia Mavriotissa and the Church of Agios Giorgios in Omorfoklissia.

October, 3th-5th -and November, 4th-8th) 2014

List of activities /tasks: (2 experts).

General round through neighbourhoods of Dolcho and Apozari; identifying suitable buildings and ensembles for recovery intervention.

- Analysis and detailed definition of the structural condition of selected buildings. Damage identification and pathologies. General data collection
- Analysis, study and definition of the physical conservation of selected buildings and areas; measurements, photographs.
- Analysis, study and definition of the urban pattern, infrastructure and urban elements. Data collection and photographs.
- Interviews with local authorities and technicians (see agenda).
- Analysis of property types (ownership), public (local, regional government, state) and private
- Analyse of rehabilitation solutions concerning the build heritage. Study of the specific needs related to the general repair of buildings and homes owned by neighbours with limited resources.

Tour and visit to:

- Shores of Lake Kastoria (8km)
- Vestiges of the fortified Justinian Walls (VI th c. A.C.)
- Archaeological site of Dispilio (6km)
- -Mavriotissa Panagia, (Monastery), (4km)
- -Turkish Madrassa and Koursomli Mosque (2km),
- -Agios Giorgios in Omorfoklissia (20km)



European initiatives
for the common good

AGENDA. INFORMATIONS AND ADDRESSES

KASTORIA MUNICIPALITY.

Dr. Leonidas Papadimitrou. Deputy Major of Kastoria.
Municipality of Kastoria. lpapadim@physics.auth.gr

EUROPA NOSTRA:

Mr. Costa Carras, Europa Nostra Board member. colycarr@otenet.gr

Mrs. Ioanna Steriotou, Europa Nostra SC. isteriot@vivodinet.gr

Mr. Stefan Bălici, EN Council member stefanbalici@yahoo.com

EPHORATE

Mm. Andromachi Sgreka. H. SC. Archaeologist. Director for byzantine and post byzantine monuments of Kastoria. askreka@culture.gr, efakastoria@culture.gr

TOWN PLANNING OFFICE

Chryssi Frantzi. Mac. Topographer Engineer. xfrantzi@gmail.com ,2467350316;
mob 6974711558

Chatzakos Ioannis. Civil engineer. chatzakos@gmail.com

Vergos Alexios Civil Engineer vergos1967@yahoo.gr

REGIONAL GOVERNMENT OFFICE

Mr. Sotirios S.Adamopoulos. Regional Vice Governor. info@kastoria.pdm.gov.gr
[2467350200](tel:2467350200); fax [2467022513](tel:2467022513). Mob 6985171986.

Mr. Zepitselis, Asessor of Vice Governor. zepitselis@yahoo.gr

Mrs. Christopolou Paraskevi, PhD in transport engineer. phcristopolou@hotmail.com
(representative of the Chamber).

OTHERS

Emmanuel Doukakaros , Architect. 2467023803, Mob +30 6974705844,
mdoukakaros@gmail.com

Mrs. Elisabeth Katsaveli. Civil engineer, (Eurocode&timber frame specialist), elikats@hotmail.com

Mr. Sochtopoulos Tasos (structures & seismic calculations specialist). Tel [24670-84084](tel:24670-84084);
mob. 697-6677091.akrolith@otenet.gr

Mrs. Carla Blasco. Heritage Restorer (Dispilio). carla_sevilla@yahoo.es

Mr. Chipos, Heritage Restorer and curator of Dispilio.. [2467023027](tel:2467023027).
mob.0030 6937924570