



# **The 7 Most Endangered 2016**

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## **Kampos of Chios, Chios, Greece**

### **Report**

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## 1. Summary

The Kampos of Chios is essentially a flat plain bounded by the city of Chios to the North, mountains to the West, hills to the South and the sea to the East. What makes it unique is a combination of physical structures, land use, and water management. Each tract of land within the Kampos was originally established with high boundary walls and a defensive tower to keep the land safe from the invasions which were endemic in the region up until the 13<sup>th</sup> Century. However, once the island was stabilised under Genoese control in the 14<sup>th</sup> Century, the Kampos took on a life beyond that of simple agriculture. Today, Chios is one of the poorer Greek islands, with limited tourism and limited agricultural production. However, in its heyday it played a pivotal role: first as a trading hub lying at the heart of the Byzantine empire with links into Asia Minor and the Western Mediterranean, then as a flourishing outpost under Genoese rule, and finally as a prosperous part of the Ottoman Empire. This lasted until the 19<sup>th</sup> Century when first the population of the island was almost literally decimated by the Ottoman Turks in 1822, and then many of the physical structures were destroyed by a catastrophic earthquake in 1881.

As the power and wealth of Chios grew, the tracts of the Kampos were taken over by wealthy merchants and traders. The simple defensive towers were redeveloped into grand villas, but the agricultural basis of the Kampos was maintained. Much of the land was given over to citrus trees and the island's oranges and lemons were exported to the Black Sea region and beyond. For the owners, therefore, the Kampos provided summer residences which were cooler than the city, thanks to the fruit trees, space for the wealthy to enjoy themselves away from the cramped walled city, and an additional source of income.

At the peak of Kampos development, a typical estate would be five to ten hectares, surrounded by high walls. Each estate would have one or more bucket-chain wells (Sakia/Saqiya) which would decant into open cisterns. As required, this water would then be gravity fed to the required location through a simple system of open channels and manual sluice gates. The main house would be built into the outside walls - rather than being at the centre of the estate - and there would be a range of agricultural outbuildings, workers' accommodation, processing rooms and storage facilities. Estates would be virtually self-sufficient, producing citrus fruits and olives as cash crops and for immediate consumption, plus other horticultural<sup>1</sup> and agricultural products for local consumption.

However, the Kampos is now under threat from four directions. Firstly, a lack of investment in maintenance and repair of both individual structures and the walls which are both symbolic of the Kampos and, at the same time, integral to its function. As well as being defensive structures, the walls and transverse road systems acted as channels to spread the run-off from the mountain rains onto the dry earth of the Kampos. Secondly, the planting of inappropriate, water thirsty crops, e.g. potatoes, which rob the Kampos of its sustainability. Thirdly, and partly linked to the second, is the over-extraction of groundwater. As on many Greek islands, the use of electrically pumped boreholes, to draw large volumes of water, is leading to falling levels in the aquifer, and increased salinity in the drawn water. The ease of water extraction compared to drawing water from wells is leading to the inefficient and wasteful use of a critical resource, and current extraction levels are not sustainable. Finally, confusion of land classification means that much

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<sup>1</sup> "Horticulture" is used here in its technical sense, not the common English use as meaning gardening or flower production.



of the agricultural/horticultural acreage of the Kampos has been zoned as being appropriate for building. A number of new developments, wholly out of keeping with the historic monument designation of the Kampos, are under construction. At the same time, the Kampos falls within the ambit of the city of Chios. Much, if not all, of the land is therefore classed as urban, i.e. eligible for development, rather than agricultural land for which a specific change of use would normally be required.

The essences of the Kampos are under serious threat, and the physical, agricultural and cultural systems which give the Kampos its unique character are at risk of disappearing. The economies of scale and lower labour costs in competing markets, and changes in market preferences, mean that the Kampos has to reinvent itself if it is to be economically and financially viable. It will not be enough just to grow fruits. There will need to be increased value added from the land and the use of the land, there will need to be a return to sustainable levels of water use, and diversification of income streams for the landholders. The Kampos is at a crossroads. It can be returned to a sustainable eco-system by adding value to its traditional activities, working within sustainable limits and building on its heritage. Alternatively, it can be incorporated into Chios town as a suburb of small villas with small gardens – which is what current speculative builders want to construct. However, it is not clear what economic activity would replace the Kampos. If the Kampos is not protected and developed it will die. If the Kampos dies, then building second homes for occasional visitors will be a pointless exercise.

## 2. Purpose, location

The objectives are a) to preserve as much as possible of the physical structure of the Kampos, b) to recover or maintain the integrated ethos of the Kampos, c) to ensure that the Kampos is returned to a condition of physical sustainability and economic viability, and d) to make the Kampos a model for the regeneration of regions which have been left behind by internationalisation, accidents of history, incompetence, economic mismanagement and selfishness.

The Kampos of today is already significantly smaller than in its heyday. To the North the city has encroached into the original Kampos area, with only the occasional wall or villa remaining. To the East, a large area was lost to the creation of the airport, with more land likely to be lost if a planned extension to the runway goes ahead<sup>2</sup>. The original “Kampos” extended to some 76 square kilometres, of which 45 square kilometres is classified as an historic monument. Within that area, the specific zone covered by the current proposal covers 13 square kilometres of the least abused area of the Kampos. This relatively large area should be regarded as a single artefact. The only natural feature of the Kampos is its flatness. Everything else was man-made over a millennium, including the agriculture and horticulture.

There are some 220 estates in the core area, most of which are occupied, with most of the land being worked in one way or another. However, it is believed that very few of estates would be financially viable based on just their agricultural production. Other sources of income or revenues are needed to maintain these

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<sup>2</sup> Runway extension from 1500 to 1800 metres, terminal buildings increased from 800 sq.m. to 5000 sq.m..



privately-owned estates. Diversification of income streams will be needed to ensure that the Kampos continues to be a living community.

As well as the individual estates, there are a number of infrastructural problems which need to be addressed. The main, national, road to the South of the island passes through the heart of the Kampos. The road network of the Kampos was not built for this type of traffic; and the volume of traffic, particularly heavy vehicles, may be a barrier to the recovery of the Kampos. A communal road along the western edge of the Kampos is of a similar standard and an initial proposal would be to reclassify this as the principal National road and so alleviate the pressure on the centre of the Kampos. It would also allow the speed limit within the Kampos to be lowered, taking it back to its original pace of life.

A second infrastructural issue relates to water management, specifically floodwater management. The winter rains are typically intense – but are an important source of water for agricultural production. The layout of East-West roads within the Kampos was such that the estate walls acted as floodwater channels allowing the farmers to maximise the use of the available rainwater and reduce their dependence on the aquifer. Subsequent drainage installations, including a number of schemes currently underway, may reduce the risk of flooding for the airport and the city, but may also reduce the fresh rainwater available for farmers directly, and have an impact on the aquifer which is already stressed, with increasing salinity.

### 3. Context

The history of Chios is long and complex (See also Appendix IV). It has a strong claim to be where Homer lived while composing the *Odyssey* and it may be the birthplace of Christopher Columbus. However, what is not in question is that for nearly two thousand years Chios was one of the most important trading centres in the Eastern Mediterranean, with immediate access to the Black Sea and the hinterlands of Asia Minor and beyond. At various times it has been fought over and ruled by the empires of Rome, Venice, Genoa, Athens, the Trojans, the Ottomans and the Byzantines. However, arguably it reached its peak under the Genoese, and later the Ottomans, between the 14<sup>th</sup> and 19<sup>th</sup> Centuries. This period produced a merchant class of wealthy individuals and families who could afford to establish self-sustaining retreats, away from the confines of the original city walls.

The estates of the Kampos largely pre-date the period of the greatest prosperity, having been established originally under the Byzantines. Each estate: of five to ten hectares, was bounded by a defensive wall with a single defensive tower, or *Pyrghi*. As the traders and merchants increased in wealth, there was a trend to use these estates as respite from the city. There was also a conversion to the production of citrus fruits: mainly oranges and lemons, with the output mainly going to export. These exports went all across the Mediterranean, but there were particular links via the Bosphorus into Russia and the Middle East. Now Chios had an economic base of horticultural production, as well as trading, to sustain it.

In the 17<sup>th</sup> and 18<sup>th</sup> Centuries, the Kampos estates often reflected the owners' wealth and standing. Unlike European estates, which had the grand house at the centre of the estate, a Kampos mansion was normally built into the fortified wall. A grand mansion would be over three floors – a working level on the ground floor, grand apartments on the first floor, and either bedrooms or servants' accommodation on the second



floor. Each estate would be almost self-sustaining, so as well as the commercial growing of citrus and olive trees, there would be livestock, a market garden area for vegetables and other fruits, and barns, processing rooms and storage rooms for the commercial produce. As the owner's mansion was mainly hidden from public view, landowners would express their wealth and standing by the creation of elaborate gates and arches at the entrance to the estate. These might be in imported, carved marble, and could cost the same as the rest of the mansion.

A key factor for the success of the Kampos design was its management of water. Each estate would have one or more bucket-chain wells driven by oxen. These wells would lift water from the aquifer – typically 15 - 20 metres down – and decant into a cistern, usually open and always above ground. As and when required, an outlet would be opened which would feed water into a network of simple, open-topped channels, controlled by sluices. Under this regime, the consumption of water appears to have been fully sustainable. However, in the 20th century, the oxen were replaced by internal combustion engines, which in turn were replaced by electrical pumps. The latest step is the use of pumped boreholes. As water extraction has become more efficient and effective, the consumption of water has increased. Chios is one of the sunniest islands in the Mediterranean, which is good for the ripening of fruits. However, it is also one of the driest, with a typical rainfall of 600 mm per annum, mainly in December, January and February, and concentrated in the mountains. Within the Kampos, a number of the roads and tracks follow natural watercourses. Floodwaters from the mountain would flow down these roads and tracks, confined by the characteristic walls. Landowners would then open channels through the walls – typically at gateways – and allow the flood waters to run off and irrigate their land. Investments in water management – which are continuing – may well lead to a reduction in the availability of flood waters for agriculture. The availability of water is therefore being reduced. At the same time, the consumption of water has been increasing. The result is that the water table in the Kampos has been falling, and because the Kampos is next to the sea at only a few metres above sea level, the salinity of the well water is increasing.

Chios suffered three disasters during the last two hundred years. Firstly, there was the Ottoman invasion of 1822, which resulted in the population of circa 150,000 falling to less than 50,000 as large numbers were killed, as many as 50,00 women and children were sold into slavery, and the those who could, fled the island. Later, after a period of recovery, an earthquake in 1881 destroyed many of the structures in the South of the island, including mansions and farm buildings across the Kampos. Finally, in the 20<sup>th</sup> Century, the market for Chios' main export product: citrus fruits was destroyed by lower cost international competition from large scale citrus growers in the Americas. This, combined with a modern taste for less bitter fruit than Chios' trees could produce, has led many farmers to grow annual crops, particularly potatoes, which can be grown more cheaply, but which demand a lot of water at the times when rainfall is lowest, exacerbating the aquifer problem.

## 4. Description

The Kampos is a flat plain lying to the South of Chios town, on the island of the same name. It is bounded by mountains to the West, hills to the South, the town of Chios to the North, and by the sea to the East.





Historically it covered an area of 76.5 square kilometres (sq.km.) (15.8 km x 4.8 km), but with the intrusion of urbanisation and the island's airport, a smaller area of 44.8 sq.km. (13.5 km x 3.3 km) is now defined and zoned as an historic monument. While it would be desirable to retain and recover as much as possible of the Kampos, this specific project relates to a smaller area of 13.2 sq.km. (3,7 km x 3.6 km) at its heart. Here, the impact of inappropriate development is less marked and more of the original structures and land use have been retained.

The defined area comprises approximately 220 estates. Most of these are economically active, in that the land is still worked, but many of the original structures are in a state of ruin and decay. There are some examples of diversification, mainly the provision of small-scale tourist accommodation, but also a citrus museum/demonstrator and some quality restaurants. Some of the estates have had significant investments made to renovate the buildings, but while there are some examples of best heritage practice, there are many where the original character has either been lost, or well disguised. In many of these cases, the original horticultural/agricultural roles of the estate have also been lost. Almost all of the estates are in private hands but, for historical reasons, twelve are owned either by the state (Ministry of Health or its successor organisations) or by parastatal organisations. All of the publicly owned estates are believed to be in poor condition.

While each estate is different, and size may vary from five to ten Hectares, historically they had a number of common features.

- Walls: The estate is bounded by a high (1.6 – 2.0 metres sometimes up to 3) continuous, stone wall separating the estate from its neighbours, the roads, and water courses. Typically, there is only one access gate: usually ornate.
- Land and Irrigation: The land within the wall is effectively flat, to allow gravity-fed, open channel irrigation.
- Water Use: Water for domestic use and irrigation came from one or more wells – originally bucket chain wells driven by cattle or oxen, feeding an accompanying open cistern.
- Land Use: Land use would have been split between cash crops, mainly citrus fruits or olive trees, subsistence crops and subsistence livestock. The subsistence component has declined, and potatoes have been replacing perennial crops, with implications for water consumption.
- Mansion House: The main dwelling, the owner's house, built out from the surrounding wall, close to the gate, the well, and the cistern. If the original survived the 1881 earthquake, it would typically have been over three floors: working and storage rooms on the ground floor, public rooms and the master's bedroom on the first floor and secondary and staff rooms on the top floor.
- Outbuildings: Farm buildings, and other outbuildings for storage, animals, farm manager's house, etc. – also usually built out from the surrounding wall.

The Kampos faces a number of distinctive challenges:



- Walls: Many stretches of wall are in danger of collapse – and in fact some already have, either through simple neglect, or the cost of maintaining and rebuilding. A typical estate may be loss-making or just breaking even, and many owners cannot afford the money, time or labour to carry out maintenance and repair works.
- Land and Irrigation: The topography is unchanged, but few, if any, of the gravity-fed irrigation systems are still in regular use. Watering is typically by pressurised hose, and the use of flood waters has fallen into desuetude. There is some use of drip irrigation, but the systems observed were unsophisticated and crude. There would appear to be significant scope for more efficient and effective use of modern irrigation systems - but this would require capital investment.
- Water Use: As already stated, the current extraction rate across the Kampos is not sustainable and the water table is falling. This is a common problem across much of rural Greece. However, there are limited incentives for farmers to conserve water. Apart from the costs of pumping, the water is free. There are no restrictions on the number of wells or the volumes which might be abstracted and no records of locations of boreholes and the amount abstracted. This is patently unsustainable and needs to be addressed in the short term. It may appear to be an environmental, rather than cultural heritage, issue, but Kampos will become a lifeless plain if the issue is not addressed.
- Land Use: The water issue is being exacerbated by changing land use. The citrus fruits which were a major source of income are relatively labour intensive, demand is dependent on market tastes and the selling price is dependent on international markets. The relatively bitter varieties grown in the Kampos are no longer in favour, and the selling prices in international markets have fallen as production has increased in low cost economies across the world. There has also been a flight of labour from the Greek countryside. This competitive “perfect storm”, means that the Kampos’ major cash crop cannot produce the revenues the estate owners need to survive and (re)develop their estates. Some estate owners have moved over to the growing of potatoes, for which there is at least local demand. This poses two problems. Firstly, potatoes, as tubers, need substantial amounts of water to grow and mature: with the water being required at the time when the rainfall is lowest, which will have a knock-on effect on the general water situation. The second problem is the danger that fruit trees are being grubbed up to allow potatoes to be planted. To replace a citrus tree takes four to six years: longer to reach full maturity.
- Mansion House: The owner’s house was typically the largest and more ornate structure on the estate. Many of these, particularly the taller ones, were destroyed or badly damaged in the 1881 earthquake. Most have been stabilised, repaired or rebuilt over the last 125 years, but these main structures can be split into four main categories: a) unrestored, in structurally poor condition, but retaining many of their original architectural features, b) rebuilt at some point in a sympathetic manner either in keeping with the original structure or in a style reflecting the period of reconstruction after the earthquake, c) rebuilt at some point in the more recent past in a style which is not in keeping with Kampos but which has retained at least some of the historical features, d) rebuilt or new builds in either a modernist style or as a pastiche of the original. To some extent, the incoherence of the last two categories may be mitigated by the high walls. The real problems come when the walls have been demolished as well.



- Outbuildings: Most of the original outbuildings were low-rise, were less affected by the earthquake, and do not pose the same problems. However, as land use patterns have changed, many of these buildings have fallen into disuse. However, alternative uses for them may form part of the recovery plan for the Kampos.

In considering options for the future of the Kampos, there are two factors which need to be fully taken into account. Firstly, the Kampos is not a series of physical structures. It is a rural economy in miniature, comprising the dwellings of owners, staff and working animals, the land and the working of the land which gives them life, the external inputs which give life to the land: sun, water and money, and the outputs which create the revenues needed for the system to survive. All of these are the building blocks of the Kampos, but only the sun is a given. Secondly, the Kampos is not a unified structure. Even the initial phase involves over two hundred proprietors who have more or less money, more or less commitment to the Kampos and more or less desire to see the Kampos survive.

To summarise, there are nine distinct threats to the Kampos, each requiring a unique approach to mitigate it:

1. Financial constraints.  
The historical dependence on fruit for consumption, sold to export markets, is no longer viable. Alternative sources of revenues are essential.
2. Failing water resources, mainly due to unsustainable extraction. This will limit the available solutions to the first threat.
3. Limited human resources. The traditional farm labourer life is unattractive to the native workforce.
4. Limited investment resources to fund both the reconstruction of original buildings and structures, and the change of direction which will be needed to make the Kampos sustainable.
5. Self-interest on the part of some estate owners, and a lack of interest in its Kampos estates by the biggest single landowner: the state.
6. Failure of regulatory authorities to ensure that the historic status of the Kampos is reflected in developments within the designated area.
7. Lack of an organisation with the status, personnel, and legal authority needed to take responsibility for developing and implementing an integrated redevelopment plan.
8. Inadequate legal and enforcement framework for the protection, restoration and reuse of disused or abandoned listed buildings.
9. Inappropriate taxation of Kampos estates, which are currently are taxed as urban properties, rather than as agricultural land.

It is worth noting that only two of these: §4. and §7., would not be classed as sustainability issues. Money (§4.) and management (§7.) might recreate the Kampos, but only as a temporary historical theme park. The greater part of the work in the Kampos will be in establishing schemes and structures which will ensure the social, financial and economic sustainability of the Kampos.





Considering each of these in turn:

#### 4.1 Financial Constraints

The issue of investment funding will be covered in §4.4 below. What is required at the level of each and every estate is a business model which will create the cash flows needed to sustain the estate, in competition with all the other estates. Appendix II presents a number of possible diversification options that estate owners could consider, but the solution for each estate will need to be different to that of every other estate – although in many cases the differences need not be great. However, while agritourism, for example, may be attractive to many owners, it is not a panacea and the Chios infrastructure would not be capable of supporting 220 new tourism accommodation business, even if they accounted for less than two thousand new beds. The underlying premise must be that future land use should reflect historic land use patterns, even if it does not replicate them, but there should be sufficient value added within each estate for the people involved to have an adequate standard of living and quality of life. The activities within each estate should generate sufficient revenues to meet the reasonable needs of the people living on and from the estate.

#### 4.2 Failing water resources

Put simply, too many estates are taking too much water from the aquifer for the Kampos to be sustainable. Although it is not an imminent threat, a failure to act in the short term will lead to the decline of agriculture on the Kampos, and with it the *raison d'être* of the Kampos. Arguably, the problem is that water is seen as a “free good”. Chios has no licensing of boreholes, no limits on borehole extraction rates, no register of boreholes, no record of extraction rates, and no fees for extracting water. The cost and value of water was more evident in the past – digging wells, creating the chain mechanism, building cisterns and water channels and operating the wells and irrigation systems with cattle-power and man-power, meant that water was used more sparingly and was actively conserved. Rising salinity will ultimately poison the land. Sowing salt on the land was one of the punishments of the Greek classical world. In this case it will be self-administered.



#### 4.3 Limited Human Resources

The local unemployment rate is high, but much of the work in the Kampos is seasonal and few are attracted to agricultural labouring, even if the estates could afford outside help. However, while seasonality will always be a problem, the provision of tourism related services may be attractive if the season could be extended and one or more of the diversification suggestions in Appendix II, could be attractive and retain people on the island.

#### 4.4 Limited investment Resources

There is some evidence of wealth in the Kampos, as measured by spending on reconstruction and modernisation: not always sympathetic modernisation. However, these are a few cases which attract attention, and are not representative of the Kampos as a whole. Some owners have invested time and effort to establish small agritourism operations, but many estates are sliding into decay, taking the Kampos heritage with them. One issue may be a lack of confidence in the future: if the Kampos is perceived to be in decline, then people will not invest, creating a downward spiral. There are some very good examples of what restoration can be achieved, but these may have been conceived as restoration projects, rather than revitalisation investments. The Kampos requires three types of funding. Firstly, concessionary funding is required: split into two components: a) money to fund the recovery of the cultural heritage: rescuing a limited number of buildings and structures to show the grandeur of some of the pre-earthquake buildings, and their associated water systems, and b) money to support social initiatives to ensure that there is life within the Kampos. Secondly, there needs to be commercial investment funding to allow estate owners to redevelop and re-orientate the buildings and commercial operations of their estates. This could be purely commercial, but either concessionary terms or a grant component would encourage owners to act now, which would produce long term benefits for the Kampos. Finally, there needs to be financing available for working capital: to enable the diversification projects to take root.

#### 4.5 Self Interest and Neglect

Some estate owners may be more willing than others to invest in the future. However, a “buy-in” by a pilot group of estates could form a platform to show the more reluctant and cynical owners that a) restricted water use is in their self interest in the long term, b) that additional income is available and that agriculture’s downward spiral in the Kampos is not inevitable, and c) external clients with money to spend are a more positive form of invasion than the ones the island has experienced over the last two and half thousand years.



However, there is one area where strong political action is needed as soon as possible. The Greek State is the accidental owner of twelve estates. The controlling ministries have no interest in redeveloping, or even just maintaining these. In an ideal world, one of these should be taken over by the Kampos co-ordination company – See §4.7, below and Appendix II – and used to create a working, model estate as a combined demonstrator, outdoor living museum, and antidote to the type of dead museums already present on the island, and as a resource centre for the landowners. At present these estates are a missed opportunity for the local economy, and probably represent a drain on the budgets of the responsible ministries.

#### 4.6 Regulatory Failure and Related Issues

Although the Kampos has been a protected area since 1992, which should preclude any inappropriate developments, some of the images in Appendix I show quite clearly that inappropriate developments are under way. These concessions appear to be based on spurious grandfathering rights which may be leading to land fragmentation, and which a stronger planning authority would have declared invalid. Stronger enforcement of the available laws is required.

Similarly, it would appear that most, if not all, of the Kampos is classed as urban, rather than agricultural land. This may have created a predisposition to permitting “urban development”, i.e. building, at the expense of maintaining the agricultural role of the Kampos.

As already indicated, water management is one of the essences of the Kampos. However, it is clear that traditional water courses are not being managed, and that the impact of some new flood protection measures under construction may not be in the best interests of the Kampos. Originally, as much as possible of the run-off from the hills during winter rain was captured and channelled into the estates. The new investments appear to aim at channelling as much rainwater as possible across the Kampos and into the sea as quickly as possible. This may make water management easier, but it will have an impact on the amount of water available for agriculture.

#### 4.7 Organisational Development

A number of organisations are associated with the campaign, but most of the local organisations are relatively small. These, and their supporting organisations in Athens and overseas, have the will to save the Kampos, but have limited human, financial and technical resources. There may also be some evidence of a lack of co-ordination and of common objectives between the groups. If the Kampos is to be protected and redeveloped, a new organisation will be required, one that is: politically skilled but apolitical, adequately resourced in terms of funding and people, and which has clear and dynamic leadership.



This organisation will have to: defend the Kampos from inappropriate development, identify sources of funding, raise funds, and support and oversee the economic redevelopment of the Kampos. Funding apart, restoring the historic buildings will be the easy part. Restoring the economic framework and tissue of Kampos, recreating a viable and sustainable framework of the estates of the Kampos, will be a much greater challenge. This will require dedicated leadership from a project champion, and sufficient financial and human resources to manage the redevelopment efficiently and effectively. The availability of financial resources might be questioned, but the local leaders must be prepared to look beyond local, regional and international sources of public funding, and chase private, international sources of funding as well. The ancient Greeks gave the world the word “diaspora”, perhaps modern Greece should use the diaspora to support historical Greece.

#### 4.8 Inadequate legal framework

In Kampos there are a number of properties which are either abandoned or seriously neglected for a variety of reasons: multiple owners, owners living abroad, lack of will or financial means to preserve the estate.

However, the Greek legal framework lacks the flexibility needed to allow public authorities, e.g. the Region or Municipality, or third parties, to take efficient and effective action to permit the re-use of such properties. The Ministry of Culture and Sports lists buildings of special architectural or historical value in order to legally protect them, while the building authorities may oblige the owners to take rescue measures. Where they fail to do so, the Municipality may intervene, at least in theory, but the procedure is so complex that it is rarely followed. There would appear to be no legal framework enabling the responsible authorities to implement a coherent plan for the preservation and sustainable reuse of specific buildings. Thus, new legislation is required to provide the necessary tools for the revitalisation of areas with a large number of abandoned and seriously neglected listed buildings, such as Kampos. Some ideas are further discussed in Appendix V.

#### 4.9 Excessive land taxation

The properties of Kampos would appear to be carrying an excessive tax burden. Unusually, on Chios, by virtue of being included within the boundary of Chios town, these agricultural entities are being treated as urban, rather than rural, enterprises and are being taxed accordingly.

The consequence is that, since 2011 when the tax was introduced, owners of Kampos estates pay the ENFIA land tax on the basis of higher city land values. There are at least two possible solutions to this issue:

- a. The Greek ENFIA land tax is based on what are termed “objective values”, which were calculated by the tax authorities several years ago and do not correspond to the “commercial value” of the properties, following substantial falls in land values throughout Greece. The



Council of State has decided that the state must use “commercial value” based on the realities of the market but this decision has not yet implemented by the relevant authorities.

- b. Given the fact that there are differing rates of ENFIA, Kampos should be placed in a very different category/scale than at present. Currently it is taxed as urban developable land, which is a highly inappropriate description.

In any event, although not a sufficient condition, an alteration to the tax system is a necessary condition for both the survival and revival of Kampos.

## 5. Technical and economic aspects

Before considering the technical and economic aspects and prospects of the Kampos, it might first be worth putting its agricultural activities – a critical component of financial and economic viability, and the essence of the “old” Kampos – into context. The 220 estates of the Kampos cover the same total area as just over two average-sized citrus farms in the United States. In practice, historically, the total area given over to orange growing in the Kampos is the same as on one average US fruit farm. In Brazil, the largest exporter of citrus fruits, the farms are even bigger. Quite apart from any question of changing tastes and fashions, and fruit consumption versus juice consumption, it must be taken as a given that citrus fruit production in the Kampos cannot compete internationally with fresh fruit, or derived commodities such as fruit juice, essences and extracts. This is not to say that the existing groves cannot make a major contribution to the viability and sustainability of the Kampos, but the use to which the fruit is put will need to develop, and a greater proportion of the crop will need to be used for higher value added products directly.

### Historic Structures: Restoration/Conservation

The number of pre-earthquake buildings is limited, particularly the number of historically and architecturally significant buildings. Some may be restored by wealthy individuals, but most will not, and if they are to be conserved or restored to the standards they deserve, then funding on non-commercial terms will be essential. There would be few direct financial benefits, and it would be difficult to monetise any economic benefits. One possibility might be the creation of a Development Fund with the use of ERDF resources for the restoration and the redevelopment of the estates, through the provision of low-interest loans: a JESSICA-type development Fund.

If any such “soft” funding were to become available, then this might be where it should be spent. Most of these structures have been identified, but it is worth noting that with the exception of the estates which are state owned, all of these structures are in private hands. The use of soft funding for private properties may appear to be morally doubtful, but within the EU there is the precedent of using public funds to pay farmers to set aside land for nature conservation.

There would appear to be market demand for 19<sup>th</sup> and early 20<sup>th</sup> century structures for redevelopment, provided these can be carved out from the original estate. Within Chios town, the asking price for typical apartments and houses is around EUR 1,000 per square metre. Small, modernised older houses within the





outer Kampos are typically EUR 2 – 3, 000 per square metre. However, larger structures, with up to half a hectare of land, in uninhabitable condition, are for sale at up to EUR 5,000 per square metre – provided they are architecturally distinctive. These are all asking prices of course, and there is no economic market, as such. However, the figures would suggest that many of the disused and derelict buildings within the Kampos could be (re)turned to residential use using private resources, provided there was a suitable framework.

### Revenue Streams for Estates

There are a number of potential revenue streams available to estate owners which would be consistent with the history of the Kampos. It used to be said that only two inputs needed to be bought by a well-run estate: salt and soda ash (to make soap). All the other needs of the people who lived and worked on the estate could be produced by the estate: food, drink, clothing, housewares, etc.. Potential revenues may therefore come from: fruits and vegetables, processed fruits and vegetables, fruit and vegetable based products, grains, processed grain products, fermented fruit and grain products, vegetable and grain products, dried fruit and vegetable products, animal by-products, meat, processed meats, milk from goats, sheep and cows, dairy products based on goat sheep and cows, combination foods based on any of the above inputs, the provision of tourism services (accommodation, food, entertainment, horse riding and pony trekking, bicycle hire), educational services (cooking schools, language schools, country-skills training, adventure training, blacksmithing, animal husbandry, spinning, weaving, garment make-up, etc.). There are probably a lot more – certainly more than the knee-jerk reaction of “agritourism” which is often only seen in terms of accommodation and catering.

Clearly many of the above will require the owners and operators of the estates to develop, or rediscover, particular skills and products, but all of the above are potential revenue streams which an owner can investigate, and each estate can tailor the products and services it offers to develop their own particular market niche.

However, it must be borne in mind that Chios is a small island with limited access to international markets. Please refer to Appendix II



## 6. Implementation

There are four issues to be addressed, each requiring different forms of action:

- Redevelopment of individual estates has to be managed at the level of the estate. This has to be proprietor led/managed, but they may not have the full set of skills required. Ideally, they would be assisted and supported by an umbrella organisation which has the capacity to advise on key issues, and can call on the services of wider organisations to provide services in specific areas. This organisation could be wholly private or a parastatal body. However, there should be no need for this organisation to duplicate existing outreach services – even if only nominally available – to the proprietors. It might be the role of this organisation to actively encourage existing public services to fulfil their remit. For convenience, this organisation will be referred to as OAAK: Organisation for the Sustainable Development of Kampos (Οργανισμός για την Αειφόρο Ανάπτυξη του Κάμπου).
- Protection and development of abandoned/ seriously neglected properties. In Kampos there are several properties, which are abandoned or seriously neglected for a variety of reasons. A coherent plan for the rescue and redevelopment of estates in this category should be developed by local authorities and agencies, ideally in cooperation and collaboration with the OAAK. However, this would have to be predicated on the establishment of an appropriate legal framework for the protection of abandoned or empty buildings, land and other structures where ownership cannot be established.
- Local and regional lobbying will be important, to cover issues such as planning and the availability and functionality of local infrastructure. All new construction permits should be tested against the objectives set for the Kampos. This should also include the management of the roads and watercourses within the Kampos.
- National Lobbying, perhaps led by the OAAK management board, must seek to regulate the use of natural resources – specifically water. It will also need to negotiate improved transport links.

However, the actions needed for the Kampos itself should be relatively straightforward in design, if not in implementation. The first point to note is that the Kampos still appears to have a significant proportion of its land under cultivation. There has been no land-use survey, and most of the land is hidden behind the characteristic walls, but while the growing of potatoes has been flagged up as a severe threat, aerial images might indicate that this is less of a problem than was originally feared, at least in the initial target area. It is more noticeable in the peripheral areas and where walls have disappeared or collapsed. Disused, or rather unused, agricultural land might be a greater threat. However, it is important that the initial target area is surveyed as soon as possible. The level of detail does not need to be high, but a baseline is required. At the same time, a survey of the non-agricultural activities is required. Known activities include: small guest houses and hotels, some of a high standard, agritourism accommodation, tourist services, e.g. citrus museum, galleries, artisanal workshops, restaurants. However, at present there does not appear to be a complete list of activities. It is also unclear where the non-accommodation activities source their clients.



There is some advertising, and flyers in hotels, etc., but there does not appear to be a coherent or integrated marketing strategy for these service providers.

Once a baseline has been established, then a better idea may be obtained about the level of small-business support and entrepreneur support which will be required. The provision of small-business services is well established. What may be missing are resources: human and financial.

## 7. Procurement

Ninety per cent of the Kampos is in private ownership, so the question of public procurement need not apply. However, as already noted, those estates in public ownership should either be actively managed – in which case any investments would need to follow best practice – or they should be sold or leased to third parties, in which case the procedures employed should follow EU law. In the case of properties abandoned, empty or of unknown ownership, the management or the ownership might be undertaken by the Municipality, but this would probably require specific legislation to be passed by the Greek Parliament.

## 8. Environment, sustainability, social

First, it should be recognised that the Kampos is an entirely man-made environment, and has been for over six hundred years. For the first five hundred years, apart from the move from general agriculture to a focus on citrus fruits, very little changed. Mansions may have replaced the ancient Pyrghi, and there may have been some work on watercourses, but things didn't change, in terms of land use and management, until the wells were first motorised, and then pumps introduced, to be followed by pumped boreholes. The ease of water extraction has made life much easier for the farmer but now, as already mentioned, these pumps represent a significant environmental risk, not only to the Kampos, but agricultural activities across the island – with a similar story being told on other islands. A recent report "Groundwater in the Southern Member States of the European Union: an assessment of current knowledge and future prospects - Country Report for Greece" produced the following conclusions:

.....Many coastal aquifers in Greece are affected by seawater intrusion, due to overexploitation. Intensified fertilization has led to considerable groundwater quality deterioration, as evidenced by the increased nitrate concentration. ....

..... An integrated management strategy should be applied to develop new ways of providing adequate water supply sources in Greece. ....The economic value of the various groundwater uses should be evaluated, and finally, a monitoring programme on groundwater quality should be established in order to avoid seawater intrusion phenomena and nitrate pollution on a large scale....

This situation is being exacerbated by the increasing use of non-traditional crops. Water might be a greater long term risk than earthquakes.



Chios has a current population of just over 50,000. Over the years and centuries, the population has ranged from 20,000 to 150,000 depending on natural disasters, lost battles, economic exclusion, etc.. The official unemployment rate across the country at the time of writing was 27%. In practice, it would be difficult to establish an unemployment rate for Chios: people will leave the island in search of work, or may return to receive support from their families. All that can be truthfully said is that full-time employment levels are low. The impact of the “migrant invasion” in 2016 led to a dramatic reduction of tourist numbers, to the extent that all international tourist charter flights were cancelled at the end of August, rather than tailing off into late autumn. There has been some pick-up, with short stay visitors arriving from Turkey in search of a more “relaxed” environment than that which now prevails in some areas of Turkey.

Any increase in economic activity of the type being proposed for the Kampos would be welcome and have a positive impact, not only within the Kampos, but for the island as a whole. Apart from resort-type activities, and a limited number of historic and cultural attractions, there is a shortage of activities for tourists on the island. Developments in the Kampos could have a significant impact on the value added realised from each visitor, with this showing through as increased employment for a range of ages and skill-sets.

## 9. Use, market, demand

Having established that agriculture and horticulture by themselves will not provide sufficient revenues and employment to ensure a sustainable Kampos, the question is where will revenues and demand for products and services come from. The current situation on Chios is particularly difficult: the impact of the new “boat people” arriving from Asia Minor is seriously affecting tourist numbers at a time when the rest of Greece is seeing a strong recovery in the sector – driven by the same problems which have led to the arrival of the boat people. Many tourists who might have chosen Tunisia, Egypt, and even Turkey, are seeking destinations which feel more secure. Unfortunately, for the time being, Chios is not able to take advantage of this recovery.

However, in the longer term, what has to be remembered is that providing an income to the smallholdings of the Kampos does not require large numbers of tourists. Tourist numbers to the island would not have to double to make the Kampos sustainable. What would have to increase would be the revenue achieved from each visitor – suggesting that a deepening of the tourism product being offered is desirable, rather than a simple increase in the market. Some options for achieving this are presented in Appendix II.

## 10. Investment cost and Financing Requirements

Without a survey of land-use and existing activities, and without a budget figure for the cost of stabilising/restoring the most important cultural and historic buildings, it is unrealistic to put a number to the cost a regenerating the Kampos. It is also difficult to tell what private resources might be available for restoration work. However, for new commercial activities on each estate, a figure of €50 - 100,000 could be suggested. This would cover the cost of converting agricultural buildings into, say, four accommodation



units, the cost of establishing a quality restaurant, the cost of setting up a Kampos guided tour company with vehicles appropriate to the narrow roads, etc.

This would give a total figure for the whole Kampos of €30 million, plus any grant support which might be provided to owners of important buildings in need of restoration and repair.

## 11. Financing Possibilities

Without knowing the indebtedness of each estate, it is not possible to say what the options are. However, it may be assumed that commercial banks will hesitate to lend for start-up funding and property rehabilitation, even against land. Similarly, the government may not be in a position to establish a funding mechanism, based on a state guarantee, to make external resources available.

One option, which could be pursued would be crowd-funding from the diaspora. If the ties are strong enough, then funding will be available. It may also be possible to target cultural benefactors based on the same mechanism. Investors would probably need to be offered something as a risk return on their money, but that could just be privileged and preferential access to the investments post completion.

If international links can be established with community cultural groups in other EU countries which are seeking to develop similar theme-based cultural heritage activities, then the creation of a network offering exchanges between the various countries may be eligible for funding via the tourism unit of the European Commission, which already supports activities such as international pilgrimage routes.

Other options, which might require specific legislation, would be the selling of lease based time shares, where the up-front investment pays for the works to create on-estate accommodation, with the rights to, say, 50% of available time. The rest of the time is let on a commercial basis to provide an income stream to return the investors funds at the end of, say, 15 years.

The funding of the suggested OAAK organisation could be through a mix of budgetary support from the relevant ministries, fees for services provided, and commission on goods and services sold on behalf of commercial operators in the Kampos.

Finally, although it is not an ideal solution, there may be buyers for renovation properties within each estate. It would break the unity of individual estates, and would need to be tightly controlled via covenants on the buyers. However, based on the ambitious prices being proposed currently, pricing a 50+ square metre shell at EUR 50 000, with a further EUR 100 – 150 000 to be spent on restoration, could be attractive to international buyers, including the diaspora.





## 12. Conclusion: Proposed Action Programme and recommendations

Before establishing an action plan, it is recommended that the current ad-hoc organisational structure is formalised into a single representative body, or at least a structured umbrella organisation. That body needs to be perceived by all those with an interest in the Kampos, and all branches and levels of government, as representing the best interests of the Kampos: its people, its stakeholders, its history, and the physical and cultural heritage of the place. The organisation would be a single point of contact between Kampos stakeholders and all branches and levels of the public administration.

A key role of this organisation would be to oversee the staff and resources of a new executive organisation to be established: the OAAK. At present, the public services on Chios have neither the resources nor the breadth and depth of advisory services which will be required to support the redevelopment of what is both a cultural heritage site, and an economic development project. However, if the proposed legislation were to be approved, the Municipality would have the legal authority to play a more active role in the regeneration of Kampos, in concert and complementarity with the proposed OAAK.

The OAAK's actions may be categorised under four headings.

1. Protection of existing cultural heritage assets and the rescue and recovery of cultural heritage assets at risk;
2. Protection of water resources and landscapes;
3. Support for traditional agricultural and horticultural systems to the extent possible, while creating a viable, sustainable agro-economy within the bounds of the Kampos;
4. Support for the diversification of economic activities within the Kampos, with the objective of achieving economic sustainability and financial viability, based on the heritage and traditions of the Kampos and its residents.

The organisation would need pump-priming funding initially, but could be financially self-sustaining in the longer term, once the economic recovery of both the Kampos and the wider community is under way. A significant contribution which the public authorities could make at minimal, or possibly even negative cost, would be to donate to the OAAK the use of one of the publicly owned Kampos estates. This would give the Kampos a development and resource centre to act as a focal point for development and for establishing relationships with visitors to the island.

The Kampos may be unique in its structures, scope and organisation. However, by virtue of the walls which give the Kampos much of its character, it is also secret and hidden. What is needed is an open, demonstration estate which visitors can access without knocking on doors or climbing up to look over walls. It would act as a resource centre for the people of the Kampos, and be a home for the OAAK.

### Short and Medium Term Actions

- There should be an immediate moratorium on the construction of new houses and other buildings within the Protected Historic Monument area.



- The public rights of way, water courses and walls within the historic area should be recognised as being subject to the same historic protection as the rest of the built environment. This should include the recognition that it would be more appropriate for the current road running to the west of the area to be classed as the National Road, rather than the road through the very centre of the protected area.
- It is strongly recommended that the government is lobbied, not only to sell on the estates which it currently owns, but specifically to give a long lease at nominal rent to an appropriate development organisation, e.g. the suggested OAAK, to establish it as a working museum, resource centre and demonstrator.
- Water rights should not be classed as a free good. All water extraction should be controlled and licensed.
- The Kampos should be established as an economic development area.
- A legal framework should be established to enable the Municipality to intervene efficiently in the protection of properties which are abandoned, empty or of unknown ownership.
- The taxation of the Kampos estates should be readjusted, to be based on their “commercial value” as agricultural land.



## Appendix I

### Images: Maps and Photographs

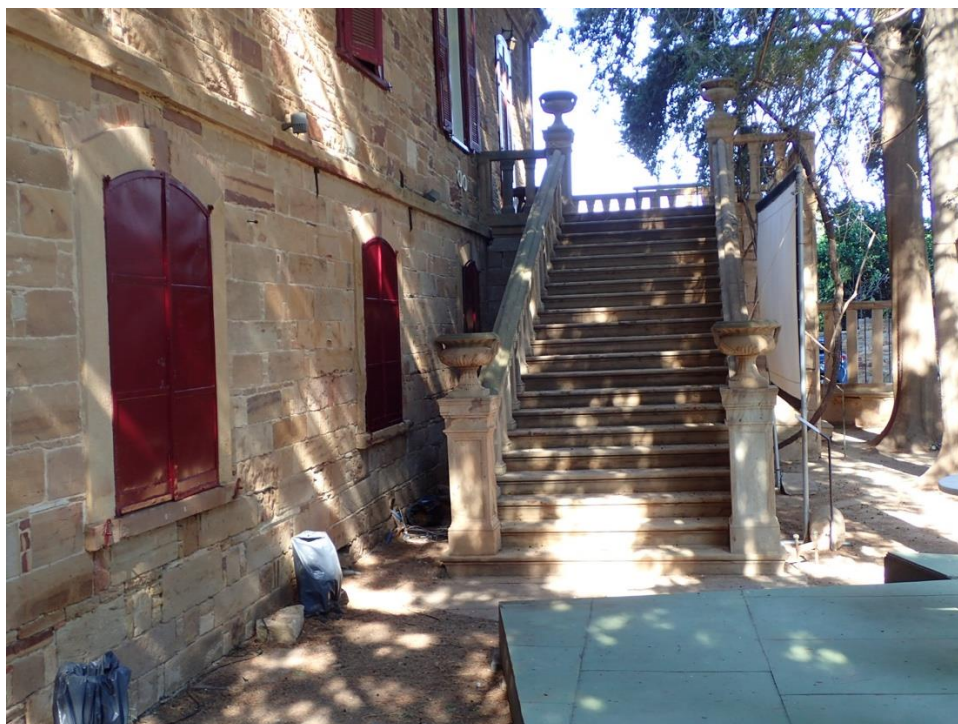


Typical Historical Well and Water Wheel



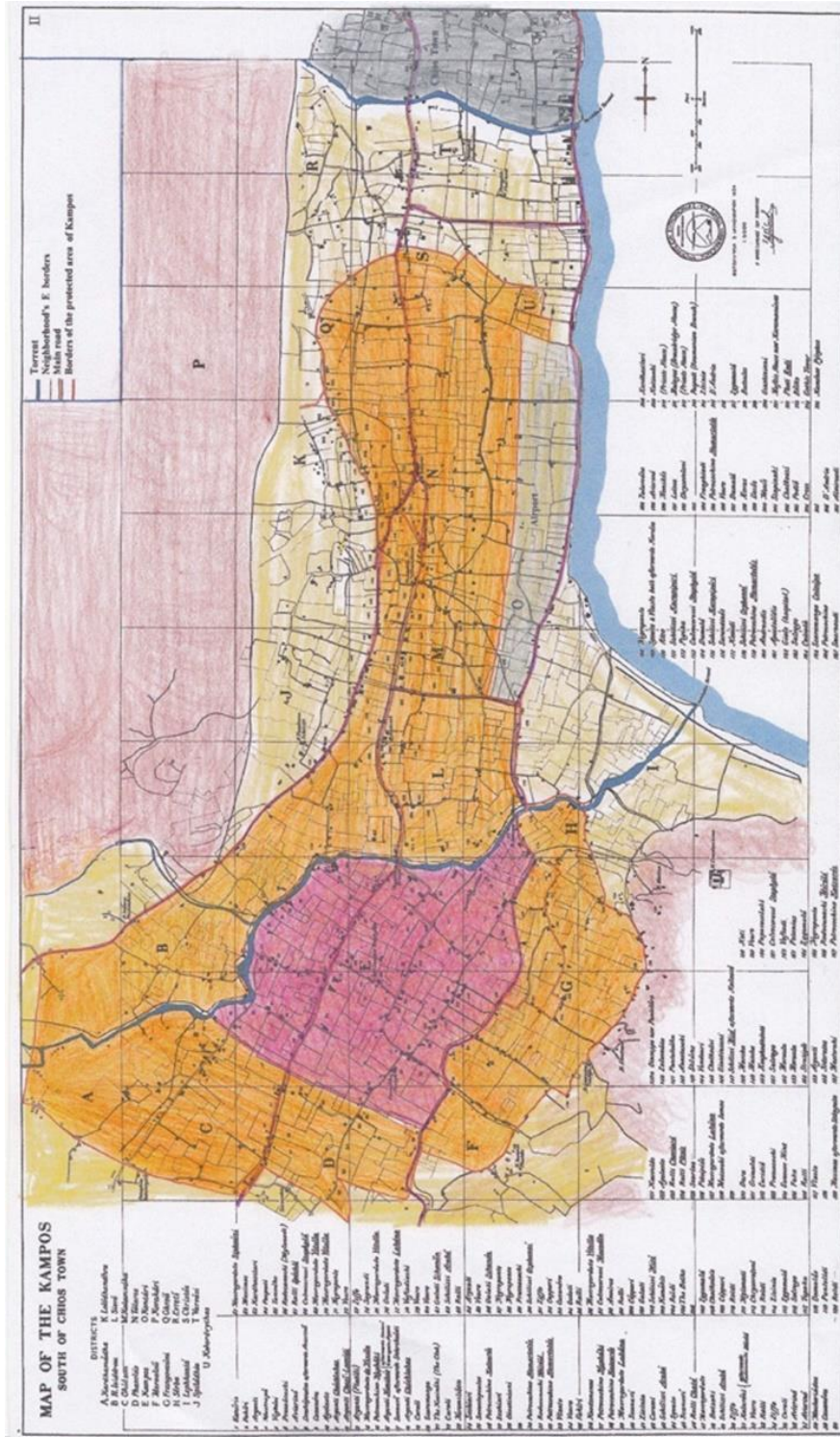


The Future of the Kampos as Proposed by Developers



The Future of a Sustainable Kampos: History, Education, Horticulture and Accommodation





The map of Kampos by Theano Vogiatzi-Conedera  
Part "E"- Neighbourhood proposed for revival.  
Parts "E" -"H"- protected areas /  
Parts "E", "H";"O"- overall Kampos area





## Appendix II

### Chios Tourism and Opportunities for Development of the Kampos

#### Introduction

With the decline in demand for the traditional traded products of the Kampos: primarily fresh citrus fruits, plus olives, and a declining willingness towards employment in agricultural labouring, there is a recognition that the historic economic activities of the Kampos estates have to change. In some cases, this has resulted in the conversion to arable crops, specifically potatoes. However, while there is local demand, there are likely to be negative environmental impacts, and there certainly will be negative impacts on the Kampos' heritage.

The first challenge is therefore to identify goods and services which could return the Kampos to economic and environmental sustainability, without adversely affecting its essence. The second challenge is to identify the markets for those products and services. In §5. Technical Aspects, a range of possible activities were identified, without consideration of the market for those activities. The following sections will consider sources of demand for new, or expanded, goods and services. However, while for the estate owners the productive land of the Kampos is large relative to Chios, it is small in terms international trade. The Kampos cannot trade effectively in international commodity markets. Any solutions must be locally based, organised and developed, before the option of addressing international niche markets can be considered.

#### Demand for Added Value Products

The estates of the Kampos are suffering from limited local demand, changing international tastes, and low cost competition from more efficient and cost-effective producers worldwide. The time taken to change varieties and classes of fruit: five to seven years, makes this a long term option, even if the question of labour competitiveness could be addressed. Chasing trending species, such as Pomegranate, Yuzu and Guava, may be an option, but local growers may lack expertise, rootstocks may have limited availability, and the relative competitiveness of a small producer in a big market would still be a difficulty.

Historically, the growers sold fresh fruit on harvesting and after storage; storage being one way of improving pricing across the season. However, there was almost certainly a range of traditional conservation techniques, other than simple bottling and jam/marmalade production. There are opportunities for other citrus fruit derived products, which may also have played a local role in times past: essences, extracts, etc.. Currently known and available citrus-based products include: Ingredients – flavour enhancers, infusions; Desiccants – to keep granular and powdered products from clumping, e.g. brown sugar; Open fires/Barbecues – brightens and scents the fire; Oil infusions – particularly olive oil for dressings and marinades; Paramedical Infusions – orange peel tea, Chinese infusions to lower blood pressure, anti-inflammatories; Natural deodorants/deodoriser – for refrigerators/waste disposal units; Body Scrub - Peel wrapped in gauze; Repellent – orange peel against slugs, ants, cats, mosquitos, etc.; Bath products – dried peel in alcohol or oils, ground rind in bathwater, etc.

#### Production, Marketing and Sales of Value Added Products



Very few derived and traditional products will require significant investments in research and development: previous, traditional and artisanal techniques will still be applicable. If products are successful, and greater production is required then, and only then, should significant capital investments be considered. In terms of the market, products and their potential should first be tested locally to assess the response. Only once a group of products has been identified by the market as having potential, should efforts be made to sell them more widely. There may be a temptation to seek international outlets and markets at an early stage, but unless there is a Chian diaspora with a track record in the sector, then early internationalisation would be a high risk strategy.

One existing model exists, with the Mastica shop on the seafront in Chios town. Quite apart from direct selling in the Kampos and in the larger local hotels, a collaboration with the Mastica sector would appear natural and complementary. However, in the first instance, the target market will be tourists, including Chians working off-island but returning on a regular basis.

## Tourism

### Visitors

Chios has a total population of just over 50,000, of whom two-thirds live in Chios town. The island therefore represents about 0.5% of the population of Greece, but attracted only 0.2% of Greece's tourists at its height, as measured by arrivals by air. Numbers have been declining since 2010, with 2016 being particularly bad because of the refugee/economic migrant/illegal immigrant crisis. It is likely that 2017 will be similarly weak. This goes against the trend of the rest of the country where tourist numbers have been increasing and recovering, largely attributable to the decline in attractiveness of North African destinations over the last three years.

In assessing the potential tourism demand, there are a number of statistical difficulties and anomalies. Firstly, there are regular ferries from Turkey direct to the port of Chios, but the numbers of passengers, the purpose of the travel and the length of their stay is uncertain. Subjectively, there is a local view that the numbers are significant and increasing, but the length of stays is relatively short. Similarly, there are daily ferries to and from the Greek mainland, but actual passenger numbers and the proportion which are leisure tourists is difficult to determine. Finally, airport numbers consistently show more domestic departures than arrivals, while they also consistently show more international arrivals than they do international departures. Direct international flights from the airport typically only run from May until the end of September. In 2016, all international flights ended at the end of August: see above. A final source of international arrivals and departures – normally on the same day – are cruise ships. At present, there are seven arrivals due during the summer and autumn of 2017. Six of these will land around 500 passengers, the last will land around 100.

### Visitor accommodation

In theory, Chios has around 1,500 rooms, two thirds of which are rated lower than three stars. Eight hotels account for all of the capacity of the three-star rating and above, and only eight rooms on the island, in one hotel, are rated at five stars. In terms of international tourist hotels, there is a technical, and possibly practical, monopoly.



Relatively few hotels are open year-round, and the focus of the ones which do stay open may be on business tourism, at least during the winter months.

### Tourist Opportunities within the Kampos

The Kampos already contains a number of small hotels and guesthouses, based on historic buildings, and a number of estates which describe themselves as offering agritourism accommodation, usually on a bed-and-breakfast basis. These are complemented by a number of restaurants. It is not easy to get an accurate number of the rooms available, but it may be in the region of 50 in the target zone. There is therefore significant scope to increase the number and scope of these operations.

There is no clear, international definition of the term agritourism/agrotourism, so the definition used in Greece will be applied here. To be recognised as agritourism accommodation, the proprietor(s) should be able to offer not just countryside accommodation, but also the opportunity to participate in the rural activities being undertaken at the venue. There is a common interest and recognition group: the Hellenic Agritourism Federation, but it has no members on Chios. However, there are some tourism products being offered as Agritourism in Volissos and in the Mastica region.

The size of properties, and the nature of their agricultural/ horticultural activities would appear to be ideal for the agritourism concept, as would the availability of existing structures capable of providing between five and ten letting rooms. A degree of collaboration between the service providers would be required to avoid a focus on a limited number of agro-industrial activities, and it would be desirable to support the accommodation units with a range of other added value services. However, the Kampos as a business model, and particularly in view of its proximity to the services of Chios town, the airport and the beaches of Karfas would make it an ideal investment location.

### Opportunities for Tourism Based Developments in the Kampos

In addition to agricultural resource based development and accommodation-based development, there would need to be development of complementary services, which would service not only the Kampos, but also Chios town and the concentration of tourist developments in the Karfas area.

Obviously, some of the following activities would require particular skills, training and capital investment. However, the current tourism offering on Chios is quite shallow and service development within the Kampos would increase the attractiveness of Chios as a destination and offer visitors an alternative to “sun, sea, and sand”. Some of the following do exist, but there is scope for competition:

- Day accommodation. Possibly as an adjunct to agritourism. Providing shelter and services to tourists who have a mismatch between flight or ferry arrivals or departures and the availability of accommodation.
- Greek cooking school. This service is already available, based in the Kampos, but the model could be extended
- Greek culture – as above.
- Walking, cycling, donkey cart tours of the Kampos.
- Volunteering on cultural reconstruction sites.
- Agricultural/horticultural skills training.



- Day spas
- Sporting skills development and training.
- Alternative and new-age therapies.



### Appendix III

The above Report has been prepared by Campbell Thomson, Technical Consultant, EIB Institute.

The team visit to Chios was organised on behalf of Europa Nostra and the EIB Institute by Elliniki Etairia, and more specifically by:

- Costa Carras, Vice-President Europa Nostra
- Ioanna Stergiotou, Member of the Scientific Council of Europa Nostra and Council Member Elliniki Etairia
- Pavlos Kremezis, Chairman of the Council for the Architectural Heritage, Elliniki Etairia
- Constantinos Koutsadelis, Secretary of the Council for the Architectural Heritage, Elliniki Etairia

Appendix IV, following, has been prepared, after discussion with Professor Nikos Triantafylopoulos, of the University of Thessaly, by Konstantinos Koutsadelis together with Miltiades Lazoglou, Secretary of the Council for the Institutional Framework, Elliniki Etairia.

Amongst the many contacts made during site visits in Kampos were:

- Manolis Vournous, Mayor of Chios, Conservationist-Architect
- Theano Voyatzi, Friends of the Kampos of Chios, the association which initiated the candidacy of Kampos for the 7ME programme
- Georgis Mastorakis, Ecologist
- Markos Zannikos, Progressive Association of Kampos
- Thanos Vlastos, Professor, National Technical University of Athens
- Dimitris Tsouchlis, Former mayoral adviser, Kampos resident
- Vangelis Xydias, Local Kampos activist, expert and entrepreneur
- Thodoris Karamouslis, Guide to History and Culture of the Kampos

Many thanks are owed to George and Alexandra Prokopiou (Winners of a EU Prize for Cultural Heritage/Europa Nostra Awards 2015 in Category Conservation for the rehabilitation of the Antouaniko mansion in Chios).





## Appendix IV – Provided by Elliniki Etairia

### Historical Context

Chios is among the cities claiming to be the birthplace of Homer. Although Homer may well have been born in Smyrna, it seems probable that he lived and worked in Chios, since the “Homeridae” who followed him, were clearly from Chios, and in one of the Homeric Hymns he is described as “a blind man, living in rocky Chios”.

In Antiquity Chios was also famous for its sculptural tradition, more particularly a series of “korai” or young girls, its excellent wines, regarded as the best in Greece, but also its commercial prominence, as for instance in Naucratis, the Greek trading city in Egypt, and in the slave-trade. Chios was one of the cities which began to develop democratic institutions already in the 6th century BCE, was prominent in the Ionian Revolt against the Persians in 494 BCE and after the battle of Lade suffered a major massacre at Persian hands.

Not surprisingly, Chios was a close ally of the Athenians from the battle of Mycale in 479 BCE, which liberated Ionia, until the Sicilian Expedition (413 BCE). It remained an independent city-state until the time of the Roman Empire. Chios remained under the Roman Empire from the 2nd BCE to the 14th CE, being ruled first from Rome and then from Constantinople. In the 11th CE, under the emperor Constantinos Monomachos, Nea Moni was built and decorated with its outstanding mosaics. The Monastery is today an UNESCO World Heritage Site.

The Genoese had a long and complex relationship with the island. In 1304 the Genoese Lord of Phocaea on the Asia Minor coast, Benedetto Zaccaria, captured the island, recognising, however, the supreme authority of the emperor in Constantinople. Emperor Andronikos II Palaeologos accepted the fait accompli and granted him the island as a fief. The Zaccaria lordship ended in 1329, when the Byzantines recaptured the island. They lost it only 17 years later to another Genoese, Simone Vignoso, who inaugurated in 1346 the second Genoese period of Chios, under direct Genoese control.

This time, the island was ruled by Genoese families of merchants and ship-owners, the so-called “Giustiniani”, who developed the silk industry, introduced the cultivation of citrus fruit, promoted the export of mastic and laid the foundations for the economic development of the island. Their commercial association, called “Maona di Chio e di Focea”, had the monopoly of mastic and connected Chios with the international commercial centres of the day.

The activities of “Maona” ended in 1566, when the Ottomans occupied Chios. Under Ottoman rule Chios was invested with considerable privileges because of mastic, which was highly regarded at the Sublime Porte. Its production was protected by the Valide Sultan, the Sultan’s mother. During the Ottoman period trade flourished and the prosperity of Chios was such that the traveller Mansuette de Nanteuil wrote in 1684 that “Chios is the most important of all the islands not only as regards its size, but also its location and culture for which it is distinguished in Europe over all other parts of the world”.



However, the period of prosperity came to a violent end in the 19th century. Firstly, the participation of Chios in the Greek War of Independence (1821) led to the Ottoman invasion of 1822, which had dramatic consequences. The population of circa 150,000 fell to less than 50,000, as about 45,000 were killed, as many as 50,000 women and children were sold into slavery, and all those who could, fled the island. Later, after a period of recovery, an earthquake in 1881 destroyed many of the structures in the South of the island, including the mansions and farm buildings of the Kampos. In 1912 Chios was annexed to Greece, but it never regained the internal prosperity of earlier times, although it has become the Greek island with the highest number of ships and largest proportion of the world merchant marine. Many Chiots serve in ships and shipping offices around the world.



## Appendix V – Provided by Elliniki Etairia

### Greek Legal Context

In Kampos there are several properties, which are either abandoned or seriously neglected for a variety of reasons: the large numbers of owners, owners living abroad, lack of will or financial means to preserve the estate.

The issue of restoration and reuse of listed buildings remains crucial for the protection of the architectural heritage of Greece, and especially for the protection of traditional settlements, as already established in the instance of Kastoria, a previous choice for the 7 Most Endangered Programme, where the relevant study was carried out by the Council of the Europe Development Bank and where indeed the local Municipality, in view of the severe difficulties created by this situation, took the initiative of restoring the roofs and facades of a few empty buildings.

Unfortunately, there are as yet no coherent policies to promote viable solutions. The tax exemptions that have been enacted in order to financially support the owners of listed buildings have been proven to be inadequate. As a result the Kampos, one of the most important assets of Greece's cultural heritage, is currently suffering a constant deterioration with the prospect of eventual destruction. The obvious impact of this lack of effective policies – apart from the loss of cultural heritage, of the quality and identity of public space and of collective memory – is the loss of an important asset for development.

According to the current framework (Presidential Decree 28/15.4.1988), the owners of listed buildings have to carry the burden of the cost of the repair or restoration of their properties. If they do not meet their obligations, these works can be executed either by the central authorities or the municipality, charging the owners. According to Legal Opinion no. 36/2002 of the Legal Service of the Greek State, it is accepted that the Ministry of Culture cannot oblige the owner of a listed building to restore it. In case the cost of the restoration exceeds a certain amount of money that is defined by the ratio of expense to income, and provided that the damage was not deliberately caused by the owner, the State is obliged to pay a part or the whole of any excess expenses, especially:

- a) In case that the income from the building is inadequate, even if the building is vacant and not in use,
- b) and in case the co-owners' disagreements result in a failure to financially exploit the building.

The exact percentage of the State's contribution is decided accordingly either by the Ministry, the Regional Governor or the Mayor. Presidential Decree 28/15.4.1988 and the legal opinion of the Legal Service of the Greek State no 36/2002 pose two issues of outmost importance:

- a) The State's obligation to undertake the restoration of listed buildings in case the owners fail to do so or because the buildings do not produce sufficient income to cover the expenses of their restoration.
- b) The problem of co-ownership. Mostly due to the practicalities of inheritance, a great number of listed buildings belong to a large number of co-owners, many of whom may live abroad, making impossible any decision to restore or reuse them. As a result, the buildings are abandoned.

Moreover, the Greek legal framework is not flexible regarding the possibilities of the State (Region or Municipality) to take efficient action for the reuse of such properties. The Ministry of Culture and Sports lists buildings of special architectural or historical value in order to legally protect them, while the building authorities may oblige the owners to take rescue measures within the limits set out above. In case that they fail to do so the Municipality may intervene, at least in theory, but the procedure is so complex that it is rarely followed. Actually, there is no legal framework enabling the responsible authorities to implement a coherent plan for the preservation and sustainable reuse of particular buildings.



This problem has been thoroughly discussed within Elliniki Etairia's Council for the Institutional Framework and its Council for the Architectural Heritage. Many members of these Councils are distinguished architects, engineers and lawyers, a few of whom are retired members of the Council of State, which is the supreme national administrative court. These two Councils, along with Elliniki Etairia's Executive Committee, have come to the conclusion that one way to deal with this gap in legislation might be the bill prepared by the University of Thessaly under the supervision of the Assistant Professor Dr Nikos Triantafyllopoulos "Amendments for buildings which are abandoned, empty and of unknown owner, procedures for intervention in selected areas". According to the proposed law a Municipality would have the right, under certain conditions, to undertake the management of buildings, and even their ownership (after payment of compensation), with the obligation to restore and reuse them within a specific period of time. Moreover, for the implementation of projects of restoration and reuse of such buildings the Municipality would be able to define particular zones of intervention aiming at the improvement of the residential environment, the preservation of the architectural heritage and the economic and social revitalisation of these zones. In these zones programmes would be carried out, financed by EU or national funds for the fulfilment of the above aims. For the implementation of these programmes Special Purpose Vehicles would be established, which would also have the management, or the ownership, of the properties in question, through timesharing arrangements, long term leasing, purchase or compulsory acquisition.

Such a legal framework would contribute to the revitalisation of areas with a large number of abandoned listed buildings, such as Kampos and Kastoria, especially if it were implemented in such a way that the agreement of the owners was achieved and court actions avoided. It is obvious a crucial prerequisite to achieve these goals is the close cooperation between Local and Regional Authorities. However, the proposed bill, although favourably considered by the relevant ministry in 2014, has yet to be finally amended and approved by the responsible authorities and finally voted on by the Greek Parliament in order to become a law of the Greek State.

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