



## **RUINS**

Sustainable re-use, preservation and modern management  
of historical ruins in Central Europe - elaboration of integrated model  
and guidelines based on the synthesis of the best European experiences

# **REPORT ON STUDY VISIT**

## **IN st. STOŠIJA church in ZADAR, CROATIA**

**Version 1**

**10/2017**



# **REPORT ON STUDY VISIT**

## **in St. Stošija Church**

### **Puntamika Zadar**

**COMPILED BY:**

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## 1. AGENDA OF STUDY VISIT TO THE RUIN OF CHURCH st. STOŠIJA IN PUNTAMIKA, ZADAR

Place and date	City of Zadar 21.-22. August 2017
Meeting's general Scope	Study Visit in Zadar

Study Visit in Zadar allowed RUINS Project partners to view the ruin of sv. Stošija in Zadar, offering to all partners the opportunity to meet each other again and discuss the effective carrying out of the project activities. During the two days study meeting, problematic of the Croatian ruin were discussed and shared according to the following agenda:

### 1.1. 1st day of study visit-21.08.2017

- Welcome and introduction on behalf of the hosts, members of City of Zadar and ZADRAnova.
- Presentation of the Lead Partner - Lublin University of Technology

I. In-depth focus on WPs, expected outputs and specific objectives

II. Elaboration of the handbook



III. Elaboration of the state of art on protection of the Ruins based on the literature and case study. The Joint report for every RUIN is to be complete until the end of 2017.

VI. Presentation of eventual model for the Joint report on survey and analysis conducted during study visit.

V. Brief overview of the administration issues and finances.

VI. Study meeting in Slovakia- 18./19.12.2017.

- Presentation of the church of the Ruin st. Anastasia in Puntamika, Zadar.
  - I. Historical context
  - II. State of art
- Guided tour of the city of Zadar
  - I. Visiting the examples of restoration, re-use and management of historical ruins
  - II. Visiting regional Museums: Archeological Museum of City of Zadar where the model of the church of st. Anasasia is situated; church/Museum of st. Donatus.

The study visit started around 2 p.m. in the Rector's palace in Zadar. Šime Erlić, director of the Department for EU funds of City of Zadar and member of RUINS steering committee, welcomed all the participants from each involved organization and opened the study visit meeting introducing the daily activities and fields of expertise of Croatian team. After this first presentation the representatives of Lead Partner started their presentation that was focuses on analyzing different elements of the project in turn, both to provide a complete overview on going project activities and to lean on particular issues needing to be addressed at this time for detailed discussion.

The analysis of RUINS overall scope and vision, together with its specific activities, objectives and result to be reached by the end of the project., started by highlighting the elaboration of the Handbook with several main elements i order to deepen the next activities, tasks and deadlines as pointed in three main Work Packages( WP 1,2 and 3). In line with this, the Lead Partner presented and will soon provide to all partners a common template to collect



detailed information concerning the state of art of each RUIN in order to elaborate at best way the rapport that must be completed by the end of the December 2017.

Other relevant information was pointed regarding the next study visit that will be held in Slovakia mid December, on 18./19. of December 2017. Moreover, LP pointed the importance for all project partners to organize the meetings with the stakeholders in order to stimulate the involvement and partnership as well as to achieve solid results.

Professor Radomir Jurić, from the University of Zadar introduced the city of Zadar, its Ruins, Historical context and cultural goods with the special accent on the Ruin of the church of st. Stošija.



## **1.2. 2nd day of Study visit-22.08.2017**

### **1.2.1. Study visit of st. Stošija church**

Guided tour of the remains of the church st. Stošija at the district Puntamika in Zadar. The participants of the study visit had the opportunity to look in details the archeological remains of the monument guided by professor Jurić whose lecture encompassed all the history and archeological/architectural characteristics of the monument.

The members of the association “Friends of Puntamika” welcomed all participants on the site.

**SLika**

### **1.2.2. Visiting the Medieval site-Maškovića Han**



Photo: Pakoštane tourist board

Han Yusuf Maškovića in Vrana was built in the 17th century and served for civilian purposes as a hangout, resting and residences. The facility is funded and commissioned the construction of Yusuf Mašković, high dignitary in the Turkish court, a native of Vrana or from Pakoštane but has not been completed. The facility is sumptuous and monumental and it is considered as the westernmost monument secular Turkish architecture in Europe. After the final liberation of Vrana 1699, Han is assigned to the property of the family Borelli that from there manages the entire Vrana feud between 1752 and 1881. To date, the Han staying descendants Borelli foreman, family Pelicarić, thanks to which this monument preserved is of much greater destruction. Most of the damage are committed after the war ended in 1945<sup>1</sup>.

The site has been maintained at around 50% of its original appearance. It is obvious that it is not completed in the planned form and that there are plenty of successive upgrades that are distinct from the original<sup>2</sup>.

<sup>1</sup> Boško Desnica, parts from the tale of "Stojan Janković i uskočka Dalmacija" page 12, 16, 19.

<sup>2</sup> Pakoštane touristic board.



Maškovića Han in Vrana has the status of individually protected cultural property and cultural property of national importance and is entered in the Register of Cultural Assets<sup>3</sup>.

Han is extremely monumental and representative building of a rectangular shape, surface area greater than 3000 square meters. It was built as a fortress and built of finely cut stone blocks.

A few years ago started the reconstruction and completion of this building. The contract value is 2.7 million Euros, of which 75% EU funds and 25% of the funds will be provided by the Croatian Ministry of Culture. Renovation and economic revitalization of Vrana was funded under the European Union Program for Croatia IPA 2009. This is the first project for which the Ministry of Culture received money from EU funds. The basic idea of the project was to revitalize the facilities necessary for economic recovery places. Han was then imagined as a multi-use complex with a small hotel, shops, a museum with a collection of local archaeological finds, restaurant, space for various events and gatherings. After years of reconstruction, in 2015. opened the newly decorated Maškovića han<sup>4</sup>.



The interior is divided into two parts: the larger intended for placement and hosting traveler and somewhat smaller, which was probably the residence of the owner Yusuf Maškovića. The Han is entered through a gate established on the ground floor of the main residential

<sup>3</sup> The registrar of Cultural goods of the Ministry of Culture, Republic of Croatia.

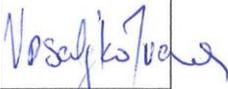
<sup>4</sup> Zadarski.hr the article of the national journal „Slobodna Dalmacija“ from 31.07.2015.



building. Opposite the entrance is an open pavilion – a fountain – dissolved arches, under what used to be a fountain of water. On the south wall is located down the dormitory – and each room had its own fireplace. In contrast to the houses, are the remains of outbuildings and swimming – hamam. On the peripheral wall of a small courtyard has been preserved down the niche – the fireplace which alternate in a regular rhythm with narrow openings loophole. Islamic construction element in particular is recognized in the form of arches that are sharp, built very precisely cut stone.

Maškovića Han is a perfect example of the re-use of medieval ruin it's newly defined management that allows the financial viability of the monument as well as the further economic development of the place and it's surroundings.

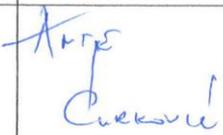
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### 3. HISTORY OF THE CHURCH OF st. STOŠIJA IN PUNTAMIKA, ZADAR

#### 3.1. The Ruin as a Cultural Heritage

The list of the most important monuments of immovable cultural heritage, enlisted on *The registrar of Cultural and Historical Heritage* can be found in the official spacial plan of the City of Zadar since the City Council session of December 2011 when the list and the categories were approved.

The Church of st. Stošija in Puntamika can be found under the chapter 4. *Archeological sites and zones* and under the number 13. It figures Puntamika: the remains of medieval Church st. Stošija build on the roman cistern, remains of the roman villa – Z-750<sup>5</sup>. The letter Z means that the cultural good is enlisted in the National Registrar of cultural goods.

The Register of Cultural Goods of the Republic of Croatia is a public acces manual of cultural goods managed by the Ministry of Culture. It consists of three lists: List of protected cultural

<sup>5</sup> The register of the Ministry of Culture of the Republic of Croatia

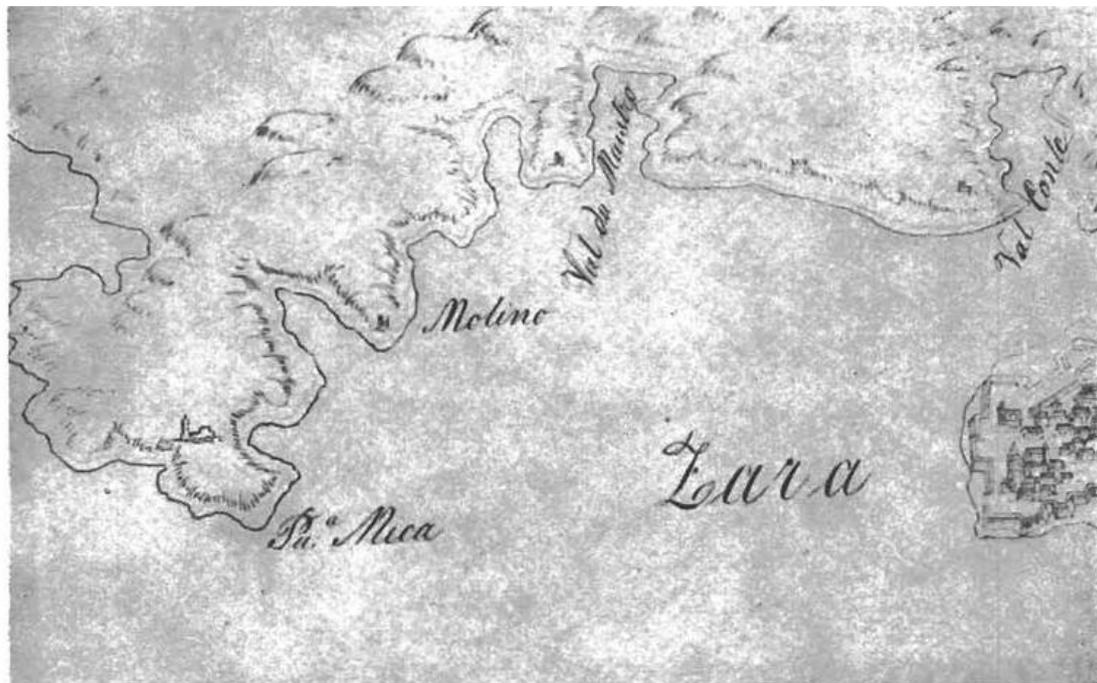


goods, List of cultural goods of national importance and List of preventively protected goods<sup>6</sup>.

### 3.2. First archeological researches

On the Cape Puntamica in Zadar (c.p. 1568 Zadar), 2 km northwest of the historical center, lies the remain of Church of St. Stošija. The Cape was inhabited since the Roman times and the urbanization continued in the middle ages as the archeological remains testified.

The archeological remains of the Ruin were mentioned and recorded in different historical sources<sup>7</sup> but surprisingly it didn't get all the necessary attention at first even though it is located in nearest Zadar area. The Ruins of st. Stošija remained visible at all times regarding the constantly increasing urbanization of the peninsula.



*Sl. 1. Kopija karte iz 1675. god. Na Puntamiki se vide ruševine crkve sv. Stošije*

Picture 1.: Copie of the map from 1675. On the Peninsula of *Punta Mica* the remains of the Church of st. Stošija are visible.

<sup>6</sup> The law for protection and preservation of cultural goods, article 14. NN 69/99, NN 151/03; NN 157/03 Ispravak, NN 87/09, NN 88/10, NN 61/11, NN 25/12, NN 136/12

<sup>7</sup> **Bianchi** Bandinelli, Introduzione all'archeologia, p.171



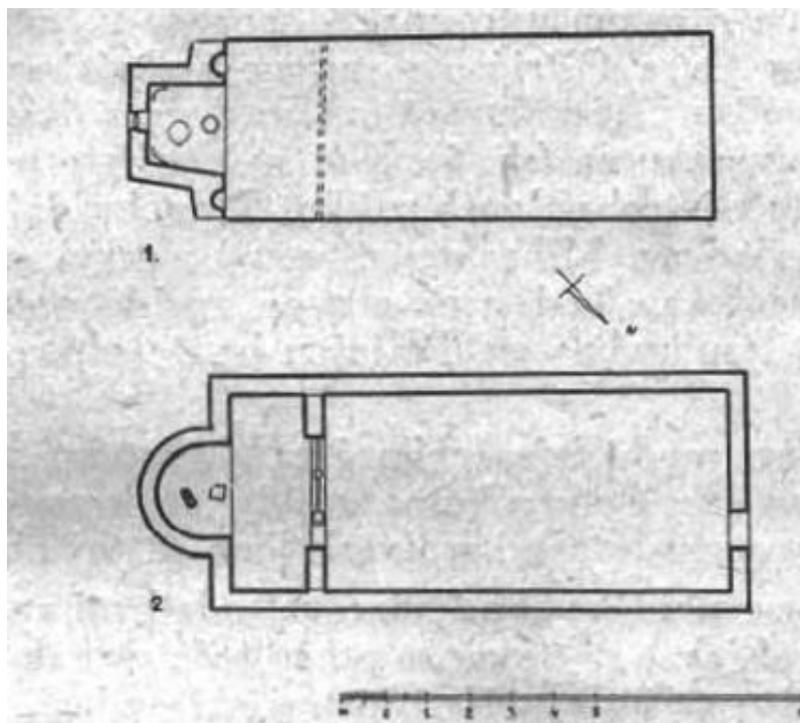
The Ruin in question is a two storey building created by renovating the Roman residential-commercial complex's (villa rustica) cistern. In it, a rectangular, i.e. trapezoidal apse with angular niche and semi calotte was annexed. The upper church was erected on the cistern's arch. Its basis is 6,50 m wide and 13,50 m long. A semicircular apse leans on it thus creating an unusual shape of a two storey church with the lower storey having almost the same dimensions as the upper one.

The building technique of both apses as well as the remains of the upper storey walls is typically in early Romanesque style. Some fragments of church furniture with characteristic ornaments were also found. Church of St. Stošija is one of the most interesting examples of the transformation of an ancient building to a Christian church in this area.

The archeological research started in September 1952<sup>8</sup> under the supervision of the Archeological Museum in Zadar. The primary mission was to excavate the external structures of the Ruin, to investigate the interior of the church that was completely covered by the significant layers of the debris; to determine the characteristics of the upper storey of the construction and finally to evaluate the eventual connection with the rest of original roman urbanistic complex. The mission with almost all of its elements was completed in 25 days of work and research. The excavation made possible the visibility of the floor surface of the lower construction, conserved in its original form; the space surrounding the church determined the direct connection and effective link with the roman complex by the numerous walls and compartments on the exterior. On the original plans I. and II. from the archeological mission the walls (plan I. walls: a, b, c, d, e; compartments: k, l, m, n, i) that form various compartments are clearly visible. Furthermore the excavation of the upper level above the roman level, brought to light the remains of the liturgical material and upper church's floor.

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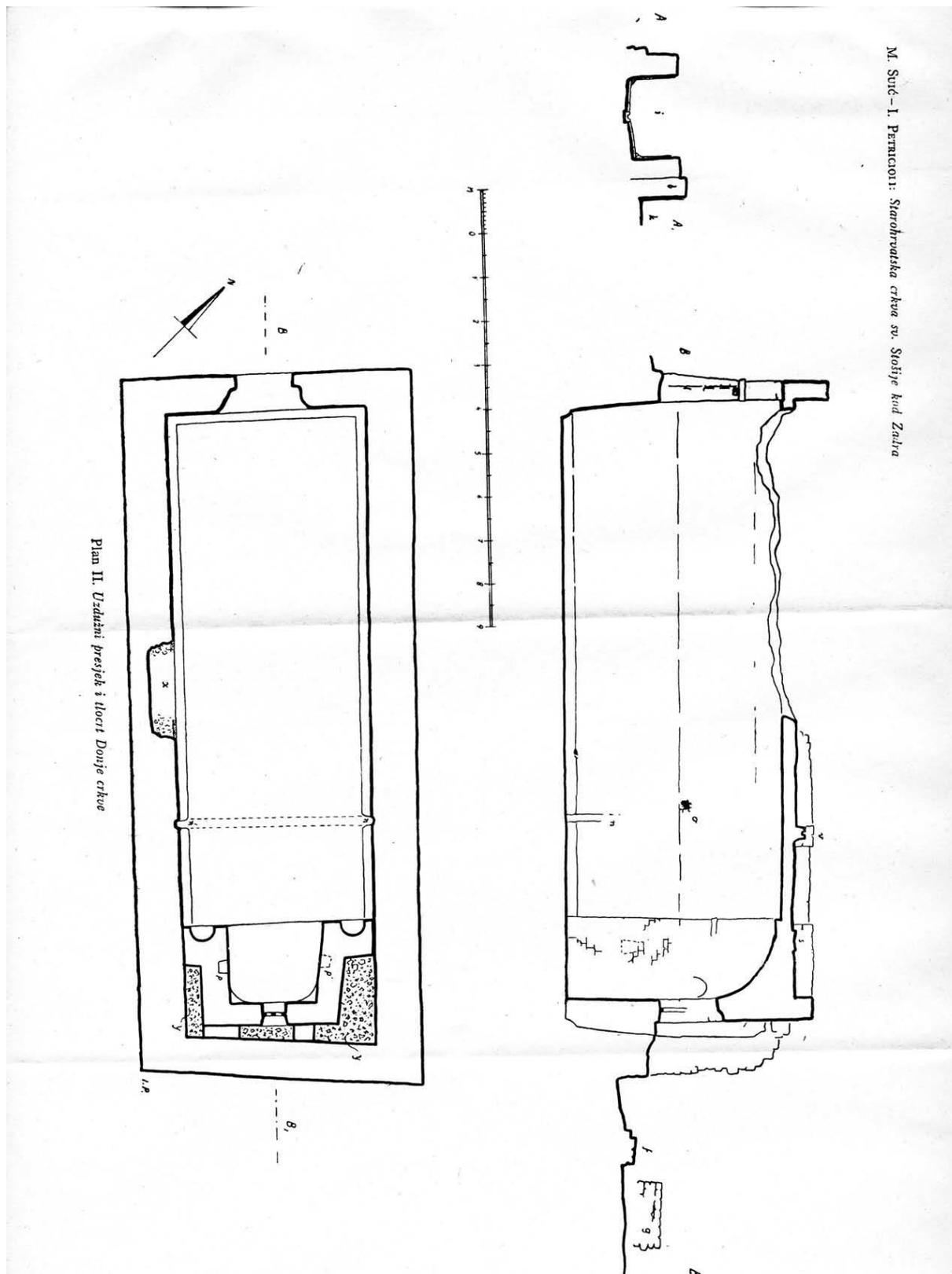
<sup>8</sup> M. Suić-i. Petricioli „Old Croatian church of st. Stošija near Zadar“, p7



Drawing 1.: 1. The layout of the lower church, 2. The layout and possible reconstruction of the upper church<sup>9</sup>.

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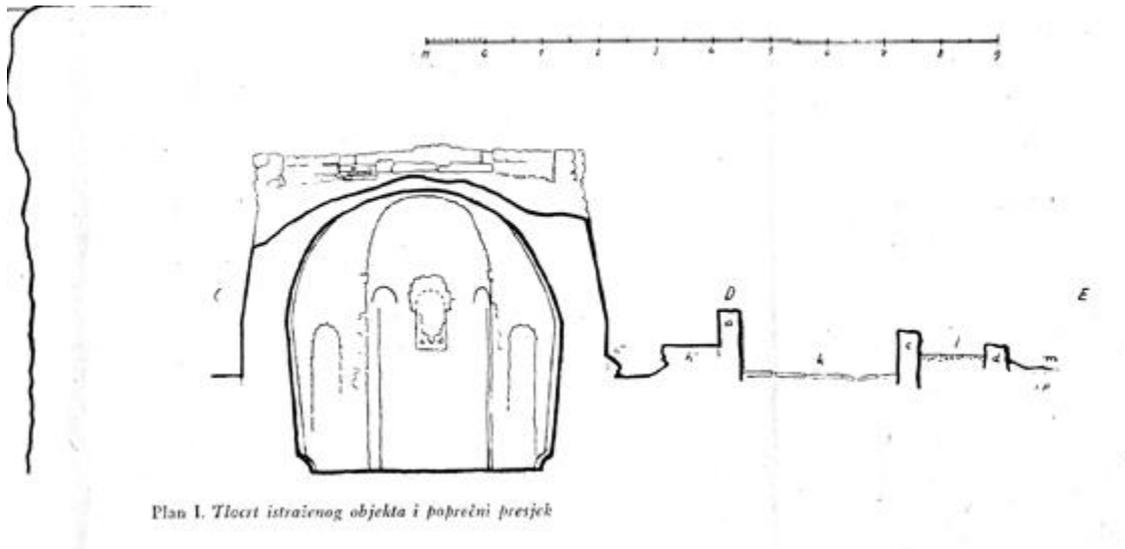
<sup>9</sup> M. Suić-i. Petricoli: The Archives of the archeological field work 1952.



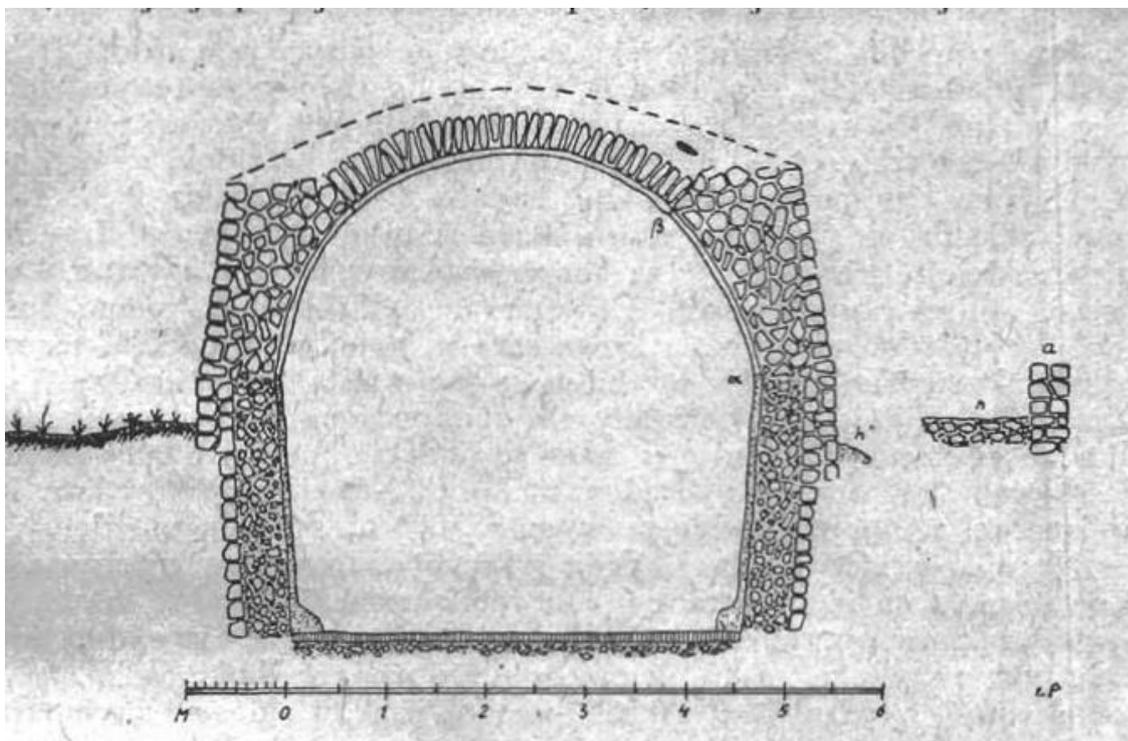
Original plans I. and II.



The primary object of the Ruin is the Roman Cistern with the barrel vault. It was buried in the ground, as it was the Roman tradition for this type of construction. Its length is 16, 10 meters, the width is 6,5 meters and the interior height is 4,90 meters. The interior walls all have a fine mortar coating to ensure the waterproofness of the cistern.



Drawing 2: Floor plan and cross section<sup>10</sup>./Drawing 3: Cross section trough the Cistern.



<sup>10</sup> M. Suić-i. Petricioli „Old Croatian church of st. Stošija near Zadar“, p 12.



The roman Cistern wasn't an isolated element. The remains of the Roman walls were located near the exterior walls on the south-est part following the direction of the Cistern walls and turning at right angle presenting the exterior construction wall of the roman complex that the Cistern was an integrated part intended for keeping the water supplies.

Along the side of the walls  $a$  and  $b^{11}$  of the principal cistern tank there is a smaller water cistern with the length of 2,68 meters and the width of 1,70 meters and the preserved height of 1 meter. The characteristics of this smaller tank are exactly the same as the wider one, more precisely, the walls are all covered in fine mortar cover with a mixture of pounded bricks and the floor is covered with fine pieces of red bricks assembled in typical roman pattern (*opus isodomum*)<sup>12</sup>.



Picture 2.: the smaller Cistern-Lacus Balnearium<sup>13</sup>.

The function of the smaller cistern stays unknown but the placement and the size of it could indicate that it was used as *lacus balnearium* or a cistern for a bath<sup>14</sup>. Furthermore the remains of some mosaic decorations found in the smaller rooms on the site broth us to the most plausible conclusion that all the roman elements found during the archeological excavation belong to the roman complex of a considerable Roman Villa ( Villa Rustica) build by the landowner of the adjacent fields.

<sup>11</sup> See the plan page 13.

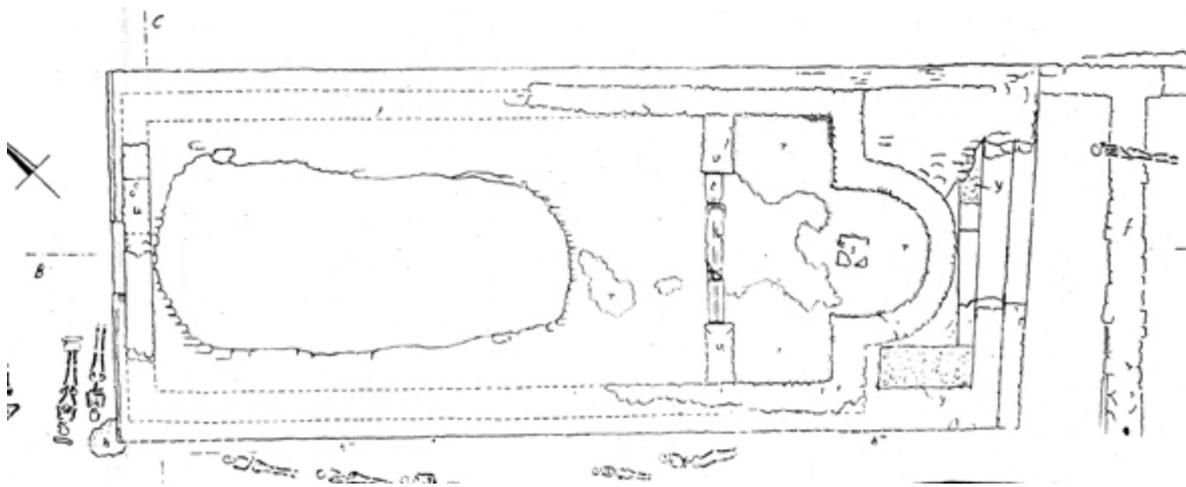
<sup>12</sup> M. Suić-i. Petricioli „Old Croatian church of st. Stošija near Zadar“, p 15.

<sup>13</sup> M. Suić-i. Petricioli: The Archives of the archeological field work 1952.

<sup>14</sup> Daremb.-Sagl. Ch. Daremberg et E. Saglio, Dictionnaire des Antiquités grecques et romaines, o.c. III. Str 905



The early Middle Ages addition to the cistern consists of altar elements represented by the square apse and adjacent walls with niches. Regarding the fact that the importance was to meet the practical needs of the cult and that the original roman structure dictated the organization of further elements, the architect of the additional structures wasn't concern by the external aspect or the regularity of the apse. The vault of the apse is a semi dome and the transfer from the square apse to a dome was done by using the squinch or a construction filling in the upper angles in order to form a base to receive a dome.



Plan 1: The apse of the early middle ages, lower level<sup>15</sup>.

Regarding the upper construction the archeological remains are in traces but relevant for the plausible reconstruction. Almost the entire surface of preserved part of the cistern's ceiling reveals the remains of the church's floor, made of 10 to 15 cm mortar coating. In the middle of the lower apse the remains of the altar bases were found made with smaller stone elements than the lower apse. The remains of the entrance were found on the facade wall (North-West orientation) with the traces of the doorjamb.

<sup>15</sup> M. Suić-i. Petricoli: *The Archives of the archeological field work 1952.*



Picture 3: The remains of the doorjamb<sup>16</sup>.



Picture 4: West facade of st. Stošija church in 1952<sup>17</sup>.

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<sup>16</sup> M. Suić-i. Petricoli: *The Archives of the archeological field work 1952.p.12*

<sup>17</sup> M. Suić-i. Petricoli: *The Archives of the archeological field work 1952.p.14*



Picture 5 and 6: View on the remains of the upper church<sup>18</sup>

Since the entrance to the lower church was in the axis of the cistern it would be awkward to enter the upper church over it. For that reason the entrance to the upper church was placed on the left from the lower entrance.

The masonry of both churches is practically the same. They used smaller, finely chopped stones with important amount of mortar. Merely for the angles they used bigger stones elements, mostly sculptured roman spolia.

The mentioned elements found during the archeological excavations and their further analysis broht to the possibility of rather exact ideal reconstruction of both structures. The lower church used the roman cistern's space. It had a barrel vault, large entrance space that was the most important source of natural light. The small window and a trenzena in the lower church's apse could lighten only the altar. The passage from the entrance to the floor level of the lower church could not be reconstructed because of the lack of archeological remains. The upper church did not communicate with the lower one. It had its own entrance on the left of the lower church entrance. The stairs for the upper level weren't conserved so we can presume they were made out of wooden material. The altar barrier of the upper church wasn't symmetric and from both sides it was connected to two wall pillars on the longitudinal wall (1 meter from the surface of the wall). Altar cavity stood on the walled column and had a semi-circular apse with, presumably at least one opening.

After detailed analysis the archeologists responsible for the research on the st. Stošija church in Puntamika, Zadra confirmed that the two churches were relative one to another, were constructed in

<sup>18</sup> M. Suić-i. Petricioli: *The Archives of the archeological field work 1952.p.14*  
18



same period of time and that they correspond by the architectural characteristics to the early Romanesque (early middle ages) style edified between 9th and 11th century. There are some Romanesque liturgical edifices similar to st. Stošija (ex: st. Lovre in Zadar) never the less this is the only example where the both levels were actively and simultaneously used for the same purpose<sup>19</sup>.



Picture 7: Possible reconstruction of two churches.

## 4. SURROUNDING AREA

Zadar is an ancient city, the oldest continuously inhabited city in Croatia, built in the center of the Croatian Adriatic, full of historical and cultural monuments. It is three thousand years old, a city of old, tumultuous and dynamic history, often destroyed, looted, devastated, every time emerging from the ruins stronger, richer and more beautiful. The city proper covers 25km<sup>2</sup>(9.7 sq mi) with a population of 75,082 in 2011, making it the fifth-largest city in the nation.

Although there is no reliable data on the exact origins of the town, it was already inhabited in the prehistorical times. Archeological findings related to Liburnian culture witness that this area was intensely inhabited from the Iron Age, and Zadar (then called Jader) was the most important Liburnian urban center<sup>20</sup> In the 4th century BC the town was inhabited by the Celts, but Jader

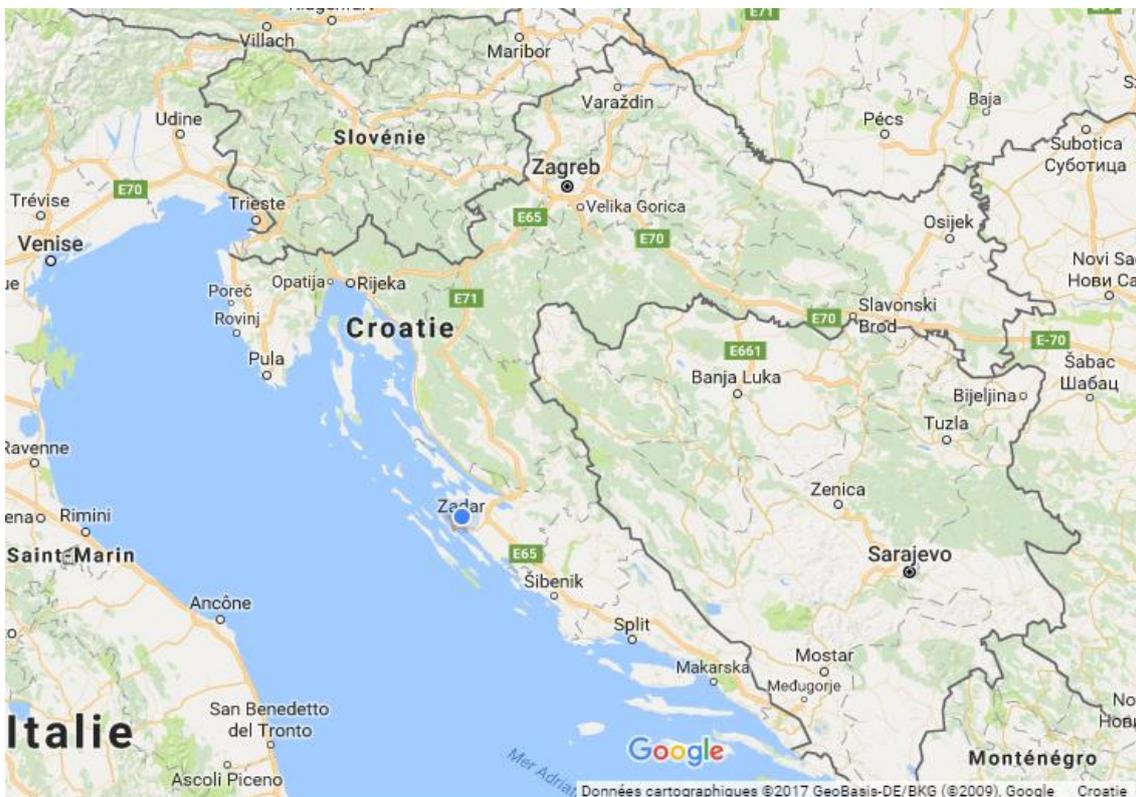
<sup>19</sup> Tanzlinger Zanotti [ta'nclinger zano'ti], Ivan, hrvatski leksikograf (Zadar)

<sup>20</sup> Suić, 1964, p32



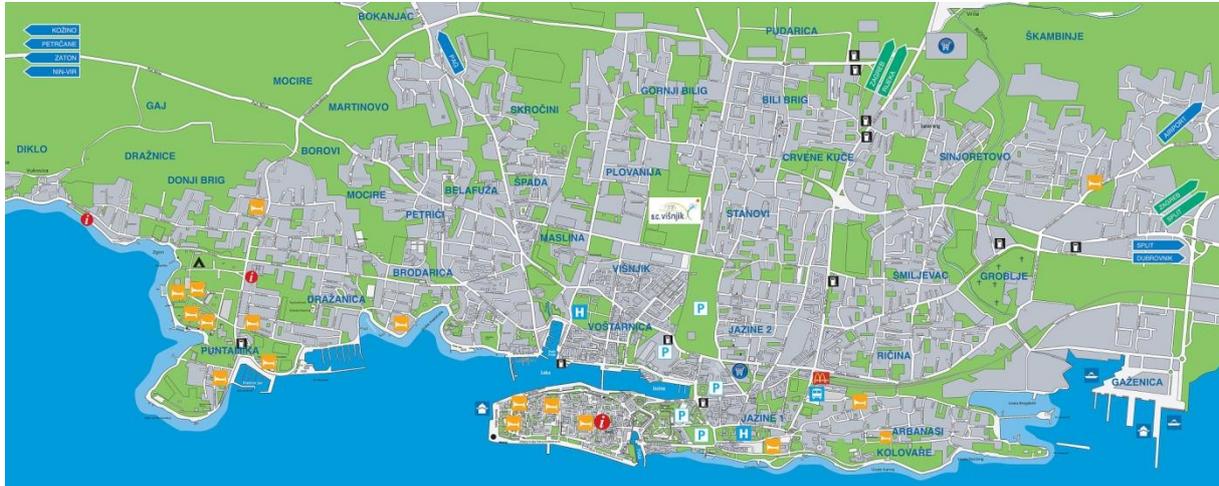
remained an important urban center on eastern Adriatic coast<sup>21</sup> After the year 59 B.C. Zadar became a Roman municipium, and in 48 B.C. a colony of Roman citizens. During Roman rule Zadar acquired the characteristics of a city with a regular road network, a main square – forum, and next to it an elevated capitolium with a temple. In the 7th century Zadar became the center (capital) of the Byzantine theme (province) of Dalmatia. At the beginning of the 9th century Zadar was mentioned as seat of bishop Donatus and the Byzantine leader Paulus. At the time lot of churches were erected. That is where took place the transformation of our Ruin the Church of st. Stošija from the roman cistern, that existed as a part of larger roman complex of Villa Rustica, to the two floors early middle ages church.

The city of Zadar is an easily reached destination by land, sea and air. It has a good traffic infrastructure through which it is directly connected to other bigger cities of the Republic of Croatia: Zagreb, Rijeka, Split and Dubrovnik, with extraordinary accommodation and contemporary service of numerous marinas.



Source: Google maps

<sup>21</sup> Peričić, 1999



Source: Touristic board of Zadar – Puntamika is on the left.

#### 4.1. Other historic monuments in Zadar

Amongst others there are:

- ST. DONATUS CHURCH

The symbol of the city of Zadar and the most famous monumental edifice in Croatia from the early Middle Ages (9th c.)

- SAINT ANASTASIA'S CATHEDRAL

The biggest cathedral in Dalmatia. Its oldest parts are an early Christian basilica, but its present Romanesque appearance was shaped in the 12th century. During the crusaders' siege and conquest of the city in 1202, the Cathedral was damaged, but later it was reconstructed and made longer

- ST SIMEON'S CHURCH

At first, it was an old Christian three-nave basilica, then a Gothic construction and later an interesting monument of provincial baroque.

- ST MARY'S CHURCH AND CONVENT

It is believed that the Convent of St. Mary was founded by a noble woman Čika from Zadar.



- The City Walls and Gates of Zadar

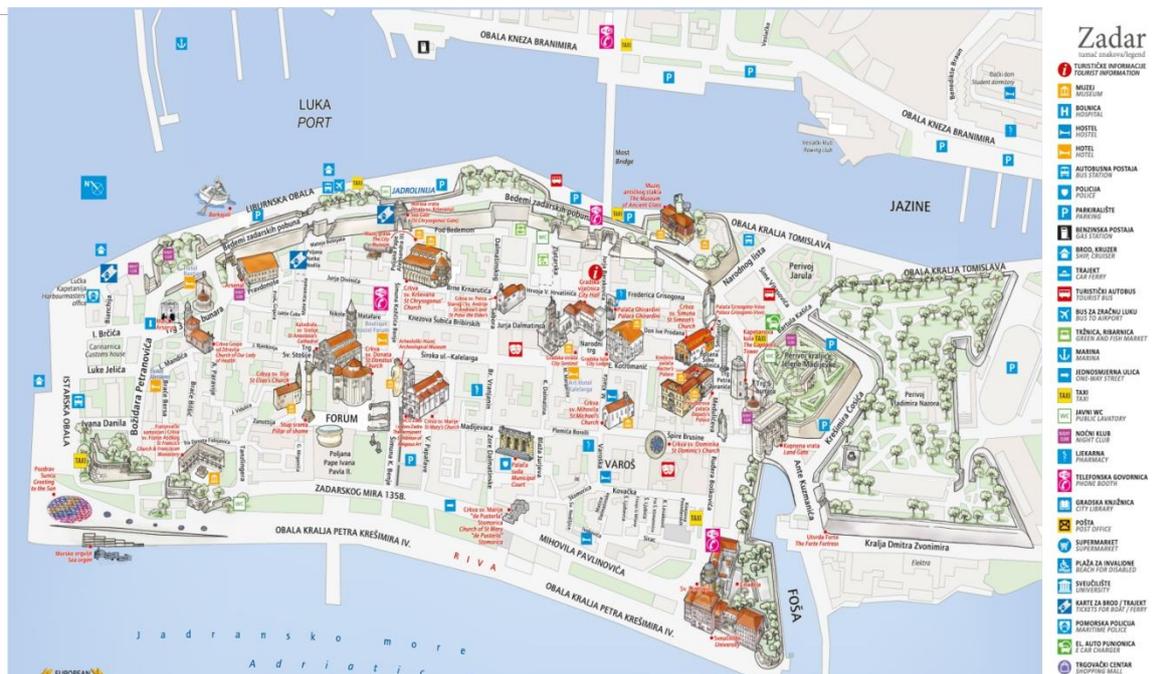
Once the largest city-fortress in the entire Republic of Venice, Zadar's walls allowed it to retain more of its independence than most of its neighbouring cities, and meant that it was never captured by the Turks. Recently the city fortress walls were included in UNESCO's world Heritage list.

- ST CHRYSOGONUS CHURCH

A three-nave basilica with a lavishly decorated semicircular apse, in the Romanesque style, was named after Saint Chrysogonus the martyr, a patron saint of Zadar.

- RECTOR'S PALACE

The Rector's Palace was recorded in historic sources as early as the 13th century. The wall structure reveals Romanesque and Gothic layers from the Middle Ages. Recently restored by the European co financing project and adapted for needs of National Museum Zadar.



Source: Touristic board of Zadar.

- The Forte Fortress

Situated east of the monumental Land gate, built in 1567 by the Venetian military commander Sforza Pallavicino. The fortress was separated from the city and from land by defensive moats.



- ST FRANCIS CHURCH AND FRANCISCAN MONASTERY

The oldest Dalmatian church built in the Gothic style (1283). It represents a type of, so called, Gothic monastic church characterized by a single nave with a raised shrine.

- ST ELIAS CHURCH

An Orthodox church situated on a Roman capitol. It was built in late baroque style at the end of the 18th century in place of a medieval church of the same name, which at the time served the purposes of the Greek Orthodox congregation

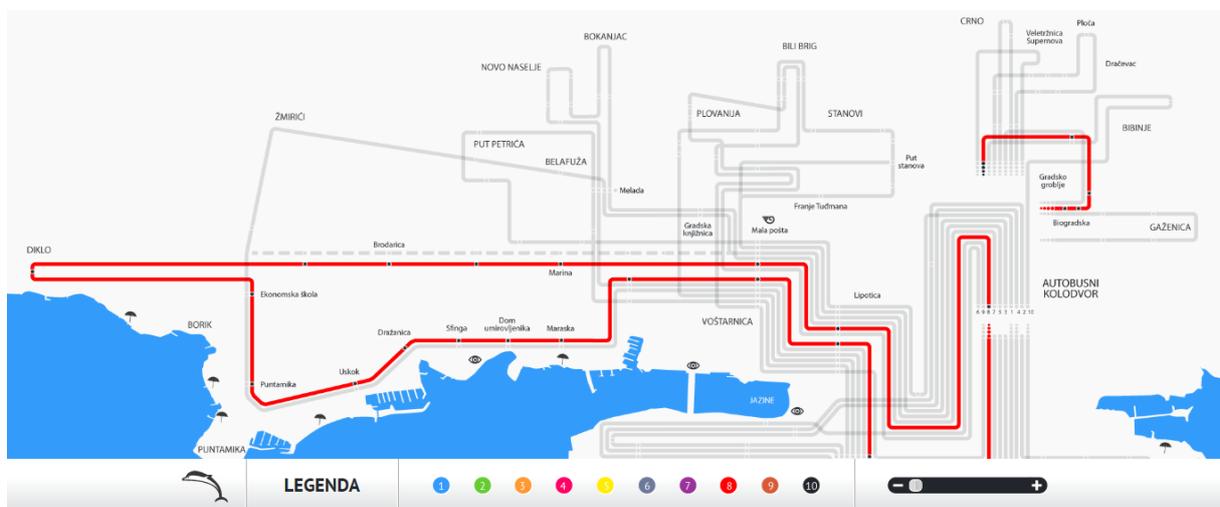
- Cedulin Palace

The complex of the old hospital from 13th century represents a clear example of the development of an urban complex from the Romanesque period to the present where in a new and modern 'outfit' houses the Touristic board of Zadar.

## 4.2. Acces to Zadar

### PUBLIC TRANSPORT

The city public transport system includes 12 lines run by 22 air conditioned buses. The existing lines cover all parts of the City of Zadar.



Source: Liburnija Zadar, Gradski prijevoz



## ARRIVAL TO ZADAR

- By plane: Direct lines from many European destinations. Zadar airport - situated 7 km from the city of Zadar. Zagreb airport is situated 286km from the city of Zadar and offer even more destinations several times a day.
- By car: Zadar is well connected with the rest of Croatia with the highway A1 (E71-E65) that reaches other Europeans highways in easy and safe way.
- By bus: Regular bus lines brings you to Zadar, on daily basis, from all Croatian and a lot of European destinations.
- By boat: Situated on costal part of Central Dalmatia Zadar is easily reachable by boat from other coastal Croatian city's or from Italy.

### 4.3. Adjacent towns and vilages – the County od Zadar

In Dalmatia, in direct vicinity with the town of Zadar there are several important urbanistic centers. They are all unther the administrative unit of *Zadarska Županija* – The County of Zadar. It encompasses northern Dalmatia and southeastern Lika region. Its center is the city of Zadar.

Among the largest towns in the County of Zadar there are Benkovac, Bibinje, Biograd, Nin, Obrovac and Pag. The County of Zadar includes also many Islands: Dugi otok, Ugljan, Pašman, Molat, Lavdara, Zverinac, Vir and most of Island of Pag as well as a number of other, smaller Islands. It also features the Paklenica national park.

The County of Zadar plays a leading role in road and railway traffic links between northern and southern Croatia. The main road along the Adriatic Sea passes through the county, as does the new Zagreb-Dubrovnik highway. Maritime traffic is carried by the coastal route of the Adriatic Sea, by the Zadar-Ancona international car ferry route which is the shortest link between Central Europe and Italy, via Zagreb and Zadar to Rome and southward.



The Ravni Kotari area constitutes the greater part of the County's inland, containing most of the cultivated farmland (Fruits and Vegetables) and towns having industry, crafts, trade and traffic development potential.

Tourism is one of the County's most important industries, owing to its geographical position, mild climate, indented coast, clear sea, numerous bays, inlets and beaches on 1,300km of the sea coast and islands. Tourist attractions of the Zadar County are also the areas of outstanding natural beauty: the Velebit, Telaščica and Paklenica and adjacent Krka and Kornati national parks in the south and the Plitvice Lakes national park in the north.

#### 4.4. Church of st. Stošija in Puntamika Zadar- the current condition

Picture 8 and 9: View of the south-east apse in 1952<sup>22</sup> and now days<sup>23</sup>.



The church of st. Stošija is situated in the area of the city of Zadar called Puntamika. It is a peninsula on the east side of the old town of Zadar, closing the large bay of the town. Because of its geographical position (it is settled in the entrance of the old town), Puntamika has always been an important defensive point of the town Zadar.

<sup>22</sup> M. Suić-i. Petricoli: *The Archives of the archeological field work 1952*.p.12

<sup>23</sup> Picture from study visit in Zadar on 21-22. August 2017.



Along the coastal road there are beaches, as well as numerous cafes, restaurants and two marinas, which makes life being oriented towards the sea, summer and touristic activities.

In this part of the city there is also, among numerous private accommodations, a large hotel complex Falkensteiner Resort Borik, as well as Borik camping site, therefore Puntamika is one of the most popular summer resorts and holiday resorts in this region, both for tourists and for the local population.

An ever-growing number of cafes, bars and restaurants is trying to propose every year something new for the rising number of visitors, and quite a bit of renovation/adaptations/construction work are taking place in winter time. Today's Puntamika area has been entirely developed into touristic center of the town of Zadar changing profoundly the aspect of that urbanistic area.



Source: Google maps

Up to the mid-20th century, most of the population of Croatia was living in rural areas, but from that time on, particularly from 1960s, the share of urban population started increasing significantly, primarily due to intensive industrialization, rural exodus and the development of service industry. Such demographic changes had a profound impact on spatial and landscape changes in urban areas. In the Second World War, Zadar was bombarded heavily and over 80 per cent of the town was completely destroyed. In the post-war period, the town was re-built, it experienced intensive



industrialization and recorded intensive population increase (by 346 per cent in the period from 1948 to 2011), which resulted in significant territorial expansion of the town, landscape and land-use changes. Up to 1990s, a notable part of the land was occupied by factories and military barracks, but in the last 20 years, simultaneously with demographic and economic changes, the town experienced profound changes regarding the housing development and land-use changes.

In the first period the most significant changes were related to demographic and spatial expansion of the town influenced by the intensive development of industry and consequently by the development of tourism. From 1991 to 1995 Zadar was directly affected by war activities during the Homeland War, and it was bombarded many times, which caused severe material damages and casualties. Additionally, a significant number of people from the surrounding, occupied areas immigrated to Zadar during that period. After the war, most of the industrial plants within the town were closed, and the land on which they were built was, in most cases, subsequently occupied by housing units. A large area of the town was in the pre-war period occupied by military barracks, which now have several different functions. Today, trade and tourism are among the most important economic activities. Also, Zadar is one of the rare towns in Croatia that has recorded population increase in the last intercensal period. The changes recorded in the past 60 years changed significantly the physiognomy of the town. Without any vigorous urbanistic planning the houses and buildings kept rising from the ground without any proper organization and global vision. That is the case with Puntamika area near the church of st. Stošija. Early knowledge (from 1952) of the importance of the Ruin didn't prevent the constructions of new private/touristic editions in very close proximity of the ruin, destroying the surrounding area of the historic monument.



Picture 10: August 2017. Cars parked in front of the principal entrance to the church of st. Stošija.

The placement in front and around the church is frequently used as a parking place and boat discharge. There is no information board with the name of the church and the importance of this monument. However there is a knowledge about it that is kept and transmitted by the local population. Ms. Bruna Supičić from the association *Prijatelji Puntamike* (Friends of Puntamika) and all the native born are, on their free time and good will, taking care of the church considering it as theirs and a sacral place that needs to be taken care off.

They are also responsible for the local level of re-use of the monument using the interior of the church as a classic music concert hall and even a wedding chapel for official wedding ceremony.





Picture 11., 12.,: August 2017. The presence of cars adjacent the wall of historic monument.

## 5. THE CHURCH'S STATE OF PRESERVATION

### 5.1. Present state of the ruin

Moisture and temperature changes have been identified as a reason for substantial damage or failures at historic monuments<sup>24</sup>. The moisture and temperature levels are elevated and not optimal due to number of existing structural damages to the monument and close presence of urban constructions, visitors and vehicles. The impact on the monument is a result of simultaneous actions of all mentioned environmental aspects, together with other physical and chemical conditions. There are few known studies that have been done of serious failures caused by moisture and temperature changes on other European historical monuments, but on the st. Stošija church in Puntamika that type of scientific studies didn't take place all though the damages are clearly visible and important.

Beside the usual damages that come with time and lack of use or maintenance, there is a consequent structural disability on the present historical monument that is the principal source of further destruction.

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<sup>24</sup> Heritage, Weathering and Conservation , R. Fort, M. Alvarez de Buergo, M. Gomez-Heras and C. Vazquez-Calvo, June 2006. p.806.



The roof of the lower church (partially visible Picture 5 page 20.) is completely missing which leaves the church's interior without any protection causing considerable damage to the walls and the up to now well preserved roman floor with red brick coating (see picture 16).



Picture 13 and 14: Study visit in Zadar, august 2017



Picture 15.: Pictures from Study Visit in Zadar, August 2017. The state of art of the monument.

## 5.2. Future vision

The professional agreed upon the fact that this monument is a rare example of romanistique style and unique one presenting the contemporary use of two separate churches, the lower that took place in readapted roman cistern and the upper one edified in 9th Century, and therefore this monument needs a proper conservatory program and management as a national cultural good.

The elaboration of a program for the re-use, protection and management of the ruin is crucial for the moment. Next step will be the solution for the roof of the edifice as the lack of it accelerate the deterioration of the monument, especially the roman floor and it narrows the possibilities of re-use of the monument.

The surroundings have to be readapted to serve the historical monument by placing the proper signalization (Barriers, Information boards, Touristic signalization) to notify in any time the importance of the Ruin. Parking has to be strictly forbidden as well as discharges of any kind. The vegetation has to be taken care of as it is spreading on the historic site weakening the structures already unstable (the roots of the fig tree and other plants naturally present on the area).



Picture 17. Study visit in Zadar, August, 2017. View on the apse of the lower church.



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