



Mapping cultural heritage sights with potential for adaptive re-use: Knjaževac Serbia



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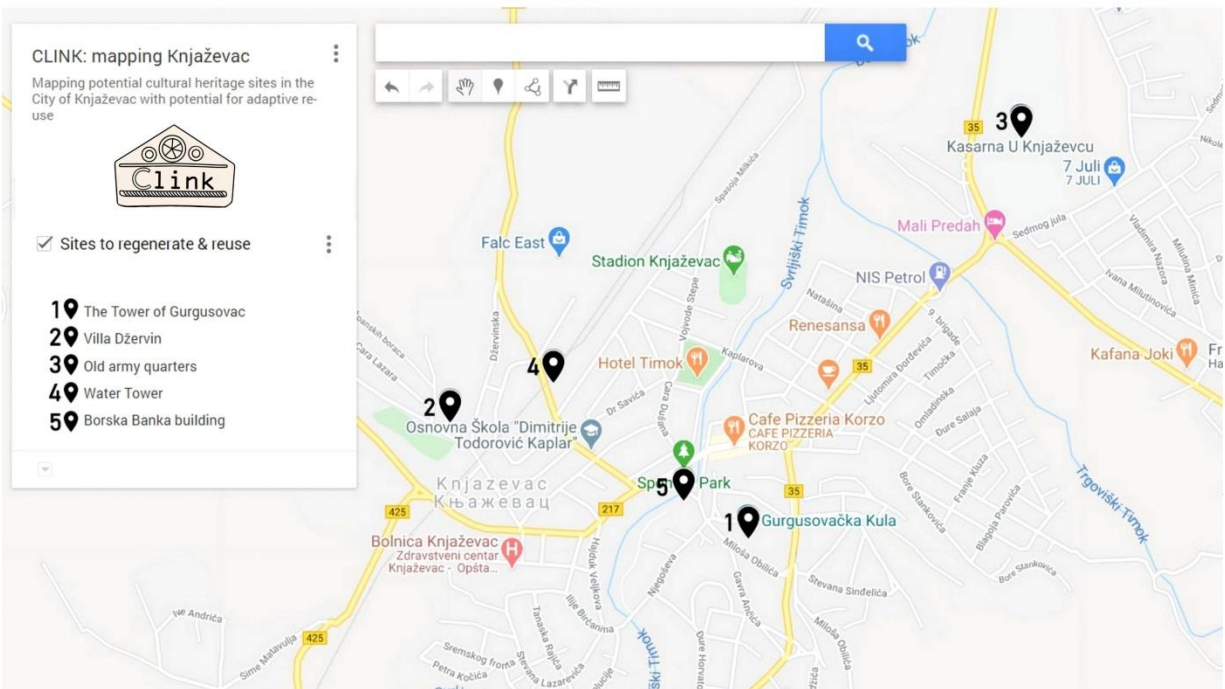


Heritage sites and buildings can have a very positive influence on many aspects of the way a community develops. Heritage places can be a potent driver for community action. Adaptive re-use of heritage buildings is an important factor in creating sustainable communities.



Photo by Touristic organization Knjaževac: Memorial park and The Old Bazaar of Knjaževac, Serbia

## Map of cultural heritage sites in the City of Knjaževac with potential for adaptive re-use



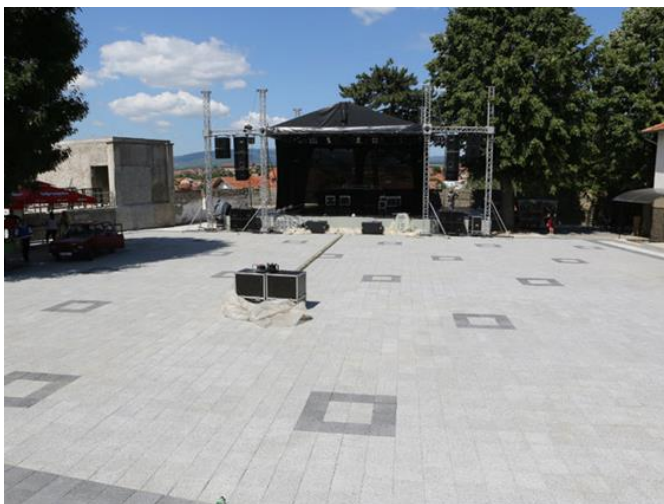
# The Tower of Gurgusovac



Original purpose of the site:

Tower was built on the site of an older Turkish military trench, in the 18th century, and was set up to monitor the city. In the period between 1842 and 1844, this building was converted into a military facility.

Even before the construction was completed, the function of the building was changed and the Tower of Gurgusovac became a dungeon, where political opponents of the Karadjordjević dynasty were imprisoned. The tower was burned by order of Miloš Obrenović, Prince of Serbia, on January 17, 1859.



Current use:

Recently renovated the internal yard of the Tower of Gurgusovac is a place that is visited by a large number of citizens every July during the concerts organized within the Festival of Serbian Youth Culture (FKMS), traditional festival held since 1962 in Knjaževac.

During the other months throughout the year the space is not in use.



**Potential adaptive re-use:**

The facility and the accompanying yard have the potential to be innovative cultural center, focused on contemporary art and hosting exhibition galleries, multimedia library, space for artistic workshops, open air cinema, concert space and a café.



## Villa Džervin

**Original purpose of the site:**



The Cvetković villa, as it was originally known, was built in 1939 on the property of Đoka Cvetković, successful hotelier, rentier and merchant, located on the hill above Knjaževac. It is believed it have been built on the model of a castle in the Czech Republic or Austria. The villa has a ground floor and two floors with a tower - lookout.

The owner, in his will, left the villa to Milica Dvorzak Prvulovic, who had been Cvetkovic's family maid for a long time. The villa changed owners in 1967, when it was bought by "Dzervin", state company, to house its administration. After a period of neglect, in the late 80s/early 90s, it became a restaurant/hotel type facility.



Current use:

Today the villa, still considered to be one of the most recognizable symbols of Knjaževac, is a private property, owned by a local businessman. It is completely neglected.

Citizens of Knjaževac, considering this to be significant site of local cultural heritage, have initiated a petition for the local authorities to buy off the Villa, restore it to its former glory and make it a public property once again.



## Old army quarters



Original purpose of the site:

The complex of buildings, near the very center of the city of Knjaževac, was built as a complex of military facilities on an area of 23.21 hectares.



Current use:

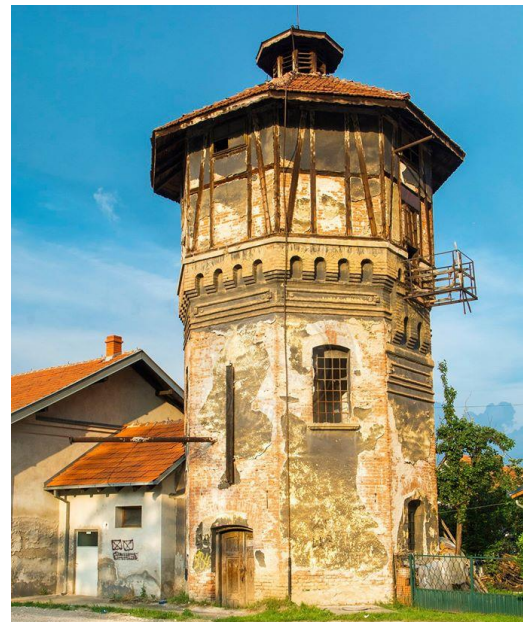
The complex is owned by the Serbian Army and has been offered for sale, advertised as space for investment.



Potential adaptive re-use:

The detailed regulation plan, adopted by the municipal Assembly in 2007, envisages the potential use of this facility complex (40 existing buildings) for mixed housing, educational institutions (faculty and campus type), sport facilities, duty-free zone, customs and forwarding administration, post office, bank, ambulance, pharmacy, shops, restaurants and other various services.

**Water tower**





Original purpose of the site:

The facility was built at the beginning of XX century (1914-1915) along the regional railway track Niš-Zaječar that passes through Knjaževac, to meet demand for water of steam locomotives.

Current use:

Facility is a property of Serbian Railway Company. It is not in use and is neglected.



**Borska Banka  
building**



### Original purpose of the site:

The building was originally built, during late 70s/early 80s, to accommodate 1580 m<sup>2</sup> of office space for Jugobanka, one of the state banks in former Yugoslavia. Later, Jugobanka and its facilities were bought by Borska Banka that went bankrupt in 2002.

The building itself was the work of Ivan Golubović, recognized architect according to whose projects some of the most important buildings in Knjaževac were built. Those buildings brought elements of modern world architecture to Knjaževac and forever change the aesthetics of the city giving it quite special, sometimes surprisingly modern look.



### Current use:

Since the opening of insolvency proceedings for Borska Banka in 2004, this facility has been unsuccessfully offered four times for sale through auction. The building is currently not in use.

### Potential adaptive re-use:

**The building conveniently located at the very heart of the old part of the city has a potential to be adapted into a multimedia youth center, a space the youth of Knjaževac still haven't got. This could become a space where young people can gather, get educated and create. With a variety of contemporary youth programs and content that does not exist elsewhere - non-formal education programs, music, film, art, multimedia and interdisciplinary programs - such a space would allow young people to express existing and develop new affinities related to culture.**





*Photo credits:*

*The Tower of Gurgusovac*

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[www.pojmovnik.muzejknjazevac.org.rs](http://www.pojmovnik.muzejknjazevac.org.rs)

*Villa Džervin*

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*Old army quarters*

[www.crm.siepa.gov.rs](http://www.crm.siepa.gov.rs)

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*Water tower*

[www.mapio.net](http://www.mapio.net)

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