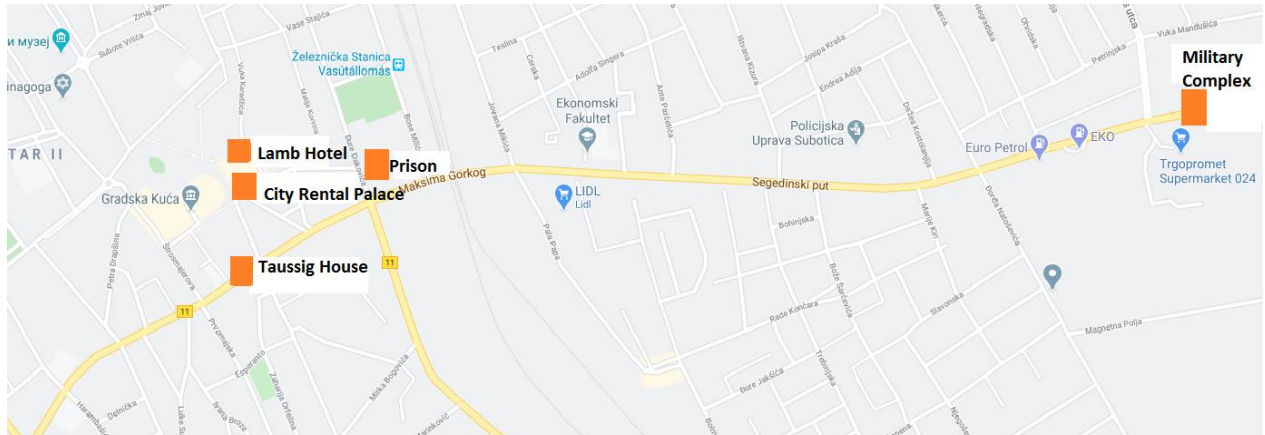


Mapping cultural heritage sites with potential adaptive re-use: Subotica, Serbia

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



Taussig House

Original purpose of the site:

The house in the city center of Subotica was built in 1882 according to the designs of the construction contractor Janos Molcer, with stylistic characteristics of eclecticism, for the needs of Vilmos Taussig. The building was renovated during 1907. The project was designed by famous architect Deže Jakab.



Current use:

The house is currently a dilapidated building facing the main road which crosses the city center. The building is part of the cultural and historical complex of great importance and it is established as an immovable cultural property.

Potential adaptive re-use:

The site has been seen as a potential location for a cultural center which would serve as a place for exhibitions, concerts, poetry nights etc. Especially it is seen as a place of intercultural encounters representing urban artistic culture of the city. Some first steps have been taken with this idea last year for Night of the Museums when some cultural events were taking place at the premises. Although it was

only a onetime event, it showed the potential of the building at its location as well as the need for such a place in the city as it was very well visited.



Lamb Hotel / Military center

Original purpose of the site:

The hotel was built in 1857. It underwent its first major adaptation in 1886, according to the projects of the Subotica architect Geza Kock, in an eclectic style. The inn was re-adapted according to the projects of the respected Subotica architect Titus Mackovic. Then the building got a makeover with Art Nouveau features. This appearance was maintained during the demolition of the building in 1985, with the arcades and the appearance of the building as we know it today being formed on the ground floor.



The "Golden Lamb" hotel was built with a restaurant on the ground floor and hotel rooms upstairs. For many years, it was among the most popular places in the city for gatherings.

During 1985–1986. The building was demolished, the facade was completely reconstructed, and a new building was added in the function of the military building. Later, it was given a multi-purpose function, it was a place for café and for recreation. For years now the building has been exposed to decay for a long time without any purpose.

Current use:

Currently the building is not in use. It is located in the main pedestrian promenade of the city center, which makes it even more important that the site has an adequate public use. It is valorized as a cultural monument making it an imperative to preserve it and give new life to its purpose. As of 2015 the

building is owned by the City of Subotica which shows even less obstacles in starting to re-adapt the site into a useful place for the local community.



Potential adaptive re-use:

The premises would be best suited as a Youth Office/Club as currently the Youth Office has its premises at the main bus station (not actually in use). This way the building could host youth gatherings, plays, conferences, and serve as a meeting point for young people in Subotica who currently don't have a suitable place for a Youth Centre.

City Rental Palace (Najamna Palata)

Original purpose of the site:

The city announced a competition for the construction of the city's rental palace in 1911. The first prize went to an unknown architect from Baja, Pal Vadas. The building was built during the formation of the main town square in 1912–1913. years after the construction of the City Hall. This exceptional object of geometric secession is located on the European Art Nouveau European Route. For a long time it housed the famous confectionery "Ravel", whose interior skillfully fit into this specific building.

The building was constructed by the City as its rented palace, with shops on the ground floor and apartments for rent on the first floor. In the attic there was an artist's studio. To this day, the palace has retained its original residential and business purpose.



Current use:

Currently the ground floor is not in use. Formerly it was a famous confectionary coffee house with a recognizable eclectic style. The upper floors are private flats.



Potential adaptive re-use:

The potential re-use of this place is the City Tourist Office considering its location on the main square next to the City Library and Theatre. Currently the Tourist Office has rather small premises, inadequate size and not visible enough at the City Hall.

Military complex

Original purpose of the site:

In 2017 the Assembly of the City of Subotica adopted the Plan of Detailed Regulation for the Military complex ie the complex of the Kosta Nadj. The complex is located on the road to Palić and occupy an area of 13.6 hectares, and as of 2015 it is in the property of the City of Subotica.



Current use:

After a decade of it being an abandoned site, it is now being adjusted for future construction.

Potential adaptive re-use:

The Complex is a facility that must be renovated under the conditions of the Inter-Municipal Institute for Protection of Cultural Monuments, and during years there were ideas to move the City Historical Archive, the Red Cross, Industrial zone and even University center.

The recent Plan of detailed regulation envisages commercial facilities, ie shopping centers of open and closed type, public facilities, more precisely schools and kindergartens, as well as three apartment blocks.



Conclusion

Re-adaptation and re-use of these sites is important for the preservation of important cultural heritage landmarks, but it also gives opportunity for preserving the local community's cultural spirit. These buildings have been left on their own to decay for many years back with slow response from local authorities, lack of proactive approach and inclusion of citizens. The few steps and ideas taken in the direction of re-purposing the buildings are almost exclusively given by decision makers without consulting the citizens which moves them further away from actively engaging in the development of their local community. The response from decision makers is very slow having in mind that the actions taken for the re-use of a site are oftentimes spanning over decades. The work on a building starts and never finishes or even worse it never commences, there are only announcements of planned work. Lack of funding and administrative hurdles are often given as main reasons for this. Therefore the animation of local community to participate in these processes requires a lot of effort but it is essential in building the active participative culture and maintaining the local ownership over the re-use of public buildings. The participation of citizens is also required for the sustainability of the re-adaptation, as the new purpose has to be relevant and valuable for them, in order to fulfill its objective.