

# Stakeholders in Heritage Preservation and Sustainable Strategies of Building Renewal: the Cekovica House Case Study

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## ABSTRACT

This paper discusses the issues of research and the implementation of sustainable strategies in the preservation and protection of building heritage seen as part of urban renewal strategies. It examines the special features of the treatment of heritage in the Bosnian social and cultural context. The issue of strategies has allowed a reflection on sustainability, which is of particular importance for the survival of heritage in a society that is poor, and also on the issues of architectural and urban renewal. It analyzes the actors in the process of restoring sites: architect-planners, citizens, planners, investors and protection services.

The paper further analyzes the case of the renewal of Cekovica house in Pale, which is a positive example of conservation practices, where restoration is in progress and the actors, architect-engineers, owners, investors, protection services, and the local community are actively involved in the decision-making process.

## Introduction

[...] spirit from which form arises from a common beginning, which means that it does not begin until one day, in a particular generation, but it reaches a distance from the historical, from small beginnings [...] (Hartmann, 2004).

In international theory and practice, the evaluation of architectural heritage gradually developed to become not only cultural heritage but an important component of modern life. Over time, conservation-thought further developed so that the emphasis on tradition as a living legacy expanded frameworks. The consequence is that not only preservation but also continuity and change are considered as important. Saving buildings and physical structures in historic urban areas is not enough. It is necessary to recognize that these objects should also be developed, which is an important part of preserving their cultural identity (Jokileto, 2001). History and traditions have inspired architecture throughout its existence. “The old architecture bears in its internal spatial structure the possibility of new spatial relations in any future revitalization and new spatial relations come from the existing architecture, from its soul” (Premerl, 1976).

Attitudes towards heritage and history are a complex and changing problem. They speak of the value systems of society because it is a legacy that is identified and evaluated as significant for the entire community. It is linked with identity and is important in the collective mental map and spatial representations.

The views and links with the past are seen in many ways in architectural practice. Today, a number of themes that are associated with memory and local characteristics are important in many areas, including architecture, as a counterweight to global trends.

Bosnian-Herzegovinian society is unique, as it carries the burden of war from the 1990s and is in transition. A useful step is an introduction to the strategies of other, more advanced countries, and their adaptation to local conditions in order to overcome identified problems gradually. Tax benefits relating to cultural property were defined by law in the former Yugoslavia, but do not exist under current legislation in Bosnia and Herzegovina. Italy, where the privatization of