

## ***Pastoral Complex Bunić-Kaboga***

Country or territory:  
Republic of CROATIA

Name of organization  
compiling the information:  
Ministry of Culture,  
Conservation Department in Dubrovnik

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Name and address of building(s) or site: PASTORAL COMPLEX BUNIĆ-KABOGA,  
Dubrovnik

Inventory reference number(s): RST.REG.1269

Building type(s): Summer residence

Main date(s): 16<sup>th</sup> century

Current use(s): Residential

### Significance:

By the quality and significance as well as number and extent, the villas of the Dubrovnik area represent an important part of the totality of the built heritage not only on the local but also on the national and international level.

Villa Bunic – Kaboga at Batahovina is an outstanding example of the specific architectural and horticultural heritage of the Dubrovnik area, with Gothic-Renaissance representation and characteristic architectural typology. The Villa is located on the river shore of Rijeka Dubrovačka, some ten kilometres away from the City of Dubrovnik. The complex includes a residential building, a chapel and small port, enclosed by a park that creates a representative entrance. On the rear side the park is terraced with a system of staircases, paths, pergolas and small courtyards.

According to archive records, the pastoral complex is built by excellent local architects and sculptors. The complex embodies a range of specific building elements that articulate living culture, historic, social, demographic, religious and aesthetic components.

### Categories of Significance:

Outstanding national importance

### Categories of ownership or interest:

The owner of the villa is the City of Dubrovnik

### Documentation and bibliographic references:

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There is architectural and partly photographic documentation in the Conservation department in Dubrovnik.

Extensive Croatian and foreign bibliography on the phenomena and of the Dubrovnik summer residences.

Condition:

Very bad

War-damage: Roof more than 30% damage, with significant damage to walls, but can be repaired

Risk:

Condition risk:

Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not begun.

Technical assessment and costings:

There is documentation of technical protection measures with an estimaton of 80,000 EURO

Ownership:

Owner of the complex is City of Dubrovnik

Occupation:

The complex is partly in use

Management:

If financial means are provided, the Ministry of Culture will be responsible for their management. Supervision of works is the responsibility of the Ministry of Culture - Conservation Department in Dubrovnik.

Summary:

Summer residence Bunic – Kaboga in Rijeka Dubrovačka is in terms of typological, morphological and aesthetic criteria, a representative example of the Dubrovnik summer residences. It is one of the most important and most preserved examples of the mentioned historic building type. Although the complex is dilapidated and degraded, it still keeps the wholeness of the plot and all the specific elements of that building type. Considering the aforementioned qualities and intervention possibilities there is a need for conservation documentation with detailed architectural and geodetic surveys in order to provide a quality starting point for reconstruction.

Sign and date:

Z. Laznibat, M. Nodari  
5 April 2004