

The House of Dud Mishaxhi

Country or territory:

ALBANIA

Name of organisation
compiling the information:

Institute of Monuments of Culture

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Name and address of building(s) or site:

THE HOUSE OF DUD MISHAXHI, Berat

Inventory reference number(s):

114

Building type(s):

Residential building, a house with *tcardak*

Main date(s):

18th-19th century

Current use:

inhabited

Significance:

This house is a rare example of a dwelling with a *tcardak* (a lobby) in the front. There are two halls on both sides of the *tcardak*. The plan of the house is rectangular, and it has two floors. The front part of the building was transformed, because of need to adapt to new living conditions. The house is built on a slanting ground. A part of the *tcardak* is damaged by the lowering of perimeter walls. Interior ornaments are deteriorated. Restoration works were undertaken in the period 1970-1980. Data necessary for the preparation of a restoration project is available.

Categories of significance:

Of special national interest

Proclaimed monument of culture of first category in 1973, under the protection of the State.

Categories of ownership or interest:

The dwelling is private property.

Documentation and bibliographic references:

Documentation

There is a full descriptive, graphical, and technical-economic documentation in the archives of Institute of Monuments of Culture.

Bibliography

1. E. Riza "Popular dwelling house in the museum city of Berat", Monuments magazine, Tirana, 1981
2. L.Lazimi "The good lobby and its architectonic elements in the Berati and Gjirokastra dwelling houses", Tirana, 1981

Condition:

Very bad: There are damages to the supportive structures, the stone walls, *tchatmas*, and the foundation caused by the sliding of the ground. The roof, doors, windows, floors and ceilings are severely damaged.

Risk:

The risk is linked to the ground slide and the degradation of materials, as well as the lack of maintenance.

Condition risk:

Immediate risk of further rapid deterioration. Solution agreed but not implemented.

Technical assessments and costing:

A sum of 12 000 EUR, from the State budget, will cover this years minor consolidation works. Full consolidation and restoration works would cost approximately 60 000 EUR.

Ownership:

The house is private property.

Occupation:

It is presently inhabited by the owner and his family.

Management:

The Institute of Monuments of Culture is responsible for the management, the administration of funds and supervision of restoration works.

Summary:

This house is a rare example of a dwelling with a *tcardak* (a lobby) in the front. There are two halls on both sides of the *tcardak*. The plan of the house is rectangular, and it has two floors. The front part of the building was transformed, because of need to adapt to new living conditions. The house is built on a slanting ground. A part of the *tcardak* is damaged by the lowering of perimeter walls. Interior ornaments are deteriorated. Restoration works were undertaken in the period of 1970-1980. Data necessary for the preparation of a restoration project is available.

The priority level is *high*.

Sign. and date:

Dr. Arch. Latif Lazimi
10.03.2004