

Historical building Eminagića's konak

Country or territory:
BOSNIA AND HERZEGOVINA

Name of organisation
compiling the information:
Commission to Preserve
National Monuments

Contact name:
Mirela Mulaluć Handan

Email address:
mirela@aneks8ko.com.ba



Name and address of bulding(s) or site: HISTORICAL BUILDING EMINAGIĆA'S
KONAK (guest house), Tešanj

Inventory reference number(s): Provisional List of National Monuments
No.:618

Building type(s): Residential - House

Main date(s): Date of construction unknown, it is assumed
that it dates from the first half of the 19th
century.

Current use(s): Not in use

Significance:

The Eminagić house is one of the oldest and finest examples of residential architecture of the town of Tešanj. The exact date of construction is unknown, but it is assumed that the house dates back to the first half of the 19th century. In the first geodetic survey of Tešanj, conducted in 1882, the building figures with the same dimensions as today.

The Eminagić house belongs to the type of buildings with a *dimaluk* or central vertical chimney designed to lead the smoke up into the attic space. From today's perspective, this kind of house is environment-friendly, both in the way it is arranged and in the choice of building materials. The building has a complex ground plan with a basement storage space and living quarters on the ground and first floor. The basement walls are built of solid *trebava* stone, while the load-bearing walls of the ground and first floor are constructed of wooden posts and struts with wattle and daub filling. The entire upper floor of the Eminagić house, with the exception of the rear, has an overhang of about 50 cm; with the three trapezoid *doksats* or oriel windows set in the geometrical centre of the house, and the large number of windows, this adds greatly to the appearance of the facade.

Categories of significance:

Of outstanding national importance

Categories of ownership or interest:

Of national interest

Documentation and bibliographic references:

Commission to Preserve National Monuments

Condition:

Very bad

Amount of war or associated damage:

The house suffered no damage during the war action.

Risk:

The house is at risk of rapid deterioration as a result of lack of regular maintenance. The Eminagić house is endangered by many years lack of maintenance and failure to undertake even minimal protection measures. It is very likely that damage from elements will lead to the destruction of the entire building.

Condition risk:

Immediate risk of further rapid deterioration or loss of fabric, solution agreed but not implemented.

Technical assessment and costing:

A project of urgent protection measures to prevent further deterioration needs to be done, as well as projects for next phases of protection – sanitation, conservation and restoration.

The following measures and works shall be applied on the National Monument of the historic building of Eminagića konak:

- shall be structurally repaired and restored to its original appearance with all the structural elements of the building as they were: roof, foundations, walls, ceilings, and all interior elements
- the structural repairs and restoration shall be carried out by consolidation of existing material or its replacement by material of the same type, same dimensions and form (wood, stone and unfired brick) with the use of the same building techniques wherever possible, on the basis of documentation on its original form
- prior to the start of structural restoration works the structural stability of the building, and in particular its foundations, shall be studied
- carry out structural consolidation of all walls, wooden tie beams that have deteriorated with age (same dimensions, form and type of wood)
- carry out consolidation of existing unfired bricks by injection or replacement by identical bricks
- carry out structural repairs to all wooden roof structures, replacing age-dilapidated material with the same material of the same dimensions, worked in the same way and using the same techniques (floors, ceilings)
- carry out structural repairs to all parts of the roof to the same form, with the same type of wood, worked in the same way and using the same techniques
- restore authentic arrangement
- plaster all interior walls with lime plaster made by old methods and whitewash all walls
- repair all woodwork (ceilings, floors, doors, staircase), replace rotten parts and treat with natural protective substances
- plaster the facade of upper floor of the building with lime plaster made by old methods and whitewash all facades
- repair and restore all interior fittings using historical documentation.

Costing proposals for projects and consolidation and restoration works have not been done. The Government of the Federation of Bosnia and Herzegovina has planned, in its budget, financial means, in total of 250.000 KM (≈125.000 EUR), for projects and works on protection of the residential buildings and complexes in BiH.

The Eminagića konak in Tešanj is one of six (6) residential buildings and complexes for which financial means are planned.

Ownership:

Unknown

Occupation:

No occupancy

Management:

The provisions relating to the protection and rehabilitation measures set forth by the Law on the Implementation of the Decisions of the Commission to Preserve National Monuments, established pursuant to Annex 8 of the General Framework Agreement for Peace in Bosnia and Herzegovina (Official Gazette of the Federation of BiH nos. 2/02 and 27) shall apply to the National Monument.

The Government of the Federation of Bosnia and Herzegovina shall be responsible for ensuring the legal, scientific, technical, administrative and financial measures necessary to protect, conserve, present and rehabilitate the National Monument.

The Government of the Federation of Bosnia and Herzegovina shall be responsible for providing the resources for drawing up and implementing the necessary technical documentation for the rehabilitation of the National Monument.

Summary:

The Eminagić house should be preserved as it is one of the oldest and finest examples of residential architecture of the town of Tešanj. A new function that will not jeopardize the building should be given.

The priority level of intervention is *high*.

NOTE:

Condition

Very bad

Condition risk

Immediate risk of further rapid deterioration or loss of fabric, solution agreed but not implemented.

Criteria employed for the Priority Intervention List:

- The monuments are designated as national monuments,
- They represent a rare or unique example of the typology or chronological - stylistic corpus,
- They were damaged/destroyed during the 1992-1995 war in BiH or they were endangered by the post war conditions (illegal constructions, lack of funding for restoration and maintenance, inexperienced reconstruction,) and are subject to further deterioration,
- Their restoration will encourage the return process in BiH,
- Their restoration will support development of the region.

Sign. and date:

Mirela Mulaluć Handan
10.03.2004.