

“Beautiful Cetinje” initiative

Economic revitalization of the old capital through urban reconstruction of the cultural heritage with energy efficiency considerations, provision of vocational trainings and support to small businesses

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ABSTRACT: Beautiful Cetinje initiative is dealing with economic revitalization of the old capital through urban reconstruction of the cultural heritage with energy efficiency considerations, provision of vocational trainings and support to small businesses.

The old Montenegrin capital, also known as the ‘City of the Museums,’ Cetinje holds great potential for growth of cultural and nature-based tourism. Nonetheless, the impediments to development are three fold: a) currently there are 1,539 unemployed individuals (unemployment rate of 18%, when the national average is around 12%) most of which fall in the category of difficult to employ individuals; b) over 30 unmovable monuments of culture require significant renovation and adaptation as part of cultural and historical heritage, and a resource for tourism growth, and c) most of existing objects and infrastructure are built without implementing of energy efficiency measures, which results in high maintenance costs, which is even bigger problem in a case of cultural heritage.

*Old royal capital Cetinje together with UNDP Montenegro is developing a project **Beautiful Cetinje**, which seeks to economically revitalize the city through a variety of measures aimed at support to small business and renovation and adaptation of buildings that are part of historical and cultural heritage in order to preserve them, but also to improve them by implementing energy–efficiency measures and making buildings more environmentally friendly. Additionally, this project will create opportunity for providing vocational trainings in specific construction skills to significant number of unemployed people in Cetinje, which will then have the opportunity to apply for new temporary or permanent jobs which will be subsequently hired by firms contracted by the project to refurbish chosen buildings, primarily monuments of culture. In addition the initiative will support small business development in sustainable tourism, arts and crafts and other low impact sectors.*



CETINJE HISTORICAL CORE STATUS

Cetinje Historical Core, due to its value of a special urban agglomeration with artistic and cultural-historical qualities of individual monuments, has acquired in 1961 the status of the monument of culture of the First category. Historical Core covers 58 ha, 33 ha of which is a compact urban area, and 25 ha park areas and landscaping, and represents one of the most precious parts of the cultural heritage of Montenegro.

The town of Cetinje and its Historical Core, whose values surpass the national framework, represent the historical memory of Montenegro, starting point and the meeting place of spirituality and national self-awareness. As a nest of freedom, it was a throne of spiritual and secular rulers; it was a town of embassies, a town of cultural creativity.

The historical core of Cetinje is an example of unique and authentically preserved urban matrix of small towns, adjusted to the surroundings, with high quality architecture. The historical continuity of Cetinje can

be followed through preserved unmovable and movable cultural heritage, where all the generations have left more or less recognizable trace.

In accordance with the Law on Cultural Heritage Protection, in the territory of the town of Cetinje there is the total of 30 protected unmovable monuments of culture (including the Mausoleum to Petar II Petrović Njegoš), 25 of which is located within the monumental ensemble of Cetinje Historical Core, classified in three categories.



Unmovable monuments of culture of the First category are:

1. Biljarda
2. Cetinje Monastery with the church of the Nativity of the Mother of God
3. King Nikola's Castle
4. Remains of Crnojevićs' Monastery at Ćipur
5. Government House – building of the Government of the former Kingdom of Montenegro
6. Royal theater „Zetski dom“

Unmovable monuments of culture of the Second category are:

1. "Danilo I" Hospital
2. Court of the heir to the throne Danilo – Blue Palace
3. Court church, Ćipur
4. English diplomatic mission to the former Kingdom of Montenegro
5. French diplomatic mission to the former Kingdom of Montenegro
6. Bishop Prince Danilo's tomb at Orlov krš (Eagle's Rock)
7. Relief of Montenegro
8. Russian diplomatic mission to the former Kingdom of Montenegro
9. Vlach church

10. Building of Montenegro Archives
11. Pharmacy in 17 Njegoševa Street.

Unmovable monuments of culture of the Third category are:

1. Grand hotel "Lokanda"
2. Ivan Crnojević's Mill
3. Memorial to the volunteers drowned at Medova - "Lovćen Villa"
4. „Tablja“
5. Turkish diplomatic mission to the former Kingdom of Montenegro
6. Building of the first Montenegrin bank
7. Building of the former "Military Quarters"
8. Building of the former Girls' Institute of the "Empress Maria"

With the lapse of time there were smaller or greater devastating activities within the historical core. In some cases the needs of the contemporary society resulted in aggressive interventions which led to the diminution of the original spatial relations, destruction of the original integrity of the monumental ensemble.

ENERGY EFFICIENCY IN MONTENEGRO¹

The "Energy Efficiency Strategy of the Republic of Montenegro" (EE Strategy) was adopted by the Government on October 13th 2005. The priorities and key measures of the EE Strategy were confirmed by the Energy Development Strategy of Montenegro (Dec. 2007). An Action Plan for Energy Efficiency 2008-2012 was adopted by the Government but only few actions have been implemented. One of the most important implemented actions is the adoption of a special Law on Energy Efficiency.

The new Law on Energy Efficiency (LoEE) was approved by the Parliament on 22/4/2010. In general, the LoEE is in line with the Decision No. 2009/05/MC-EnC of 18 December 2009 and largely transposes, or provides the legal basis for transposition through secondary legislation, the Directive 2006/32/EC on energy services (ESD), the Directive 2002/91/EC on Energy Performance of Buildings (EPBD) and Energy Labeling Directives (92/75/EEC and subsequent Directives) into the national legislation.

This version of the EEAP of Montenegro is substantially updated, taking into account the new LoEE that is now into force, the initial remarks of the Secretariat and remarks from stakeholders. This EEAP covers the period 2010-2012.

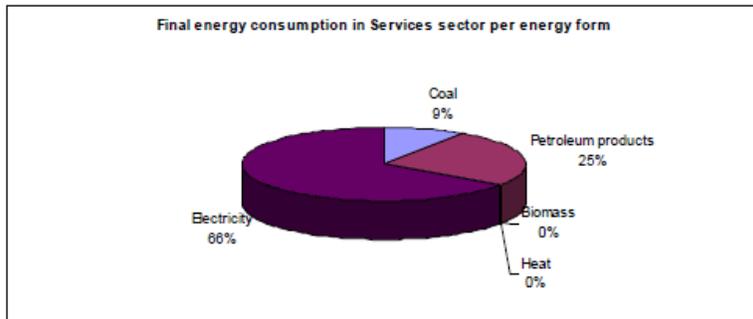
Montenegro has adopted a national indicative energy savings target of 9% of the FEC for 9 years by 2018 (an average 1% annually), which means that the country should ensure energy savings to the amount of 58,9 ktoe of Final Energy Consumption expressed in terms of primary energy equivalent. The absolute amount of the indicative target, which the country should prove as a sum of the energy savings in the following 9 years, is determined on the basis of data on FEC for the latest five years (2002-2006) for which sufficient statistical data exist.

ENERGY EFFICIENCY IN SERVICES SECTOR

The services sector in 2002-2006 consumed in average about 10% of the total Final Energy Consumption (FEC) in Montenegro (or 11% in the total FEC-Primary).

As presented in the next Figure, electricity and petroleum products accounted for about 66% and 25% respectively of the final energy consumption in 2002-2006. The rest was lignite (about 9%).

¹ Source - *Energy Efficiency Action Plan- for the period 2010-2012, Government of Montenegro, Ministry of Economy 2010*



Electricity is extensively used in services sector buildings. Besides the normal electricity uses, such as lighting and cooling, electricity is also used to cover space heating, hot water production and other thermal needs. There are many buildings, where electricity is the only source of energy. Petroleum products are used mainly for space heating and hot water production.

The most important consumers in the public sector services (excluding transport) are the water supply companies, the public lighting, the Ministry of education (schools, high schools, universities, dormitories, office buildings etc.) and the Ministry of health (hospitals, health centers, office buildings).

Unfortunately, Montenegrin energy statistics do not distinguish between consumption in the public and commercial services.

Energy consumption in the public sector practically is not monitored and controlled. So far there was no systematic programme for EEI in the public sector with the exception of an on-going World Bank loan programme for EEI investments in public buildings.

However all relevant studies and energy audits that have been carried out, show that there is a considerable EEI potential in many areas including heating and cooling loads of buildings, heating and cooling systems, indoor and street lighting, water pumping stations, water supply systems (due to huge losses of pumped water), etc. In many cases, no-cost energy management measures could save much energy, however awareness and capacity are very limited, while energy wasting attitudes are common among the personnel.

Besides the energy cost savings opportunities for the state and municipal budgets, the public sector's buying power and visible leadership offer a powerful means to stimulate market demand for energy efficient products and services.

THE TRADITION OF CONSERVATION OF CULTURAL HERITAGE IN MONTENEGRO

Conservation service in Montenegro was officially established in 1948 when the Institute for Conservation of Cultural Monuments and Rarities in Cetinje (today Republic Institute for Protection of Cultural Monuments) was established. The first modern law in this field was proclaimed in 1949. Today, currently valid Law for conservation of cultural monuments from 1991 regulates work of the service.

Due to historical circumstances, immovable cultural monuments are unequally distributed on the territory of Montenegro. The largest number of cultural monuments is concentrated in municipalities of Kotor (31 %) and Cetinje (15 %).

The Law about Local government from 2003 states that municipality "creates and provides conditions for protection of monuments and monumental areas of local importance".

The Law about Conservation of cultural monuments from 1991, states that a municipality has obligation to "take a good care of monuments on its territory, to maintain, use and protect them from destructive influences of nature and human acting, to make them available to the public and to provide funding for their regular maintenance". During the development of urban plans, for the purpose of preservation of urban, historical or ambient character of old towns and settlements, municipality is obliged to provide a professional opinion of the Republic Institute for Conservation of Cultural Monuments. The Law states that it is necessary to provide license for any construction works on a monument, which can cause its

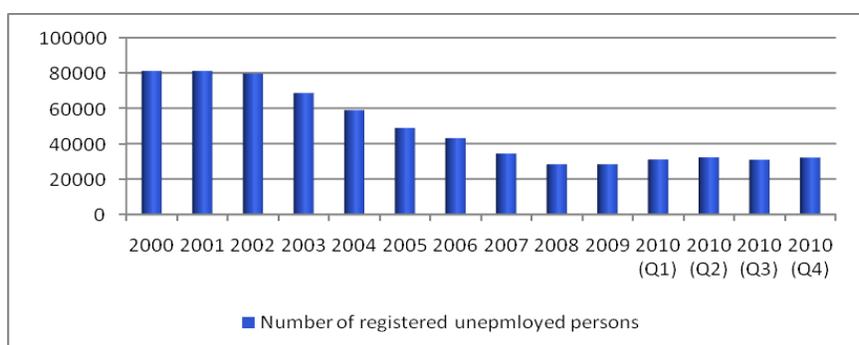
changes. The license can be issued by the Republic Institute” or the Regional Institute. (Article 83; par. 5; Law for Conservation of Cultural Monuments of Republic of Montenegro).

UNEMPLOYMENT IN MONTENEGRO

Since the end of 2007, the number of employed persons in Montenegro is increasing. The number of registered employed persons rose from 156,408 in 2007 to 161,820 in 2010. However, this trend was not consistent; the employment rate has fluctuated on monthly bases. This fact can be attributed to the effect of the global crisis that has shaken up, at this particular time, all segments of the economy, not just the labor market.

Number of registered unemployed follows the trend of employment in Montenegro. These facts are suggesting that the labor market is increasingly turning to the legal channels and less to frauds and the informal economy. The number of unemployed, in successive periods, monitors the number of employees.

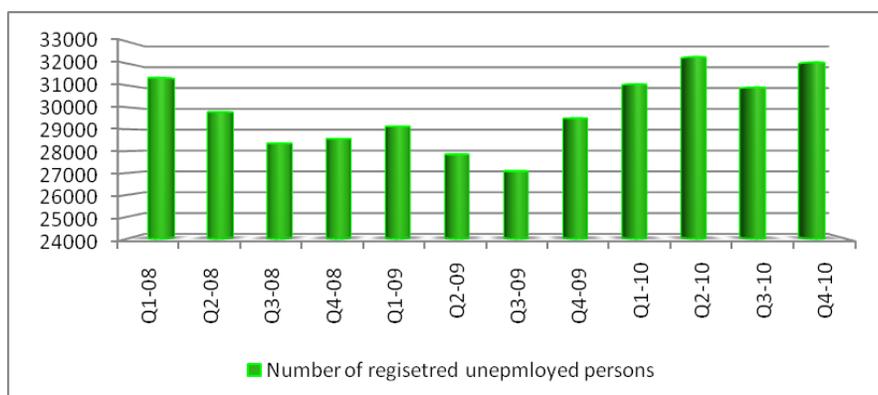
Graph 1: Number of registered unemployed persons (2000-2010)



Source: MONSTAT

Observing period 2000-2010, the highest number of registered unemployed persons was in 2000. (81069), while the smallest number was recorded in 2008, 28378 registered unemployed persons, which represent the reduction of 64.96%. However, the number of unemployed population began to increase in 2009. In 2010, more fluctuations have happened. On average in 2010, 31582 people were unemployed which represents the reduction of 61.04% compared to 2000, or increase of 11.29% compared to 2008, respectively.

Graph 2: Number of registered unemployed persons, by quarter

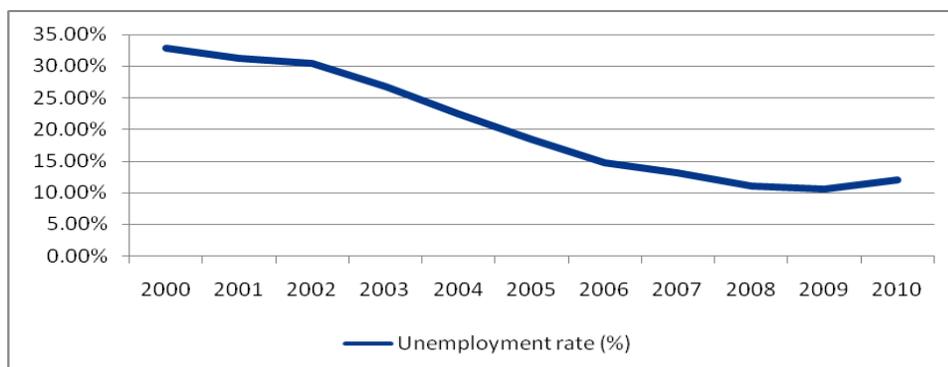


Source: MONSTAT

On quarterly bases, number of unemployed persons was increasing during 2009 and in 1st quarter 2010. However, number of registered unemployed persons decreased during 2nd quarter 2010 for 7.56% compared to the 1st quarter 2010, or 6.56% compared to the same period previous year.

Unemployment represents the largest block to a labor market development. In this regard, various governmental and nongovernmental institutions, through active and passive employment policies, are diverting employment into legal channels and jointly work on building institutional framework for labor market.

Graph 3: Unemployment rate (2000-2010)



Source: Employment Office of Montenegro

The unemployment rate in Montenegro decreased since 2003 by 2009, when it was 10.66%. However, this rate increased in 2010. In December 2010 it was 12.13%, while the average unemployment rate during 2010 was 12.01%.

UNEMPLOYMENT ISSUE IN CETINJE

Old royal capital Cetinje has a significant problem with unemployment. According to the Employment Agency of Montenegro there are 1,539 unemployed persons in Cetinje and unemployment rate is around 18%, which is significantly higher than the state level.

The number of the unemployed suddenly increased in the mid-2008, when a considerable number of the workers of the »Obod« finally registered as those looking for employment. People expect new jobs in the framework of trade, tourism and hospitality industry and in the wider sector of services, and certain number of those, who will get credit support from the banks and the state, will look for the opportunities in their own initiatives, either in some form of manufacturing, trade or some services.

In the territory of the Royal Capital of Cetinje, at the end of 2008, had in its register 10 shareholding companies, 518 limited liability companies, (120 of which perform their activities on a regular basis), 11 partnership companies (9 of which perform their activities on a regular basis), 5 parts of foreign companies, even 429 entrepreneurs (247 working on a regular basis), 35 institutions, 35, and 3 cooperatives.

There is a great number of registered entrepreneurs, but only one half of them is active. In the process of transition, which is still ongoing, the economy of Cetinje has almost disappeared, without a possibility of being renewed. Amongst other things, this has had drastic effect on the working structure of the population in which the category »industrial worker« has been reduced to minimum. Out of 5.560 workers in the year 1980, who worked in Cetinje economy, at the end of 2008 there were only 480 left, or 8.6% who still work in the remaining economic establishments. What is the current flexibility of the labour force that have lost their jobs to be able to adjust to new conditions? Time will show, which is not on their side at all, since this is the beginning of a difficult period of global economic crisis which engulfs all, especially those vulnerable and weak ones. The value we should all count on are newly educated people.

“BEAUTIFUL CETINJE” PROJECT OBJECTIVES

UNDP Montenegro together with Old royal capital Cetinje is developing a project **Beautiful Cetinje**, which seeks to economically revitalize the city through a variety of measures aimed at support to small business and renovation and adaptation of buildings that are part of historical and cultural heritage in order to preserve them, but also to improve them by implementing energy–efficiency measures and making buildings more environmentally friendly.

Existing legislative framework in Montenegro does not require implementation of energy efficiency measures in the buildings that are part of historical heritage, but Old royal capital Cetinje recognized all the benefits and potentials of this approach. Namely, old buildings in historical core of Cetinje contain a considerable amount of embodied energy and were built to last. In order for them to continue to be comfortable for the future, this project will seek a range of viable interventions that can be adopted to improve their energy efficiency. Good levels of energy efficiency will protect the sustainability of historic buildings, and ensure that present functions achieve affordable comfort.

Reduction of energy inefficiency in these buildings will be done without compromising their historic and architectural character. This will be done through balancing historic buildings’ character, retention of original fabric, energy conservation and the needs of modern living and functioning.

The initial cost of these adaptation measures will be considered as a financial investment, as they will reduce the cost of fuel and electricity bills, which are currently significantly burdening municipal budget (currently, these objects are used in rare cases as households, but mostly as schools, faculties, libraries, administrative buildings etc).

Additionally, this project will create opportunity for providing vocational trainings in specific construction skills to significant number of unemployed people in Cetinje, which will then have the opportunity to apply for new temporary or permanent jobs which will be subsequently hired by firms contracted by the project to refurbish chosen buildings, primarily monuments of culture.

It is expected that around 50 low or no skilled workers, among them women and vulnerable groups, will be trained or retrained in basic construction skills and building refurbishment. In addition a significant number of man/months of temporary employment will be generated over a period of project duration in Cetinje. In addition the initiative will support small business development in sustainable tourism, arts and crafts and other low impact sectors.

This will support three strategic national goals:

- Active labour policy tool: enhance employment generation;
- Integrate vulnerable groups into the labour market;
- Encourage small business entrepreneurship and self-employment.

Overall objectives of the project:

- To regenerate urban environment and revalorize buildings of historical and cultural importance, implementing energy efficiency measures;
- To increase the employability of hardly employable people (mainly from closed Obod factory and vulnerable groups) through vocational trainings (creating craft workers specialized for reconstruction of buildings that are part of cultural heritage) and following short term employment;
- To create temporary jobs, thus contributing to reduction of unemployment rate;
- To contribute to strengthening the cooperation between the central and local administrations and development of administrative capacities.

The expected benefits of the above mentioned activities should be related to:

- Improvement of living environment of the citizens of Cetinje ;

- Local construction businesses strengthening and developing;
- Improving perspective for socially disadvantaged groups; through vocational training and permanent employment;
- Increasing capacity for tourism development;
- Community involvement through business support, increased civil society participation and infrastructure development;
- Replicable and sustainable development model established for social inclusion and urban renewal;

THE BUILDINGS THAT WILL BE COVERED DURING THE FIRST PHASE OF THE PROJECT

Building of City parliament / Banska uprava

The building called “Banska uprava” was designed by Nikola Krasnov in the free space in between “Zetski dom” theatre and Teachers’ School. It has the basement, ground floor and two floors, whilst on the main facade there is also the third floor. It is of monumental size (45,30×85,10m), intended as a representative edifice, with the rooms grouped along the corridor around two inner courtyards. The main entrance leads towards the vestibule with the principal stairway. The facades are a combination of elements made of stone and plaster. From World War II until the present days the building has been used by the Municipality (of the Royal Capital) of Cetinje. Gross area of the building is cca 5247 m2.



Danilo I Hospital

Ever since the time of the Prince Danilo, foreign doctors stayed in Cetinje, mostly from France. However, in the second half of the 19th century, Cetinje acquires another new facility - “Danilo I” hospital, quite simple edifice, primarily known for its use. Constructed according to the design of the court doctor G. Frilley in 1873, it was the first, and for a long time the only hospital in Montenegro. Gross area of the building is cca 1150 m2.



Elementary School „Njegoš“



In the area between the Hospital and the Military Quarters, in the year 1934, according to the design of the architect Periša Vukotić, a monumental building of the Elementary School „Njegoš“ was built, based on symmetrically resolved base in the form of the letter U with two floors and four-pitch roof. The facades are processed in the combination of elements of artificial stone and plaster fields. Gross area of the building is cca 3445 m2.

English diplomatic mission

The beginning of the second decade of the 20th century was marked by the construction of yet another, historically significant edifice, which was built for the needs of British diplomacy in the year 1912. The purchased parcel, with exceptional micro-location – the main street and the centre of the circle of important buildings, expressed the interest and respect towards Montenegro.



For the drafting of the design, Great Britain engaged the English architect Harty, who in the spirit of English traditionalism “saw” the

building as an English summer house. Simple and calm, one-storey building with the porch and a typical low parapet wall with wrought iron fence, with the cultivated green area in front, spacious garden and the town park at the back, approached with its expression the profane architecture of Cetinje and became incorporated in the setting of the under-Lovćen landscape. Today, it houses the Academy of Music Arts. Gross area of the building is cca 840 m².

French diplomatic mission



At the time when the Austro-Hungarian Empire, Russia and Italy built the buildings for their respective diplomatic missions and when Cetinje greatly enjoyed the respect of other European royal capitals, it is with the decision of the municipal Council that France was given land for the construction of the mission. The building was completed in 1910, shortly before the proclamation of Montenegro a kingdom. France ensured prestige in the magnificence and luxury of Cetinje diplomatic missions and the need for a high quality recommendation and presentation, by choosing a prominent location and engaging universally known architect Auguste Perret, who is considered the initiator and the founder of the avant-garde movement in architecture and arts in general.

Located in Katunska Street, today Njegoševa Street, in the immediate vicinity of the former Bank of Montenegro, due to its stylistically pure and clear determinations, architectural, historical and ambience values, the French mission is perhaps the most valuable edifice in Cetinje.

Although the frontal facade was emphasized by the attractive solution – in the form of a convex entrance above which there is a balcony, the imagination and beauty of craftsmanship of the others does not lag behind. Perret searches for various colours and arranges them according to the principle of harmony and contrast. In the interior, the semi-bent reinforced concrete staircase has been preserve, as well as nine nicely designed chimney places.

The value of the building is shown in its historical significance, material used, architectural solution and artism, where with the composition of rooftop windows and chimneys, the processing of the facades with a daring combination of the materials, rough stone in the skirting, rustic concrete and decorative polychromatic ceramic tiles, this building was the first one in Cetinje to express clear stylistic features of the contemporary style – Art Nouveau. Alongside the building and its parcel of land, there is a fence wall, combined with the elements of wrought iron.

French diplomatic mission stayed in the building until 1916, and it is used today by the Central National Library “Đurđe Crnojević”.

Gross area of the building is cca 715 m².

Russian diplomatic mission



At the dawn of the 20th century (1900), the Administration of the Russian Empire passes the decision on the construction of the building to accommodate its diplomatic mission. The former minister Konstantin Arkadijevič Gubastov chose the site which is given as a present to Russia by Prince Nikola, issuing a decree in May of the same year. The building was erected according to the design of the Italian architect Corradini in 1903. It was moved into in the same year on which occasion a celebration was organized.

Pretentious micro-location, surrounded by the Girls' Institute, Danilo I hospital and the theatre “Zetski dom”, it implied the voluminousness and luxury. The building is located within a spacious garden, bordered by the wrought iron fence and gate, with two guard posts. The horizontal division by floors is emphasized by lodgment and profiling, whilst the vertical was achieved using the facade columns and by flanking the nucleus mansard by the lowering the roof. This achieved the balance and harmony of the building.

The main facade concentrated all the decorations, while others are rather simple, articulated by two-winged windows without decorations. The plasterwork of the main facade con alegrezza, with the Baroque motifs on the garlands, palmette and mansard oculi, corresponds to the interior, which

contributes to the overall luxurious impression. Baroque features make the Russian mission one of the most luxurious buildings of Cetinje, and the building itself represents a remarkable edifice of Cetinje Belle Epoque architecture.

The building was being used by the mission until the year 1915, and today it houses the faculty of Arts. Gross area of the building is cca 1295 m².

Turkish diplomatic mission



Duke Mašo Vrbica's house was built at the beginning of the 80-ies of the 19th century in the centre of the Historical core. In the year 1888, the Turkish emissary Dževat-pasha, writes a letter to the Prince Nikola wishing to purchase this private house, for the needs of the Turkish diplomatic mission. The approved purchase marked the beginning of the acquisition of the ownership rights over real estates in Montenegro. The house, a simple building of rectangular base, with the first floor, of modest interior, was used for the needs of the Turkish mission until the year 1912. Today, it stores the Academy of Drama Arts. Gross area of the building is cca 342 m².

German diplomatic mission

German diplomatic mission was located in a private house of Javan Piper Milunović in Katunska street. The house had no architectural specificity compared to the other houses in Cetinje. It is built of stone, which was later plastered and has a ground floor and attic floor. Today, the house is used as residential object. Gross area of the building is cca 400m².



Bulgarian diplomatic mission

At the beginning of the 1910th, with the permission of the owner Duke Ivo Radonjić, the Bulgarian government refurbished house located in the Castle Street for the purpose of accommodating the mission. Adaptation project is done by the architect Fernando Ballack, who was simultaneously engaged in the reconstruction of the palace of Prince Nikola I. The house was used for this purpose until 1913 and today it is used as restaurant "Gradska kafana". Gross area of the building is cca 1184m².



Serbian diplomatic mission

Serbian diplomatic mission had originally been located in the house of Jovo Milinović (Piper), in Katunska Street. It was transferred to Gavro Vuković's house in 1907, and in 1909 former Serbian diplomatic representative's office is raised to the level of diplomatic mission, and it stays in the same building until its closure in 1915, prior to the arrival of the Austro-Hungarian army into Cetinje. It is a simple rectangular building with the first floor and the attic, a typical Cetinje house of the period, of simply processed and plastered facades. Today, it houses the Ethnographic Museum.

Gross area of the building is cca 540m².



Belgian diplomatic mission



Official relations between the Kingdom of Montenegro and the Kingdom of Belgium were established in 1910 (when he proclaimed the Kingdom

of Montenegro) and lasted until 1914. It was the latest established diplomatic mission in Cetinje. For the accommodation needs of vice-consulate, the first and only representative of Belgium, Vuko Vuletic merchant from Cetinje, used his house in the Castle Street.

Today, this house is used by the heirs of the Vuk Vuletics family.

Gross area of the building is cca 165m².

Italian diplomatic mission



The building of the Italian diplomatic mission started in the year 1905. It is situated at the north-western entrance to the town, at the intersection of the roads Cetinje-Lovćen, Cetinje-Njeguši-Kotor.

The building was constructed according to the design of the architect Corradini. Here, contrary to the building of the Russian mission, Corradini chose calmer architectural expression, *con gravita*. The edifice is characterized by calm facades, with rhythmically distributed window openings. The entrance section is clearly marked, given in the form of a

porch, above which there is a spacious, celebration balcony. Discrete and refined exterior decoration, consisting of finely made window frames, is made complete by the emphasized roof cornice. Spacious interior halls with plastered ceilings give the impression of luxury and contribute to the impression of festivity. The correlation of the edifice, of the spacious park area, of the tennis court and of the cultivated green areas, makes complete the appearance and creates a special ambience ensemble.

The building was used by the mission for the needs of the mission until the year 1916, and today it houses the Central National Library Đurđe Crnojević.

Gross area of the building is cca 1721m².

Austro-Hungarian diplomatic mission



Following the approval of the Prince Nikola for the purchase of land, at the end of the 19th century (1896), commenced the construction of the Austro-Hungarian diplomatic mission, according to the design of the engineer from Trogir Josip Slade Šilović. Located at the end of Bajova Street, the building was completed in 1898. It was built of stone, with solid skirting and prominent window frames.

The facades of the building are articulated by windows and portals, with the emphasis on the main one, which is given in the form of the porch

with three arched openings and the loggia on the first floor. Within the mission complex, a Roman Catholic chapel was constructed, with Neo-Romanesque western facade, in the centre of which there is the oculus, surmounted by arched niches with sculptures of the Mother of God and archangels, with a decorative frieze of the roof cornice flowing under them. On the northern façade there are two Neo-Gothic windows. The voluminousness, full-empty relation and facade processing create an architectural harmony, which is in correlation with the functionality of the building. Within the spacious parcel defined by a parapet wall and the wrought iron fence, there is a tennis court.

The building was used for the needs of the Austro-Hungarian diplomatic mission until World War I, and nowadays it is used by the National Institute for the Protection of Cultural Heritage.

Gross area of the building is cca 1585m².

EXPECTED END OF PROJECT SITUATION

- Important, yet very neglected part of the historic city will be upgraded through energy efficiency measures, which will reduce heating costs and create comfortable living and working space

- The model established by the project will be further confirmed as an efficient and effective mechanism to connect energy efficiency in historical heritage with strengthening active labor market policy and employment promotion.
- The civic confidence and dynamism generated by the Beautiful Cetinje project will be further strengthened
- The capacities of a variety of relevant local actors in the field of energy efficiency in historical heritage will be strengthened
- Cooperation between all stakeholders will be enhanced

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