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POTENTIAL FOR REAFFIRMING ARCHITECTURAL VALUES OF HISTORICAL URBAN STRUCTURES ON THE COAST OF MONTENEGRO

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ABSTRACT

This paper explores historical urban structures on the coast of Montenegro, and examines their characteristics and potential for reaffirming their architectural values. It defines and maps urban structures, establishing an architectural and urban typology of towns and settlements primarily originating from the medieval period. The study then analyses the development and transformation of these structures. It outlines criteria for preserving architectural and urban values, and for new interventions in historical settlements. It also proposes potential parameters for enhancing the relationship between old and new structures, aiming to protect the recognised architectural and urban values. In this way, preserved historical structures can reaffirm their identity by maintaining their original characteristics while adapting to the contemporary changes.

Keywords: architectural values, historical urban structures, Montenegrin coast, reaffirmation

POTENZIALITÀ DI RIAFFERMAZIONE DEI VALORI ARCHITETTONICI DEI COMPLESSI URBANI STORICI SUL LITORALE MONTENEGRINO

SINTESI

Il presente lavoro si occupa della ricerca riguardante i complessi urbani storici del litorale montenegrino, le loro caratteristiche, specificità e potenzialità di riaffermazione del loro valore architettonico. Nella presente ricerca vengono mappate e definite le strutture urbane, stabilite le tipologie urbanistico-architettoniche delle città e degli insediamenti risalenti al periodo medievale e quindi analizzato lo sviluppo e la trasformazione di tali strutture. In questa ricerca vengono stabiliti i criteri per la conservazione dei valori architettonici e urbanistici, così come quelli riguardanti i nuovi interventi negli insediamenti storici e vengono suggeriti i parametri potenziali che permettono lo sviluppo del rapporto tra le strutture antiche e quelle moderne, andando così a preservare i riconosciuti valori architettonici e urbanistici. In tal modo, le strutture storiche preservate potranno riaffermare la propria identità, mantenendo le proprie caratteristiche originali pur adattandosi ai cambiamenti dell'epoca contemporanea.

Parole chiave: valori architettonici, complessi urbani storici, litorale montenegrino, riaffermazione

INTRODUCTION¹

Architectural heritage represents the cultural and material wealth of a region, symbolising a particular space and time. Increased knowledge of cultures and social structures across various historical periods and regions enhances our ability to interpret their built environments (Kostof, 1991, 10). Heritage encompasses inheritance from the past. It is a concept that pertains to the history, culture, and characteristics of bygone eras, as well as today's perception of past patterns and the legacy we will pass on to future generations (Rodwell, 2007, 7). The concept of cultural heritage dates back to the eighteenth century, although it later developed following the expansion of tourism. The reaffirmation of this concept refers to the identification and definition of the historical and cultural roots and announces the effort to unify a project – the European Union (Povolo, 2013, 481). Cultural heritage has become increasingly significant in contemporary urban development, particularly in terms of guidelines for managing historical towns. International organisations such as UNESCO and ICOMOS provide regulations with a focus on assessing impacts on architectural heritage (UNESCO, 2010; ICOMOS, 2011).

The Mediterranean-type towns and settlements of coastal Montenegro were shaped by the unique characteristics of the Adriatic landscape. Over the ages, they developed as a result of the interaction between humans and their rational needs, reflecting the historical context, including the living conditions and natural environment of the time. This gave rise to the cultural landscapes of the coast of Montenegro, which embody distinct elements of identity not only for Montenegro but for the entire Mediterranean region. Besides its natural wealth, the coastal area of Montenegro boasts preserved urban structures and valuable remnants of architectural heritage from various historical periods, including ancient times, the medieval period, and the modern era. The architectural heritage of this area holds significant historical and architectural urban values, be it in the form of fortified towns or typical urban matrices of coastal settlements. Thanks to its authenticity, natural wealth of the landscape, and cultural heritage of historical towns and settlements, combined with accessibility and good connectivity by land and sea, the Montenegrin coast offers the country's greatest tourism potential.

The historical settlements and towns on the coast of Montenegro constitute rare, well-preserved architectural and cultural heritage spread across the entire country. They were formed under the influence of Eastern and Western powers, including the Republic of Venice, the Ottoman Empire, and Austria-Hungary. The wealth of diversity is reflected in the preserved urban structures, public spaces, characteristic forms, and façades. The historical urban structures along the coast predominantly date back to the medieval period. The twentieth century saw the development of new urban structures alongside historical settlements and towns, introducing new functions, urban forms, and architectural typologies that significantly altered the natural and cultural landscape of the Montenegrin coast. Over time,

¹ This paper is the result of research carried out in the bilateral project BI-ME/21-22-026 *Similarities and Distinctions between Medieval Coastal and Continental Towns in the Nowadays Slovenia and Montenegro*, funded by the Slovenian Research and Innovation Agency (ARIS).

tourism has become the most dominant economic sector in the coastal area. In addition to the construction of hotel complexes and tourist settlements and facilities, new residential areas and public and social spaces have been established near historical structures. The historical settlements and towns of Montenegro have experienced significant spatial and socioeconomic changes in the last century, driven by the emergence and subsequent expansion of modern functions. This research will analyse and establish a characteristic architectural and urban typology of the examined historical structures, aiming to create a sustainable relationship between inherited and new structures, and to explore the possibilities for the reaffirmation of this valuable architectural heritage.

PRINCIPLES OF SUSTAINABLE DEVELOPMENT OF HISTORICAL STRUCTURES THROUGH LITERATURE REVIEW

Many researchers have addressed the issue of sustainable development in old towns, urban structures, and architectural heritage in general. The literature highlights principles related to the preservation of historical spatial and cultural values. Maintaining these historical spatial components is essential to the unique ambience of historic towns. *Genius loci* is the most subjective factor in evaluating historical urban forms, attributed to their unique historical ambience (Zagroba et al., 2021, 23–24). However, modern times have introduced numerous changes to both the immediate and broader areas surrounding architectural heritage. Consequently, new spatial interventions are inevitable due to the emergence of new urban structures and architectural forms and functions. New architecture should align with historical spatial forms, adhere to traditional morphology, and avoid drastic contrasts or disruptions in the continuity of the urban fabric. It is necessary to retain existing traditional functions in historical towns, as they shape the way of life for local communities and represent key elements of the identity of these areas (Dimelli, 2019, 790). In this context, a balance must be sought between preserving inherited structures and accommodating new functions.

The impact of tourism has greatly increased in modern times, leading to excessive tourist visits to certain locations, particularly coastal areas like Kotor, where overtourism has emerged (Danilović Hristić et al., 2024, 16). It is important to strive for a balance between economic development and the unique characteristics of a place, identifying factors that contribute to achieving this equilibrium (Danilović Hristić et al., 2024, 4). The model based on sustainability aims to maintain a consistent reciprocal relationship among heritage, tourism development, and the identity of a particular area (Bourdeau et al., 2015). Mediterranean towns invariably adopt prefixes related to tourism. The term ‘tourist-historic town’ reflects both form and function as a distinct type of urban morphology and activity (Ashworth & Tunbridge, 2011). The management of historical urban structures, particularly in the Mediterranean region, should be integrated with tourism development in a mutually affirming relationship. Heritage management in historic towns is significant as it demonstrates how tourism can benefit from the preservation of these areas, while effective management, innovation, and added value can enhance their overall quality (Orbasli, 2000). Moreover, the local community plays a crucial role in preserving the original features of old towns. Effective urban management of a historical town is not possible

without maintaining functional diversity and involving residents (Barrera-Fernández et al., 2016, 361). Without additional activities and the engagement of local residents in the heritage management process, positive preservation outcomes cannot be fully realised.

The spatial experience of historical towns relies on the concept of urban structure and architectural composition, as well as on the images formed and the town's perception by both citizens and visitors. The importance of human vision and perception of urban space and its distinctive images was highlighted more than half a century ago by Kevin Lynch through his analysis of cognitive perception of space (Lynch, 1960). In addition to the tangible material values associated with preserving inherited physical structures, the intangible perceptual values of heritage preservation should not be overlooked. Perceptual value encompasses associative values, such as memorial and symbolic connections, reflecting not only the relationship with the space but also the events that occur within it (Dumbović Bilušić & Bilušić, 2015, 106). The preservation of inherited values of a given space depends on understanding the broader context, encompassing not only spatial and temporal aspects, but also spiritual, associative and intangible values. The inability to preserve many aspects of heritage is often linked to a one-dimensional view of space (Savin, 2015, 81). In addition to the spatial and physical components of a specific place or area, the sociological, cultural, and spiritual aspects are crucial; these represent the significant additional values that historical heritage can provide. The overall natural, architectural, and intangible heritage of small Mediterranean towns serves as a fundamental resource for development and quality of life, characterised by their unique natural, cultural, economic, and social features, which together constitute their individuality and value (Krajnik et al., 2022, 2).

Programmes and activities for the preservation and sustainable development of historical urban structures can be implemented in these areas. In small historical towns, such programmes should aim to integrate contemporary lifestyles with their traditional historical elements, bringing together all participants to create additional value (Rudan, 2010, 581). Sustainable development signifies change that meets the needs of the present without compromising those of future generations (Kuśnierz-Krupa, 2018). The sustainable development of historical structures should make heritage usable in the present day while also being flexible and suitable for future changes.

METHODOLOGICAL FRAMEWORK

Research on this topic can be conducted along two primary paths. The first path focuses on the examination of the characteristics and specificities of historical urban structures, with an emphasis on establishing an architectural and urban typology. The second path centres on the changes that inherited urban structures have undergone in both visual and functional aspects due to modern influences, aiming to establish a relationship between the old and the new. This research aims to explore the possibilities for reaffirming the spatial and cultural identity of historical urban structures on the coast of Montenegro through their transformation in the present time. By analysing and typologically classifying these urban structures, it becomes possible to uncover the layers of different cultures that have left their mark on them and to understand the relationship between the built environment and the natural characteristics of

this coastal area. The introduction of new functions to the historical settlements along coastal Montenegro, particularly tourism in the twentieth and twenty-first centuries, has transformed both the natural and cultural landscapes. The study examines the transformations that have occurred over the past century, focusing on the significant changes these old towns have experienced through new activities and functions. Historical urban structures were mapped and analysed based on the defined factors that highlight their similarities, differences, and unique characteristics. Criteria were then established for the sustainable development of these structures and the reaffirmation of their identity. This approach involves the analysis and mapping of historical urban structures on the coast of Montenegro. It begins with establishing a characteristic architectural and urban typology, followed by defining potential evaluation methods for built heritage and setting criteria for sustainable development, and concludes with reaffirming the architectural values of these historical urban structures.

The research objectives include defining the characteristic typology of urban structures and architecture, and determining connections between historical and contemporary structures that can be sustainable in the future. A key principle is to establish a new discourse on the perception of the transformation of historical urban structures in coastal Montenegro, exploring ways to reaffirm their architectural and urban values, as well as the identity of these towns and settlements. To achieve its objectives, this paper employs methods of analysis and comparison of historical urban areas, considering both past and present functional changes. The contribution of this research lies in defining specific architectural and urban values and establishing characteristic types of historical urban structures. Ultimately, the research will establish criteria for improving the historical urban structures on the coast of Montenegro.

SPATIAL CHARACTERISTICS AND SOCIOPOLITICAL CONDITIONS OF THE ORIGIN AND DEVELOPMENT OF URBAN STRUCTURES ON THE COAST OF MONTENEGRO

This research encompasses old towns and settlements, in particular preserved historical urban structures that predominantly date back to the medieval period. From north to south, the most prominent historical urban structures along the Montenegrin coastline are Herceg Novi, Risan,² Perast, Kotor, Budva, Sveti Stefan, Bar, and Ulcinj (Fig. 1). The analysis of the natural conditions and morphology of the terrain where these urban structures are situated reveals both similarities and unique characteristics. Some old towns and structures were originally defensive fortifications located on elevations above the sea, while others developed along the coastline at sea level. The historical urban structures that formed on cliffs and elevations above the sea include the old towns of Herceg Novi, Stari Bar, and Ulcinj. Herceg Novi Old Town features a fortress on the seashore and another on a hill. Ulcinj Old Town is positioned on an elevated peninsula with cliffs,

2 In the present-day town of Risan, no elements remain that can be associated with a medieval town. Risan was a small settlement that developed by the sea, with remnants of fortifications (Carine) located on the hill above the town (Mijović & Kovačević, 1975, 131). For these reasons, Risan has not been analysed in this paper.



Fig. 1: Historical urban structures on the coast of Montenegro.

while Stari Bar developed on the Londša hill, surrounded by cliffs on three sides. Unlike the other towns, which are located close to the sea, Stari Bar is the only old town on the coast of Montenegro situated about 4 km inland.

The old towns located on level terrain by the sea include Kotor, Budva, and the historical settlements of Sveti Stefan and Perast. Kotor Old Town was established on the seashore near the confluence of the Škurda River and the Adriatic Sea,

while Budva Old Town was built on a peninsula adjacent to the sea. Sveti Stefan is a fortified medieval settlement situated on a small island in the sea, which was later transformed into a peninsula by a sandy isthmus, while Perast is a historical settlement that developed linearly along the coastline of the Bay of Kotor.

Historical overview of the formation and development of preserved urban structures on the coast of Montenegro

An overview of the development of urban structures on the coast of Montenegro reveals that most of the inherited old towns in this region were formed during the Middle Ages, primarily between the fourteenth and sixteenth centuries. The urban structures established during this period, including old towns and settlements, have largely retained their original form, either in their intact or slightly altered state. This chapter provides a brief overview of the historical origin and development of the examined historical urban structures, extending from the north and the Bay of Kotor to the south and the border with Albania (Table 1).³

Herceg Novi was established in the late fourteenth century and developed further during the fifteenth and sixteenth centuries.⁴ It evolved under Ottoman rule and experienced a brief period of Spanish rule before being conquered by the Republic of Venice. The town initially consisted of two parts: the ‘fortress on the water’ and the ‘fortress on the hill’ (Crnjanski, 1928, 8). The remains of its medieval walls can still be found in some areas, particularly near the coastal fortifications. Herceg Novi Old Town has retained sections from both the Ottoman and Venetian periods, including walls, towers, and gates. The town gates to the east and west, and the citadel now known as *Kanli Kula*, date back to the Ottoman period. The fortress of *Forte Mare*, in its current form, originates from a slightly later period – the Venetian era (Mijović & Kovačević, 1975, 150). The famous *Španjola* Fortress was built by the Spanish during their brief rule, which interrupted the long Ottoman domination of the area, but it was soon recaptured and adapted by the Ottomans to suit their needs.

Perast is a settlement located by the sea in the Bay of Kotor, with origins dating back to the Illyrian period. It was first mentioned in the Kotor archives in the fourteenth century. It is believed the town did not have defensive walls or towers even in the late Middle Ages.⁵ The settlement developed under the rule of the Venetian Republic. Recent architectural and urban studies of this settlement

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- 3 The historical overview of the development of the examined urban structures on the Montenegrin coast is primarily based on the thorough analysis and extensive research conducted by Pavle Mijović and Mirko Kovačević, who have significantly contributed to illuminating the historical development of towns and settlements in Montenegro.
 - 4 Bosnian King Tvrtko founded the city in 1382. The city was initially named *Novi*, but later, in honour of Herceg Stjepan, it was renamed *Herceg Novi* (Mijović & Kovačević, 1975, 146).
 - 5 Together with Kotor, Perast fell under Venetian rule in 1420, after which it experienced significant development (Mijović & Kovačević, 1975, 123).

Table 1: Spatial and Temporal Characteristics and Sociopolitical Conditions of the Origin and Development of Urban Structures on the Montenegrin Coast.

Spatial and temporal characteristics and sociopolitical conditions of the origin and development of urban structures on the Montenegrin coast				
Old towns and settlements	Morphological characteristics	Time of establishment of historical urban structure	Social conditions of origin and development	Dominant functions through history
Herceg Novi	fortress on the seashore and fortress on a hill	dates back to the late fourteenth century; developed during the fifteenth and sixteenth centuries	evolved under Ottoman rule, saw a brief period of Spanish rule, and then fell to Republic of Venice	defensive military fortification
Perast	settlement on relatively flat terrain with a gentle slope along the coast	mentioned in the fourteenth century, and experienced the greatest prosperity in the seventeenth and eighteenth centuries	developed under the rule of the Venetian Republic	settlement of rich manorial families
Kotor	town on level ground by the confluence of the Škurda River and the Adriatic Sea, and fortress on a hill – the castle of St John	between the fourteenth and sixteenth centuries	developed under the rule of the Venetian Republic	defensive military fortification
Budva	peninsula on level ground by the sea	between the twelfth and fifteenth centuries	developed under the rule of the Venetian Republic, briefly ruled by France, and then conquered by Austria-Hungary	defensive military fortification
Sveti Stefan	rocky island in the sea near the coast	in the fifteenth century	the settlement was built by twelve Paštrovići tribes (a local Montenegrin clan from the coastal area)	residential settlement of the Montenegrin tribes of Paštrovići
Bar	on rocky terrain at Londža hill, around 4 km from the sea	between the fourteenth and sixteenth centuries	developed under the rule of the Venetian Republic and later the Ottomans	defensive military fortification
Ulcinj	peninsula on a rocky elevation by the sea	between the fourteenth and sixteenth centuries	developed under the rule of the Venetian Republic and later the Ottomans	defensive military fortification

have indicated that part of its present structure is medieval.⁶ Perast experienced its greatest prosperity in the seventeenth and eighteenth centuries.

Kotor is located at the head of the Bay of Kotor. Its sheltered position provided excellent natural conditions for the establishment of a port and town. Kotor was first founded in ancient times and spent a substantial period under Byzantine rule. The most significant historical epoch for Kotor was during its rule by the Venetian Republic from 1420 until the late eighteenth century. Kotor Old Town was developed between the fourteenth and sixteenth centuries.⁷ The town was divided into Upper (the fortress on the hill – Castle of St John) and Lower Kotor (the present-day old town surrounded by walls on level terrain by the sea). The walls, bastions, and ramparts around the old town took on their present appearance and thickness in the fifteenth century, while the town gates were constructed from the sixteenth to the eighteenth centuries. The current appearance of this complex historical urban structure dates back to the Venetian period, with few preserved segments of medieval architecture predating the Venetians' arrival (Mijović & Kovačević, 1975, 111–113). Kotor is the largest and historically most significant medieval town in Montenegro.

Budva developed on a peninsula along the open sea in the central part of the Montenegrin coast and dates back to the ancient and Illyrian periods.⁸ It was ruled by the Venetian Republic for more than three centuries, briefly by the French, and by Austria-Hungary for an entire century. Its old town was established between the twelfth and fifteenth centuries. The town is enclosed by three straight walls and one semicircular wall on the western side (Mijović & Kovačević, 1975, 24). The walled town is connected to the mainland on the western side, with the harbour originally located to the north of the town, and the citadel – Castle of St Mary – on an elevation to the south. The town walls featured battlements and arrowslits on the northern and eastern sides for defence during the Middle Ages, which were later sealed (Rajić et al., 2004). Budva Old Town was damaged multiple times, not only by enemy attacks, but also by fires and natural disasters. It experienced the greatest devastation in the earthquakes of 1667 and 1979. The first major earthquake caused significant destruction in the town, and new walls were erected on the foundations of the old ones. The present-day appearance of Budva is linked to the state and form the town acquired after its reconstruction following the seventeenth-century earthquake. The second earthquake to strike the Montenegrin coast in 1979 caused severe damage to the walls and buildings of the Old Town, as well

6 In 1571, Perast became an independent municipality, marking the beginning of its greatest progress (Rajić et al., 2004).

7 The oldest visual representation of Kotor, depicting the city within its walls in the form similar to that preserved today, originates from the first half of the fifteenth century. Data from the Kotor statute from the first half of the fourteenth century indicate that Kotor already occupied the area it covers today (Mijović & Kovačević, 1975, 112).

8 According to written sources, Budva is the oldest ancient town on the southern coast (Mijović & Kovačević, 1975, 24).

as to numerous cultural and historical monuments.⁹ Thanks to the prompt response of the authorities and the efforts of local and foreign experts, restoration and repair work were carried out, and Budva was reconstructed in the years following the earthquake.

Sveti Stefan was established as a traditional fishing village on a small island near Budva. It was constructed by the local Paštrovići tribes¹⁰ in the fifteenth century.¹¹ Twelve Paštrovići tribes each built a house on the island to protect their women and children from enemy attacks. The natural position of the rocky island facilitated the creation of a sheltered settlement. Originally separated from the mainland, the island was later transformed into a peninsula by a sandy isthmus. The walls surrounding the settlement were designed to provide protection on three sides, while the southern side was naturally shielded by steep cliffs (Vujović, 2009, 183). The settlement emerged around the Church of St Stephen, located at the highest point on the island.¹² Sveti Stefan is a unique example of a traditional medieval island settlement. It was placed under protection in 1949 and declared a cultural monument (Mitrović, 2014, 61). After the local population was displaced in the first half of the twentieth century, Sveti Stefan was converted into a hotel town in 1960, acquiring the exclusive tourist function it maintains to this day.

Stari Bar and Ulcinj Old Town, two coastal towns in the southern part of Montenegro, are typical examples of the organic intertwining of Mediterranean and Oriental-Balkan urban and architectural cultures. Throughout history, they have been exposed to similar cultural influences (Bošković et al., 1981, 147). Bar is located between Budva and Ulcinj in the southeastern part of the coast. It sits on a rocky hill around 4 km from the sea. Initially built in ancient times, it later came under the rule of the Venetian Republic and the Ottoman Empire.¹³ The old town, known as Stari Bar, was constructed between the fourteenth and sixteenth centuries. The oldest parts of the town are located on the prominent plateau of Londša.¹⁴ The medieval walls extend from the military citadel of Tatarovica in the northern corner towards the southwest, forming a triangular base with the inaccessible cliffs on the eastern and southern sides. The fortifications and towers were constructed in the late fifteenth and early sixteenth centuries during the Venetian period, marking the last expansion of the fortified town. Stari Bar contains remnants of

9 Of all the old towns on the Montenegrin coast, Budva Old Town sustained the most damage in the 1979 earthquake. Of the 184 buildings in the Old Town, only 6, or 3.2%, remained undamaged. All sacred buildings within the Old Town were destroyed, and the walls and citadel were partially demolished (Rovčanin Premović & Doderović, 2020, 415).

10 The Paštrovići are a local clan hailing from the coastal region of Montenegro, specifically from the hilly area surrounding Petrovac. They are known for their distinctive history, traditions, and unique methods of constructing settlements and houses. The cultural and historical centre of the Paštrovići tribe was the island of Sveti Stefan (Vukmanović, 2002).

11 The first written record mentioning the small fortress of Sveti Stefan dates back to 1442 (Mijović & Kovačević, 1975, 133).

12 The Church of St Stephen was erected in 1464, giving its name to the settlement that was in the process of formation (Vujović, 2009, 188).

13 The Republic of Venice took control of Bar in 1443 and held it until 1571, when the town was captured by the Ottomans, who ruled it until the liberation of Montenegro in 1878 (Mijović & Kovačević, 1975, 93–97).

14 The urban network of Bar originated in the early Middle Ages, following a somewhat irregular grid pattern of the ancient urban type (Bošković, 1962, 195–202).

public buildings from the Ottoman period, such as a gunpowder magazine, a hammam, and others. In the late Middle Ages, an outer bailey developed to the south (Mijović & Kovačević, 1975, 93–97). The town walls on the eastern and southern sides retained their defensive function until the late nineteenth century and are still well preserved. In contrast, the wall on the northwest side, which hindered the town's development, was mostly demolished (Bošković, 1962, 198). Due to numerous historical upheavals, the architecture and urban planning of Bar display intermediate styles.¹⁵ Following the Ottoman conquest, the former medieval Venetian appearance of the town began to adopt Oriental characteristics (Zagarčanin, 2008, 74). The new town of Bar emerged at the foot of the old town, on the coast, in the late nineteenth century, with significant development occurring in the twentieth century, particularly with the construction of the Port of Bar.

Ulcinj is the southernmost town on the coast of Montenegro, situated on a compact, elevated rock by the sea. Like Bar, it originates from the ancient period and was ruled by both the Venetian Republic and the Ottoman Empire.¹⁶ As the rock on which the town is perched descends towards the sea, the lowest parts of the town walls and a tower are positioned along the shore. The town has two gates: one on the eastern side in the lower part of the town, facing the sea, and the other on the western side in the upper part, facing landward. The citadel is located at the highest point of the rock and is inaccessible from all sides. Most of the town walls were constructed during the Venetian period, while military structures in the citadel and upper part of the town, along with sections of the walls, the gunpowder magazine, and numerous residential buildings, were built during the Ottoman period (Mijović & Kovačević, 1975, 146). The urban matrix of Ulcinj Old Town was established in the second half of the fourteenth century. The street network took shape in the Middle Ages, with the current layout developing during Ottoman rule. The shapes of plots were already defined by the time the Ottomans arrived in Ulcinj, allowing only for minor modifications within the existing transport network (Bošković et al., 1981, 145–146). There were interventions that led to changes in the street structure, such as the construction of new buildings in the Oriental style, alterations in the function of existing buildings, and extensions of some preserved medieval or Romanesque structures (Šabović-Kerović, 2015, 80). Ulcinj consists of two parts: the town situated on the rock and the urban settlement of Podgrađe.¹⁷ Ulcinj Old Town, positioned on the rock, is characterised by rich architectural layering and diversity from the Illyrian-Greek, medieval, Venetian, and Ottoman periods (Šabović-Kerović, 2015, 20).

The predominant function of the covered towns and settlements through their historical development was military or defensive. The following towns and settlements were originally formed as defensive military fortifications: Herceg Novi, Kotor, Budva, Sveti

15 Thus, characteristics such as Romano-Gothic, Gothic-Renaissance synthesis with elements of Byzantine architecture, distinctive motifs such as the Gothic pointed arch, Turkish cobblestone paving, and coastal pavement can be identified (Zagarčanin, 2008, 44).

16 The Venetians captured Ulcinj in 1423 and ruled until 1571, when the Ottomans took control, remaining in power until the liberation of Montenegro in 1878 (Mijović & Kovačević, 1975, 146).

17 Podgrađe is a settlement in Ulcinj that developed during the Ottoman period outside the fortifications, to the north and northeast (Bošković et al., 1981, 142).

Stefan, Bar, and Ulcinj. In addition to their primary military function, some coastal towns, such as Budva and Kotor, developed trade as a secondary function. In contrast, Perast functioned as a residential settlement for wealthy noble families, which is reflected in its later development and the way this picturesque historical settlement operated.

RESULTS AND DISCUSSION

Architectural and urban typology of historical urban structures

Aldo Rossi emphasised the importance of analysing the urban and architectural typologies that towns developed during specific historical periods. For Rossi, the survival of a town is possible through the concept of permanence, with the town and its architecture serving as symbols of human existence and community in space and time (Rossi, 1982). Periods of development, base morphology and terrain, cultural influences, and local economic conditions impact the topology, structure, and spatial logic of the street networks in old towns (Kostof, 1991). Establishing an urban and architectural typology is essential for a thorough analysis of historical urban structures. This typology reveals the types of towns that developed in a specific region along with their fundamental characteristics, significance, and recognisability.

The preserved urban structures of historical towns on the Montenegrin coast were formed according to the principles of medieval towns and settlements, adapted to their inhabitants' need for protection against enemy attacks from the sea or land. For this reason, these towns were fortified with strong stone defensive walls. The structure of medieval towns developed spontaneously, influenced by natural conditions, terrain morphology, proximity to the sea, and access from land or sea. Medieval town structures were densely built, featuring a network of narrow, winding, and irregular streets. The streets varied in width and included expanded sections at corners and intersections, taking the form of small, irregularly shaped squares or piazzas. Towns built on elevated terrain or rocky formations exhibit a more complex urban structure, with streets laid out at varying elevations depending on the slope of the land. These towns feature stairways, sloped pathways, and terraces to navigate the differences in altitude. Streets and squares were paved with cobblestones, and stairs and terraces were constructed from stone. Besides adhering to natural terrain conditions, climate, and orientation toward the sea, the structures of medieval settlements were tailored to the needs of the inhabitants within the fortified walls. This led to the formation of numerous towns and settlements that constituted a singular organic unit. Within the fortified towns, houses were constructed from stone, featuring thick walls and small openings for windows and doors. The primary function of these houses was residential. Towns also included buildings serving military, social, and public functions. The architecture of the buildings in the old towns and settlements along the Montenegrin coast developed in Oriental, Venetian, or mixed Mediterranean style, reflecting the varying cultural influences over time.

Most medieval towns on the coast of Montenegro developed in this manner: Herceg Novi, Kotor, Budva, Bar, and Ulcinj. The medieval fortified settlement of Sveti

Stefan was established as a residential area for the local Paštrovići tribe from the hinterland of Budva. Sveti Stefan is an example of vernacular Mediterranean architecture, featuring small stone houses built using traditional methods by local builders (Rovčanin Premorić, 2021, 343). Unlike other fortified historical urban structures along the coast, Perast in the Bay of Kotor possesses distinct features. This settlement developed slightly later than the other coastal towns, and lacks the defensive walls typical of all the other towns. Perast is characterised by its openness and orientation towards the sea. Its urban structure is densely built but not enclosed by walls; instead, it extends linearly along the coast. Perast developed as a residential settlement for wealthy captain families at a later period compared to the other coastal towns in the study. The houses are aligned along a main street that traces the coastline. The urban matrix of Perast features a central square, with public buildings and the Church of St Nicholas, along with Old Street running through the town. It also contains a series of small piazzas and a network of streets leading to the higher elevated area (Mihaliček, 2009, 154–155).









The analysed historical urban structures have largely been preserved, with the exception of Stari Bar, which is the least intact compared to its original state.¹⁸ However, following the major earthquake of 1979, systematic research was conducted, resulting in the reconstruction and restoration of several buildings.







Based on a comprehensive analysis of the urban structure and architectural characteristics of coastal towns and settlements in Montenegro, five characteristic types of historical urban structures have been identified: the Oriental-Mediterranean fortified town, the Mediterranean fortified town on the coast, the Mediterranean fortified town as a result of various historical cultures, the non-fortified Mediterranean historical settlement, and the Mediterranean traditional settlement. Table 2 presents the analysis and classification of historical urban structures on the coast of Montenegro. The typology was established based on two primary criteria related to historical development: the urban structure of each town or settlement and the fundamental architectural characteristics that reflect their periods of origin and cultural influences.

Oriental-Mediterranean fortified towns include Bar and Ulcinj, which showcase Ottoman and Venetian Mediterranean architecture. An example of the second type, the Mediterranean fortified town on the coast, is Budva, with architecture influenced by Venice. Herceg Novi, featuring architecture primarily from the Ottoman and Venetian periods, as well as elements from the brief Spanish rule, is classified as a Mediterranean fortified town due to its diverse historical influences. In addition to the fortified medieval towns shaped by Eastern and Western factors, the Montenegrin coast also hosts settlements with varying structures and building styles. Perast in the Bay of Kotor stands out as an atypical non-fortified Mediterranean historical settlement. While it

18 In Stari Bar, the street network is predominantly irregular and adapted to the configuration of the terrain. However, some order is discernible on the southeast side, in the oldest part of the city, indicating remnants of an ancient system of orthogonal and straight streets (Mijović & Kovačević, 1975, 96).

Table 2: Architectural and Urban Typology of Historical Urban Structures (Mijović & Kovačević, 1975; Golubović, 1972; Luketić, 1997)

Architectural-urban typology of historical urban structures		
TYPE 1 Oriental-Mediterranean fortified town Ottoman and Mediterranean architecture	Urban structure	View
	 Bar	
	 Ulcinj	
	 Budva	
TYPE 2 Mediterranean fortified town on the coast Venetian architecture	 Kotor	

<p>TYPE 3 Mediterranean fortified town as a result of various historical cultures</p> <p>dominant Ottoman and Venetian architecture, minor influence during brief Spanish rule</p>	 <p>Herceg Novi</p>	
<p>TYPE 4 Non-fortified Mediterranean historical settlement</p> <p>Venetian architecture</p>	 <p>Perast</p>	
<p>TYPE 5 Mediterranean medieval traditional settlement</p> <p>local architecture of the Montenegrin coastal area</p>	 <p>Sveti Stefan</p>	

has roots in the medieval period, most of its development occurred later, resulting in an elongated urban structure that lacks defensive walls and is open to the sea. The buildings in Perast are primarily designed in the Venetian architectural style. Sveti Stefan is classified as a Mediterranean traditional settlement, constructed according to the principles of traditional local *Montenegrin coastal architecture* – the *Paštrovići architecture*. This style embodies the vernacular traditions of the Paštrovići region near Budva, with Sveti Stefan serving as the most authentic example of a Paštrovići coastal settlement on the Montenegrin coast (Rovčanin Premović, 2021, 342–343).

The defined typology illustrates the fundamental architectural and urban characteristics of historical urban structures. It highlights similarities and differences through a

comparative analysis of the old towns and settlements along the coast of Montenegro. This approach underscores the value of the rich historical layers, which are evident in the preserved architectural buildings and urban structures.


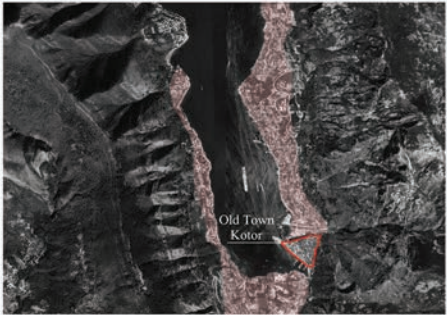
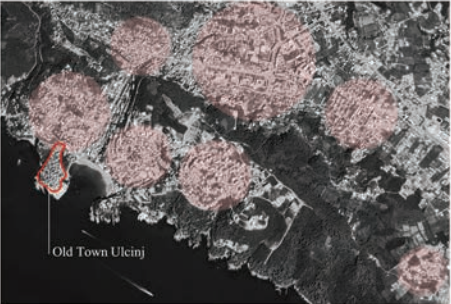


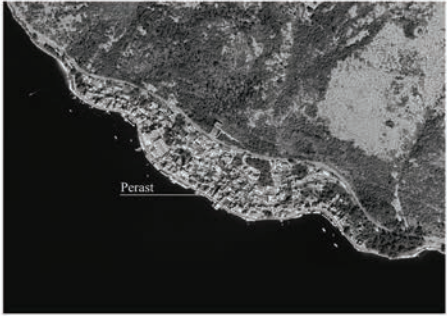
Typology of development of new urban structures relative to historical structures

Old towns and settlements are vital in preserving the memory and identity of a particular area. Identity consists of preserved characteristics that have a common unifying character. Identity is not a permanent, unchanging category, but is constantly developing and supplementing. If the basic features are preserved during the development, we have an upgrade, that is, the continuity of the identity, otherwise, its discontinuity occurs (Potočnik & Lah, 2017, 255). Over time, societal and spatial changes significantly impact architectural heritage. In the twentieth century, a genesis and transformation of coastal historical structures occurred alongside the introduction of new functions. In Montenegro, these changes were primarily driven by the development of tourism along the coast and the expansion of settlements beyond their historical boundaries. New architectural and urban concepts emerged, primarily for tourism and residential purposes. These new structures interact with historical settlements, often resulting in the interpolation of contemporary buildings and structures within the inherited context. Montenegrin coastal towns are currently experiencing processes of both integration and disintegration, as new functions increasingly coexist alongside historical structures. This situation has transformed the image of coastal historical settlements and towns over the past century. Table 3 illustrates the analysis and typology of urban structures developed for contemporary functions in relation to inherited urban structures. This typology is based on the morphological characteristics and the urban development traits of each town or settlement in connection with the coastal context and its inherited urban core.

According to the analysis of the emergence and development of modern functions, primarily residential and tourism-oriented, a typology can be established that relates to the inherited structures of old towns and settlements. Six characteristic urban typologies for the development of new functions in relation to a town's historical core have thus been identified: concentric development, linear development, dispersed development, dislocated development (i.e. the development of a new town without relying on the historical urban structure), point development, and revitalisation of historical settlements without spatial expansion. The concentric development type involves the expansion of new functions, predominantly residential and tourism-related, in a roughly concentric pattern, aligning with the morphology of the terrain. An example of this is Budva.¹⁹ Linear development of new functions and structures in relation to the historic core is evident in the towns in the Bay of Kotor – Herceg Novi and Kotor. Here, new functions extend along the coastline, shaped by the bay's unique morphology. In Ulcinj, the dispersed development of new functions and urban structures occurs as settlements extend in multiple directions around the historical core. This growth adapts to the diverse morphology

19 The new town of Budva developed concentrically around the historic core; however, some settlements later expanded linearly along the coast toward the southeast, incorporating elements of dispersed clustering of structures.

Table 3: Typology of new urban structures and functions in relation to the historical core
(by the author using maps from Google Earth)

Typology of new urban structures and functions in relation to the historical core	
<p>Concentric development</p> 	<p>Linear development</p> 
<p>Dispersed development</p> 	<p>Dislocated development (the development of a new town without relying on the historical urban structure)</p> 
<p>Point development</p> 	<p>Revitalization of a historical settlement without spatial expansion</p> 

of the terrain, with a notably reduced intensity of expansion toward the south. This pattern reflects the adaptability of the town's urban spread in response to its surrounding landscape. Dislocated development, independent of the historical urban structure, is evident in the relationship between Stari Bar and Novi Bar. The new town, situated directly on the coast and at a significant distance from the old town, lacks a spatial relationship with the historical core. This represents a unique example on the Montenegrin coast of new structures developing separately from their historical counterparts. In some old settlements, the introduction of new modern functions has not resulted in spatial expansion or the creation of new physical structures. Sveti Stefan exemplifies point development, where tourism functions were developed within the existing structure. The traditional fishing village of Sveti Stefan was transformed into a luxury hotel town, making it a unique example on the Adriatic. Finally, Perast is an example of the revitalisation of a historical settlement without spatial development. Once primarily residential with limited public and social buildings, Perast has been transformed as tourism became the dominant activity on the Montenegrin coast. The settlement has undergone functional transformation through the revitalisation of old buildings with modern tourism offerings.

The modern expansion of tourism and related functions leads to daily changes that physically transform coastal towns and settlements. The established typology of urban development, with contemporary functions relative to inherited urban structures, reflects the situation at a particular moment, which is subject to ongoing change. Addressing these issues could involve developing strategies for the protection, sustainable development, and planning of architectural heritage zones, which should be strictly regulated by relevant authorities.

Potential and parameters for sustainable development of historical structures

The preservation of historical urban structures as valuable cultural heritage should serve as the foundation for planning and further development of coastal towns in Montenegro. The contemporary period is defined by heritage preservation challenges recognisable in neighbouring countries with similar situations, such as Croatia. Today there is a lack of interdisciplinary cooperation between experts (architects, conservators, urban planners) in the principles of preserving architectural heritage in an urban context (Rukavina & Obad Šćitaroci, 2017, 345). In the system of urban regulation of certain parts of Slovenia, the emphasis is on the direction and control of new construction, while renovations are often uncontrolled, which indicates the need to apply clearly defined control or mechanisms for allowing interventions (Gantar et al., 2021, 629). Determining the appropriate methodology by an interdisciplinary group of experts implies equally representing the preservation of the basic four aspects of the cultural significance of heritage: historical, aesthetic, social, and scientific, in the process of planning the protection of architectural heritage (Petrovčič & Kilar, 2018, 604). A significant obstacle to this is the absence of an adequate methodology for defining criteria to evaluate and identify potential development opportunities in these areas in Montenegro. Such a methodology would aid in assessing the value of inherited structures and exploring the possibilities for future development, ensuring the integration of new elements with the inherited structures. This approach would have to consider the preservation of historical architectural and urban spatial and cultural values, as well as the natural environment and essential ecological values of the Montenegrin

coast, and would require a thorough analysis of the intensive impacts of tourism and economic factors. Based on the analysis of the condition and preservation of historical urban structures along the coast of Montenegro, this research has identified the potential for sustainable development and possible future interventions in historical towns and settlements. The potential for sustainable development of these coastal structures is founded on the following parameters:

Urban Parameters

- Criteria for the revitalisation of specific segments of historical structures;
- criteria for the transformation of urban matrices;
- criteria for implementing new functions within historical urban structures;
- criteria for new urban structures.

Architectural Parameters

- Criteria for the revitalisation and reconstruction of currently non-functional architectural structures;
- criteria for restoring lost architectural values resulting from inappropriate interventions;
- criteria for new architectural types;
- architectural criteria for volumes and forms;
- architectural criteria for street fronts, façades, and colours.

Architectural and Urban Parameters

- Architectural and urban criteria for contextual consideration;
- criteria for implementing residential and tourist functions as dominant functions within historical urban structures;
- establishing strict and controlled architectural and urban parameters for spatial interventions in historical urban structures by relevant institutions.

Tourism and Economic Development Parameters

- Parameters for sustainable tourism and economic development that ensure economic self-sufficiency;
- parameters for promoting historical structures as key tourist destinations.

The potential for the sustainable development of historical structures on the coast involves defining typical architectural and urban parameters to guide further development in these areas. These parameters pertain to principles of reconstruction, revitalisation, and transformation of urban structures, as well as individual changes to architectural structures and processes for implementing new structures within existing ones. Given the dominance of tourism within the coastal historical structures of Montenegro, tourism development parameters are crucial for enhancing the promotion of this heritage and broadening the tourist offer. Moreover, economic parameters must align with tourism development parameters to foster self-sustainability in these areas.

Establishing a comprehensive strategy for the integrated planning and development of Montenegrin coastal towns would significantly contribute to the preservation and sustain-

able development of the region's historical urban structures. Sustainable development should be based on safeguarding the original historical values of inherited old towns and settlements as authentic physical structures; restoring lost values caused by inappropriate changes in the form of unsuitable new facilities; and carefully introducing new functions and spatial structures through contemporary interventions that respect the authenticity of existing forms. The research sought to highlight distinctive characteristics and identity factors significant for the cultural and historical recognition of historical urban structures on the Montenegrin coast. Based on these findings, it established parameters and criteria for preservation, as well as potential interventions within both the immediate and broader areas surrounding inherited structures. These considerations reflect the protection level of the structures and their cultural, historical, or urban-architectural value.

CONCLUSION

The typological classification of historical urban structures along the coast of Montenegro reveals layers of diverse cultural influences from both Eastern and Western civilisations. The new functions introduced over the past century have driven the expansion of urban structures beyond their historical boundaries, altering the natural and cultural landscapes and transforming the identity of the coastal region of Montenegro. The relationship between tourism and architectural heritage remains pertinent, as the goals of heritage preservation often conflict with the demands of modern tourist functions, which drive change. A thorough analysis of preserved historical heritage must consider the current state while also assessing its potential for future development. The research foundation involved identifying and mapping the essential elements of historical urban structures through an analysis of morphology, urban structures, and general architecture. This approach resulted in the establishment of a distinctive architectural-urban typology for historical urban structures, allowing for a comparative evaluation of the examined old towns and settlements, which highlighted the similarities, differences, and unique characteristics of particular structures. Coastal inherited urban structures should aim to preserve architectural heritage while considering cultural, historical, environmental, and economic aspects of development.

The results of this research focus on defining theoretical criteria and establishing practical mechanisms for the enhancement and revitalisation of coastal historical urban structures. Through a comprehensive analysis and classification, it can be concluded that the architectural values of the old towns and settlements along the coast of Montenegro can be reaffirmed by implementing specific sustainable models. These sustainable development models could be grounded in clearly defined architectural-urban, tourist, and economic development parameters. Such models should represent a cohesive synthesis of inherited and new structures and functions, with rigorous oversight by the architectural-urban profession to ensure alignment with heritage values. The preservation and sustainable development of historical urban structures should be anchored in comprehensive strategies for integrated planning and development of Montenegrin coastal towns. Effective architectural heritage management entails maintaining continuity between the past and the future, safeguarding the essential values that make this heritage significant and recognisable, and ensuring its continued relevance and benefit for future generations.

MOŽNOSTI ZA REAFIRMACIJO ARHITEKTONSKE VREDNOSTI ZGODOVINSKIH URBANIH CELOT V ČRNOGORSKEM PRIMORJU

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POVZETEK

Prispevek se ukvarja z raziskovanjem zgodovinskih urbanih celot v Črnogorskem primorju, z njihovimi značilnostmi in posebnostmi ter z možnostmi za reafirmacijo njihove arhitektonske vrednosti. Na podlagi raziskave nakazujemo in opredeljujemo urbane strukture in vzpostavljamo arhitektonsko-urbanistično tipologijo mest in naselij, ki v glavnem izvirajo iz srednjeveškega obdobja. Nato analiziramo razvoj in preobražanje teh struktur. Rezultat raziskave je vzpostavitev kriterijev za ohranjanje arhitektonskih in urbanističnih vrednot, sočasno pa kriterijev za nove posege v zgodovinskih naseljih. Predlagamo tudi možne parametre, ki bi izboljšali odnos med starejšimi in novimi strukturami in tako ohranili ugotovljene arhitektonske in urbanistične dragocenosti. Na ta način ohranjene zgodovinske strukture pridobivajo priložnost za vnovično uveljavitev svoje istovetnosti v smislu ohranjanja svojih izvirnih značilnosti, skladno s spremembami sodobnega časa.

Ključne besede: arhitektonska vrednost, zgodovinske urbane celote, Črnogorsko primorje, reafirmacija

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