

**HISTORIC AND ARCHITECTURE RESEARCH
OF DESIGN TERRITORY
TBILISI
MIRZA SHAFI STREET**



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Classified plan design

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“Zveli Ubani” Ltd

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PROJECT TERRITORY DESIGN

The research territory is Mirza Shai street. It is located in district Seydabad, being Tbilisi historical part (Old Tbilisi Administration). Presently this part of Tbilisi is called Abanotubani (*meaning "District of Baths"*).

Mirza Shafi narrow slope starts from Ioseb Grishashvili Street and outlines Tbilisi Abanotubani district as a circle. It lines across Tabori Mountain slopes and is directed to Botanic Garden. From the height of this slope we can view the houses located under Narikala Castle, and beneath them there are Sulfur Baths.

Design district is a slope, which from north-west side stands directly over the baths. Old Tbilisi type houses, having lost their original face due to being extended with additional structures are lined on the south-east side of Mirza Shafi Street.



Aerial photo of 1990s

In the Abanotubani there are quite many architectural buildings.

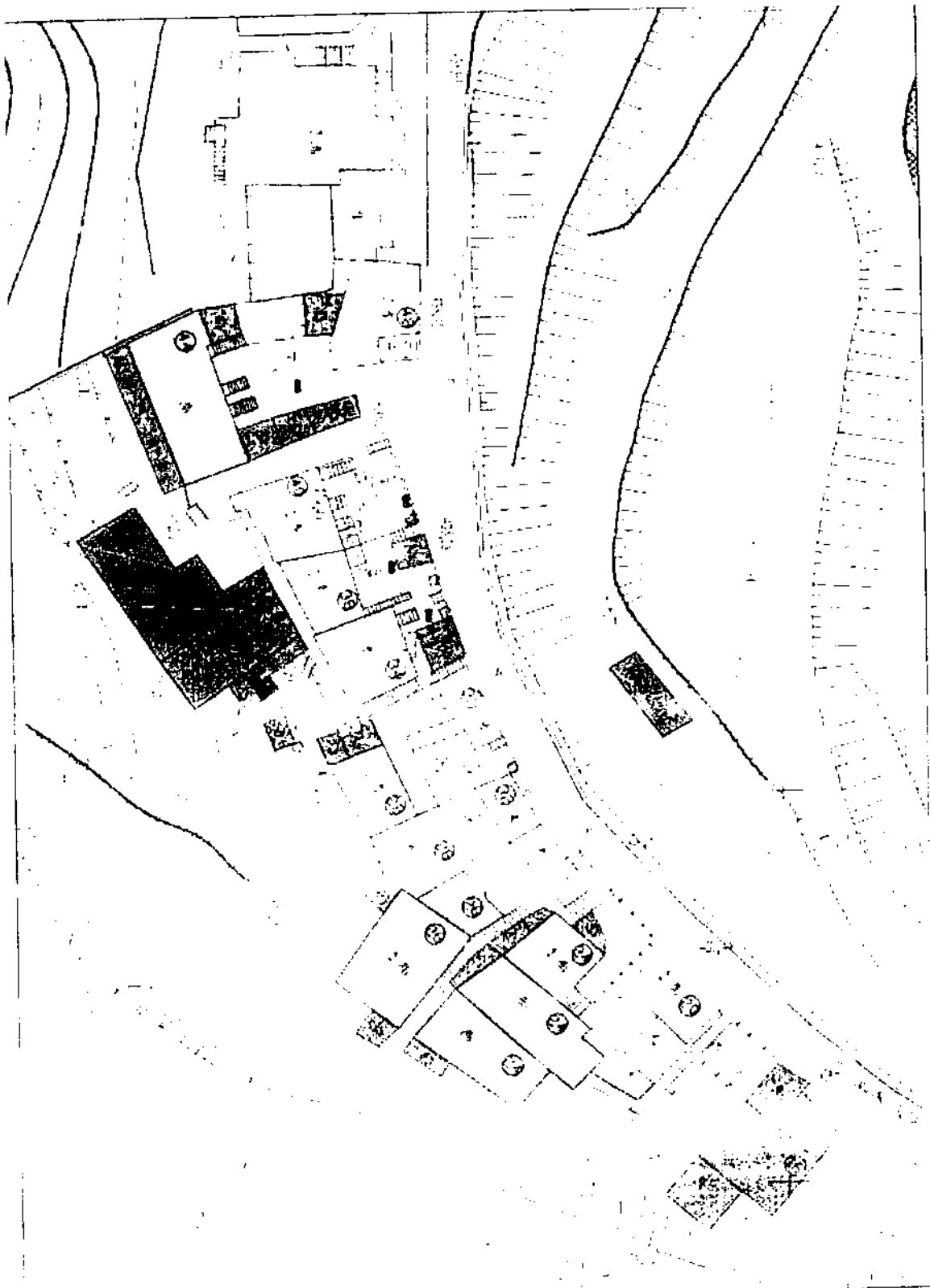
On the Abano (*meaning "Bath"*) Street there are residential houses: № 11,13,15,17,18,19,21,23,25,29,31. Baths: №20, "Chreli Abano", "Metairis Abano", "Erekles Abano".

On Grishashvili Street: "Bebuta", "Mepis Asulis" and "Sakhazino Abano".

On Botanic Street, residential house: №9,19,28,32,36 and mosque.

On Barnov Street, residential houses: №5 and №6.

These buildings, being spread on a complicated relief, define stylistic face of urban tissue of this district and promote it in the united content of arts and architecture.



CLASSIFIED PLAN OF UPPER PART OF MIRZA SHAFI STREET
(See herewith the full version of classified plan with explication)

HISTORICAL AND ARCHITECTURAL DEVELOPMENT OF DISTRICT

Seydabad-Kharfuri is the oldest district of Tbilisi. It is located on the right embankment of Riv. Mtkvari, on the opposite of Metekhi slope. It is spread on Mtkvari valley and Tabori Mountain slopes. During the middle centuries this district was separated from Tbilisi (Kala) fence of fortress by a deep ravine (Tsavkisi Water) and the name Tfilisi (*meaning "Warm"*) was called because of hot sulphury waters existed on the area. Seydabad was called in the XVII century because of Seyds, Persians immigrated during the reign of King Rostom. From the XIX century this district is called Kharfukhi.

Before the beginning of the XIX century, there was a village type settlement and they mainly used to construct roofing houses. From 1819, after the time when they ruined the down fence of Narikala, Kharfukhi was joined to the city administration. From that time (30s of the XIX century) by the request of the city management it became necessary to project design for house construction. From Tbilisi city plan of the XIX century we clearly see how the structure of the district streets had been developing.

By the beginning of the XX century, the district already was an indivisible part of the city and one stage of development of urban face of the district was completed. In the middle of the XX century, there commenced implementation of large scale structural changes and continued in the 80s (see below). From this time this micro district was named Abanotubani.

(See Tbilisi historical plans).

- *Geographic nature of development*

Geographical factor was of a deciding importance in development of urban appearance of this district. Formation of street network was conditioned by the existed relief – pits in the valley, dividing Tabori Mountain and Sololaki Mountain Range and nearby groves on the Mtkvari embankments. For formation of development as well were important the roads directed to various directions– along Tsavkisi Water – to Kojori and along Mtkvari flow down – to Kvemo Kartli. On the south-west of the district, upper pits in the valley conditioned network of free streets and to the Mtkvari lowland the network is somehow matching.

On Tbilisi plans of the XX century Seydabad-Kharfukhi Street network is completely developed and they indicate natural, artistic and historical process of urban development of this district. So in any possible planning and reconstruction changes in this district, it should be considered the features of existed street network and development as much as it is possible, in order not to lose artistic and historical value of this urban structure.

- *Social aspects*

As it is known, in Seydabad there used to live Persians – Seyds, immigrated during the reign of King Rostom, most of who used to be busy in workmanship and trading. Before the XIX century this district was a village type settlement. Functional role of this district was conditioned by multiple numbers of sulphury baths and trading markets and squares. Social structure and functional role of the district was unchanged before the end of the XX century and the social demand together with geographic factor as well conditioned structure of streets and façade appearance of buildings, which was revealed on the nature and quality of buildings.

Sharp differentiation of social classes at the boundary of the XIX-XX centuries conditioned creation of settlements of prestigious districts and nearby settlements of minor and low social classes. For that time in Seydabad, which was already called Kharfuri, were residing the same social classes, but there already were constructing districts of rich people.

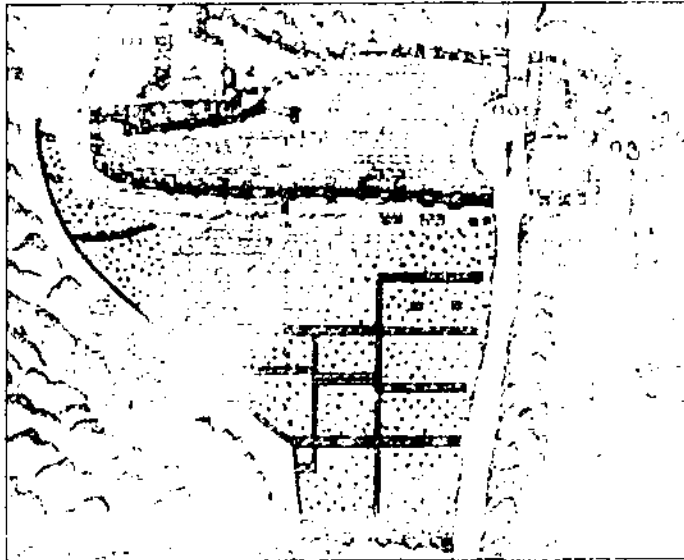
Social structure of the district has not been changed even after the Soviet Union started to govern. From 1990s relation to this district was changed and slowly it was formed as a prestigious district. This conditioned increase of intensity of constructing.



SEYDABAD ON FOREGROUND
ARTIST JAKOTE, WATERCOLOR
I HALF OF XIX CENTURY

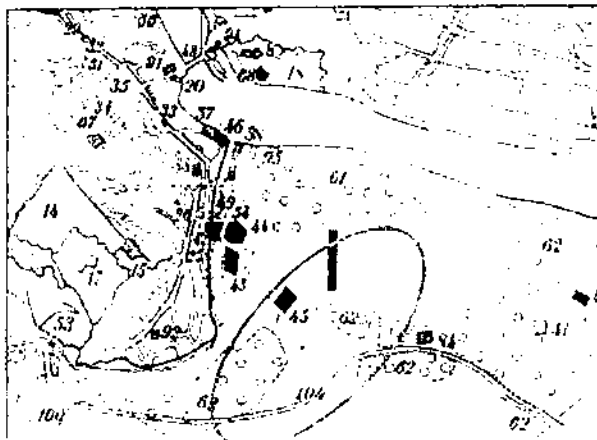
- *Promotion of development structure in the 1 half of the XVIII-XX centuries*

We can trace the urban development of this district from the beginning of the XVIII century. On Tbilisi Plan of 1735 by Vakhushti Batonishvili this district is developed. There are gardens on the Mtkvari embankment and Seydabad itself is densely populated on the both sides of Ios. Grishashvili Street. Urban Structures matched to interested landscape of the district was attracting European and Russian artists of the XVIII century.

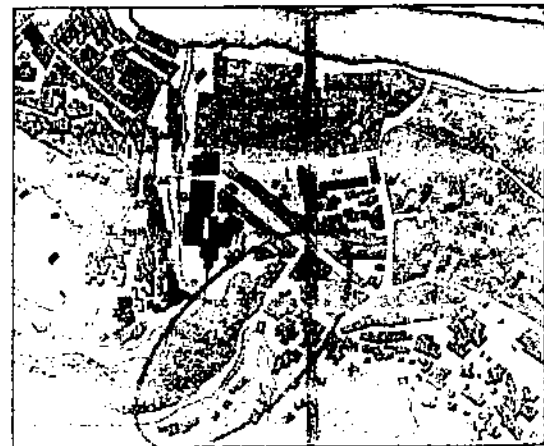


- 11. Castle Low;
- 12. Bridge of Avlabari;
- 13. Gate of Avlabari;
- 14. Castle high;
- 15. Tfilisi, i.e. Seydabad
- 15. Castle Square;
- 16. Church named after Nikoloz;
- 17. Church of Castle;
- 46. Tfilisi Bridge from the Castle;
- 55. Metekhi with the Castle.

PLAN BY VAKHUSHTI
1735 Y



TBILISI PLAN 1800Y



TBILISI PLAN 1844Y

As we have stated, for that time here was a village type settlement and on the both embankments of Tsavkisi Water there was a chaos development of roofing houses. After that time when the district was officially joined to Tbilisi (1819) and by the management order it became necessary to project designs for house construction (30s of the XIX century), it somehow started to arrange development of urban level of Kharfukhi, though this tendency was visible in the district only by the end of the XIX century. These changes are clearly seen on the sketches and photos of the district, taken in the XIX century.



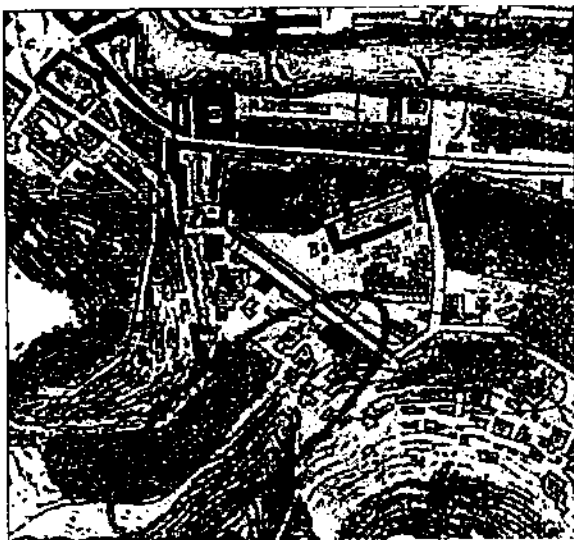
TSAVKISI RAVINE (DABAKHANA), ARTIST N. CHERNETSOV, DRAWING 1831

Borders of developed section align to the natural-geographic data. In the middle of the XIX century they filled up the lower part of Tsavkisi Water ravine and Abano Street was developed on the both sides. The roofing houses were replaced by roofing Tbilisi type houses. At some places there were emerged architecture elements of pseudo-classicist repertoire. In parallel, the structural changes took place, as changed from roofing, terrace housing to the development in a line form.



TSAVKISI RAVINE (DABAKHANA), ARTIST G. GAGARIN, DRAWING 1850s

Appearance of the district even for that period was defined by the multiple numbers of baths and the social situation. Alike with the nearby "Maedani" and "Shaitan Market", the outline perimeter of the district was "overloaded" with workshop and trading lines. From that place, aligned to Tsavkisi Ravine, there was visible the domes of baths, bunching over each other, and balcony houses overlooking from the edge of rock.



TBILISI PLAN 1867Y



TBILISI PLAN 1898Y

By the end of the XIX century this part of the city was already well developed. On the plans of that period we see that line of 1-3 story residential houses is aligned to the upper perimeter of Mirza Shafi Street (for that period called Tatar Cemetery Street).



MIRZA SHAFI STREET, LAST QAUETER OF THE XIX CENTURY

Photo of Tbilisi History Museum – fund of phono archive ©

Buildings on Mirza Shafi Street are located under the rocky range twisted down in the ravine. For that time the main kernel of development is already formed. Some houses shown on the photo no more existed, some of them had not been constructed yet. One house with roofing stands on the down perimeter of the street, in the ravine. Process of development is not finished yet.



TBILISI PLAN 1902Y



TBILISI PLAN 1924Y

For the period of 20s of the XX century final development of this district, including Mirza Shafi Street (it was still named Tatar's Turn. Name Mirza Shafi was called in 1938) is completed.



PHOTO OF 20s OF THE XX CENTURY

Central Fund of Movie-photo-phono Archive of Georgia ©

On the above photo of 1920s, filed in the archive, we see entire development of Seydabad and upper perimeter of Mirza Shafi Street. Photo image is vague and houses are not visible in details, though size of most of them and their shape is visible. For that period one stage of district development was completed.

- *Changes in the second half of the XX century*



ABANOTUBANI, MIRZA SHAFI STREET, 1940s

First important structural change in this district in the middle years of the XX century started by “removing” of small urban structures and creation of wide areas. Over Riv. Tsavkistskali was made roofing along Abano Street. At the same time they were transforming existed houses considering new social requirements, as the houses before being private property, actually were distributed as communal houses and population started to make changes and additions of structures to the houses by their own consideration and this caused changes to appearance of street development and houses lost their original face. This process continued till the end of the century and it is being in process till present. On the photo there is visible development of Abano Street and upper section of Mirza Shafi Street.

On the photo we as well see some small area on the lower perimeter of Mirza Shafi Street, in the ravine. For that time new left embankment is not yet developed.



RENEWED LEFT EMBANKMENT AND GORGASALI STREET
1960s

In 1950s construction of Mtkvari development continued. After construction of Metekhi new bridge (1951) Gorgasali Street was reconstructed and process of change of appearance of the whole district was completed, though yet the final artistic appearance was not promoted and it was completed later, in 1980s.

In the 1980s they started last stage of urban development of Abanotubani. Adjusted buildings were reconstructed and regenerated managed by Architect V. Orbeladze and street network was arranged. Baths and residential houses have been restored (Archit. A. Solomnishvili). Facades were renewed and excess additionally built structures have been removed. From that period the micro district was named Abanotubani.

After all, the district obtained present urban appearance and wide areas were created. Architecture view of Abanotubani was wide opened and promoted with its opened foreground.



VIEW FROM AVLABARI 2005Y

Though this process has not affected Mirza Shafi Street and its development and the existed buildings were developing in a self flow.



END OF THE XIX CENTURY



ABANOTUBANI

20s OF THE XX CENTURY

2005

- *Changes of the last period in the district urban structure*

From the 1990s and especially at the boundary of XX-XXI cc., large scale constructions have been performed in Tbilisi old districts, which were not in compliance with historical development and have been performed without city planning general strategy, which changed the street scale and nature. This situation was resulted somehow from new social requirement and was supported by existed political and economic crisis. This situation was affected by interests of local population as well – intolerable routine conditions in houses and hope for improvement of household conditions in case of investments.



LARGE HOTEL



INSTITUTE BUILDING

No total changes took place in Abanotubani development. Though large hotel in Abanotubani square and institute building in Botanic Garden, which was not in compliance with the situation, resulted in dissonance in existed development.



LOW QUALITY ADDITIONAL STRUCTURS

In parallel, architecture appearance of residential houses are distorted by further additionally built structures, that mainly are built by population at own consideration, without any design and architectural concept.

- **Development of local streets**

Mirza Shafi Street – named in 1983, founded in later middle ages and was aligned to the existed road to Ganja. Initially it was named Tatar Cemetery Street – plans of 1884-1898yy. After was named Tatar Street – beginning of XIX century;

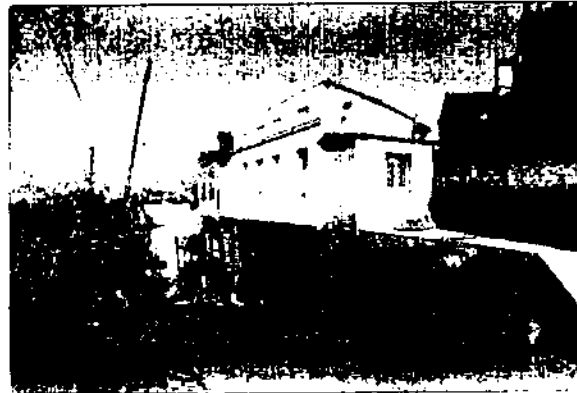
Ioseb Grishashvili Street – was called the name from the year of 1948, founded in the beginning of XVIII century and was aligned to the existed road to Ganja – plan of 1735. During several years it was called name of Ganja, Novaya, Subr-Sarkis, Bolnisi ad Tagi-Zade;

Botanic Street – named in 40s of the XIX century, in relation to the Botanic Garden. At the end of the street, at the rock bottom there was located Gate of Ganja. Ganja road started from this spot;

Abano Street – as it seems it was founded at the time when here was constructed the first bath and was called this name from the very beginning. By the end of the XIX century was named Abanos Karis Kucha (meaning "Baths Gate Street").



MIRZA SHAFI STREET



MIRZA SHAFI STREET



ABANO STREET



GRISHASHVILI STREET

- *Nature of development f Abanotubani*

Development of Mirza Shafi Street is a subject of review in the scope of concept of total development of Abanotubani. Presently architecture appearance of Abanotubani is defined by several components as are: area, art and size:



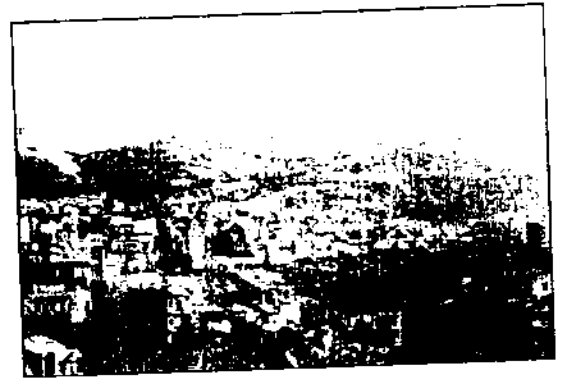
Upper left section is Tabori Mountain and along the Mountain slope there is spread housing on Mirza Shafi slope. Middle section is obtained by the baths erected in the ravine hollow.



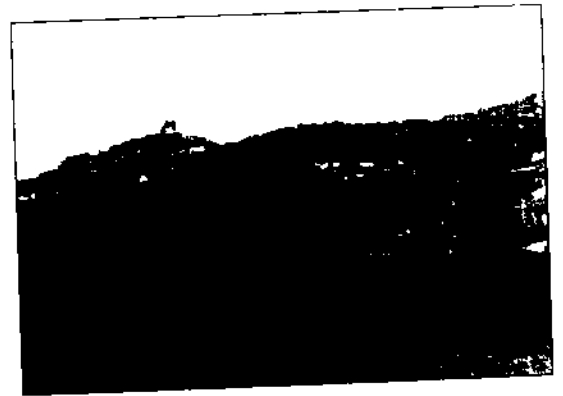
On the right side, on Solokaki Range slopes, on Botanic Street and Abano Street rock there are overlooking balcony houses.

Architectural aesthetics was somehow conditioned by the structural controversy – artistic synthesis of solid areas of roofing baths, being merged into complicated landscape, structures vertically overlooking from the slopes and at the same time wooden texture of various colors and brick tones. After times the district started to become homogenous in view point of structural nature, conditioned from authentic construction material and construction methods.

Two and three story residential buildings, with later additional structures, having lost their original appearance are aligned across Mirza Shafi Street, though their structural shapes and sizes are the usual for urban tissue of the district and well matching to rocky relief. This development is showy from the very first glance and forms prospective scale.



Baths section is allocated in the central section of the district "stage". Flat structures of the baths and hemispheric domes are perceived as united colored spot and as well they have their function in definition of total area. Chreli Abano (*meaning "Color Bath"*) is of a different type of artistic importance. It is independent color emphasis and participates in establishment of artistic appearance of right section of the district.



Right section of the district not pays attention at one glance, it is on the background and you can perceive it frontally only when going into the deepness of the district. Development is of a cascade type – going up along the rock slope. During restoration of the district in 1980s, artistic appearance of its lower section had been somehow arranged. Presently there are some new constructions in process, in the upper section as well.



This is the way of formation of architectural-planning composition, matching with the landscape and the entire scale, with near and far foregrounds distributed within the limits of area.

It should also be noted that central and right section of Abanotubani, somehow arranged sections in view point of architecture, are opposed by the housing of Mirza Shafi Street, which is a subject of process of degradation and to be regulated necessarily.

- *Structure of development of Mirza Shafi Street*



Mirza Shafi Street is somehow a curved slope, which starts at Grishashvili Street and with homogenous sloping it cycles the right edge of Tsavkistskali ravine, ending at the entrance of Botanic Garden. Upper perimeter of the slope is aligned with development of residential houses, and the lower one is transformed into sloped ravine, which is adjusted by baths.

Here we can select out 5 different urban sections.



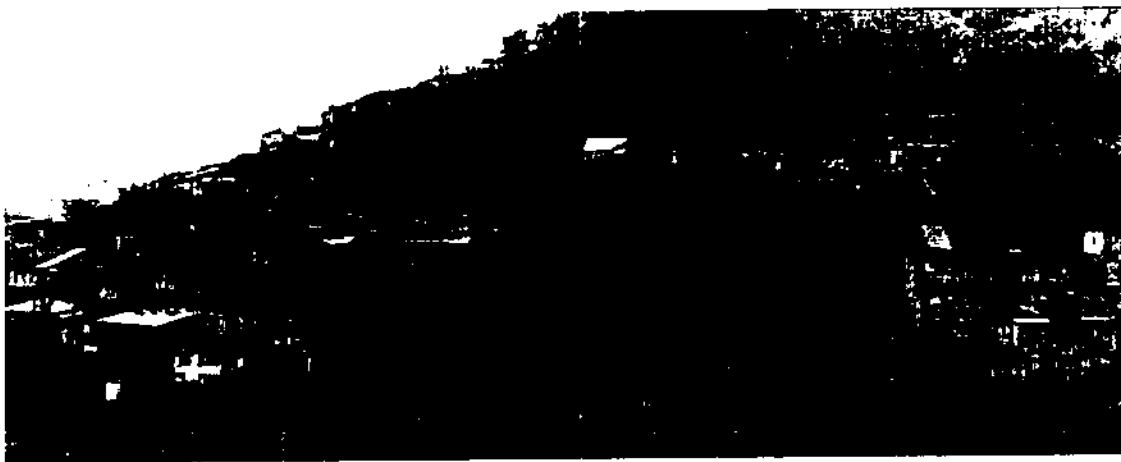
SECTION I AND II

I section is at Grishashvili Street – houses №2, 4 of the upper perimeter.

These constructions are subject of review from the far vision point of the city. They are visible only from Narikala and Mirza Sahfi Street. At the begging the area is larger, after it is diminished in size. Constructions are not distinguished by their architectural value. №4 is newly painted in white.

II section is in the ravine, nearby Grishashvili Street.

At the beginning part of the street there is a bath, after small areas without system arrangement. Artistic appearance of the section is regulated.



III SECTION, PHOTO OF THE END OF THE XIX CENTURY



2007



PHOTO OF 60-70s OF THE XIX CENTURY

III section – from house №8 – to house №16.

This central section of Mirza Shafi Street is visible from far vision points. Constructions are aligned in a cascade type on the range slope and are well matched with complicated relief. Initially there existed constructions of interesting architecture, which have lost their original appearance due to additionally erected structures. In new constructions the general structural nature has to be maintained.

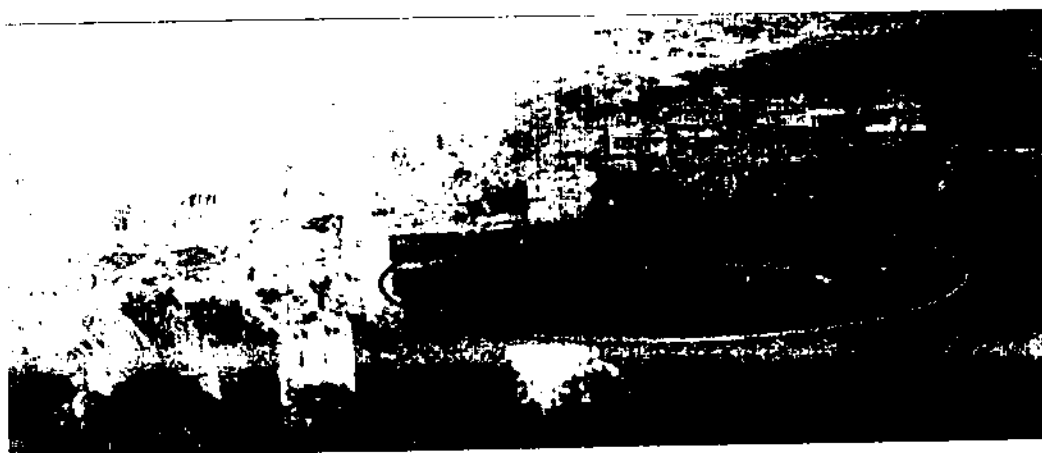


IV SECTION, PHOTO OF THE END OF THE XIX CENTURY

IV section – from house № 16 till the end; houses №16-48

These buildings are visible from far vision points and form prospective scale. It is interesting with structure, street stairs, and method of allocation of the relief. Most of the houses is of a low architectural value (there is distinguished only the house №46). Architectural appearance of each house is not as much valuable as the general structure of development and so it is possible to remove existed constructions and design new areas and structures, considering general features of the district.

Landscape is of the same importance in definition of the total scale and in formation of district appearance. Architectural aesthetics is conditioned from structures vertically overlooking from the slopes, merged into complicated landscape, and architectural-planning composition matched with the environment, which is presently degenerated, oldness, additional structures and later additions.



V SECTION, PHOTO OF THE END OF XIX CENTURY

V section – ravine along the whole lining of the lower perimeter of the street

Ravine is presently uninhabited. Here were quite small areas. Presently there is maintained trace of several ruins.



BUILDING RUINS

This section is included in the landscape protection zone. It is desirable to arrange here recreation zone, with planted walking paths and park type leisure facilities.



2005



START OF MIRZA SHAFI STREET

2007



LOWER PART OF MIRZA SHAFI STREET, 2007

Development of the slope is of a terrace type and the appearance of each house is not as much valuable as the general structure of development.



MIDDLE PART OF MIRZA SHAFI STREET, 2007

Leading components of area vision is system of sloping roofs and terrace type planning, façade of each building is less valuable and some sections of development are degraded by later changes and half collapsed small and ugly areas.



MIRZA SHAFI STREET, VIEW FROM THE ABOVE 2007



MIRZA SHAFI STREET, UPPER PART, VIEW FROM THE ABOVE BELOW, 2007



MIRZA SHAFI STREET, SECTIONS OF STREET STAIRS, 2007

Mobile systems of street-stairs, featured for the district, are aligned between houses. These narrow street-stairs are very convenient and the shortest way to reach several buildings at the same time and as well are designed for the areas erected in the deepness. This is the condition of a live rhythm of the development.

Report and Recommendations

Guideline principles for implementation of new construction in Old Tbilisi zones

During the last several years, in Old Tbilisi, there are revealed various approaches in new constructions.

Unfortunately there existed a vicious new construction process, when they used to ignore architectural face at all and they were considering only interests of construction owners. The buildings erected in such approach, as a rule, are not matching with the district, because of their size and artistic shape. In frequent cases construction quality is as well ignored;

There are some cases where artistic-architectural realities are somehow considered, but these houses are still not matching the content of the district;

The third one is the case where it seems that the district scale, Old Tbilisi featured style is considered, construction quality is appropriate, but these data are not deeply recognized and such new constructions look like plural properties and not matching with the architectural content characteristic for the district;

So, we consider that any new construction must be grounded by historical-architectural research. But detailed research of any district should be conducted not only for conduct of research (though such researches should be conducted to study architecture of Tbilisi), but it should support deep feeling of traditionally formed urban tissue and see the reasons clearly, which conditioned some types and kinds of development. As the present appearance is the result of historical-social and artistic-architecture factors, which have been founded within some period, have been developed and formed on a certain geographic relief. These factors conditioned architectural features of urban tissues of this district, which in general are common for Old Tbilisi, though each district has got own criteria as well.

In this case we think that it is not necessary to insure self and in new constructions to make automate copy of buildings of the beginning of the XIX-XX centuries and search for new expressive shape. In this situation size of new buildings, artistic faces of façade, rhythmic division and colors will not abolish formed feature of the street and its artistic unity. At the same time this situation should be shared not only by design managers, but as well by them who will make assessment of the project quality.

Goal of our research is to establish area and size related concepts of the district, development nature of the district and streets, chronological development, features of street network and landscape. As well large sized accent of large scale relation with the main development and the city landscape, functional composition of development and construction material and machinery. All these are general architectural-area face of this historical district.

Main architectural feature of the district should be considered to be the synthesis of planning, space and artistic methods, implemented on a complicated relief. Each building is an important participant in formation of general artistic-architectural appearance of the district and each of them is interesting not only for their planning structure, as well for the original method of building on the relief.

On the background of not homogenous relief of Tbilisi, because of changing of heights of natural terraces, distances of perception of vision are significantly increasing. So we need to review any district and groups of buildings not only on the background of local-compositional solution, but as well according to their role in the entire outline of the city, when in each certain case these circumstances obtain specific features. In addition the landscape and artistic-architectural sizes are visible as a united one.

In addition, we need to underline that in some cases some buildings may have not any artistic value (the same we face in our case, when some sections of development are degraded because of later changes and half collapsed, ugly areas), though in general, in relation with other buildings and natural landscape, they form urban composition featured for Old Tbilisi. Such buildings often play role of necessary cycle of the chain, being a part of natural-architecture compositions.

So, I underline once again, that in any possible planning and reconstruction changes in this district, we need maximally to consider features of existed street network and development, in order not to lose artistic-historical value of this urban structure.

Finally, in case of making decision for new construction, it is desirable to consider the recommendation of historical and architectural research of this micro district, design of the development, which will be matched with the district nature and will easily recorded in historical development of the street, which is still maintained. In addition, attention has to be paid to maintain general valuables which are characteristic for a certain micro district:

- To be considered and not to break off the entire scale of the district – both of development and landscape;
- Features of the relief to be considered, which was well arranged on the whole distance of the district;
- In the recreation zone it is desirable to make flow type transfer to the ravine sloped valley between the proportions of the cascade type spread baths and the prospective narrowed scale of Mirza Sahfi Street;
- In the recreation zone it is desirable to design level roofing, relief spread and space distributed areas. It should have image of “solid” large mass;
- Artistic appearance of façade of new areas, rhythmic distribution and colors not to be opposite of nature and artistic unity of this section of the district.
- It is not desirable to make mechanical copying of the architectural aesthetics featured for the right section of the district (wooden balconies, colored facades), which may result in somehow not natural shade to the facades;
- Traditional construction materials and brick natural tissue is preferable to use;
- It is possible to search for visually less active, new expression forms, in the content of urban features, having formed historically;
- In the development design there should be included prove to create strong basis for ecology safety and protection of environment and for it there should be conducted research of hydrological and geology situation of the district, reporting about sourcing of contamination of air pool and assessment;
- As well drawing up proposal for regulation of safe moving of vehicles on the section. Namely, correct distribution of vehicle flows on the district territory and connection to the main roads, definition of street traffic capacity and intensity of real traffic, high quality of road pavement and localization of underground parking lots, drawing up general transportation scheme;
- Design proposals for function, engineering equipment of newly designed buildings in the given district and about public amenities;
- As well quality of construction to be considered;
- To arrange public amenities in the nearby territory is as well recommended;
- Considering the above mentioned, the damaged urban tissue will be improved and at the same time micro district will maintain the original architectural appearance in general content of Abanotubani.

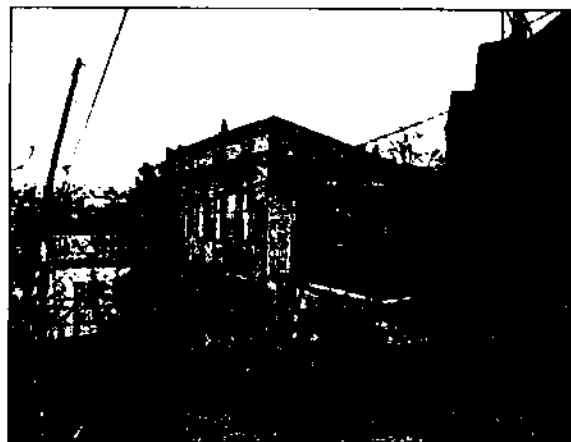
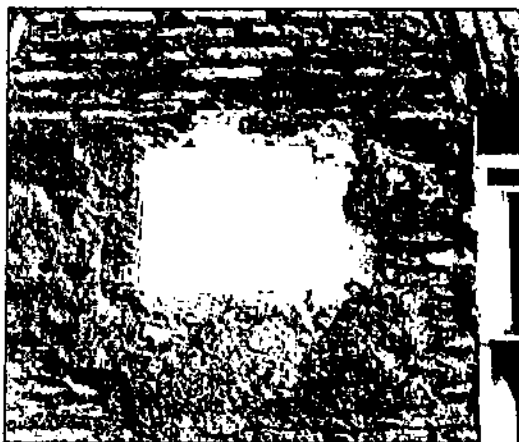
So, as the district development is degraded, buildings are damaged and time to time they are collapsing and ugly changes take place, this may result in destroy of the district in slow rhythm, which has been formed historically. So it is recommended to design new development, meaning to maintain general and historic appearance of the old city, considering issues recommendations. In this case special attention is to be paid planning and area structure and street network. This principle not rejects wide reconstruction of development in the places where such reconstruction not opposites maintained historical condition and legislative regulations. As well, where necessary and advisable, change of function of buildings. We think that this way, which aims to maintain historical and architectural feature of the old city, development of functional content, will preserve historical districts and the city for us and future generations.

Art Expert – Gia Chanishvili

15.10.2007

Signature and Round Seal

Buildings Registration Report №



1. Name

Residential house

2. Location/address

2.1. Administrative belonging

State	Georgia
Region	
City	Tbilisi
Administrative region	Mtatsminda-Krtsanisi
Historical name of the district	Seydabad-Kharfukhi
Street (streets)	Mirza Shafi
№ of building	4
Village	
PO BOX	0105
2.2. Geographic/historical location	
Historical part	
Name of not administrative geographic area	
Name of historical name	
Distance and direction from the nearest settlement	

3. Type of building

Architectural	1. <u>Civil</u>	2. Religious	3. Defense
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4. Status and category of building

Subject of recommendation	
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5. Date of construction

Century	Period	Abs date
<u>XIX</u>	1. 2. <u>3.</u>	

6. Function

Name	Initial	New
1. Religious		

2. Defense		
3. Civil	Residential house	Residential house

7. Ownership / indicate owner /

Legal entity	
Natural person	Mixed ownership

8. Short description of building

Two-story brick building, having complicated plan is located on Mirza Shafi Street: it has a small garden from the side of I. Grishashvili Street.

The very first building, which pays attention of the street visitor, is composed of two "blocks": Artistic solution of each of them is different. One part of the house is a more light structure: first floor is erected with rubble stones and bricks, plastered with cement mortar. In the upper part there are cut windows. Second floor is space opened by a wooden balcony (which presently is glazed) and it gives lightness to the building.

Second "block" of the building is comparatively massive. The first floor, erected on the rock slope is completely plain deaf and massive wall, erected with rubble stone and brick. It is separated from the second floor by a sash. Second floor in this part of the house is divided by different sized window openings. Distance is as well different between them, which gives mood of live rhythm and dynamic to the façade composition. In the left section of the façade, between window openings there is pasted a stone tile with Persian inscription (may it is a tomb stone). Building is completed by stone covering and parapetto.

In the left part of the house there is six step stone and concrete staircase, which leads to a quite small inner garden. Because of complicated relief only one floor of the house has exit to the garden. Garden seems to be overloaded with multiple additionally erected structures, as a result of many changes, facades of which are completely plain and are not distinguished by any artistic values.

The building is visible as a whole both from I. Grishashvili and Abano Street and thanks to its modest shapes and sizes it creates interesting accent in development of artistic appearance of Mirza Shafi Street and as well as this micro district.

- Architectural and artistic value /high, average, low, not values/

9. General assessment of physical condition of the building

Good, average, bad, very bad, ruined

10. 11. Reference to available documentation and references, building related specifications

12. Additional Information

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13. Report issued by

Art Expert Diana Gugeshashvili, "Dzveli Ubani" Ltd

14. Date of Registration Report

March 2005

Buildings Registration Report №



1. Name

Residential house

2. Location/address

2.1. Administrative belonging

State	Georgia
Region	
City	Tbilisi
Administrative region	Mtatsminda-Krtsanisi
Historical name of the district	Seydabad-Kharfukhi
Street (streets)	Mirza Shafi
№ of building	8
Village	
PO BOX	0105
2.2. Geographic/historical location	
Historical part	
Name of not administrative geographic area	
Name of historical name	
Distance and direction from the nearest settlement	

3. Type of building

Architectural	2. <u>Civil</u>	2. Religious	3. Defense
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4. Status and category of building

Subject of recommendation	
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5. Date of construction

Century	Period	Abs date
<u>XIX</u>	1. 2. <u>3.</u>	

6. Function

Name	Initial	New
1. Religious		

2.Defense		
3.Civil	Residential house	Residential house
7. Ownership / indicate owner /		
Legal entity		
Natural person	Mixed ownership	

8. Short description of building

Two-story brick building is located on Mirza Shafi Street, a bit deeper from the red line, on the rock slope. After times the house had been changed multiple times and as a result it has additional structures (third floor, in the left part of the house, on the second floor it has a massive ugly additional structure); because of this the building has almost completely lost its original appearance and artistic value.

The house has two gardens in front (one is a small one adjusted directly to the additional structure and the second, larger garden is separated by ugly concrete opening and metal grid), where visitor have access from metal gates, going up the slope. Garden from Mirza Shafi Street is separated by high concrete base wall and metal grid.

On the garden side there is maintained wooden massive glazed balcony, old Georgian brick wall and itself the structure of the garden, having stone staircases. Stairs align to the relief and connects houses, located at different levels. On Tbilisi plan of 1898 Tatar Turn was located almost at this place (Presently called Mirza Shafi), which is not survived.

- Architectural and artistic value /high, average, low, not values/

9. General assessment of physical condition of the building

Good, average, bad, very bad, ruined

10.11. Reference to available documentation and references, building related specifications

12. Additional Information

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13. Report issued by

Art Expert Diana Gugeshashvili, "Dzveli Ubani" Ltd
--

14. Date of Registration Report

March 2005

Buildings Registration Report №



1. Name

Residential house

2. Location/address

2.1. Administrative belonging	
State	Georgia
Region	
City	Tbilisi
Administrative region	Mtatsminda-Krtsanisi
Historical name of the district	Seydabad-Kharfukhi
Street (streets)	Mirza Shafi
Nº of building	10
Village	
PO BOX	0105
2.2. Geographic/historical location	
Historical part	
Name of not administrative geographic area	
Name of historical name	
Distance and direction from the nearest settlement	

3. Type of building

Architectural	3. <u>Civil</u>	2. Religious	3. Defense
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4. Status and category of building

Subject of recommendation	
---------------------------	--

5. Date of construction

Century	Period	Abs date
<u>XX</u>	<u>1.</u> 2. 3.	

6. Function

Name	Initial	New
1. Religious		

2.Defense		
3.Civil	Residential house	Residential house

7. Ownership / indicate owner /

Legal entity	
Natural person	Mixed ownership

8. Short description of building

Brick erected two-story building with various additional structures is located on Mirza Shafi Street, on a rocky hill. It is aligned to the street curved line, repeats its shape and it is located with sharp corner to the next house №8. Access to the house is available using a high stone staircase.

Second floor is divided by straight corner openings of windows and doors, which are surrounded by profiled edges. The whole length of the façade is attached by light metal balcony. House corners are accented by "canals".

Aside allocated not plastered façade is interesting, where in the brick line there are included rubble stones, which defines artistic appearance of the façade.

The house, together with the next building is visible from Abano Street and before its original appearance was lost because of various changes, it was somehow participating in creation of artistic and architecture appearance of background development.

- Architectural and artistic value /high, average, low, not values/

9. General assessment of physical condition of the building

Good, average, bad, very bad, ruined

10.11. Reference to available documentation and references, building related specifications

12. Additional Information

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13. Report issued by

Art Expert Diana Gugeshashvili, "Dzveli Ubani" Ltd
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14. Date of Registration Report

March 2005

Buildings Registration Report №



1. Name

Residential house

2. Location/address

2.1. Administrative belonging	
State	Georgia
Region	
City	Tbilisi
Administrative region	Mtatsminda-Krtsanisi
Historical name of the district	Seydabad-Kharfukhi
Street (streets)	Mirza Shafi
№ of building	16
Village	
PO BOX	0105
2.2. Geographic/historical location	
Historical part	
Name of not administrative geographic area	
Name of historical name	
Distance and direction from the nearest settlement	

3. Type of building

Architectural	4. <u>Civil</u>	2. Religious	3. Defense
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4. Status and category of building

Subject of recommendation	Having sign of monument
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5. Date of construction

Century	Period	Abs date
<u>XIX</u>	1. 2. <u>3.</u>	

6. Function

Name	Initial	New
------	---------	-----

1. Religious		
2. Defense		
3. Civil	Residential house	Residential house
7. Ownership / indicate owner /		
Legal entity		
Natural person	Private ownership	

8. Short description of building

Three-story brick house, back façade of which is adjusted to the rock. House is roof covered by double inclined box type roof. Second and third floors are opened in the space by wooden balconies, which presently are glazed and are used for living. The building to the right section is attached by high wooden staircase, which connects to the second floor. First floor is completely changed by different additional structures erected different times, which loss original image of the house and its high artistic value.

Artistic solution of the façade is interesting: because of features of the house plan (Russian П-type shape), side parts are slightly front posed. Corners between blocks and house block pays attention, sharp transition between which is lighted by additional space, as a result of which there is created passing and moving line. Such feature of the facade gains special expression to the building and gives not ordinary and at the same time active and sharp accent to the district development.

- Architectural and artistic value /high, average, low, not values/

9. General assessment of physical condition of the building

Good, average, bad, very bad, ruined

10.11. Reference to available documentation and references, building related specifications

Part of this house is visible on the photos of the end of the XIX centuries, filed in achieve

12. Additional Information

Structural and architectural shapes of the house are featured for inner development of the district and in case of new construction, these factors are to be considered

13. Report issued by

Art Expert Diana Gugeshashvili, "Dzveli Ubani" Ltd

14. Date of Registration Report

March 2005

Buildings Registration Report №



1. Name

Residential house, Mirza Shafi Street N20

2. Location/address

2.1. Administrative belonging	
State	<u>Georgia</u>
Region	
City	<u>Tbilisi</u>
Administrative region	<u>Old Tbilisi Administration</u>
Historical name of the district	<u>Kharfukhi</u>
Street (streets)	<u>Mirza Shafi</u>
№ of building	<u>20</u>
Village	
PO BOX	<u>0105</u>
2.2. Geographic/historical location	
Historical part	
Name of not administrative geographic area	
Name of historical name	
Distance and direction from the nearest settlement	

3. Type of building

Architectural	5. <u>Civil</u>	2. Religious	3. Defense
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4. Status and category of building

Subject of recommendation	Without status
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5. Date of construction

Century	Period	Abs date
<u>XX</u>	<u>1. 2. 3.</u>	

6. Function

Name	Initial	New
------	---------	-----

1. Religious		
2. Defense		
3. Civil	Residential house	Residential house

7. Ownership / indicate owner /

Legal entity	
Natural person	<u>Private ownership</u>

8. Short description of building

1,5 story residential house of minor size, of straight corner planning, located on sloped relief, between small staircase and street staircase. Its main façade goes out to the red line of street development. Lower, comparably low floor is erected by stone-gravel and the II floor, the main one – by bricks. Respectively, on the main façade lower floor is plastered, the upper one – pay attention with not plastered brick lining.

On the both floors there are four opening up to each other, entrance door is in the left part of the building. Opening of I floor are plain, with straight corners. II floor is decorated with brick lining. It rhythmically divided by low straight corner pilasters. There are windows of light plain dome shape, which have guardrails of the same shape, lined in brick, which is a type of décor. The lash under the windows and triangle elements are decorated as well with brick lining.

One floor background of the building goes out to a small garden, which is accessible from a small stone staircase on the left side of the house.

In total the residential house has no independent artistic value. For this district it is a foreground construction.

9. General assessment of physical condition of the building

Good, average, bad, very bad, ruined

10.11. Reference to available documentation and references, building related specifications

This house is not visible on the photo of the beginning of the XX century from archive. Before that period there was erected a building of different configuration

12. Additional Information

To replace this house, it is possible to construct new building, considering artistic and architectural features of the district

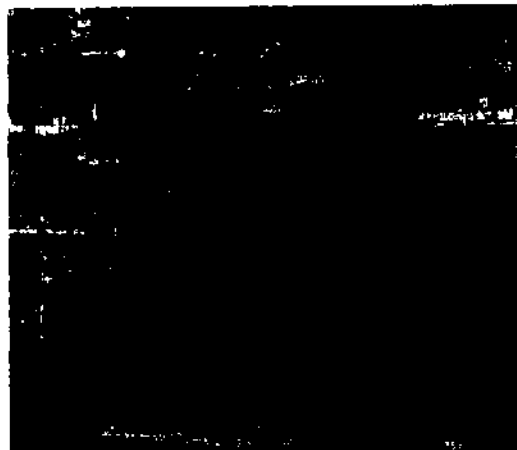
13. Report issued by

"Dzveli Ubani" Ltd

14. Date of Registration Report

October 2007

Buildings Registration Report №



1. Name

Residential house, Mirza Shafi Street N24

2. Location/address

2.1. Administrative belonging	
State	<u>Georgia</u>
Region	
City	<u>Tbilisi</u>
Administrative region	<u>Old Tbilisi Administration</u>
Historical name of the district	<u>Kharfukhi</u>
Street (streets)	<u>Mirza Shafi</u>
№ of building	<u>24</u>
Village	
PO BOX	<u>0105</u>
2.2. Geographic/historical location	
Historical part	
Name of not administrative geographic area	
Name of historical name	
Distance and direction from the nearest settlement	

3. Type of building

Architectural	6. <u>Civil</u>	2. Religious	3. Defense
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4. Status and category of building

Subject of recommendation	Without status
---------------------------	----------------

5. Date of construction

Century	Period	Abs date
<u>XIX</u>	1. 2. <u>3</u>	

6. Function

Name	Initial	New
1. Religious		
2. Defense		

3.Civil	Residential house	Residential house
7. Ownership / indicate owner /		
Legal entity		
Natural person	<i>Private ownership</i>	

8. Short description of building

1,3 story residential house, erected with brick and block, of large size, with multiple parts, having changeable flooring, is located in the deepness of Mirza Shafi Street. On the development line there is faced wall of garage, with inserted iron gates. Over it there is terrace, at the level of II floor, iron handle rail of which is facing street as well. There are several independent entrances in the building. They are accessible from the street staircase system featured to the district – from the staircase attached from the right side to the house N32 we can access the garden of the house, and on the left side there is gate of house N28, on the right side there starts a new staircase and it passes between House N24 and N26. This narrow street staircase is useful for several houses in parallel and it is intended for each areas located in the deepness. On the right side of the house there is a staircase as well, which starts from the side of house N20.

The building itself is a not homogenous unity of additional and adjusted structures erected different times, which to each other and according to the complicated relief are developed in the deepness of the street in a step type, to the direction of mountain slope. Here are total five areas, which by these additional structures, in spite of different types of terraces and handle rails or walls, create united logic structure, which have been developed resulting from requirements during a long period. Demand for increase of residential area, resulted in creation of these new structures, development of which created interesting architectural and planning structure on its side. It sharpness is revealed only by paying attention and as a result of certain correction, it may become interesting architectural solution for this place.

In total, presently the residential house has no independent artistic value.

9. General assessment of physical condition of the building

Good, average, bad, very bad, ruined

10.11. Reference to available documentation and references, building related specifications

This house is visible on the photo of the beginning of the XIX century from archive, where there is visible the initial structure inside additional structures, initially it had roofing

12. Additional Information

To replace this house with design of new building, it might be interesting with its structure – with open terraces transited from the street to the slope in a step type, which will be indivisible part of live rhythm of development. As well existed mobile system of street staircases featured for the district will be used.

13. Report issued by

"Dzvelj Ubani" Ltd

14. Date of Registration Report

October 2007

Buildings Registration Report №



1. Name

Residential house, Mirza Shafi Street N26

2. Location/address

2.1. Administrative belonging

State	<u>Georgia</u>
Region	
City	<u>Tbilisi</u>
Administrative region	<u>Old Tbilisi Administration</u>
Historical name of the district	<u>Kharfukhi</u>
Street (streets)	<u>Mirza Shafi</u>
№ of building	<u>26</u>
Village	
PO BOX	<u>0105</u>
2.2. Geographic/historical location	
Historical part	
Name of not administrative geographic area	
Name of historical name	
Distance and direction from the nearest settlement	

3. Type of building

Architectural	7. <u>Civil</u>	2. Religious	3. Defense
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4. Status and category of building

Subject of recommendation	Without status
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5. Date of construction

Century	Period	Abs date
<u>XIX, end, XX</u>	<u>1. 2. 3.</u>	

6. Function

Name	Initial	New
1. Religious		
2. Defense		

3.Civil	<u>Residential house</u>	<u>Residential house</u>
7. Ownership / indicate owner /		
Legal entity		
Natural person	<u>Private ownership</u>	

8. Short description of building

Large sized 1-2-3 story changed and not original residential house is located in the deepness of the street. It is accessible from street staircase, which we can access from the staircase adjusted to the right side of house N32. This narrow street staircase passes between houses N24 and N26. It is useful for several houses in parallel and it is intended for each areas located in the deepness.

First part of the building is two-story and is located on the high place of relief, in a blind alley accessible from street staircase. It is built with Georgian bricks and is a piece of Tbilisi type residence of the II half of XIX century. From the side façade passing through the blind alley they house seems had main entrance – there is left wooden two sided decorated with profiles, in the upper part metal grids. There are two windows of straight corners next to the door. The façade oriented to Mirza Shafi Street is completely decorated with wooden gallery. This part of the house presently is deformed and not suitable for living, it is empty. New additional structure is adjusted to the house, which in front of gallery is finished by a large terrace and so this old two-story house, erected in the deepness, is visible as third floor of new building. Under this terrace there are one more small terrace of new house – of half cycle shape. In total there is a tall house with sharply forwarded terraces, which presently is clearly visible in the existed development, both from the city and Abanotubani and directly from the street and with its sizes and general shape and proportion is irrelevant to it. I floor of this building, which is erected by new block, stands in a small garden existed behind house N32, from which there is access to garden of building N28. Iron columns, which are load bearing of terrace are inserted in the garden as well.

In total, the house has no independent high artistic value.

9. General assessment of physical condition of the building

Good, average, bad, very bad, ruined

10.11. Reference to available documentation and references, building related specifications

This house is visible on the photo of the end of the XIX century from archive, where there is visible the initial structure inside additional structures, initially it had roofing

12. Additional Information

To replace this house with design of new building, it might be interesting with its structure – connection of street staircase with a large area transited from the street to the slope, is a very useful and shortest way to access several buildings in parallel. This on its side results in live rhythm of development.

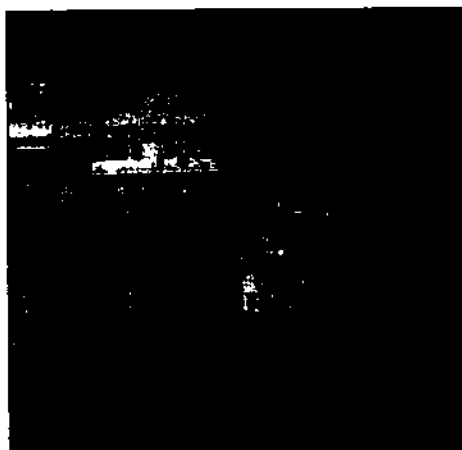
13. Report issued by

"Dzveli Ubani" Ltd

14. Date of Registration Report

October 2007

Buildings Registration Report №



1. Name

Residential house, Mirza Shafi Street N28

2. Location/address

2.1. Administrative belonging	
State	<u>Georgia</u>
Region	
City	<u>Tbilisi</u>
Administrative region	<u>Old Tbilisi Administration</u>
Historical name of the district	<u>Kharfukhi</u>
Street (streets)	<u>Mirza Shafi</u>
№ of building	<u>28</u>
Village	
PO BOX	<u>0105</u>
2.2. Geographic/historical location	
Historical part	
Name of not administrative geographic area	
Name of historical name	
Distance and direction from the nearest settlement	

3. Type of building

Architectural	8. <u>Civil</u>	2. Religious	3. Defense
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4. Status and category of building

Subject of recommendation	Without status
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5. Date of construction

Century	Period	Abs date
<u>XIX, end, XX</u>	1. 2. <u>3.</u>	

6. Function

Name	Initial	New
1. Religious		
2. Defense		
3. Civil	<i>Residential house</i>	<i>Residential house</i>

7. Ownership / indicate owner /

Legal entity	
Natural person	<i>Private ownership</i>

8. Short description of building

Middle sized one story brick residential house consists of two areas attached to each other. It is a rebuilt area of old roofing house. Presently it has got a tin slope roof. It is located in the deepness of the street, in parallel with the development line. It is accessible from the gates coming out to the small garden existed behind house N32. It as well has second entrance from street staircase between houses N32 and N34.

Building has one façade, oriented to the garden, with straight corner ugly windows and iron entrance door. On the façade, in the left part there is attached small wooden staircase with balcony. Because of this one story building located in the deepness, it almost is visible neither from the city nor from the street.

In total, the house has no independent high artistic value. It is important somehow from its structure – with its location in the deepness, relief location and useful location in dense urban tissue, which conditions general diversity of development.

9. General assessment of physical condition of the building

Good, *average*, bad, very bad, ruined

10.11. Reference to available documentation and references, building related specifications

This house is visible on the photo of the end of the XIX century from archive, where there is visible the initial structure inside additional structures, initially it had roofing

12. Additional Information

In case of design of a new house, to replace the existed one, new structure is possible to design

13. Report issued by

"Dzveli Ubani" Ltd

14. Date of Registration Report

October 2007

Buildings Registration Report №



1. Name

Residential house, Mirza Shafi Street N32, two story house

2. Location/address

2.1. Administrative belonging	
State	<u>Georgia</u>
Region	
City	<u>Tbilisi</u>
Administrative region	<u>Old Tbilisi Administration</u>
Historical name of the district	<u>Kharfukhi</u>
Street (streets)	<u>Mirza Shafi</u>
Nº of building	<u>32</u>
Village	
PO BOX	<u>0105</u>
2.2. Geographic/historical location	
Historical part	
Name of not administrative geographic area	
Name of historical name	
Distance and direction from the nearest settlement	

3. Type of building

Architectural	9. <u>Civil</u>	2. Religious	3. Defense
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4. Status and category of building

Subject of recommendation	Without status
---------------------------	----------------

5. Date of construction

Century	Period	Abs date
<u>XIX, XX</u>	1. 2. <u>3.</u>	

6. Function

Name	Initial	New
1. Religious		
2. Defense		
3. Civil	<u>Residential house</u>	<u>Residential house</u>

7. Ownership / indicate owner /

Legal entity	
Natural person	<u>Private ownership</u>

8. Short description of building

Middle sized two story residential house has a Russian II letter-type plan and its side façade comes out to the street development. Façade is plastered with cement and plaster and presently is completely ugly. At the II floor level there are two straight corner small windows of different sizes, the right one should be of later period. This small window seems to be cut into masonry part of original balcony. There is left Georgian brick lining.

At this address, aside, there are other independent constructions – one story building with two small additional structures.

Diametrical façade of the house is opened, which is located upper compared to the street level and on this side house is one story. Wooden gallery is aligned to the entire length of façade. Garden is fenced from the street side. In the garden you can access from stone step staircase. House is built with Georgian brick. Additional later structures are of brick and block.

In total, the house has no independent high artistic value. It may be interesting as a construction well matched to urban tissue in view point of its structure – having a street oriented garden, the building well matched with dense development of street staircase system conditions its live rhythm.

9. General assessment of physical condition of the building

Good, average, bad, very bad, ruined

10.11. Reference to available documentation and references, building related specifications

This house is visible on the photo of the end of the XIX century from archive, where there are visible original small windows

12. Additional Information

To replace these constructions, new areas may be built, considering general structure

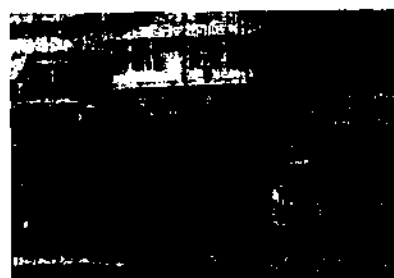
13. Report issued by

"Dzveli Ubani" Ltd

14. Date of Registration Report

October 2007

Buildings Registration Report №



1. Name

Residential house, Mirza Shafi Street N32, one story house with additional structure

2. Location/address

2.1. Administrative belonging

State	<u>Georgia</u>
Region	
City	<u>Tbilisi</u>
Administrative region	<u>Old Tbilisi Admnistration</u>
Historical name of the district	<u>Kharfukhi</u>
Street (streets)	<u>Mirza Shafi</u>
Nº of building	<u>32</u>
Village	
PO BOX	<u>0105</u>
2.2. Geographic/historical location	
Historical part	
Name of not administrative geographic area	
Name of historical name	
Distance and direction from the nearest settlement	

3. Type of building

Architectural	10. <u>Civil</u>	2. Religious	3. Defense
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4. Status and category of building

Subject of recommendation	Without status
---------------------------	----------------

5. Date of construction

Century	Period	Abs date
<u>XX</u>	<u>1. 2. 3.</u>	

6. Function

Name	Initial	New
1. Religious		
2. Defense		
3. Civil	<u>Residential house</u>	<u>Residential house</u>

7. Ownership / indicate owner /

Legal entity	
Natural person	<u>Private ownership</u>

8. Short description of building

Middle sized one story residential house with additional structure aligns street development line. It has a straight corner planning. It is brick and block erected. Originally there was a small ugly construction, to which presently are adjusted two small areas.

At this address, aside, there is another independent construction – two story

Building has one façade, oriented to the street. In the right part there is adjusted low staircase, from which there is access directly in the building, and as well in the back garden. In the garden, on its side is gates to enter the house N28 and there starts street staircase to access houses N24 and N26.

Main façade of the house is plain, older one, between windows of original building, there are remained parts of profiled lash, as well wooden ledge.

In total, the house has no independent high artistic value. It belongs to number of foreground buildings and pays attention as one of the component of general structure of development.

9. General assessment of physical condition of the building

Good, average, bad, very bad, ruined

10.11. Reference to available documentation and references, building related specifications

Original base, one story section of the house is visible on the photos of the end of XIX century. taken from archive

12. Additional Information

To replace these constructions, new areas may be built, considering general structure

13. Report issued by

"Dzveli Ubani" Ltd

14. Date of Registration Report

October 2007

Buildings Registration Report №



1. Name

Residential house, Mirza Shafi Street N34

2. Location/address

2.1. Administrative belonging	
State	<u>Georgia</u>
Region	
City	<u>Tbilisi</u>
Administrative region	<u>Old Tbilisi Administration</u>
Historical name of the district	<u>Kharfukhi</u>
Street (streets)	<u>Mirza Shafi</u>
№ of building	<u>34</u>
Village	
PO BOX	<u>0105</u>
2.2. Geographic/historical location	
Historical part	
Name of not administrative geographic area	
Name of historical name	
Distance and direction from the nearest settlement	

3. Type of building

Architectural	11. <u>Civil</u>	2. Religious	3. Defense
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4. Status and category of building

Subject of recommendation	Without status
---------------------------	----------------

5. Date of construction

Century	Period	Abs date
<u>XIX</u>	1. 2. <u>3.</u>	

6. Function

Name	Initial	New
1. Religious		
2. Defense		
3. Civil	<u>Residential house</u>	<u>Residential house</u>

7. Ownership / indicate owner /

Legal entity	
Natural person	<u>Private ownership</u>

8. Short description of building

Middle sized one-two story residential house is located in the deepness of the street. It is composed of two adjusted areas. Garage building comes out to the development line, which separates small garden in front of the house from the street. Building has a straight planning. It is erected by Georgian brick.

Entrance door in the left part and from that spot we enter garden passing brick and stone several steps, which is located on the garage roof and is separated from the street by a simple type iron handle rail. Building has got one façade, oriented to the street. Building is adjusted to the house N38 from the left side, and from the right side and back side is faces street staircase directed to the slope.

In the garden there are two ugly additional structures. The house itself is rebuilt and its appearance is changed. Façade of garden is wooden and glazed gallery.

In total, the house has no independent high artistic value. It belongs to number of background buildings, in this case it is important with its structure – street oriented garden conditions diversity of development.

9. General assessment of physical condition of the building

Good, average, bad, very bad, ruined

10.11. Reference to available documentation and references, building related specifications

Original base, one story section of the house is visible on the photos of the end of XIX century, taken from archive, where we see that it was opened in front with open balcony

12. Additional Information

To replace these constructions, new areas may be built, considering feature of existed area and general structure of district

13. Report issued by

"Dzveli Ubani" Ltd

14. Date of Registration Report

October 2007

Buildings Registration Report №



1. Name

Residential house, Mirza Shafi Street N38

2. Location/address

2.1. Administrative belonging

State	<u>Georgia</u>
Region	
City	<u>Tbilisi</u>
Administrative region	<u>Old Tbilisi Administration</u>
Historical name of the district	<u>Kharfukhi</u>
Street (streets)	<u>Mirza Shafi</u>
№ of building	<u>38</u>
Village	
PO BOX	<u>0105</u>
2.2. Geographic/historical location	
Historical part	
Name of not administrative geographic area	
Name of historical name	
Distance and direction from the nearest settlement	

3. Type of building

Architectural	12. <u>Civil</u>	2. Religious	3. Defense
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4. Status and category of building

Subject of recommendation	Without status
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5. Date of construction

Century	Period	Abs date
<u>XIX</u>	1. 2. <u>3</u>	

6. Function

Name	Initial	New
1. Religious		
2. Defense		
3. Civil	<u>Residential house</u>	<u>Residential house</u>

7. Ownership / indicate owner /

Legal entity	
Natural person	<u>Private ownership</u>

8. Short description of building

Middle sized two story residential house is located in the deepness of the street. On the development red line there is faced wall of the building support construction, which at one glance is perceived as a fence. On the left side there is arranged rubble-stone staircase, from where there is access to the garden, located upper to the street level. This staircase is somehow a part of street staircase system featured for the district and on other hand is an interesting detail of architecture-planning structure of the building. House is erected with Georgian brick.

Building has one façade, oriented to the garden. From the side it is attached to the houses N34 and N40, from the back side it faces to the street staircase passing to the slope.

In the garden there are two ugly additional structures. The house itself is rebuilt and its appearance is changed. Garden façade presently is wooden glazed gallery, originally they had been an opened balcony on the II floor, from which there is remained wooden lathed handle rail.

In total, the house has no independent high artistic value. It belongs to number of background buildings, in this case it is important with its structure – uphill garden oriented to the street, which conditions diversity of development.

9. General assessment of physical condition of the building

Good, average, bad, very bad, ruined

10.11. Reference to available documentation and references, building related specifications

Some part of the house façade is visible on the photos of the end of XIX century, taken from archive, where we see that it was opened in front with open balcony

12. Additional Information

To replace these constructions, new areas may be built, considering relief and general structure of district

13. Report issued by

"Dzveli Ubani" Ltd

14. Date of Registration Report

October 2007

Buildings Registration Report №



1. Name

Residential house, Mirza Shafi Street N40

2. Location/address

2.1. Administrative belonging	
State	<u>Georgia</u>
Region	
City	<u>Tbilisi</u>
Administrative region	<u>Old Tbilisi Administration</u>
Historical name of the district	<u>Kharfukhi</u>
Street (streets)	<u>Mirza Shafi</u>
№ of building	<u>40</u>
Village	
PO BOX	<u>0105</u>
2.2. Geographic/historical location	
Historical part	
Name of not administrative geographic area	
Name of historical name	
Distance and direction from the nearest settlement	

3. Type of building

Architectural	13. <u>Civil</u>	2. Religious	3. Defense
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4. Status and category of building

Subject of recommendation	Without status
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5. Date of construction

Century	Period	Abs date
<u>XIX</u>	1. 2. <u>3</u>	

6. Function

Name	Initial	New
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1. Religious		
2. Defense		
3. Civil	<i>Residential house</i>	<i>Residential house</i>
7. Ownership / indicate owner /		
Legal entity		
Natural person	<i>Private ownership</i>	

8. Short description of building

Two story residential house with cellar is located in the deepness of the street. It is oriented to the street with average sized garden. On the development red line there is faced cement plastered brick fence, which separates house garden from street. Building has a straight corner planning. It is erected with Georgian brick.

Building main façade is oriented to the garden. Side façade faces to the narrow exit side. Because of the relief, building in the back side becomes one-story. Side façade of the building is divided by not systematically arranged openings. Building has no second side façade – it directly is adjusted to house N38. On I floor of the main façade there is as well cut door and windows and there is attached small staircase. From this side in the left part of the house there is wooden staircase passing to second floor. II floor is aligned with glazed gallery on the whole length. Building is covered with double sided sloped roof, which presently is covered by asbestos cement sheets.

In the house garden there are two ugly additional structures, erected later.

In total, residential house has lost its original appearance, has no independent high artistic value. It belongs to number of background buildings, in this case it is important with its structure – with street oriented garden, which somehow conditions live rhythm of development.

9. General assessment of physical condition of the building

Good, average, bad, very bad, ruined

10.11. Reference to available documentation and references, building related specifications

Some part of the house façade is visible on the photos of the end of XIX century, taken from archive, where we see that it was opened in front with open balcony

12. Additional Information

To replace these constructions, new areas may be built, considering relief and general structure of district

13. Report issued by

"Dzveli Ubani" Ltd

14. Date of Registration Report

October 2007

Buildings Registration Report №



1. Name

Residential house, Mirza Shafi Street N44

2. Location/address

2.1. Administrative belonging	
State	<u>Georgia</u>
Region	
City	<u>Tbilisi</u>
Administrative region	<u>Old Tbilisi Administration</u>
Historical name of the district	<u>Kharfukhi</u>
Street (streets)	<u>Mirza Shafi</u>
№ of building	<u>44</u>
Village	
PO BOX	<u>0105</u>
2.2. Geographic/historical location	
Historical part	
Name of not administrative geographic area	
Name of historical name	
Distance and direction from the nearest settlement	

3. Type of building

Architectural	1. <u>Civil</u>	2. Religious	3. Defense
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4. Status and category of building

Subject of recommendation	Without status
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5. Date of construction

Century	Period	Abs date
<u>XIX</u>	1. 2. <u>3</u>	

6. Function

Name	Initial	New
1. Religious		
2. Defense		
3. Civil	<u>Residential house</u>	<u>Residential house</u>

7. Ownership / indicate owner /

Legal entity	
Natural person	<u>Private ownership</u>

8. Short description of building

Old Georgian brick house is a high first floor. It is located in the deepness of the street and its garden is oriented to the street. House is separated from the street with wooden opening and brick fence, in which iron gates is inserted. Building has a straight corner planning.

Main façade of the building is oriented to garden, side façade faces narrow exist, and this side the wall is deaf. Because of the relief, building becomes two-story in the right part.

Main façade which faces building garden is aligned with wooden glazed gallery to the whole length. In the left edge part wooden gallery is left with authentic windows. In the same part there is attached later erected additional structure and on its right side there is stone step staircase which goes up to the second floor. In right part of the house there as well is additional structure and staircase. Building is covered with tile double sloped roof.

In total, residential house has lost its original appearance, has no independent high artistic value. It belongs to number of background buildings, in this case it is important with its structure – street oriented garden, which somehow conditions live rhythm of development.

9. General assessment of physical condition of the building

Good, average, bad, very bad, ruined

10.11. Reference to available documentation and references, building related specifications

Some part of the house façade and roof is visible on the photos of the end of XIX century, taken from archive, where we see that it was opened in front with open balcony

12. Additional Information

To replace these constructions, new areas may be built, considering relief and general structure of district

13. Report issued by

"Dzveli Ubani" Ltd

14. Date of Registration Report

October 2007

Buildings Registration Report №



1. Name

Residential house, Mirza Shafi Street N46

2. Location/address

2.1. Administrative belonging	
State	<u>Georgia</u>
Region	
City	<u>Tbilisi</u>
Administrative region	<u>Old Tbilisi Administration</u>
Historical name of the district	<u>Kharfukhi</u>
Street (streets)	<u>Mirza Shafi</u>
№ of building	<u>46</u>
Village	
PO BOX	<u>0105</u>
2.2. Geographic/historical location	
Historical part	
Name of not administrative geographic area	
Name of historical name	
Distance and direction from the nearest settlement	

3. Type of building

Architectural	1. <u>Civil</u>	2. Religious	3. Defense
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4. Status and category of building

Subject of recommendation	Background
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5. Date of construction

Century	Period	Abs date
<u>XIX</u>	1. <u>2</u> 3.	

6. Function

Name	Initial	New
1. Religious		
2. Defense		
3. Civil	<u>Residential house, House-Museum of Nariman Nakaf-oGlu Narimanov</u>	<u>Residential house</u>

7. Ownership / indicate owner /

Legal entity	
Natural person	<u>Private ownership</u>

8. Short description of building

Two-story residential house with half-cellar is located in the deepness of the street; this is the last building and mostly is adjusted to the mountain slope. Building has a straight corner planning. It is erected with Georgian brick. House is accessible from Mirza Shafi Street, through street staircase existed between houses N32 and N34. Back side of the house is accessible as well from narrow staircase passing through houses N40 and N48.

Building has two opened main facades, oriented to the open garden. Both facades are aligned with balcony on second floor, on walls of which there is remained authentic large profiled arch type cover, passing above openings. The columns of wooden balcony and two sided wooden door entering the house are as well original. Iron passing through handle rails are of later period. There is wooden staircase to access second floor, aside which I floor has a later erected additional structure.

In total, residential house belongs to number of background buildings, in this case it is important with its structure. It is one of the best matched piece of the part spread on the street development slope. Wide panorama of historical part of Tbilisi is visible from the house balconies and the house itself is well visible from the city and the street and is a part of existed diversity of development.

9. General assessment of physical condition of the building

Good, average, bad, very bad, ruined

10.11. Reference to available documentation and references, building related specifications

Some part of the house façade and roof is visible on the photos of the end of XIX century, taken from archive, where we see that on the back side there had been existed other buildings

12. Additional Information

Well known state official, writer and doctor – Nariman Nakaf-Oglu Narimanov (1870-1925) was living in this house and during several years there was a house-museum in this house. Presently it again is residential house.

13. Report issued by

"Dzveli Ubani" Ltd

14. Date of Registration Report

October 2007

Buildings Registration Report №



1. Name

Residential house, Mirza Shafi Street N48

2. Location/address

2.1. Administrative belonging	
State	<u>Georgia</u>
Region	
City	<u>Tbilisi</u>
Administrative region	<u>Old Tbilisi Administration</u>
Historical name of the district	<u>Kharfukhi</u>
Street (streets)	<u>Mirza Shafi</u>
№ of building	<u>48</u>
Village	
PO BOX	<u>0105</u>
2.2. Geographic/historical location	
Historical part	
Name of not administrative geographic area	
Name of historical name	
Distance and direction from the nearest settlement	

3. Type of building

Architectural	1. <u>Civil</u>	2. Religious	3. Defense
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4. Status and category of building

Subject of recommendation	Without status
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5. Date of construction

Century	Period	Abs date
<u>XX</u>	1. 2. <u>3</u>	

6. Function

Name	Initial	New
1. Religious		

2. Defense		
3. Civil	<i>Residential house</i>	<i>Residential house</i>
7. Ownership / indicate owner /		
Legal entity		
Natural person	<i>Private ownership</i>	

8. Short description of building

Newly constructed 1,5 story average sized residential house is the last residential building on the street, it is located directly at the border of Botanic Garden, nearby Botanic Institute and its back façade is included in the garden of Mirza Shafi Street N44. The house has planning similar to Russian letter Г, it is opened to the street by a small sized garden, which includes area located between two blocks of the house.

Garden is separated from the street with a wall, in which there is inserted double sided wooden high door and narrow entrance. On the II floor of façade, which faces garden, in the corner, there is iron balcony. It is oriented to the city wide panorama, as well as the house east façade. Walls of these facades are divided by windows having straight corner and plain domes. North and west facades are deaf, because, as we have mentioned, they face to gardens of adjusted constructions. Facades are plastered and white painted.

Building is completed with plain roofing cover, which is aligned by low grid on the perimeter and roofing is used as a terrace.

In total, residential house with its sizes, architectural and planning structure and simple structure and plain facades is adapted to Old Tbilisi style urban situation. In treatment of this building, somehow there are used motives of old buildings as well, for example, metal balcony. In addition, their proportion and rhythm is not considered completely in artistic point of view. As a result, the building has no independent artistic value and may be considered as one of ordinary piece of modern construction.

9. General assessment of physical condition of the building

Good, average, bad, very bad, ruined

10.11. Reference to available documentation and references, building related specifications

12. Additional Information

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13. Report issued by

<i>"Dzveli Ubani" Ltd</i>

14. Date of Registration Report

<i>October 2007</i>

TBILISI PLAN 1924
VI – DISTRICT
Kharfukhi



RESEARCH TERRITORY

SHUSHA STREET – GERZEL BAAZOV STREET
TATAR TURN – MIRZA SHAFI STREET
TAGI-ZADE STREET – GRISHASHVILI STREET



- **BATHS**



- **DEVELOPMENT**

Tbilisi Historic Museum (Karvasla)
Archive Fund ©

TBILISI PLAN 1902

VI – DISTRICT

Kharfukhi



RESEARCH TERRITORY

45. SURB SARKISI CHURCH;

60. MOSQUE;

187. MINERAL WATER BATHS;

TATAR STREET – MIRZA SHAFI STREET

SURB-SARKISI STREET – GRISHASHVII STREET

**TBILISI PLAN 1898
VI - DISTRICT
KHARFURI**

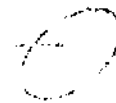
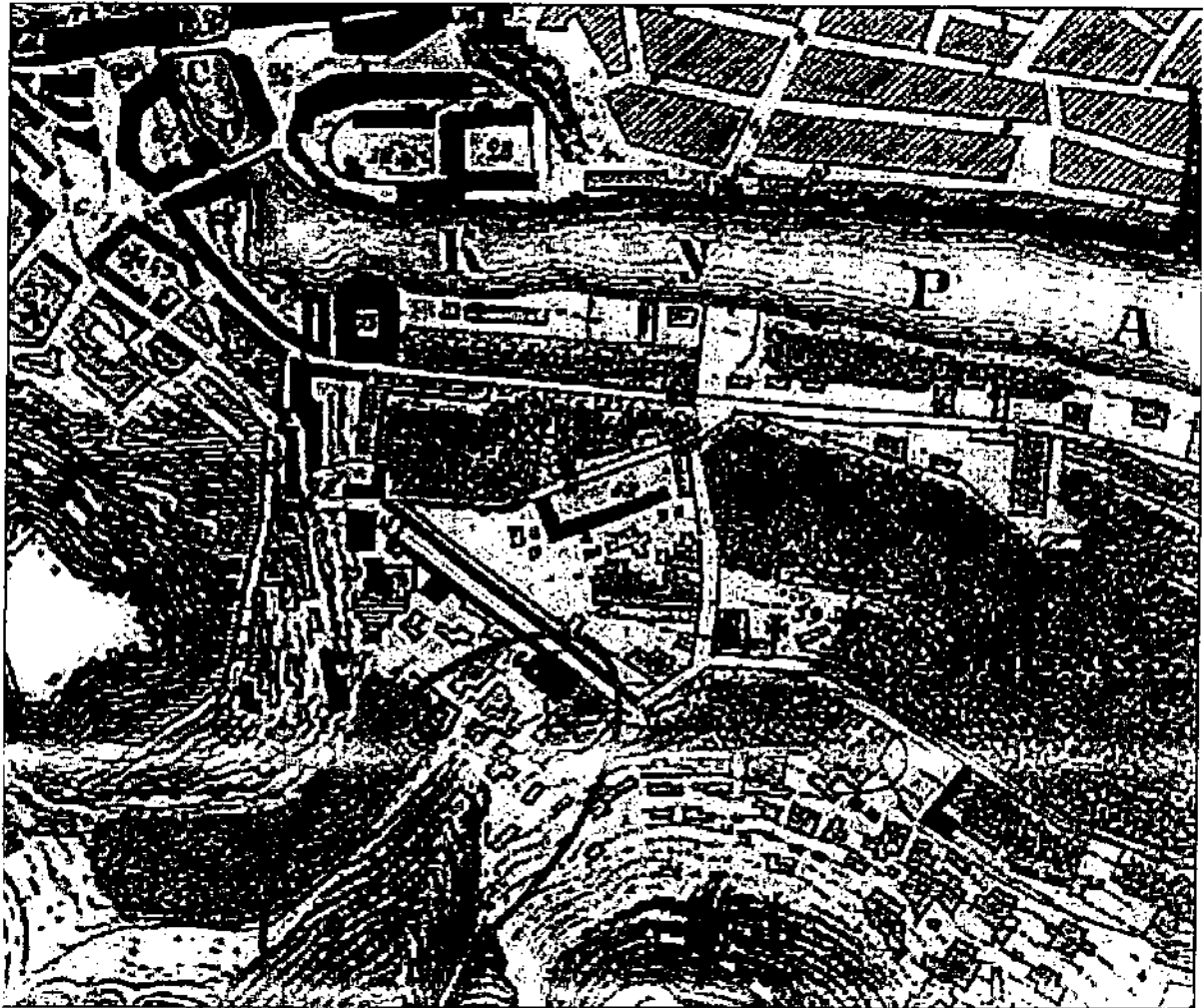


RESEARCH TERRITORY

**16. GREEK CHURCH;
17. SMALL CHURCH;
47. SURB SARKISI CHURCH;
66. MOSQUE
159. SUNNI RELIGIOUS DEPARTMENT**

**ABANOS KARIS STR - ABANO STR
TATAR CEMENTRY - MIRZA SHAFI STR
TATAR SLOPE - BAAZOV STR
ABANO STR - GRISHASHVILI STR
SURB - KARAPETI STR - GRISHASHVILI STR**

TBILISI PLAN 1867
 II - DISTRICT
 OLD CITY
 KHARFUKHI

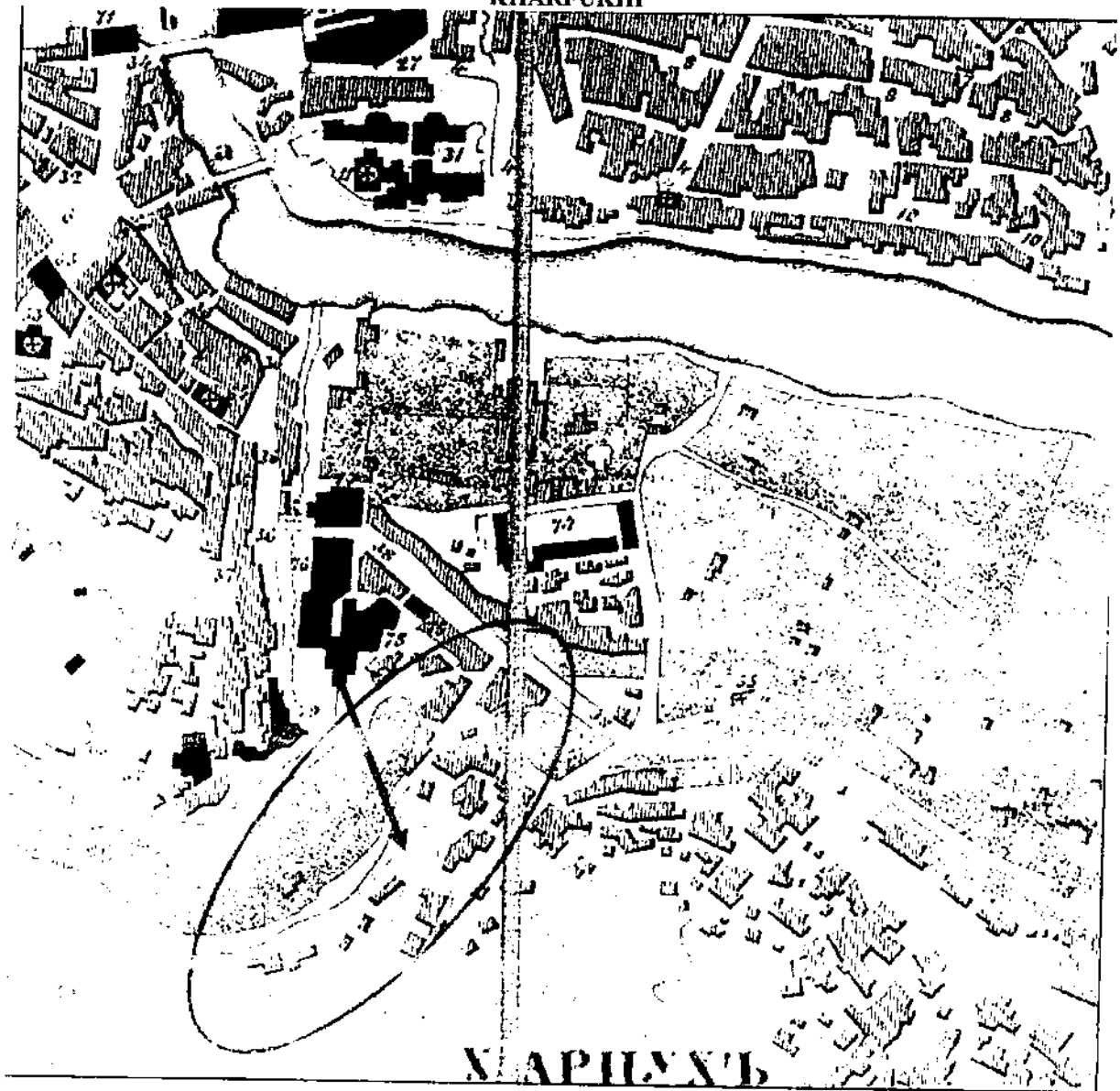


RESEARCH TERRITORY

- 6. MEIDANI
- 11. NEW STREET
- 31. ABANO STREET
- 32. BOTANIC STREET
- 49. GREEK CHURCH
- 57. CASTLE CURCH
- 58. SMALL CHURCH
- 59. SURB SARKISI CHURCH
- 61. LARGE MOSQUE
- 62. SMALL MOSQUE

- 63. EXARCH HOUSE
- 68. MARKET MEKVABETA
- 73. ARTSRUNS KARVASLA
- 76. BATH SAKHAZINO
- 77. SIONI CHURCH BATH
- 78. SUMBATASHVILI'S BATH
- 79. ABANO MELIKI
- 80. BATH OF ORBELIANI FAMILY (WOMEN)
- C. BRIDGE OF NIKOLOZ
- D. AVLABARI BRIDGE

TBILISI PLAN 1844
II - DISTRICT
OLD CITY
KHARFUKHI

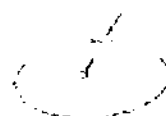
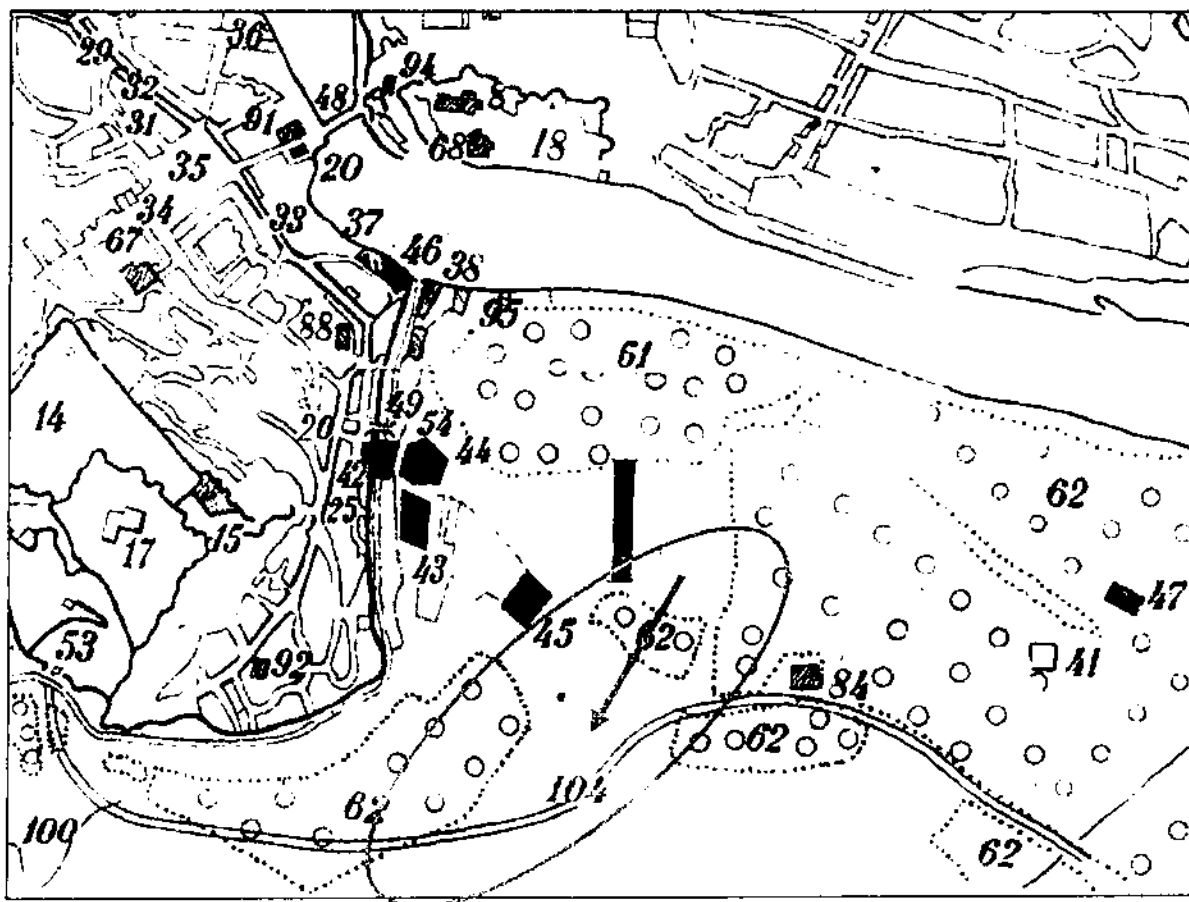


RESEARCH TERRITORY

36. ABANO STREET
37. BOTANIC STR
38. SABCHOS STR
74. MEKVABETA RIGI
75. BATH OF TREASURY

76. SIONI CHURCH BATH
77. SUMBATASHVILI'S BATH
78. BATH OF MELIK
79. ORBELIANI'S BATH
K. BRIDGE OF BATHS
a. BRIDGE OF NIKOLOZ
6. AVLABARI BRIDGE

TBILISI PLAN 1800s
I - QUARTER
Tfilisi - Seydabad

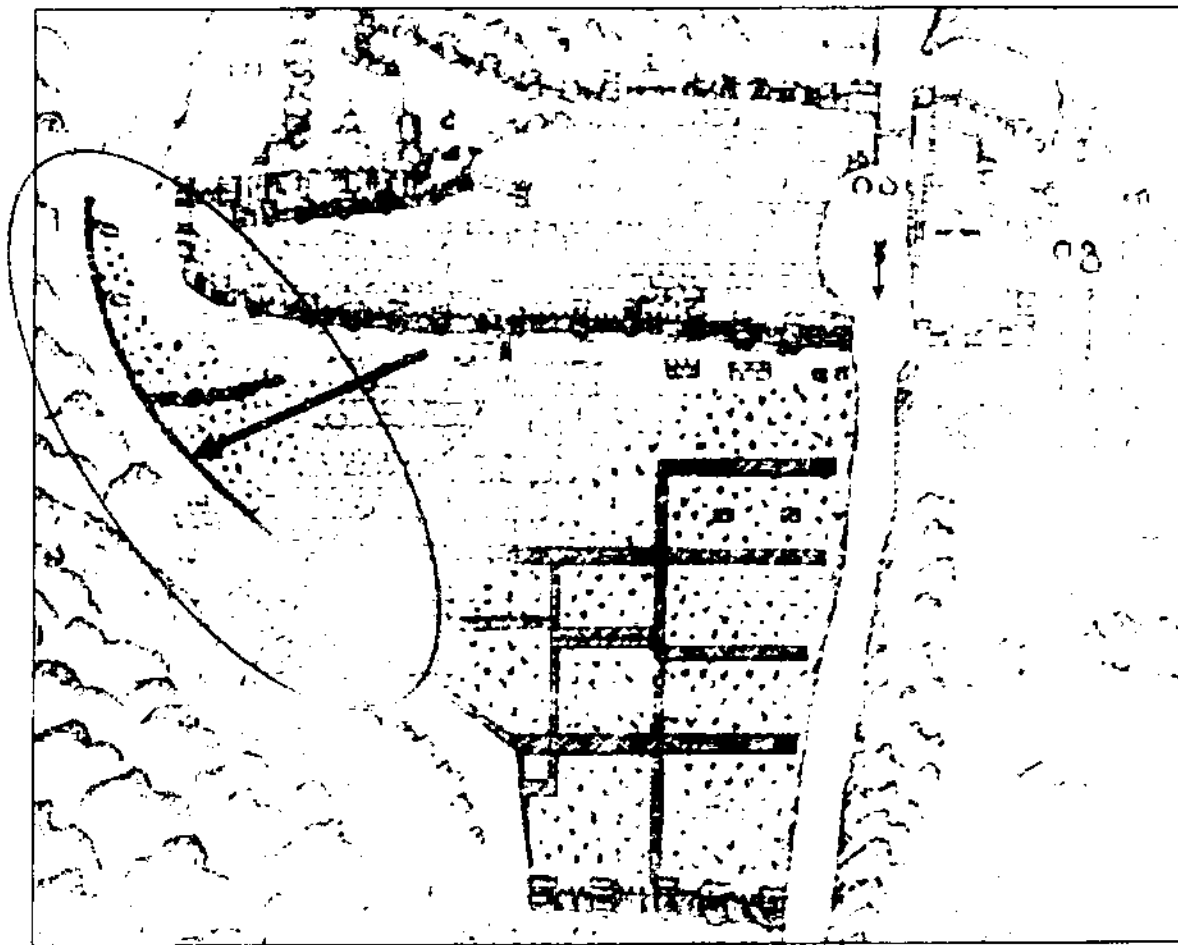


RESEARCH TERRITORY

- 20. SEYDABAD TOWER
- 25. MEKVABETA RIGI
- 38. DABAKHANA
- 41. MELIKI KARVASLA
- 42. EREKLE KING BATH
- 43. BEBUTON BATH
- 44. MOITARE BATH
- 45. BATH OF TREASURY
- 46. COOL BATH

- 47. COLD BATH
- 48. METEKHI BRIDGE
- 49. SEYDABAD BRIDGE
- 53. GANJA GATE
- 54. ABANO, SAME SEYDABAD GATE
- 61. CATHOLOCOS GARDEN
- 62. SEYDABAD GARDEN
- 84. SURB-SARKISI CHURCH
- 92. SUNNI MOSQUE
- 100. MUSLIM CEMENTRY
- 104. GANJA ROAD

TBILISI PLAN 1735
TFILISI-SEYDABAD
 Made by Vakhushti Batonishvili



RESEARCH TERRITORY

CASTE DABALI

- 01. TIFLISI, SAME SEYDABAD
- 02. AVLABARI BRIDGE
- 03. AVLABARI GATE
- 04. CASTLE MAGALI

15. CASTLE SQUARE

- 16. CHURCH OF NIKOLOZ
- 17. CASTLE CHURCH
- 46. TIFLISI BRIDGE FROM CASTLE
- 55. METEKHI AND CASTLE



