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THE SUSTAINABLE DEVELOPMENT OF A TRADITIONAL SETTLEMENT: THE CASE OF DRAKOPOULATA SETTLEMENT AS A MODEL OF CULTURAL, ECONOMICAL & TOURIST VIABLE UNIT.

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This work is dedicated to the memory of my dearly beloved grandmother Maria Gerasimatou – Sakkatou, who left me, on 17/1/2013 in Kefallonia. She is a Kefalonian noblewoman and she grew up in her listed Historical Private Buildings in Atheras Village. She inspired me during the project, as she was in love with her birth place. We will always love her and remember her.

ABSTRACT

This research is a model plan of the sustainable development of a listed traditional settlement, near the coastal zone of Kefallinia Island. This plan aims to resurrect a small, stagnant but remarkable traditional settlement, one of the few that managed to survive in a relatively good condition from the disastrous earthquake of 1953.

The goal of this model plan is to promote the Cultural Heritage of Kefallonia, through the revival of this settlement. After the historical and geographical report, follows the Architectural and Urban Planning analysis. Proposals for the configuration of the country planning are made, as also proposals and ideas for the restoration and the exploitation of the estates. Business suggestions are made in order to motivate the owners, while the natural environment has the main role: This plan considers the settlement as a strong economical autonomous core, which is based on the primary jobs, like the agriculture and farming. The additional opportunities of touristic proposals and businesses are to motivate the owners to exploit their estates. The scope of this plan is to give an opportunity to the residents, to open new jobs and actually remain in their place of birth. In the same time, each visitor can come closer to the Traditional Character of Kefallonia and her newer History.

After a complete research to all the Plans for the conservation, protection and revival of the traditional settlements in Greece, this research uses financial terms to prove the individual financial sustainability of this settlement and its financial role in this geographical area. Project Plans, duration, costs and Income Statements, declare the possibilities of the contribution of the “past” to the present and propose a serious solution to the modern economical crisis: A proper planning and developpement with respect to the Cultural Heritage of Greece.

This pilot plan can be adopted and adjusted to any listed traditional settlement in Greece and in Europe according the Historical, geographical and in general cultural characteristics of each one.

*The course of events will be profoundly influenced by political,
social, and economic factors....*

*CIAM, the City & Its Region
Le Corbusier*

KEYWORDS

Traditional Settlements, Ionian Architecture, Sustainable development, Cultural Heritage, Protection, Tourism, Coastal zones, Historical buildings, Management policy, Economical growth, Project plan.



It was at dawn, a day of August

When the nature start threaten us

*With an underground sound and with
madness,*

Started the disaster.

*Wounds, Cries and Screams, the houses
had fallen down, abandoned ...*

*The churches had fallen down, the
mothers were crying for their children, the
campaniles had fallen, and the bells had
broken forever....*

Kefalonian lamentation

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I. INTRODUCTION

1.1. Purposes, Goals and Method followed for this Research

This pilot plan was inspired after the in depth analysis of the village's "physical nature" and its extensive capabilities. It is more than an aim, to prove its importance to the social, cultural and economical network of the island and in general in the country. The purpose of this research is to reveal and unfold the real character of the specific traditional settlement chosen.

The objective of this method plan firstly is to attempt an analysis of the various possibilities "hidden" in this settlement. Secondly but most important, is the implementation of a strong management plan that will lead to the sustainable development of the village.

As this research is not another theoretical statement about the maintenance of the traditional settlements, but a dynamic and tight project which aims at the resurrection of a modern semi-abandoned cultural area, contains realistic economical facts and terms.

Within the scope the achievement of this plan, the method followed, is primarily the documentation and the interpretation of the traditional settlement. It is of major importance to unveil its distinct identity in order to assess its capacity and its particularities for development.

A secondary phase is to conduct a comparison between this project and similar practices, in order to adopt the accomplishments and avoid the failures. Plenty of study cases for this purpose, applied in the Greek and European region, were thoroughly examined. Taking into serious consideration the analysis of the Greek Legislation, the Greek's State programs and the European politics that were suggested for the Protection and exploitation of Cultural Heritage and actually never applied, the plan is cited as a business proposal. The function of the traditional settlement is designed in total and the suggestions target in its sustainable and independent development.

This proposed model plan is a serious solution for the promotion of the Nations' Cultural Heritage, the exploitation of the given "dead-zones" of traditional settlements and of the enhancement of the current economic situation¹.

¹ App. Chapter I, p.73.



*My tears are flowing rivers, with my remembrance
together.*

In my broken heart, your memory still, is alive...

Kefalonian Poet, K. Morfesis.

II. DOCUMENTATION

II.1. Historical Data.

II.1.1. for the Earthquake & Kefallonia Island

The Ionian Islands consist of seven islands. The bigger and the most mountainous one, is Kefallonia Island with 781sq. km., and 35.801 residents² (app. Chapter II). It has a variety of beaches and a special speleological and geological in general, interest. The island is considered to be of highly seismic activity, so the vibrations are a common phenomenon the entire year round.

In 1953 a disastrous earthquake hit the seven islands, but Kefallonia and Ithaca suffered the greatest destruction³. Each tremor in 9/08/1953, 11/08/1953 and the “coup de grace” in 12/08/1953, was equal with 1750 million kilowatt hourly.

The tremors of 13 & 14/08/1953, managed to flatten everything that was left standing. The 7.2 on the Richter scale in 7km of focal depth ruined 99% of the buildings in Kefallonia⁴. The Architectural Heritage of the island vanished at once:

*The earthquake took with him for ever the craftsmen’s technique. The color that gave identity to our villages has been erased for ever. The tradition and the rural character have been forever disappeared...*⁵

Everything that had been left standing still was later flattened from the 3000 tremors that followed, from the bad weathering and the fires that burst out all over the place: “Without exaggeration, firstly for Kefallonia and secondly for Ithaca, after the tremors, a new survey map is going to be needed”⁶. The help from the foreigners that was given in the Ionian Islands was huge like a crusade⁷.

² Wikipedia, The Free Encyclopedia, “*Cephalonia*”, retrieved 7th January 2013, <<http://www.wikipedia.org/wiki/Kefalonia>>.

³ “The entire island of Kefallonia seems like cemetery”, *Kathimerini*, 12 August 1953.

⁴ E. Panayiotopoulos, “Kefallonia will be reconstructed with Saint’s Gerasimos help”, *Ethnos*, 18 November 1954.

⁵ E. Livada Douka & G. Galanos, *Dies Irae, August of 1953: The year of disconnection*, 1st edn, Graphic Arts, Athens, 2006, p.10.

⁶ Athinaiki Newspaper, 13 September 1953.

⁷ App. Chapter II, p.74.



In the beginning of September, the assessment of the damages in the capital city of Argostoli was about 1,000,000 cubic meters of debris. In October of 1954, the areas that were about to be reconstructed, were the communities of Crane, Sami and Palli. Some villages were completely or partly moved from their initial position, while a reformation of the urban plan took place almost everywhere⁸.

II.1.2. for Drakopoulata Settlement

Drakopoulata settlement is one of the few settlements that were less affected from the earthquake. It is situated in the area of Agia



Efimia, which belongs to the community of Sami. The entire geographical region is called Pylaros and is found to be in the East side of the island. As it is said above, the community of Sami has been rebuilt and today is considered to be one of the biggest ports in Kefallonia. Agia Efimia modern village is situated on the left edge of the same pre-existing village⁹.

The settlement of Drakopoulata is 1km away from Agia Efimia, 13km from the port of Sami and almost 32km away from the capital city, Argostoli. It is considered to be the inland of Pylaros and it is delimited from two mountains: The Agia Dynati Mountain (1,131m. high) and the Kalon Oros (900m.)¹⁰.

Before the earthquake in 1953, Drakopoulata was an ordinary settlement with rural character. The occupied houses back then, were about 50. The residents were permanent. After the earthquake, a general reclassification took place: all those houses that were affected from the trembles were rebuilt to another piece of land into the settlement. In addition, residents from the neighbor village “Tarkasata”¹¹ moved to Drakopoulata, as their village was completely destroyed. This results in separating the houses in the pre-seismic period type and the

⁸ Official Army’s Headquarter, retrieved 19th August 2012 < <http://www.army.gr> >.

⁹ Newspaper “Vradini”, 19th October 1953.

¹⁰ App. Chapter II, p.75.

¹¹ App. Part 8.

after-seismic one, as the after-seismic settlement is into the “pre-seismic”, with its houses scattered into the older ones. Today, those houses in total are almost 70.

Nowadays, the village is inhabited only by 4 or 5 families the entire year. During the summer months the families, optimistically speaking, are around 10. The main problem of the settlement and of course of the houses is the abandonment. Despite the fact that they managed to survive from this disaster and maintain their Ionian Architectural Character, the structural problems that they have acquired is mainly due to the lack of constant maintenance from their owners (fallen roofs and floors, mould, etc).

II.2. Current Data

II.2.1. *The evolution of the listing of traditional settlements in Kefallonia island.*

The traditional settlements are an integral part of the urban plan of the island region. They reflect the traditions, the every day life and the values of the local society. These settlements are synonymous with the Historic memory and the Cultural identity of Kefallonia, while at the same time declaring the important Architectural heritage of the place.

A traditional settlement itself is a multidimensional case of the Cultural Heritage, as there are many sections that are involved: The Architectural, the Urban & country planning and the environmental one. In addition, the legal framework of the settlements occupies a wide range of legal texts where a different matter is raised each time¹².

In 1972 the Greek Ministry of Internal affairs made a suggestion for the full recording of the notable settlements in Greece¹³. By this time, in Kefallonia & Ithaki were found only 23 settlements. Only two of them were under a *strict* protection, two under an *important* protection and the rest of them, under a *limited* protection¹⁴.

Today in Kefallonia there are 35 listed Traditional settlements. The three first listed settlements were Fiskardo, Assos and Ithaca Island (Vathi)¹⁵, in 1970. The rest 31 settlements were institutionalized in 2001 from the Ministry of Environment, Country Plans and Public projects (app.II.2.1.). The basic characteristic of a listed settlement is to be **non- abandoned**.

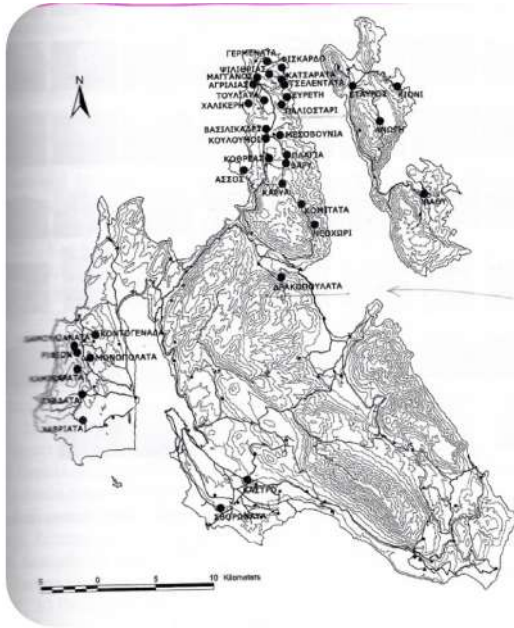
¹² Look at app. II.2.1.p.76.

¹³ Greek Ministry of Internal Affairs, *Directorate of the Programs and Researches: Tables and charts of the notable settlements in Greece*, Greek Ministry of Internal Affairs- Technical Chamber of Greece, Athens, 1972, p.1.

¹⁴ **Ministry of Internal Affairs**, *Directorate of the Programs and Researches: Tables and charts of the notable settlements in Greece*, Greek Ministry of Internal Affairs- Technical Chamber of Greece, Athens, 1972, p.1.

In addition, the Presidential Decree 279/D, 8-4-1986, managed to separate them into categories, according to their architectural morphology: Notable, Interesting and indifference. So, in the island, all the settlements are either notable, either interesting, mainly in the Northern part of it¹⁶. Drakopoulata settlement is the last to be listed in 2008¹⁷.

II.2.2. The geographical position of the settlement and its Competitive Advantages



Due to this special combination of pre-seismic and modern urban network, an advantage is that the circulation into the settlement can be done only in foot. There are parts of specific roads in the perimeter of the boundaries of the traditional settlement where a car can reach and stop. There are physically created parking areas that make the circulation easier.

In addition, the settlement itself is small. For a visitor it's rather positive and pleasant to meet the place as a pedestrian.

An advantage in itself is the location of the settlement. It is protected from the mountains Agia Dynati and Kalon Oros. It is protected from the bad weathering and the strong winds that dominate the island especially during the winter time.

Its geographical position in the East side and almost in the center of the island is very important for this project as it is close to everything. First of all, the monuments and the marvelous sightings are found either to the North, either to the South part of Kefallonia. In addition, the distance to the West side of the island is approximately 35km.

Drakopoulata settlement is an ideal starting point for visiting all the important places of the island.

¹⁵ Presidential Decree 594/D, "For the characterization of the Traditional Settlements of the Greek State and definition of their terms and construction regulations of their plots". Greek Governmental Newspaper, Athens, 13 November 1978.

¹⁶ Presidential Decree 36/D, "Listed traditional settlements of Kefallonia and determination of usage, specific conditions and structural restrictions". Greek Governmental Newspaper, Athens, 29 January 2003.

¹⁷ Presidential Decree 489/D, "Drakopoulata as a listed traditional settlement in the municipality of Pylaros (South Kefallonia), determination of specific conditions and structural restrictions". Greek Governmental Newspaper, Athens, 14th October 2008.

Next to Drakopoulata settlement, the village of Agia Efimia is located, where the Diving tourism is extremely developed. One of the most well-known and organized diving centers is located there. Although, this underwater part of the island hides extremely interesting archaeological wrecks, the diving activity is allowed for educational & entertaining reasons¹⁸.

Another competitive advantage in relation with the rest traditional settlements in Kefallonia is that Drakopoulata are near to one of the main harbors of Kefallonia without being negatively affected. The ferries sail often, so they can serve the visitors of the island. However, it manages to maintain its traditional character even nowadays where it is ruined from the earthquake. This settlement is close to an area with life and plenty of activities. In general, this settlement combines itself to the sea with the mountain and the old with the modern one. Furthermore, the airport located just outside the capital city of Argostoli, is only 50km from the settlement, from a newly constructed road.

It is the most well preserved settlement of all the rest traditional settlements. In addition, it is easy to be found via the local road network. In the summer time there is a local mean of transportation that serves properly the visitors. The most famous sightings as the Ainos Mountain, the Lake Melissani and the cave Drogarati are very close to it. Plenty of archaeological sites since the Neolithic period are found in the surrounding area and excursions can be easily organized every day.

Finally, it is not a settlement in an obvious geographical point, in the front of a central road, but in a quiet place in the nature, not far away from anything else.

¹⁸ Presidential Decree 855/B/12-8-1998, Ministry of Culture ARCH/A1/F41/37006/2195, *Releasing of specific sea areas for underwater activities with breathing apparatus for educational reasons (Thesprotia, Kefallinia, Messenia, Lakonia)*, Greek Government's Newspaper, Greek Government's Typography, Athens, 22 July 1998.

II.3. Spatial Analysis of Drakopoulata's listed traditional settlement



II.3.1. Architectural Analysis

It is a remarkable example of a notable, cohesive (app.II.3.1.p.77) small and stagnant settlement. The boundaries that include the cohesive part of the village, define the area that it covers. In this specific case, the cohesive part coincides with the core and the geometrical center of the settlement, which happens to be its primary center. Special urban and architecture characteristics are described below.

The buildings in the settlement are divided into those that existed before the earthquake (BE) of 1953; those were built after the earthquake (AE) during the period of 1953-1980 and the modern ones (M) after 1980. The ratio in that order is about 60:7:3 (if we assume that the total structures are 70)¹⁹.

II.3.1.1. The houses

Almost every pre-seismic house in the settlement, maintains its typological and morphological characteristics. The Ionian Architecture is declared through every façade, the Italian architectural elements can be identified mostly in the mansions and the elements of the Neo-classical Architecture of Greece appear even in the internal configuration of the premises²⁰.

The houses in Drakopoulata are divided into two types: The **rural - folk** type and the **rural – mansion** one type, who has specific morphological characteristics²¹.

II.3.1.2. Auxiliary buildings

Apart from the small room that hosts the kitchen with the furnace; many jobs that occur from a family's every day life should also be fulfilled somewhere²². The farming, the agriculture and the crops that in general were cultivated in a private land or a rented one, gave a birth to plenty of works. In this case, there are buildings either terraced with a parting wall in the



¹⁹ App. II.3.1.p.77.

²⁰ D. A. Zivas, *The Architecture of Zakynthos from the 16th to 19th century*, 3rd edn, Technical Chamber of Greece, Athens, 2002, p.61.

²¹ App. II.3.1.1.p.78.

middle, either a few meters away which facilitate things for the owners of the house. Those are called “Litrouvio” for the grapes, with mill for the olives and the grains.

II.3.1.3. The courtyards

Apart from the poor rural houses that have only gardens around their houses or in the front of them, the economically independent farmers and the landowners used to exploit their courtyards or their private land. This results in finding a variety of constructions, like the threshing floor, the well, the lime kilns, the dry-stone walls and the main road that leads to the house²³. This road follows the slope of the soil and it has equal width with the main gate of the property, which actually is called “Portoni”²⁴.



II.3.1.4. The school

The morphology and typology of the school in Drakopoulata settlement, does not differ from a rural rectangular house. It is simple, symmetrical, with small interior space. The pre-seismic construction consisted from the main building and an auxiliary one. The main building seems to have a storey which was obvious and accessible only from the back façade, due to the sloping soil²⁵. From the other side, it looked like the ground floor (photo in the side).

II.3.1.5. The churches

There are two churches in the settlement, both of them outside the coherent borders: The private one which is called the “Virgin Mary in the step location”. It is listed as a Historical building as it is an excellent example of the Ecclesiastical architecture which

²² App. II.3.1.2.p.81.

²³ App. II.3.1.3.p.81.

²⁴ D. A. Zivas, *The Architecture of Zakynthos from the 16th to 19th century*, 3rd edn, Technical Chamber of Greece, Athens, 2002 , p.71 and private research.

²⁵ App. II.3.1.4.p.81.

imitates the Venetian style, built in the 18th cent²⁶. In the west side of the church, there are two buildings, the “Linos” and the “Litrouvio” and the entire complex is located in the North-west side of the settlement²⁷.

The second church is “Saint Minas” and is located in the west side of the village.

II.3.1.6. The square

The square of the village is found to be into the coherent area, in the beginning of it. In this specific settlement, the square is not defined from a specific or a differentiated structural characteristic. It is placed in the west side of the village and occupies a very small part of the public space. There is nothing there to indicate her existence.



II.3.1.7. Construction Materials

Local stone, clay and sea sand, are the main construction materials. The local stone is limestone and most of the times the structures are covered with a coat of lime mixed with a color in powder (natural most of time).

In the mortar that is made mostly from the sea sand, sometimes are used gravels and goat hair. Those hairs give a strong cohesion to the mortar. Wood is used for the light structures, which then are filled up with bricks of small dimensions.

Wood is used for the floors, the roofs, the doors, the gates and the shutters. Iron is used mostly for the balustrades, the door panels of the gates that usually have decorative role, in Crosses, handles and in items that hold the shutters or the walls into the constructions.

After the earthquake, some repairs in the houses have been done from the owners. As a result, some specific spots as the lintels in the doors and windows have been replaced from reinforced concrete²⁸.

²⁶ Presidential Decree 673/B, *Listed Holy Church of Virgin Mary, settlement of Drakopoulata, Sami area, Prefecture of Kefallonia, Nikoleato's property, as a Historical Monument*, Greek Governmental Newspaper, Patras, 8 August 1997.

²⁷ App. II.3.1.5.p.82.

²⁸ App. II.3.1.7.p.82.

II.3.2. Urban Planning Analysis

There is no specific street plan within the settlement. The every day life of the residents shaped the roads of the village. Apart from the main road that leads to the entrance of the village and has a significant width, the rest of the roads differ in their dimensions. The new urban network is harmonically entangled with the pre-seismic one.

The public areas consist of relatively narrow alleys, with shaped seated areas with benches. These alleys have low shaped side walls from dry – stones almost 70cm. Those pre-seismic paths actually, are well conservated and the side walls have been repaired wherever was necessary.



II.4. Environmental Facts

Drakopoulata settlement is a traditional village on the foothills of the mountain Agia Dynati. It is considered to be on the coastal zone of the island and it manages to combine the Architectural beauty with the Natural one. The trees and the flowers are a special characteristic of the settlement as they contribute to this marvelous image. The humidity unfortunately is high, over 60% in the winter.

The weather conditions in the winter time may be intense. It is raining a lot and usually it snows. The summer time is hot in the morning and cool at nights. There are plenty of natural water supplies, as there are wells almost in every house and the cisterns are opened during the rainy days, to be filled up.

It is a blessed settlement, as is near the sea²⁹, where plenty of underwater activities (snorkeling & scuba diving) are taking place and several of excursions are held out all day. There is a wide variety in beaches and the coastal zone in general offers multiple choices for every taste³⁰.

²⁹ App. II.4.1.p.82.

³⁰ App. II.4.p.83.

However, for those who prefer the mountain every season of the year, almost 25km away from the settlement, is located the famous Ainos Mountain³¹. It is an interesting spot to visit as it hosts several rare species of trees, endemic plants, migratory birds and wild horses. In addition, Ainos is a special zone of Natural protection³².

The rare geological phenomena of this island have shaped caves and lakes of astonishing beauty, like Melissani Lake³³ and Drogarati cave³⁴, again only 10 minutes with car away from Drakopoulata village³⁵.

II.5. Social Data/ Ethnographic Analysis³⁶

Kefallonia is considered to have strong naval power and famous families of ship-owners that were always supportive towards the island and the middle class society.

After the earthquake of 1953, the majority of the population moved out from the island and it was significantly decreased especially during the period between 1961 and 1971³⁷. The earthquake was a severe blow to their agricultural and farming business.

In Greece and especially in Ionian islands, the abandonment phenomena of the traditional crops are first met after the huge earthquake of 1953. They are continued until today due to the low yield per acres and the reduction of the rural population³⁸.

The land was destroyed, the sheep and the cows were either dead or lost and their machinery was heavily damaged. Not to mention the flatten houses. The most important, the island was destroyed economically. No business had survived, the buildings were ruined and the ports vanished. The people needed to begin their lives again. As a result the majority of the island moved out to Athens, USA, Australia and Germany. In 1977 a research from the Ministry of Internal Affairs was conducted, in order to make a list with the

³¹ A. Panos, Why should be protected the mountain of Ainos?, retrieved 23rd January 2013, <[http:// www.kefalonitis.com/articles.php?action=view](http://www.kefalonitis.com/articles.php?action=view)>.

³² App. II.4.2.p.83.

³³ *Melissani Nymph's grotto*, retrieved 21st January 2013, <<http://www.naturalfenomenon.blogspot.gr>>.

³⁴ *Cave of Drogarati*, retrieved 21st January 2013, <<http://www.kefallonia.tripod.com>>.

³⁵ App. II.4.3.p.84.

³⁶ App. II.5.p.85, Tables 1-7.

³⁷ Hellenic Tourism Organization, *Program of the Hellenic Tourism Organization for the Development of traditional settlements 1975-1992*, Hellenic Tourism Organizations (ed.), Athens, 1991, p. 191.

³⁸ N. Katsikas, "Charta of the *Mediterranean* Scenery: An initiative of three Euro – Mediterranean Prefectures", in Department of Country Planning Engineers, Urban Planning and Regional development of University of Thessaly (ed.), *Country Planning – Urban Planning – Environment in the 21st century, Greece – Mediterranean*, Hellenic Institute of Urban – Country Planning, Institute of Kefallonia & Ithaca, Volos, 2010, pp 755-766.

Traditional settlements of Greece. Among the others, Kefallonia by this time, was characterized as “...purely rural island, with an average size of community approximately 253 inhabitants...”³⁹ The only semi-urban center by this time, was Lixouri with only 3 settlements and diminishing population.

Most of the settlements were completely abandoned.

Drakopoulata was one of the settlements, that some of their residents moved out from the island while some others, repaired their houses as much it was possible or they built new ones onto the next or the same plot. For this settlement, the enemy was not so much the earthquake, but was the abandonment (chapter II.1.2.) especially around 1961⁴⁰.

The demographic analysis from 1991 to 2001 for Drakopoulata also, showed that the 27 people that lived then in the village were decreased into 25⁴¹. Today, the permanent residents are not more than 20. The positive, is that a lot of families are visiting the village in their vacations.

According to the interviewed residents during the Ethnographic Analysis that was held out, the phenomenon of migration created several legal problems among the families⁴².

Another important issue for the settlement that was raised during the interviews is that until 1960 the three institutions of governance, church and education – played as always was in the villages of Greece- a central role in the village life. Somehow they managed to control its evolution. On the contrary, the last decades this three dimensioned “supervision” has eliminated and has been replaced by the municipality council. As the entire island is managed as one municipality⁴³, such cases as the Traditional settlements and the abandoned ones, are issues of low priority. In Drakopoulata no building has been restored, no tourism business has been created and unfortunately the network infrastructure is under bad condition. The young people who live permanently in the settlement and those

³⁹ K. Leontidou – Gerardi & Papadakis, *Classification of the Hellenic Traditional settlements*, Ministry of Internal Affairs, Direction of Programming and Studies, Athens, 1977, p.32.

⁴⁰ Personal Ethnographic Analysis (look at app. Tables 1-7).

⁴¹ Greek Statistical Authority, *The permanent population of the institutionalized traditional settlements of the ex – prefecture and modern regional of Kefallonia & Ithaki per municipality for the years 1991 and 2001*, app. tables 8-9.

⁴² Details of Ethnographic Analysis look at **Tables 1-7, app. II.5.**

⁴³ Due to the program “Kallikratis” that in the first stage united all the small villages into one community and then in the second stage transformed the Prefectures into communities. This decision was made in the first place in order to eliminate bureaucracy via the reduction of the public section.

that come from there but they are only occasionally visiting the village, both expressed the desire of being able to exploit in any way their estate and have the opportunity of living there more than 4 months per year⁴⁴.

The majority of the permanent residents of this settlement are 60% over 70 years old, the 26,66% is between 40-70 years old and the 13,33% are under 40 years old⁴⁵. Those people, except the pensioners, are occupied with local businesses to the nearby villages or towns, with their agricultural crops, with their farms with sheep and cows and with the fishery. One or two of them, are occupied in construction works.

As a result from the indicative demographic analysis above, a model plan of a Sustainable development of this traditional settlement is more than a necessity, in order to avoid the complete isolation and depopulation of the village.



⁴⁴ App. Table 7.

⁴⁵ According to the Ethnographic Analysis that held out in situ.

III. FRAMEWORK OF THE DEVELOPMENT PROPOSALS

III. 1. Assessing the settlement's potential for its development

III. 1. 1. *The political and governmental management until today in Greece and Kefallonia*

The theoretical part such as Laws, Declarations, Charters and Conventions for the conservation, protection & management of the traditional settlements, are not extensively referred to this chapter as the knowledge about their substance is presumed⁴⁶.

The Sustainable Development within the European Union is considered to be the most acceptable politics in the modern era. It provides specialized approaches, theories and model plans, which are reproduced only in a verbal level; however they do not correspond to the programming, the procedure of planning and the results that occur in Greece⁴⁷.

Plenty of Laws and Presidential Decrees and European Charters highlight and promote a specific political stance for the safeguarding of the urban and country planning and the development of the traditional settlements in general. Especially the insular Greece has been studied and analyzed extensively several times, only in a theoretical level or in a failed practical one, like the program of the Hellenic Tourism Organization in '75 (app. table 10). Although the islands in this country cover the 19% of the total surface and should be treated as main resources of Greece and Europe in general; in fact they are considered to be problematic points⁴⁸.

Despite the fact that many researches have been done for the exploitation of the traditional settlements, there is no rational management on behalf of the Greek State, in order to solve the problems that may occur. There are no motives to be given to the residents and furthermore, the Economical Support Packages are being given without a proper evaluation of each case.

⁴⁶ A wide reference about each Declaration, Charter, Law and Ethics is presented to the **table 10 app.**

⁴⁷ E. Gianniris, "Development Planning and Management of the Greek insular area", in Department of Country Planning Engineers, Urban Planning & Regional development of University of Thessaly (ed.), *Country Planning-Urban Planning-Environment in the 21st Cent, Greece – Mediterranean*, Hellenic Institute of Urban – Country Planning and Institution of Kefallonia & Ithaca, Volos, 2010, pp.177- 188.

⁴⁸ P. Iniotakis, "The growth prospects of the insular areas via European Economical Packages 2007-2013", in the Conference Proceedings (ed.), *Development – Country Planning & Environment – European Economical Funds 2007-2013 and insular Politics*, Technical Chamber of Greece, Iraklion, 2007, pp.204-234.

The promotion, the definition and the applying of specific politics are of vital importance in order to reverse the negative results from the governmental de-programming. Also, they will help to exploit the natural, environmental and of course cultural wealth of the islands...⁴⁹.

Those politics have not yet been identified and mentioned. Only some specialists as architects, urban planners, archaeologists, and others, strive to prove the emergent necessity of the revival and the exploitation of the cultural heritage in general. Although the National legislation⁵⁰ and politics, imposes certain actions of management of the insular areas, nothing has been done in practice yet. In 2003 -2004 “Frames for the country planning and the sustainable development of Prefectures” had been finalized and institutionalized, including the Ionian Islands⁵¹. Nothing was performed, because of “...absence of collaboration between the projects from several Ministries, as also absence of connection between those projects and the public and private investments”⁵².

The program of the Hellenic Tourist Organism for the “exploitation of the traditional settlements” that included the Fiskardo settlement in the coastal zone of Kefallonia, failed due to

Internal, administrative problems of the organism, lack of country planning researches and the lack of a strict legal frame, as also local problems that occurred, were the basic reasons for the failure...⁵³.

In addition, as it came up from this research, the Kefalonian local government does not care at all for the lack of the settlements, neither the traditional ones, nor the abandoned. Not to mention the “Agreement of collaboration between Greece and Italy for the protection of the sea environment of the Ionian Sea and its coastal zones”⁵⁴ that has been completely ignored especially after 1980’s⁵⁵.

⁴⁹ N. Sifounakis, “Intervention, Symposium Development and Country Planning & Environment, Economic Support Packages 2007-2013 and insular politics”, in the Conference Proceedings (ed.), *Development – Country Planning & Environment – European Economical Funds 2007-2013 and insular Politics*, Technical Chamber of Greece, Iraklion, 2007, pp. 79-84.

⁵⁰ Law 2508/1997, *For the Sustainable development of the cities, including the insular settlements*, Greek Governmental Newspaper.

⁵¹ Frames for the country planning and the sustainable development of Prefectures”, including the islands of Crete, North Aegean, South Aegean and Ionians. Especially for the Ionian Islands, the Presidential Decree is 56/B/19-1-2004.

⁵² S. Kamariotis, “Evvoia’s Technical Chamber Thesis for the General project of country planning and the sustainable development”, in the Conference Proceedings (ed.), *Development – Country Planning & Environment – European Economical Funds 2007-2013 and insular Politics*, Technical Chamber of Greece, Iraklion, 2007, pp. 68-79.

⁵³ M. Adami, Kavallieratos, Maistrou & A. Zivas, *Formulation of a pilot method for the revival of the traditional settlements*, Assigned from the Ministry of Researches & Technology, Department of Architects NTUA Publishers, Athens, 1987, p.62.

⁵⁴ Law 1267/1982, *Agreement of collaboration between Greece and Italy for the protection of the sea environment of the Ionian Sea and its coastal zones*, Greek – Italian Committee, Rome, 1979.

III. 1. 2. The reasons and the indications that impose a Sustainable Development

The exploitation of the traditional settlements is the only way for the combination of the tourism development and in the same time independent function of them, 12 months per year. In the cases as Drakopoulata were the primary occupations have not disappear and in the same time they manage to maintain their traditional character, is more than an opportunity.

In the Ionian Islands, only the coastal zone – near a port or a gulf – has been developed and as a result, a stressed point from contradictory activities has been created, like the Fiskardo settlement⁵⁶. The only solution, is to create a mild form of tourism in the traditional settlements that can combine their traditional way of life, their primary occupations and can offer alternative and supplementary productive activities: Not only the visitors will be able to participate, communicate and offer something to the community, but also the flow of the resident's occupation will not change per annum.

In addition, vital cores will be created which develop their natural and cultural sources, in the broader area of the coastal zone. Those centers which will be able to distress the overcrowded spots in the summer time, they will contribute to the stimulation of the market and will create job vacancies in order to keep the local population.

Indicatively there will be mentioned some indicators derived from recent studies⁵⁷: Total sales for 2003, in the section of **Culture** in general, were about **€654 billions**, while in the automobile industry were €271 billions and in the Information Communication technology, almost €541 billions.

In 2004 about 5, 8 million people were occupied in the Cultural section. Those people consist of the 3, 1% of the total workforce of the European Union⁵⁸.

The contribution of the **Culture Section** in the **European Gross Domestic Product** for 2006⁵⁹ was **2, 6%** while the section of Food & Beverage contributed only 1, 9%, the Chemicals & Plastics 2, 3% and the Fabrics 0, 5%.

⁵⁵ E. Beriatos, "The Urbanism of the coastal zone and the sea area: The case of Greece in the Mediterranean", in University of Thessaly (ed.), *Country Planning- Urban Planning – Environment in the 21st cent., Greece – Mediterranean*, Department of engineers of Country Planning, Urbanism & regional development , Volos, 2010, pp.189-204.

⁵⁶ M. Beriatou, "The traditional settlements in Greece and the example of Kefallonia and Ithaki in the Ionian Islands", University of Thessaly (ed.), *Country Planning- Urban Planning – Environment in the 21st cent., Greece – Mediterranean*, Department of engineers of Country Planning, Urbanism & regional development , Volos, 2010, pp. 703-714.

⁵⁷ KEA European Affairs, "*The Economy of Culture in Europe*", European Commission Directorate-General for Education & Culture, 2006.

⁵⁸ E. Louri – Dendrinou, "The Culture into the Strategic Plan of Lisbon, Magnifications: The Cultural Economics" 1st edn, Ministry of Culture (ed.), *Notebooks of culture*, Athens, 2007.

The alternative tourism should be part of this plan of the Sustainable Development, but not the core of it. On one hand, the settlement should be operated independently 12 months per year and additional activities respectfully to the culture organized in the summer time.

III. 2. Comparative Method applied to relevant Projects⁶⁰

The settlement's operational success is predominantly based on the common vision among the residents - entrepreneurs and on the good collaboration. The businesses may operate independently but the best result comes through a common goal. If a single business collapses, sooner or later, all the rest will collapse too.

The differentiation of this model plan lies in the three parameters that form the settlement's character: Cultural Heritage, Environment, Renewable energy sources. All these must be kept into balance. In addition, it's the settlements pure character in itself that acts positively to the appliance of this pilot plan. The **tradition** is the main element of this synthesis. The key to unlock the community's imagination is to realize that the heritage brings profit if it is properly managed.

This model plan if it is correctly applied, based on the collaboration and the common vision, can exclude the settlement from a possible economic decline due to a potential decrease of the tourist period in the island. The traditional settlement can be ejected without loosing its "locality" and in the same time can contribute to the promotion of Kefallonia in general. If this model plan seems to be infeasible, below there are cited study cases and projects that have already been implemented. They have been implemented based on *specific characteristics* that each case contained and managed to maintain. Each one has a completely different character from the other and some projects are considered to be extremely successful, while others are not. All the projects were formed according to the traditional/ folklore character of the region. The pros and cons of each case are detected in order to be implemented or avoided in this research's model plan:

⁵⁹ KEA, European Affairs, loc. cit.

⁶⁰ App. Chapter III, p.92.



➔ *Social Unity: The Bologna Project*, where the “Piano Regolatore Generale”⁶¹ had as a goal to protect the Historical center of the city and its revival. Bologna was “traditionally” the historical bulwark of the socialism and the communism⁶². This fact acted positively, as this socialist ideology was subconsciously applied to the city’s development project and proved that the collaboration among the residents and between the community and the State can only have positive results. The simultaneously effort of the community and the State, contributed to the restoration and the upgrade of the urban and anthropogenic

environment in total, to the renewal and the modernization of the social structure and the most important, to the general economic development. Successfully, these efforts were rewarded after many years of proper planning. Restoration, conservation, rebuilding and modernization works, managed to turn Bologna into one of the most beautiful and vital Historical cities in Europe, which in addition, in 2000 benefitted from 20.214.000€ as the “European Cultural Capital” of the same year⁶³ from subsidies and funds. Not only the project itself is still in progress, but the inhabitants agreed on moving for a while to another place, until their buildings were properly restored. In addition, Bologna is listed in UNESCO’s Creative Cities Network⁶⁴, in order to support other cities or settlements who want to apply a development project to their network (app.III.2.a.p.92).



➔ *The successive development projects and the modernization of the Historical city: The Historical center of Split in Croatia* managed to be one of the most touristic destinations of the country. It was listed in UNESCO’s Historic Monuments in 1979 and 12 years later, suffered a great disaster (app.III.2.b.p.92). It managed to exploit several and successive economical support packages and implemented various development projects, which had as a common goal, the restoration and the exploitation of the Historical center in total. Split today, is not only successfully restored, but in addition, the cultural,

⁶¹ M. Adami, Kavallieratos, Maistrou & A. Zivas, op. cit. p.97.

⁶² Wikipedia, the free encyclopedia, *Bologna*, retrieved 22nd February 2013, <http://el.wikipedia.org/wiki>.

⁶³ Newspaper, To Vima, Athens, 2000, retrieved in 7th February 2013, <www.tovima.gr>.

⁶⁴ UNESCO, “The Creative Cities Network”, UNESCO’s official website, retrieved 22nd February 2013, <http://portal.unesco.org/culture/en/ev.php-URL_ID=24544&URL_DO=DO_TOPIC&URL_SECTION=201.HTML>.

educational, touristic and trading activities are imposed, in order to maintain its economical viability and connection with the rest of the city area⁶⁵. Diocletian's Palace is an excellent example of restoration which harmonically co-exists with newly constructed buildings that host plenty of hotels and offices. Not only does it manage to attract investors and young entrepreneurs, but successfully manages to combine harmonically the Historic character with the modern one.

➔ *The thematic village*: The **Blanchland village**, in UK, maintains its interesting architectural heritage: This village was constructed some time after 1722, from the building parts of the ruined 12th cent Abbey, which existed in this exact location. The village has been properly developed and managed by the 140 inhabitants. They have created a community development organization which acts for the benefit of the community. In addition, this organization collaborates with local businesses and official groups for the protection of the Natural Beauty of the area. Blanchland is developed due to a ten year economical support from the State and some charities that were given specifically for this purpose.



The residents have created various businesses like cottages, gallery, shop, tennis club, horseback riding and others. The activities that are offered in the village and in the surrounding environment are always in correlation to their traditional habits. The settlement maintains and promotes its medieval character, which also derives from its Architectural heritage and its atmosphere in total. The theme of the village is straight away given, as also the sense of a close community operation.

The most important thing of all, is that the residents are well organized, have common goals, care about the future of this village and preserve the urban network as well as the natural environment⁶⁶ (app.III.2.c.p.92).

⁶⁵ T. Marasovic , *Methodological Proceedings for the Protection and Revitalization of Historic Sites (Experiences of Split)*, International Center for the study of the preservation and the restoration of cultural property University of Rome, Faculty of Architecture, Rome, 1975, pp. 164-177.

⁶⁶ The Official Blanchland website, *Welcome to the Medieval Village of Blanchland*, retrieved 17th January 2013, <<http://www.blanchland.org/news.php>>.



➤ The city – hotel: The **Sveti Stefan in Montenegro**⁶⁷ is a successful example of a restoration and exploitation of an old settlement – island, existing since the 15th cent, built by the nomads to defend themselves from Pirate’s attack (app.III.2.d.p.93). The settlements’ transformation begun in 1954 from a group of architects and famous local artists. Until 1957 Sveti Stefan managed to become one of the most luxurious complexes in the Adriatic Sea. It maintains its traditional architectural character and spirit. Its urban characteristics are preserved in order to enhance its purely traditional identity (narrow streets, stone houses, and small churches) and a few configurations have formatted the public spaces accessible for the visitors. Since its opening, this settlement was the favorite resort of wealthy businessmen and famous celebrities.

The entire island operates as a single hotel unit. The last decade, Sveti Stefan became part of a well-known luxurious hotel chain⁶⁸. Throughout the years it has maintained its traditional character which is promoted in combination with the luxurious facilities provided into the settlement. The most important, is that it never lost its historical identity. Since the beginning it targeted the higher social class⁶⁹ visitors and accordingly applied the service of the resort under the traditional image of Sveti Stefan. In addition, the management of this resort is in collaboration with the Montenegro’s municipality, who tries to promote the general properties’ values surrounding this place and attract investors, based on Sveti Stefan’s development.

➤ The traditional settlement’s revival only in the summer time: The **Lama village**⁷⁰, a medieval settlement with characteristic Corsica Architecture, which is restored and converted into a summer touristic resort. After its significant catastrophe from a fire in 1971, the French State decided in 1989 to create a project for the touristic development of all the medieval villages of this area⁷¹. The main idea was to reconstruct and restore the architectural remains in order to promote the rural heritage of the

⁶⁷ Montenegro an unspoiled beauty, *About Sveti Stefan*, retrieved in 19th February 2013, <http://www.svetistefanmontenegro.com/about_sveti_stefan.php>.

⁶⁸ ĀMAN Resorts Sveti Stefan, *Āman Resorts Sveti Stefan Brochure*, retrieved in 23rd February 2013, [AMSS Brochure 2012.pdf](#).

⁶⁹ Sveti Stefan, since the first year of its operation, hosted important personalities as Prime Ministers, Presidents of Democracy of various countries, well known businessmen and gifted artists.

⁷⁰ Village de Lama, *village de Lama*, retrieved in 19th February 2013, <www.villagedelama.fr>.

⁷¹ Village de Lama, *village de Lama*, retrieved in 19th February 2013, <http://www.villagedelama.fr/index.php?option=com_content&view=article&id=10&Itemid=6>.

village and revive the 60 rural structures that were found. The residents were successfully involved into the project. The historical buildings were successfully restored; some became cottages and small hotels. The agricultural structures started working again. Public facilities like tennis courts and swimming pool were created into the country plan of the village to serve the residents and the visitors. In addition, Lama Village organizes a film festival during the summer time, where the local products like their cheese and wine are promoted. Furthermore, the productivity of oil is one of the main rural activities and jobs of the inhabitants, which they promote through their websites.

Despite the fact that the settlement was awarded with several distinctions as the “Grand Prix national de l’innovation Touristique” in 1989 and others (app.III.2.e.p.94), a big disadvantage renders stagnant the evolution of the settlement⁷²:

While in the summer time and during the festival the village is full of life, the rest of the year, is rather than deserted. Even the residents leave the village. The few of them that remain in the area the winter time, try to enhance the 12 month operation of their village, without any governmental support.

➔ *The incomplete program of revival* - The *Nonza Village*⁷³ & *Mairie d’Ogliastru*⁷⁴ villages were developed with the support of INTERREG III SOUTH program, the Leader funding and other European Support Packages (app.III.2 f.p.94). Those two villages are located in Northern Corsica and they are near to each other. Although they have managed to restore the main historical buildings of the area and create new businesses, they lack proper organization and management. Their development was based on the economical subsidies given in a specific period of time, but without having a proper project plan to follow for their future evolution and management.

Despite the fact that the residents are organized in local councils, care and desire the tourism growth in their settlement and although there are non - profit organizations that are prompt to support the village’s financial needs, the municipality of Nonza acts rather than an obstacle to this aspect of development. The public projects that the residents were promised, like the drainage system, the parking area, the water supplies and others main subjects, have never been done. For once again, the absence of specific politics and project towards those areas of cultural heritage, only problems can cause.

⁷² Village de Lama, *village de Lama*, retrieved in 19th February 2013, <http://www.villagedelama.fr/index.php?option=com_content&view=article&id=50:lassociation-fonciere&catid=17:les-grands-projets&Itemid=30>.

⁷³ Nonza Village, retrieved in 19th February 2013, < Nonza.pagesperso-orange.fr>.

⁷⁴ Mairie d’Ogliastru, retrieved in 19th February 2013, <www.mairie-ogliastru.com>.

➔ *The tourism development of the listed traditional settlement:* The ***Fiskardo*** settlement in Kefallonia Island and the ***Pagoneri*** settlement in Drama North region of Greece.

Concerning Fiskardo, the restorations have plenty of architectural inaccuracies and the settlement maintains its traditional character only due to the parameter of the architectural morphology. Nothing else declares the history and the cultural heritage of this village. The residents mainly have touristic business, the primary jobs have been completely abandoned and they act independently: There is no organization or local council to defend settlements' rights, in order to preserve its traditional character and manage its operation. The adoption of foreign models is gaining ground and the public service of urban planning is completely absent. Despite all these facts, the visitors are **not** negatively affected and in general, the architectural character of the village is strongly imprinted in their minds. While the summer time is the most touristic place of the island, the winter time, is semi-abandoned.

On the contrary, Pagoneri settlement acts with plan. Not only the residents have created a non-profit organization which is financially supported from subsidies and funds, but also the inhabitants are really active: They participate in tourist and thematic exhibitions abroad, they participate as organization in touristic networks and they are in collaboration with Universities that offer technical support and management of their enterprises. The accommodation packages are very attractive and in combination with all the aforementioned actions, the village manages to be “active” the entire year.

As a conclusion, wherever a specific politic and a general plan of development are applied like the Bologna project, the Blanchland and the Pagoneri, the results are more positive than expected. The tourists keep visiting them despite the economical difficulties and declare their satisfaction. The project plans followed, include the economical factor which is more important than anything, in order to attract the inhabitants and the investors.

In the Greek region specifically, a lot of research have been done up until 1988, applied to various areas like Chania in Crete, Mykonos, Kerkira, Ioannina, Kastoria, Kalamata in Peloponnesus and plenty of others. Some of them cover only the theoretical part of planning and proposing, but no one, **with economical factors**. Obviously, the problems that occurred until the decade of 90's remained exactly the same as the modern ones: The Legal frame for the maintenance of the private Historical listed

buildings, the construction in them, the lack of specific economical support packages/ projected incomes and the local mentality, act only negatively.

Taking into consideration the facts cited before and taking as granted the desire of the few inhabitants expressed (look at app. Table 7), the “settlement” can act united and exploit all the qualifications that it naturally has. This pilot plan is a serious, complete proposal to be followed, based in the common vision and the united acts of the residents.

III. 3. Statement of Universal Value

The traditional settlement of Drakopoulata incorporates significant values⁷⁵ that must also be preserved and promoted through this overall development which this pilot plan suggests.

As one of the few well preserved settlements, survived from the earthquake of 1953, Drakopoulata are of significant **Architectural** and **Urban landscape value**⁷⁶. The **aesthetic value** is proved through the Architectural one, as also its **social value**: Through the country planning and the morphology of the houses, is definitely proven the every day life and the habits of the residents. Their social value is born through their social life, which is revealed through the location of each public structure. In addition, the political stance of an entire State is declared through the constructions in a difficult historic period of Greece, so this settlement has also a **political value**.

Drakopoulata with its presence declares as a witness, the newer History of the island. So it has strong **historic value** and **value of Evidence**. The **economic value** is implied via the rural constructions, which declare the strong economical thesis that the primary work had in this specific period. The **historic continuity** is intertwined with the **value of identity**, as both of them are proven from the architectural evolution in the village, the phenomena of migration from other villages after the disaster and their modern way of life.

The geological phenomena and in this case, this specific earthquake can be treated with their dual character: In one hand it gives an added **scientific value** to the village and on the other hand, it's the main element on which the newer history and this pilot plan are woven. This village worthily represents the identity, the culture and the character of the newer Kefallonia style.

⁷⁵ J. Jokilehto, *Defining the Outstanding Universal Value of Cultural World Heritage Properties*, ICOMOS, XVI Monuments & Sites, Berlin, 2008, pp.7-50.

⁷⁶ According to Bernard Feilden's System of Values.

CRITERION I (MASTERPIECE)

This settlement is a masterpiece of human creativity. The technical skills of the people in the period before and after the earthquake are proven through the constructions themselves. Most of them managed to be preserved until the modern era and with their existence, they imply the knowledge of the residents about the soil conduct of this area.

This rural settlement is a unique paradigm of a proper settlement provision. Each space of the house and every auxiliary building, are correctly placed into the broader natural surrounding area, according to their role of usage.

In the same time, the different types of the houses and the equipment found inside the buildings, as the roof decoration, the wall coatings and the fittings, declare that the inhabitants were seeking not only for the functional perfection, but also for the aesthetical one. The settlement in total proves that they managed to achieve both.

The unprecedented union of land and architecture is declared through the rural constructions in the landscape and their unification with the broader country planning. The works were “charmingly” executed near or inside the house and were combined with their farms, crops and boats, in another location. The typology that is followed to every construction, declares a deep appreciation of the urban design, a respect to the nature and an intension to highlight the general beauty of the village and its environment.

CRITERION II (VALUES/INFLUENCES)

The necessity for survival and their inventiveness for the exploitation of land and sea, defined morphologically their buildings and their structures used for this purpose. Their daily contact with nature became tradition. Not only did it shape the architectural character of the entire settlement, but in addition it gave birth to songs and dances for the harvest and the sowing.

Furthermore, the architectural morphology becomes interesting when a house was divided in two parts, in order to host the newly married member of a family.

The values and the tradition of this typical Kefalonian society are strongly imprinted in every aspect of this settlement.

CRITERION IV (TYPOLOGY)

This traditional settlement is a typical pre-seismic Kefalonian village. The architectural characteristics in total, accompanied with the functional structures, the fittings and the decorative parts, reveal the heritage of this island. Each house separately within its morphology is an indicative example of a 16th century house, rural or mansion, of the Ionian Islands.

The association between the landscape and the village is indicated from each rural construction: The irrigation systems, the crop and flock farming structures, declare the habits and the obligations of every family. This utilization of the natural resources, leads to the development of certain types of constructions, which serve many purposes. The trade developed among the neighbor villages and the neighbor islands, is also implied from the auxiliary constructions found in most of the properties.

In the same time, the aesthetical cultivation of this society and its economical strength is declared through the architectural details. Although the economical weakness of the rural families, they admire the elegant constructions of the mansions in the city and try to imitate them. They form respectively the materials that they know: The local stone, the self made mortar and the wood.

In addition, the typology of this settlement, states its social system: The teacher of the village, always stays in a room that is tangent to the school's main building, the churches are outside and in a higher position from the village for spiritual reasons and the private church, which is a common phenomenon in Ionian Islands, declares their strong beliefs. The extremely beautiful decoration of the church is a typical example of Kefalonian decorative art strongly influenced by the Venetians.

CRITERION V (LAND-USE)

Drakopoulata is the perfect example of a rural settlement, as the utilization of the natural resources is the main characteristic which has also formatted each property. The morphology of the auxiliary buildings is defined from the harvest, the crop and the rest of the agricultural, fishing and farming obligations.

Furthermore, in antiquity this specific location was the “monitoring” point of the entire area and before the earthquake in 1953 was one of the safest villages of Pylaros against the Pirates.

This rural settlement managed to survive the earthquake's disaster, so it hosted the residents of a neighbor village that collapsed. Every inch of land is excellent exploited in order to fit all the people.

CRITERION VI (ASSOCIATIONS)

This traditional settlement is a statement itself for the cultural heritage of the island. Through its urban plan declares the social cohesion and the role of the important persons like the teacher and the priest, into this society. It reflects the habits of a rural society in the early 20th century and in the same time it reveals the political situation of a whole country. The constructions and the public areas declare the economical situation of those residents independently and if this settlement will be compared with other settlements of the same period of this island, conclusions for the economical independence – or not – about the Ionian Islands will also be held out. The society is expressed and revealed in the same time through this settlement. The ideas, the aesthetic and their ethics, are woven in every corner of the village.

AUTHENTICITY

Drakopoulata maintain its authenticity not only concerning the exact location since it was created, but also as it matters every characteristic that was aforementioned and constitute its unique character. The materials remain the same as there have not been done any repairs or replacements by the owners. The houses that are still occupied, maintain their initial character, as also the use of their surrounding area. The village maintains its rural character. The culture, the tradition and the intangible substance of this place, manage to be preserved, despite the fact of the abandonment. The most interesting, is that the most well preserved structures are still used for the same purpose as they were used all these years. The social and the cultural authenticity that shape the heritage, the history and the character of the settlement and by extension of the entire island, are difficult to change, due to the local's mentality.

INTEGRITY

This traditional settlement was chosen for the application of this pilot plan, mainly for its integrity. In the first place, remained in a rather good condition after the earthquake of 1953 and secondly, there are no interventions to its character. The buildings are intact and the environment has not been strongly affected from the technological development. Drakopoulata is extremely well preserved compared to any other traditional settlement of the island and maintain all the requisite characteristics that highlight its uniqueness. It is the only case, in which the abandonment and the indifference of the municipality, proved for once to be salutary for the preservation

of the settlement. Not only the structural and decorative characteristics maintain their wholeness, but also its intangible sense, which as a fundamental element contributes to the perception of the settlement, when it was truly alive.

IV.DEVELOPMENT PROPOSAL

IV. 1. Main Thematic Axis of the development plan

In this chapter the main idea of the function of the traditional settlement is presented. A general plan of the configuration of the settlement, of the basic functions and the supplementary ones, is described. For the implementation of this model plan are necessary the main costs, the Project Times, Durations and Costs that are presented below. In addition, this chapter focuses on the Business Plan and the Project Management of the traditional Settlement, so these are the terms that are used. After the described opportunities and capabilities that occurred from the previous “Market” Analysis and the PESTEL⁷⁷ one (PART 5, App.126), a description of the model’s plan main idea is necessary. The SWOT⁷⁸ analysis mostly has been studied for the previous chapters, where the general management of the traditional settlements as it occurs from the researches and the programs in the Greece until today, propound themselves the necessity of an overall method plan⁷⁹.

IV. 1. 1. Operational Plan

This model plan aims to create opportunities for the owners and contribute to the revival of the settlement. This pilot traditional unit uses the European economical packages and the subsidies offered from the Greek State. The energy from the wind powers on Agia Dynati Mountain is going to be used, as also the water supplies that the settlement already has. A waste management system is proposed to be developed, as also, the drainage of this area must be improved.

⁷⁷ As M.E. Porter presents to the “*Competitive Strategy: Techniques for Analyzing Industries and Competitors*” (1980), the PESTEL Analysis is the analysis of the macro-environment of the “business” that someone would like to create. The PESTEL analysis is based on the Political, Economical, Social, Technological, Environmental and Legal Sections of each case.

⁷⁸ G. Johnson, K. Scholes & R. Whittington, *Exploring Corporate Strategy*, 8th edn , Pearson Education Limited, England, 2008, Ch.7.

⁷⁹ App. Chapter IV, p. 95.

The plan examines different scenarios for some building ruins and makes specific proposals of businesses that consist and support the main function of the settlement and promote the further economic development of it.

The main urban plan of the traditional settlement is going to be preserved as it is, except for a slight intervention for the guests' facilities. The total number of the pre-seismic houses is almost 70. Even if the 20 of those are restored, then a successful plan can be achieved. A number of the houses can remain as they are, only with a few interventions inside or a conservation of their shell, in order to be used for other purposes (app. IV.1.1.p.95).

The businesses development is mainly based in the agricultural economy. There are business suggestions based on the tangible and intangible culture of Kefallonia, as also activities organized for this exact purpose: to bring closer the visitor to the local cultural heritage and the natural environment which is part of the heritage too. External excursions and activities are going to be organized in collaboration with the locals and the Pylaro's Municipality.

The underwater and sea activities are going to be particularly promoted, as the traditional settlement is located in the broader coastal zone and its position is strongly connected with the sea invasions since the antiquity.

The main practice and maybe the most crucial parameter that should be kept in the entire procedure of the development of this settlement, is to involve and inform the residents **in any case**. Sometimes the mindset of the people living in villages can ruin any plan, as also the misunderstood idea from someone that may seek an easy business opportunity. The residents must participate in any way in this procedure, as each one can. Every month, a "symposium" should be organized in order to highlight and solve the problems that may occur during this project and propose ideas that may come up during the process. These symposiums should have the character of a "feast" because it will bring everybody closer: The scientific staff, the technicians and the locals. In addition, a small leaflet could be printed in every symposium period, which will show the progress and the ideas that may occur.

IV. 1.2. Operating Cycle and Building Restorations Scenarios

Not all the houses are necessary to restore. Those houses can be easily used for educational purposes, like dissertations in sections as Architecture, Geology, etc. In addition, they can contribute to this plan as "exhibits" in this model settlement. Their shells can be restored and acquire the character of a "museum" exhibit in situ. The visitors then will have the opportunity to come closer to the

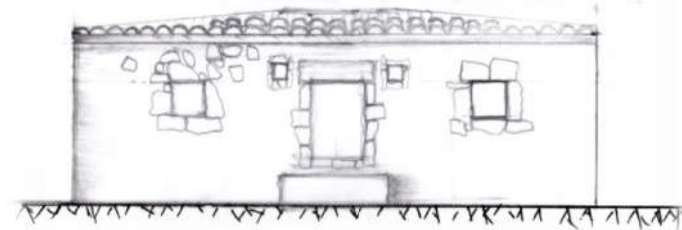
after- earthquake phenomena and understand the development process, from the disaster to the “renaissance”. The built fabric is strongly connected with the **Intangible** Heritage.



IV. 1.2.1. Public Spaces⁸⁰

- * The **square** of the village, will not change place her place, but maintain her initial character. Small interventions like the general configuration of a rest area, the cleaning and the shaping of the trees, maybe a small shelter, an explanatory board and an additional stone bench, are necessary to highlight her existence.
- * There are small **signs** with the road names only in specific spots. Those signs should acquire an ecological character and a characteristic “brand” type. Should be placed in several spots of this village pointing the main areas of activities: “Bakaliko”, “Fornos”, “Cinema”, “Bibliotheque”, “and Oinopeio”.
- * The **public paths** (described in II.3.2.) should also maintain their initial character. In specific spots that are broader, wooden benches should also be placed, with small illustration maps.
- * The modern **parking area** that is found to be in the same place as the square is inappropriate. A broader area could be configured a few meters before the main entrance of the village, maybe in the North – West part of the settlement, a bit away from its narrow entrance. This proposal comes to enhance the indirect encouragement for a movement on foot or with a bicycle into the settlement.
- * Is the first building that actually is seen, when entering the village (look at design below). It’s the ideal spot for a **Visitor’s information center**. The restoration of the building is recommended, as also the configuration of its surrounding area, in order to become viable. As it’s the first building that the visitor meets, the restoration must strictly follow the traditional architectural lines. It is necessary to involve immediately the visitor with the aesthetical part of the plan and the Ionian Architectural Culture.

The visitor’s center provides information about the settlement and the activity organized, gives maps, books rooms for the accommodation and also could give ideas of spending time into the settlement. The distance from the main entrance of Drakopoulata on foot is 5 minutes.



⁸⁰ App. IV.1.2.1.p.95 and MAPS PART 2,8.

IV. 1.2.2. Private Estates & Business Development (app. PART 1-9).

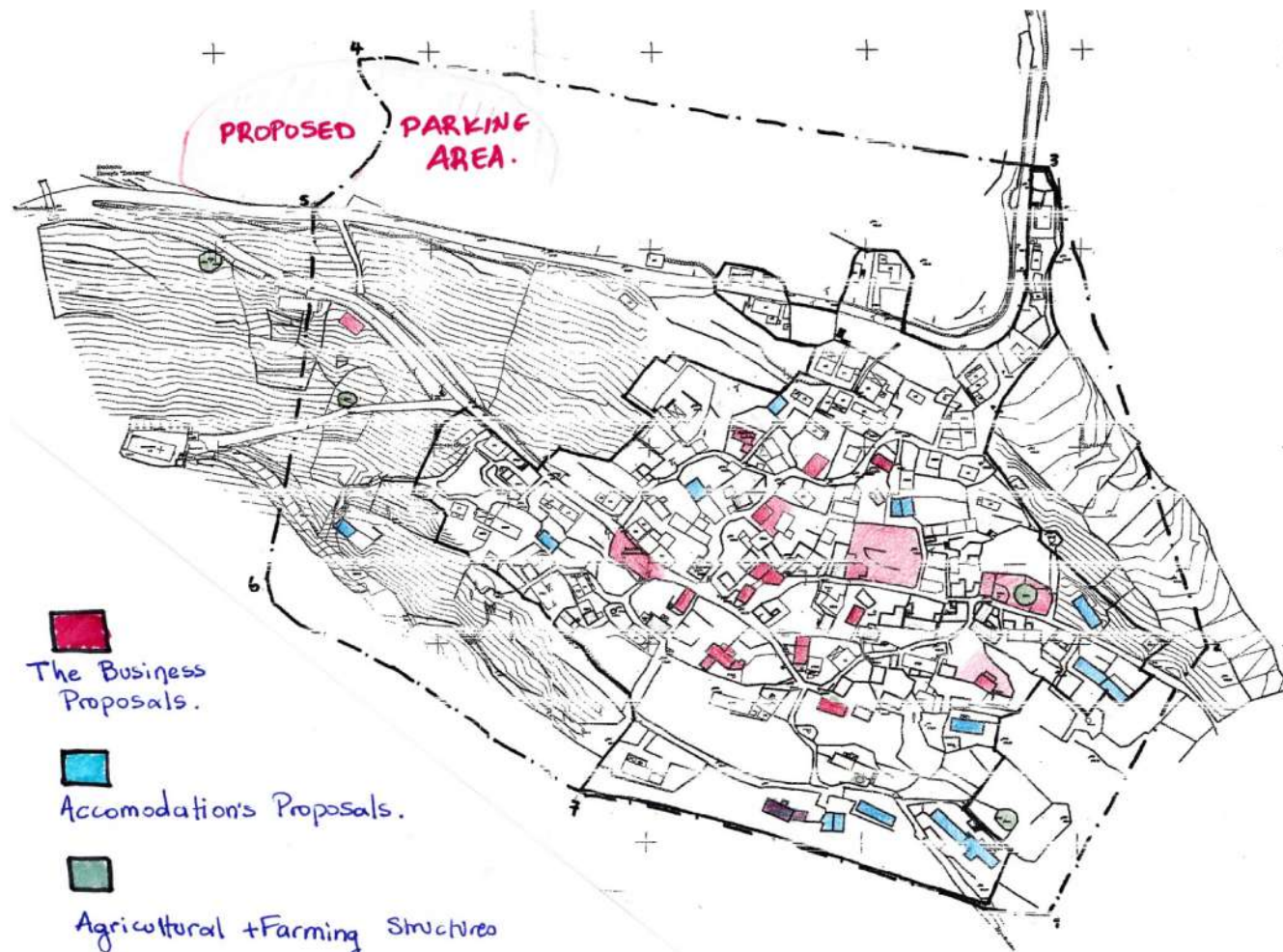
- * The building that is located in the exact back side of the square could be turned into a “**Bicycles Rental**” business. This is a two storey house with a small courtyard. It can easily serve this purpose by renting only bicycles and cooperating with “Rent a Car” businesses in Agia Efimia for those that are interested in a car or a scooter for visiting the entire island.
It is an – only – bicycle rent business, as the settlement cannot host car. The best for the general circulation and the safety of the people is to avoid the high speed vehicles.
- * In the same road after the square, into the settlement, is a building with extremely interesting equipment. This building could be restored and turned into a “**Museum of Agricultural Process**”. Not only the building is going to maintain its initial Architectural characteristics, but also a conservation of the Metal & Stone equipment which was used for the olive’s press it will take place. In this Museum, can be presented the entire oil production process, from the farmlands to the consumption. An exhibition with old and new photographs, schedules and other small scale exhibits, are capable to convey the most traditional agricultural rite of Greece (Table 12, app. Part 6).
- * A beautiful building located in the upper side of the settlement, with marvelous view, immediately draws the attention of every visitor. It is a two storey building with auxiliary rooms and a courtyard. This one could turn into a “**Village’s History Museum**” in the ground floor and gallery the upper floor. The museum will narrate the settlements’ life with a particular emphasis on the significance of the 1953 earthquake. The gallery can host the pieces of remarkable Kefalonian Artists and in the courtyard a small “café” could be organized (Table 13, app. Part 6).
- * “**Bakaliko**” with purely traditional products and if it’s possible from local producers: Kefalonian sweets like “Mantola” and “Mantolato”, local cheeses, fresh vegetables from the locals agricultural productions, fresh eggs, milk and fruits from the farmlands, are the some the products that could be offered. “Bakaliko” is the modern Delicatessen of the settlement.
- * “**Fournos**” could be opened close to the “Bakaliko”. The area that is located almost in the entrance of the village has an open space that it can be used as the “core” of the village. It connects the alleys that lead to the upper side of the settlement and the down side. So, this point can easily turn into a meeting point and work as a “shop window” for the traditional products.

“Fournos” of course serves bread, cookies, local pies and Kefalonian bread recipes. Traditional equipment like a furnace is encouraged. This business can expand, if it will host a few tables for breakfast.

- * **“Oinopeio”** is a necessity. Kefallonia hosts many different kinds of grapes, some locals and some were given to the Ionian Islands as a gift from the Venetians. The productivity of wines is really big. There are many tickets for a visitor to taste, as many to buy. This business can easily host a small wine bar.
- * **“Tavern”** with the beautiful Kefalonian recipes with local products.
- * The old school should be restored and turn into a **“Bibliotheque”**. This does not mean that will only operate like that, but also as an open theatre. The surrounding area belongs to the schools’ property, so a summer theatre could be organized with amphitheatrically seating. Another stage for the winter time could be hosted to the ground floor. The library could be placed in the upper floor of the school.
- * A proper **“Litrouvio”** with “Linos”, “Podohe” and complete equipment that serves all the agricultural needs of all the families in the settlement (as the majority has olive trees), is more than a necessity for the village. Visitors will be able to participate not only as spectators but also active: They will be able to step on the grapes, to push the millstone and gather the wheat.
- * An **“Activity & Touristic Office”** also in a restored building could guide the visitors and organize the excursions below. In addition, it could be offered special packages for accommodation and participation to multiple activities into the settlement. The booking could be done via this Activity office. The services will be personalized for each customer with main axis Drakopoulata settlement (Table 14, app. Part 7).
 - ◆ In collaboration with underwater center of Agia Efimia the **organized diving tourism** of the area can be promoted. Lessons of scuba diving will be organized especially for the visitors, as also daily cruises with two or three different diving spots around the island.
 - ◆ **Daily cruises** for those that don’t dive will be organized too and the daily cruises to Ithaca and Lefkada will be enhanced.
 - ◆ **Hiking escapes** in the already used Trekking paths into the nature and the mountains will be taking place and different hiking routes will be explored (MAP Part 2, 7, 8).
 - ◆ **Visits** to the Cave, the Lake and the Ainos Mountain will be especially encouraged.

◆ Also, this office will occupy extra personnel in the summer time, as it will make the schedule or program suggestions when it is asked from the visitors, for the general activities and tours in the island. As the locals know better than anyone else the attractions and the routes, they are the appropriate persons to make suggestions. Also, this office can book and activity or arrange anything on behalf of the foreign visitors.

* The last but not least, are the “**Boutique Hotels**” and the “**Traditional Guesthouses**”, which can be hosted in every restored building. The most important thing is that the character of the building and of the settlement must be respected and the reuse of those buildings, should keep pace with their initial morphology. A resort or a large scale hotel complex is strictly prohibited.





IV. 1.2.3. Complementary Proposals⁸¹

- * A “**Cinema**” could also be hosted. Especially in the summer time under the sky. This could be combined with a small bar.
- * A “**Traditional Dance School**” that will teach “Mermigka”, “Balos”, “Divaratikos” and other Kefalonian dances, could fulfill the visitor’s nights.
- * A small **medical Unit** should be provided in any case.
- * “**Horse ridings**” should be organized, as the trails are suitable for these activities. Also, the donkeys that the residents use can be exploited and in addition, the visitors can help the farmers with their sheep and goats and cows if they would like to, with a symbolic exchange.
- * All the **religious commitments** and **traditional fests** are going to be kept as they have. Nothing from the locals every day life will change for the shake of tourism.
- * Small business like **craftsmen**, **artisans** and **dressmakers**, are encouraged, as they are jobs still in use into a village community.
- * An **Architecture & Design studio**, which will promote the traditional architectural character of the settlement. Also it will contribute to the guidance of the village’s development in the traditional limits that have been set.

IV. 1.2.4. Transportation scheme⁸²

- * **Small busses** driven from locals (as a private business), in order to serve the tourists. Those routes will be connected with the capital city, the ports and the airport. Also, they can be in collaboration with the boats that making daily cruises and serve their timetables.
- * **Special organized excursions** with small busses that will serve the visitors.
- * **Guides**, especially in the tourism period, for inside and outside the settlement.
- * Public transportation will be facilitated from the Municipality’s support.

⁸¹ App. IV.1.2.3.p.95.

⁸² App. IV.1.2.4.p.95.

IV. 1.3. Renewable Energy Sources

IV. 1.3.1. Water

- ✓ Primary source, the collected rain water in the cisterns and the water from the wells. This collection is taking place via gutters that have been placed in specific spots on the roofs and lead to the cisterns. In Greece aluminum, copper and polymer are common materials for the gutters. To maintain water quality, they used to paint the inner surface of the cisterns with lime, which provides high disinfection. In addition, a **reverse osmosis**⁸³ system can easily be installed under the kitchen sinks to purify the water (app.IV.1.3.1.p.96).
- ✓ Supplementary **water tanks** are necessary in the high tourist period. So, a municipal desalination plant can be used also to clear the seawater by applying a reverse osmosis technique. Those storages can be placed or “hided” in the upper side of the settlement and via the gravity discharge, supply the residents with the water. It is preferable to be avoided the underground tanks, due to the earthquakes and the soil expansion that may lead to cracking. Also, a 27.000 lit storage tank of water supply can serve a village with 100 residents for a 90-day period. It is a common method used also to other villages of the island and the most usual materials are the cement and the concrete.

IV. 1.3.2. Drainage system

- ✓ Extremely important is the **drainage system** to be rectified.
- ✓ As the municipality of the island has not predicted a correct system, a wastewater treatment can be managed on an individual property basis.
- ✓ Effective wastewater treatment is essential for a healthy environment and settlement. Especially in this case, where Drakopoulata are situated into the mountain and near the sea, a system of wastewater treatment is more than a necessity. There are 2 ways of treatment: The OWM⁸⁴ that collect waste and treat effluence via ground percolation and a new system OWM that produce effluences much cleaner and safer.

⁸³ Free Encyclopedia, retrieved in 2nd February 2013, <En.wikipedia.org>.

⁸⁴ OWM: Onsite Wastewater Management

IV. 1.3.3. Solid Waste

- ✓ Waste recycling bins should be placed in specific spots of the settlement and the villagers should be encouraged to sort and deposit their wastes in the correct bins.

IV. 1.3.4. Energy




- ✓ Is provided from the **hydroelectric** power which is reinforced from the **wind energy** that is located in Agia Dynati Mountain. The electricity reaches the island through underwater cables via Lefkada Island and from the mainland.
- ✓ **Photovoltaic** systems can also be placed in the buildings, after a careful study.

IV. 1.3.5. Telecommunications



Landlines, mobile phones and Internet, are supported form the main pillars of the island and the settlement can easily be served.

IV. 1. 4. Negative consequences that must be avoided

IV. 1.4.1. In financial level

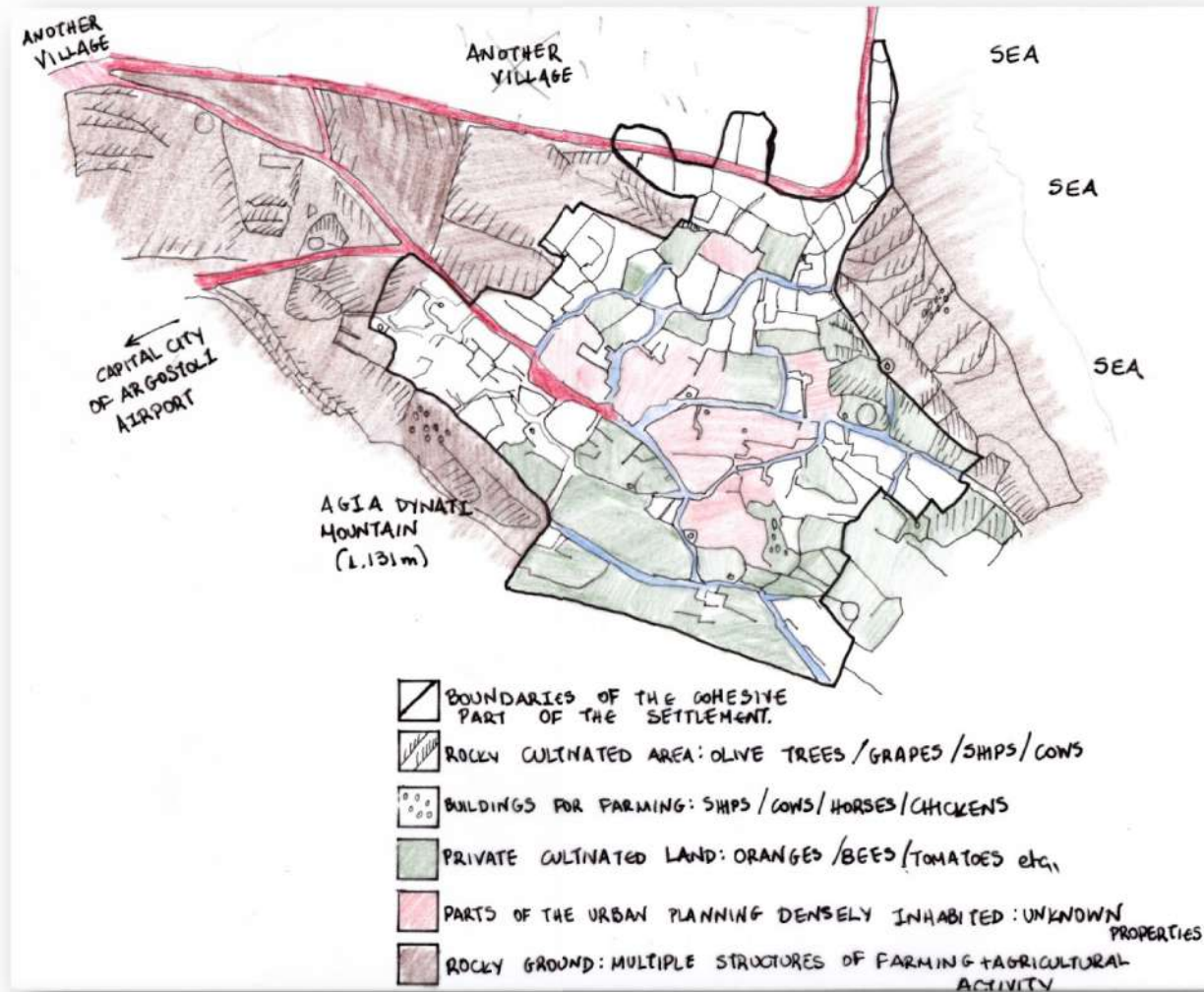
-  The primary jobs (agriculture, farm, etc) should be maintained as the major key elements of the settlements' function. The sudden growth of the touristic business only, can lead to their extinction.
-  The cost of living into the settlement will maintain its “affordable” character.
-  Block of speculators: The temporary exploitation of land can lead to her surplus value and destroy the market.

IV. 1.4.2. In Social level

-  The residents should manage and support the balance between the businesses operations. This can avoid the differentiation of the social stratification due to their annual incomes.
-  The residents should not adopt the foreign attitude and manners.

IV. 1.4.3. In Cultural Level

☒ This model of settlement is addressed to every domestic and International visitor. This is why any exaggeration in the fests, rigged festivals and scenes of the past' imitation, are prohibited. The pure Cultural Heritage and the simple creativeness should be protected.



IV. 2. IMPLEMENTATION

IV. 2.1. Financial Data

There is indicatively presented the cost for the restoration of the main type of building into the settlement: A small rural rectangle one, which covers almost 100sq.m. Also there are projected the costs of the configuration of the surrounding area, of the public area and in addition some calculated costs that may occur.

In the Excel sheets and the income statements, are predicted the costs and the revenues of few indicative businesses of the settlement. All of them are per annum and can give an immediate picture of the operation of each business. This procedure is a future prediction of the successful operation of the businesses in the village, if those small enterprises will act unified.

IV. 2.1.1. Main Idea

1. All the people of the traditional settlement that want to exploit their estates and create their own businesses there permanently, will act altogether, by creating a non – profit organization or a community benefit company.
2. By this way, they can manage the economic stimulus packages for the public businesses (like the “Litrouvio” and the “Visitor’s information center” that consist main links of this operation chain in the settlement). Also, the community can benefit by supporting the development of public projects (ex. drainage system) in the village, mainly in those days of economic crisis where the municipalities don’t have budgets at all.
3. This “organization” or “community” will act into the frames of a Universal network: The contact with the foreign countries and the promotion of the traditional settlement through thematic exhibitions, are very important for Drakopoulata’s development.
4. The lure for the visitors, are the attractive packages and offerings. It is very important to combine excellent service with good price in general.
5. Each business may act independently (as it matters its legal issues and operation/ type of business) in order to support her development and further expanse, always into the “Intangible” traditional frames and with respect towards the character of the settlement- the Negative consequences that may occur, should be taken under serious consideration.

6. A technical support from a University department for the promotion of the entrepreneurships of the model settlement is more than a necessity.
7. The collaboration in general with Universities, Institutes and several Cultural, touristic & Economic bodies, will help to the proper function of this pilot plan and will ensure a percentage of visitors each year, for study cases, researches, etc.

IV. 2.1.2. Costs of Public Spaces⁸⁵

	PARTICIPATION TO THE PROJECT	COSTS (Euro)	STAGES	DURATION
Shaping of the trees in the square	15%	€5/hour=280€	1st	1 week
Shelter	35%	2200€	3rd	5 days max
Explanatory Board	15%	300€	3rd	1 day
Stone bench	35%	1000€	2nd	1 week max
Configuration of the Square	100%	3780€	Final	1 week max
30 Signs in the village	100%	1500€	Final	5 days
Stone Benches in several spots of the country planning	33%	3000€	2nd	15 days
Signs – explanatory boards	33%	1000€	2nd	2 days
Side stone walls and ground slope - repairing for people with disabilities	33%	2000€	1st	15 days
Configuration of the public paths	100%	6000€	Final	15 days
Configuration of the Parking area	100%	7425€	Final	11 days
TOTAL		18705€ MAX		16 DAYS MAX

Table I. (app.IV.2.1.2.)

⁸⁵ App. IV.2.1.2.p.96.

IV. 2.1.3. Cost of the restoration of a 100m² estate and its surrounding area⁸⁶.

Estimation for the preparation, duration and the costs of a restoration of a house primarily needs a top-down macro-estimation⁸⁷. This is a rough estimation of the total costs of each stage of work⁸⁸. The Restoration of a Historical Building sometimes exceeds the cost of the construction of a new one. If approximately the cost for the restoration of a house is **1510 € / sq.m**, then a building of 100 sq.m will cost almost **151.000€**. The duration of the restoration of the building (all the stages included), will take approximately **20 months**.

The diagnosis, the pathology configuration of the building and the architectural planning will cost approximately **7.000€**. This will last about **3-4 months** and it is included to the total amount.

The Interior Decoration is estimated to cost almost **25.000€**. These predictions are going to be used for every case of business operation, when the total costs are predicted in order to calculate the total cost of shaping an operation (app.IV.2.1.3.).

	PARTICIPATION TO THE PROJECT	COSTS (Euro)	STAGES
Diagnosis/ Pathology and Architectural Design	5%	7.000	1
Removal of the old layers of the mortar/ Reinforcement of the foundations	10%	28.000	2
Drainage of the ground	12%	20.000	2
Replacement and restoration of the elements of the skeleton construction and installation of the inner pipes.	20%	30.000	3
Connection and Reinforcement of the construction elements of the building's skeleton.	20%	30.000	3
Restoration of the structural elements in the inside space of the building. Replacement of the structural items (wooden floors, ceilings, frames, etc)	20%	16.000	4

⁸⁶ App.IV.2.1.3.p.97.

⁸⁷ Repoussis, *Notes from the Module Project Management*, MA Heritage Management, University of Kent & AUEB, Eleusis, 2012.

⁸⁸ Look at table 11 app.

Electromechanical Installations: Heat/Cool, Lighting, Cameras and security system, etc. Inside and outside the building.	10%	10.000	5
Configuration of the surrounding area (flowers, shaping of the area, lighting)	3%	10.000	6
TOTAL	100%	151.000	Final
+ Interior Decoration		25.000	
TOTAL		176.000	

Table II.

IV. 2.1.4. Contingency Plan & Estimation

An extra amount is calculated and added to the total budget; in case that the project estimation is not accurate or something emergency occurs.

ACTIVITY	BUDGET BASELINE	BUDGET RESERVE	PROJECT BUDGET
Total Restoration	176.000€	30,000€	206,000€

Table III.

IV. 2.1.5. Individual Costs and Revenues of Business Operations⁸⁹

Based on the information that the cost for the restoration of a building not more than 100 m² is approximately 206,000€, follow the approximate costs of the facilities including the equipment that is necessary, for some indicative and characteristic types of businesses, that are met into the settlement: the Museums, the “Fornos”, a Boutique Hotel, etc. Income statements and cash budgets are in the appendices, in order to prove their individual strengths as businesses and their gain capacity. Each business has used a European Economic support package for restoration and the equipment. This indicative list of operation is given, in order to declare a way of function of the network of operations into the settlement:

- **“Museum of Agricultural Process”**: In the Income Statement the revenues (and the net assets) for the first fiscal year are calculated to be a small amount, but positive. The second year, the revenues will be more than the first year of operation, and

⁸⁹ App. IV.2.1.5. p.97.

so goes on, if the settlement operates properly and the touristic period is not reduced. Also, this museum works individually via Internet promotion and advertising. At excel sheet all the parameters that affect the revenues and the expenses are explained⁹⁰.

- **“Village’s History Museum”**: As it is said above, it occupies the ground floor of a rural Mansion, while a gallery occupies the storey. A café is organized to an auxiliary small space in the courtyard. Although the expenses are more, the profits are respectively bigger too. The way that this complex operates is clearly analyzed in the File “Villages’ Museum History”⁹¹. The Museum can be managed in different ways and multiple ideas can take place there. Also, is based in the tourist traffic and the good organization of the settlement in general.
- **“Fournos”**: The entire process of the construction of this company is also described in the Income statement⁹². The restoration of the 100 sq.m and the economic packages for the set up of the operation (buying the equipment, machinery, etc) are taken under consideration, in order to predict the revenues. The projected statement is for the two first years of the operation. Also, this business will succeed, if the entire settlement collaborates.
- **Boutique Hotels” & “Traditional Guesthouses”** are more expensive investments and businesses, but also they constitute the core of this function: The statistics reveal a proper operation of the accommodation business, not matter the category⁹³. The main factors that rank a business among the “most-wanted” from the visitors⁹⁴ are the *quality* and the *service*⁹⁵. Costs and revenues are not projected, as the Traditional guesthouses and the Boutique hotels that are hosted to restored buildings and cultivate a traditional and elegant atmosphere, are the most preferable in booking. In addition, the collaboration between the guesthouses and the “Fournos”, “Oinopeio” and the rest of the businesses, is preferable.

⁹⁰ Look at the File “Museum of Agricultural Process”.

⁹¹ The file has the Cash Budget Excel and the Income Statement Excel.

⁹² File “Fournos Income”.

⁹³ www.gnto.gov.gr , retrieved in 6th February 2013.

⁹⁴ Stat Bank Contemporary Economical and Entrepreneurial Information, *A Research for the most important enterprises in the Tourist Economy*, Athens, September 2008, retrieved in 6th February 2013, <[http:// www.statbank.gr](http://www.statbank.gr)>, STAT1.pdf.

⁹⁵ According to the research of Dr. Hatzidakis Alexis, “*Analysis of the progress of the touristic traffic 2001-2010*”, Hellenic Organization of Tourism, despite the general loss of the tourism industry, the total of the hotels businesses managed to raise their revenues.

- **“Activity & Touristic Office”**: The office is the intermediate between the tourist and the settlement. It books the accommodation, facilitates the tourist and the guesthouses in the same time and proposes packages of activities according the personalized taste of each client (if he is ecologist, family, couple, etc). In addition, it acts supplementary for the visitors that just have arrived in the settlement or want to spend only one day. It organizes excursions, activities related to the village and related to the island and in general makes creative and attractive packages that include all the operations in this settlement (Table 14, app. Part 7).
- **The parking area** will cost 2€/hour, 10€ for entire day. This money will maintain the **Visitor’s information center** and its outcomes.
- **“Litrouvio”**: As it is a common space to serve everybody’s needs, it is going to be restored and supported from the funds and the economic packages that the non-profit organization is going to receive. It is community’s obligation to maintain its operation and in the same time is a community’s asset. The visitors can participate and help to the works for free. Each one that participates gets a souvenir basket with local products.

IV. 2.2. Motives for the owners

In Ionian Islands according to the Ionian Law, there is no public property. Only private property and this is why the title is like that.

IV. 2.2.1. Financial Incentives and other facilitations

The main assumption that is taken for granted (app.IV.2.2.1.p.98) is that each one prospective entrepreneur has zero principal. In addition, the amount calculated for the restoration costs, maybe is inflated in order to avoid any mishandling, but despite this fact, it is a seriously appreciated amount. As those business ideas are proposed to young people that are searching for opportunities in Greece, in this period of crisis, below are listed the grants and subsidies that could consist the basis of those enterprises.

- The National Strategic Reference Framework that is given from the European Community department of European Union Funds and is organized and distributed to each prefecture from the Ministry for development, competitiveness, infrastructure, transport & network. This framework is separated into regional and sectional operational programs, which apply specifically to certain geographical regions and specific thematic development. Specific support subsidies are held out almost every 5 years

for Cultural Heritage development, competitiveness and entrepreneurship. Those funds are given for the establishment of such a kind of businesses as described for the settlement and the beneficiaries are bodies or firms, whether public or private, responsible for initiating or initiating and implementing operations. In addition “beneficiaries are public or private firms carrying out an individual project and receiving public aid”⁹⁶.

- Low interest in the long-term loans related to the Restoration of Listed Historical Buildings and their conversion to residence or to an entrepreneurship⁹⁷.
- Forward balance transfer of the building’s coefficient in case that the owner wants to build something new no matter the geographical area (unless is opposed to the General Constructive Regulations of the Area).
- Issue of additional regulations and constructive terms for additional storey/attic or expansion, in order to exploit the total of the building factor.
- Tax exemption in case of transfer, legacy and donation of the historical building.
- When a historical building is listed, it is excluded from the Urban Planning Drawing.
- Economical funds from the Program of Public Investments. The General Secretariat⁹⁸ promotes the implementation of funding programs which support country’s development and are beneficial for the public good.
- Special packages like LEADER+ for the Agricultural development, URBAN II for the urban development and INTERREG III for cross border cooperation, are some of those that are still funded from European Union⁹⁹.
- Also, the INTERREG IV¹⁰⁰ is consisted of several programs that are developed between two countries and promote their local enterprises.
- In addition there are support funding packages like Jessica¹⁰¹ and Jeremie, that focus on the development of the urban centers and the small or the small-medium enterprise.

⁹⁶ <http://www.espa.gr/en/Pages/staticWhoareEntitled.aspx>, retrieved in 11th February 2013.

⁹⁷ According to the common Presidential Decree 1656/10.10.95 between the Greek Ministry of Culture, the Ministry of Environment, Country Planning and Public Projects and the Greek Bank, the rates can be funded.

⁹⁸ <http://www.ggea.gr>, retrieved in 14th February 2013.

⁹⁹ <http://www.hellaskps.gr> (2007-2013), retrieved in 14th February 2013.

¹⁰⁰ <http://www.interreg.gr/el>, retrieved in 14th February 2013.

¹⁰¹ <http://www.ggea.gr/ap/nxe.htm>, retrieved in 14th February 2013.

- Some economical support programs twice a year are held out via the manpower employment organization. These economical packages support the enterprises that can absorb a certain amount of employees. Both the business and the unemployed are benefit.
- Last but not least, the National Strategic Reference Framework (from the European Community department of European Union Funds), in steady periods during the year, gives economical support especially for the Ionian Islands¹⁰²

IV. 2.2.2. Current Legal Framework

The Law 3028/2002 describes extensively the obligations of an owner of a Listed Historical Building and the strict procedure that is needed for its Architectural planning and its rehabilitation.

In the article 48 among others, is referred to special financial motives and subsidies that should be given to the owners after a Presidential Decree. Apart from this citation, the subventions that practically are given are inadequate and incapable to tempt and support the owner. The biggest percentage of the expenses that is necessary by the law to be done for the designing, the study and the restoration of the Historical building, are borne exclusively the owner¹⁰³.

In addition, the responsible Minister of Culture creates difficulties to the entire process until the final decision of the re-formation of the building. This is a negative factor for someone that really desires to exploit his property. The Local Councils of Monuments in every geographical region that should have been formed according the article 49, either they don't exist, either they are not enough active.

A positive fact is that before the period of Economic crisis in Greece, the historical Buildings that were converted into businesses, were less taxed than the rest of this kind that were newly developed.

¹⁰² National Strategic Reference Framework, retrieved in 12th December 2012, <<http://www.espa.gr/el/Pages/ProclamationsFS.aspx?item=2271>>.

¹⁰³ POMIDA, retrieved in 16th February 2013, <<http://www.pomida.gr>>.

IV. 2.2.3. Suggested Bill Plan

1. The commission of the project, the study case and Architectural analysis, design and Project Planning (in a case of business) and finally the approval of those from the responsible body should be extremely quickly procedures.
2. As it is said in a previous chapter, the adoption of specific politics is one of the most important parameters that will contribute to the better management of the Cultural Heritage. As many countries of the European Union already do , Greece should also follow and implement certain key – actions: Supplementary Monument local councils that will help in the general plan that is usually set from the main Ministry, encouragement of the participation of private funds in the protection of monuments, a correct archive (imprinting, photographing and description) of each traditional settlement and historical building in Greece and a specific political stance and plan, for their re-integration in the modern life.
3. The Architectural study, design and planning implementation of a business project accommodated in a Historical Listed building should be funded. Especially in the degraded areas.
4. Governmental settings with the Greek Banks that support and issue loans with low or none rate for the cases of the enterprises.
5. Funds and subsidies in the traditional settlements that act as non – profit organizations. If the willing residents declare a property that is equal with 20 houses, then a special support subsidy should be issued. A council composed from specialists should supervise the progress of the suggested plan – in this case, this model plan.
6. The management and the monitoring of the applied plan should be guided from an experienced firm. This firm will be paid from the State and the results of this pilot plan and the progress of the settlement could be exploited from the government to promote the exploitation of the cultural heritage in an economic level.
7. In general, when there is a project suggested from the inhabitants of a traditional settlement, then it should be promoted and supported specially.
8. Vice versa, proposals to the residents of the traditional settlements should be made, in order to be developed and touristic promoted.

9. In the same time, specific restrictions that benefit the historical buildings and settlements should be put by the Law. The goal is to direct the owners to the protection and exploitation of their estates. Those restrictions also aim in the future, to stop the overexploitation.
10. Loan with no rates for the restoration to the owners, if it is their first dwelling.
11. Adoption of the French method: The private listed buildings are repaired when it's necessary for the owners. The amount of money being spent is returned in total when the building can be visited from the public and in 50% if its not.
12. The private subsidies and funds should be over welcome in general. In one hand the state is able to channel the amount into projects of this kind by the tax exemption of the donors. On the other hand collaboration between the donor and a financially weaker owner can be beneficial for both of them.
13. The owners can strike deals with private organizations or individuals willingly to operate a business into the settlement, on behalf of the owners. Both of them are benefited form this deal.
14. Great Britain's Heritage Lottery Fund is an excellent example to be adopted. The programs and plans that are supported from the State, are monitored, advertised and published. By this way promotes the basic idea of the rehabilitation of a settlement and affects the public opinion positively towards this action.
15. Plenty of methods and actions can reinforce the suggestion above: Awards for the best restored and preserved area can be held out every year, fests and contests, as also national polls.
16. A "live" program should be developed, which will projecting the progress of each settlement. The numbers will be able to be seen from the Internet. By this way the settlement's organization will be responsible for its improvement. In addition they can be easily supervised and detected the flows, the weaknesses and the most important the distortion of the Traditional characteristics for the sake of tourism; fact that should be avoided.
17. The most important action to be taken is the awakening of public opinion towards the Cultural Heritage and its promotion. It is very important to cultivate a deep respect for the Monuments to the residents of this country and give positive examples of the healthy exploitation of the Heritage in combination with Tourism. As in Greece the characteristic of exaggeration dominates everything, its important to underline that is more than a necessity to keep the traditional characteristics and

promote the local history of each place, without losing the nation's identity and espousing foreign way of life. The elegant promotion of tradition can only have positive results to a community's development.

18. Information of the local communities and suggestions for business development plans should be organized by the Greek State.



V. CONCLUSION

The promotion and utilization of the traditional settlements in Greece, consists a strong point of attraction and a powerful economical resource. From all the materialized projects that are listed above in Greece and abroad, only positive consequences are detected. If a pilot plan like this will be carefully implemented to a settlement, with respect to the Culture – Environment – Common Goal, then is rather than difficult to fail.

In a realistic approach, the economic predictions of indicative local businesses that could be developed into the village of Drakopoulata have been made based on strictly cynical criteria. As they have proved a viable unit in a rather than a low touristic season, then definitely the income statement will declare bigger incomes as the time will passing by, the settlement will becoming known and operating correctly. When the touristic period raises and the quality of services maintain a high level, then obviously, this plan will perform its best.

An approach with lyricism would focus at the general values that a traditional settlement incorporates. The loss of the old structures and the rupture caused between the citizen and its historical continuity and tradition, can only lead to an impersonal future. The safeguarding of the Traditional Settlements and their proper exploitation can contribute to a rising quality of life, to a healthy social cohesion and to the formation of strong economical units.

This plan raises a modern necessity: The safeguarding of the past, which will act like a fertile ground. It will create invincible mental vigilance, which in this period of internationalization; can protect the traditional data that shaped the Greek culture and History and offer with its turn, a seed of evolution to the global development, variously. But the most important to keep in mind, is that the settlements acquire a meaning through the human presence.

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APPENDICES

Chapter I (INTRODUCTION / Purposes, Goals & Method followed for this Research)

There are specific **Parameters to be highlighted** in this specific research, which consist the core of this project plan. In addition, the traditional settlements of Kefallonia Island, form a memorable number for the current cultural data (*according the Presidential Decree 594/D, “For the characterization of the Traditional Settlements of the Greek State and definition of their terms and construction regulations of their plots”, Greek Governmental Newspaper, 13 November 1978*). Those parameters are:

- * Cultural Heritage
- * Architectural Heritage and Urban Planning values
- * Restoration of the historical Buildings
- * Regeneration of the public spaces
- * Development of a Traditional Settlement
- * Natural Environment
- * Tourist Activities
- * Sustainable Development
- * Exploitation of Natural Resources
- * Project Plans and Future Income Statements
- * Economical & Business Proposals
- * Legal Issues as it matters the ownership of a Historical Building
- * Economic Motivations

In addition, the **Purposes & the Goals** that occur from this pilot plan are:

- ◆ To utilize those traditional settlements. The majority of them are considered to be either “dead zones”, either lost into the newly built ones.

- ◆ To create economical & business motives for the locals and the State.
- ◆ To prove the importance of such a unit into the general economical frame of this municipality and hence as a promoted network, the influence to the Greek Tourism.
- ◆ To prove the individual financial sustainability of this settlement.
- ◆ To create job vacancies.
- ◆ To promote the Kefalonian Cultural Heritage.
- ◆ To create an Intercultural center that hosts, enlightens and seeks the participation of each visitor, for the maintenance and the sustainable development of a Listed Traditional Settlement.
- ◆ To reveal and highlight the disastrous and irreversible consequences of an unexpected geological phenomena to the Architectural Heritage and the urban plan of Kefallonia.
- ◆ To promote the underwater cultural heritage and the necessity of its protection.

The most important: To ensure that the settlement will be working 12 months per year and not only in the summer time, as a pure Touristic resort. The idea is to provoke the independent “Resurrection” of the settlement and not to turn it into a fossilized touristic destination.

Chapter II (DOCUMENTATION / Historical Data)

II.1.1. for the Earthquake & Kefallonia Island

The history of Kefallonia Island begins in the Paleolithic era. The first inhabitants were named “Leleges” and the Homeric epics named the island as “*Doulihion*” or “*Samos*”, but never as Kefallonia. In Antiquity consisted of four (4) independent cities: Crane, Prone, Sami, and Palli. The island was later possessed from the Romans, the Normans and the Venetians. Until 1797 it was under the Venetian possession and then became part of the French State. Later on, was established itself as Ionian State, when the British governors decided to invest variously in this island: They financed the most important public projects and they interfered in the

general Law system. In 1864, the Ionian Islands become part of the Kingdom of Greece. In the Second World War were occupied from the Italians and in 1943 from the Germans.

In 1953 a powerful earthquake hit the Island and managed to change its entire urban planning: Each tremor in 9/08/1953, 11/08/1953 and the “coup de grace” in 12/08/1953, was equal with 1750 million kilowatt hourly. Squares, temples, mansions, legacies, cinemas, museums and theatres have been destroyed forever. The roads were opened, the cemeteries and the graves too. The seismic tremor in 12/8/1953 was equal with 63 atomic bombs...” explains the *Newspaper Athinaiki* (12/08/1953).

An immediate help came from England, Sweden, Turkey, Swiss, New Zealand, Russia, Portugal, Belgium, Canada, Holland and Africa. In addition, the Greek seamen from “Limnos” ship, people of the Royal Navy and the “Red Cross”, arrived and settled down in Kefallonia at once. Finally the American Navy, the Italian medicine help, the British fleet and the fleet of Israel arrived for help too (E. Livada Douka & G. Galanos, *Dies Irae*, pp.11-18).

As *Eleftheria* Newspaper written in an article at 18th October 1955, all the structural material from the ruined buildings was thrown into the sea. As a result, all the valuable Architectural details were lost for ever. The reconstruction of the communities happened in luck: a draw took place in October of 1954, in order to choose the communities that would be included into the first part of reconstruction.

Three types of houses were about to be rebuilt, according the zone that each one community was located. There was no master plan or basic rules of hygiene (Newspaper *Ethnos*, 18TH November 1954). The Newspaper *Vima*, 25th October 1961, said that although the Architectural plans were example to be avoided, to the contrary, the resistant construction towards the earthquake was to imitate. The houses were rebuilt under the Army support program, which was called “Arogi”.

II.1.2. for Drakopoulata Settlement

The name “Pylaros” comes from the noun “Pyloros (Pyle/gate + Ora/hour)”, which in ancient Greek means “The guardian of the gate”. Pylaros was one of the most powerful communities in the Island during the classical era A.D. and until 1864 it was considered

to be the area with the most important economical, social and political power. In the 19th – 20th century, is established to be the main commercial port of Kefallonia.

The settlement of Drakopoulata was the “guardian” of the gate in Pylaros. The remnants of the ancient settlements and the fortification walls with the characteristic fortified towers, declare the important role of this area to the control of the input and the output of the foreigners to this powerful area. Drakopoulata settlement with its “modern” character and the exact name was founded during the Venetian occupation.

Tarkasata settlement, were next to Drakopoulata, but in a higher location. As the sign in Tarkasata settlement says, it was abandoned especially after the earthquake of 1953. The inhabitants moved into other villages and started their lives from zero. The majority of them, moved into Drakopoulata.

II.2. Current Data

II.2.1. The evolution of the listing of traditional settlements in Kefallonia island.

As it matters the Legal framework that affects the traditional settlements, are cited the most important that are in close relationship with Drakopoulata traditional settlement:

I. Presidential Decree **594/D**, 13TH November of 1978 “For the Listed Traditional Settlements of the State and the definition of territorial boundaries and the specific constructional rules for them”.

II. Presidential Decree **181/D**/, 3rd May 1985 “Way of definition of the territorial boundaries of the settlements that they have up to 2000 residents...”

III. Law **1577/1985** “The general building Regulations”, is including the traditional settlements.

IV. Law **2831/2000** which is the amendment of the previous Law.

V. Law **3028/2003** “For the protection of antiquities and in general of cultural Heritage” and others.

The rest 31 settlements were listed from the Ministry of Environment, Country Planning and Public Projects, due to the project and research that was conducted for the Architectural character of the Prefecture of Kefallonia & Ithaca, in 1985, with the name “Strategic plan for the reordering of the Urban Plan”, according to the Presidential Decree 279/D, *For the classification of the settlements of Kefallonia’s Prefecture, that have a population until 2000 residents according to the article 2, prg.2 from the P.D 181/D*, Greek Government’s Newspaper, Athens, 8th April 1986.

According to the Ministry of Internal Affairs, in the mapping of the notable settlements were used **3 categories** of protection (GP=Grade of Protection) of the settlements:

GP1=Strict Protection, GP2=Important Protection, GP3=Limited Protection.

Notice, that the mapped settlements were **not** listed in this program, but **only notables**. The GP1 settlements should be under a strict protection due to their Historical, Aesthetic, Social, and Architectural Importance. Those settlements were totally protected in every aspect (structural, Urban, Traffic etc). GP2 settlements were under an important protection due to their Architectural and Urban character mostly. GP3 settlements maintain a traditional character including the interventions after the earthquakes that have changed the original architectural character of the buildings. In those last settlements the traffic movement is free.

II.3. Spatial Analysis of Drakopoulata’s listed traditional settlement

II.3.1. Architectural Analysis

In any case, the location for the construction of Drakopoulata settlement was chosen from the residents much before the pre-seismic period for protection from the pirates. During the Ethnographic Analysis, the older residents of the settlement revealed during the interview that in their childhood they remember to hear stories from their grandparents about pirates attacking on Pylaros.

The term “*Cohesive part*” is referred to the part that is formatted at least from ten buildings. The distance between two buildings of them, cannot exceed the 40m, according to the Presidential Decree 181/D, *Way of definition of the territorial boundaries of the*

settlements that they have up to 2000 residents, categories of those and definition of their rules and restriction for their construction, Athens, 3rd May 1985, pp.4 .

For the suburban or coastal or touristic or dynamic or notable cohesive settlements, the boundary is defined from the line that includes the cohesive parts of them and the limits of the approved plans. Those limits must define precisely the integral area of each settlement which includes: the cohesive areas, the areas with the approved plans and the areas with the sparser structure that are part of the shaped urban plan of the village. The last areas with the sparser construction cannot be extended more than 100m beyond the cohesive part, also in Presidential Decree Presidential Decree 489/D, “*Drakopoulata as a listed traditional settlement in the municipality of Pylaros (South Kefallonia), determination of specific conditions and structural restrictions*”. Greek Governmental Newspaper, Athens, 14th October 2008.

As it matters the coastal zone and the underwater activities that are developed in the neighbor village of Agia Efimia, there are specific rules from the Archaeological Ephorate that must be followed from every diver. Those rules are strict, should be respected and the port authorities should be informed before any diving tour, according to the Presidential Decree 855/B/12-8-1998, Ministry of Culture ARCH/A1/F41/37006/2195, *Releasing of specific sea areas for underwater activities with breathing apparatus for educational reasons (Thesprotia, Kefallinia, Messenia, Lakonia)*, Greek Government’s Newspaper, 22 July 1998.

II.3.1.1. The houses

As it is also referred in the main chapter, the types of the settlement’s houses are two: The rural - mansions and the rural – folks.

In Kefallonia the **mansions** of the countryside differed typologically from the mansions of the towns. The rural - mansions have strict facades and less ornamentation. They have significant volume, are placed into the private land of the owner and sometimes they have a slightly different configuration and position of certain auxiliary spaces (according to D. A. Zivas, *The Architecture of Zakynthos from the 16th to 19th century*, 3rd edn, Technical Chamber of Greece, Athens, 2002). The rooms are comfortable and the general provision

does not differ a lot from a rural – house. As it matters the morphology of rural mansion’s function, par example, the kitchen with the small furnace can be found in a different position as out of the ground floor in a different structure or a few meters away from the main entrance. Also, the secondary rooms that were hosting the staff were placed either to a room in the ground floor, either in another building, really small, a few meters away from the house. In Drakopoulata there are two different mansions, (D. A. Zivas, *The Architecture of Zakynthos from the 16th to 19th century*, 3rd edn, Technical Chamber of Greece, Athens, 2002, p.61).

The rural folk ones maintain their typical rectangular shape. The economically poor houses, manage to host all its functions in one level, the ground one. They are built in series and they are separated from a partition wall. In one hand, the typology of a rural house manages to balance the agricultural needs and obligations that were necessary for the survival of the people. On the other hand, is trying to adjust in the every day rural life, the way of living that the people met when they worked for the landowners: luxurious and official (also according to D. A. Zivas, *The Architecture of Zakynthos from the 16th to 19th century*, 3rd edn, Technical Chamber of Greece, Athens, 2002).

The provision of each floor is specifically and in met almost in every house.

In both types of the houses, there is a strict symmetry in the plan and all the facades to all the types of the houses. The structures are wisely made and in general, the façade is totally symmetric as it matters the openings. This characteristic also applies in the rest external sides of the house.

The most common type of houses (either folk or mansion) consists of two levels. Sometimes there is a low attic under the roof, but the most of the times, has no use. The circulation between the floors is achieved through an external stone stair. Rarely there is a small and narrow wooden stair inside the house. The levels of the houses are for different purposes and the ground floor is called “Katoe” and the first floor is called “Anoe”. There is only one case in the settlement were a mansion has a second floor, due to the sloping soil. “Katoe” and “Anoe” are the names of the floors in the Ionian dialect.

In the first floor, the lounge also is hosted, which in the Ionian dialect is “Portego” like the exact name of the Venetian lounges.

The ground floor is the heart of the house. In there, the people store their products. It is used as a cellar, as a stable and the most important, this place hosts the most common and traditional structures that are found in every house of Kefallonia, no matter the social class that belongs to: The “*Linos*” and the “*Podohe*”: “*Linos*” is a stone structure made for the vine harvest. In there, the grapes are pressed in foot, while the rest day of the year is used as storage of barrels of wine. The “*Podohe*” is a special shaped cavity in which the wine is poured into via a stone spout.

In the first floor are hosted the bedrooms and the lounge, who are placed again, totally symmetrical. In the ground floor the wooden shutters open inwards and have no glazing. Usually the windows in the ground floor have balustrades for protection. In the upper floor, there is glazing that opens inwards and shutters that open outwards.

The floors inside the house are wooden and have a special construction; which is the same in every house of the settlement and in the island in general.

The majority of the houses have gable roof. The top line of the roof is in parallel with the façade. Most of the houses in Drakopoulata have no roofs anymore. Only in five houses there are parts of the roof that are standing still into the walls. The typology of the Ionian roofs is known from the repaired houses that followed the type of roof that they knew and it is the same almost for every house in the island, either the mansions, either the rural ones. The balconies were standing on characteristic stone decorative elements.

As it matters the construction characteristics of the houses, only the external walls are receiving the total weight of the house and usually they are 50-70 cm thick, sometimes even more. The internal walls are lightweight and they are called “*bagdati*”: “*Bagdati*” is called the internal wall of house, which is made only from slight wooden skeleton. Then, it is covered with lime mortar. The word has a Turkish origin and is a common name of light wall [Tegopoulos - Fitrakis, *Greek Lexicon*, 11th edn, Harmonia (ed.), Athens, 1997].

The floors inside the house are wooden and have a special construction; which is the same in every house of the settlement and in the island in general: There are main beams from wall to wall that they bridge the distance. Those beams define the small dimensions of the house, they carry the boards of the floor and also they carry the loads of the upper storey. Those beams are called

“**bourdounaria**”. Their dimensions usually are 0.30×0.30cm and more. The plan of the house is completely defined from the length of those beams, as they cover the distance from wall to wall. The boards are nailed to them, so the beams are placed in equal distances in order to hold the cargo from above. Their position defines the morphology of the rooms in the storey.

The balconies were standing on characteristic stone decorative elements, called in the Greek language, “**fourousia**”.

II.3.1.2. Auxiliary buildings

The typology is the same as described in the same chapter for houses, but only with one main entrance. Usually those auxiliary buildings have very simple morphology, strict symmetry and simplicity in the facades. They have a ground floor and an upper one and the communication between them is via an inside wooden stair. The interior is shaped in a way that serves several different functions simultaneously. The same as above, the floor is wooden and the roof follows the initial Ionian type.

II.3.1.3. The courtyards

The main road that leads to the house is mostly a characteristic of mansions. In the Ionian dialect is called “**Maestra**” and has a significant width, almost the same, as the gate of the garden. It ends in the front of the main stairs of the house and from this road begin the paths that lead to the rest of the buildings, (D. A. Zivas, *The Architecture of Zakynthos from the 16th to 19th century*, 3rd edn, Technical Chamber of Greece, Athens, 2002).

II.3.1.4. The school

The pre-seismic construction consisted from the main building and an auxiliary one, which is called “The Teachers’ room”, as it was used from the teacher as his home.

II.3.1.5. The churches

The private church referred in the relevant chapter of the thesis, is consisted of a single space with a gable roof. It is a characteristic type of the Venetian architecture and has a simple type belfry (campanile) that also works as a gate of entrance in the forecourt.

II.3.1.7. Construction Materials

The colors referred to the corresponding chapter, unfortunately have faded nowadays. In some houses of the settlement, there are spots of lime-coatings in the facades or in the interior of them that reveal their previous image and glory.

II.4. Environmental Facts

II. 4. 1. The Sea

Underwater Activity

As it is mentioned above, the traditional settlement is close to a coastal village, where the underwater tourism is really one of the most popular tourist activities.

The underwater area between Kefallonia and Ithaki is full of important underwater archaeological wrecks and findings. Until 1998, this area was under the Archaeological Law and any activity was forbidden. A Presidential Decree released this area (**Presidential Decree 855/B/12-8-1998, North – east of Agia Efimia gulf, area with specific coordinates, Greek Ministry of Culture, Greek Governments’ Newspaper Typography, Athens, 22nd July 1998, p.1.**) and another one in the North- west side of Kefallonia (**Presidential Decree 855/B/12-8-1998, South – east of Tzamarelata gulf, area with specific coordinates, Greek Governments’ Newspaper Typography, Athens, 22nd July 1998, p.1.**) and under specific conditions aloud the diving activity taking place there. As a result, there are organized underwater activities combined with excursions in the beaches of this area that are not accessible on foot, only through the sea. They are well organized and there is a variety of diving spots that are chosen each time, due to the rich underwater life of island. There are rare species of fishes, shellfishes and mollusks, as also plenty of reefs full of corals.

Beaches and coastal zone

As it is mentioned above, there are plenty of beaches that are not accessible in any way, only with a boat. There are a few owners that rent their boats per day, for those that would like to visit the inaccessible areas.

The variety of the beaches that this area includes is notable. The sceneries also, as some of them are sandy with turquoise water reminding Caribbean and others have rather a wild image, with rocks and dark shades. In addition, many beaches are accessible only by foot, through old ruined settlements. They are unexploited and the visitor must walk through pre-seismic abandoned houses to reach the beach. This part of Kefallonia where Drakopoulata is located hides a big variety of images of nature.

II. 4. 2. The Mountain

Drakopoulata settlement is surrounded from two mountains, Agia Dynati and Kalon Oros. The first one hosts in the top of it the wind turbines (see page) and hosts various mountaineering trails. The same applies for the second mountain too. Through these trails the hikers can admire the nature, come closer with rural structures found here and there and meet the fauna of the area.

Almost 25km away from the settlement is located the Ainos Mountain. It is the highest Mountain in the Ionian Islands with 1628 m. high and the second highest mountain found on an island in the entire Greece. In 1962, was listed as a National Forest, as landscape of outstanding beauty, ecosystem of high importance value and special natural forest heritage. In 1995 Ainos was listed in “NATURA” (Ministry of Environment, Energy & Climate change, *Natura Code GR 2220002*, retrieved 20th February 2013, <<http://www.minenv.gr/1/12/121/12103/g1210300.html>>) areas of Greece and a circumferential zone of protection was suggested. It is consisted of 28.620 acres from which the 19.730 acres are covered from the dark green “*Abies cephalonica*”, which is found only here and nowhere else in the world. The Ainos Mountain is called from the Venetians as “The Black Mountain”, due to the dark color of the fir that looks like black.

Ainos has been shaped from the limestone rocks, which were placed in the bottom of the sea million years before, a phenomenon that continues evolving even nowadays. It hosts Alpine type meadows, rare species of predatory birds (as the Golden Eagle, Snake-eagle,

Falcons, Lanners and Vultures) and migratory like jays, cuckoos and plenty of other small birds. There are over 40 kinds of bird species that are hosted in Ainos, from which the 25% is under extinction.

This mountain also hosts over thirty kinds of orchids, four rare kinds of endemic plants like the Wild pansy, thyme, saffron, kymvalaria, windflowers, “Paeonia mascula Russi”, daisies and plenty of other flowers.

Finally, it hosts other nine kinds or endemic plants found only in Greece. It hosts a wide range of small size fauna (Like butterflies and bees) and of course the herd of “Equus cabalus”, the famous wild horses of Ainos.

II. 4. 3. Geological Phenomena

Melissani Lake

It is also called “The Nymph’s cave”. It is only 8km away from Drakopoulata, almost 10 minutes with car. It is a scarce phenomenon of a lake – grotto (Melissani Nymph’s grotto, retrieved 21st January 2013, <<http://www.naturalfenomenon.blogspot.gr>>) which hosts stalactites 16.000-20.000 years old. The depth is about 39m and the excavations that were held out into the lake, brought into light findings dated in the 4th cent. A.D. Pane’s God Figurines and statuettes of Nymphs declared their worship into the lake.

Drogarati Cave

This grotto is found to be 16km away from Drakopoulata. It is a rare phenomenon of cave, that although its entrance is found to be in 120m high, it has 95m depth. It hosts also stalactites and stalagmites of thousand years before and it has marvelous acoustics.

II.5. Social Data/ Ethnographic Analysis

According to the interviewed residents during the Ethnographic Analysis that was held out, the phenomenon of migration created several legal problems among the families: The children of the immigrant family grew up, created their own families, so the members of each family increased. The heirs of each estate were multiplied seriously. If someone wanted to exploit his part of the property, he had to split up and clear the hereditary situation. This led at once the heirs to the courts and the buildings to a complete abandonment, as no one could proceed to an action of restoration or ownership in general.

Here are the detailed Ethnographic Analysis, **Tables 1-7:**

TABLES

ETHNOGRAPHIC ANALYSIS

The Ethnographic Analysis was conducted in the 16th, 25th of August and in the 3rd of September 2012. It was held out orally and the inhabitants' statements were recorded in a tape recorder. 11 people were asked.

Number of people	Category of Age
2 (An Old Couple)	>70yrs old
4 (A couple, a widow and a man)	Between 40 – 70 yrs old
2 Men	<40
1 Woman	<40
2 Young Women	<40

Table 1

Question 1: Are u a permanent Resident in Drakopoulata?

Answers	Yes	No (Only in the Vacations)
1 Man >70	•	
1 Woman >70	•	
1 Man between 40-70 yrs old		•
1 Woman between 40-70 yrs old		•
1 Widow between 40-70 yrs old	•	
1 Man married between 40-70 yrs old		•
1 Man unmarried <40 (Makis)	•	
1 Man <40 (Spyros- almost 20 yrs old)	•	
1 Woman married <40	•	
1 Young Woman < 40 (31 yrs old)		•
1 Young Woman < 40 (28 yrs old)		•

Table 2

Question 2: Where do you come from?

Answers	From Drakopoulata	Born in Drakopoulata but then left	My parents were born in Drakopoulata and I was born in Athens.	Born in Drakopoulata, left and then came back permanently.
1 Man >70	•			
1 Woman >70	•			
1 Man between 40-70 yrs old		•		
1 Woman between 40-70 yrs old		•		
1 Widow between 40-70 yrs old				•
1 Man married between 40-70 yrs old			•	
1 Man unmarried <40 (Makis)	•			

1 Man <40 (Spyros- almost 20 yrs old)	•
1 Woman married <40	•
1 Young Woman < 40 (31 yrs old)	•
1 Young Woman < 40 (28 yrs old)	•

Table 3

Question 3: Where do you work (only for the residents)?

Answers	In the Municipality	In a private business		Farmer	Breeder	Fisherman	Household	Retired/Pensioner
		Into / Next Village	Somewhere else					
1 Man >70								•
1 Woman >70								•
1 Man between 40-70 yrs old								
1 Woman between 40-70 yrs old								
1 Widow between 40-70 yrs old				•				•
1 Man unmarried <40 (Makis)				•	•	•		
1 Man <40 (Spyros- almost 20 yrs old)		•		•	•	•		
1 Woman married <40	•							

Table 4

Question 4: How many other houses - apart from yours, do they belong to.....?

Answers	To another family that never comes here Lives Abroad	To another family that lives in Greece and comes once in a while	To another family that lives in Greece and there are legal issues	Information
1 Man >70 (almost 90 yrs old)	–	–	all	They have legal issues due to the many heirs
1 Woman >70 (almost 85 yrs old)	<i>The rest</i>	–	35	The village is abandoned!
1 Man between 40-70 (almost 69 yrs old)	–	10	The most	“I and my wife left when we were young. After my retirement, we are coming often. But the majority of people have left for ever!”
1 Woman between 40-70 (almost 65 yrs old)	<i>There are few</i>	<i>Some of them</i>	The majority	She is married to the man above
1 Widow between 40-70 (almost 66 yrs old)	<i>Yes, there are some of them</i>	<i>I don't know exactly</i>	I have heard that all the heirs claim the property	After my husband died I moved here. I realized that in the winter time is a bit difficult, as we are only 4 families here...
1 Man married between 40-70 (almost 50 yrs old)	<i>I don't know exactly</i>	<i>I don't know</i>	I have heard that	I am coming whenever I can in my vacations. The truth is that I have never seen before so deserted the village.
1 Man unmarried <40 (Makis - almost 38 yrs old)	<i>There are many families in the village that do not want to come again. Probably they do not care about their properties.</i>	<i>Yes, there are about 10 families that we see once in a while.</i>	<i>The majority of the families have legal issues.</i>	<i>It is not only that the heirs are many, is also the fact that some of them want to sell the estates, while others want to keep them and restore or exploit them. This is the main dispute.</i>
1 Man <40 (Spyros- almost 20 yrs old)	<i>There are some families that I have never seen</i>	<i>Almost every summer there are 10 families that are coming over, of course.</i>	<i>Some of them I have seen, while others not. Everybody here knows that there are legal issues between the heirs, so those estates cannot be exploited.</i>	<i>In general, the village could have been developed. But no one cares. In addition, those houses are left like that many years now and no one does anything. It is a pity.</i>
1 Woman married <40 (Maria - almost 37 yrs old)	<i>I don't know exactly how many of them are, but I have heard from</i>	<i>Yes, there are people that are coming in</i>	<i>The majority of the houses are like that.</i>	<i>I am born and got married here. But it is a problem that the village is increasingly depopulated. Not only there are families that have left the island</i>

	<p><i>my grandparents about families that I have never seen</i></p>	<p><i>vacations. In the summer time, we have at least 20 people more in the village!</i></p>		<p><i>completely, but there are young families that have left the village and gone to the capital city or to the next one that is bigger.</i></p>
<p>1 Young Woman < 40 (31 yrs old)</p>	<p><i>I know that are many families like that, I don't know exactly the number</i></p>	<p><i>Yes, there are about 10 families I believe at least. The village is vital in the summer time.</i></p>	<p><i>I don't know</i></p>	<p>–</p>
<p>1 Young Woman < 40 (28 yrs old)</p>	<p><i>The same as above</i></p>	<p><i>Yes, the same.</i></p>	<p><i>I have heard from my grandparents who live here, that are many families like that, with legal issues.</i></p>	<p><i>The member of the families with legal issues, Are coming periodically, not all the members together, for obvious reasons!</i></p>

Table 5

Question 5 (only for the interviewed >60 yrs old): What do you remember from the earthquake and this specific period after (the older only)?

Answers	About the earthquake	After the earthquake
1 Man >70(almost 90 yrs old)	“Listen to me my child: I remember smoke and fire and the roads opening in the middle. The smoke was coming from the earth inside. Everywhere was ruins and the people were scared...”	“After the earthquake we were living in tents, until the army came and made us new anti-seismic houses. After a few years the people started leaving from here, searching for jobs. Everybody was very poor...”.
1 Woman >70(almost 85 yrs old)	“I just had my children. My fathers’ house where we living altogether was completely destroyed. It was very tough those days, but everybody helped each other. Not like these modern times that no one cares about his neighbor...”	The families were divided because the houses from Arogi program were small, only rectangular, so some of the members of the family repaired as much as they could the old houses and the younger member moved into the new anti-seismic constructions...”
1 Man between 40-70 (almost 69 yrs old)	“I remember pain and illness. Difficult days for all of us. The sheep and the goats were running everywhere and many of them were dead under the ruins...”	“We left in decade of ‘60s. First we went to Germany and then in Chicago. A lot of people left with us and gone abroad. Almost the half village! Since then, we are trying to split the periods: In the summer time 5 months here and then in Chicago...”
1 Woman between 40-70 (almost 65 yrs old)	“I was a little girl back then. I remember fire too. The people running and screaming. Many died after from the illness...”	“A lot of people left. There were not any jobs here or in Greece in general. Many of them stayed there forever and some of them are trying to be here in the summer time...”
1 Widow between 40-70 (almost 66 yrs old)	“Our house had a few damages. So we kept staying there. Here the damage was not so big, as the other places of Kefallonia, which were completely flattened...”	“We left also but we stayed in Athens. Then our boys went to the University. Then they made their own families, so with my husband before he died, decided to come back here, in our house, in the nature. We could not stand Athens...”

Table 6

Question 6: Would you like to come permanently here to live? Isn't it an opportunity nowadays in the economic crisis, to exploit your property here (only the young people)?

Answers	I am really looking forward to come permanently here	I am already looking for opportunities and I work on that- it is the best in a period of crisis like that. There are no jobs anyway in Athens. Why don't we come here for a better living generally?	For us that we live permanently here, it would be great if there were more residents in the village to speak and hang out with. Also, we would love to see our village growing and developing. It is better for us too.
1 Man married between 40-70 (almost 50 yrs old)	•		
1 Man unmarried <40 (Makis - almost 38 yrs old)			•
1 Man <40 (Spyros- almost 20 yrs old)			•
1 Woman married <40 (Maria - almost 37 yrs old)			•
1 Young Woman < 40 (31 yrs old)		•	
1 Young Woman < 40 (28 yrs old)		•	

Table 7

Chapter III (FRAMEWORK OF THE DEVELOPMENT PROPOSALS)

III. 2. Comparative Method applied to relevant Projects

(a). As it matters the Bologna project, a huge advantage was that the residents themselves, realized the necessity of the city's protection, they demanded and indeed it was applied a Law frame especially for this historical city. This Law frame was later on adjusted to the necessities of other Historical cities too, (according to M. Adami, Kavallieratos, Maistrou & A. Zivas, *Formulation of a pilot method for the revival of the traditional settlements*, Assigned from the Ministry of Researches & Technology, Department of Architects NTUA Publishers, Athens, 1987, p.62.)

The simultaneously effort of the community and the State, contributed to the restoration and the upgrade of the urban and anthropogenic environment in total, to the renewal and the modernization of the social structure and the most important, to the general economic development: They predicted and prohibited the exploitation of the economically weaker classes, according to ibid.

In addition, Bologna is listed in UNESCO's Creative Cities Network, in order to support other cities or settlements who want to apply a development project in their tissue. In details, the UNESCO's Creative cities Network, connects cities who want to share their experiences, ideas and best practices aiming at cultural, social and economic development. They apply to this network and join the program, to ensure their continued role as centers of excellence and to support other cities and particularly those in developing countries that are nurturing their own creative economy.

(b). As it matters Croatia, by declaring her independence in 1991, a series of hostilities were triggered off, between the navy, the army and the citizens. This incident had as a result the bombarding of the Historical center, of the airport and a significant part of the hills.

(c). According to the official website, the scenery into the settlement is ideal for movies that have as main subject the medieval era. So, a significant number of movies have been made in Blanchland. In addition, the website is so well organized, that since the first minute, the visitor of the page realizes what all is about. He is so well informed, that finally acquires a curiosity about the village and wants to visit it. The details of the history of the village, manage to create a familiar atmosphere, of the exact period that was founded. The exact location of Blanchland is the Northumberland, England.

(d). The Sveti – Stefan settlement is located on a cliff of a small island which is connected with the Montenegro's coastal zone via an isthmus. The coastal part close to the isthmus is called Miločer and is also exploited as a touristic unit. The island is the settlement actually, as has nothing else on it. It is the most prestigious resort of Montenegro. It was constructed in 1442 from the Pastrovics', nomads consisted of 12 different tribes, inhabited in the coastal zone of the area at the exact opposite of Sveti Stefan' island. They decided to inhabit in this cliff – island after the Turkish attack against them. They managed to survive and win and after the battle, they moved to the island and built houses for all the families of the tribe and the most important, they built Saint Stefan's church, who is their protector. From now on, the settlement was called Sveti Stefan in their language meaning Saint Stefan's and became a very strong community. In front of the main Gate of entrance, "Benkada", the court, was meeting in the exact place over 400 years. The settlement in the XIX century was in its acme and over 400 residents stayed into the village. In XX century the decadence started and in 1912 only 150 residents had left.

In 1954 left only 20 residents, who were moved out from the settlement went its development and restoration began. They participated as establishers and during the rehabilitation they were leaving to another place provided from the communist party of Montenegro.

When Sveti Stefan began operating as tourist complex, the personnel was dressed up like Pirates and since its first year of operation, managed to host important personalities as Prime Ministers, Presidents of Democracy of various countries, well known businessmen and gifted artists.

Then, it became more official, as the village was blooming and famous people were visiting the place. Nowadays, Sveti Stefan and Miločer are parts of the famous luxurious hotel's chain, ĀMAN Resorts and is managed as a unit from the firm. The interesting part is that Sveti Stefan area is also advertised from the Municipality of Montenegro, but with a different scope: To attract investors for the general surrounding area or wealthy owners that would like to have a holiday house in this place.

(AMSS Brochure_2012).

(e). Lama village according to its website

http://www.villagedelama.fr/index.php?option=com_content&view=article&id=10&Itemid=6, has received several awards as the “Village de fleuri “, “Grand Prix national de l’innovation Touristique” in 1989, “Bravos de l’accueil” in 1995, the “Médaille d’argent du tourisme” in 1996, the “Prix de la protection des paysages et de l’esthétique de la France”, etc.

According to the interview of the president of the community council, during the summer time, the residents are over 700 people and the visitors are estimated around 7000 per week (!). This phenomenon is extended only during the 2 or 3 months of the summer vacations.

(f). INTERREG III SOUTH according to the official web page http://www.interreg4c.eu/3c_about.html is a program financed by the European Regional Development Fund (ERDF), as part of the Structural Funds, and co-financed by national project partners. It was offered to mountainous regions that their economic structure was primarily supported from their local products and cultivations. The ERDF was first set up in 1975 and its scope was to reduce the imbalance between the regions of the Community.

As it matters the Nonza settlement and Mairie d’Ogliastru, their websites declare the exact relationship between the local’s organization for the general development of their settlement and the administration’s authorities. They have been completely abandoned from their State and in addition, due to the legal frame that was shaped for the exact “development”, the village is legally “tied up” and cannot act independently.

For example, the citrus production that could easily support the 12 month operation of the villages and create a productive tissue that could only benefit the traditional settlements, is only promoted from the inhabitants through their WebPages. They didn’t have the structural and funding support promised, in order to develop the trade of citrus and its production as primary agricultural occupation of the villagers.

Chapter IV (DEVELOPMENT PROPOSALS)

IV. 1. Main Thematic Axis of the development plan

IV. 1. 1. Operational Plan

One of the main ideas of this project, is to leave partly the built fabric as it is, in order to be used for educational purposes like study cases, University researches and others. The fabric includes precious information about an earthquake and its affection in a building. This fact can attract scientists like geologists, architects, urban planners and others, who want to examine the affection and the results to the buildings.

The most important, is that the fabric stands still as a witness of the past, of the history of the place and of the intangible part of this specific case: The pain, the hit, the uprooting of the people.

IV. 1.2. Operating Cycle and Building Restorations Scenarios

IV. 1.2.1. Public Spaces

“Bakaliko” is the small market place. “Fournos” in Greek means “Bakery”. “Bibliotheque” is the Library. “Oinopeio” is the Wine Bar.

IV. 1.2.3. Complementary Proposals

“Mermigka”, “Balos”, “Divaratikos” are the main traditional dances of Kefallonia.

IV. 1.2.4. Transportation Scheme

There are 2 ports in the Island: Sami which is 13 km away from Drakopoulata and Poros 38 km away.

There is only one airport in the island, in the capital city, Argostoli, which is almost 35km away from the settlement.

IV. 1.3. Renewable Energy Sources

IV. 1.3.1. Water

In addition, filters of **activated carbon** could be placed at the end of the gutter or at the end of the pipe in the house. Activated Carbon is effective in removing volatile organic compounds, bacteria, pesticides, chlorides and specific metals.

Active carbon is a solid, black substance that resembles granular or powdered charcoal. One ounce of the activated carbon has almost 30,000m² of the surface area. The higher is the carbon content, the greater the capacity for the chemical removal and prolonged filter life.

The reverse osmosis is suitable for both seawater and rainwater. Water is forced to pass via holes with 0.0001microns diameter – a semi-permeable membrane. By this way are left behind bacteria, viruses, salts and dyes.

The accumulations about the capacity of the water tank, is based on the calculation that a family consumes almost 300lt per day in an average house of 80m² for a 90-day period.

IV. 2. IMPLEMENTATION

IV. 2.1. Financial Data

IV. 2.1.2. Costs of Public Spaces

The shaping of the trees needs 2 Gardeners that are paid of €5 per hour.

Paradigms for shelters: The indicative prices of the shelters from the websites <<http://www.4umarket.gr>>, <<http://www.michanikos.gr>> & <<http://www.woodandlife.gr>> are based on the costs below: Shelter from impregnated timber with arches and asphalt tile = 2500€ & Metallic construction, shading with slopping wooden blinds = 160€/m².

Explanatory Board: As the website <<http://www.simansi.gr>> sais, the boards are made from PVC – CAW and they have 10 years of guarantee.

For the Parking Area: The costs due to <<http://www.michanikos.gr>> are: 280€/day + 23% the hammer. 250€/day + 23% the hoe. Both of them can dig 15-25c.m./day. The truck costs 90€/route. The area calculated for parking, is 200m². All the WebPages, retrieved 16th January 2013.

IV. 2.1.3. Cost of the restoration of a 100m² estate and its surrounding area.

Explanatory board terms:

The approximate cost of restoration is a relatively inflated amount. Below the reasons are explained. In general, a restoration may cost less than the 1,510€ per sq.m.

The reinforcement of the foundations is not necessary in case that the terrain is rocky and stable.

The Drainage is an indicative amount, as is not always necessary, as the ground is not always wet.

The reinforcement has various ways to be applied. Here is indicated a specific procedure: If the masonry is found to be in a bad condition, so it must be restored with “Ganaite” method. Sometimes the joints must be repaired if there is any distortion. In some cases the Ganaite method is not necessary if the condition of the masonry is operating well. In this “good: case, the joints must be closed firmly from the surfaces, in order to avoid the movement of the material.

IV. 2.1.5. Individual Costs and Revenues of Business Operations

Here are cited all the Income Statements and Cash Budgets, that matter the Business Proposals. Through those Excel sheets, the operation of each business per annum is indicated and in general, is proved that each one of them can operate independently. The prices sold and buy, are taken from people that actually have such businesses in the specific area of Kefallonia – Agia Efimia – and are indicative for low-season periods.

As a result, through the examination of the Inflows & Outflows of those businesses (not for all businesses have been made Income Statements and cash Budgets), is proved that they can operate successively and furthermore, if there is a managerial promotion of this traditional settlement, even better.

All the Excel sheets Per Business, are cited in the Appendices PART 2: Excel Sheets.

IV. 2.2. Motives for the owners

IV. 2.2.1. Financial Incentives and other facilitations

The main fact that is taken for granted in order to calculate the cash flows, the income statements and cash budget, is that there is no initial capital. In each one of them, there is estimated a small amount that is called “Loan”. This can actually be a loan or it could be another finance support package from a Young entrepreneurs support program.

The National Strategic Reference Framework is taken also for granted, as according to the Law 2508/97, the projects of the restoration, rehabilitation and protection of listed historical buildings, are financed from this packages also.

As it matters the balance transfer of the building’s coefficient according to the Laws 3028/2002, 2300/1995 and 3044/2002, they should applied to the rest Constructional Regulations.

Urban Planning Drawing, meaning that a building cannot be divided or separated from a road or any urban plan, even if it’s necessary for the area.

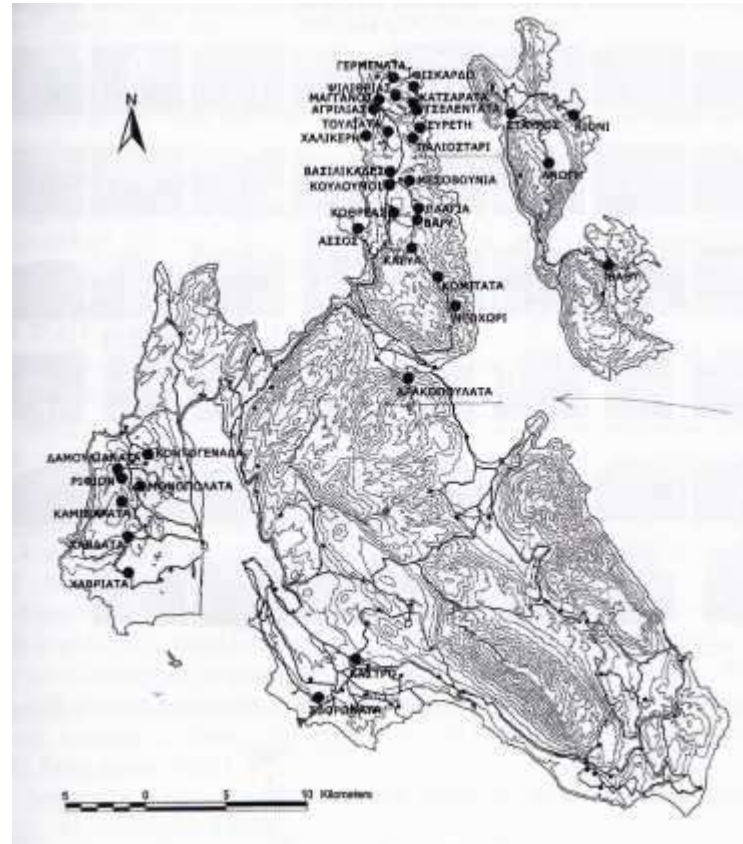
Pomida is the Hellenic Organization of the Owners of Listed Historical Buildings. It is a really active organization despite the difficulties of our times. It’s mostly occupied with the legal frame of the protection and restoration of the listed buildings and the opportunities that may occur via the governmental subsidies. This organization has many members through the Entire Greece.

PART 1: PHOTOGRAPHICAL DOCUMENTATION.

I. The position of the settlement In the Island of Kefallonia.



1.










2.

→ ΠΡΟΣ ΑΓ. ΕΥΦΗΜΙΑ ΚΑΙ ΛΙΜΑΝΙ ΣΑΜΗΣ

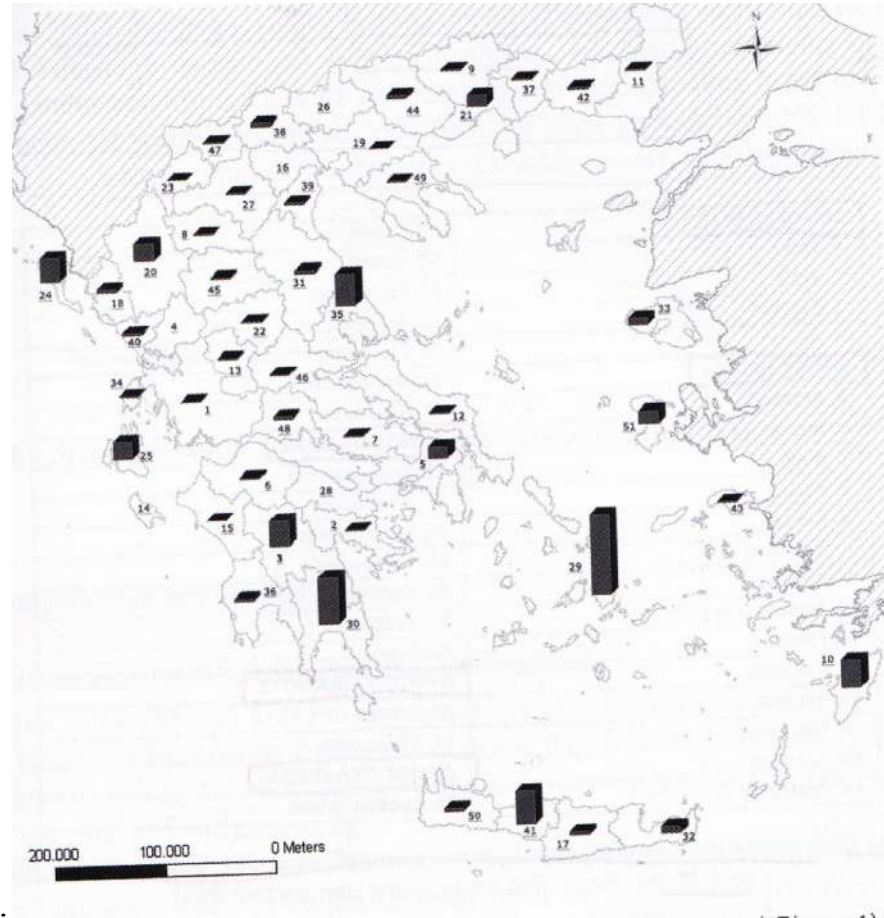


ΥΠΟΜΝΗΜΑ

-  Main Roads and Paths.
-  Courtyards of pre-seismic houses abandoned. Yards of inhabited properties.
-  Mountain, hosts the agricultural and farming constructions.
-  Pre-seismic houses / Abandoned.
-  After-seismic houses / with roof.
-  Repaired pre-seismic / new constructions houses.
-  Threshing Floor.

1. Private Church
2. Public Church with cemetery.
3. Pre-seismic school.
4. Square of the settlement.

Σ ΑΓΙΑΣ ΔΥΝΑΤΗΣ



III: The Surrounding Area & The Environmental Facts (II.4).



8. Ainos



7. Agia Dynati.



9. Ainos Mountain.



10. Melissani Lake



11. Melissani Lake

12. Drogarati Cave



13. Drogarati Cave



IV: The Earthquake.



14. Saint Gerasimos' Monastery.



15. Capital cit of Argostoli.



16.

17.





18. The port of Argostoli



19.



20. after the earthquake, the fire...

21.





22. The entrance from the square.

V: The Traditional



23. A view.



24. Some houses.

Settlement of Drakopoulata



25.

26.



27.

28.





29



30.



31.



32. The Public Spaces.



34. The situation.



33. Square.

VI: The Rural – Mansion, The main façades & the back sides
35, 36, 37, 38





INTERIORS

39, 40,

41, 42,





VII
Rural – Folk.



43,44,
45

VIII: Some general aspects:

46, 47,

48,49



PART 2: MAPPING/ CHAPTER IV, DEVELOPMENT PROPOSALS.



MAP 1.







Into the Cohesive part of the settlement which is defined from the Bold black line, the detected the rural folk houses, the mansions and the completely ruined properties. Also, there are detected the repaired houses and those with roofs. The properties are designed with the thin black line, as they were declared in the Greek State.



MAP 2.

The primary jobs, on which the economic stability of the settlement is going to be based. Olive trees and vineyards are going to be expanded – as they already exist. Farming is also going to be developed.



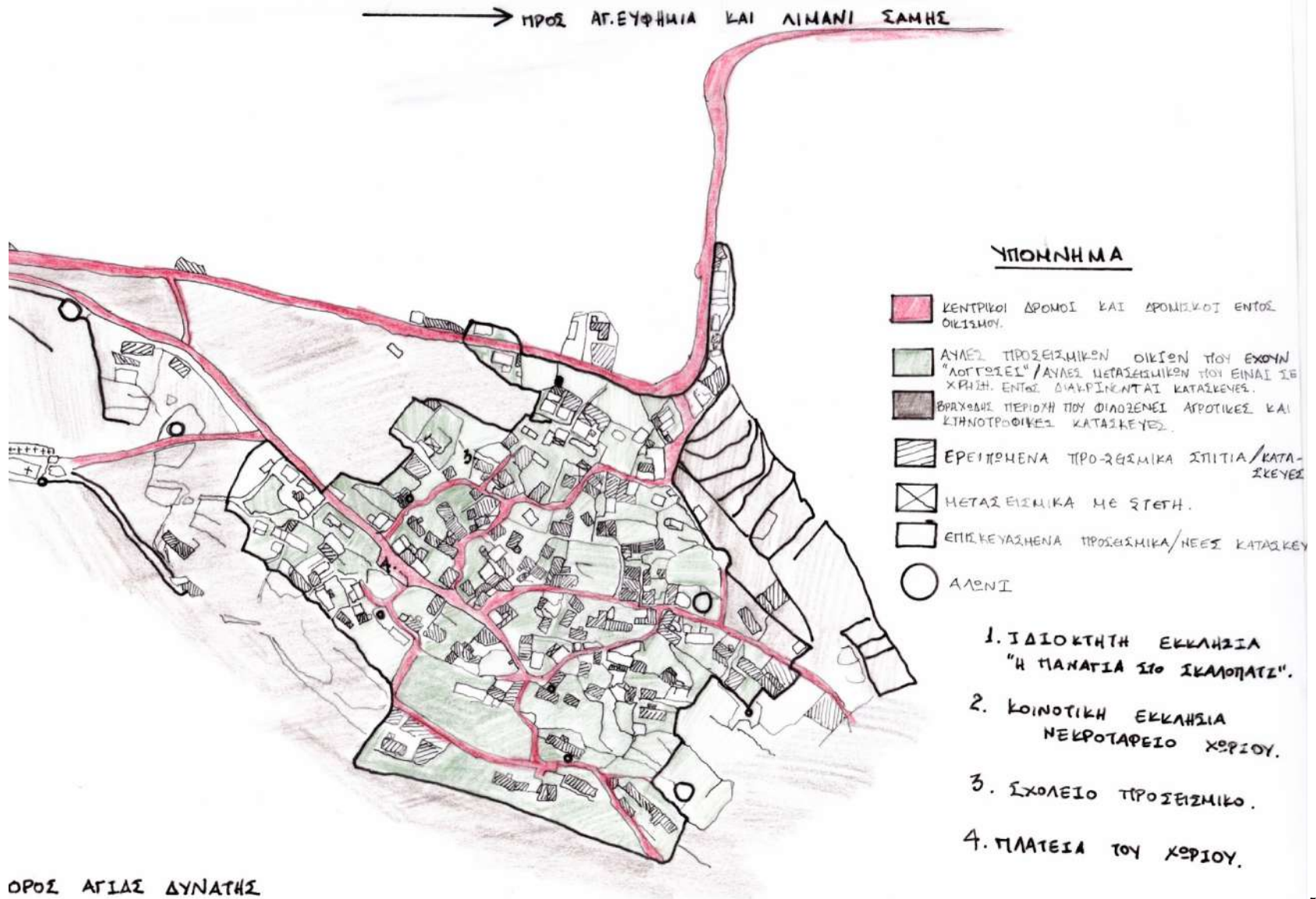
-  BOUNDARIES OF THE COHESIVE PART OF THE SETTLEMENT.
-  ROCKY CULTIVATED AREA: OLIVE TREES / GRAPES / SHEEPS / COWS
-  BUILDINGS FOR FARMING: SHEEPS / COWS / HORSES / CHICKENS
-  PRIVATE CULTIVATED LAND: ORANGES / BEES / TOMATOES etc.
-  PARTS OF THE URBAN PLANNING DENSELY INHABITED: UNKNOWN PROPERTIES.
-  ROCKY GROUND: MULTIPLE STRUCTURES OF FARMING + AGRICULTURAL ACTIVITY

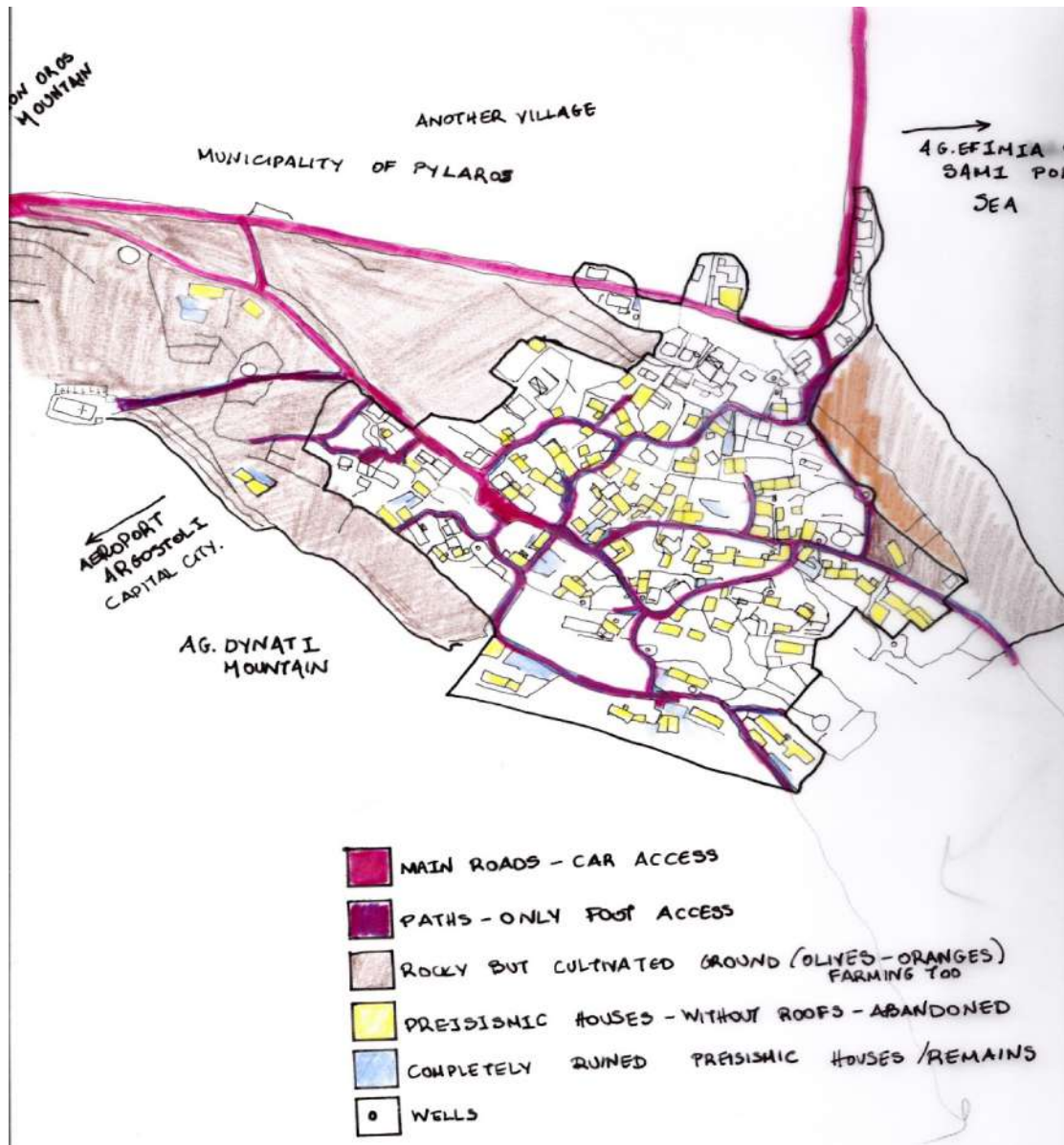
MAP 3.

This map shows the private properties and the different kinds of soil around the settlement.

Into the settlement are shown those parts that were densely inhabited due to the movement of the populations after the earthquake.

With green are shown the private areas that the majority of them inside, hosts the private mansions.





MAP 5.

The main roads of circulation around the village and the paths inside the settlement.

In the South East side, the path is extended and moves up to Ag. Dynati Mountain. It is used for one of the hiking tours.

PART 3: DEMOGRAPHIC ANALYSIS.

	1991	2001	Percentage changes
Municipality of Ithaca			
Vathi	1785	1932	+8,2%
Kioni	234	173	-2,6%
Stavros	308	329	+6,8%
Anogi	73	53	-2,7%
Erisso's Municipality			
Assos	66	65	-1,5%
Fiskardo	156	206	+32%
Vari	40	46	+15%
Karia	38	31	-18,4%
Kothreas	44	41	-6,8%
Komitata	131	75	-42,7%
Neochorion	38	43	+13,1%
Mesovounia	135	92	-31,8%
Plagia	108	71	-34,2%
Touliata	27	8	-70,3%
Agrilias	47	37	-21,2%

Magganos	57	55	-3,5%
Halikeri	28	32	+14,2%
Tselentata	41	49	+19,5%
Katsarata	13	25	+92,3%
Evreti	23	14	-39,1%
Paliostari	*	*	*
Psilithrias	9	7	-22,2%
Germenata	28	41	+46,4%
Vasilikades	89	104	+16,8%
Kouloumoi	*	*	*
Paliki's Municipality			
Damoulianata	153	133	-13%
Kaminarata	232	303	+30,6%
Monopolata	136	162	+19,1%
Kontogenada	125	103	-17,6%
Havriata	265	304	+14,7%
Havdata	389	427	+9,7%
Rifion	43	57	+32,5%
Livatho's Municipality			

Castrum	47	54	+14,8%
Svoronata	478	664	+38,9%
Pylaro's Municipality			
Drakopoulata	27	25	-7,4%

Table 8.

Those are the permanent residents of the institutionalized traditional settlements of the prefecture of Kefallonia and Ithaki (now Municipality) for each ex - municipalities from 1991 to 2001. Greek Demographic Organism.

	2001	2011
Ithaca Municipality	3.084	3.599
Kefallonia Municipality	36.404	37.766
Argostoli Municipality	12.589	14.898
Paliki's Municipality	7.836	7.650
Livatho's Municipality	4.663	4.579
Eleion's Municipality	3.840	3.694
Sami's Municipality	2.895	2.760
Pylaro's Municipality	1.565	1.628
Erisso's Municipality	1.963	1.612
Omalon's Municipality	1.053	945

Total	39.488	41.465
-------	--------	--------

Table 9.

This is the legal residents of the ex-Prefecture and current municipality of Kefallonia and Ithaca for 2001 and 2011, Greek Demographic Organism.

PART 4: LEGISLATION

	European Legal frames and principles.	
1864	“Dictionnaire raisonnée de l’Architecture”, Viollet - le - Duc	Monument and Restoration: Meaning and concept
1883	Architect’s Convention, Camillo Boito	He declared the main 8 thesis about the Restoration & Protection of the monuments and Historical Buildings.
1928	Establishment of CIAM	General constructions, Urban and rural planning, Architecture and public opinion, The relation between Architecture and State, relation between men-city.
1931	“International Conference of the specialists for the protection and conservation of the artistic monuments” 21-30.10.1931	The basic criteria for the conservation and restoration of monuments were established.
1931-1938	Italic Carta del’ Restauro, Gustavo Giovannoni	Mostly a legal instrument.
1933	IV CIAM in Athens	Urban composition of the towns - Functional City
1941	The Charta of Athens	It is consisted of 95 articles, who declare the relationship between man and city. Also it gathers all the modern scientific opinions of the Urban Planning.
1945	UNESCO’S Establishment	Greece participates as a founder member.
1949	Establishment of the European Council	Greece also participates. It matters the unity of the principles of the Common Cultural Heritage.
1954	Hague Treaty	The necessity FOR THE PROTECTION of the monuments in a peaceful period and a mutual respect in a war period, are declared.
1957	First Symposium of Architects and Technicians for the Historical monuments, Paris	The necessity of a strong collaboration between the specialties was declared.
1960	Gubbio’s Manifesto	Principles for the rescue and the improvement of the cities.
1961	Decision of Saint Jacques de Compostelle	It matters the protection and the maintenance of the historic towns and buildings, due to their threat from the urbanization.
1962	Establishment of the Conseil de Cooperation Culturelle	
1963	Ludwig Weiss’s Suggestion, “La Defense et La Mise en Valeur des Sites et ensembles historiques ou Artistiques”, 1963	It presents the total of the problems that may occur during the protection and the restoration of the Historical and Cultural heritage.
1964	Charta di Venecia	It consists of 6 chapters and 16 articles. It is a reposition on the

		principles of Athens Charta. Greece participates.
1965	Establishment of ICOMOS, Varsovia	It is a special council consisted of architects and restorers from 25 countries.
1965	First juxtaposition, Barcelona and Palma, 17-19.5.65	Criteria & Methods for a list of protected sites and ensembles of Historical Interesting. Goal is their protection and exploitation.
1965	Second juxtaposition, Vienna, 4-8.10.65	“Problems that occur from the revival of the monuments into their aesthetical or natural frame”.
1966	Third juxtaposition	“Principles & Methods of conservation and revival of the areas with Historical & Artistic Interest”.
1966	UNESCO officially recognizes ICOMOS	Development of their collaboration.
1976	The Varsovia composition, Nairobi, UNESCO 9-15.2.76 & 26.11.76	It is very important as it highlights specific and general purposes and ways of the protection of the traditional settlements. Problems that may occur are analyzed.
1978	Burra Charter , Australia	It is based on the Venetian Charta. Australia has created her owns “Charta” with 29 articles and 7 chapters.
1978	V ICOMOS’s Symposium, URSS	“The mental and Historical Monuments of the modern era”.
1980	Europa Nostra: Symposium for the European Architectural Heritage, Brussels	It suggests effective measures for the public awareness and the governmental politic towards the Historical Buildings and Towns.
1981	Florence Charta, ICOMOS	Manifest for the Historical Gardens, with 4 Chapters and 24 Articles.
1987	ICOMOS, Washington Charter	“For the conservation of Historic Towns and Urban Areas”
1990	ICOMOS, “Charter for the protection & Management of the Archaeological Heritage”	It was prepared by the International Committee for the management of Archaeological Heritage an approved by the 9 th General Assembly in Lausanne in 1990.
1996	ICOMOS, “Charter for the protection & Management of Underwater Cultural Heritage”	Ratified by the 11 th General Assembly in Sofia, Bulgaria, October 1996.
2000	The Charter of Krakow	Principles for Conservation and Restoration of Built Heritage
2000	Florence, 20.X.2000	European Landscape Convention
2001	UNESCO, Paris 2.11.2001	Convention on the Protection of the Underwater Cultural Heritage
2002	The Kimberley Declaration, South Africa, 20-23.8.2002	International Indigenous Peoples Summit on Sustainable Development Khoi-San Territory
2005	Vienna Memorandum	“World Heritage and Contemporary Architecture - Managing the Historic Urban Landscape”
2005	15 TH Assembly of States parties to the convention concerning the protection of the world Cultural and Natural heritage,	For the Historic Areas

	Paris 10-11.10.2005	
2007	Nara Document of Authenticity	
2011	ICOMOS, The Valetta Principles, 28.11.2011	“The Valetta Principles for the Safeguarding and Management of Historic Cities, Towns and Urban Areas”.
	Greek Law for the Traditional Settlements, Historical buildings and Listed Monuments.	
1975	The Constitution of Greece	It is referred to the archaeological sites, monuments, traditional areas and of natural and cultural environment. The safeguarding is up to the State.
Law 5351/1932	“For the Antiquities”	Archaeological Law based in the previous one (1834 & 1899).
Law 1469/1950	“For the special protection of the buildings and the works of art, after 1830”.	It is the basic instrument for the Historical and Traditional settlements, Historical Listed building and it include the areas with Special Natural Beauty.
(Ex)Ministry of the Country Planning, settlements and Environment	It was constituted in 1980 and in 1981 a special board was formatted for the traditional settlements (It was consisted of Dousis, Kidoniatis, Konstas, Liapis, Pippas, Synodinos, Travlos, Tripodakis and Harissis).	Protection - Politics - Solutions for the Traditional Settlements.
(EX)Ministry of Environment, Country Planning and Public Projects	In 1985 was held out the program “Recognition of the Architectural countenance”	It begins the project of “Open cities for the re- formation of the villages”. This program listed all the settlement and divided them into categories, based on special characteristics (interesting, notables, demographic numbers, etc). This program defined the Presidential Decree 594D, for special constructional restrictions.
Law 2831	Presidential Decree 140, 13-6-2000	General Constructional Restrictions, that includes the traditional settlements.
Law 3028/2002	“Archaeological Law”	For the protection of Antiquities and in general, the Cultural Heritage.
	Greek Tourism Organization	
1975	“Exploitation of Traditional settlements”	Studies, surveys, imprint, plans for the restoration and rehabilitation of the historical buildings.

Table 10.
Legal Frame

Intended Use

Conceptual Phase
Rough Estimation
Cost Estimation
Fund Research
Resource Planning

Preparation Cost

A 3% of the entire project since the beginning until the end. Zero cost stage.

Accuracy

-30% up to + 50%

Method

Ratio Method
Apportion Method

PART 5: Top- Down
Estimation.

Table 11.

PART 6: Financial Data.

Infrastructure	Number	Costs per unit (€)	Total cost (€).
Building	1	206.000	206.000
Movable panels	5	130	650
Computers	2	600	1.200
Desks	2	80	160
Chairs	2	80	160
Chemicals of Equipment's Conservation		5.500	5.500
Conservator's Reward	1	5.000	5.000
Museum Manager's Reward	1	2.000	2.000
Internet webpage construction	1	600-3.000	3.000
Internet webpage maintenance	1	150	150
Light Installation & Rest Structures	1	12.000	12.000
Cameras	4	400	1.600
Security System	1	2.000	2.000
Alarms	1	2.000	2.000
Rest Decorative Items		3.000	3.000
Total	22	–	244.420

Table 12. Museum of Agricultural Process, Facilities & Equipment costs.

Infrastructure	Number	Costs per unit (€)	Total cost (€).
Building*	1	206,000€/100m ²	515,000
Equipment for the Museum & the Gallery			
Movable panels	15	130	1,950
Computers	2	600	1,200
Desks	2	80	160
Chairs	2	80	160
Lighting		10.000	10.000
Special filters for lighting	5	150	750
Projector	1	3,000	3,000
Internet webpage construction	1	600-3.000	3.000
Internet webpage maintenance	1	150	150
Showcases	15	700	10,500
Cash register	1	1.000	1.000
Rest Material needed for the Museum or the gallery		3,000	3,000
Equipment for the building in general			
Security System	3	2.000	6,000
Alarms	2	2.000	4,000
Cameras	5	1.500	7,500
Ventilation system		3,000	3,000
Equipment for the "café"			
Furniture		20,000	20,000
Machinery		20,000	20,000
Kitchenware		10,000	10,000
Configuration of the surrounding area			
		15,000	15,000
Total	56		635,370€

Table 13, Village's History Museum. Equipment's costs.

*The restoration of this building will cost more than the calculated amount, as it has a storey and approximately covers 250 m². The surrounding area is almost the same m² as the house.

PART 7: Excursions in details.

Activity & Touristic Office: Activities' Packages	Persons	Prices
1. Architectural & Environmental Character Tour: Guided Tours into the settlement and it's environment	Per person	5€
	Persons=4	15€
For this activity, the guide is paid		8€
2.Environmental and Naturalistic Character: Hiking route 1: Drakopoulata – Prophet Elias – Palaiochorion- Agia Dynati-Batista – Vasilopoulata – Drakopoulata.	Late route: Per person with 1 lunch stop	12€
	Early route: Per person, with 2 lunch stops (breakfast & lunch)	20€
The coach is paid for one round		20€
3. Environmental and Naturalistic Character: Trekking route 2: Drakopoulata – Prophet Elias – Palaiochorion – Ipoporos – Top of the Mountain Agia Dynati – Return.	Per person	10€
	Per person with lunch	13€
The coach is paid for one round		20€
4. Scuba diving: Daily with the boat and 3 diving spots	Per person (without equipment)	80€
	Per person (with equipment)	50€
5. Scuba diving: 1 dive	Per person (without equipment)	45€
	Per person (with equipment)	35€

6. Geological Phenomena: Tour to Drogarati Cave (bus, entrance, guide)	Per person	15€
7. Geological Phenomena : Tour to Melissani Lake (bus, entrance, guide)	Per person	15€
8. Geological Phenomena : Both Melissani & Drogarati	Per person	24€
9. Naturalistic Excursion – Fauna & Flora: Mountain of Ainos small hiking tour	Per person	15€
10. Naturalistic Excursion – Fauna & Flora: Mountain of Ainos , lunch in the abandoned sanatorium	Per person	25€
11. Participation to the agricultural and Farm activities*	Free for everyone	Each participant gets a lovely package with souvenirs from the local products.

Table 14.

*Each souvenir package differs according the activity:

“Litrouvio”: Basket with olives, olive soap and wine.

“Fournos”: Basket with different Traditional pies.

Participation to the harvest: Basket with homemade marmalades & jams, etc.

PART 8: Mapping of the excursions into the settlement and outside of it.



MAP 6.

This is a map indicating the walking paths in Drakopoulata. There are two of them:

1st: Is with green – white line and makes a circle. It begins from the settlement and ends in the neighbor village called Vasilopoulata.

2nd: Is the blue-white line, which continues from the white-green one and ends up in Agia Dynati



Τα Ταρκασάτα είναι ένα από τα χωριά της Πυλάρου που χτυπημένο από το εγκέλαδο, σταμάτησε να έχει ζωή τον Αύγουστο του 1953. Μετά την καταστροφή οι κάτοικοι του το εγκατέλειψαν για να εγκατασταθούν σε οικισμούς πιο προσιτούς στην οικονομική και κοινωνική ζωή, όπως η Αγία Ευφημία και τα Δρακοπουλάτα, έκαναν μία καινούρια αρχή επιστρατεύοντας τα πατροπαράδοτα στοιχεία του χαρακτήρα τους.

Το χωριό κατοικήθηκε, κατά μία άποψη, γύρω στα 1800 για να προφυλαχτούν οι κάτοικοι από τους πειρατές, κατά μια άλλη, δημιουργήθηκε από εργάτες της Μονής Θεμάτων. Μέχρι το 1946 το χωριό εκατοικείτο από 80 περίπου κατοίκους, μετά ακολούθησε κατοχή, αντάρτικο, εκτόπιση. Κάποιοι κάτοικοι δεν επέστρεψαν. Παρέμειναν στους χώρους εκτόπισης. Οι σεισμοί του 1953 ήταν το τελειωτικό χτύπημα. Οι 55-60 κάτοικοι που είχαν απομείνει το εγκατέλειψαν οριστικά.

Σήμερα τα Ταρκασάτα ανήκουν στο χώρο της ιστορικής μνήμης και της λαογραφικής έρευνας. Εξακολουθούν βέβαια να ζουν στην καρδιά και τη σκέψη των ανθρώπων που έχουν βιώματα, αναμνήσεις και εμπειρίες από τον τόπο τους. Ωστόσο και πολλοί άλλοι Πυλαρινοί αν ψάξουν για τις ρίζες τους, θα διαπιστώσουν ότι οι αφετηρίες τους ξεκινούν από τα Ταρκασάτα.

The Village Tarkasata is one of the Pylaro's villages, that was destroyed from the earthquake and its life stopped in the August of 1953. After that, the residents abandoned the village and inhabited in other settlements, more affordable for their economical and social situation. Such villages were Saint Efimia and Drakopoulata. In those settlements, the new residents started over, encouraging and using the traditional characteristics of their natures itself.

This village was first inhabited, at a point of view, almost in 1800, in order to be the residents protected from the Pirates. Another opinion was created from workers in the Monastery up in Agia Dynati Mountain. Until 1946, the village hosted almost 80 residents. Then, the German position came to move them out of their houses. The majority of the residents never came back, but others managed to return. Those returned, did not stay at their homes, but in special areas that the Germans had configured. The earthquakes in 1953 were the last "coup de grace". The 55-60 residents that had left finally abandoned forever their homes.

Today Tarkasata village belongs to the Historical Memory and the folklore research. The village lives in the memory and the heart of people that live until today and have memories from their birth place. If many residents of Pylaros search their roots, they will surprisingly find out that they begin from Tarkasata.

PART 9: Excel Sheets Follow, for the Businesses:

Museum of Agricultural Process, Village's History Museum & Fournos.

Also: Supplementary Information about the Museum of Agricultural Process:

“**Museum of Agricultural Process**”: Total *costs* for the restoration, conservation and the equipment of the Museum, not larger than 100 sq.m.

Infrastructure	Number	Costs per unit (€)	Total cost (€).
Building	1	206.000	206.000
Movable panels	5	130	650
Computers	2	600	1.200
Desks	2	80	160
Chairs	2	80	160
Chemicals of Equipment's Conservation		5.500	5.500
Conservator's Reward	1	5.000	5.000
Museum Manager's Reward	1	2.000	2.000
Internet webpage construction	1	600-3.000	3.000
Internet webpage maintenance	1	150	150
Light Installation & Rest Structures	1	12.000	12.000
Cameras	4	400	1.600
Security System	1	2.000	2.000
Alarms	1	2.000	2.000
Rest Decorative Items		3.000	3.000
Total	22	–	244.420

Revenues

The European Packages for the Restoration and the organization of a Museum or a private collection, are almost 300,000€ per project. The total revenues for the first fiscal year are calculated to be a small amount, but positive. The second year, the revenues will be more than the first year of operation, and so goes on, if the settlement operates properly and the touristic period is not reduced.

Look at Excel Income Statement of Museum of Agricultural Process and on Cash budget of the Agricultural Museum (File “Museum of Agricultural Process”).

SOURCES

The sources for the collection of the material are based on a bibliographical and web research, research on case studies and research in situ. An Ethnographical Analysis was used as a method for the collection of the local's opinions and point of view. Many of the bibliographical references, comparable and Architectural plans are derived from the Center of Programming and Researches of the Greek State, department of the ex Ministry of Environment, Regional Planning and Public Projects. The libraries of the NTUA, the Technical Chamber of Greece and Ionian Islands and the University of Thessaly also were used, as also the Corgialenios Library in Kefallonia and Cosmetato's Private Photographs.

“**Museum of Agricultural Process**”: Total *costs* for the restoration, conservation and the equipment of the Museum, not larger than 100 sq.m.

Infrastructure	Number	Costs per unit (€)	Total cost (€).
Building	1	206.000	206.000
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Chemicals of Equipment’s Conservation		5.500	5.500
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Museum Manager’s Reward	1	2.000	2.000
Internet webpage construction	1	600-3.000	3.000
Internet webpage maintenance	1	150	150
Light Installation & Rest Structures	1	12.000	12.000
Cameras	4	400	1.600
Security System	1	2.000	2.000
Alarms	1	2.000	2.000
Rest Decorative Items		3.000	3.000
Total	22	–	244.420

Table IV.

Revenues

The European Packages for the Restoration and the organization of a Museum or a private collection, are almost 300,000€ per project. The total revenues for the first fiscal year are calculated to be a small amount, but positive. The second year, the revenues will be more than the first year of operation, and so goes on, if the settlement operates properly and the touristic period is not reduced.

Look at Excel Income Statement of Museum of Agricultural Process and on Cash budget of the Agricultural Museum (File “Museum of Agricultural Process”).

Income Statement of Museum of Agricultural Process

Amounts in €

Scheduled revenues and supports

Subsidy from European package E.S.P.A.

Visitor's contributions and admissions **(TOTAL)**

Bucklets and cards sold

Tour with guidance in the field⁴ (4€ each tour)

Interest Income (5%)

Total operating scheduled revenues and support

Subsidy as a non - profit organization

Total operating scheduled revenues and support

Scheduled Operating Expenses:

Building

Membership (Purchases)

Auxiliary Activities (Purchases - Museum Shop)

Insurance*

Guardianship, maintenance & operating costs (Utilities)⁵

Advertising (Press & Internet)⁶

Interest Payments (1.5%)

Constructing an Internet Page

Financial Advisor Salary

Total cash Outflows

Operating revenue and support in excess of (less than) operating

Depreciation and amortization

Other pension related activities

Salary of the tour guide person

Changes in net assets

Fiscal Year

300,000

1,896

290

168

109.8

302,464

10,000

312,464

244,420

70

200

600

340

150

14

1,500

3,000

250,294

62,170

5,000

2,000

400

54,770

Cash Budget for a fiscal year

Lets say that the Museum opens at June of 2015.

Cash Inflows

Contributions and grants¹ (look at sheet 2)

Membership²

Visitor's contributions and admissions (tickets receipts of €3 general entrance)

Visitor's contributions and admissions (€7 for groups of 4 people)

Visitor's contributions and admissions **(TOTAL)**

Bucklets and cards sold

Tour with guidance in the field⁴ (4€ each tour)

Interest Income (5%)

TOTAL INFLOWS

Subsidy as a non - profit organization

Cash Outflows

Membership (Purchases)

Auxiliary Activities (Purchases - Museum Shop)

Insurance*

Guardianship, maintenance & operating costs (Utilities)⁵

Advertising (Press & Internet)⁶

Interest Payments (1.5%)

TOTAL CASH OUTFLOWS

Cash Surplus or Deficit

Beginning Balance

Ending Balance

Endnotes in Sheet 2.

\Museum of Agricultural Process

May 2015

June '15 July '15 August '15 September '15 October '15

300,000

30	50	80	80	80
30	90	120	60	30
28	56	70	70	21
88	196	270	210	131
10	30	50	50	20
12	20	32	32	20
	5.5	12.6	18.25	15.5
110	252	365	310	187

5	5	5	5	5
20	30	30	30	20
150		150		
60		60		60
150				
	6	0.61	1.43	2.05
				1.3

385	40.775	95.61	136.385	87.05	16.3
	69.23	155.89	228.22	223.20	170.20
	55,195	55,264.23	55,420.12	55,648.34	55,871.54
55,195	55,264.23	55,420.12	55,648.34	55,871.54	56,041.74

November '15 December '15 January '16 February '16 March '16 April '16 May '16

80	80	80	80	80	80	80
21	15	15	15	15	15	21
14	35	14	7	7	14	28
115	130	109	102	102	115	138
10	15	5	5	0	15	30
4	4	4	0	4	4	12
9.35	6.9	7.8	6.3	5.65	5.6	7
138	156	126	113	112	140	187
5	5	5	5	5	5	5
10	10 -	-	-		10	10
		150				150
30		30		40		60
0.3	0.7	0.2	0.2	0.08	0.6	0.2
45.3	15.7	185.2	5.2	45.08	15.6	225.2
93.05	140.20	-59.40	108.10	66.57	124.00	-38.20
56,041.75	56,134.80	56,275.00	56,215.60	56,323.70	56,390.27	56,514.27
56,134.80	56,275.00	56,215.60	56,323.70	56,390.27	56,514.27	56,476.07

June '16

80	
75	
35	
190	1,896
50	290
20	168
9.35	109.8
269	
10,000	
10,269	

5	70
20	200
	600
	340

0.6	14
------------	-----------

25.6

10,243.75
56,476.07
66,719.82

Contributions and grants¹ = The European Economic Packages

Membership² = Is what we call "Friends of the Museum" :

Per Annum: Individual Membership = 10 €
 Students/ MA /MSc = 5€
 Organization= 15 €

Visitor's contributions and admissions (tickets receipts of €3 general entrance) ³= the children are free

Tour with guidance in the field ⁴= an actual excursion to the crops and to the "litrouvio"

Guardianship, maintenance & operating costs (Utilities) ⁵ = By this costs mean the electricity, the security

Advertising (Press & Internet)⁶ = the webpage in the internet

Insurance* = Is paid every 3 months.

æ and the people with special need

urity payments, etc



Village's History Museum

Amounts in Euro

Scheduled revenues and supports:

European Package Economical Support (espa)

Support for young Entrepreneurship

Membership

Visitor's contributions and admissions (TOTAL)

Auxiliary Activities Revenues (sell of brochures, books, etc)

Gallery sellings

Café operation

Miscellaneous fees, visitors services and other revenues (e.x. garden rental for an event)

Interest Income (5%)

Loan (For machinery & equipment)

Scientific Research Income²

Funds as a non-profit from the State

TOTAL INFLOWS

Scheduled Outflows

Membership (Purchases)

Auxiliary Activities (TOTAL)

Café Salaries

Generall and Administrative (Purchases - Materials)

Insurance

Operating costs

Advertising (Press & Internet) maintenace

Interest Payments (1.5%)

Taxes (5%)

Loan Payment (with an Interest Rate of 15%)

Unrealized loss on interest rate swaps (10%)⁷

TOTAL CASH OUTFLOWS

Plant expenses:

Depreciation and amortization

Changes in net assets

Net assets, beginning of year

Net assets, end of year

NOTES

Unrealized loss on interest rate swaps

Other pension related activities

CLEAR



2015-2016

2016-2017

300,000	0
20,000	0
485	1,000
1372	3,000
1,140	3,000
9,130	12,000
15,800	18,000
1500	5,000
1334.714	8,793.42
320,000	0
2,000	10,000
10,000	10,000

682,762

70793.42
586,228
657021.714

280	350
5900	6,100
12,000	12,000
4,050	4,100
1,800	1,800
1610	1,620
450	450
448.48	1,061.90
1,494.94	3,539.67
5500	5,500
0	

33533.42
30,000
30,000

36521.5723

649,228
589,228 €

1,500 €
1,500

586,228

34271.8477

586,228

620500.1417



Cash Budget for the first Fiscal Year of operation of the Museum (lets €

Cash Inflows

European Package Economical Support (espa)

Support for young Entrepreneurship

Membership¹

Visitor's contributions and admissions (tickets receipts of €3 general entrance)

Visitor's contributions and admissions (€4 for students of Universities)

Visitor's contributions and admissions(€5 with guidance)

Visitor's contributions and admissions (TOTAL)

Auxiliary Activities Revenues (sell of brochures, books, etc)

Gallery sellings

Café operation

Miscellaneous fees, visitors services and other revenues (e.x. garden rental for an event)

Interest Income (5%)

Loan (For machinery & equipment)

Scientific Research Income²

Funds as a non-profit from the State

TOTAL INFLOWS

Cash Outflows

Membership (Purchases)

Auxiliary Activities (Purchases - Museum Shop)

Auxiliary Activities (1 person Salary Museum Shop)

Auxiliary Activities (**TOTAL**)

Café Salaries³

Generall and Administrative (Purchases - Materials)

Insurance⁴

Operating costs ⁵

Advertising (Press & Internet)⁶ maintenance

Interest Payments (1.5%)

Taxes (5%)

Loan Payment (with an Interest Rate of 15%)

Unrealized loss on interest rate swaps (10%)⁷

TOTAL CASH OUTFLOWS

Cash Surplus or Deficit

Beginning Balance

Ending Balance

say is 2015-2016).

Village's History Museum

Village's History Museum

May 2015	June 2015	July '15	Augoust '16	September '15	October	November
300,000						
20,000						
	30	45	70	45	30	30
	81	102	150	81	51	30
	80	80	60	30	20	16
	20	30	40	20	10	10
	181	212	250	131	81	56
	120	100	300	200	60	30
	200	1,500	5,000	400	50	100
	1,000	3,500	4,000	2,000	1,500	500
		300	1,000	200		
		74.05	286.55	540.32	160.82	91.60
320,000						
640,000	1,531	5,731.05	10,906.55	3,316.32	1,881.82	807.60
20	20	20	20	20	20	20
150	150	200	100	100	0	50
	600	600	600	600	600	
150	750	800	700	700	600	50
	1,200	1,200	1,200	1,200	1,200	600
1,000	400	600	600	200	50	50
600						600
	200	200	200	200	100	100
150						150
	28.8	40.41	44.9	51.2	45.6	40
	96.00	134.70	149.75	170.70	152.00	133.00
			500	500	500	500
2070	2694.8	2995.11	3414.65	3041.9	2667.6	2243
637,930	-1,163.80	2,735.94	7,491.90	274.42	-785.78	-1,435.40
	638,080	636,916.20	639,652.14	647,144.04	647,418.46	646,632.28

636,916.20 639,652.14 647,144.04 647,418.46 646,632.68 645,196.88

December 2015	January 2016	February '16	March '16	April '16	May '16	June '16
	235					
30	27	27	24	21	30	51
20	16	28	12	12	28	40
10	5	5	10	15	20	30
60	48	60	46	48	78	121
30	10	20	10	15	45	200
300	100	30	100	200	150	1,000
300	200	200	150	150	300	2,000
36.88	36.34	26.50	14.40	16.00	21.50	29.75
						2,000
				10,000		
726.88	629.34	336.50	320.40	10,429.00	594.50	5,350.75
20	20	20	20	20	20	20
0	0	50	50	150	300	400
0					600	600
0	0	50	50	150	900	1000
600	600	600	600	600	1,200	1,200
100	100	50	100	100	200	500
					600	
100	70	70	80	70	70	150
					150	
33.64	21.97	20.7	20.68	21.59	22.99	56
112.00	73.20	69.20	68.90	71.95	76.64	186.90
500	500	500	500	500	500	500
1465.64	1385.17	1379.9	1439.58	1533.54	3739.63	3612.9
-738.76	-755.83	-1,043.40	-1,119.18	8,895.46	-3,145.13	1,737.85
645,196.88	644,458.12	643,702.29	642,658.89	641,539.71	650,435.17	647,290.04

644,458.12

643,702.29

642,658.89

641,539.71

650,435.17

647,290.04

649,027.89

TOTAL

485

1372

1,140

9,130

15,800

1500

1334.714

42,562

280

1700

4200

5900

12,000

4,050

1,800

1610

450

448.48

1,494.94

5500

Membership¹= "Friend of the Museum"

15€= Per Annum for Individual Membership

10€=Per Annum for Students

20€= Per Annum for Non - profit organizations, companies, etc.

Scientific Research Income²= In collaboration with several Departments of Universities around the world

Café Salaries³ = 3 people working there in the summer and 2 in the winter.

Insurance ⁴= For the pieces of Art in Gallery and for the Museum Exhibits, every six months.

Operating costs ⁵= bills

Unrealized loss on interest rate swaps (10%) ⁷= something that may occurred

Infrastructure of the "Fornos"

Building ¹	206,000
Equipment ²	12,000
Machinery ³	8,000
Decoration	5,000
TOTAL	231,000

Building¹= almost 100 sq.m with a small surrounding area (the configuration's costs of the garden are included)

Equipment²= 2 Furnaces working

Machinery³= Kitchenware

Sales⁴= If one bread is sold 0.50 €, the rest of the products like cakes, muffins, biscuits, etc are more expensive

Different amount of customers are calculated in the summer time and different in the winter time. If we

So, there are 35 € per day for breads ($35 \times 30 \times 6 = 6,300$ € per annum) **winter time**

Rest products per day almost 20 € ($20 \times 30 \times 6 = 3,600$ € per annum) **winter time**

Sales in general per day 200 € ($200 \times 30 \times 6 = 36,000$ €) in the **summer time**

$35 \div 0.50 = 70$

Costs of making the products⁵= The cost per bread is 0,18€. So, for the same amount, is calculated:

$70 \times 0.18 = 12.60$ € per day

$12.60 \times 30 \times 6 = 2,268$ € **winter time**

For the rest materials/products: Let's say the cost per unit is 5 € per day.

$5 \times 30 \times 6 = 900$ € **winter**

Let's say the cost in the **summer time** per day is 20 €

$20 \times 30 \times 6 = 3,600$ €

TOTAL COST PER ANNUM: 6,768€ let's make it 7,000€ .

Salary⁶= apart from the members of the family that work there, another one person helps in the summer

:luded)

pensive.

∃ assume that the permanent residents are 70, then in the summer timer, are of course increased in 200

er time at least!

INCOME STATEMENT OF THE

Revenues	2015-2016	All the numbers are pe
Economic Support for Restoration	200,000	
Support for the Youth Entrepreneurship	22,000	
Loan	10,000	
Sales ⁴	45,900	
TOTAL	277,900	
Expenses		
Costs of making the products ⁵	7,000	
Total budget for building and equioment (look at Sheet 1)	231,000	
Cost of electricity	3,800	
Loan payment (200 monthly)	2,400	
Rest expenses	1,200	
Materials	10,000	
Salary ⁶	3,600	
TOTAL	259,000	
Surplus /Deficit	18,900	
Depreciation & Amortization	3,000	
Insurance	1,200	
NET INCOME	14,700	

For Endnotes look at Sheet 2.

"FOURNOS"

\Fournos Income

per annum

2016-2017

0
0
0
60,900
60900

7,000
0
3,800
2,400
1,200
10,000
3,600

28,000

32,900
3,000
1,200
28,700